

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2745
(H & D Highlands, LLC)
DATE: August 5, 2008

Needs: That the City Council authorize release of securities and acknowledge the acceptance of improvements resulting from the development of Tract 2745.

Facts:

1. On October 4, 2005, the City Council accepted Tract 2745 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
2. This subdivision is located along the north side of Oak Hill Road, east of S. River Road and south of Niblick Road, see attached Vicinity Map.
3. The improvements in Tract 2745 have been constructed to the satisfaction of City staff.
4. The Subdivider, H & D Highlands, LLC, has posted bonds that guarantee completion of improvements in Tract 2745.

**Analysis
And**

Conclusion: The improvements, which the developer was required to install for this subdivision, have been completed.

Policy

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

Fiscal

Impact: None.

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

- a. Adopt Resolution No. 08-xxx acknowledging completion of the improvements in Tract 2745.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Resolution

LEGEND

- FOUND 5/8" REBAR "RCE 29743" PER R1 UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT PER R1 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP "RCE 29743"
- ⊙ SET NAIL & TAG "RCE 29743" ON TOP OF CURB AT PROPERTY LINE EXTENSION
- M MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- T.P.E. TREE PLANTING EASEMENT

REFERENCES

- R1 RECORD DATA PER 53/PM/94
- R2 RECORD DATA PER 89/RS/33

BASIS OF BEARINGS

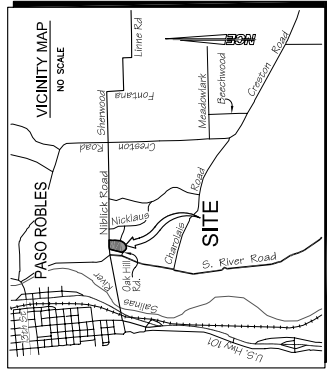
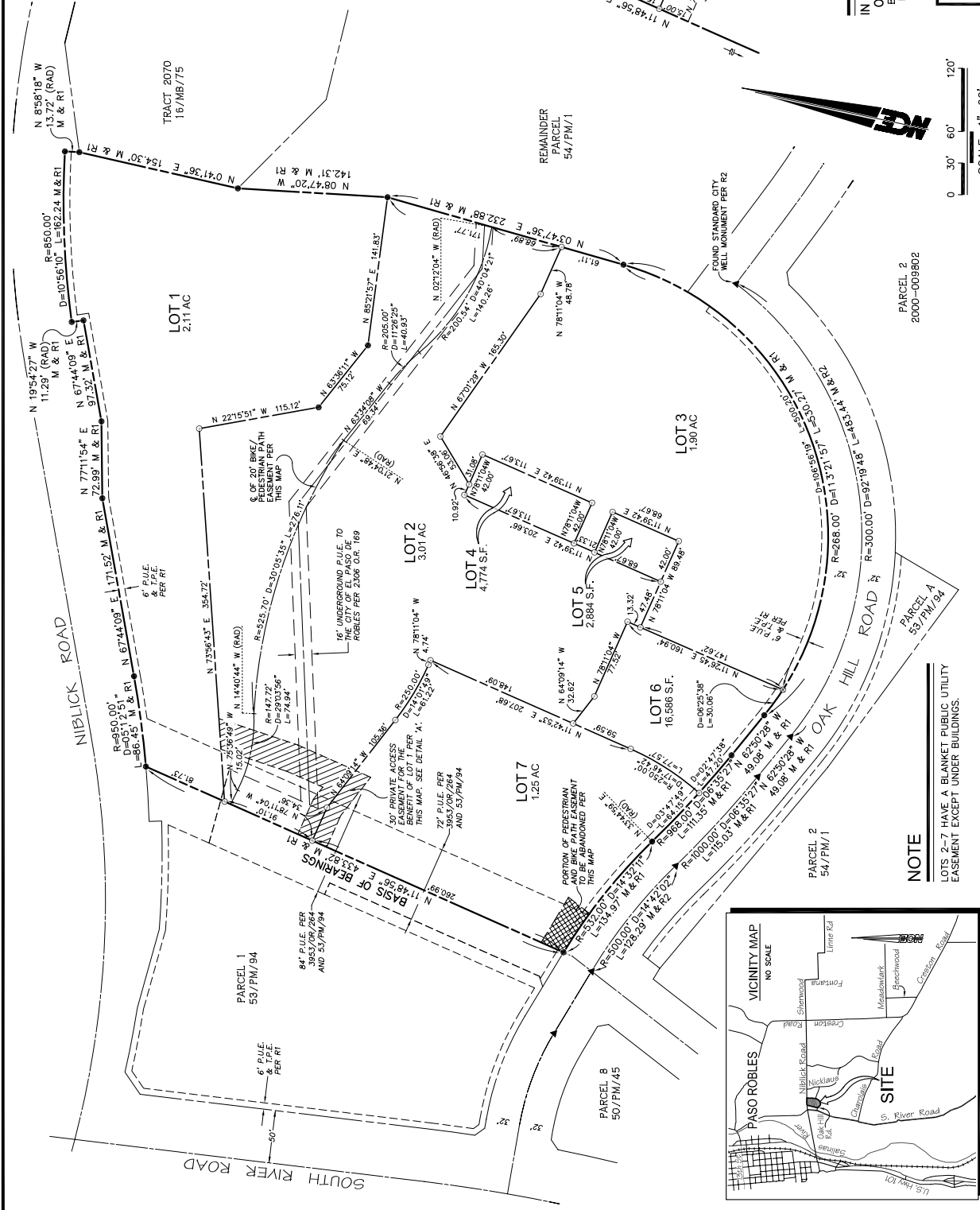
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE WEST LINE OF PARCEL 2 OF PARCEL MAP PR 98-0036, SHOWN NOTED TO BE N 1148'56" E PER R1.

TRACT 2745

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP PR 98-0036, AS SHOWN ON THE OFFICIAL PARCEL MAPS, AT PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

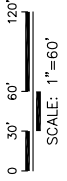


SHEET 2 OF 4

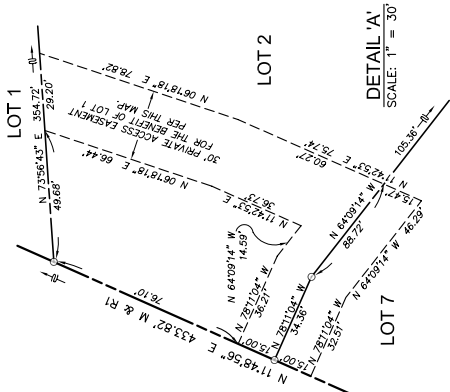


NOTE

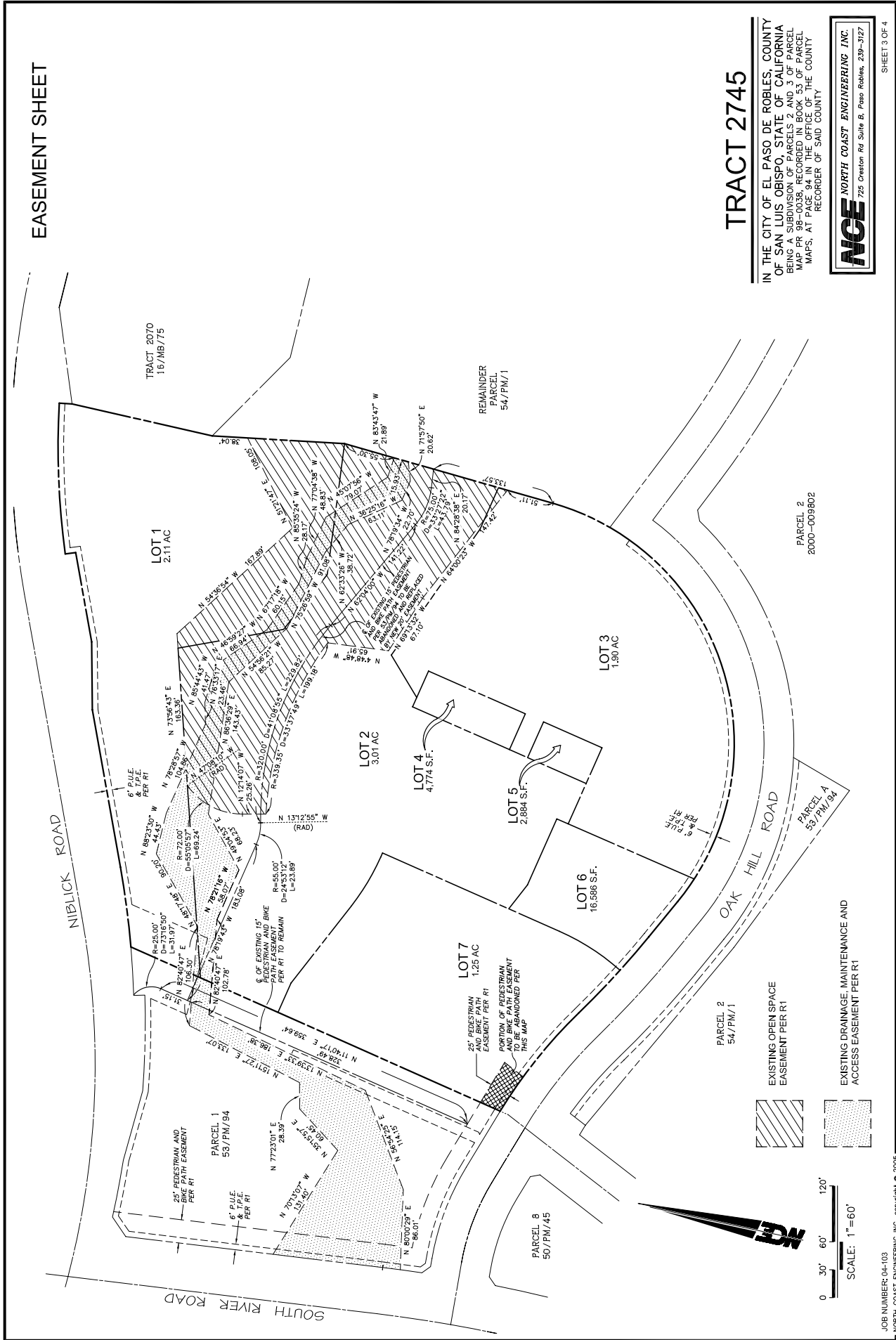
LOTS 2-7 HAVE A BLANKET PUBLIC UTILITY EASEMENT EXCEPT UNDER BUILDINGS.



DETAIL 'A'
SCALE: 1" = 30'



EASEMENT SHEET



TRACT 2745

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL 54/PM/1 AS SHOWN ON MAPS OF PARCEL MAPS, AT PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



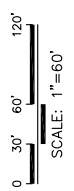
SHEET 3 OF 4

PARCEL 2
2000-009602

PARCEL 2
54/PM/1

EXISTING OPEN SPACE
EASEMENT PER R1

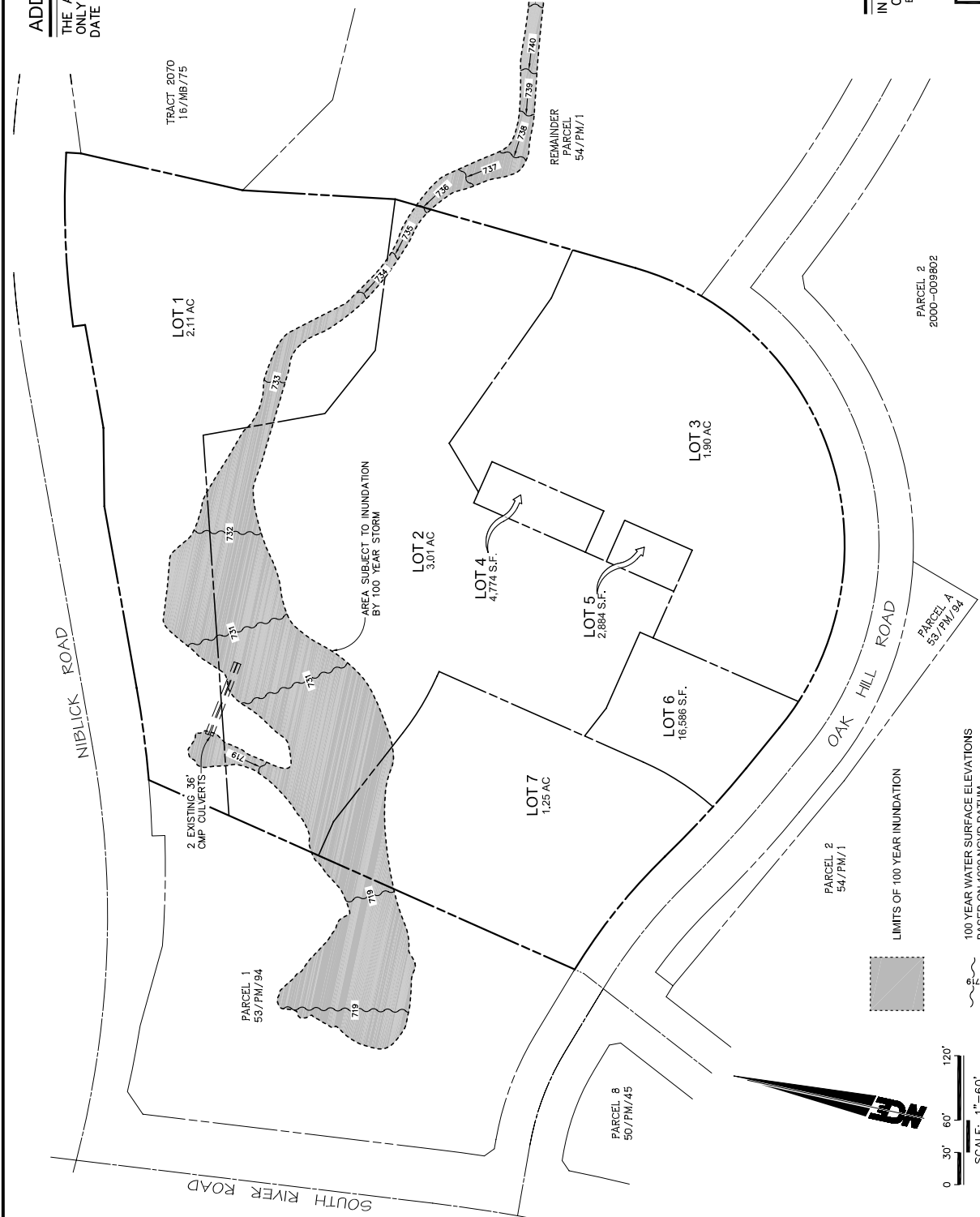
EXISTING DRAINAGE MAINTENANCE AND
ACCESS EASEMENT PER R1



JOB NUMBER: 04-103
NORTH COAST ENGINEERING INC. copyright © 2005

ADDITIONAL INFORMATION SHEET

THE ATTACHED IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.



TRACT 2745

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL 54/PM/1 AS SHOWN ON THE MAPS OF SAID PARCELS, AT PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



RESOLUTION NO. 08-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING IMPROVEMENTS FOR TRACT 2745 (H & D HIGHLANDS, LLC)
CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, Tract 2745 was accepted October 4, 2005, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all improvements required as Conditions of Approval for Tract 2745 have been constructed in compliance with the improvement plans and all applicable City Standards; and

WHEREAS, the Subdivider has posted improvement securities for Tract 2745. Therefore, in accordance with the Subdivision Agreement in place for Tract 2745, 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. The performance bond for \$102,505 and the payment bond for \$51,252 guaranteeing construction of subdivision improvements may be released in accordance with the terms of the Subdivision Improvement Agreement for Tract 2745.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of August, 2008 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk