

CITY OF YUBA CITY
STAFF REPORT

Date: May 17, 2022
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Hooper Ranch Subdivision (Acceptance of Public Improvements)
Recommendation: Adopt a Resolution accepting certain street and related improvements pursuant to the Hooper Ranch Estates Subdivision Agreement with Riverland Homes, Inc., and authorizing the Subdivider to file a Notice of Completion. (Subdivision is located north of Monroe Road, west of Hooper Road, and south of Jefferson Avenue)
Fiscal Impact: City will become responsible for maintenance costs of the public improvements

Purpose:

To accept the infrastructure improvements associated with the Hooper Ranch Estates Development for public use and initiate the one (1) year warranty period.

Council's Strategic Goal:

Acceptance of these improvements coordinates with the Council Strategic Goal related to infrastructure. The action is necessary to comply with the Development Subdivision Agreement and transfer the private development to public infrastructure.

Background:

On June 15, 2021, Council authorized Resolution No. 21-082 to execute a Subdivision Agreement with the Subdivider, Riverland Homes, Inc., regarding the development of the Hooper Ranch Estates Subdivision (SM 20-03) (Attachment 2). Per the agreement, the Subdivider was to construct the determined improvements and, upon completion, dedicate and offer the improvements to the City to constitute public improvements.

Analysis:

The Hooper Ranch Estates Subdivision street and related improvements have been constructed to the satisfaction of the City. At this time, the Subdivider is requesting acceptance of the improvements so that the one (1) year warranty period can begin. All of the required improvements within the subdivision have been constructed in conformance with the approved plans and specifications. With the acceptance, the Subdivider will provide security for the guarantee and warranty of the work in the

amount of 10% of the cost of the improvements, which equates to \$148,617.70.

Fiscal Impact:

With the acceptance of the improvements, the City will become responsible for the maintenance of the public improvements, including the water, sewer, storm-drain lines, streets, streetlights, and landscaping. Residents within the subdivision will participate in Lighting and Landscape Maintenance District No. 5C_10, which will pay for the proportional share of the maintenance of the streetlights 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 road funds and the established Community Facilities District for the subdivision.

Alternatives:

There is no reasonable alternative to the recommended action.

Recommendation:

Adopt a Resolution accepting certain street and related improvements pursuant to the Hooper Ranch Estates Subdivision Map Agreement with Riverland Homes, Inc., and authorizing the Subdivider to file a Notice of Completion. (Subdivision is located north of Monroe Road, west of Hooper Road, and south of Jefferson Avenue).

Attachments:

1. Resolution - Hooper Ranch Estates Subdivision (Acceptance of Public Improvements)
2. Hooper Ranch Estates Map

Prepared By:

Kevin Bradford
Deputy Public Works Director – Engineering

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS
PURSUANT TO THE HOOPER RANCH ESTATES SUBDIVISION
AGREEMENT DATED JUNE 15, 2021, BETWEEN THE CITY OF YUBA CITY
AND RIVERLAND HOMES, INC., AND DIRECTING THE SUBDIVIDER TO
FILE THE NOTICE OF COMPLETION.**

WHEREAS, the City of Yuba City (City) has heretofore contracted with Riverland Homes, Inc. for certain work pursuant to that Hooper Ranch Estates Subdivision Agreement dated June 15, 2021, between the City of Yuba City and Riverland Homes, Inc. as a condition of approval for Subdivision Map No. 20-03; 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 a maintenance bond 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 Riverland Homes, Inc., and authorizes and directs the Subdivider 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 17th day of May, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

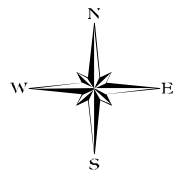


Figure 1: Hooper Ranch Estates Phase 2
Tentative Subdivision Map 20-03

1 inch = 300 feet