

CITY OF YUBA CITY  
STAFF REPORT

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

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**Summary**

**Subject:** Walnut Park Estates Unit No. 2

**Recommendation:**

- 1) Adopt a resolution accepting certain street and related improvements pursuant to the Walnut Park Estates Unit No. 2 Subdivision Agreement and authorizing the developer to file a Notice of Completion.
- 2) Authorize the transfer of \$11,560.30 from Account No. 97078-65501 (Distribution System Recurring Capital Project) to Account No. 97093-65501 (City Contribution for Oversizing Water), transfer \$8,081.70 from Account No. 98082-65501 (Recurring Collection or Rehab System Project) to Account No. 98103-65501 (City Contribution for Oversizing Sewer), and perform all supplemental appropriations as required.

[subdivision located west of Western Parkway and north of State Route 20]

**Fiscal Impact:** \$19,642.00 total – Schedule B obligations  
\$11,560.30 – Account No. 97093-65501 (City contribution for Oversizing Water)  
\$8,081.70 – Account No. 98103-65501 (City contribution for Oversizing Sewer)

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**Background:**

Walnut Park Estates Unit No. 2, constructed by KB Home North Bay, Inc., is a 112-lot single family dwelling development located west of Western Parkway and north of State Route 20. Council approved the Subdivision Agreement for the project on December 21, 2004.

**Analysis:**

All required improvements have been constructed in conformance with the approved plans and specifications. Upon acceptance of the improvements, the developer will provide a maintenance bond equal to 5% of the original cost of the improvements; the maintenance bond will be in effect for one year from the date of acceptance.

In addition to constructing the infrastructure required to serve the subdivision, the City required the Developer to oversize a water line and a sewer line in Western Parkway to serve the region further north. Schedule B of the Subdivision Agreement provides for the repayment of oversizing costs upon Council acceptance of the improvements. For this project, Schedule B specifies that the City will owe \$19,642.00 to KB Home North Bay for the oversizing of the water and sewer lines.

**Fiscal Impact:**

Through the Capital Improvement Program, the City has accounts set up to reimburse developers for oversizing infrastructure, including water lines, sewer lines, and streets, to accommodate needs beyond their project requirements. However, there are currently no funds budgeted in the oversizing accounts.

Staff recommends that funds be transferred from Account No. 97078-65501, "Distribution System Recurring Capital Project," to the water oversizing account and from Account No. 98082-65501, "Recurring Collection or Rehab. System Project," to the sewer oversizing account. Both accounts are used to fund repair, replacement, or rehabilitation projects for water and sewer lines within the distribution and collection system, respectively. With the approval of the transfers, \$820,331.35 will remain in Account No. 97078-65501 and \$1,314,669.55 will remain in Account No. 98082-65501.

With the acceptance of the improvements, the City will become responsible for the maintenance of the public improvements, including the water, sewer, and storm drain lines, streets, street lights, landscaping, etc. Residents within the subdivision participate in a Lighting and Landscape Maintenance District which pays for the maintenance of the street lights and landscaping. Maintenance costs for the water and sewer lines will come from the Water Enterprise and Sewer Enterprise funds, respectively, and maintenance of the streets and storm drains will be funded with gas tax funds.


**Alternatives:**

There are no alternatives that are fiscally responsible for the City.


**Recommendation:**

Adopt a resolution accepting certain street and related improvements pursuant to the Walnut Park Estates Unit No. 2 Subdivision Agreement and authorizing the developer to file a Notice of Completion. In addition, authorize the Assistant City Manager to transfer \$11,560.30 from Account No. 97078-65501 to Account No. 97093-65501, transfer \$8,081.70 from Account No. 98082-65501 to Account No. 98103-65501, and perform all supplemental appropriations as required.

Prepared by:

  
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Diana Langley  
Senior Engineer

Submitted by:

  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

City Attorney

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS  
PURSUANT TO THE WALNUT PARK ESTATES UNIT NO. 2  
SUBDIVISION AGREEMENT DATED DECEMBER 21, 2004, BETWEEN  
THE CITY OF YUBA CITY AND KB HOME NORTH BAY, INC., AND  
DIRECTING THE DEVELOPER TO FILE THE NOTICE OF  
COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with KB Home North Bay, Inc., for certain work pursuant to that Walnut Park Estates Unit No. 2 Subdivision Agreement dated December 21, 2004, between the City of Yuba City and KB Home North Bay, 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 KB Home North Bay, 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 6<sup>th</sup> day of March 2007.

AYES:

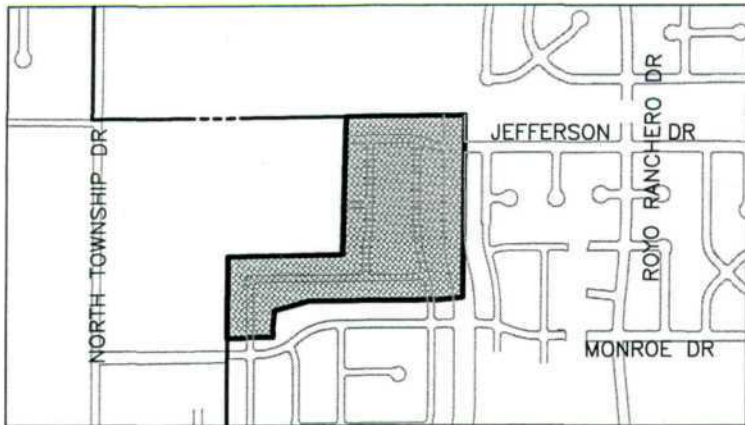
NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

ATTEST:

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CITY CLERK



SCALE: 1" = 400'

## WALNUT PARK ESTATES UNIT 2

**SUBJECT AREA**

