

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

DEPT: Public Works *W*

BOARD AGENDA # *C-3

Urgent Routine

AGENDA DATE July 2, 2013

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Accept the Subdivision Improvements and File and Record the Final Map for Vesting Tentative Subdivision Map 2009-01 Elm Street, Salida, California

STAFF RECOMMENDATIONS:

1. Find that the final map for vesting tentative subdivision map 2009-01 Elm Street, Salida, California is in substantial compliance with the previously approved tentative map.
2. Find that the subdivision improvements have been constructed to the satisfaction of Stanislaus County Public Works.
3. Authorize the Chairman of the Board to sign the final map.
4. Authorize the final map to be filed and recorded as presented.

FISCAL IMPACT:

All Department of Public Works fees have been paid. There will be a one-year warranty period after acceptance of this subdivision prior to Public Works assuming maintenance responsibilities. Future maintenance will be funded by the Road Operations budget unit.

BOARD ACTION AS FOLLOWS:

No. 2013-332

On motion of Supervisor Withrow, Seconded by Supervisor De Martini
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Accept the Subdivision Improvements and File and Record the Final Map for Vesting Tentative Subdivision Map 2009-01 Elm Street, Salida, California

DISCUSSION:

The Elm Street Subdivision is a 2-lot in-fill subdivision located south of Kiernan Avenue in Salida, west of the Union Pacific Railroad. The subdivision divided an 18,663 square foot parcel into 7,340 square foot and 11,323 square foot parcels. The Subdivision Map Act required that this map be processed as a "subdivision map" and not a "parcel map" because the parcel that was divided was created as part of a previous four lot parcel map request under the same ownership. Both parcels have direct access onto Elm Street, with the curb, gutter, and storm drainage being installed in 2004 by Stanislaus County with the Salida Storm Water Drainage Project. The subdivision is served with public water provided by the City of Modesto and the sewer provided by the Salida Community Services District. The storm drain system includes a positive drainage system that serves the portion of the community of Salida, west of State Route 99.

All improvements required by the conditions of approval have been installed to Stanislaus County standards.

POLICY ISSUES:

The recommended actions support the Board's priorities of providing A Safe Community, A Healthy Community, and a Well-Planned Infrastructure System by encouraging an orderly development of public road right of ways.

STAFFING IMPACT:

There is no staffing impact associated with this item.

