



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 15, 2008

SUBJECT: Subdivision 4752, Turn of the Century Village 2 Spring Lake Specific Plan Area
Final Acceptance of Public Improvements

Report in Brief

On September 6, 2005, Council approved the Final Map for Subdivision No. 4752, Turn of the Century (TOC) Village 2, creating 145 single-family lots in the Spring Lake Specific Plan (SLSP). The developer, KB Home North Bay, was required to enter into an Improvement Agreement and provide securities to ensure construction of necessary infrastructure to serve the subdivision. The infrastructure improvements except a greenbelt on the west margin of the subdivision are complete and ready for acceptance by Council. The developer has entered into an agreement and provided a security to ensure completion of the remaining public landscaping.

Staff recommends that City Council accept the in-tract public improvements constructed by Subdivision No. 4752, TOC Village 2.

Background

TOC Village 2 is a subdivision of 145 single-family lots in the Spring Lake Specific Plan area. City Council approved a Tentative Map and Development Agreement for the TOC 160 East project on August 19, 2003. California Government Code (Subdivision Map Act) and City Municipal Code (Chapter 21) require the developer to enter into an agreement and provide securities ensuring construction of infrastructure to serve the new lots at final map approval. The Final Map for the project, which created "for sale" lots, was approved by City Council on September 6, 2005. The City and the developer entered into an improvement agreement and the developer provided securities for construction of the improvements at that time.

KB Home North Bay has completed the in-tract infrastructure improvements to the satisfaction of the City Engineer and Community Development Department.

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 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 Public Works, Community Development, Finance and Parks, Recreation and Community Services 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 TOC Village 2 is estimated to be \$ \$3,625,000.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that City Council accept the in-tract public improvements constructed by Subdivision No. 4752, TOC Village.

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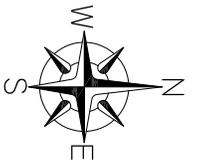
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Senior Civil Engineer

Reviewed by: Robert MacNicholl
Acting Comm. Dev. Director

Mark G. Deven
City Manager

Attachment: Location Map



REGIONAL COMMERCIAL

MALL EXPANSION AREA

EAST STREET

COMMUNITY PARK

COLLECTOR 5

BARRIOS

ROAD 24A

MAYOR RD.

FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH

MENDOZA / SCOTT
GUINNESSON
FIRST BAPTIST CHURCH
BENSON

STATE HIGHWAY 113

BICYCLE/PEDESTRIAN UNDERCROSSING

ROAD 101

OYANG DEVELOPMENT INC.

CAL-WEST SEEDS CORP.

ROAD 101

CURTIS

COLLECTOR 4

PIONEER AVENUE

PIONEER HIGH SCHOOL

WOODLAND MIDDLE SCHOOL

EAST

GIBSON

ROAD

ROAD 102

BARTON

TOC Village 2
Subdivision 4752

FARMER'S CENTRAL

ROAD 24C

COLLECTOR

COLLECTOR

PROMENADE DRIVE

EAST HERITAGE PARKWAY

YOLO COUNTY

YOLO COUNTY

YOLO COUNTY

YOLO COUNTY

ROAD 102

BARTON

BARTON

BARTON

BARTON

ROAD 102

BRAWLER

REGIONAL PONDS

INLET CHANNEL

BIKE/PEDESTRIAN OVERCROSSING

INLET CHANNEL

ROAD 102

TURNER

ROAD 25A

RUSSELL

OYANG DEVELOPMENT INC.

COLLECTOR 2

PIONEER AVENUE

PARKWAY DRIVE

LOCAL STREET

EXISTING ROAD 101

ROAD 25A

EPFLER

MASS

SPRINGLAKE SPECIFIC PLAN
CITY OF WOODLAND