



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: September 16, 2008

SUBJECT: Subdivision 4577, Hutchison Valley - Final Acceptance of Public Improvements

Report in Brief

On July 11, 2006, Council approved the final map for Subdivision No. 4577, Hutchison Valley, creating 22 single-family lots in the Southeast Area of the city. The developer, Rick Price Custom 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 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 Rick Price Custom Homes for Subdivision No. 4577, Hutchison Valley and direct the City Clerk to file the Notice of Completion.

Background

Hutchison Valley is a subdivision of 22 single-family lots north of Gibson Road off of Bourne Drive. The Council approved a tentative map (along with other entitlements) for the project on December 14, 2004. 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 July 11, 2006. The City and the developer entered into an improvement agreement and the developer provided securities for construction of the improvements at that time.

Rick Price Custom 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.

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 Hutchison Valley is estimated to be \$806,000.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that City Council accept the in-tract public improvements constructed by Rick Price Custom Homes for Subdivision No. 4577, Hutchison Valley and direct the City Clerk to file the Notice of Completion.

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City Engineer

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Mark G. Deven
City Manager

Attachment: Location Map

CITY OF WOODLAND
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
300 FIRST ST. WOODLAND, CA 95695 (530) 961-5961



Bearer Street

Main Street

I-5

Gibson Road

County Rd 102

County Rd 101

Pioneer Avenue

East Street

Hwy 113

Hutchison Valley
Subdivision #4577

Kentucky Avenue

West Street

County Rd 98