

CITY OF YUBA CITY  
STAFF REPORT

**Date:** February 5, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works  
**Presentation by:** George Musallam, Public Works Director

---

**Summary**

**Subject:** Teal Hollow Unit No. 2 Acceptance

**Recommendation:** Adopt a resolution accepting certain street and related improvements pursuant to the Teal Hollow Unit No. 2 Subdivision Agreement and authorizing the developer to file a Notice of Completion. [subdivision located between Western Parkway and Royo Ranchero Drive north of State Route 20]

**Fiscal Impact:** Upon acceptance of the improvements, the City will become responsible for future maintenance of the public improvements.

---

**Background:**

The Teal Hollow Unit No. 2 subdivision, developed by Centex Homes, is an 80-lot single family dwelling development located between Western Parkway and Royo Ranchero Drive north of State Route 20. The Planning Commission approved the Tentative Map on April 27, 2005, and modified Conditions of Approval on December 13, 2006. Council approved the Subdivision Agreement for the subdivision on September 5, 2006.

**Analysis:**

All required improvements have been constructed in conformance with the approved plans and specifications. Upon acceptance of the improvements, the developer will provide a maintenance bond in the amount of \$203,679, which is 5% of the construction costs, and will be in effect for one year from the date of acceptance.

In addition to the on-site work associated with the subdivision, Centex Homes was required to participate in the development and future construction of the signalized intersection at Western Parkway and to construct sanitary sewer lines that will benefit other properties.

It was determined through a traffic study that Centex' share of the Western Parkway/State Route 20 intersection is 10.1%, with an estimated total cost for planning, design, and construction to be \$3.4 million, placing the value of their share at \$343,400. To fulfill their part of Western Parkway, Centex hired Quincy Engineering at a cost of \$808,125.13, to prepare the report necessary for State approval of the new intersection and prepare the plans, specifications, and estimates. As the value of Quincy's contract exceeds Centex' share of the improvement, staff has prepared a

Reimbursement Agreement to reimburse Centex for 50% of the cost of work, which will be brought to Council on February 19<sup>th</sup> after the affected property owners have been notified.

Staff is also in the process of preparing a Reimbursement Agreement for the sanitary sewer lines constructed by Centex that will benefit other properties within the area. It is anticipated that this Agreement will be brought to Council on either February 19<sup>th</sup> or March 4<sup>th</sup>.

**Fiscal Impact:**

With the acceptance of the improvements, the City will become responsible for the maintenance of the public improvements, including the water, sewer, and storm drain lines, streets, street lights, landscaping, etc. Residents within the subdivision participate in a Lighting and Landscape Maintenance District which pays for the maintenance of the street lights and street trees. 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 gas tax funds.

**Alternatives:**

Delay the acceptance of the subdivision until the Reimbursement Agreements for the Western Parkway/State Route 20 Intersection Improvements and the sanitary sewer improvements have been approved.


**Recommendation:**

Adopt a resolution accepting certain street and related improvements pursuant to the Teal Hollow Unit No. 2 Subdivision Agreement and authorizing the developer to file a Notice of Completion.

Prepared by:

Diana Langley  
Diana Langley  
Principal Engineer

Submitted by:

  
Steven R. Jepsen  
City Manager

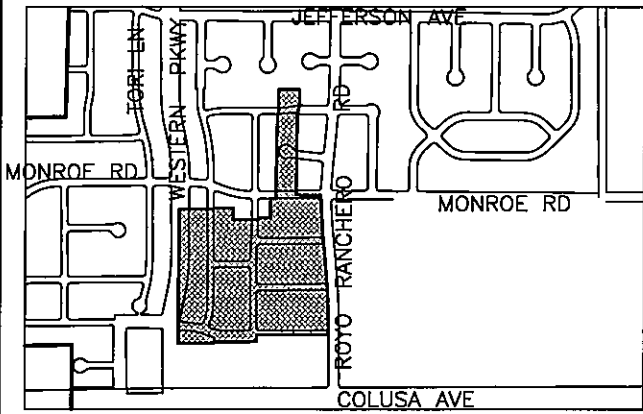
Reviewed by:

