

TO: James L. App, City Manger
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2276 (Bonita Homes, Inc)
DATE: June 1, 2004

Needs: That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2276 into the City's maintenance system.

- Facts:**
1. On September 21, 1999, the City Council accepted Tract 2276 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
 2. This subdivision is located along the west side of Airport Road and north of Brookhill Drive (see Vicinity Map).
 3. The public improvements in Tract 2276 have been constructed to the satisfaction of City staff.
 4. The Subdivider has constructed the following streets in Tract 2276 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>
Turtle Creek Drive	Brookhill Drive	Airport Road	0.42
Sequoia Court	Turtle Creek Drive	120 feet n/o Turtle Ck. Dr.	0.02
Trinity Court	Turtle Creek Drive	250 feet s/o Turtle Ck. Dr.	0.05
Plumas Court	Turtle Creek Drive	160 feet s/o Turtle Ck. Dr.	0.03
Lassen Court	Turtle Creek Drive	160 feet n/o Turtle Ck. Dr.	0.03

**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.

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 2276 into the City's maintenance system.
- b.** Amend, modify or reject the above option.

Attachments: (2)

- 1. Vicinity Map
- 2. Resolution

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2276 (BONITA HOMES, INC)
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 2276 was accepted September 21, 1999, 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 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>
Turtle Creek Drive	Brookhill Drive	Airport Road	0.42
Sequoia Court	Turtle Creek Drive	120 feet n/o Turtle Creek Drive	0.02
Trinity Court	Turtle Creek Drive	250 feet s/o Turtle Creek Drive	0.05
Plumas Court	Turtle Creek Drive	160 feet s/o Turtle Creek Drive	0.03
Lassen Court	Turtle Creek Drive	160 feet n/o Turtle Creek Drive	0.03

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 2276 be accepted into the City's maintenance system, approximately 0.56 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 \$127,138 the payment bond \$635,691 and the performance bond \$1,271,382 guaranteeing construction of these public improvements may be released.

ADOPTED by the City Council of the City of Paso Robles at a regular meeting of said Council held on the 1st day of June 2004 by the following vote:

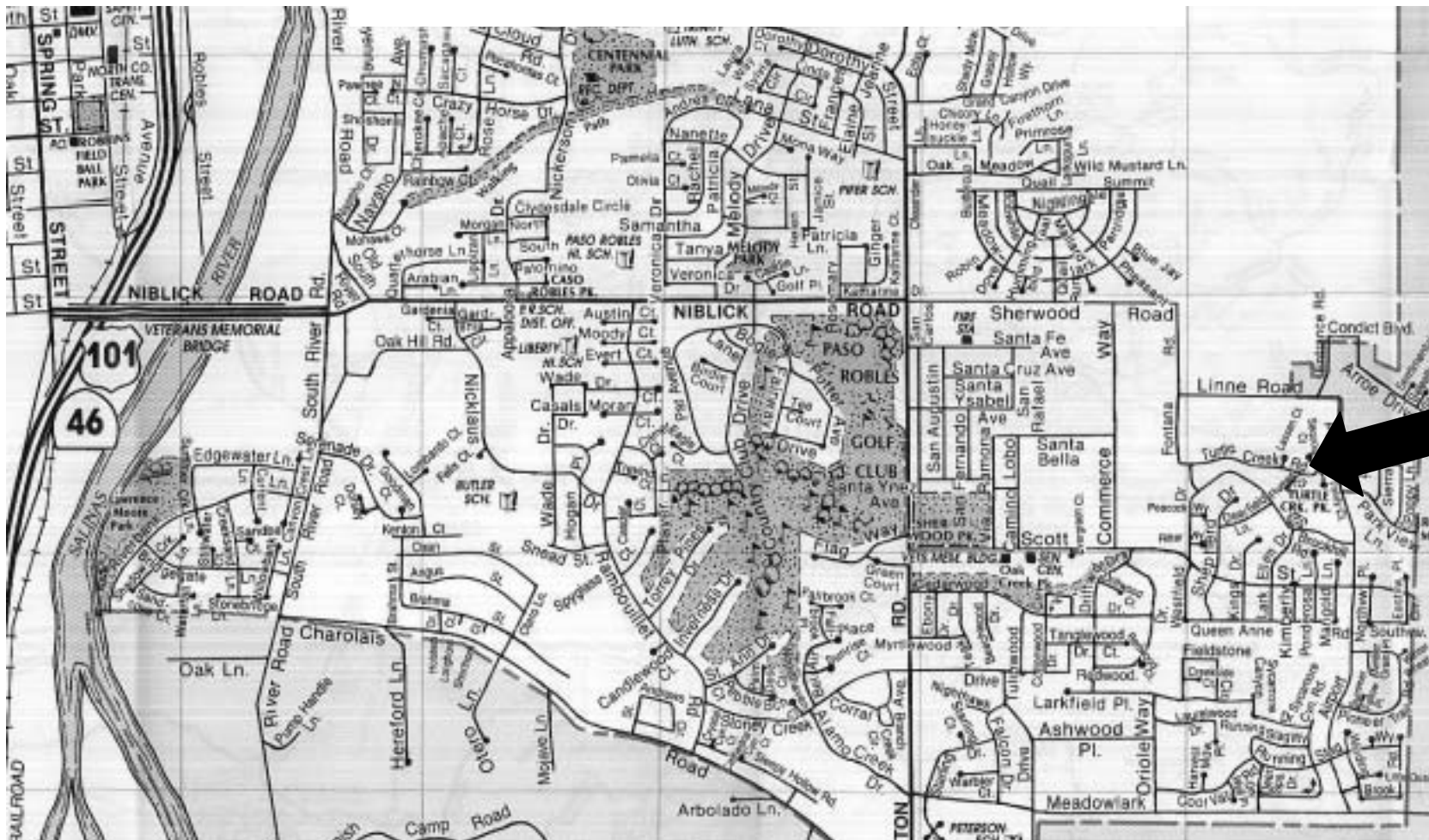
AYES:
NOES:
ABSTAIN:
ABSENT:

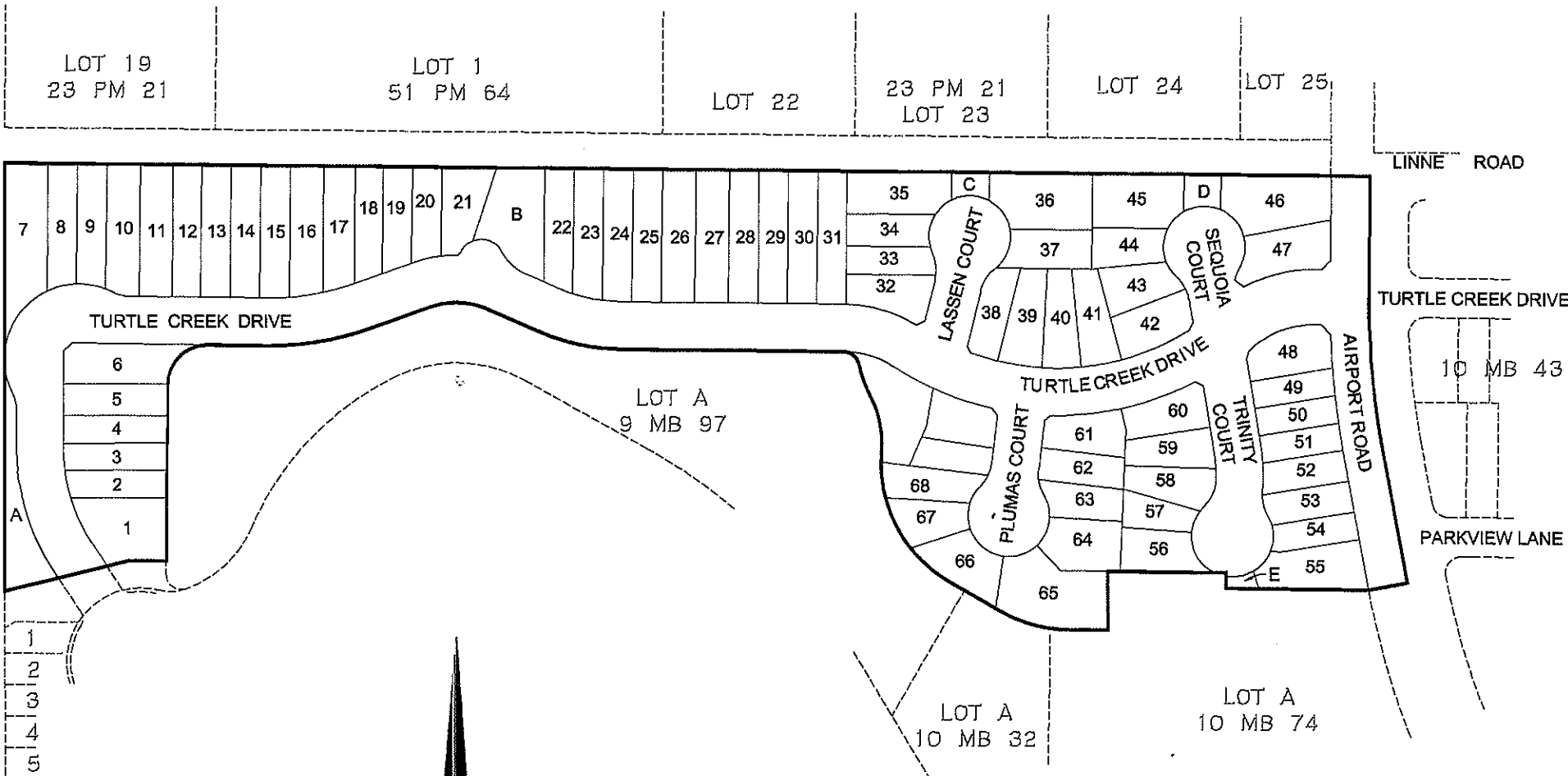
Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

VICINITY MAP ~ TRACT 2276
BONITA HOMES, INC.





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TRACT 2276
BONITA HOMES, INC