



# City of Woodland

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

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

**DATE:** September 2, 2008

**SUBJECT:** Subdivision 4837, Hanson Ranch - Final Acceptance of Public Improvements

### **Report In Brief**

On September 6, 2006, Council approved the final map for Subdivision No. 4837, Hanson Ranch, creating 24 single-family lots in the Southeast Area of the city. The developer, Dave Snow 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 complete and ready for acceptance by the City 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. 4837, Hanson Ranch.

### **Background**

Hanson Ranch is a subdivision of 24 single-family lots in the South East Area. The Planning Commission approved a tentative map for the project on April 20, 2006. California Government Code (Subdivision Map Act) and City Municipal Code (Chapter 21) requires 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 September 6, 2006. The City and the developer entered into an improvement agreement and the developer provided securities for construction of the improvements at that time.

Dave Snow Homes 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.

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### **Discussion**

It 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 (now the Community Development 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. All infrastructure improvements to serve the subdivision were paid for by the developer. The parcels were annexed into the in the South East Area Landscape & Lighting District.

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 Hanson Ranch is estimated to be \$799,000.

### **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. 4837 Hanson Ranch.

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City Engineer

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Assistant City Manager

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Mark G. Deven  
City Manager

Attachment: Location Map



Hanson Ranch  
Subdivision Map #4837

To Redding

Kentucky Avenue

East Kentucky Avenue

Beamer Street

East Beamer Street

Court Street

Main Street

Main Street

East Main Street

Cottonwood Street

College Street

East Street

West Street

First Street

Gibson Road

East Gibson Road

County Road 98

County Road 102

To Sacramento

City  
of  
Woodland

To Davis

