



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

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

DATE: April 15, 2008

SUBJECT: Subdivision 4727, Stonehaven - Final Acceptance of Public Improvements

Report in Brief

On May 16, 2006, the City Council approved the final map for Subdivision No. 4727, Stonehaven, creating 86 single-family lots in a private gated community located in the Gibson Ranch or Southeast Specific Plan area. The developer, Centex Homes, 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 public improvements constructed by Subdivision No. 4727, Stonehaven.

Background

Stonehaven is a private, gated subdivision of 86 single-family detached homes located in the Southeast Area Specific Plan (a.k.a. Gibson Ranch). The City Council approved a rezone of the property from highway commercial to residential and a tentative map and development agreement for the project on April 19, 2005. 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 May 16, 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, Centex Homes, has completed the infrastructure improvements to the satisfaction of the Public Works, Community Development and Parks and Recreation Departments. 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 and

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triggering the start of a one-year warranty period. The developer has provided a 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 right-of-way on public streets and utility easements on private streets to the City. The improvements were designed to meet City Standard Specifications excepting private street geometrics and both public and private 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 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 for the public improvements. All infrastructure improvements to serve the subdivision were paid for by the developer and other Southeast Area property owners; in-tract infrastructure was constructed by the developer, and the developer and owners participate in funding mechanisms for backbone infrastructure construction including a Mello-Roos bond district and the Southeast Area Infrastructure Fee program. The parcels are included in the Gibson Ranch Landscape & Lighting District and the in-tract street improvements and landscaping will be maintained through a private homeowners association.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that City Council accept the public improvements constructed by Subdivision No. 4727, Stonehaven.

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Senior Civil Engineer

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Assistant City Manager

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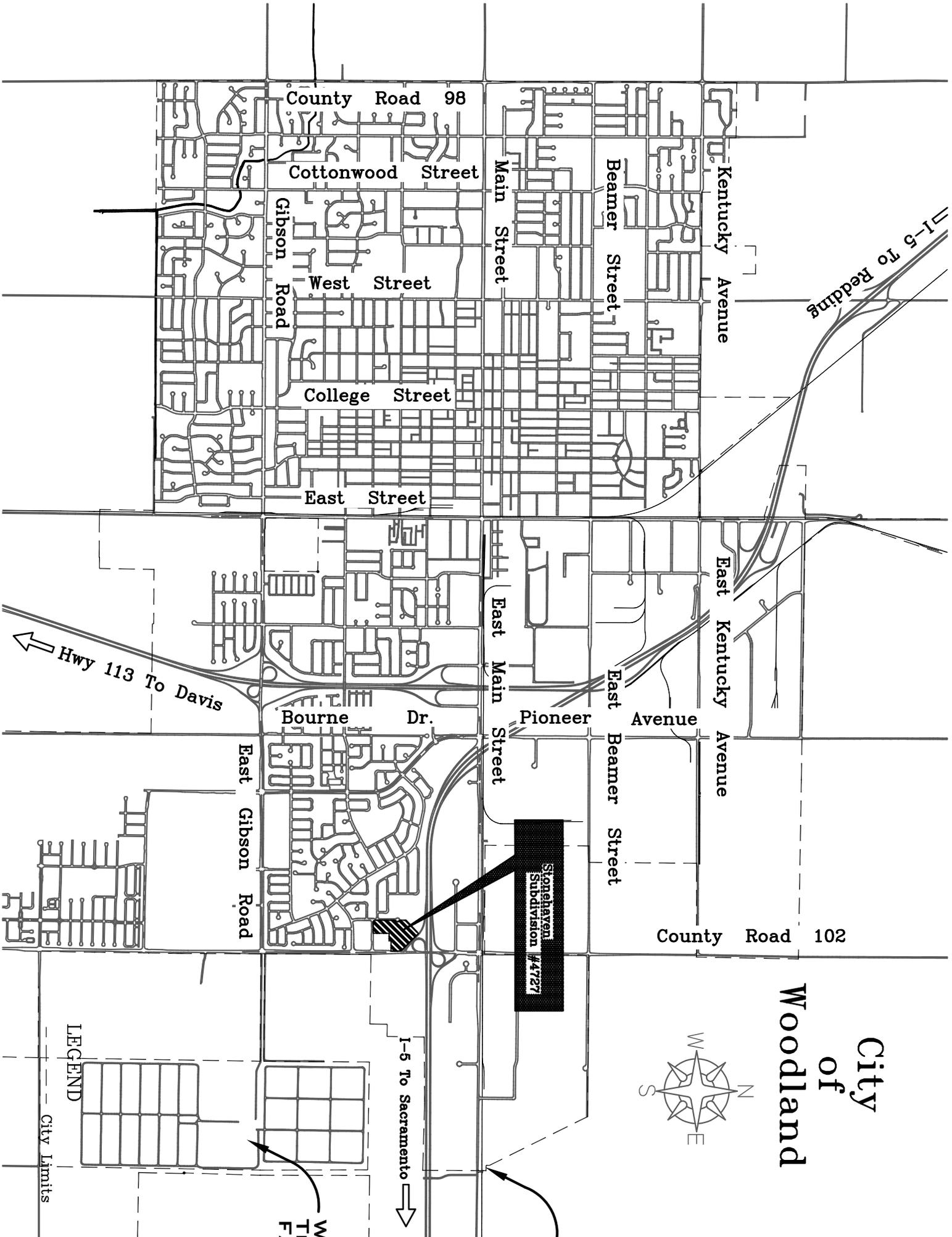
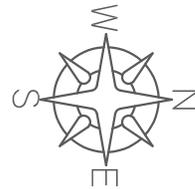
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Mark G. Deven
City Manager

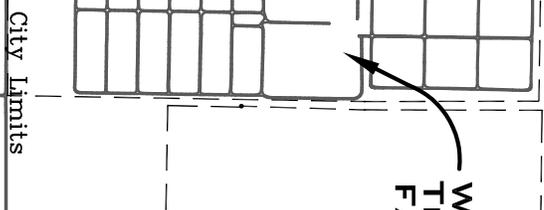
Attachment: Location Map

City of Woodland



**Stonehaven
Subdivision #4727**

LEGEND



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