



CITY COUNCIL STAFF REPORT

ITEM NO. 5.4

DATE: July 28, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution accepting public improvements constructed by Ponderosa Homes II, Inc., pursuant to the Subdivision Improvement Agreement for Final Tract Map 8471, located north of the intersection between Lomitas Avenue and Bella Vista Place, for permanent maintenance and authorizing release of security and accepting offers of dedication of Lomitas Avenue, Bella Kristina Lane, Public Utility Easement, and Sidewalk Easement.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Accepting Final Tract Map 8471 public improvements for permanent maintenance;
2. Accepting, on behalf of the public, all real property offered for dedication within Final Tract Map 8471, including Lomitas Avenue, Bella Kristina Lane, Public Utility Easement, and Sidewalk Easement; and
3. Authorizing release of security provided for construction of the public improvements.

SUMMARY

On September 27, 2021, Final Tract Map 8471 was approved by the City Council with a Subdivision Improvement Agreement and security for the construction of public infrastructure to serve The Vineyard Crossing II residential project. Attachment 1 shows the location of the project. The public improvements for the project include public streets, sidewalks, utilities, and lighting. The Developer, Ponderosa Homes II, Inc., has completed the public improvements to the satisfaction of the City Engineer. The City Council can now accept Final Tract Map 8471 public improvements for permanent maintenance, accept previously rejected offers of dedication, and release security.

DISCUSSION

Final Tract Map 8471 consists of 9 single-family residential units. The project is located north of the intersection between Lomitas Avenue and Bella Vista Place. On September 27, 2021, Final Tract Map 8471 was approved by City Council with a Subdivision Improvement Agreement and security for public improvements. At that meeting, Council also rejected the offers of dedication for the following streets and easements made on Final Tract Map 8471:

- Lomitas Avenue,
- Bella Kristina Lane,
- Public Utility Easement, and
- Sidewalk Easement.

An offer of dedication is a formal act by a property owner to voluntarily donate land or property rights to a public entity for a specific public use, such as a street or utility easement. This offer is usually an initial step, and the public entity must accept the dedication for it to become legally binding. When Final Tract Map 8471 was approved on September 27, 2021, the City Council rejected the offers of dedication made on the map but retained the right to accept the dedications at a later date when the improvements were complete.

Ponderosa Homes II, Inc. has fulfilled all of the obligations as described in the Conditions of Approval and Subdivision Improvement Agreement for Final Tract Map 8471 to the satisfaction of the City Engineer. The public improvements for the project include public streets, sidewalks, utilities, and lighting. The City Council can now accept Final Tract Map 8471 for permanent maintenance, accept offers of dedication that were previously rejected, and release the security that was provided as surety for these public improvements as specified in the Subdivision Improvement Agreement.

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 (Fund 230), and \$3,500 will be funded by the General Fund (Fund 100) and will be partially derived from increased property taxes generated from the new development.

COMMUNITY PILLAR

1: A Safe Community That Thrives

GOAL

9: Facilitate new development consistent with the City's General Plan

ATTACHMENTS

1. [Vicinity Map](#)
2. [Resolution](#)

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