



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 16, 2008

SUBJECT: Subdivision 4754, Turn of the Century Village 4
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. 4754, Turn of the Century (TOC) Village 4, which created 145 single-family lots in the Spring Lake Specific Plan (SLSP). The sub-divider, Centex Homes, was required to enter into an improvement agreement and provide securities to ensure construction of necessary infrastructure to serve the subdivision. The in-tract infrastructure improvements are complete and ready for acceptance by Council.

Staff recommends that the City Council accept the in-tract public improvements constructed by Subdivision No. 4754, TOC Village 4 and authorize a reduced warranty period of six months.

Background

TOC Village 4 is a subdivision of 145 single-family lots in the Spring Lake Specific Plan area. The City Council approved a tentative map and development agreement for the TOC 160 West 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 required to serve the new lots at final map approval. The final map for the project, which created "for sale" lots, was approved by the City Council on September 6, 2005. The City and the developer entered into an improvement agreement and the developer provided securities at that time for construction of the public improvements.

Centex Homes completed the in-tract infrastructure improvements to the satisfaction of the City Engineer, the Public Works and Community Development Departments in December, 2007; however, final acceptance was delayed pending resolution of outstanding development

agreement items. The City and Centex Homes have come to agreement on the outstanding items including funding and construction of public landscaping.

Staff recommends a reduced warranty period of six months because the improvements have been functionally complete and operational for over one year.

If the City Council accepts the improvements, 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 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 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 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 (including the greenbelt that will be constructed as a capital project) 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 for maintenance of landscaping, lighting and associated appurtenances and 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 4 is estimated to be \$ 3.4 million dollars.

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Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council accept the in-tract public improvements constructed by Subdivision No. 4754, TOC Village 4 and authorize a reduced warranty period of six months.

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City Manager

Attachment: Location Map

**SPRINGLAKE SPECIFIC PLAN
CITY OF WOODLAND**

