

TO: James L. App, City Manger
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2457-2 (Lots 87-153, Lots 185-195 and Lot 211) Oak Knoll Ranch, LLC
DATE: April 20, 2004

Needs: That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2457-2 into the City's maintenance system.

Facts:

1. On May 20, 2003, the City Council accepted Tract 2457-2 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 2457-2 have been constructed to the satisfaction of City staff.
4. The Subdivider has constructed the following public streets in Tract 2457-2 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>
Clubhouse Drive	Schoolhouse Circle	500 feet nw/o Schoolhouse C.	0.10

**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.

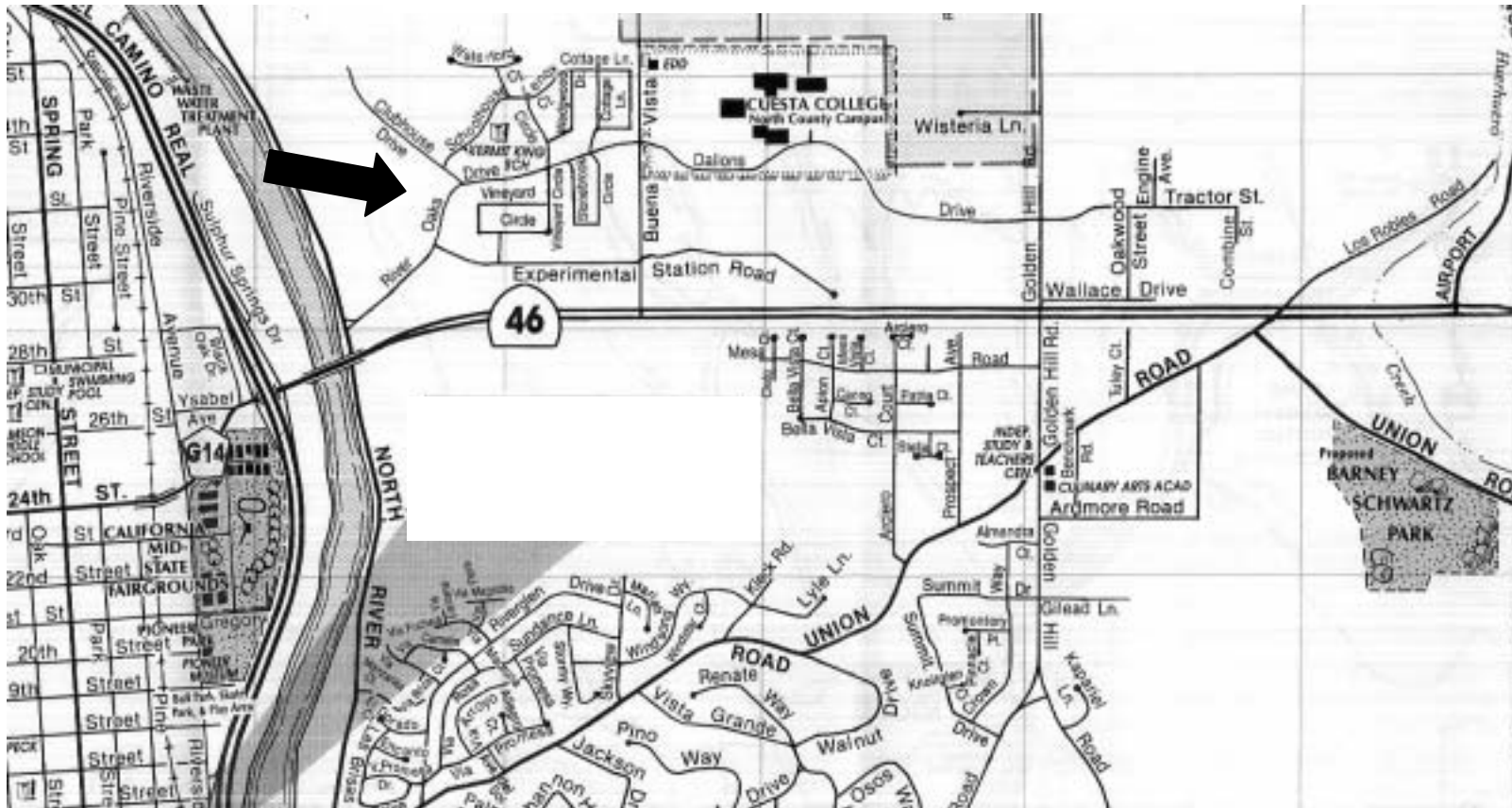
Options: Based upon completion of construction of all required public improvements to the satisfaction of the City:

- a. Adopt Resolution No. 04-xxx accepting the public improvements of Tract 2457-2 into the City's maintenance system.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Resolution

VICINITY MAP ~ TRACT 2457-2
(OAK KNOLL RANCH, LLC)

