



# City of Woodland

## REPORT TO MAYOR AND CITY COUNCIL

## AGENDA ITEM

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

**DATE:** March 4, 2008

**SUBJECT:** Subdivision 4765, Heritage Park Unit 1B, 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. 4765, Heritage Park Unit 1B, creating 10 single-family lots located in the Spring Lake Specific Plan (SLSP). The developer, Monley-Cronin Properties LLC, 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. 4765, Heritage Park Unit 1B.

### **Background**

Heritage Park Unit 1B is a subdivision of 10 single-family detached homes located in the Spring Lake Specific Plan Area. The City Council approved a 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, Monley-Cronin, 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 installation of the remaining public

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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 May 16, 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 Park Unit 1B is estimated to be \$ 275,000. The streets infrastructure is valued at approximately \$150,000, storm drain infrastructure is valued at approximately \$10,000, sanitary sewer infrastructure is valued at approximately \$50,000 and water facilities are valued at approximately \$ 65,000.

### **Public Contact**

Posting of the City Council agenda.

### **Recommendation for Action**

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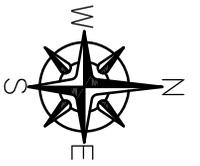
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Senior Engineering Assistant

Reviewed by: Barry Munowitch, AICP  
Assistant City Manager

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Mark G. Deven  
City Manager

Attachment: Location Map



REGIONAL  
COMMERCIAL

MALL  
EXPANSION  
AREA

EAST STREET

COMMONWELL PARK

COLLECTOR 5

BARRIOS

ROAD 24A

FIRST BAPTIST  
CHURCH

FIRST BAPTIST  
CHURCH

CAL-WEST  
SEEDS CORP.

OYANG  
DEVELOPMENT INC.

ROAD 101

COLLECTOR 4

CURTIS

PIONEER AVENUE

PIONEER  
HIGH SCHOOL

WOODLAND  
MIDDLE SCHOOL

EAST

GIBSON

ROAD

ROAD 102

BARTON

YOLO COUNTY

YOLO COUNTY

YOLO COUNTY

WEST LANDSCAPE  
CORRIDOR ONLY

WOODLAND COMMUNITY COLLEGE

FARMER'S CENTRAL

WIND-USE CHANNEL

PUMP STATION

COLLECTOR 1

40' WIDE  
GREENBELT

20' WIDE  
GREENBELT

40' WIDE  
GREENBELT

REGIONAL  
POND

BIKE/PEDESTRIAN  
OVERCROSSING

BIKE/PEDESTRIAN  
UNDERCROSSING

INLET CHANNEL

INLET CHANNEL

INLET CHANNEL

STATE HIGHWAY 113

SCOTT

MENDOZA  
/SCOTT

QUINERSON

FIRST  
BAPTIST  
CHURCH

BENISON

BEEMAN

SCOTT

SCOTT