

CITY OF YUBA CITY  
STAFF REPORT

**Date:** February 6, 2007  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works  
**Presented by:** George Musallam, Public Works Director

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**Summary**

**Subject:** Oak Hollow – 5-lot single family dwelling development

**Recommendation:**

1. Adopt a resolution accepting certain street and related improvements pursuant to the Oak Hollow Improvement Agreement and authorizing the developer to file a Notice of Completion.
2. Adopt a resolution approving the final map for Oak Hollow, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.

[subdivision located on east side of Bunce Road between Hillcrest Avenue and Gilsizer Slough]

**Fiscal Impact:** Upon acceptance of the improvements and dedication of rights-of-way, the City will become responsible for future maintenance of the public improvements.

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**Background:**

The Oak Hollow subdivision, proposed by Michael Tomlinson and Theresa Tomlinson, is a 5-lot single family dwelling development located on the east side of Bunce Road between Hillcrest Avenue and Gilsizer Slough. On August 16, 2005, Council approved the execution of an Improvement Agreement with H & H Trenching, on behalf of and with the concurrence of Michael Tomlinson and Theresa Tomlinson, Trustees of the Michael Tomlinson and Theresa Tomlinson 1997 Revocable Inter Vivos Trust created April 15, 1997, for the construction of public improvements related to the subdivision.

The project involved the construction of a private street, Oak Hollow Drive, related utility improvements, and minor widening of Bunce Road.

**Analysis:**

All required improvements have been constructed in conformance with the approved plans and specifications and the developer is now ready to record the final map. The procedure for approval of a final map is outlined in Title 8, Chapter 2, Article 8 of the Municipal Code, and is summarized as follows:

- Tentative Map – The applicant submits a tentative map to the Community Development Department, which is then routed to all City Departments and other agencies for review, comment, and establishment of the Conditions of Approval. Upon preparation of the Conditions of Approval and the environmental document, the map is taken to the

Planning Commission for approval. The tentative map for the subject project was approved by the Planning Commission on November 10, 2004.

- Final Map – Upon approval of the tentative map, the applicant submits a final map package which includes the final map, public improvement plans, title reports, a Tax Collector's statement, and traverse sheets providing the bearings and distances and coordinates of the boundaries. The improvement plans are routed to various City Departments for review to ensure that the improvements provided conform to the Conditions of Approval and City standards. The final map is checked to make sure the traverse sheets are correct and that the title information is correct. For this project, the developer constructed the improvements prior to the filing of the map so a Subdivision Agreement is not required.
- Council Approval – Once it is determined that the final map is correct and the Conditions of Approval have been met, the map is taken to the City Council for consideration and approval.
- Recordation of the Final Map – Upon Council approval, the City Clerk certifies the action on the map and it is submitted to the Sutter County Recorder for recordation.

**Fiscal Impact:**

As this project mainly involved the construction of private improvements, future maintenance requirements of the public improvements will be very minor.

**Alternatives:**

Do not accept the improvements or do not approve the final map.

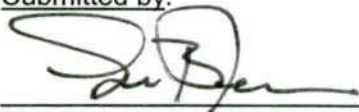
**Recommendation:**

Adopt a resolution accepting the street and related improvements pursuant to the Oak Hollow Improvement Agreement and authorizing the developer to file a Notice of Completion, and adopt a resolution approving the final map for Oak Hollow, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map

Prepared by:

Diana Langley  
Diana Langley  
Senior Engineer

Submitted by:

  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

City Attorney

Other: (name, title)

GM  
  
N/A  
\_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS  
PURSUANT TO THE OAK HOLLOW IMPROVEMENT AGREEMENT  
DATED AUGUST 16, 2005, BETWEEN THE CITY OF YUBA CITY AND  
H & H TRENCHING, ON BEHALF OF AND WITH THE CONCURRENCE  
OF MICHAEL TOMLINSON AND THERESA TOMLINSON, AND  
DIRECTING THE DEVELOPER TO FILE THE NOTICE OF  
COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with H & H Trenching, on behalf of and with the concurrence of Michael Tomlinson and Theresa Tomlinson, Trustees of the Michael Tomlinson and Theresa Tomlinson 1997 Revocable Inter Vivos Trust created April 15, 1997, for certain work pursuant to that Oak Hollow Improvement Agreement dated August 16, 2005, between the City of Yuba City and H & H Trenching.; 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 H & H Trenching, 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 6<sup>th</sup> day of February 2007.

AYES:

NOES:

ABSENT:

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
APPROVING THE OAK HOLLOW FINAL MAP, ACCEPTING FOR  
DEDICATION THE PUBLIC RIGHT-OF-WAY AND UTILITY  
EASEMENTS SHOWN THEREON, AND AUTHORIZING  
RECORDATION OF THE FINAL MAP.**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF  
YUBA CITY AS FOLLOWS:

That the City Council does hereby accept for filing Oak Hollow Final Map and  
does accept, on behalf of the public, the dedication reflected thereon for public right-of-  
way and utility easements, and authorizes recordation of the Final Map.

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 6<sup>th</sup> day of February 2007

AYES:

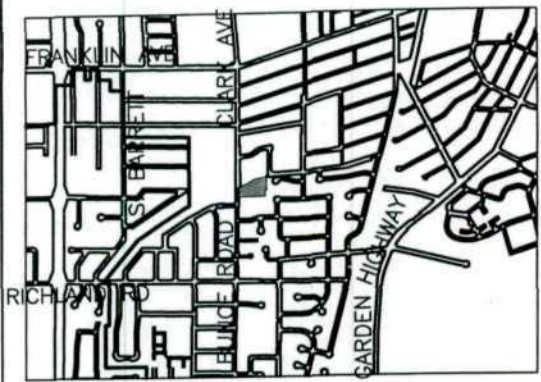
NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



SCALE: 1" = 400'

# OAK HOLLOW SUBDIVISION

