



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

**TO: THE HONORABLE MAYOR
AND CITY COUNCIL**

DATE: October 16, 2007

SUBJECT: Subdivision 4670, Heidrick Ranch Phase 1, Spring Lake Specific Plan
Final Acceptance of Public Improvements

Report in Brief

On March 7, 2006, Council approved a final map creating 59 single-family lots and one five-acre multifamily site for the Heidrick Ranch Phase 1 subdivision located in the Spring Lake Specific Plan (SLSP). The developer, E & L Company, was required to enter into an improvement agreement and provide securities to ensure construction of necessary infrastructure to serve the subdivision. The infrastructure improvements are now complete and ready for acceptance by Council.

Staff recommends that City Council accept the in-tract public improvements constructed by Subdivision No. 4670, Heidrick Ranch Phase 1.

Background

Heidrick Ranch Phase 1 is a 24-acre subdivision consisting of 59 single-family lots and one multi-family site located in the Spring Lake Specific Plan area. The City Council approved a tentative map and development agreement for the project on April 6, 2004. State law (Subdivision Map Act) and City Municipal Code (Chapter 21) requires at time of final map approval that the developer enter into an agreement and provide securities ensuring construction of infrastructure required to serve the new lots. A final map for the first phase of the project (Heidrick Ranch Phase 1), which created "for sale" lots, was approved by City Council on March 7, 2006. The City and the developer entered into an improvement agreement and the developer provided securities for construction of the improvements at that time.

The developer has completed the infrastructure improvements to the satisfaction of the City Engineer. Following Council acceptance, the City Clerk will file a Notice of Completion for the project initiating the release of the developer's performance and payment securities. The developer has provided a one-year warranty security to correct any defects identified during the warranty timeframe.

SUBJECT:

Subdivision 4670, Heidrick Ranch Phase 1,
Spring Lake Specific Plan
Final Acceptance of Public Improvements

PAGE: 2**ITEM:****Discussion**

This is the standard practice for obtaining infrastructure improvements for new subdivisions. The final map dedicated streets and public utility easements to the City. The work is designed to City Standard Specifications and the improvements are inspected by the City during construction.

Fiscal Impact

There is no impact to the City budget other than future operation and maintenance costs. All infrastructure improvements to serve the subdivision were paid for by the developer and SLSP owners overall; in-tract infrastructure costs were paid by the developer and the developer participates in all funding mechanisms for backbone infrastructure construction including the bond district and the Spring Lake Infrastructure Fee program. The owners participate in the Spring Lake Landscape & Lighting District as well as a Community Facilities District for operation and maintenance of the Community Center & Sports Park. The SLSP Fiscal Impact Study (November 2002) analyzed overall impacts of the SLSP area and predicted a fiscal surplus at build-out.

The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets for accounting purposes and financial reports. The total cost of public infrastructure the City will acquire with Heidrick Ranch Phase 1 is estimated to be \$1,450,000. New streets infrastructure is valued at approximately \$725,000, storm drain infrastructure is valued at approximately \$250,000, sanitary sewer infrastructure is valued at approximately \$200,000 and water facilities are valued at approximately \$ 275,000.

Public Contact

Posting of the City Council agenda.

SUBJECT: Subdivision 4670, Heidrick Ranch Phase 1,
Spring Lake Specific Plan
Final Acceptance of Public Improvements

PAGE: 3

ITEM:

Recommendation for Action

Staff recommends that City Council accept the in-tract public improvements constructed by Subdivision No. 4670, Heidrick Ranch Phase 1.

Prepared by: Liz Houck,
Sr. Engineering Assistant

Reviewed by: Gary Wegener
Public Works Director

Mark G. Deven
City Manager

Attachment: Location Map

