



City Council Meeting Staff Report

Meeting Date: October 28, 2025

Subject: Consider adopting Resolution No. 48-25 accepting the public improvements constructed by the First Street Senior Apartments Project as complete, accepting the associated dedications of land and authorizing the filing of a Notice of Completion.

Prepared By: Dane H. Schilling – City Engineer

Recommendation:

City staff recommends the City Council adopt Resolution No. 48-25 (Attachment 1) accepting the public improvements constructed by the First Street Senior Apartments Project (“Project”) as complete, accepting the associated dedications of land and authorize the City Clerk to file a Notice of Completion with the Yuba County Recorder.

Discussion:

The Project is located on a 2.26-acre site located on the southeast corner of First Street and E Street. Wheatland Senior Associates (Developer) submitted plans dated January 16, 2024, that were approved by the City. The Project’s buildings were completed in sixteen and the Building Department issued a Temporary Certificate of Occupancy for the project until the public street improvements could be completed. Final inspections of the public work improvements performed by the Public Works Department and the City Engineer confirmed that the public improvements are complete and in conformance with the approved plans, and conditions of approval except for the streetlights along First Street and E Street. The Developer has erected the streetlights and has yet to energize and test them. The Developer has provided an additional improvement bond to guaranty completion of the streetlights. Furthermore, the Developer has paid all required fees and is current on reimbursing the City for expenses.

By this action the public improvements including streetlighting, sidewalks and pedestrians ramps, minor storm drain modifications, and water infrastructure associated with the Project will be owned and maintained by the City.

Accepting the project improvements as complete and authorizing the filing of a Notice of Completion provides the mechanism for Staff to book the improvements in the City’s inventory of assets and establishes a 30-day statute of limitations in which liens, claims and stop notices may be filed against the Project’s Labor and Materials Bond. The Improvement Guarantee and Warranty Security provided by the developer will warrant the work for a period of one year after acceptance by the City (see Attachment 6).

The attached resolution includes authorizing the City Manager to accept the following offers of dedication for public purposes:

- A sixteen-foot wide easement for water purposes located within the east drive isle. (Attachment 2)
- A sixteen-foot wide easement for water purposes located within the west drive truck turn-around. (Attachment 3)

- Additional 236-ft of public right-of-way dedicated along First Street for road and public utility purposes. (Attachment 4)

Fiscal Impact:

No direct fiscal impact to the City is anticipated. The streets, sewer, storm drains, streetlights and water infrastructure on First Street, E Street and the onsite water main will be owned and maintained by the City therefore the costs of ownership and maintenance will be borne by the City going forward. The City's expenses associated with the development of the Project are reimbursed by the developer through a deposit in accordance with the terms of the encroachment permit approved on May 14, 2025.

Attachments:

1. Resolution No. 48-25
2. East Waterline Easement Certificate of Acceptance
3. West Waterline Easement Certificate of Acceptance
4. First Street Road Right-of-Way Certificate of Acceptance
5. Notice of Completion for Public Improvements for First Street Senior Apartments Project.
6. Faithful Performance Bond for Public Improvements for First Street Senior Apartments Project.