



Staff Report

TO: City Council
FROM: Robert Vestal, Assistant Public Works Director
DATE: August 16, 2022
SUBJECT: Lien Release for Tract 27971 PA 14 Off-site Improvements - Park Site and Trail Improvements

Background and Analysis:

On December 16, 2016, the City entered into a lien contract with RSI-Communities-Heartland (RSI) for 27971 PA 14 Off-site Improvements - Park Site and Trail Improvements, located in the Olivewood Specific Plan. The Olivewood Specific Plan is located north of State Route 60, south of Oak Valley Parkway, and west of Potrero Boulevard.

Pursuant to the lien contract and Government Code Section 66499(a)(4), a lien was attached to the properties in an amount necessary to secure and discharge all obligations contained in the lien contract. The lien contract was recorded in instrument No. 2017-0076552, O.R.

Per Government Code Section 66499, “the local agency may at any time release all or any portion of the property subject to any lien or security interest created by this subdivision or subordinate the lien or security interest to other liens or encumbrances if it determines that security for performance is sufficiently secured by a lien on other property or that the release or subordination of the lien will not jeopardize the completion of agreed upon improvements.”

RSI is requesting the release of the lien associated with 27971 PA 14 Off-site Improvements - Park Site and Trail Improvements. The construction of the park site and trails does not require additional security and will not be publicly maintained. All offsite improvements were constructed under a separate bond and improvement plan.

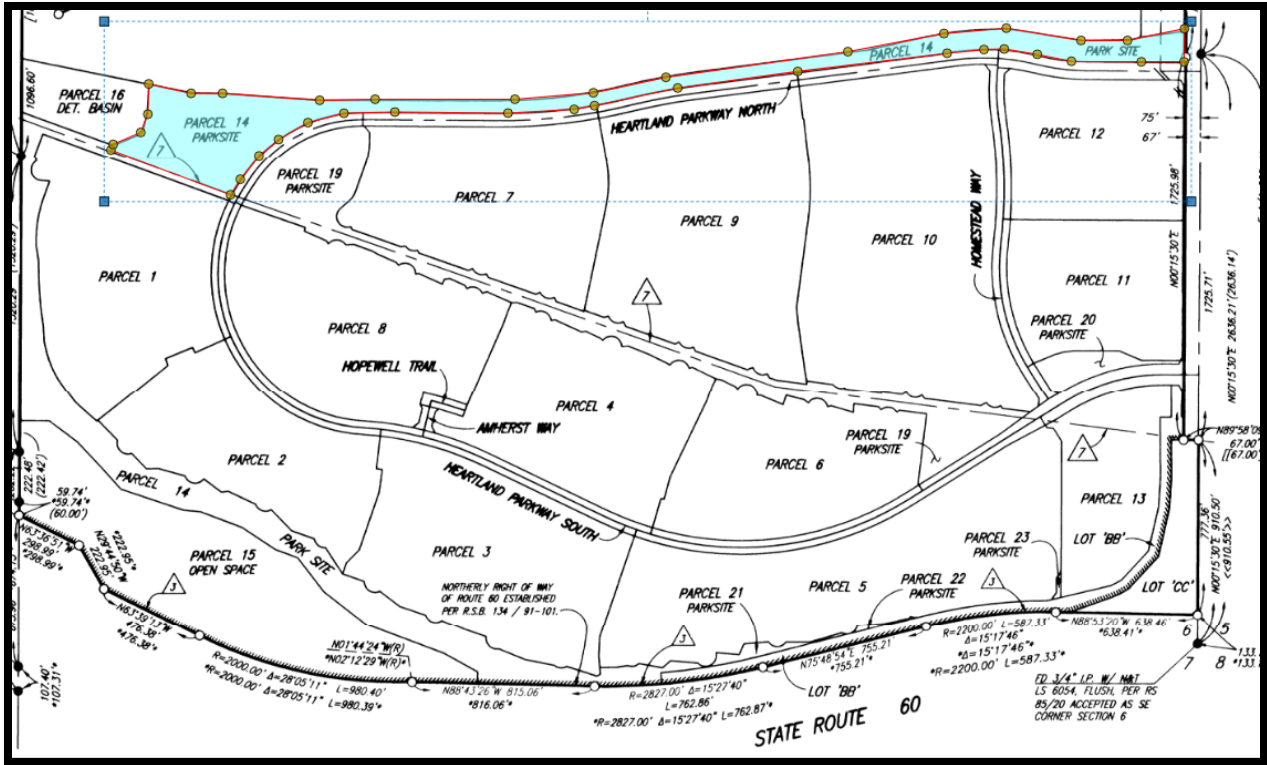


Figure 1 – Tract 27971 PA 14 Off-site Improvements - Park Site and Trail Improvements; located in the Olivewood Specific Plan

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350. The developer maintains all associated improvements. The City is not liable for any public improvement maintenance associated with this lien.

Recommended Action:

Approve lien release for Tract 27971 PA 14 off-site improvements - park site and trail Improvements.

Attachments:

- A. PW2022-0905 –TR 27971 PA 14 Parks & Trails Lien Release Package