

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

DEPT: Public Works

BOARD AGENDA #: *C-1

AGENDA DATE: March 28, 2017

SUBJECT:

Approval to Accept the Subdivision Improvements for Vesting Tentative Parcel Map 2012-01 Del Rio Villas, now known as The Enclave at Del Rio, and Release of Performance and Labor and Materials Bonds

BOARD ACTION AS FOLLOWS:

No. 2017-140

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

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, 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:

ATTEST:


PAM VILLARREAL, Assistant Clerk

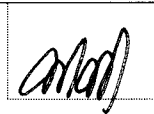
File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Public Works

Urgent

Routine



BOARD AGENDA #: *C-1

AGENDA DATE: March 28, 2017

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Accept the Subdivision Improvements for Vesting Tentative Parcel Map 2012-01 Del Rio Villas, now known as The Enclave at Del Rio, and Release of Performance and Labor and Materials Bonds

STAFF RECOMMENDATIONS:

1. Find that all subdivision improvements for vesting tentative parcel map 2012-01, The Enclave at Del Rio (formerly known as Del Rio Villas), required by the Subdivision Improvement Agreement and executed by Villas Development, LLC, have been installed to the satisfaction of Stanislaus County.
2. Accept the subdivision improvements for vesting tentative parcel map 2012-01, The Enclave and release of Performance and Labor and Materials cash deposits.
3. Find that the said agreement was recorded on October 06, 2016, as Document No. 2016-0077847-00 and filed with the Stanislaus County Clerk Recorder's Office.
4. Authorize the release of the Performance portion of the cash deposit in the amount of \$10,120 pursuant to section 66499.7(a) of the Subdivision Map Act.
5. Authorize the release of Labor and Materials portion of the cash deposit in the amount of \$5,060 pursuant to section 66499.7(b) of the Subdivision Map Act, upon receipt of a Mechanic's Lien Guarantee.

DISCUSSION:

The Enclave at Del Rio (formerly known as Del Rio Villas) is a subdivision within the Community of Del Rio situated on Country Club Drive south of Oakmont Drive and Del Rio Drive. The Enclave at Del Rio will be a gated community of 18 condominiums and a common area.

The subdivision was approved as Vesting Tentative Map Number 2012-01 by the Stanislaus County Board of Supervisors on July 14, 2012.

Villas Development LLC, the subdivider, is requesting the acceptance of the improvements and the release of the cash securities. The on-site improvements will be maintained by a Homeowners Association. This includes the maintenance of the on-site sewer wastewater treatment plant. The off-site improvements were installed or repaired, as needed, along

Approval to Accept the Subdivision Improvements for Vesting Tentative Parcel Map 2012-01 Del Rio Villas, now known as The Enclave at Del Rio, and Release of Performance and Labor and Materials Bonds

Country Club Drive. Public Works has completed the inspection of the work and has verified that the improvements have met the plans, standards and specifications. The water for the subdivision is provided by the City of Modesto.

All the landscaped areas outside the walls of The Enclave at Del Rio are maintained by the Homeowners Association for The Enclave at Del Rio, along with all on-site roadways and common areas. The Hillcrest Lighting District maintains the lights in the road right of way surrounding this development.

POLICY ISSUE:

The release of a security that secured the construction of the improvements is in accordance with Stanislaus County Code, Chapter 20.56: Improvements, and section 66499.7: Release of Security, of the Subdivision Map Act.

FISCAL IMPACT:

The applicant has paid the applicable County fees. The maintenance of the roadways and storm drainage system on Country Club Drive is the responsibility of Stanislaus County Public Works, and has been included in the Adopted Fiscal Year 2016-2017 Public Works Budget.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of providing a Safe Community, A Healthy Community, and a Well Planned Infrastructure System by insuring that the subdivision improvements are installed in a safe and orderly manner.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

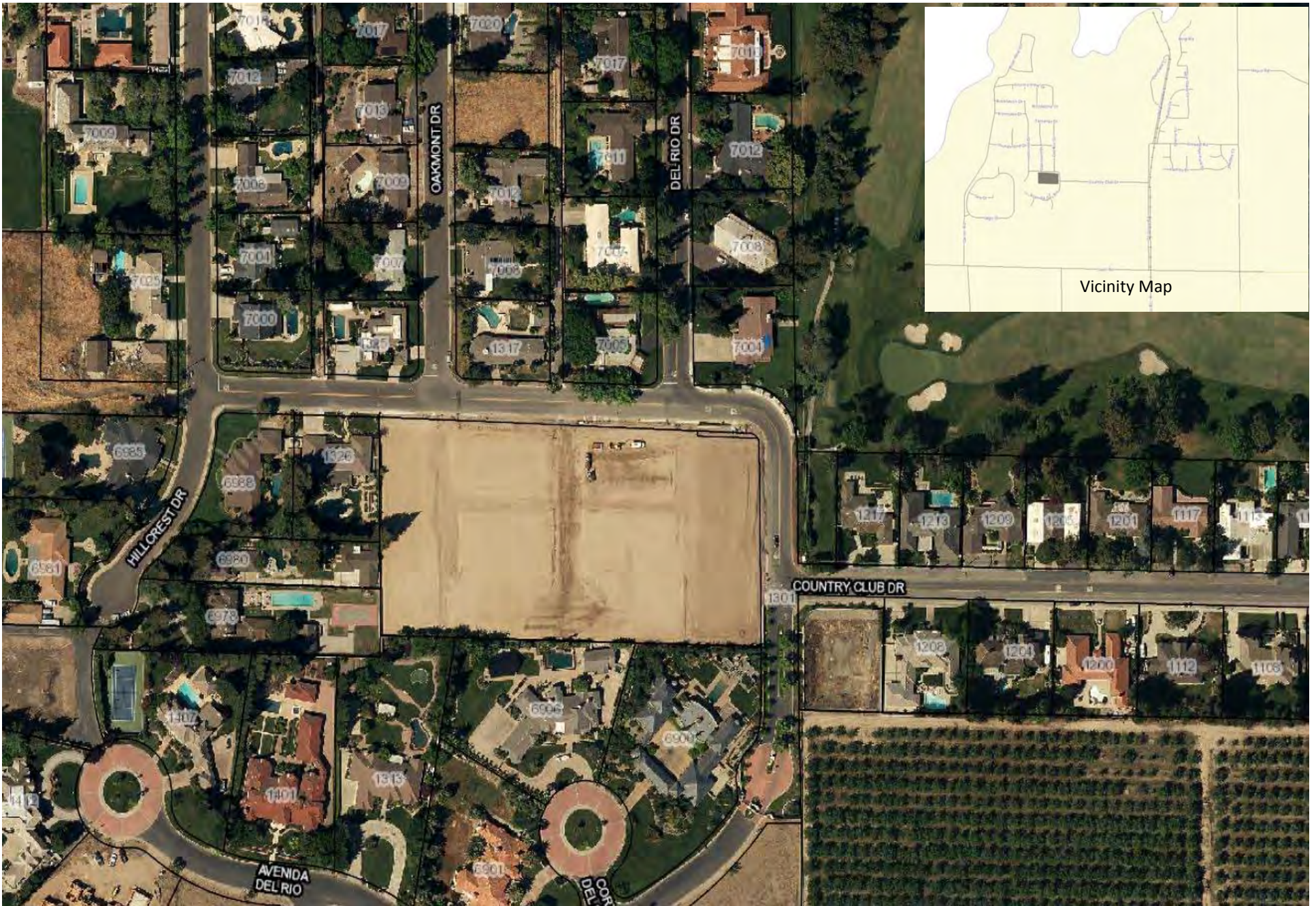
Matt Machado, Public Works Director. Telephone: (209) 525-4153.

ATTACHMENT(S):

1. Location Map

ATTACHMENT 1

Location Map



THE ENCLAVE also known as DEL RIO VILLAS