

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

DEPT: PUBLIC WORKS
Urgent Routine ✓

BOARD AGENDA # *C-5

AGENDA DATE OCTOBER 2, 2001

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO ✓

SUBJECT: APPROVAL TO ACCEPT SUBDIVISION IMPROVEMENTS OF COUNTRYSTONE
UNIT NO. 3

STAFF
RECOMMEN-
DATIONS:

1. FIND THAT ALL SUBDIVISION IMPROVEMENTS REQUIRED FOR COUNTRYSTONE UNIT NO. 3 BY THE SUBDIVISION IMPROVEMENT AGREEMENT, EXECUTED BY COUNTRYSTONE DEVELOPMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND EXECUTED BY STANISLAUS COUNTY BOARD OF SUPERVISORS ON AUGUST 17, 1999, HAVE BEEN CONSTRUCTED TO THE SATISFACTION OF STANISLAUS COUNTY;

(CONTINUED ON PAGE 2)

FISCAL
IMPACT:

There is no fiscal impact associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2001-766

On motion of Supervisor Simon, Seconded by Supervisor Blom
and approved by the following vote,
Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) Denied
- 3) Approved as amended

MOTION:

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

By: Deputy



File No.

SUBJECT: APPROVAL TO ACCEPT SUBDIVISION IMPROVEMENTS OF COUNTRYSTONE
UNIT NO. 3
PAGE: 2

**STAFF
RECOMMEND-
DATIONS**

- (Continued)**
2. ACCEPT ALL STREETS, AVENUES, ROADS, STREETSCAPE, AND THE DRAINAGE SYSTEM WITHIN COUNTRYSTONE UNIT NO. 3 FOR MAINTENANCE BY STANISLAUS COUNTY;
 3. PURSUANT TO SECTION 66499.7 (A) OF THE SUBDIVISION MAP ACT, AUTHORIZED THE RELEASE OF PERFORMANCE BOND NO. 875275S THAT WAS ISSUED BY THE INSCO DICO GROUP IN THE AMOUNT OF \$ 585,000.00 FOR FAITHFUL PERFORMANCE OF THE SUBDIVISION IMPROVEMENT AGREEMENT; AND,
 4. PURSUANT TO SECTION 66499.7 (B) OF THE SUBDIVISION MAP ACT, UPON RECEIPT OF A MECHANIC'S LIEN GUARANTEE AUTHORIZE THE RELEASE OF LABOR AND MATERIALS BOND NO. 875275S THAT WAS ISSUED BY THE INSCO DICO GROUP IN THE AMOUNT OF \$292,500.00 FOR PAYMENT OF LABOR AND MATERIALS. THE MECHANIC'S LIEN GUARANTEE MUST BE DATED A MINIMUM OF 35 DAYS AFTER THE FILING OF THE APPROPRIATE NOTICE OF COMPLETION, BE IN THE AMOUNT OF \$58,500.00, BE PREPARED BY A TITLE COMPANY, BE TO THE BENEFIT OF STANISLAUS COUNTY, AND SHOW THAT NO LIENS ARE OF RECORD.

DISCUSSION: Countrystone Unit No. 3 is a 66-lot subdivision located on Kieman Avenue in Salida, California. The final map was approved and filed pursuant to an order made by the Board of Supervisors on August 17, 1999. All improvements required by the Subdivision Improvement Agreement have been constructed to Stanislaus County standards. All Department of Public Works inspection fees have been paid.

**POLICY
ISSUE:** It is the Board of Supervisor's policy to accept for maintenance those subdivision improvements that have been constructed to Stanislaus County standards.

**STAFFING
IMPACT:** There is no staffing impact associated with this action.

RC:la
(H:\Services\CountrystoneU#3acceptance.rc)

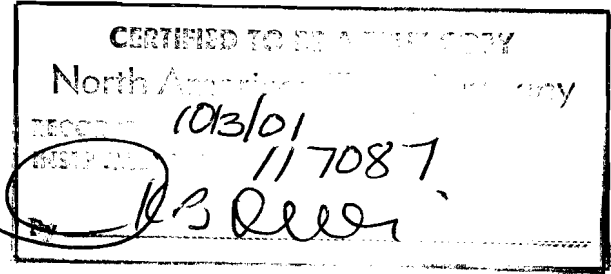
Recording Requested By
North American Title Company

Order No.
Escrow No. 55701-01025500-SKB

AND WHEN RECORDED MAIL TO:

Name Countrystone Dev. Co. LLC,

Street 1920 Standiford Avenue Ste 1
Address
City & Modesto, CA 95350
State



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION
OFFSITE IMPROVMENTS

A.P.N. 136-06-23-010

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the OWNER is: Countrystone Development Company, LLC, a California limited liability company
3. The FULL ADDRESS of the OWNER is: 1920 Standiford Avenue #1, Modesto Ca 95350
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase, " or "lessee.")
5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES

ADDRESSES

6. The full names and full addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES

ADDRESSES

NONE
NONE
NONE

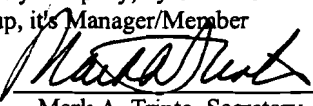
7. A work of improvement on the property hereinafter described was COMPLETED on August 1, 2001.
8. The work of improvement completed is described as follows: Offsite Improvements.
9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is: Owner/Builder
10. The street address of said property is N/A
11. The property on which said work of improvement was completed is in an Unincorporated area, County of Stanislaus, State of California, and is described as follows:

All of Countrystone Unit No. 3, as per Map filed August 18, 1999 in Volume 38 of Maps, Page 66, Stanislaus County Records. Certificate of Correction recorded October 28, 1999, Series No. 1999-0102970-00

Dated: August 1, 2001

Signature of owner or agent of owner:

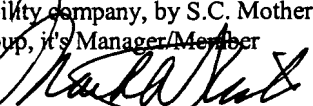
Countrystone Development Company, LLC, a California limited liability company, by S.C. Mothersell, Inc., DBA SCM Corporate Group, it's Manager/Member

By: 
Mark A. Trinta, Secretary

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the Secretary of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

August 1, 2001, Modesto, Ca
Date and Place

Countrystone Development Company, LLC, a California limited liability company, by S.C. Mothersell, Inc., DBA SCM Corporate Group, it's Manager/Member

By: 
(Signature of person signing on behalf of owner)
Mark A. Trinta, Secretary