

CITY OF YUBA CITY  
STAFF REPORT

**Date:** January 16, 2007  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works

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**Summary**

**Subject:** Teal Hollow Unit No. 2 – 80-lot single family dwelling development

**Recommendation:** Adopt a resolution approving the final map for Teal Hollow Unit No. 2, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map. [subdivision located east of Western Parkway between Monroe Drive and North Colusa Frontage Road]

**Fiscal Impact:** None

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**Background:** This subdivision, proposed by Centex Homes, is an 80-lot single family dwelling development located east of Western Parkway between Monroe Drive and North Colusa Frontage Road. Council approved the Subdivision Agreement for this development on September 5, 2006. There is a condition on the map that Centex Homes cannot obtain more than 40 building permits in Unit 2 prior to the completion of the Western Parkway/State Route 20 intersection. To ensure that the public improvements including the Western Parkway/State Route 20 intersection are completed, Centex Homes has posted bonds for the value of the improvements.

**Analysis:** The procedure for approval of a final map is outlined in Title 8, Chapter 2, Article 8 of the Municipal Code. The process is summarized as follows:

- Tentative Map – The applicant submits a tentative map to the Community Development Department, which is then routed to all City Departments and other agencies for review, comment, and establishment of the Conditions of Approval. Upon preparation of the Conditions of Approval and the environmental document, the map is taken to the Planning Commission for approval. The tentative map for the subject project was approved by the Planning Commission on April 27, 2005.
- Final Map – Upon approval of the tentative map, the applicant submits a final map package which includes the final map, public improvement plans, title reports, a Tax Collector's statement, and traverse sheets providing the bearings and distances and coordinates of the boundaries. The improvement plans are routed to various City Departments for review to ensure that the improvements provided conform to the Conditions of Approval and City standards. The final map is checked to make sure the traverse sheets are correct and that the title information is

correct. If the applicant chooses to file the map prior to the construction of the public improvements, the City requires the execution of a Subdivision Agreement guaranteeing that the improvements will be constructed through the collection of security, such as bonds or a letter of credit.

- Council Approval – Once it is determined that the final map is correct and the Conditions of Approval have been met, the map is taken to the City Council for consideration and approval.
- Recordation of the Final Map – Upon Council approval, the City Clerk certifies the action on the map and it is submitted to the Sutter County Recorder for recordation.

**Fiscal Impact:** None.

**Alternatives:** Delay or modify the recommended action.

**Recommendation:** Staff recommends that Council adopt a resolution approving the final map for Teal Hollow Unit No. 2, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.

Prepared by:

Diana Langley  
Diana Langley  
Senior Engineer

Submitted by:

Steven R. Jepsen  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

City Attorney

Other: (name, title)

GM  
SK  
N/A  
\_\_\_\_\_

# Memo

**Date:** January 16, 2007  
**To:** Honorable Mayor & Members of the City Council  
**Subject:** Agenda Item 9 – Teal Hollow Unit No. 2

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Additional information and/or clarification for Council consideration:

Fiscal Impact:

Upon dedication of the rights-of-way to the City and acceptance of the subdivision improvements, the City will become responsible for future maintenance. Funds for street maintenance will come from gas tax revenues, for water system maintenance will come from the water enterprise fund, and for sanitary sewer system maintenance will come from the sewer fund.

Diana Langley  
Diana Langley  
Senior Engineer

Reviewed by:  
Department Head

GM

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
APPROVING THE TEAL HOLLOW UNIT NO. 2 FINAL MAP, AND  
ACCEPTING FOR DEDICATION THE PUBLIC RIGHT-OF-WAY AND  
UTILITY EASEMENTS SHOWN THEREON AND AUTHORIZING  
RECORDATION OF THE FINAL MAP.**

BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF  
YUBA CITY AS FOLLOWS:

That the City Council does hereby accept for filing Teal Hollow Unit No. 2 Final Map and does accept, on behalf of the public, the dedication reflected thereon for public right-of-way and utility easements, and authorizes recordation of the Final Map.

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 16<sup>th</sup> day of January 2007.

