

**TO:** James L. App, City Manger  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Public Improvements – Tract 2422 (Harrod)  
**DATE:** December 20, 2005

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**Needs:** That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2422 into the City's maintenance system.

- Facts:**
1. On October 5, 2004, the City Council approved Tract 2422 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
  2. This subdivision is located along Navajo Avenue west of South River Road (see attached Vicinity Map).
  3. The public improvements in Tract 2422 have been constructed to the satisfaction of City staff.
  4. The Subdivider has constructed the following streets in Tract 2422 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>
Navajo Avenue	South River Road	1200 feet w/o So. River Rd.	0.23
Vista Del Rio Court	Navajo Avenue	350 feet n/o Navajo Avenue	0.07

5. The Subdivider, Mike Harrod, has posted bonds that guarantee completion of improvements in Tract 2422.

**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.

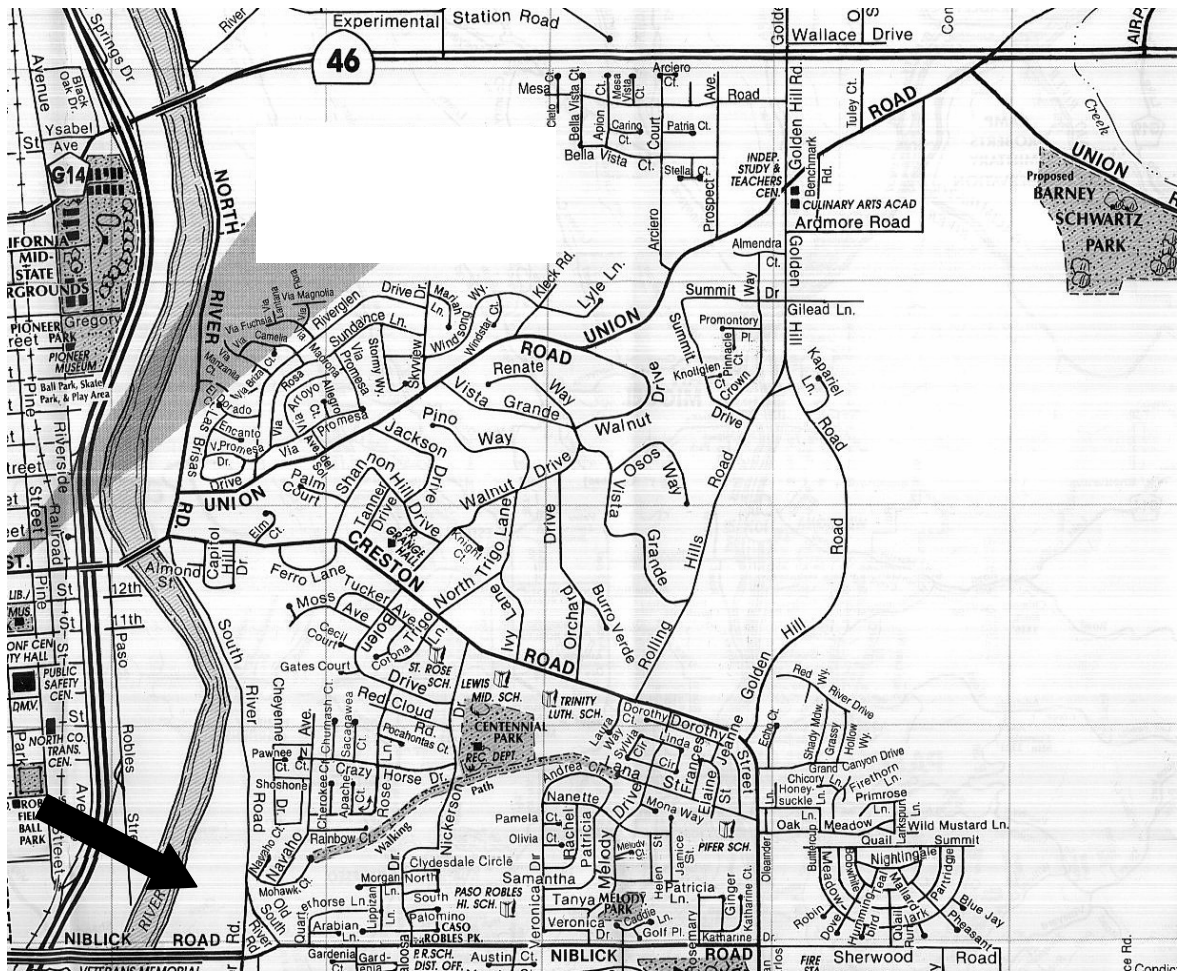
**Options:** Based upon completion of construction of all required public improvements to the satisfaction of the City:

- a.** Adopt Resolution No. 05-xxx accepting the public improvements of Tract 2422 into the City's maintenance system.
- b.** Amend, modify, or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Resolution

# VICINITY MAP TRACT 2422 ~ HARROD



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2422  
(HARROD) CONSTRUCTED PURSUANT TO THE  
SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, Tract 2422 was approved October 5, 2004, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all public improvements required as Conditions of Approval for Tract 2422 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 2422 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>
Navajo Avenue	South River Road	1200 feet w/o So. River Rd.	0.23
Vista Del Rio Court	Navajo Avenue	350 feet n/o Navajo Avenue	0.07

WHEREAS, Subdivider has requested that the City accept said public improvements in Tract 2422. The Subdivider has posted improvement securities for Tract 2422. Therefore, in accordance with the Subdivision Agreement in place for Tract 2422, 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 2422 be accepted into the City's maintenance system, approximately 0.30 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 \$173,804; the payment bond in the amount of \$869,018 and the performance bond in the amount of \$1,738,036 guaranteeing construction of these public improvements may be released in accordance with the terms of the Subdivision Improvement Agreement for Tract 2422.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 20<sup>th</sup> day of December 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

ATTEST:

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