

CITY OF YUBA CITY
STAFF REPORT

Date: February 16, 2010
To: Honorable Mayor & Members of the City Council
From: Public Works
Presentation by: George Musallam, Public Works Director

Summary

Subject: La Bella Vita – Acceptance of Public Improvements
Recommendation: Adopt a resolution accepting certain street and related improvements pursuant to the La Bella Vita Subdivision Agreement and authorizing the developer to file a Notice of Completion. [multi-use development located at the southeast corner of Butte House Road and Tharp Road]
Fiscal Impact: \$170,538.62 – Transportation Impact Fee Credits

Background:

La Bella Vita is a multi-use project located at the southeast corner of Butte House Road and Tharp Road. A Subdivision Agreement (Agreement) was executed with the developer, Surjit K. Tumber, and approved by Council on March 4, 2008. The Agreement provided security for the construction of the public improvements which included curb, gutter, and sidewalk along the east side of Tharp Road across the project frontage, the installation of a traffic signal at the intersection of Butte House Road and Tharp Road, and the utility lines required to serve the property.

Analysis:

All required improvements have been constructed in conformance with the approved plans and specifications. Upon acceptance of the improvements, the developer will provide maintenance security in the amount of \$32,231.48, which will be in effect for one year from the date of acceptance.

Fiscal Impact:

As a Condition of Approval to the project, the developer was required to construct the traffic signal located at the intersection of Butte House Road and Tharp Road. This signal is part of the City's Transportation Impact Fee Program which means that it benefits the City as a whole, and the developer is entitled to impact fee credits in the amount of the cost to design and construct the traffic signal, \$170,538.62. Staff is preparing an Impact Fee Program Credit/Reimbursement Agreement which will be forwarded to Council for approval within the next few weeks.

Upon acceptance of the improvements the City will become responsible for the future maintenance of the public improvements, including the water, sewer, and storm drain lines, expanded street

maintenance due to the widening of Tharp Road, street lights, and traffic signal at the intersection of Tharp Road and Butte House Road. The parcels within the development will participate in a Lighting and Landscape Maintenance District which will pay for the maintenance of the street lights. Maintenance of the water and sewer lines will come from Water Enterprise and Sewer Enterprise funds, respectively, and maintenance of the streets, storm drain lines, and traffic signal will be funded with gas tax funds.

Alternatives:

Delay or modify the recommended action.

Recommendation:

Adopt a resolution accepting certain street and related improvements pursuant to the La Bella Vita Subdivision Agreement and authorizing the developer to file a Notice of Completion. [commercial development located at the southeast corner of Butte House Road and Tharp Road]

Prepared by:

Diana Langley
Diana Langley
Principal Engineer

Submitted by:


Steven R. Jepsen
City Manager

Reviewed by:

Department Head

Finance

City Attorney

Other

GM
MB

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS
PURSUANT TO THE LA BELLA VITA DATED MARCH 4, 2008,
BETWEEN THE CITY OF YUBA CITY AND SURJIT K. TUMBER, AND
DIRECTING THE DEVELOPER TO FILE THE NOTICE OF
COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with Surjit K. Tumber, for certain work pursuant to that La Bella Vita Subdivision Agreement dated March 4, 2008, between the City of Yuba City and Surjit K. Tumber; and

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

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 Surjit K. Tumber, 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 16th day of February 2010.

AYES:

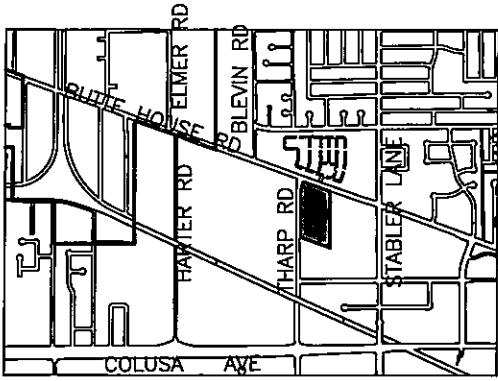
NOES:

ABSENT:

MAYOR

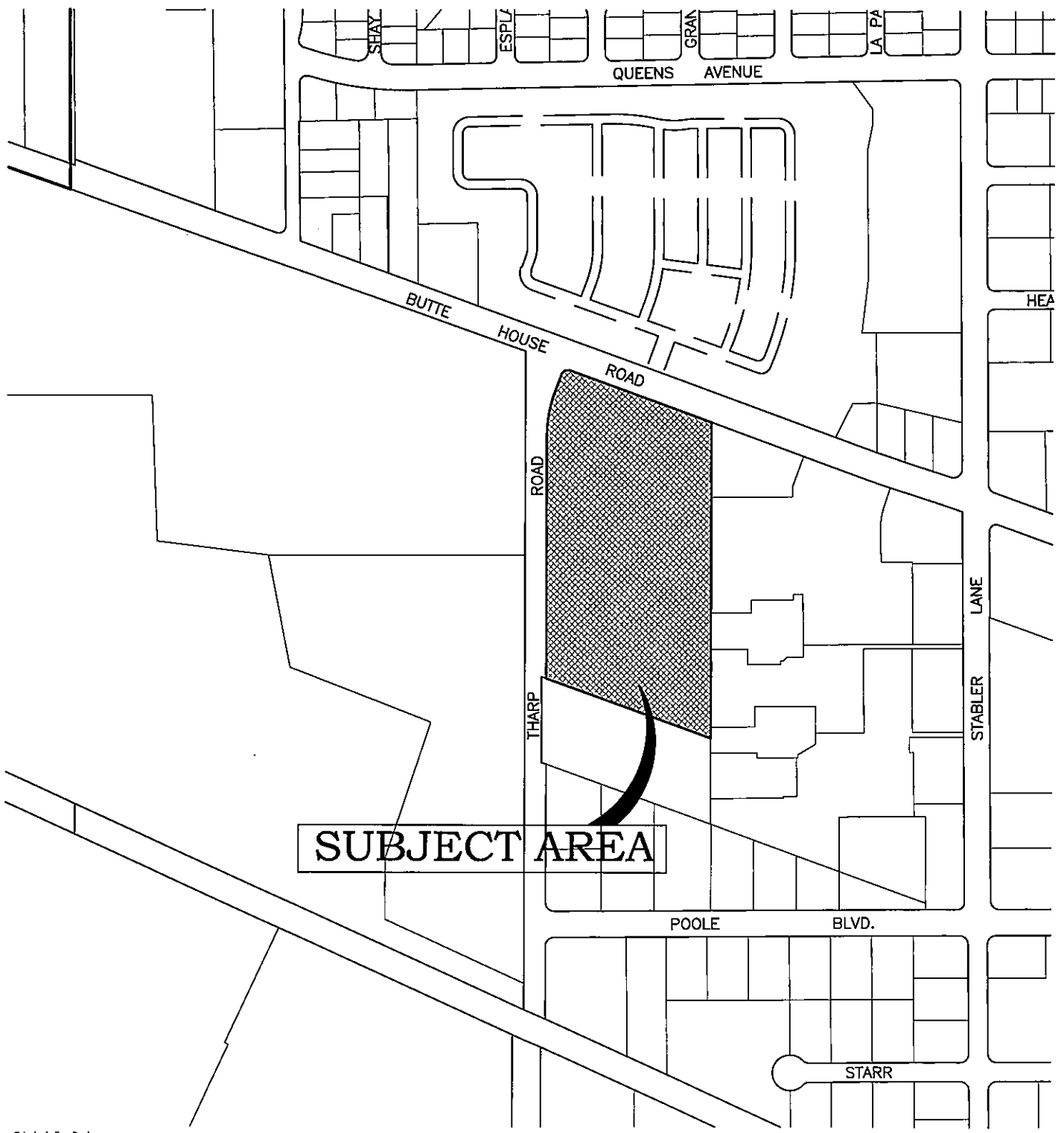
ATTEST:

CITY CLERK



SCALE: 1" = 400'

LA BELLA VITA



SUBJECT AREA