

CITY OF YUBA CITY
STAFF REPORT

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

Summary

Subject: Tres Picos Estates

Recommendation: a. Adopt a resolution accepting certain street and related improvements pursuant to the Tres Picos Estates Subdivision Agreement and authorize the developer to file a Notice of Completion. [subdivision located at north end of Stabler Lane on east side]

Fiscal Impact: Total - \$70,715.26
\$15,602.58 – Account No. 981035-65501 (Developer Contribution – Sewer Schedule B Obligation)
\$55,112.68 – Account No. 971035-65501 (Developer Contribution – Water Schedule B Obligation)

Background:

Tres Picos Estates, developed by Cresleigh Homes Corporation, is a 75-lot single family dwelling development located at the north end of Stabler Lane. The Tentative Map was approved by the Planning Commission on December 8, 2004, and Council approved a Subdivision Agreement on June 21, 2005.

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 in the amount of \$126,814, which will be in effect for one year from the date of acceptance.

Fiscal Impact:

Schedule B of the Subdivision Agreement, which provides a mechanism for the City to pay for infrastructure in excess of what is required by the Developer, established that the City would pay the developer \$15,602.58 for the oversizing of the sewer line on Stabler Lane and \$55,112.68 for the oversizing of the water lines on Stabler Lane and Pease Road, upon acceptance of the improvements.

There is currently \$490,951.91 available in Account No. 981035-65501 (Developer Contribution – Sewer Schedule B Obligation), which is the account designated for funds to be set aside to pay

approved Schedule B obligations for sewer lines. After the above payment of \$15,602.58, the City will have \$39,333.24 remaining in sewer oversizing reimbursements related to the River Valley High/ Commercial project.

There is currently \$91,213.94 available in Account No. 971035-65504 (Developer Contribution – Water Schedule B Obligation), which is the account designated for funds to be set aside to pay approved Schedule B obligations for water lines. After the payment of \$55,112.68 for Tres Picos Estates and \$26,642.67 for Tres Picos West Estates, the City will have \$40,978.60 remaining in Schedule B obligations for Bay Drive Estates and Karnegis Estates Unit 2 and only \$10,458.59 available in the account. Funds will have to be transferred with the acceptance of Karnegis Estates Unit 2 from Account No. 97003-65501 (Water Line Extension Project & Distribution Piping Enhancement) at a future date to make up the balance.

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 the landscaping, including the landscaping on Stabler Lane and Pease Road. Maintenance of 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:

The public improvements have been constructed per the plans and specifications so there are no viable alternatives.

Recommendation:

Adopt a resolution accepting certain street and related improvements pursuant to the Tres Picos Estates Subdivision Agreement and authorize the developer to file a Notice of Completion.

Prepared by:

Diana Langley
Diana Langley
Principal Engineer

Submitted by:


Steven R. Jepsen
City Manager

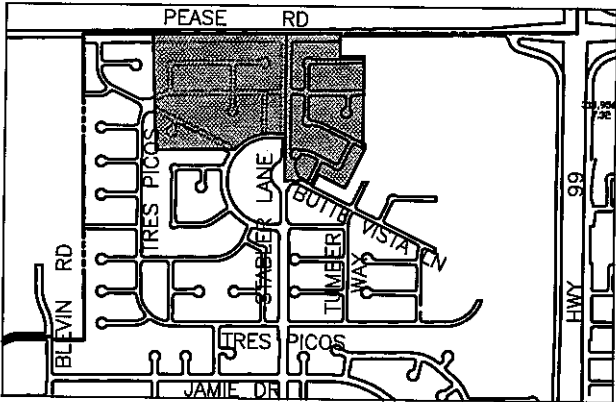
Reviewed by:

Department Head

Finance

City Attorney

GM
RB



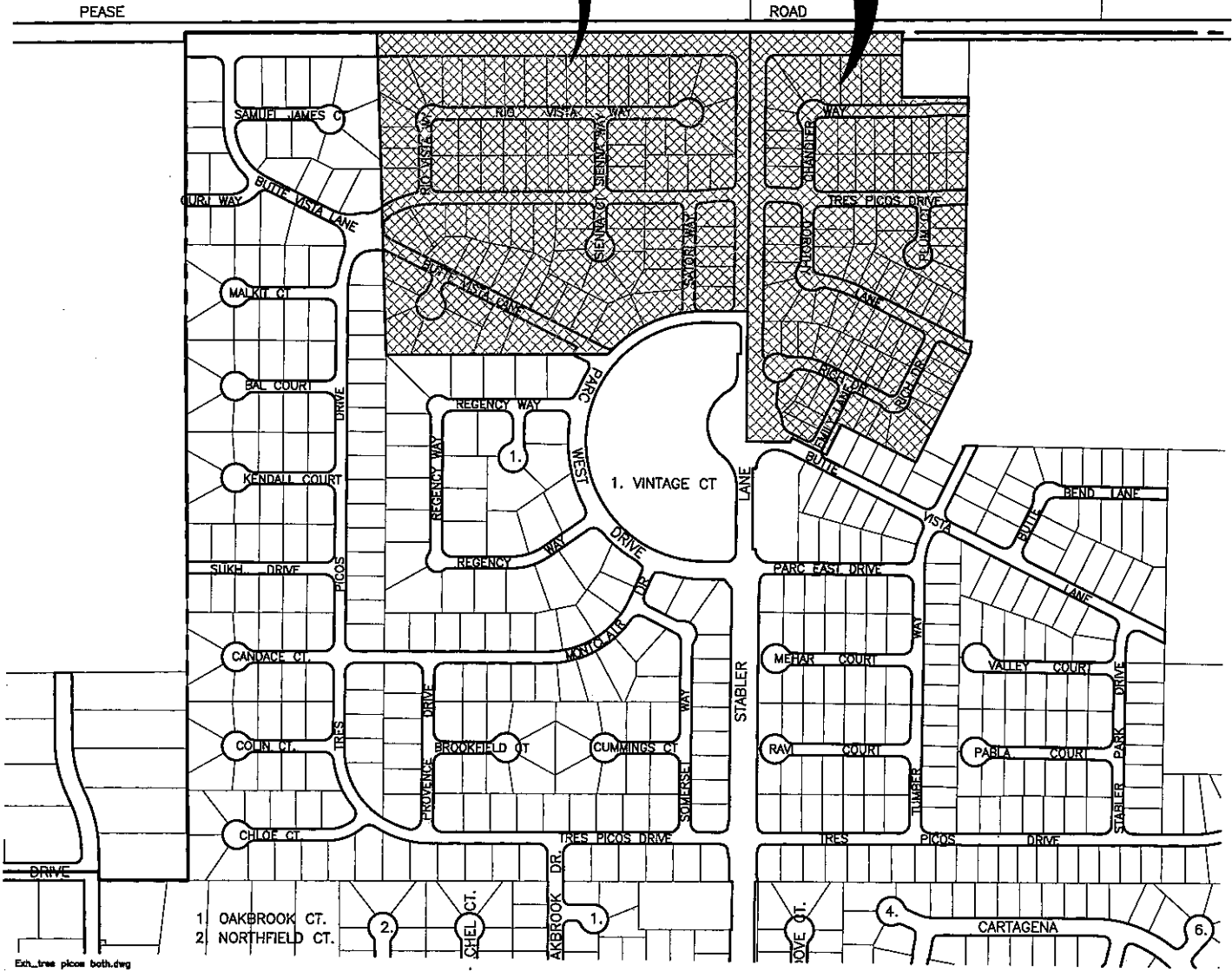
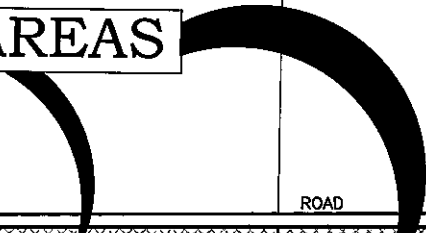
SCALE: 1" = 500'



TRES PICOS ESTATES
 (EAST SIDE OF STABLER LANE)

TRES PICOS WEST ESTATES
 (WEST SIDE OF STABLER LANE)

SUBJECT AREAS



- 1. VINTAGE CT
- 2. OAKBROOK CT.
- 3. CHEL CT.
- 4. LOVE CT.
- 5. BROOKFIELD CT.
- 6. CARTAGENA

Exh_tree picos both.dwg

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS
PURSUANT TO THE TRES PICOS ESTATES SUBDIVISION
AGREEMENT DATED JUNE 21, 2005, BETWEEN THE CITY OF YUBA
CITY AND CRESLEIGH HOMES CORPORATION, AND DIRECTING
THE DEVELOPER TO FILE THE NOTICE OF COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with Cresleigh Homes Corporation, for certain work pursuant to that Tres Picos Estates Subdivision Agreement dated June 21, 2005, between the City of Yuba City and Cresleigh Homes Corporation; 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 Cresleigh Homes Corporation, 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 6th day of November 2007.

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK