



## STAFF REPORT

**Date:** Tuesday, January 24, 2016

**To:** Bryan H. Montgomery, City Manager

**From:** Kevin Rohani, P.E. Public Works Director/ City Engineer

**Subject:** Acceptance of Teton Road Landscape Improvements associated with Subdivision 8994, The Reserve at Parklands II, developed by Richmond American Homes of Maryland, Inc. and beginning the landscape maintenance by the City of Oakley

Approved and Forwarded to City Council:

  
Bryan H. Montgomery, City Manager

### Background and Analysis

On November 18, 2014, Richmond American Homes of Maryland, Inc. entered into a Subdivision Improvement Agreement for the development and construction of the landscape improvements along Teton Road, as shown in the approved plans "Old Teton Road Streetscape at the Reserve at Parkland II" and "New Teton Road Streetscape at the Reserve at Parkland II" prepared by VanderToolen & Associates. The landscape improvements along Teton Road are located within the dedicated public right of way as shown in the final map recorded for Subdivision 8994.

Richmond American Homes of Maryland, Inc. has finished construction of the landscape improvements along Teton Road and their maintenance obligation has ended.

### Fiscal Impact

Upon acceptance of the landscape improvements, the City will incur annual costs associated with the on-going maintenance. LLD Zone 3-24 was formed for the subdivision in order to pay for these maintenance costs, and the necessary funds are available.

### Staff Recommendation

The landscape improvements along Teton Road are determined to be complete. They were inspected by staff and were determined to substantially conform to the approved plans and specifications. With these landscape improvements now complete, staff recommends that the landscape improvements be formally accepted, and the City to begin maintenance following City Council acceptance. Richmond American Homes of Maryland, Inc. will be responsible for a one year

warranty period for all irrigation and landscape improvements associated with the project.

**Attachments**

- 1) Resolution
- 2) Project Map

RESOLUTION NO. \_\_- 17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, ACCEPTING THE LANDSCAPE IMPROVEMENTS ASSOCIATED WITH SUBDIVISION 8994, THE RESERVE AT PARKLAND II, ALONG TETON ROAD, AND BEGINNING THE LANDSCAPE MAINTENANCE BY THE CITY OF OAKLEY**

**WHEREAS**, on November 18, 2014 the City Council adopted Resolution No. 102-14 approving the final map for Subdivision 8994 (Phase 2 of Subdivision 8737) which dedicated Teton Road as public right of way and approved the Subdivision Improvement Agreement with Richmond American Homes of Maryland, Inc. a Maryland Corporation; and

**WHEREAS**, the required landscape improvements as shown in the landscape plans titled "New Teton Road Streetscape at the Reserve at Parkland II" and "Old Teton Road Streetscape at the Reserve at Parkland II" prepared by VanderToolen & Associates, have been completed and constructed in substantial conformance with the approved plans; and

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED**, by the City Council of the City of Oakley as follows:

- a) Teton Road as dedicated in the final map for Subdivision 8994 are hereby accepted; and
- b) The landscape improvements along Teton Road are accepted and begin the landscape maintenance by the City; and
- c) The one-year warranty period required by the Subdivision Improvement Agreement has begun as of the date of adoption of this resolution and that Richmond American Homes of Maryland, Inc., shall repair any defective improvements such as: trees, irrigation, and hardscape, as identified by City personnel.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Oakley at a meeting held on this 24<sup>th</sup> day of January, 2017 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTENTIONS:

APPROVED:

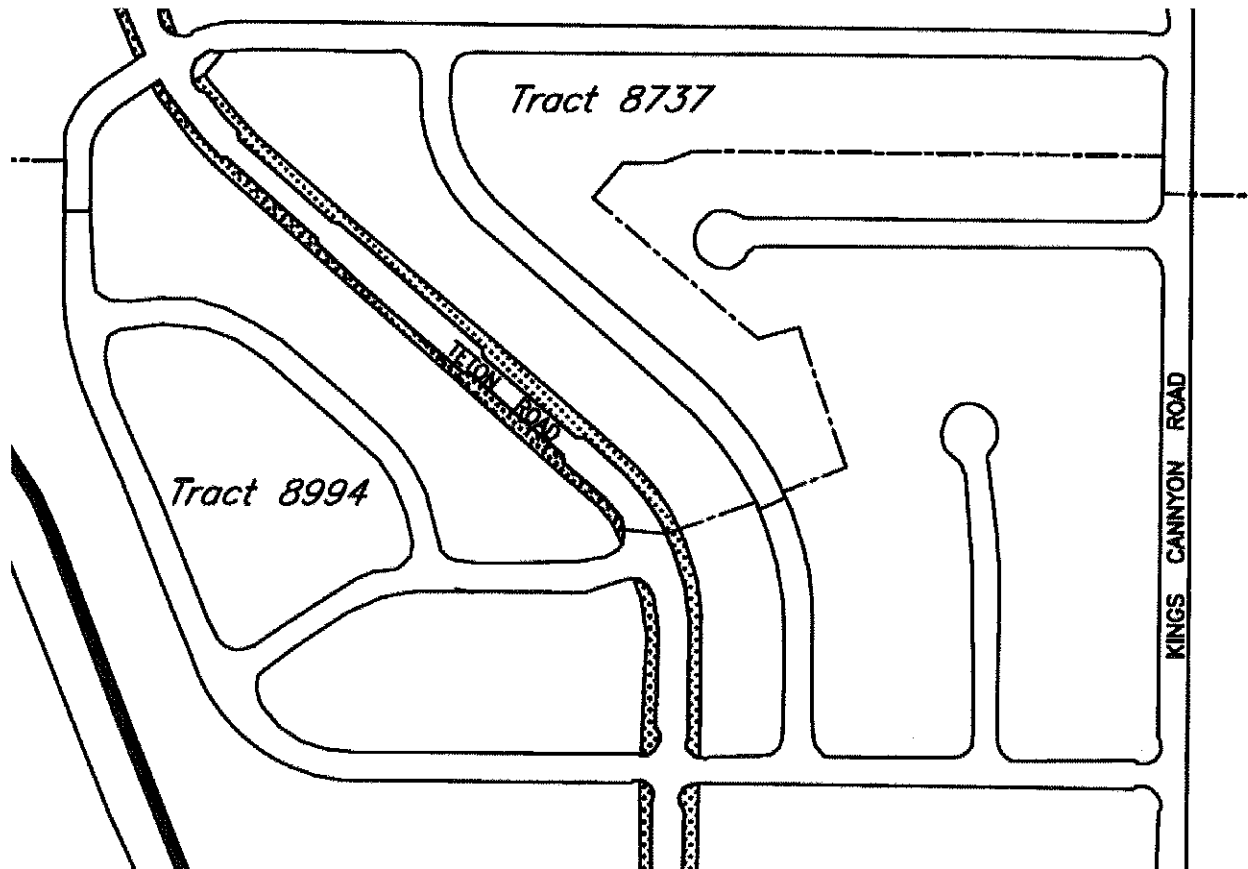
ATTEST:


\_\_\_\_\_  
Sue Higgins, Mayor





\_\_\_\_\_  
Libby Vreonis, City Clerk

\_\_\_\_\_  
Date

**PROJECT MAP**  
**TETON ROAD LANDSCAPE IMPROVEMENTS**  
**SUBDIVISION 8994**



  
NOT TO SCALE

<u>LEGEND</u>	
	Zone Boundary
	Tract Boundary
	Landscaping
	Entry Features