



CITY COUNCIL STAFF REPORT

ITEM NO. 4.3

DATE: September 27, 2021

TO: Honorable Mayor and City Council

FROM: Paul Spence, Community Development Director

SUBJECT: Resolution approving Final Tract Map 8471, (Ponderosa Homes) and authorizing execution of a Subdivision Improvement Agreement, and a Landscape Maintenance Agreement. Location: Lomas Avenue.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Approving Final Tract Map 8471 for recording;
2. Authorizing execution of the Subdivision Improvement Agreement;
3. Authorizing execution of the Landscape Maintenance Agreement; and
4. Accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8471 in conformance with the terms of the offer, except for the following, which the Council rejects at this time, reserving the right to accept the offer at a future date: Lomas Avenue, Bella Kristina Lane, Public Utility Easement (P.U.E.) and Sidewalk Easement (S.W.E.)

DECISION TYPE

SUMMARY

Ponderosa Homes (Developer) has completed a Final Tract Map, Subdivision Improvement Agreement, and Landscape Maintenance Agreement in conformance with the conditions of approval for Vesting Tentative Tract Map 8471. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements including a public street, private bio-retention basin, sidewalks, utilities, and lighting. The proposed Landscape Maintenance Agreement will require the developer to fund the maintenance, operations, repair, and replacement of the tract's public landscaping on the backing lot landscaping on Concannon Boulevard as conditioned. Final Tract Map 8471 can now be approved. All real property offered for dedication on Final Tract Map 8471 can be accepted at this time, except for the following: Lomas Avenue, Bella Kristina Lane, Public Utility Easement, and Sidewalk Easement, reserving the right to accept the offers at a future date.

DISCUSSION

On May 13, 2019, the City Council approved Vesting Tentative Tract Map 8471 (SUB18-007) and the conditions of approval for “The Vineyard Collection II” project, located at 1648 Lomas Avenue (Attachment 1), to create 9 single family homes. The property owner and Developer, Ponderosa Homes II, Inc, has completed Final Tract Map 8471 and improvement plans, which staff has found to be in substantial conformance with the conditions of approval for Vesting Tentative Tract 8471. The improvement plans have been approved and are on file with the City Engineer.

The Developer is responsible for funding and constructing the private and public improvements required for this development, including a public street, private bio-retention basin, sidewalks, utilities, lighting and landscaping. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. The Developer has provided the required insurance and has provided bonds securing the construction of improvements per the provisions of the Subdivision Improvement Agreement. The bonds are on file in the City Clerk’s office. The bonds will be released once the public improvements have been completed and accepted by the City.

The proposed Landscape Maintenance Agreement will require the Developer to fund the maintenance, operations, repair, and replacement of the tract's public landscaping along the project's frontage on Concannon Boulevard as conditioned. This landscape maintenance obligation will be transferred to the Homeowners Association when it is formed and assumes ownership of the property. There are also private infrastructure improvements, including storm drains, bio-retention basins, and landscaping that will be privately maintained through the Homeowners Association. Staff has reviewed the Covenants, Conditions and Restrictions (CC&R's) and the Landscape Maintenance Agreement and determined that the operations and maintenance of this infrastructure and landscaping has been adequately addressed.

Final Tract Map 8471 includes an offer of dedication of real property within the tract boundary for public streets, sidewalks and utilities. This real property can be accepted at this time except for Lomas Avenue, Bella Kristina Lane, Public Utility Easement, and Sidewalk Easements which staff recommends the Council reject, reserving the right to accept the offers at a future date after the public improvements have been completed.

FISCAL AND ADMINISTRATIVE IMPACTS

The estimated annual cost for maintenance of public infrastructure, including water, sewer, pavement, curb, gutter, sidewalk, and streetlights is \$6,200. \$2,700 of this cost will be funded by sewer user fees, and \$3,500 will be funded by the General Fund and will be partially derived from increased property taxes generated from the new development.

ATTACHMENTS

1. [Vicinity Map](#)
2. [Resolution](#)
3. [Exhibit A - Final Map](#)
4. [Exhibit B - Subdivision Improvement Agreement](#)

5. Exhibit C - Landscape Maintenance Agreement

Prepared by: Julie Chiu
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Approved by:



Marianna A. Burch
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Fiscal Review by:



Tina Olson
Administrative Services Director