ATTACHMENTS AVAILABLE
FROM YOUR CLERK

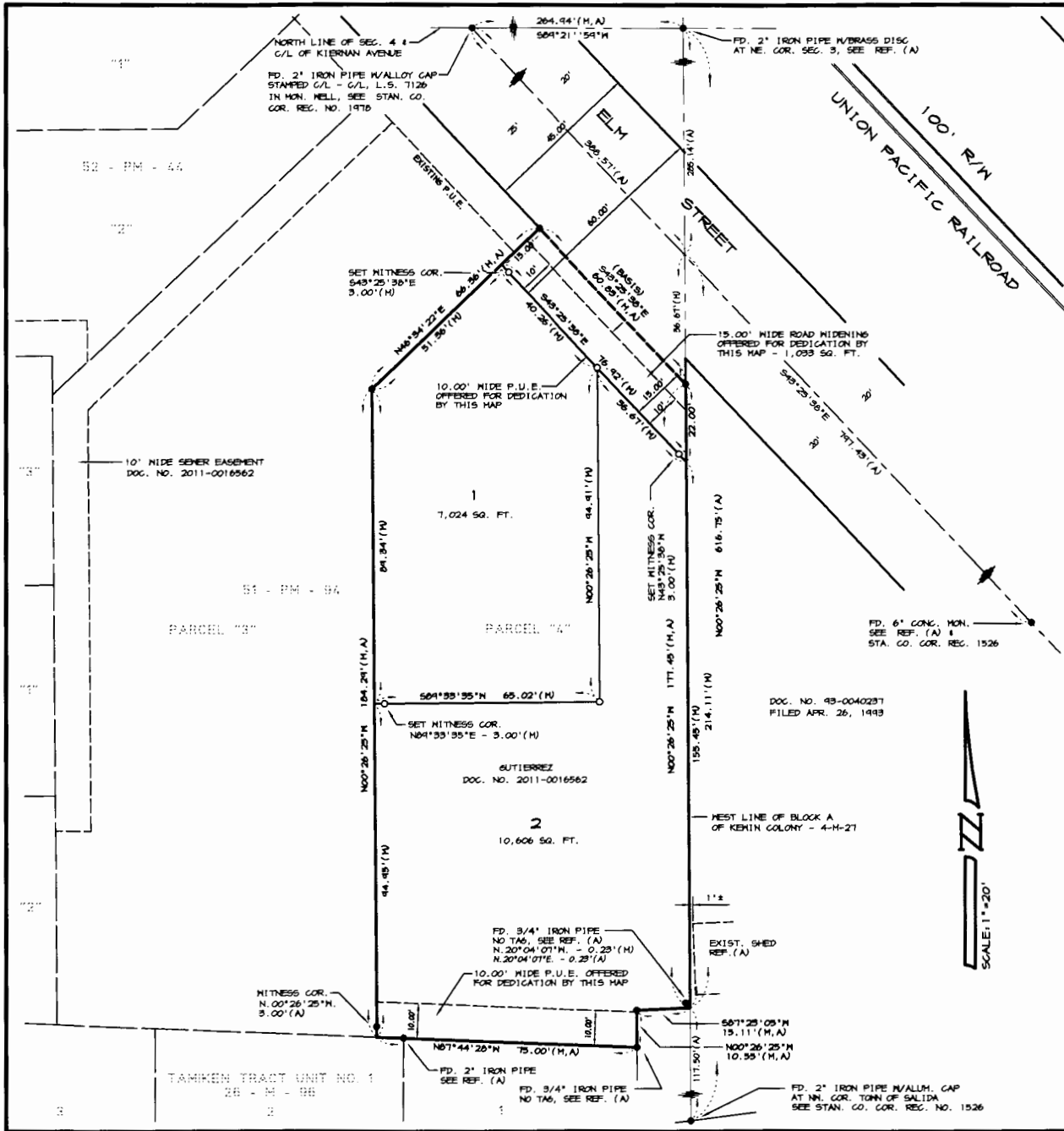
CONTACT PERSON:

Matt Machado, Public Works Director, 209-525-4130

Elm Subdivision



VTSM - 2009-01



RIGHT TO FARM STATEMENT:

1.) ALL PERSONS PURCHASING LOTS WITHIN THE BOUNDARIES OF THIS APPROVED MAP SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES ASSOCIATED WITH THE AGRICULTURAL OPERATIONS, SUCH AS NOISE, ODORS, FLIES, DUST OR FUMES. STANISLAUS COUNTY HAS DETERMINED THAT SUCH INCONVENIENCES SHALL NOT BE CONSIDERED TO BE A NUISANCE IF AGRICULTURAL OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS.

SUBDIVISION SUMMARY:

BEING A SUBDIVISION COMPRISING 18,666 SQUARE FEET AND BEING DIVIDED INTO TWO RESIDENTIAL LOTS.

SURVEY REFERENCE:

(A) REFERS TO BOOK 51 OF PARCEL MAPS AT PAGE 94, S.C.R.

LEGEND

- FOUND 3/4" IRON PIPE W/PLASTIC CAP STAMPED L.S. 7126, REF. (A) UNLESS OTHERWISE NOTED
- SET 3/4" x 24" LONG IRON PIPE W/PLASTIC CAP STAMPED L.S. 7126
- (M) MEASURED ON THIS SURVEY, NOTE ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED
- PM PARCEL MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- REF. REFERENCE
- S.C.R. STANISLAUS COUNTY RECORDS

BASIS OF BEARINGS:

THE BEARING OF SOUTH 49°25'30" EAST FOR THE SOUTHWESTERLY RIGHT OF WAY LINE OF ELM STREET AS SHOWN ON THAT MAP FILED IN BOOK 51 OF PARCEL MAPS AT PAGE 94, S.C.R. WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

ELM VILLAS

BEING A DIVISION OF PARCEL 4 AS SHOWN ON THAT MAP FILED IN BOOK 51 OF PARCEL MAPS AT PAGE 94, S.C.R., LYING WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA

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STANISLAUS COUNTY FILE NO. VTSM 2009-01
 ASSOCIATED ENGINEERS JOB NO. 712A-12