
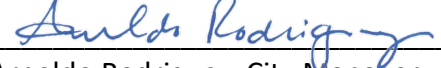


REPORT TO CITY COUNCIL

Approved by:



Keith Helmuth, P.E., Department Director



Arnoldo Rodriguez, City Manager

Council Meeting of: May 17, 2023

Agenda Number: B-9

SUBJECT:

Accepting a Portion of the Improvements for the Iveywood I Subdivision

RECOMMENDATION:

Adopt a resolution:

1. Accept a portion of the improvements for the Iveywood I Subdivision
2. Authorize the filing of the Notice of Acceptance for said subdivision improvements

SUMMARY:

The Subdivider, Joseph Crown Construction and Development, a California Corporation (Subdivider), has completed the off-site public improvements in accordance with the approved Improvement Agreement (Agreement) and improvement plans. The Subdivider has paid all required fees and submitted a warranty bond for the completed improvements. It is recommended that the City Council (Council) accept that portion of the improvements completed for the Iveywood I subdivision.

DISCUSSION:

The Iveywood I subdivision is a residential development located on the northwest quadrant of Sunrise Avenue and Tozer Street. The Council approved the Final Map on February 17, 2021. An amendment to the Agreement was approved by Council on November 16, 2022, to incorporate park improvements in the Agreement for future reimbursement. The Subdivider has completed a portion of the public improvements in accordance with the approved Agreement and improvement plans. Approval of the resolution will cause acceptance of specific improvements listed below as defined by the Agreement:

1. Tozer Street Construction:

- Approximately 1,574 linear feet of north and south travel lanes (22 feet in width total per the Agreement), located immediately adjacent (east and west) to the center 16 feet of the arterial roadway.
- Approximately 277 feet of the center three lanes (including median) of this street construction (40 feet in width).

2. Storm Drain Main Construction:

- Approximately 265 linear feet of 54-inch pipeline, 942 linear feet of 24-inch pipeline and 42 linear feet of 18-inch pipeline

It is appropriate for the City to accept the completed improvements as the previously mentioned improvements have been installed in accordance with City Specifications and conform to current City Standards. Acceptance of a portion of the public improvements required of the Subdivider is permitted per Section 10-2.712.3 of the Madera Municipal Code. The Subdivider has yet to request final acceptance of other eligible improvements, primarily a storm drainage basin and construction of a parallel sanitary sewer main in Pecan Avenue, for reimbursement as described within the Agreement. The Subdivider has previously paid all required fees and provided payment and performance bonds sufficient to cover uncompleted work.

FINANCIAL IMPACT:

Acceptance of this subdivision will result in the transfer of maintenance and resulting costs from the Subdivider to the City.

ALTERNATIVES:

Should the City not accept the completed improvements, the developer will be required to wait until all exterior improvements are completed to make a request for acceptance of all improvements.

ATTACHMENTS:

1. Resolution
 - a. Exhibit A: Notice of Partial Acceptance
2. Location Map

RESOLUTION NO. 23 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MADERA,
CALIFORNIA, ACCEPTING A PORTION OF THE IMPROVEMENTS REQUIRED
TO BE INSTALLED IN CONNECTION WITH IVEYWOOD I SUBDIVISION, AND
AUTHORIZING THE FILING OF A NOTICE OF PARTIAL ACCEPTANCE FOR
SUCH IMPROVEMENTS**

WHEREAS, the Subdivider, Joseph Crown Construction and Development, A California Corporation (Subdivider), has requested acceptance for a portion of the improvements for the Iveywood I Subdivision, and has submitted the required Warranty Bond; and

WHEREAS, that portion of improvements consists primarily of street and storm drainage improvements along Tozer Street; and

WHEREAS, the City Engineer has certified to this Council that a portion of the required improvements for Iveywood I Subdivision, have been completed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA HEREBY finds, orders, and resolves as follows:

1. The above recitals are true and correct.
2. The subdivider has completed a portion of improvements for Iveywood I Subdivision, within the following right-of way:
 - a. Tozer Street – All street and storm drainage improvements between Sunrise and the northerly limits of the subdivision.
3. The City Clerk is hereby authorized and directed to record a Notice of Partial Acceptance as required by Section 10-2.712.2 of the Madera Municipal Code.

* * * * *

Recording Requested By:
City of Madera
When Recorded, Return To:
City Clerk
City of Madera
205 W. 4th Street
Madera, CA 93637

Fee Waived Per Section 27383 of the Government Code

**NOTICE OF PARTIAL ACCEPTANCE
OF SUBDIVISION IMPROVEMENTS**

NOTICE IS HEREBY GIVEN that on May 17, 2023, the City Council of the City of Madera confirmed the satisfactory completion of a portion of the improvements as shown on the plans for Iveywood I Subdivision, described as:

- Approximately 1574 linear feet of north and south travel lanes 22 feet in width located immediately adjacent to the center 16 feet of the arterial roadway.
- Approximately 277 feet of the center three lanes (includes median) of this street construction (40 feet in width)
- 265 linear feet of 60-inch pipeline, 942 linear feet of 24-inch pipeline and 42 linear feet of 18-inch pipeline.

