

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: Siena Estates West

Recommendation: a. Adopt a resolution accepting certain street and related improvements pursuant to the Siena Estates West Subdivision Agreement and authorizing the developer to file a Notice of Completion. [subdivision located west of Hooper Road at the west end of San Niccolo Drive]

Fiscal Impact: None

Background:

Siena Estates West, developed by Siena Partners, LLC, is a 5-lot single family dwelling development located west of Hooper Road at the west end of San Niccolo Drive. The Tentative Map for the project was approved by the Planning Commission on January 11, 2006, and the Council approved a Subdivision Agreement providing for the public improvements on October 3, 2006.

Analysis:

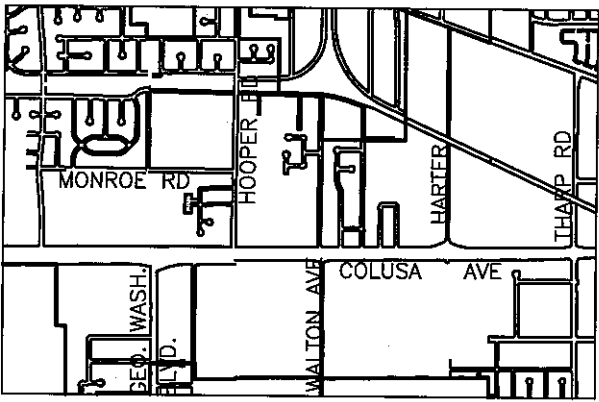
All required improvements have been constructed in conformance with the approved plans and specifications. Upon acceptance of the improvements, the developer will provide a maintenance bond in the amount of \$7,150 which equals 5% of the original cost of the improvements. The maintenance bond will be in effect for one year from the date of acceptance.

Fiscal Impact:

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.

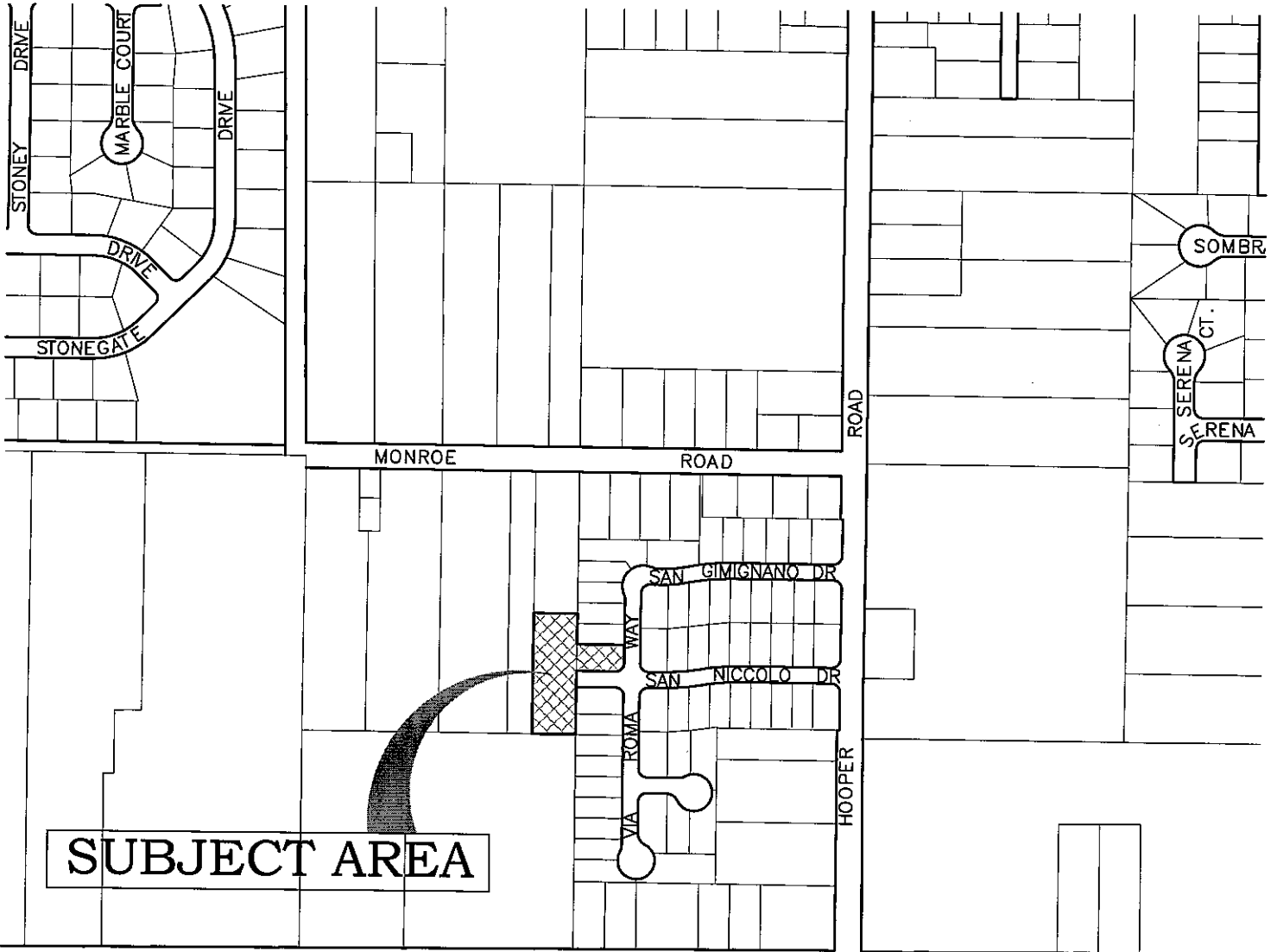
Alternatives:

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

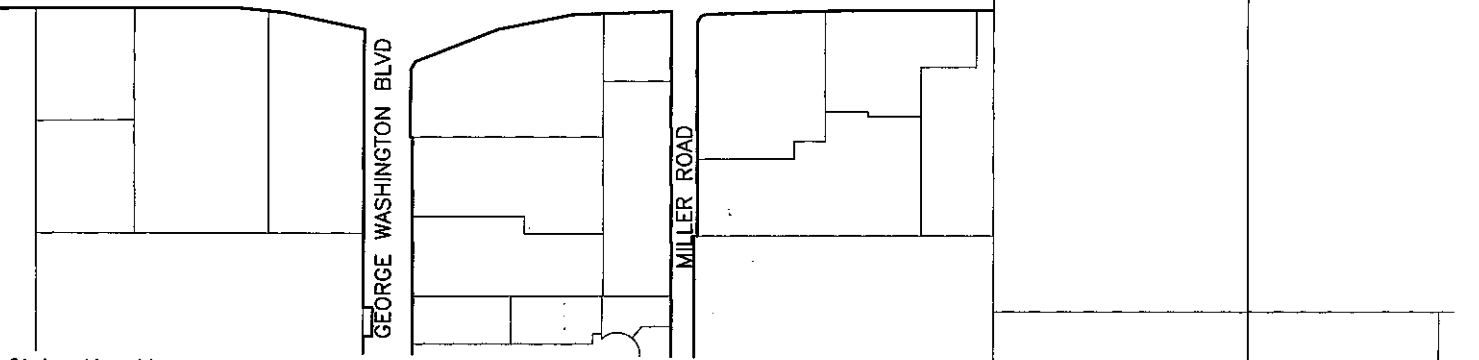


SCALE: 1" = 400'

SIENA ESTATES WEST



COLUSA AVENUE
STATE ROUTE 20



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS
PURSUANT TO THE SIENA ESTATES WEST SUBDIVISION
AGREEMENT DATED OCTOBER 3, 2006, BETWEEN THE CITY OF
YUBA CITY AND SIENA PARTNERS, LLC, AND DIRECTING THE
DEVELOPER TO FILE THE NOTICE OF COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with Siena Partners, LLC, for certain work pursuant to that Siena Estates West Subdivision Agreement dated October 3, 2006, between the City of Yuba City and Siena Partners, LLC; 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 Siena Partners, LLC, 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