

TO: JAMES L. APP, CITY MANAGER
FROM: DITAS ESPERANZA, CITY ENGINEER *DE*
SUBJECT: ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 2300 (BELLA VISTA)
DATE: MARCH 7, 2000

Needs: That the City Council authorize the acceptance of public improvements constructed as required for Tract 2300 (Bella Vista).

- Facts:**
1. The Subdivider entered into a Subdivision Improvement Agreement with the City and posted securities to guarantee installation of public improvements in accordance with the Subdivision Map Act and the City of El Paso de Robles Municipal Code.
 2. The Final map was approved by the City Council for recordation on April 6, 1999 by Resolution No. 99-48.
 3. The amount which shall be retained by the City during a one-year guarantee and warranty period, is 10% of the Subdivider's Performance securities, which is twenty-three thousand forty-seven dollars (\$23,047). This retention will be retained for a period of one (1) year after the acceptance of all improvements.
 4. The project was annexed into the Paso Robles Landscape & Lighting Maintenance District by Resolution 99-49.
 5. The Subdivider constructed, installed and completed the following streets or roads in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Patria Court	Arciero Court	cul-de-sac	0.08
Arciero Court	Mesa Road	Patria Court	0.06
Mesa Road	Arciero Court	easterly tract boundary	0.09

Analysis and

Conclusion: The public improvements that the developer was required to install have been completed. Further, the City will still retain a Maintenance Bond for a period of one year as warranty for the improvements installed.

The City may also release a cash bond in the amount of \$27,200 posted on February 8, 2000.

Policy

Reference: Title 22 of the Municipal Code Section and Subdivision Map Act

Fiscal

Impact: City street maintenance costs will increase due to use of the City Street Sweeper during and after the maintenance period, and as a result of acceptance of these additional streets one year after the release of the maintenance securities. Maintenance costs will also increase with regard to the addition of sewer and water main lines. These costs will vary from year to year in accordance with the amount of maintenance required. Typically, streets receive a slurry seal every five years and Asphalt overlay every twenty years. Slurry seal costs are about \$45,000 per mile and asphalt concrete overlay is about \$200,000 per mile.

- Options:**
- A. That the City Council approve the attached Resolution authorizing acceptance of certain streets into the City maintained mileage system; and approve the attached Resolution authorizing the Notice of Completion to be filed, partial release of Performance Securities, and full release of the Payment (Labor and Materials) Securities, including a \$27,200 cash bond deposited on February 8, 2000, for Tract 2300 (Bella Vista).
 - B. That the City Council amend, modify, or reject the above option.

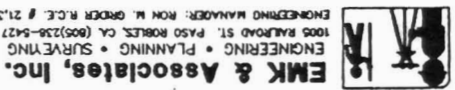
Attachments: (4)

- 1) Location Map
- 2) Resolution Accepting Streets
- 3) Resolution Accepting Improvements
- 4) Notice of Completion

LINE	BEARING	DISTANCE
L1	N45°04'08"E	24.57
L2	N44°54'24"W	24.56

CURVE	DELTA	RADIUS	LENGTH
C1	09°09'11"	330.00	52.72
C2	36°20'24"	50.00	33.46
C3	11°25'48"	52.00	10.37
C4	63°20'33"	52.00	48.87
C5	63°04'17"	52.00	57.24
C6	128°20'39"	52.00	116.46

- LEGEND**
- FOUND MONUMENT PER 53 PM 44
 - ▲ SET "X" REBAR W/TAG LS 5145
 - △ FOUND WELL MONUMENT PER 53 PM 44
 - ▽ AREA OFFERED FOR DEDICATION
 - R-1 RECORDED PER 53 PM 44
 - PUE PUBLIC UTILITY EASEMENT
 - SITE STREET TREE EASEMENT

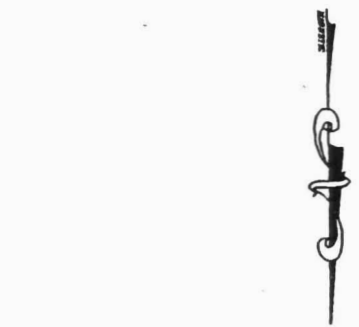
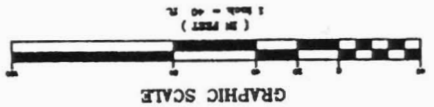
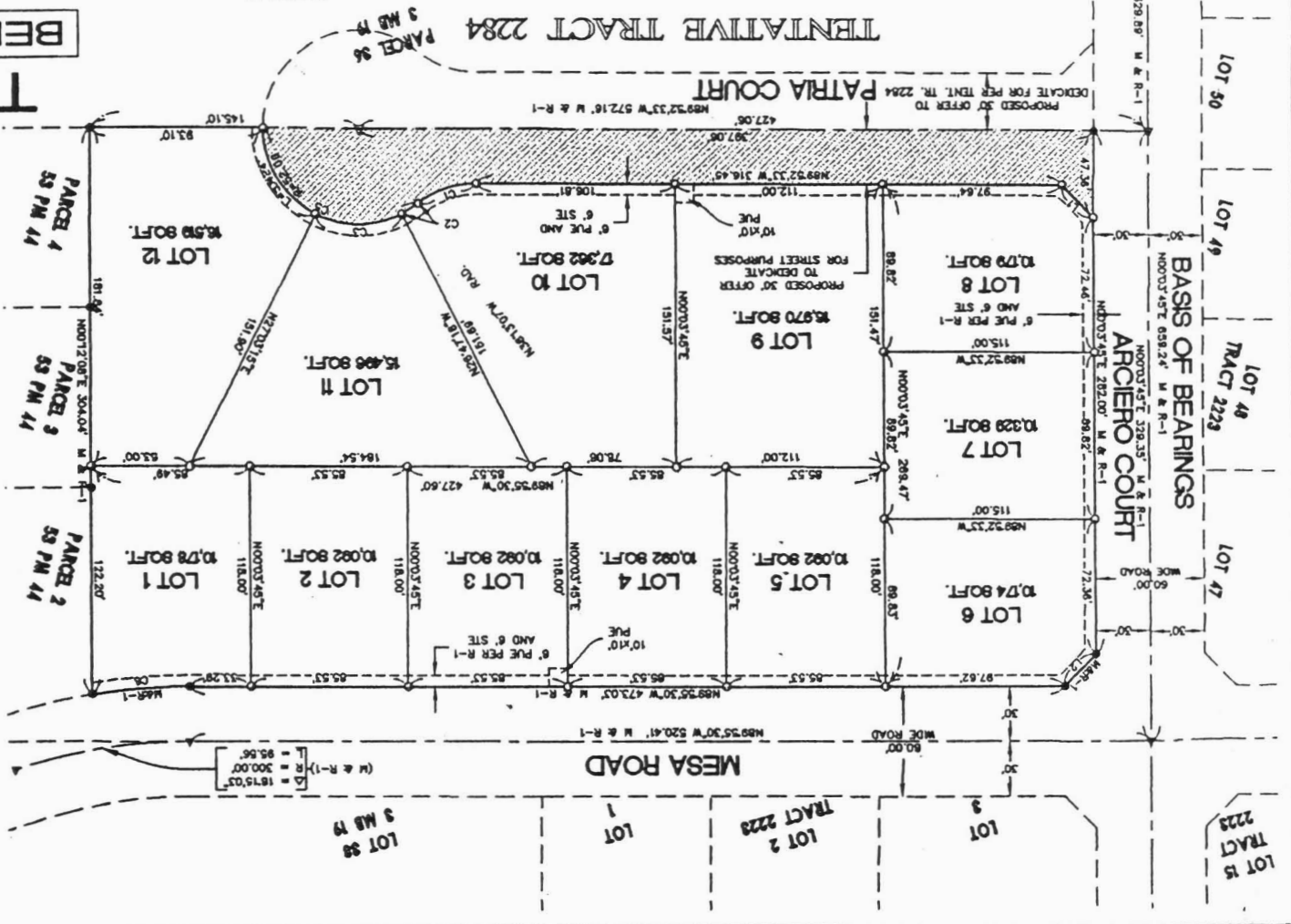


BEING A 12 PARCEL SUBDIVISION OF
PARCEL 1 OF PARCEL MAP PR 98-008
RECORDED IN 53 PM 44
THE CITY OF PASO ROBLES,
SAN LUIS OBISPO COUNTY, CALIFORNIA

BELLA VISTA ESTATES

TRACT 2300

NOTE:
MESA ROAD AND ARCHERO COURT WERE PREVIOUSLY OFFERED FOR DEDICATION PER DOC # 1998-016754 AS SHOWN ON 53 PM 44.
THE BASIS OF BEARINGS FOR THIS MAP IS N 00°07'45" E BEING THE CENTERLINE OF ARCHERO COURT PER 53 PM 44 (R-1) BETWEEN TWO FOUND MONUMENTS AS SHOWN.



RESOLUTION No. 00-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES ACCEPTING INTO THE CITY STREET SYSTEM
CERTAIN STREETS AND ROADS CONSTRUCTED PURSUANT TO THE
SUBDIVISION IMPROVEMENT AGREEMENT FOR TRACT 2300**

WHEREAS, the Subdivider has constructed, installed and completed the following streets or roads in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City Standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Patria Court	Arciero Court	cul-de-sac	0.08
Arciero Court	Mesa Road	Patria Court	0.06
Mesa Road	Arciero Court	easterly tract boundary	0.09

Section 1. That the City Council of the City of Paso Robles does hereby find and determine that the above designated streets, of approximately 0.23 miles in total length, have been constructed, installed and completed by Bella Vista Estates.

Section 2. The streets or roads identified hereof are hereby accepted into the street system of the City of El Paso de Robles upon the release of maintenance securities, and the City shall then assume responsibility for their future maintenance and repair.

Section 3. The City Engineer shall take such further actions as may be required by law to implement this Resolution.

Section 4. The City Clerk shall certify to the passage and adoption of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Paso Robles, this 7th day of **March** 2000, on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

RESOLUTION No. 00-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF PASO ROBLES ACCEPTING CERTAIN IMPROVEMENTS
CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT
FOR TRACT 2300, AND AUTHORIZING THE CITY ENGINEER TO EXECUTE NOTICES OF
COMPLETION THEREFORE, AND TO AUTHORIZE THE RELEASE OF MAINTENANCE
SECURITIES 1 YEAR FROM DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS**

WHEREAS, the City of El Paso de Robles and Bella Vista Estates, as Subdivider, entered into that certain Subdivision Improvement Agreement dated as of April 22, 1999 and February 1, 2000, and relating to public improvement work for Tract 2300, in the City of El Paso de Robles; and

WHEREAS, the public improvements specially identified in Exhibit A attached hereto have been constructed, installed and completed by Subdivider in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City Standards, and the City Engineer has certified to the Council the completion of such public improvements; and

WHEREAS, Subdivider has requested that the City accept said public improvements and authorize the release of improvement securities furnished by Subdivider pursuant to the terms and conditions of the Subdivision Improvement Agreement as well as an Agreement dated February 1, 2000.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The public improvements, as specifically identified in Exhibit A, attached hereto, have been constructed, installed and completed in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City Standards, and the City Engineer is hereby authorized, on behalf of the City, to prepare and file a Notice of Completion relating to such public improvements.

Section 2. The City Engineer is hereby authorized to release the improvement securities furnished by the Subdivider in the percentages specified in the Subdivision Improvement Agreement, as well as the agreement dated February 1, 2000.

Section 3. The City Engineer is hereby authorized to release the maintenance securities furnished by Subdivider one (1) year from the date of acceptance of the public improvements upon satisfactory completion of the maintenance period, as determined by the City Engineer.

Section 4. The City Engineer is hereby authorized to release a cash bond in the amount of \$27,200 deposited on February 8, 2000.

Section 5. The City Clerk shall certify to the passage and adoption of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Paso Robles, this 7th day of March 2000, on the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Sharilyn M. Ryan, Deputy City Clerk

SR5

EXHIBIT A

**PUBLIC IMPROVEMENTS CONSTRUCTED, INSTALLED AND COMPLETED
FOR TRACT 2300 PURSUANT TO THE SUBDIVISION IMPROVEMENT
AGREEMENT DATED AS OF APRIL 22, 1999 AND FEBRUARY 1, 2000, BETWEEN THE CITY OF
PASO ROBLES AND BELLA VISTA ESTATES AS SUBDIVIDER**

- I. Street Improvements
- II. Sewer System and Services
- III. Drainage Improvements
- IV. Water System and Services
- V. Landscaping
- VI. Street Trees
- VII. Grading
- VIII. Monumentation
- IX. Gas Mains and Services
- X. Street Lights (Standards)
- XI. Telephone Service
- XII. Cable Television
- XIII. Water Mains and Fire Hydrants
- XIV. Electrical Services

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

**ENGINEERING DIVISION
CITY OF EL PASO DE ROBLES
1000 SPRING STREET
PASO ROBLES, CA 93446
ATTN: Ditas Esperanza**

FOR RECORDER USE ONLY

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property herein described.
2. The FULL NAME of the OWNER is CITY OF PASO ROBLES by Jim App, City Manager.
3. The FULL ADDRESS of the OWNER is 1000 SPRING STREET, PASO ROBLES, CA 93446.
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee. 0
5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES	ADDRESSES
<u>N/A</u>	
<u>N/A</u>	

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES	ADDRESSES
<u>N/A</u>	
<u>N/A</u>	

A work of improvement on the property hereinafter described was COMPLETED March 7, 2000

The work of improvement completed is described as follows: _____

9. The NAME of the ORIGINAL CONTRACTOR, if any, for such work of improvement is _____
10. The street address of said property is TRACT 2300
11. The property of which said work of improvement was completed is in the City of EL PASO DE ROBLES, County of SAN LUIS OBISPO, State of CALIFORNIA, and is described as follows:

PUBLIC IMPROVEMENTS FOR: TRACT 2300 **A.P.N:** N/A

LEGAL DESCRIPTION:

Being a subdivision in the City of El Paso de Robles as recorded in Book 18 of Maps at Page 68 in the Office of the County Recorder for the County of San Luis Obispo, in the State of California.

Date: March 7, 2000

CITY OF EL PASO DE ROBLES, OWNER

CITY MANAGER

Verification for INDIVIDUAL owner _____:

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

N/A

Date and Place

N/A
(Signature of owner named in Paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the CITY ENGINEER of the aforesaid interest or estate in the property described in the above notice; that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date

DITAS ESPERANZA, P.E., CITY ENGINEER