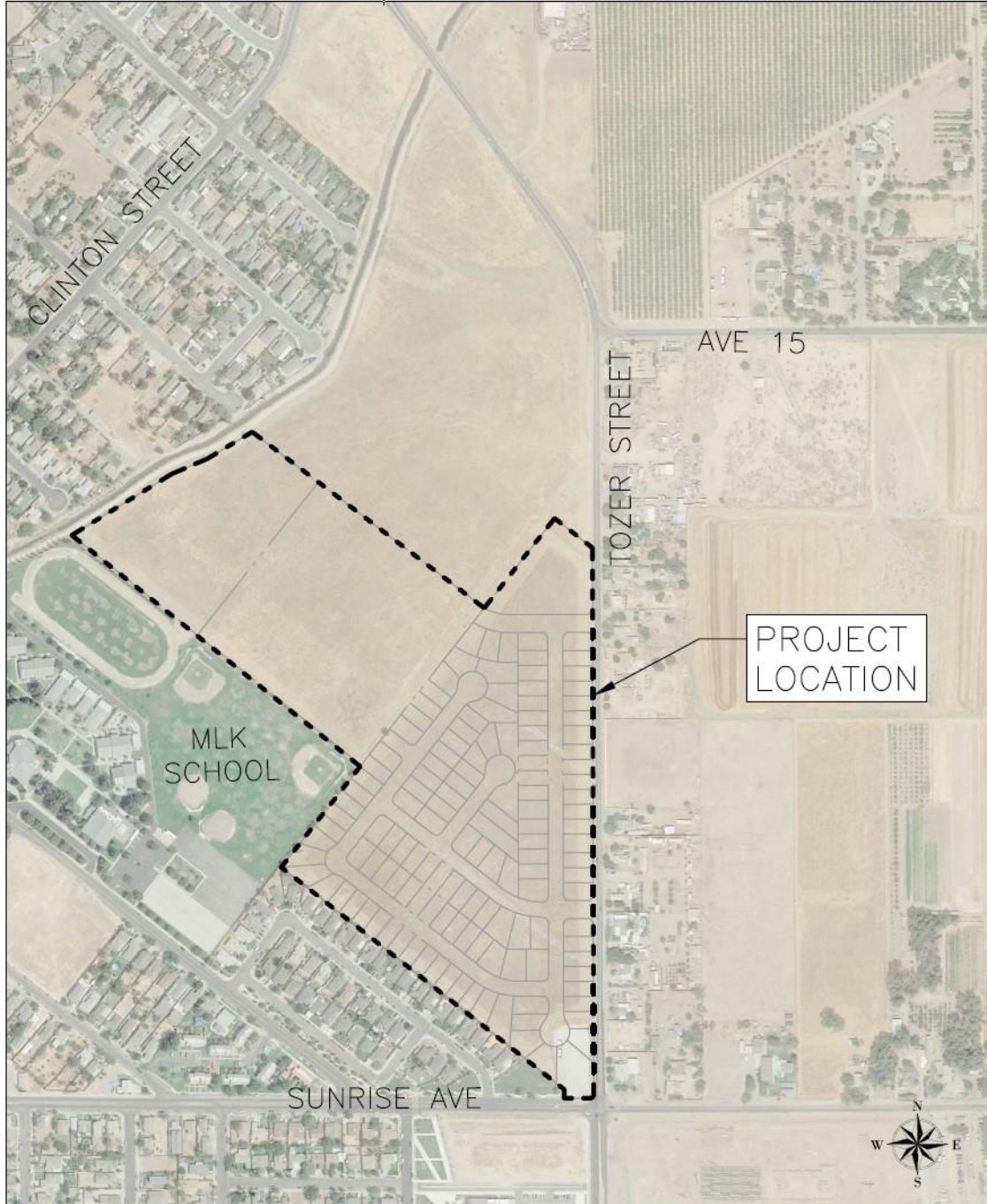
Dated: _____

By: _____

Alicia Gonzales

City Clerk

LOCATION MAP



CITY OF MADERA
ENGINEERING DEPARTMENT
428 E. YOSEMITE AVE
MADERA, CA 93638

IVEYWOOD I
TRACT 19-S-03

DR BY: EP
CH BY: TL
DATE: 11/02/20
SCALE: NTS
SHT 1 OF 1