Council Agenda Report

From: David Athey, City Engineer

Subject: Acceptance of Public Improvements – Parcel Map PR16-0193

Date: August 7, 2018

Facts

1. Parcel Map PR 16-0193 created four parcels and is required to install frontage improvements as a condition of parcel map approval.

2. The subdivision is located at the corner of Oriole Way and Ashwood Place (see Attachment 1).

3. On September 19, 2017, the City Council accepted Parcel Map PR16-0193 for recordation and executed a Subdivision Improvement Agreement (Agreement) with La Mirada Holdings, LP, (Subdivider).

4. The Agreement allowed the Subdivider to record the final map without first installing the frontage improvements. In return, the Subdivider provided financial securities to guarantee frontage improvement installation.

5. The Subdivider has constructed the frontage improvements on Oriole Way and Ashwood place in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City standards.

Options

1. Accept the improvements as complete and into the City's maintenance system;
2. Refer back to staff for additional review.

Analysis and Conclusions

The Subdivider has fulfilled the Conditions of Approval requiring frontage improvement construction. Upon acceptance by Council, the City will retain a Maintenance Bond for a period of one year as warranty for the improvements installed. City staff will re-inspect the improvements in nine months and require repairs as needed. The City Engineer will release the warranty security in accordance with the Agreement terms after the warranty requirements are satisfied.

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 is complete, and the Contractor has completed all correction items, the City will assume additional street, sewer and drainage maintenance costs.

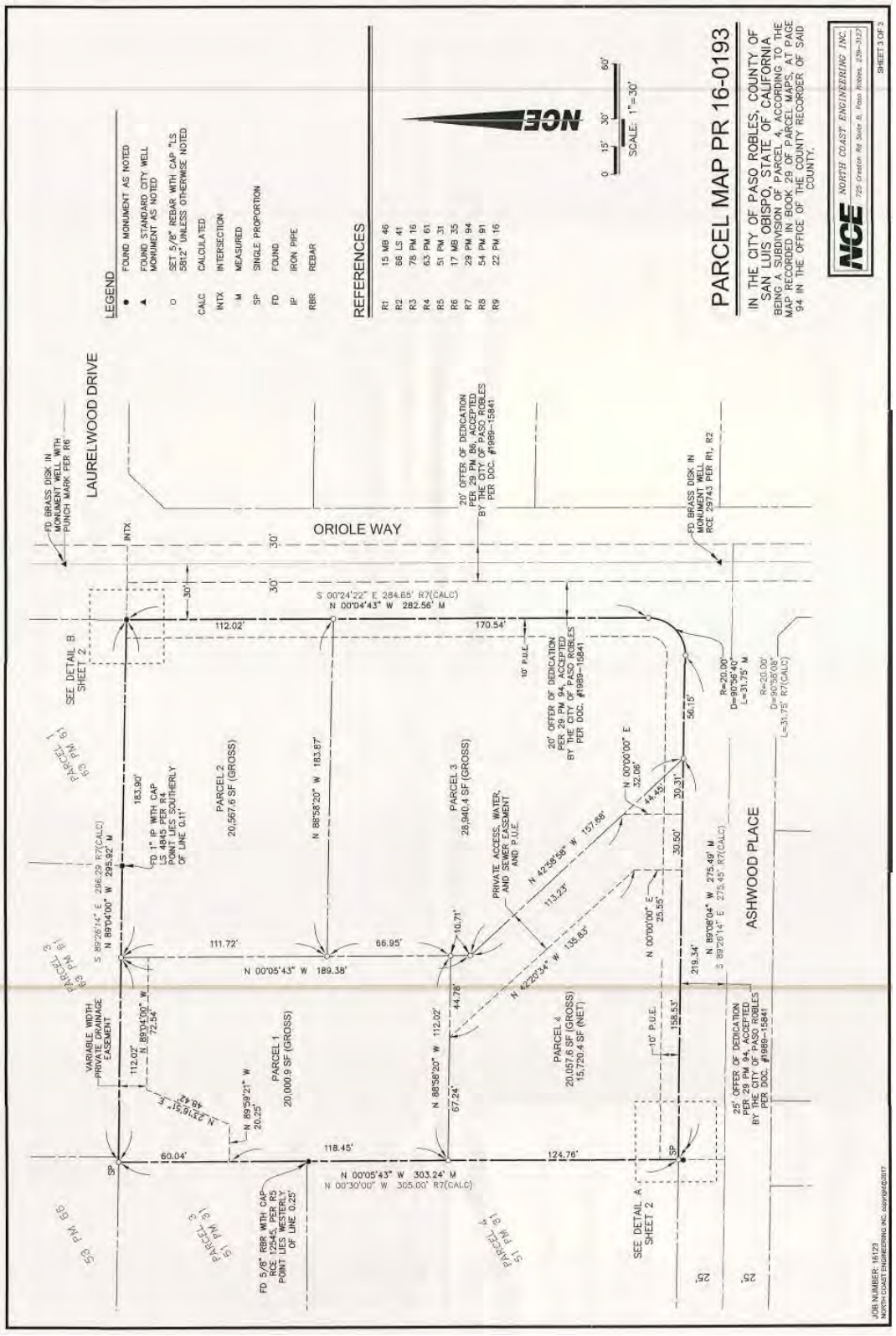
Recommendation

Option 1 - Approve Resolution No. 18-XXX accepting the public improvements of Parcel Map PR16-0193 as complete and into the City's maintenance system.

Attachments

1. Parcel Map PR16-0193
2. Resolution No. 18-XXX

Parcel Map PR16-0193



ATTACHMENT 2

RESOLUTION NO. 18-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ACCEPTING PUBLIC IMPROVEMENTS FOR PARCEL MAP PR16-0193, CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT

PARCEL MAP PR16-0193
(LA MIRADA HOLDINGS, LP)

WHEREAS, Parcel Map PR16-0193, was accepted September 19, 2017, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all public improvements required as Conditions of Approval for Parcel Map 16-0193, have been constructed in compliance with the improvement plans and all applicable City Standards, and the City Engineer has recommended to the Council the acceptance of such public improvements; and

WHEREAS, the Subdivider has constructed, completed the frontage improvements associated with Parcel Map PR16-0193, in accordance with the Subdivision Improvement Agreement, the improvement plans, and all applicable City Standards:

STREET NAME	FROM	TO
Oriole WAY	Ashwood Place	350 ft n/o Ashwood Place
Ashwood Place	30th Street	400 ft w/o Oriole Way

WHEREAS, The Subdivider has posted improvement securities for Parcel Map PR16-0193. Therefore, in accordance with the Subdivision Agreement in place for Parcel Map PR16-0193, the Subdivider has requested that the City accept said public improvements and authorize the release of improvement securities furnished by the Subdivider.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Upon completion of all public improvements to the satisfaction of the City Engineer, that the public improvements constructed as required for Parcel Map PR16-0193, 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 as shown on Exhibit "A". 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 3. That upon receipt of a maintenance bond in the amount of $15,750; the payment bond for $78,741 and the performance bond for $157,482.29 guaranteeing construction of these public improvements may be released in accordance with the terms of the Subdivision Improvement Agreement for Parcel Map 16-0193.

APPROVED this 7th day of August, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A

Frontage Improvements PR 16-0193

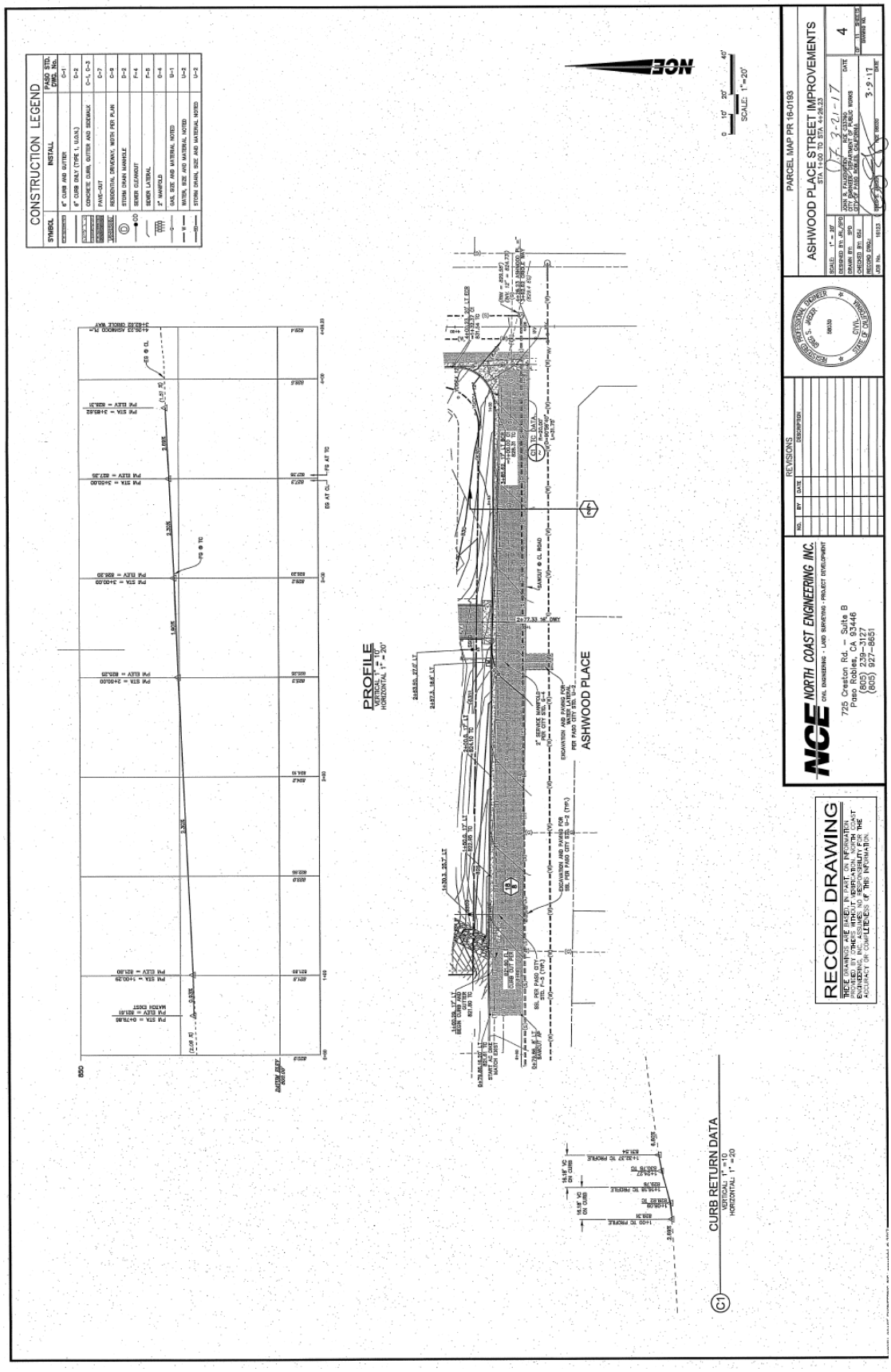
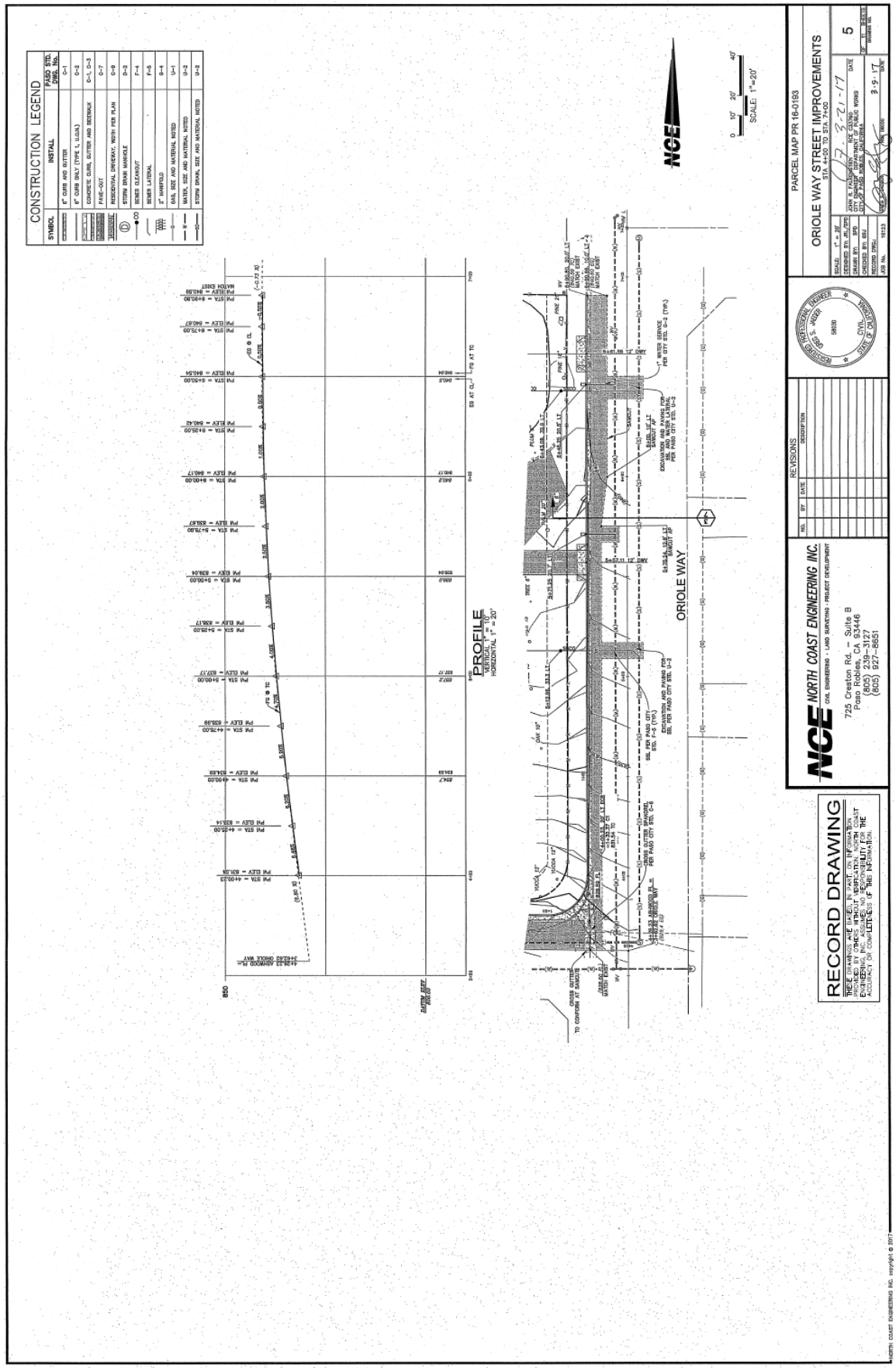


EXHIBIT A


CONSTRUCTION LEGEND
SYMBOL
INSTALL
PASO STD. DWG. No.
6" CURB AND GUTTER
C-1
6" CURB ONLY (TYPE 1, U.O.N.)
C-2
CONCRETE CURB, GUTTER AND SIDEWALK
C-1, C-3
PAVE-OUT
C-7
RESIDENTIAL DRIVEWAY, WIDTH PER PLAN
C-9
STORM DRAIN MANHOLE
D-2
SEWER CLEANOUT
F-4
SEWER LATERAL
F-5
2" MANIFOLD
G-4
GAS, SIZE AND MATERIAL NOTED
U-1
WATER, SIZE AND MATERIAL NOTED
U-2
STORM DRAIN, SIZE AND MATERIAL NOTED
U-2
PROFILE
VERTICAL 1" = 10'
HORIZONTAL 1" = 20'
ORIOLE WAY
SCALE: 1"=20'
PARCEL MAP PR 16-0193
ORIOLE WAY STREET IMPROVEMENTS
STA. 4+00 TO STA. 7+00
SCALE: 1" = 20'
DESIGNED BY: JRF/JRH
DRAWN BY: JRH
CHECKED BY: RSK
RECORD DWG.
JOB No. 16123
JOHN R. FASSBENDER
CITY ENGINEER / DIRECTOR OF PUBLIC WORKS
RCE 53799
DATE
3-9-17
SHEET 5
OF 11 SHEETS
REVISIONS
NO.
BY
DATE
DESCRIPTION
NCE
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CIVIL ENGINEERING · LAND SURVEYING · PROJECT DEVELOPMENT
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PROFESSIONAL ENGINEER
RYAN S. KEOUGH
58530
CIVIL
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