

TO: James L. App, City Manger
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2254-3 (Lots 37-91)
(Bermant Development Company)
DATE: August 3, 2004

Needs: That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2254-3 into the City's maintenance system.

- Facts:**
1. On August 19, 2003, the City Council accepted Tract 2254-3 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
 2. This subdivision is located along Silver Oak Drive and Silverwood Way west of Beechwood Drive and east of Creston Road, see Vicinity Map, Exhibit A.
 3. The public improvements in Tract 2254-3 have been constructed to the satisfaction of City staff.
 4. The Subdivider has constructed the following streets in Tract 2254-3 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>
Silver Oak Drive	200 feet w/o Silverwood Way	Silverwood Way	0.25
Silverwood Way	Silver Oak Drive	Beechwood Drive	0.09
Caymus Court	Silver Oak Drive	230 feet n/o Sil. Oak Dr.	0.04

5. The Subdivider, Bermant Development Company, has posted bonds that guarantee completion of improvements in Tract 2254-3.

**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. 04-xxx accepting the public improvements of Tract 2254-3 into the City's maintenance system.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map - Exhibit A
2. Resolution

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2254-3 (BERMANT DEVELOPMENT
COMPANY --LOTS 37-91) CONSTRUCTED PURSUANT TO THE SUBDIVISION
IMPROVEMENT AGREEMENT

WHEREAS, Tract 2254-3 was accepted August 19, 2003, for recordation, and a Subdivision Improvement Agreement was entered into; and

WHEREAS, all public improvements required as Conditions of Approval for Tract 2254-3 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 2254-3 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>
Silver Oak Drive	200 feet w/o Silverwood Way	Silverwood Way	0.25
Silverwood Way	Silver Oak Drive	Beechwood Drive	0.09
Caymus Court	Silver Oak Drive	230 feet n/o Silver Oak Drive	0.04

WHEREAS, Subdivider has requested that the City accept said public improvements in Tract 2254-3. The Subdivider has posted improvement securities for Tract 2254-3. Therefore, in accordance with the Subdivision Agreement in place for Tract 2254-3, 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 2254-3 be accepted into the City's maintenance system, approximately 0.38 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 \$153,320; the payment bond \$766,600 and the performance bond \$1,533,201 guaranteeing construction of these public improvements may be released in accordance with the terms of the Subdivision Improvement Agreement for Tract 2254-3.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of August 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

VICINITY MAP

TRACT 2254-3 Lots 37-91

