



Board Agenda Item 49

DATE: June 23, 2020

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Tract No. 6057, Adriatic Villas

RECOMMENDED ACTION(S):

Consider and approve release of security posted in the amount of \$16,500 to guarantee maintenance of improvements for Tract No. 6057, Adriatic Villas, located on the north side of Bullard Avenue east of West Avenue in the unincorporated area of Fresno County.

The Subdivider, Telesmanic Brothers, LLC, has completed the in-tract (on-site) infrastructure improvements as required by the Subdivision Agreement and Improvement Plans and has maintained them for the prescribed amount of time. As the Subdivider has complied with the terms of the Subdivision Agreement, the Department of Public Works and Planning (Department) requests that your Board release the security paid by the Subdivider to ensure maintenance of the improvements. This item pertains to a location in District 2.

ALTERNATIVE ACTION(S):

If your Board determines that the in-tract infrastructure improvements have not been properly maintained for the prescribed amount of time, as required by the Subdivision Agreement, your Board may deny release of the security posted in the amount of \$16,500 to guarantee maintenance of improvements for Tract No. 6057. This action will require the Subdivider to correct any defects in workmanship and/or materials that your Board has determined necessary prior to considering the release of the security.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. The Subdivider has paid an agreement administration fee of \$444.00 and completed the required infrastructure improvements. Consistent with the County Ordinance Code, Chapter 17.48.400, the Subdivider posted security to insure the maintenance of tract improvements for the one-year warranty period.

DISCUSSION:

On June 20, 2017, the Board approved the Final Map for Tract No. 6057, Adriatic Villas, a 13-lot subdivision (12 single-family residential lots and one common use lot) in the R-2 (Single Family Residential, 6,660 square foot minimum parcel size) Zoning District. In addition, the Board approved the Subdivision Agreement (County Agreement No. 17-323).

Under the terms of the Subdivision Agreement and the Subdivision Improvement Plans, the Subdivider was required to construct infrastructure improvements, including a road and survey monumentation. The

Subdivider was further required to provide maintenance of those improvements for a period of one-year after completion and acceptance of the work. The Subdivision Agreement also required that the Subdivider post the following securities to ensure completion of the Subdivider's obligations: (1) a performance and maintenance security, (2) a labor and materials security, and (3) a monumentation security.

The Subdivider posted all required securities intended to insure the construction and maintenance of tract improvements. Following the completion and acceptance of the improvements, on May 14, 2019, your Board approved the reduction of the performance and maintenance security for the one-year warranty period, released the labor and materials security and released the monumentation security. Currently, \$16,500 remains outstanding on the performance and maintenance security.

The Subdivider has maintained the infrastructure improvements during the one-year warranty period, as required by the Subdivision Agreement. The Department has inspected the improvements and has deemed to be within reasonable conformance with the approved Improvement Plans. Under the Subdivision Agreement, the County must release the balance of the performance and maintenance security.

This tract developed 0.08 miles of private road that is to be permanently maintained by the Homeowners Association established for this tract.

REFERENCE MATERIAL:

BAI #33, May 14, 2019
BAI #88, June 20, 2017
BAI #10, September 16, 2014

CAO ANALYST:

Debbie Paolinelli