

TO: James L. App, City Manger
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2430
(Terrabella ABD, LLC)
DATE: December 16, 2003

Needs: That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2430 into the City's maintenance system.

Facts:

1. On June 17, 2003, the City Council accepted Tract 2430 for recordation and executed a Subdivision Improvement Agreement with the Developer of these subdivisions.
2. This subdivision is located at the southwest corner of Bella Vista Court and Arciero Way (see Vicinity Map, Exhibit A).
3. The public improvements in Tract 2430 have been constructed to the satisfaction of City staff.

**Analysis
And**

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

Policy

Reference: Paso Robles Municipal Code, Section 22, Subdivision Map Act

Fiscal

Impact: The Contractor is obligated to maintain all public improvements for a one-year period following acceptance by the City Council. Once the one-year period has been completed, and the Contractor has completed all correction items, the City will assume additional street, sewer and drainage maintenance costs.

Parkway landscaping and street lighting costs will be financed by the benefiting property owners through the Landscape and Lighting District.

Options: Based upon completion of construction of all required public improvements to the satisfaction of the City:

- a. Adopt Resolution No. 03-xxx accepting the public improvements of Tract 2430 into the City's maintenance system and authorizing the release of Performance and Payment Bonds upon the posting of a Maintenance Bond in the amount of \$12,153.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map - Exhibit A
2. Resolution

RESOLUTION NO. 03 -xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2430 (TERRABELLA ABD, LLC)
CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT,
AUTHORIZING RELEASE OF THE PAYMENT AND PERFORMANCE BONDS, AND
AUTHORIZING RELEASE OF MAINTENANCE SECURITIES ONE YEAR FROM DATE OF
ACCEPTANCE OF THE PUBLIC IMPROVEMENTS

WHEREAS, Tract 2430 was accepted June 17, 2003, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all public improvements required as Conditions of Approval for this subdivision have been constructed 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.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. Upon completion of all public improvements to the satisfaction of the City Engineer, that the public improvements constructed as required for Tract 2430 be accepted into the City's maintenance system upon the release of maintenance securities, and the City shall then assume responsibility for their future maintenance and repair. The Subdivider shall be obligated for maintenance of all public improvements for a period of at least one year from date of acceptance by the City Council. After one year, maintenance securities may be released by the City Engineer upon completion of all correction items to the satisfaction of City staff.

SECTION 2. That upon receipt of a maintenance bond in the amount of \$12,153 the payment bond \$60,765 and the performance bond \$121,530 guaranteeing construction of these public improvements may be released.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of December 2003 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

TRACT 2430
 BEING A 68 RESIDENTIAL LOT AND 1 OPEN SPACE PARCEL
 SUBDIVISION OF PARCEL D OF PARCEL MAP CO-77-189
 IN THE CITY OF SAN PABLO DE BOBLES,
 COUNTY OF SAN LUIS OBISPO,
 STATE OF CALIFORNIA.

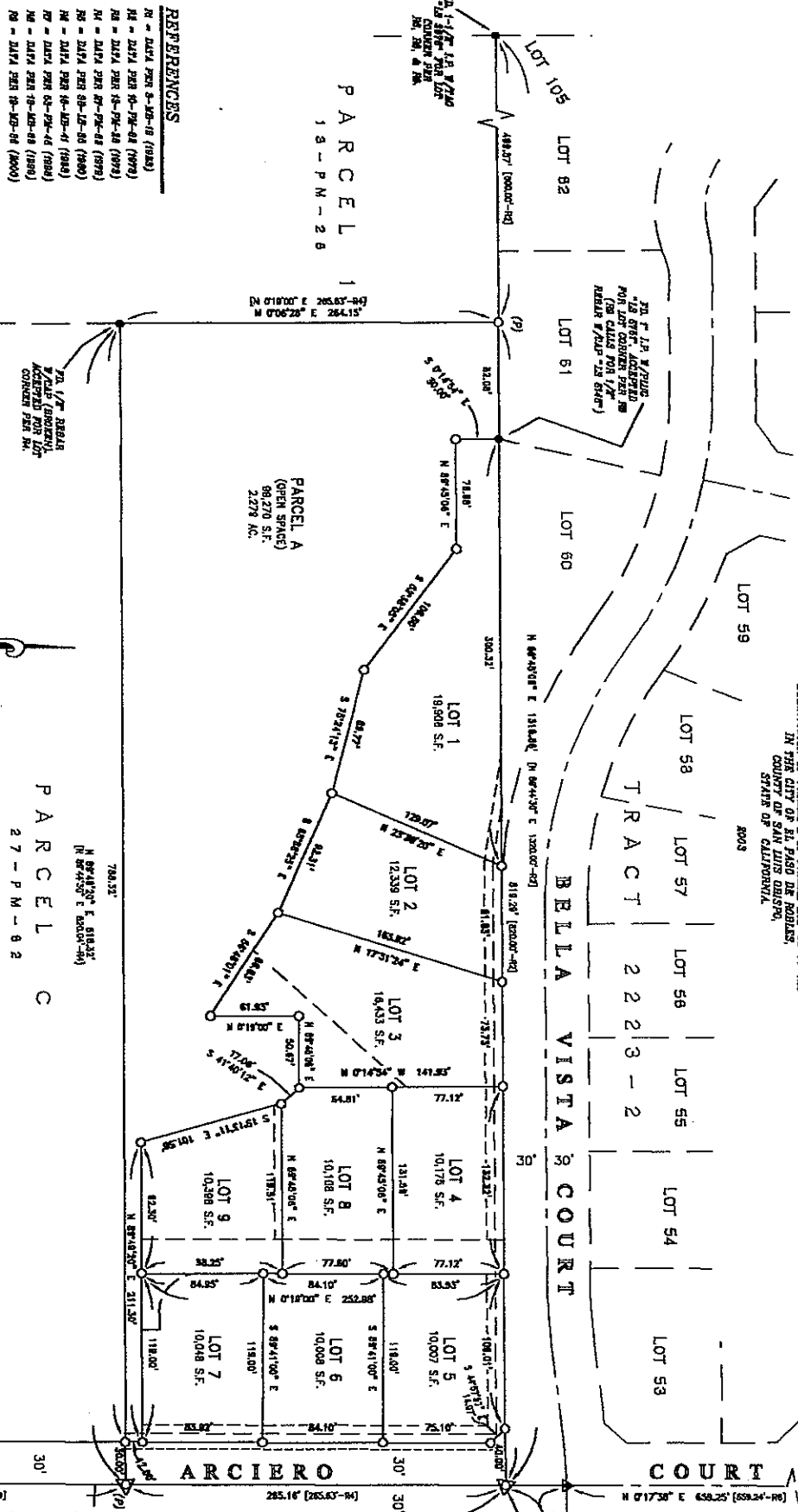
MESA ROAD

COURT

BELLA VISTA COURT

ARCIERO

TRACT 2301



PARCEL 1
 1.9 - P.M. - 2.8

- REFERENCES**
- R1 - DATA FROM 8-10-18 (1983)
 - R2 - DATA FROM 01-29-84 (1984)
 - R3 - DATA FROM 03-29-84 (1984)
 - R4 - DATA FROM 04-29-84 (1984)
 - R5 - DATA FROM 05-29-84 (1984)
 - R6 - DATA FROM 06-29-84 (1984)
 - R7 - DATA FROM 07-29-84 (1984)
 - R8 - DATA FROM 08-29-84 (1984)
 - R9 - DATA FROM 09-29-84 (1984)
 - R10 - DATA FROM 10-29-84 (1984)
 - R11 - DATA FROM 11-29-84 (1984)
 - R12 - DATA FROM 12-29-84 (1984)

SCALE: 1"=50 FT.

- LEGEND**
- 5/8" P.I.H. 5/16" O.D. 1/2" I.D. 4848'
 - 5/8" STAINLESS CITY STREET MONUMENT
 - FOUND MONUMENT AS NOTED
 - 7/8" BRASS CUP IN STREET WALL FOR CENTERLINE OF ARCIERO CORNER PER R1 & R2
 - (P) - DANGER POINT ESTABLISHED BY SINGLE PRODUCTION

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP AND CURVE IS THE MERIDIAN. THE CURVE IS A CIRCULAR CURVE WITH A RADIUS OF 1000.00 FEET. THE CENTER OF CURVE IS AT THE INTERSECTION OF THE MERIDIAN AND THE TANGENT LINE OF THE CURVE. THE BEARING OF THE TANGENT LINE AT THE POINT OF BEGINNING OF THE CURVE IS N 0° 00' 00" E. THE BEARING OF THE TANGENT LINE AT THE POINT OF ENDING OF THE CURVE IS S 0° 00' 00" E.

SEE SHEET 3 FOR EASEMENTS & DEDICATIONS

ORCHARD BUNGALOW TRACT

UNION ROAD

TWIN CITIES SURVEYING, INC.
 613 S. MAIN STREET / P.O. BOX 777
 THERMIDON, CALIFORNIA 95061-0777
 (800) 434-1834
 SHEET 2 OF 4 IN 07180