

RESOLUTION NO. 48-25

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND TO
ACCEPT THE PUBLIC IMPROVEMENTS CONSTRUCTED BY FIRST STREET SENIOR
APARTMENTS AS COMPLETE, ACCEPT THE ASSOCIATED DEDICATIONS OF LAND
AND AUTHORIZE THE FILING OF A NOTICE OF COMPLETION**

WHEREAS, on May 14, 2024, the City of Wheatland issued an encroachment permit to Wheatland Senior Associates, a California Limited Partnership (Principal) to allow construction of public improvements associated with the First Street Senior Housing Project (Project) within the City's right of way; and

WHEREAS, said public improvement include construction of sidewalks, storm drainage, water mains, streetlights and other items of work are based upon city-approved improvement plans dated January 16, 2024; and

WHEREAS, on August 29, 2025 the City granted a temporary certificate of occupancy for occupation of the Project's buildings while the public improvements were being completed; and

WHEREAS, to provide public infrastructure to serve this development, the Developer proposes to grant property in fee title road right-of-way, and grant two waterline easements to the City associated with the public improvements; and

WHEREAS, on October 6, 2025, the City of Wheatland determined the public improvements were substantially complete with the pending energization and testing of the streetlights; and

WHEREAS, at October 24, 2025, City Council meeting the City Engineer recommended to the City Council that public improvements be deemed completed and accepted by the City and subsequently file a Notice of Completion for the improvements; and

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Wheatland, State of California, that:

1. The City accepts the dedication of an eastern waterline easement and a western waterline easement within the Project, and accepts a dedication of road right-of-way along the Project frontage with First Street.
2. The public improvements referenced in the city-approved plans are hereby accepted as being complete in accordance with approved plans and specifications. Furthermore the City Manager is directed to execute and record a Notice of Completion for the public improvements associated with the Project on behalf of the City of Wheatland.

PASSED AND ADOPTED by the City Council of City of Wheatland, State of California this 28th day of October 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Angela Teeter, Mayor

ATTEST:

Lisa Thomason, City Clerk