



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

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

DATE: March 18, 2008

SUBJECT: Subdivision 4764, Heritage Unit 3, Spring Lake Specific Plan Area
Final Acceptance of Public Improvements

Report in Brief

On July 5, 2005, Council approved the final map for Subdivision No. 4764, Heritage Unit 3, creating 10 single-family lots located in the Spring Lake Specific Plan (SLSP). The developer, Russell Ranch Development Inc., 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. The developer has entered into an agreement and provided a security to ensure completion of any remaining public landscaping.

Staff recommends that City Council accept the in-tract public improvements constructed by Subdivision No. 4764, Heritage Unit 3.

Background

Heritage Park Unit 3 is a subdivision of 10 single-family detached homes located in the Spring Lake Specific Plan Area. City Council approved the Russell Ranch Northeast tentative map and development agreement for the project on March 23, 2004. California Government Code (Subdivision Map Act) and City Municipal Code (Chapter 21) require that at time of final map approval the developer enter into an agreement and provide securities ensuring construction of infrastructure required to serve the new lots. The final map for the project, 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, Russell Ranch Development Inc., has completed the infrastructure improvements to the satisfaction of the City Engineer and Community Development Department. They have also provided cash security in the amount of \$10,000 to ensure

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installation of the remaining public landscaping to meet City Standard Specifications. Following Council acceptance, the City Clerk will file a Notice of Completion for the project initiating 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.

Discussion

This is standard practice to obtain infrastructure improvements associated with new subdivisions. The final map dedicated the streets and public utility easements to the City. The public improvements were designed to meet City Standard Specifications excepting street geometrics which were previously approved by Council September 5, 2006, and the improvements were inspected by the Public Works Department during construction to ensure they are consistent with the improvement plans and City Standard Specifications.

Development Services Engineering has coordinated final acceptance with the Public Works, Community Development, Finance and Parks and Recreation Departments.

Fiscal Impact

There is no impact to the City budget to accept the improvements other than future operation and maintenance costs. All infrastructure improvements to serve the subdivision were paid for by the developer and other SLSP owners; in-tract infrastructure costs were paid solely by the developer, and the developer participates in all funding mechanisms for backbone infrastructure construction including the Mello-Roos district and the Spring Lake Infrastructure Fee program. The parcels are included 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 the acceptance of Heritage Unit 3 is estimated to be \$ 200,000. The streets infrastructure is valued at approximately \$150,000, sanitary sewer infrastructure is valued at approximately \$25,000 and water facilities are valued at approximately \$ 25,000.

Public Contact

Posting of the City Council agenda.

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Recommendation for Action

Staff recommends that City Council accept the in-tract public improvements constructed by Subdivision No. 4764, Heritage Unit 3.

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City Manager

Attachment: Location Map