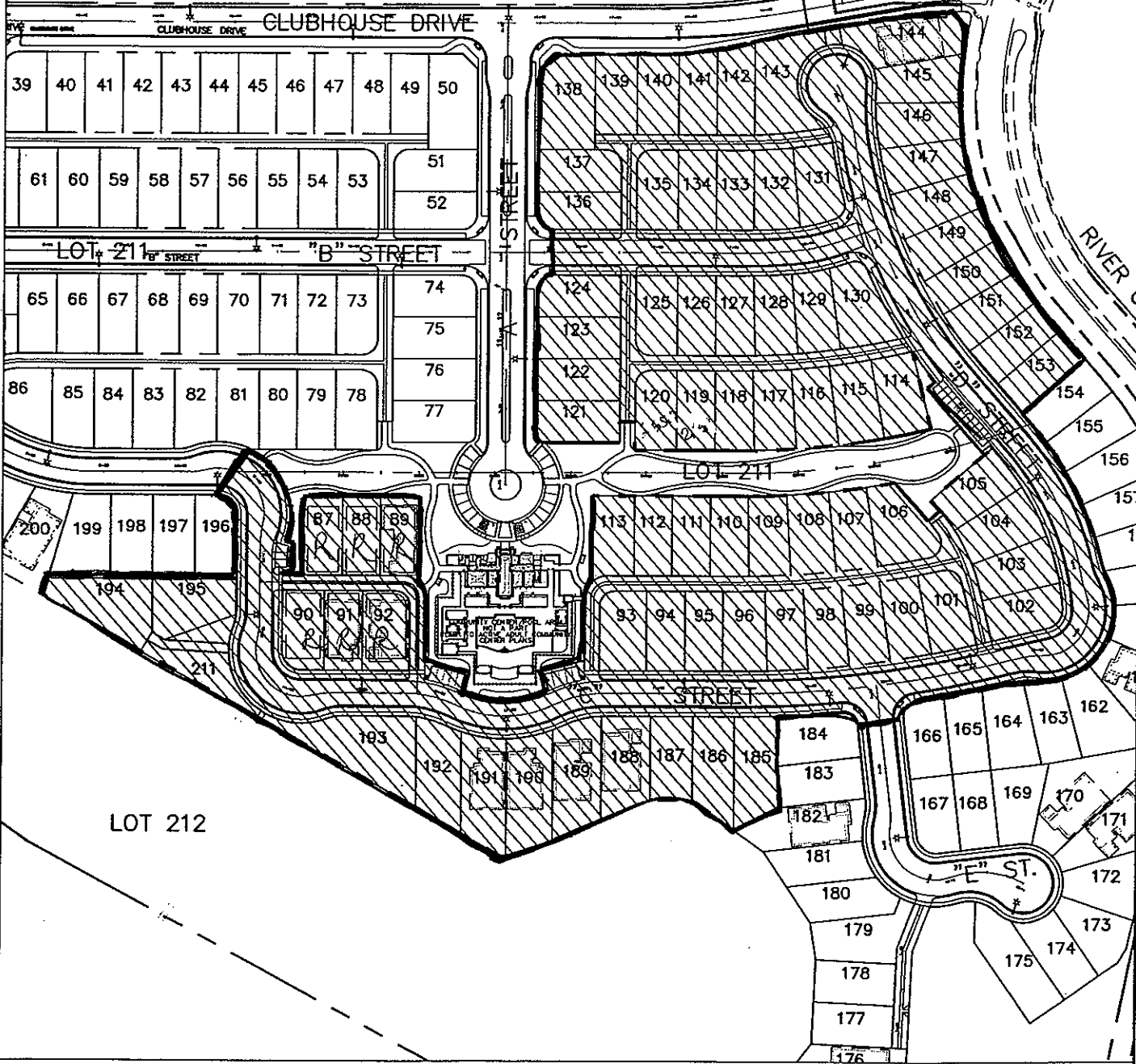


RIVER OAKS GOLF COURSE

LOT 214

KERMIT KING
ELEMENTARY
SCHOOL

SCHOOLHOUSE
CIRCLE WEST



LOT 212

TRACT 2457-2
LOTS 87-153, 185-195 & 211
OAK KNOLL RANCH, LLC

REVISIONS		
NO.	DATE	DESCRIPTION

C:\RESOURCE\17310-take-off.dwg 5-08-03 04:38:11 PM jrdm

RESOLUTION NO. 04-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2457-2 (LOTS 87-153, 185-195, and 211)
(OAK KNOLL RANCH, LLC) CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT
AGREEMENT, AUTHORIZING RELEASE OF THE PAYMENT AND PERFORMANCE BONDS, AND
AUTHORIZING RELEASE OF MAINTENANCE SECURITIES ONE YEAR FROM DATE OF
ACCEPTANCE OF THE PUBLIC IMPROVEMENTS

WHEREAS, Tract 2457-2 was accepted May 20, 2003, 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 the following public streets or roads 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>
Clubhouse Drive	Schoolhouse Circle	500 feet nw/o Schoolhouse C.	0.10

WHEREAS, Subdivider has requested that the City accept said public improvements and authorize the release of improvement securities furnished by Subdivider pursuant to the terms and conditions of the Subdivision Improvement Agreement.

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 2457-2 be accepted into the City's maintenance system, approximately 0.10 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 \$139,731 the payment bond \$698,655 and the performance bond \$1,397,310 guaranteeing construction of these public improvements may be released.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 20th day of April 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk