

**TO:** James L. App, City Manger  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Public Improvement – Tract 2457-3 (Lots 63-86, Lots 154-184, Lots 196-205 and Lot 215) Oak Knoll Ranch, LLC  
**DATE:** July 5, 2005

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**Needs:** That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2457-3 into the City's maintenance system.

**Facts:**

1. On December 7, 2004, the City Council accepted Tract 2457-3 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
2. This subdivision is located along Clubhouse Drive and River Oaks Drive north of Highway 46 and west of Buena Vista Drive (see Vicinity Map).
3. The public improvements in Tract 2457-3 have been constructed to the satisfaction of City staff.
4. The Subdivider has constructed public utilities within private streets in Tract 2457-3 in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City standards:

**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.

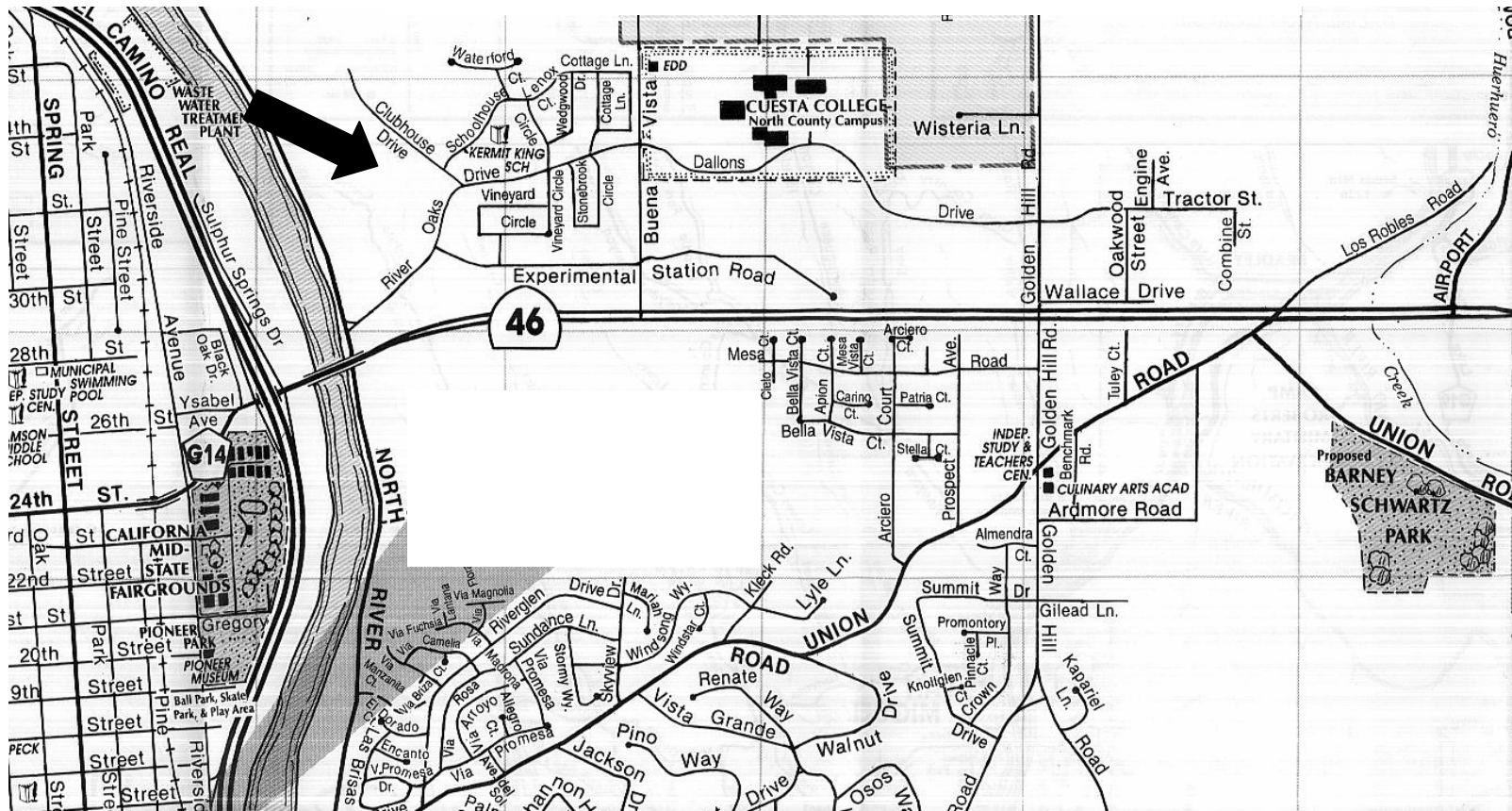
**Options:** Based upon completion of construction of all required public improvements to the satisfaction of the City:

- a. Adopt Resolution No. 05-xxx accepting the public improvements of Tract 2457-3 into the City's maintenance system.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Resolution

VICINITY MAP ~ TRACT 2457 Phase 3  
(OAK KNOLL RANCH, LLC)



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2457-3 (LOTS 63-86, 154-184,  
196-205 AND 215) CONSTRUCTED PURSUANT TO THE SUBDIVISION  
IMPROVEMENT AGREEMENT (OAK KNOLL RANCH, LLC)

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WHEREAS, Tract 2457-3 was accepted December 7, 2004, 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, the Subdivider has constructed, installed or completed public utilities in the private streets within Tract 2457-3 in accordance with the Subdivision Improvement Agreement, the improvement plans and all applicable City Standard; and

WHEREAS, Subdivider has requested that the City accept said public improvements.

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 2457-3 be accepted into the City's maintenance system. The Subdivider shall be obligated for maintenance of all public improvements for a period of at least one year from date of acceptance of Tract 2457-4, 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 and the City shall then assume responsibility for their future maintenance and repair.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 5<sup>th</sup> day of July 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk