



County of Fresno

Hall of Records, Rm. 301
2281 Tulare Street
Fresno, California
93721-2198

Legislation Text

File #: 19-0456, **Version:** 1

DATE: May 14, 2019

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):

Take the following actions 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:

- 1. Approve the reduction of the Performance and Maintenance Security posted from \$60,500 to \$16,500 to guarantee maintenance of improvements for one year;**
- 2. Release the Labor and Materials Security posted in the amount of \$10,000; and,**
- 3. Release the Monumentation Security posted in the amount of \$1,000.**

Approval of the recommended actions will guarantee the maintenance of improvements, consistent with the Subdivision Agreement No. 17-323 entered into by the County and the Subdivider (Lou Telesmanic) at the time the Final Map for Tract No. 6057 was presented to the Board. The Subdivider has completed the in-tract infrastructure improvements as required by the Subdivision Agreement and Improvement Plans. The requested reduced Security amounts are adequate to provide the funds necessary to maintain the tract improvements in the event the Subdivider fails to maintain the work. This item pertains to a location in District 2.

ALTERNATIVE ACTION(S):

Your Board may deny any of the recommended actions; however, your Board would be required to identify the action or actions being denied and to provide direction to Department of Public Works and Planning staff.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. The Subdivider has paid an agreement administration fee and completed the required infrastructure improvements. Consistent with the County Ordinance Code, the Subdivider posted security to insure the performance and maintenance of tract improvements.

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 an R-2 (Single Family Residential, 6,660 square foot minimum parcel size) Zone District.

Consistent with the County Ordinance Code, the Subdivider posted security to insure the performance and maintenance of tract improvements. The Subdivider has completed the infrastructure improvements for the tract and requested the County accept the improvements and place them into a warranty period. If the improvements are not maintained during the one-year warranty period, the County may use the funds from the reduced security to perform any necessary maintenance. This action is consistent with the Subdivision Agreement entered into by the County and the Subdivider at the time the final map was presented to the Board.

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 #88, June 20, 2017
BAI #10, September 16, 2014

CAO ANALYST:

Sonia M. De La Rosa