

SUBJECT: Accept the Parkside Villas, Subdivision No. 8982, in-tract public improvements for maintenance and take associated actions

DEPARTMENT: Engineering

STAFF: Allen Baquilar, Director of Engineering/City Engineer
Heather Silfies, Engineering Services Supervisor
Amanda Muniz, Administrative Technician

TITLE/RECOMMENDATION

Adopt a Resolution accepting the in-tract public improvements for Parkside Villas for maintenance; accepting the Maintenance Bond; releasing the Improvement Securities and requesting that the City Clerk file this Resolution with the Recorder of Contra Costa County for these improvements, constructed as a part of Parkside Villas, Subdivision No. 8982, at Old Sand Creek Road.

FISCAL IMPACT

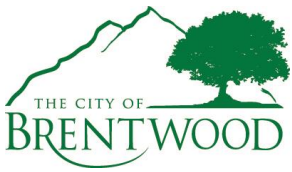
If the improvements are accepted, the City will incur an estimated \$8,305.53 in annual costs for necessary maintenance. The annual cost and funding sources for this maintenance is summarized in the table below. The properties within this area would contribute property taxes and other offsetting revenues.

Funding Source	Type of Maintenance	Annual Cost Estimate
General Fund	Routine roadway & storm drain	\$1,773.63
Water Enterprise Fund	Water infrastructure	\$2,067.90
Wastewater Enterprise Fund	Wastewater infrastructure	\$1,944.00
Landscape & Lighting Assessment District Funds (LLADs)	Special benefit street lighting	\$2,469.60
General Fund	General benefit street lighting	\$50.40

Total Annual Maintenance Cost Estimate: \$8,305.53

BACKGROUND

When developers construct a new project that includes the sale of single-family homes, the land usually has to first be divided into individual lots that can be sold to separate buyers. Depending on the number of lots needed, this division of land requires the approval of either a tentative parcel map (for four lots or less) or a



CITY COUNCIL AGENDA ITEM NO. F.12
12/09/2025

tentative subdivision map (for five lots or more) by the City. The map shows how the land will be divided into lots, parks, streets, and other features.

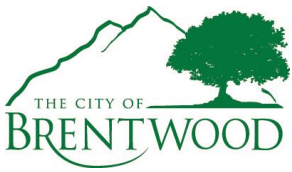
When a tentative map is approved by the City, it will include a number of requirements or Conditions of Approval (COA's) that the developer must carry out in order to develop the project. In compliance with [State Subdivision Map Act Section 66458\(d\)](#) and [Municipal Code Section 16.165.030](#), a Final Map and associated Subdivision Improvement Agreement (SIA) are presented to the City Manager for approval through an Informational Report to City Council. Per the SIA, improvement security must be provided to the City to cover the estimated cost of the improvements to be installed. For this project, a surety bond was submitted to guarantee faithful performance and satisfy this requirement.

Once the improvements are completed and ready for acceptance, the developer must post a Maintenance Bond in an amount not less than 10% of the estimated cost of improvements, guaranteeing materials and workmanship for a period of one year. Before ownership of the improvements can be transferred, the City Council has to formally accept them, which means the City acknowledges that the improvements were built in conformance with the approved plans.

In this item, staff is requesting the City Council (1) accept the improvements, (2) accept the Maintenance Bond from the developer, (3) release the Improvement Securities back to the developer, since the improvements were built, and (4) ask the City Clerk to send the Council's Resolution to the County so it can be recorded and be a record of the Council's action.

This project, which sits east of Shady Willow Lane, north of Old Sand Creek Road, has been developed by Richmond American Homes (Developer). The tentative map was approved to subdivide 10.72 acres into 36 single family residential lots, and a park (Trailview Park) that was accepted by the City Council on February 11, 2025. The portions of public improvements required by the project's Conditions of Approval have been constructed and inspected to ensure they follow the approved improvement plans including sewer, water, storm drain, sidewalks, masonry wall, street lighting, and paving.

The improvements, which consist of 1,776 Lineal Feet (LF) of pavement, 3,632 LF of sidewalk, 3,430 LF curb and gutter, 12 street lights, 1,620 LF 8" sewer line, 1,830 LF 8" water line, 4 hydrants, 2,084 LF storm drain line, are now complete and have been inspected for conformance with the approved improvement plans. The Developer has provided a Maintenance Bond to cover the twelve-month warranty period for the



public improvements. With the improvements now installed, it is appropriate to accept the improvements and begin the warranty period.

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable.

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1.

DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.

ALTERNATIVE OPTION(S)

1. Do not approve staff's recommendation.
2. Continue item with direction for staff to return with additional information.

ATTACHMENT(S)

1. Previous Action
2. Site Map
3. Acceptance Photos
4. Resolution