


**City of Yuba City  
Public Works Department  
Staff Report**

**Date:** December 5, 2006  
**To:** Honorable Mayor and Members of the City Council  
**From:** George Musallam, Public Works Director 

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**Summary:**

**Subject:** Garden Gate Estates – 69-lot single family dwelling development

**Recommendation:** Adopt a resolution accepting certain street and related improvements pursuant to the Garden Gate Estates Subdivision Agreement and authorizing the developer to file a Notice of Completion. [subdivision located on the west side of Garden Highway south of Bogue Road]

**Alternative:** Delay approval of the project.

**Fiscal Impact:** None

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This project is a 69-lot single family dwelling development located on the west side of Garden Highway south of Bogue Road. On February 1, 2005, Council approved a Subdivision Agreement with Valley Development Company, Inc., providing for permanent public improvements. Public improvements include, but are not limited to, curb, gutter, street, sidewalk, storm, sewer, and water in the development.

The subject project has been inspected and found to be in substantial conformance with the plans and specifications. A one-year warranty on the project from the developer will be in effect from the date of acceptance.

GM:sw

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RESOLUTION \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS  
PURSUANT TO THE GARDEN GATE ESTATES SUBDIVISION  
AGREEMENT DATED FEBRUARY 1, 2005, BETWEEN THE CITY OF  
YUBA CITY AND VALLEY DEVELOPMENT COMPANY, INC., AND  
DIRECTING THE DEVELOPER TO FILE THE NOTICE OF COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with Valley Development Company, Inc., for certain work pursuant to that Garden Gate Estates Subdivision Agreement dated February 1, 2005, between the City of Yuba City and Valley Development Company, Inc.; and

WHEREAS, said work of improvements called for by said Agreement for street and related improvements was completed to the satisfaction of the City, a maintenance bond insuring the work of improvements from a maintenance standpoint for a period of one (1) year from and after completion.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Yuba City hereby accepts the work performed on those certain improvements, the subject of the Subdivision Agreement between the City of Yuba City and Valley Development Company, Inc., and authorizes and directs the developer to execute and record a Notice of Completion in connection with said work of improvement.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5<sup>th</sup> day of December 2006.

AYES:

NOES:

ABSENT:

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MAYOR

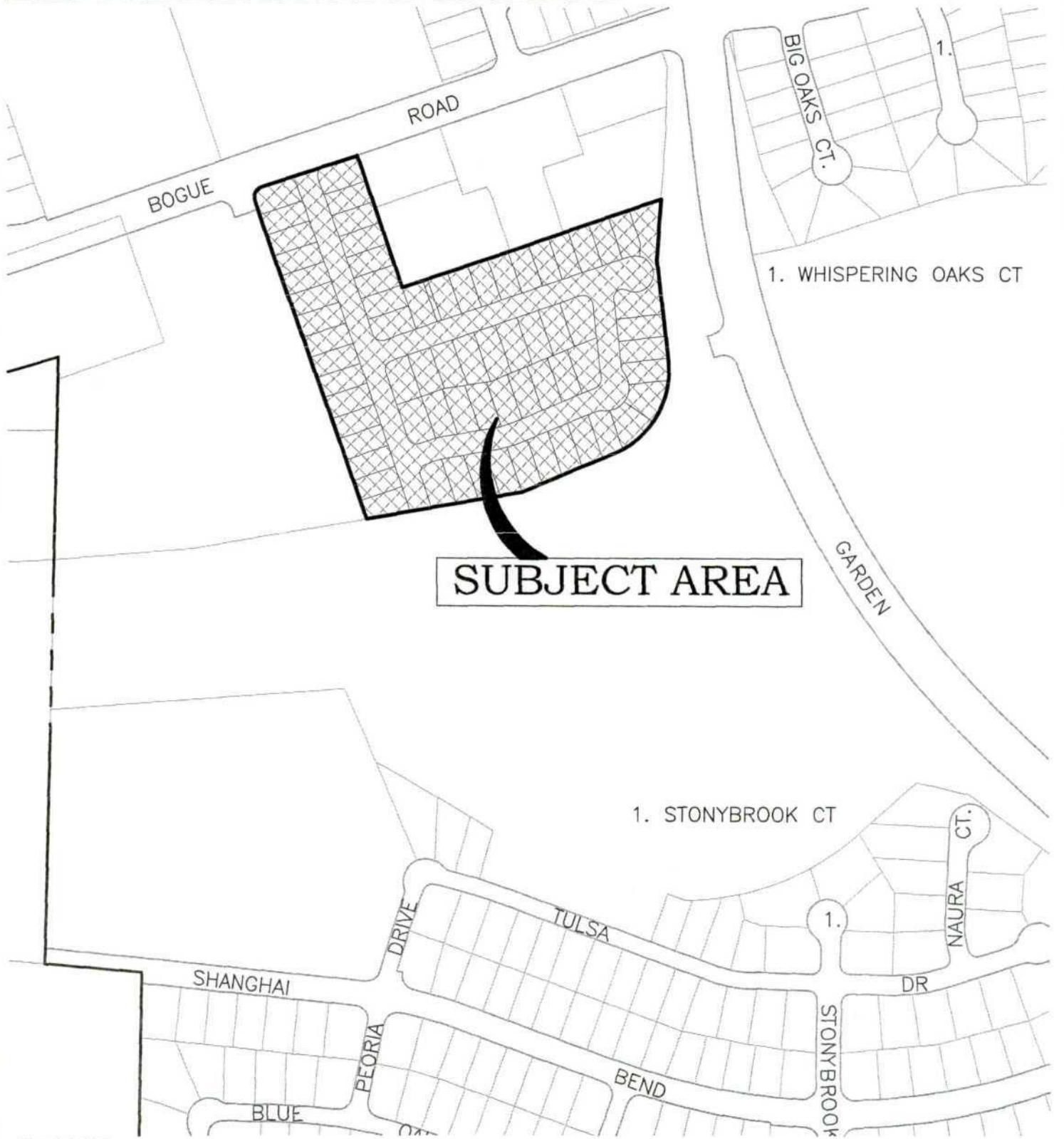
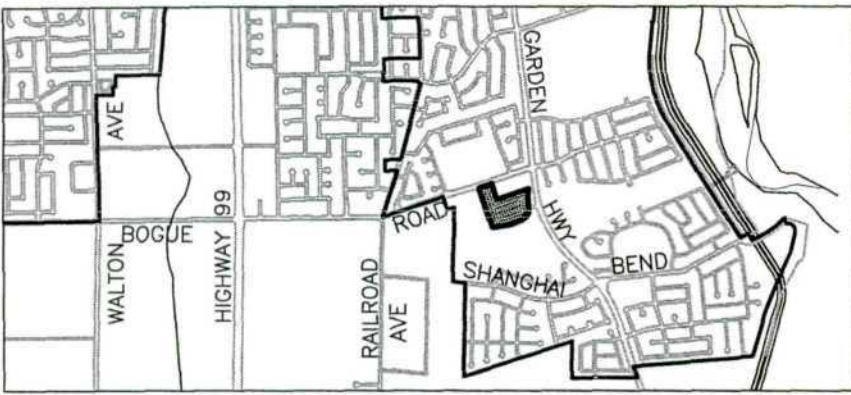
ATTEST:

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CITY CLERK



SCALE: 1" = 300'

# GARDEN GATE ESTATES



**SUBJECT AREA**