



**TO THE HONORABLE MAYOR AND COUNCIL:**

DATE: May 5, 2015

**SUBJECT: ADOPTION OF RESOLUTION NO. 15-21, ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 9324, OLIVE DRIVE NO. 1 SUBDIVISION; AND RELEASING THE OBLIGATION OF THE BONDS POSTED WITH THE SUBDIVISION AGREEMENT**

**Report in Brief**

On July 8, 2014, the City Council adopted Resolution No. 14-56 approving the Final Map for Tract 9324, Olive Drive No. 1 Subdivision, and the related Subdivision Agreement, which required the construction of public improvements as well as other private improvements to serve the subdivision. All subdivision improvements have been constructed.

Staff recommends that the City Council adopt Resolution No. 15-21, (Attachment 1) accepting the public improvements for Tract 9324, Olive Drive No. 1 Subdivision; and releasing obligation of the bonds posted with the Subdivision Agreement.

**Background**

On July 8, 2014, the Council approved the Final Map for Tract 9324, Olive Drive No. 1 Subdivision, through the adoption of Resolution No. 14-56. The subdivision is a six-lot single-family residential development located on a 1.37 acre parcel, on the northwest corner of the intersection of Olive Drive and Gyger Court (Assessor's Parcel Number 116-140-026). See Attachment 2, Vicinity Map. Prior to recordation of the Final Map, a Subdivision Agreement was executed and bonds were provided to secure required improvements, including road and street improvements, new drainage facilities, sanitary sewer facilities and street lights. Also covered by the bonds were private improvements, including a private road, street lights, storm drains, storm water treatment system and landscaping.

**Discussion**

Construction of the required improvements for Tract 9324 has been completed. Staff inspected the improvements for compliance with the approved plans, adopted conditions of approval, the City's Standard Plans and Specifications, and the Municipal Code. The developer has posted the required warranty bond in the amount of 15% of the cost of improvements to cover a one-year warranty period in which defects must be corrected by the developer.

**ADOPTION OF RESOLUTION NO. 15-21 ACCEPTING THE IMPROVEMENTS  
FOR TRACT 9324, OLIVE DRIVE NO. 1 SUBDIVISION, ASSESSOR'S PARCEL  
NO. 116-140-026; AND RELEASING THE OBLIGATION  
OF THE BONDS POSTED WITH THE SUBDIVISION AGREEMENT**

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**Fiscal Impact**

The Public Works Department will maintain the public improvements on the fronting public streets. The storm drain system maintenance is funded by the City's storm water parcel fee. Maintenance of the public streets is primarily funded with Gas Tax (revenue from State gas tax) and Measure J funds (revenue from the County half-cent sales tax on gasoline). Maintenance of the sanitary sewer system is funded by the City's Annual Sewer Levy charged to each parcel at rate annually approved by the City Council.

**Public Contact**

Posting of the Council Agenda.

**Recommendation for Action**

Staff recommends that the City Council adopt Resolution No. 15-21, accepting the public improvements constructed for Tract 9324, Olive Drive No. 1 Subdivision, Assessor's Parcel No. 116-140-026; and releasing the obligation of the bonds posted with the Subdivision Agreement.

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Enclosures: Attachment 1: Resolution No. 15-21  
Attachment 2: Vicinity Map

**BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD  
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**

**A Resolution Accepting Public Improvements for  
Tract 9324 Olive Drive No. 1 Subdivision**

**Resolution No. 15-21**

**WHEREAS**, on July 8, 2014, the Council adopted Resolution No. 14-56 approving the Final Map for Tract 9324, Olive Drive No. 1 Subdivision; and

**WHEREAS**, Council accepted the dedication of right-of-way offered to the City and the public utility easements offered to the public, subject to construction of public improvements; and

**WHEREAS**, construction of the public and private improvements, including drainage facilities, sanitary sewer facilities, street improvements and other public improvements required for the development are completed and have been recommended for acceptance by the City Engineer.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD DOES  
RESOLVE AS FOLLOWS:**

**Section 1.** Accepts the public improvements constructed for Tract 9324, Olive Drive No. 1 Subdivision, including sanitary sewer facilities, street improvements and other public improvements required for the development.

**Section 2.** Releases obligation of the bonds posted with the Subdivision Agreement.

**Section 3.** The City Clerk shall cause a certified copy of this resolution attested to under her seal to be recorded in the office of the Contra Costa County Recorder.

**Section 4.** This resolution shall become effective immediately upon its passage and adoption.

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**LOCATION MAP**  
No Scale