Department Head

Finance

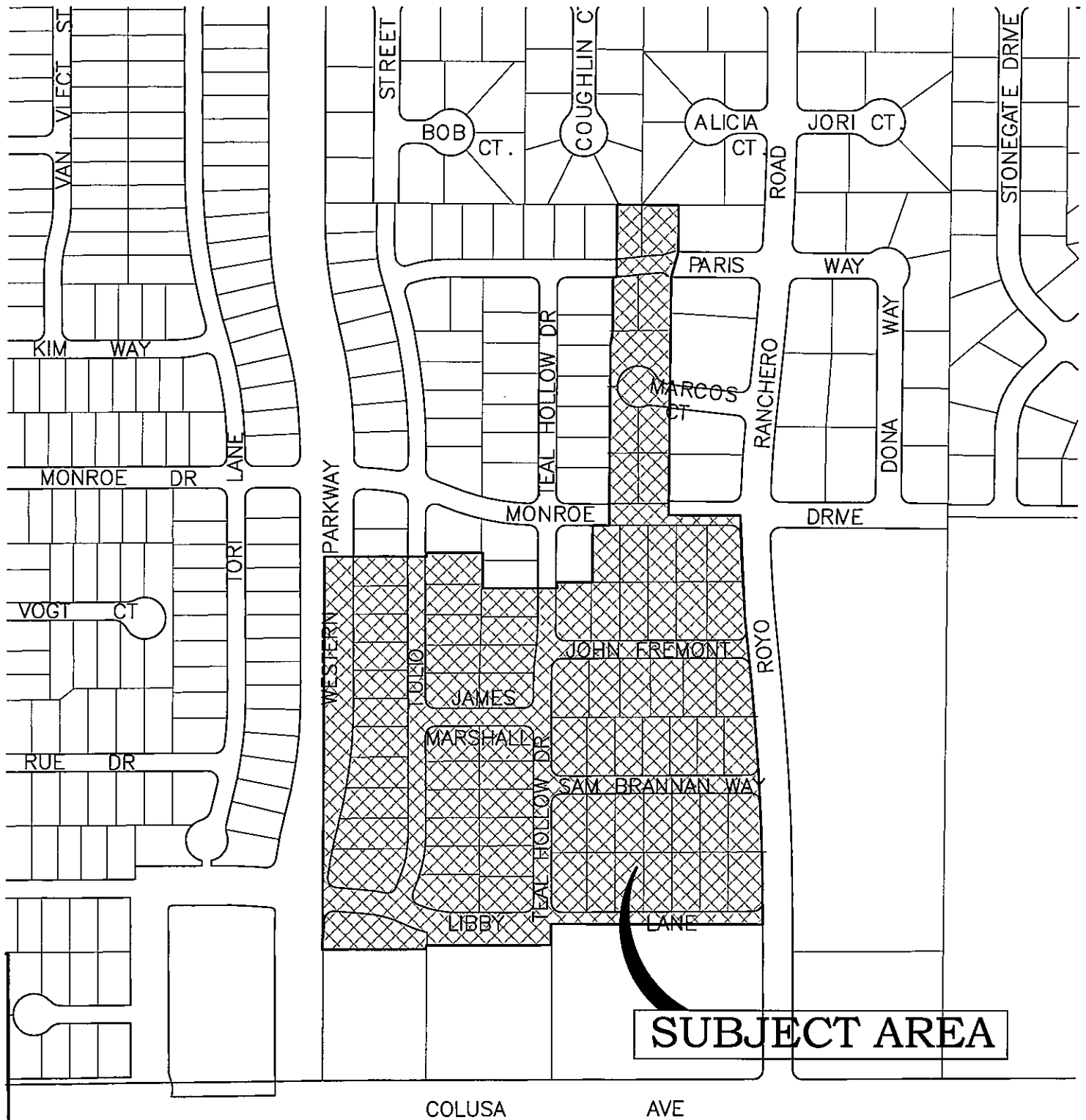
City Attorney

GM  
MB  
\_\_\_\_\_



SCALE: 1" = 300'

# TEAL HOLLOW UNIT 2



**SUBJECT AREA**

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ACCEPTING CERTAIN STREET AND RELATED IMPROVEMENTS  
PURSUANT TO THE TEAL HOLLOW UNIT NO. 2 SUBDIVISION  
AGREEMENT DATED SEPTEMBER 5, 2006, BETWEEN THE CITY OF  
YUBA CITY AND CENTEX HOMES, AND DIRECTING THE  
DEVELOPER TO FILE THE NOTICE OF COMPLETION.**

WHEREAS, the City of Yuba City has heretofore contracted with Centex Homes for certain work pursuant to that Teal Hollow Unit No. 2 Subdivision Agreement dated September 5, 2006, between the City of Yuba City and Centex Homes; and

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

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 Centex Homes, 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 5<sup>th</sup> day of February 2008.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK