

**TO:** James L. App, City Manger  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Public Improvements – Tract 1632-10 (Lots 322-391)  
(North County Partners II, LLC)  
**DATE:** April 5, 2005

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**Needs:** That the City Council authorize the acceptance of public improvements resulting from the development of Tract 1632-10 into the City's maintenance system.

- Facts:**
1. On June 17, 2003, the City Council approved Tract 1632-10 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
  2. This subdivision is located along Sycamore Canyon Road west of Airport Road and north of Meadowlark Road (see attached Vicinity Map).
  3. The public improvements in Tract 1632-10 have been constructed to the satisfaction of City staff.
  4. The Subdivider has constructed the following streets in Tract 1632-10 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>
Sycamore Canyon Road	100 feet n/o Larkfield Pl.	Larable Ct.	0.27
Larable Court	Sycamore Cyn Rd.	640 feet w/o Sycamore Cyn. Rd.	0.12
Hondo Ct.	Sycamore Cyn. Rd.	100 feet ne/o Sycamore Cyn. Rd.	0.02
Latigo Ct.	Sycamore Cyn. Rd.	100 feet nw/o Sycamore Cyn Rd.	0.02

5. The Subdivider, North County Partners II, LLC, has posted bonds that guarantee completion of improvements in Tract 1632-10.

**Analysis  
And**

**Conclusion:** The public improvements, which the developer was required to install for this subdivision, have been completed. Further, the City will, at a minimum, 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. 05-xxx accepting the public improvements of Tract 1632-10 into the City's maintenance system.
- b.** Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 1632-10 LOTS 322-391  
(NORTH COUNTY PARTNERS II, LLC.) CONSTRUCTED PURSUANT TO THE  
SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, Tract 1632-10 was approved June 17, 2003, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all public improvements required as Conditions of Approval for Tract 1632-10 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, the Subdivider has constructed, installed or completed the following streets in Tract 1632-10 in accordance with the Subdivision Improvement Agreement, the improvement plans and all applicable City Standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Sycamore Canyon Road	100 feet n/o Larkfield Place	Larable Court	0.27
Larable Court	Sycamore Canyon Road	640 feet w/o Sycamore Cyn. Road	0.12
Hondo Court	Sycamore Canyon Road	100 feet ne/o Sycamore Cyn. Road	0.02
Latigo Court	Sycamore Canyon Road	100 feet nw/o Sycamore Cyn. Road	0.02

WHEREAS, Subdivider has requested that the City accept said public improvements in Tract 1632-10. The Subdivider has posted improvement securities for Tract 1632-10. Therefore, in accordance with the Subdivision Agreement in place for Tract 1632-10, the Subdivider has requested that the City accept said public improvements and authorize the release of improvement securities furnished by the Subdivider.

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 1632-10 be accepted into the City's maintenance system, approximately 0.43 miles in length, 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 \$111,200; the payment bond in the amount of \$556,000 and the performance bond in the amount of \$1,112,000 guaranteeing construction of these public improvements may be released in accordance with the terms of the Subdivision Improvement Agreement for Tract 1632-10.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of April 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST:

\_\_\_\_\_  
Sharilyn M. Ryan, Deputy City Clerk

VICINITY MAP  
Tract 1632-10

