

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Public Works *Handwritten signature*

BOARD AGENDA # \*C-4

Urgent  Routine

AGENDA DATE February 25, 2014

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval and Acceptance of the Subdivision Improvements for Tentative Subdivision Map 2005-05 Park View Estates

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements required for the Tentative Parcel Map 2005-05, Park View Estates, have been constructed to the satisfaction of Stanislaus County.
2. Accept all streets, avenues, roads, and the drainage system within Park View Estates for maintenance by Stanislaus County.
3. Direct Public Works to record the Final Map for Tentative Subdivision Map 2005-05 Park View Estates.

FISCAL IMPACT:

The ongoing maintenance costs for all streetlights in the Park View Estates will be maintained by the Salida Highway Lighting District. The subdivision was annexed into County Service Area Number 10, which covers the costs of the administration of the County Service Area, park and street-scape maintenance, and storm drain system maintenance. The maintenance of the public roads will be the fiscal responsibility of the Department of Public Works. There will be a one year warranty period after acceptance of this subdivision prior to Public Works assuming the maintenance of this subdivision.

BOARD ACTION AS FOLLOWS:

No. 2014-81

On motion of Supervisor Withrow, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

*Christine Ferraro*

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

**DISCUSSION:**

Park View Estates is a 6-lot subdivision located east of Finney Road, north of Pirrone Road in the Salida area. This site has been annexed into the existing Salida Area Public Facilities Financing Agency District (Mello Roos District). This provides financing for infrastructure improvements including roads and drainage facilities that serve the existing Salida Planned Development. Park View Estates was approved by the Board of Supervisor as a Tentative Subdivision Map in December 2006. The subdivision improvements were installed by the applicant in 2007.

As part of the conditions of approval, the subdivision was required to annex into the Salida Highway Lighting District and County Service Area Number 10. The developer did not submit the required annexation documents until the latter part of 2011. This allowed the subdivision to be annexed into the lighting district in November 2011. The County Service Area annexation went to the Board of Supervisors in October of 2011, with LAFCO issuing their Certificate of Completion in January of 2012. The State Board of Equalization recognized the project in March of 2012. In September of 2012, the Modesto Irrigation District stated that their conditions of approval have been met. In 2013, Public Works was able to confirm that the Salida Mello-Roos District fees were paid to the Modesto City Schools. The street monuments were installed by 2014. The brass cap benchmark and the Bench Mark card were completed in February, 2014. This completed the conditions of approval for the project.

All subdivision improvements have been installed to Stanislaus County Public Works' standards. The developer chose to install all subdivision improvements before recording the Final Tentative Subdivision Map. With the improvements being installed prior to recording the Final Map, a subdivision improvement agreement and the corresponding financial securities did not need to be filed. As such, there are no bonds or financial documents to be returned to the developer.

**POLICY ISSUES:**

This action is consistent with the Board's policy of providing a safe community, a healthy community, and a well-planned infrastructure system by insuring the improvements are in place and maintained.

**STAFFING IMPACT:**

There is no staffing impact associated with this item.

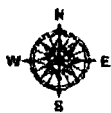
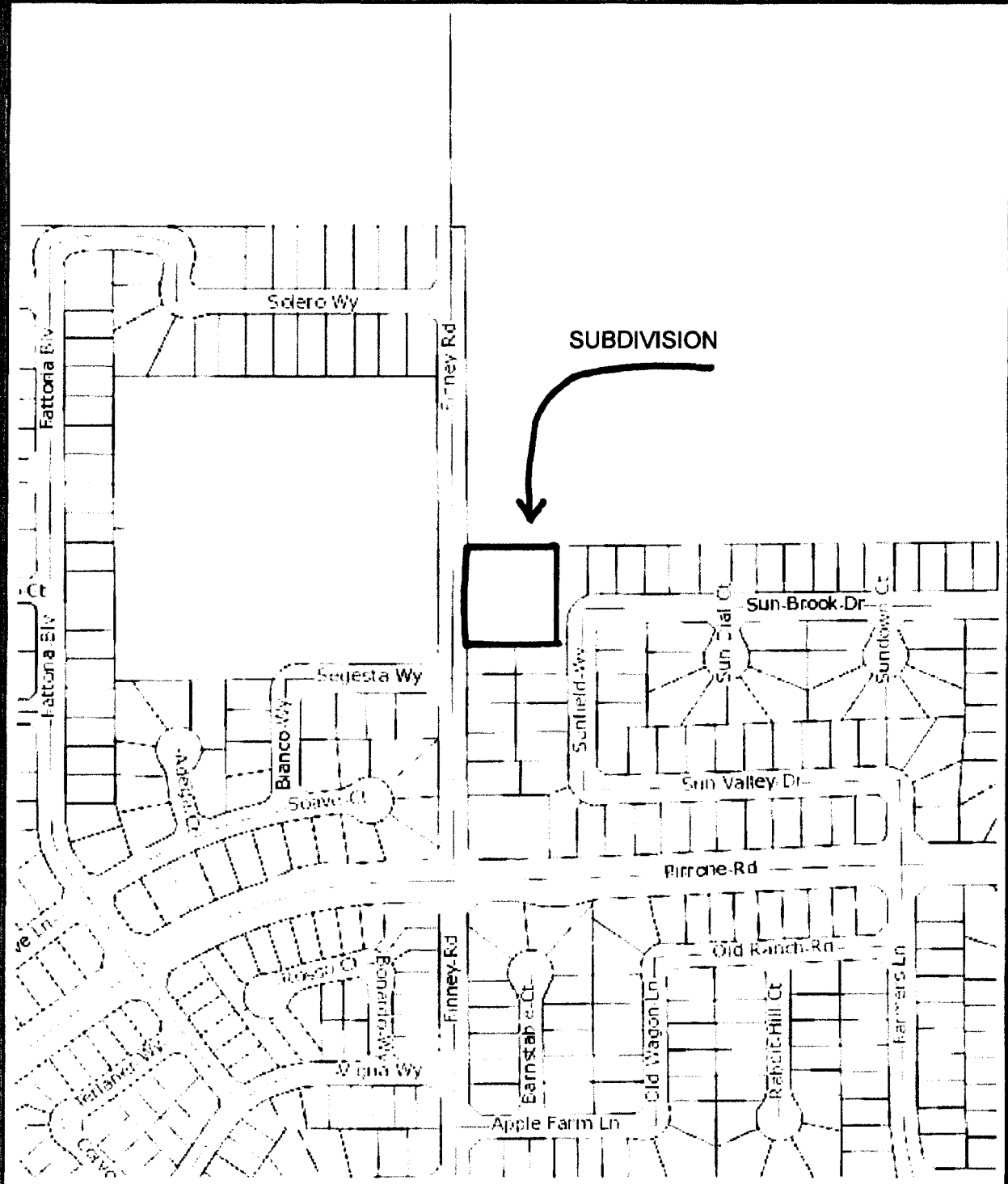
**CONTACT PERSON:**

Matt Machado, Public Works Director. Telephone: (209)525-4130.

AH/djd

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# Park View Estates



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