



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 20, 2009

SUBJECT: Subdivision 4649, Turn of the Century Village 1A
Spring Lake Specific Plan Area
Final Acceptance of Public Improvements

Report in Brief

On March 7, 2006 Council approved the final map for Subdivision No. 4649, Turn of the Century (TOC) Village 1A, which created 87 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 in-tract infrastructure improvements are complete and ready for acceptance by Council.

Staff recommends that the City Council accept the in-tract public infrastructure improvements constructed by Subdivision No. 4649, TOC Village 1A and authorize a reduced warranty period of six months.

Background

TOC Village 1A is a subdivision of 87 single-family lots in the Spring Lake Specific Plan area. The 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 the 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.

KB Home North Bay completed the in-tract infrastructure improvements to the satisfaction of the City Engineer and the Public Works and Community Development Departments some time ago; however, final acceptance was delayed pending resolution of outstanding development agreement items. The City and KB Home North Bay have come to agreement on the outstanding items

including construction of a linear greenbelt as a capital project funded by Spring Lake developers. Staff recommends a reduced warranty period of six months because the subdivision infrastructure 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

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 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 (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 landscape, 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 1A is estimated to be \$2,175,000.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Accept the in-tract public infrastructure improvements constructed by Subdivision No. 4649, TOC Village 1A and authorize a reduced warranty period of six months.
2. Accept the in-tract public infrastructure improvements constructed by Subdivision No. 4649, TOC Village 1A and require a standard one-year warranty.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

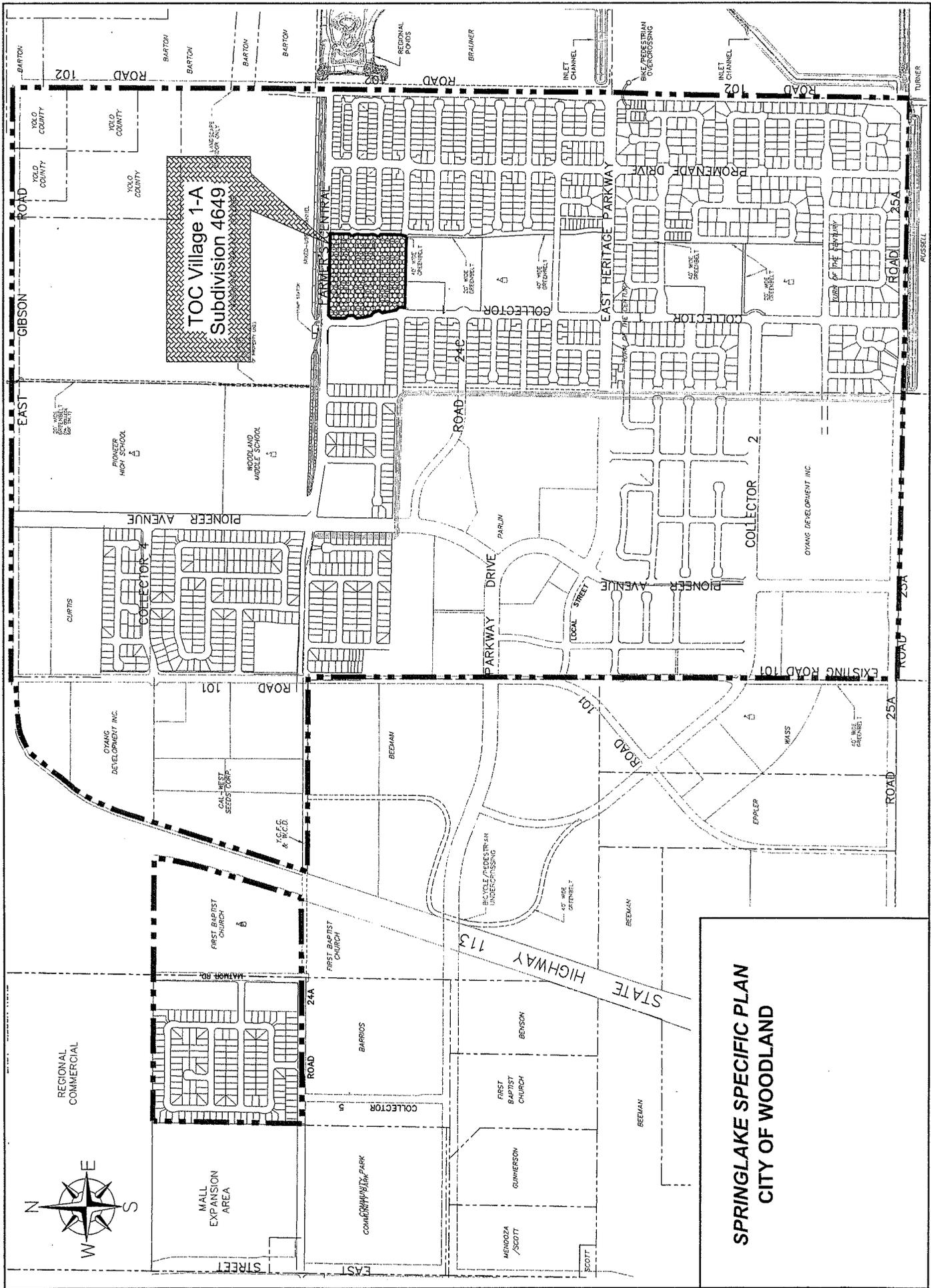
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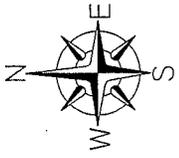
Mark G. Deven
City Manager

Attachment: Location Map



**TOC Village 1-A
Subdivision 4649**

**SPRINGLAKE SPECIFIC PLAN
CITY OF WOODLAND**



REGIONAL COMMERCIAL

MALL EXPANSION AREA

COMMUNITY PARK

PIONEER HIGH SCHOOL

MORAN AND MIDDLE SCHOOL

FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH

BENSON

GOMMERSON

MENDOCINA /SCOTT

SCOTT

CURTIS

YANG DEVELOPMENT INC.

CALWEST SEEDS CORP.

Y&CB

BEDMAN

BICYCLE/PEDESTRIAN UNDERPASSING

BEDMAN

EPPLER

WASS

YANG DEVELOPMENT INC.

ROAD 102

ROAD 102

ROAD 102

PIONEER AVENUE

ROAD 24C

PARKWAY DRIVE

LOCAL STREET

PIONEER AVENUE

COLLECTOR 2

EXISTING ROAD 101

ROAD 101

ROAD 25A

TURKIE

RUSSELL

ROAD 20A

ROAD 25A

ROAD 25A

ROAD 25A

ROAD 25A

ROAD 25A

ROAD 25A

REGIONAL PONDS

BRAUNER

BICYCLE/PEDESTRIAN UNDERPASSING

INLET CHANNEL

INLET CHANNEL

LANDSCAPE FOR ONLY

40' WIDE GREENBELT

40' WIDE GREENBELT