AYES:

NOES:

ABSENT:

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MAYOR

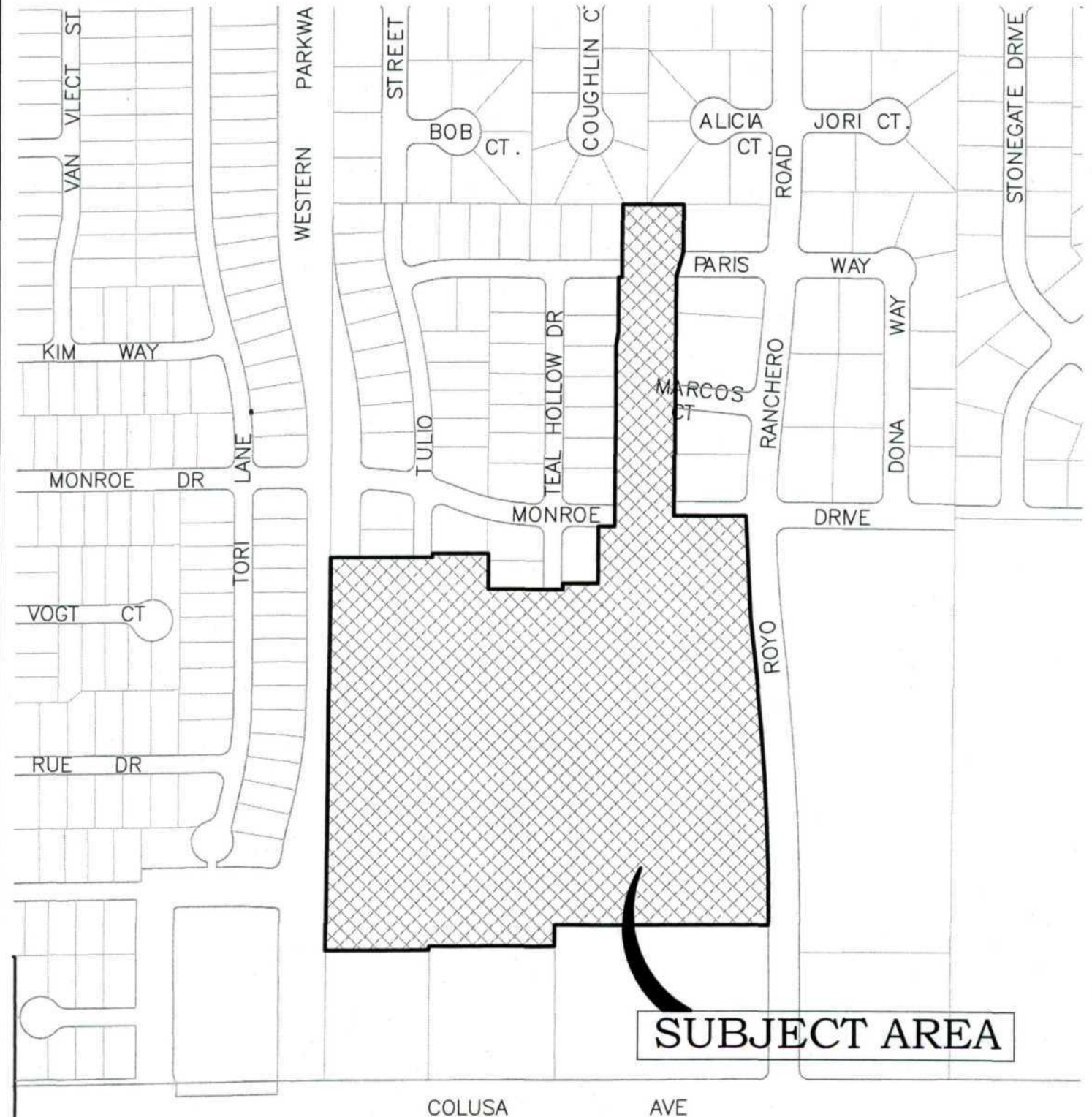
ATTEST:

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CITY CLERK



SCALE: 1" = 300'

# TEAL HOLLOW UNIT 2



**SUBJECT AREA**

COLUSA AVE