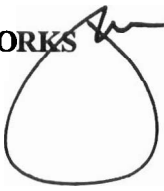


**TO:** JAMES L. APP, CITY MANAGER  
**FROM:** JOHN R. McCARTHY, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** EXTENSION OF SUBDIVISION AGREEMENT  
TRACT 2223-1 (BELLA VISTA ESTATES)  
**DATE:** FEBRUARY 2, 1999



**Needs:** For the City Council to consider granting an extension of a Subdivision Agreement between the City and Frank Arciero for the completion of the public improvements for Tract 2223-1.

- Facts:**
1. In January 1998, the City and Mr. Arciero entered into a Subdivision Agreement in which the developer agreed to complete the public improvements required for Tract 2223-1. Included with these improvements is the installation of parkway landscaping and irrigation, sewer main in Prospect Avenue, as well as pavement on Prospect Avenue. The developer agreed to complete these items by January 1999.
  2. In August 1998, the City Council granted approval for the issuance of Certificates of Occupancy, even though the parkway landscaping and irrigation and Prospect improvements had not been completed. This was granted with assurance from the developer that all the improvements would be completed by January 1999.

**Analysis and**

**Conclusion:** The developer has now submitted the attached letter stating that completion of the Prospect Avenue improvements would be more efficient if constructed with adjacent tract improvements. (Tracts 2300 and 2301).

**Policy**

**Reference:** Subdivision Agreement

**Fiscal**

**Impact:** None

- Options:**
- A. That the City Council grant a time extension to the developer provided:
    - 1) he submits a formal written commitment to complete all improvements NO LATER THAN June 30, 1999.
    - 2) he submits a cash bond in the amount of \$272,043 (amount for Prospect Avenue improvements and parkway landscaping).
  - B. That the City Council deny a time extension.
  - C. That the City Council amend, modify, or reject the above options.

**Attachments:** (1)  
1) Letter from developer

**BELLA VISTA ESTATES**

January 21, 1999

Jim App  
City Manager  
Paso Robles, Ca 93446

Dear Jim;

It is January of 1999 already and we have not completed the improvements on Prospect Avenue.

We explained to your staff that it is our opinion that improvements on Prospect Avenue should be done in conjunction with two other sub-division improvements, Tracts 2300 and 2301, which are in for approval at this time.

From a construction viewpoint, it is much more economical for us to do all three projects at one time. Doing all at once will have less of an impact on the local traffic, causing less hardship on our neighbors.

One of the conditions of approval for Tract 2223 was to improve Prospect Avenue to a rural road standard. That standard requires a thirty-two feet (32') wide paved street. When we improve Tract 2300 and 2301, the city requires widening of Prospect Avenue frontage to forty feet (40'), with curb and gutters. This would result in a four foot (4') wide patch of asphalt be added to satisfy the requirements.

We are also adding several residential sewer laterals to service tract 2300 and 2301, which tie into the sewer under Prospect Avenue.

Jack Hazelnet is also being required to widen Prospect Avenue, add curb, and gutter at 2120 Prospect Avenue, as a condition of his recent permit. He has asked us to complete that work for him.

Patricia Harris at 2131 Prospect Avenue has an approved tentative map to improve her property also. We are currently in discussions with her to do her improvement work in conjunction with all of ours.



**BELLA VISTA ESTATES**

January 21, 1999 Page 2

To complete Prospect Avenue now, only to come back in 60 to 90 days and dig it up in order to tie in sewers and other utilities, and to add a four foot (4') wide patch of asphalt to both sides of the street, would give a less desirable finished product. I understand that Tract 2300 is to be approved any day. Tract 2301 should only be another Thirty (30) days for approval.

We would appreciate the city's understanding and patience with this mater. It is our intent to commence work as soon as we receive approval and will complete the job as quickly as possible.

Thank you,

Bill Kilpatrick  
Project Manager  
Bella Vista Estates

c.c: Ditas Esperanza

BK/ek

# Prospect Avenue



DESCRIPTION	QUANTITY	UNITS		
5. A.C. BERM	1600	L.F.	\$2.50	\$4,000.00
6. 10" PVC SEWER LINE (SHORED)	1400	L.F.	\$50.00	\$70,000.00
7. SEWER MANHOLES	3	EA.	\$2,500.00	\$7,500.00
8. SEWER LATERALS	16	EA.	\$300.00	\$4,800.00
9. NATURAL GAS LINE	1500	L.F.	\$10.00	\$15,000.00
10. 2" A.C. PAVING	640	TONS	\$40.00	\$25,600.00
11. 8" CL. II BASE	1270	C.Y.	\$35.00	\$44,450.00
12. DRAINAGE INLET	2	EA.	\$2,000.00	\$4,000.00
				\$232,910.00

## I. FIRE LAND (OFFSITE) (STA. 20+30 TO STA. 26+88+):

1. WATER LINE (CONNECTION)	1	EA.	\$1,000.00	\$1,000.00
2. GRADING	1760	C.Y.	\$3.00	\$5,280.00
3. 18" STORM DRAIN (RCP OR HDPE)	851	L.F.	\$30.00	\$25,530.00
4. S.D. MANHOLES	3	EA.	\$2,500.00	\$7,500.00
5. DRAINAGE INLET	2	EA.	\$2,000.00	\$4,000.00
6. 24" HDPE	185	L.F.	\$35.00	\$6,475.00
7. 2" A.C. PAVING	195	TONS	\$40.00	\$7,800.00
8. 8" CL II BASE	390	C.Y.	\$35.00	\$13,650.00
				\$71,235.00

## J. LANDSCAPING

1. PARKWAY STREET TREES	146	TREES	\$96.00	\$14,016.00
2. PARKWAY IRRIGATION	26480	S.F.	\$0.35	\$9,268.00
3. PARKWAY GRASS SEEDING	26480	S.F.	\$0.08	\$2,118.40
4. PERIMETER LANDSCAPING	10300	S.F.	\$0.25	\$2,575.00
5. PERIMETER IRRIGATION	10300	S.F.	\$0.20	\$2,060.00
6. DETENTION BASIN LANDSCAPING	10700	S.F.	\$0.50	\$5,350.00
7. DETENTION BASIN IRRIGATION	10700	S.F.	\$0.35	\$3,745.00
				\$39,133.00

TOTAL COST	=	\$1,550,563.00
LESS BONDING FOR GRADING (PAID)	=	-\$197,250.00
TOTAL ADDITIONAL COST		\$1,353,313.00

25% CONTINGENCY	=	\$338,328.25
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TOTAL COST USING CITY OF PASO ROBLES UNIT COSTS	=	\$1,691,641.25
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## I. MONUMENT BOND:

OFFSITE & ONSITE STREET MONUMENT	26 MONUMENTS	\$250.00	\$6,500.00
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DESCRIPTION	QUANTITY	UNITS		
<u>D.) WATER:</u>				
1. 8" PVC MAIN W/VALVE	980	L.F.	\$25.00	\$24,500.00
2. FIRE HYDRANT	8	EA.	\$2,100.00	\$16,800.00
3. WATER SERVICES	59	EA.	\$300.00	\$17,700.00
4. TIE TO EXISTING WATER LINE	2	L.F.	\$1,000.00	\$2,000.00
5. 6" PVC MAIN W/VALVE	1105	L.F.	\$20.00	\$22,100.00
6. MISC. VALVES	15	EA.	\$500.00	\$7,500.00
				-----
				\$90,600.00
<u>E.) STORM DRAIN:</u>				
1. 30" PVC STORM DRAIN	350	L.F.	\$40.00	\$14,000.00
2. 24" PVC STORM DRAIN	700	L.F.	\$35.00	\$24,500.00
3. DRAIN INLET	5	EA.	\$2,000.00	\$10,000.00
4. MANHOLES	4	EA.	\$2,500.00	\$10,000.00
5. DETENTION BASIN		L.S.	\$15,000.00	\$15,000.00
				-----
				\$73,500.00
<u>F.) UTILITIES:</u>				
1. TRENCHING COMBINED	2900	L.F.	\$16.00	\$46,400.00
				-----
				\$46,400.00
<u>G.) MESA ROAD - OFFSITE</u>				
1. GRADING	1760	C.Y.	\$3.00	\$5,280.00
2. CURB, GUTTER & SIDEWALK (5')	800	L.F.	\$12.50	\$10,000.00
3. HANDICAP RAMP	1	EA.	\$500.00	\$500.00
4. STREET SIGN	1	EA.	\$150.00	\$150.00
5. STREET MONUMENT	1	EA.	\$200.00	\$200.00
6. 2" A.C. PAVING	500	TONS	\$40.00	\$20,000.00
7. 8" CL. II BASE	1062	C.Y.	\$35.00	\$37,170.00
8. SEWER LATERALS	5	EA.	\$300.00	\$1,500.00
9. SEWER LINE - 8"	146	L.F.	\$30.00	\$4,380.00
10. SEWER LINE - 10" (SHORED)	827	L.F.	\$50.00	\$41,350.00
11. S.S. MANHOLES	3	EA.	\$2,500.00	\$7,500.00
12. S.S. MANHOLES CONNECTION	1	EA.	\$1,000.00	\$1,000.00
13. SEWER LINE - 8" (SHORED)	250	L.F.	\$45.00	\$11,250.00
				-----
				\$140,280.00
<u>H.) PROSPECT AVENUE - OFFSITE</u>				
1. GRADING	4020	C.Y.	\$3.00	\$12,060.00
2. LEFT TURN LANE (UNION ROAD)	1	L.S.	\$25,000.00	\$25,000.00
3. 5' SIDEWALK (1600')	8000	S.F.	\$2.50	\$20,000.00
4. HANDICAP RAMP	1	EA.	\$500.00	\$500.00