

**TO:** James L. App, City Manger  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Public Improvement – Tract 2296  
(Republic Properties)  
**DATE:** March 16, 2004

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**Needs:** That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2296 into the City's maintenance system.

**Facts:**

1. On April 15, 2003, the City Council accepted Tract 2296 for recordation and executed a Subdivision Improvement Agreement with the Developer of these subdivisions.
2. This subdivision is located on Signora Rosa Court north of Mesa Road (see Vicinity Map, Exhibit A).
3. The public improvements in Tract 2296 have been constructed to the satisfaction of City staff.
4. At their meeting of March 2, 2004, the City Council continued action on this item to the meeting of March 16, 2004.
5. The Subdivider has constructed the following streets in Tract 2296 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>
Signora Rosa Court	Mesa Road	300 feet n/o Mesa Road	0.06

**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 2296 into the City's maintenance system.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Tract Map
2. Resolution

RESOLUTION NO. 04 -xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 2296 (REPUBLIC PROPERTIES)  
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 2296 was accepted April 15, 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 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>
Signora Rosa Court	Mesa Road	300 feet n/o Mesa Road	0.06

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.

WHEREAS, at their meeting of March 2, 2004, the City Council opened and continued item to the meeting of March 16, 2004.

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 2296 be accepted into the City's maintenance system, approximately 0.06 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 \$42,616 the payment bond \$213,080 and the performance bond \$426,160 guaranteeing construction of these public improvements may be released.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of March 2004 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

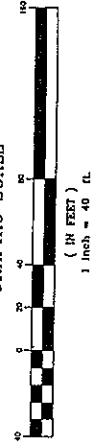
\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST: \_\_\_\_\_  
Sharilyn M. Ryan, Deputy City Clerk

# BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N00°14'16"E BEING THE EASTERLY LINE OF TRACT 2223 BETWEEN TWO FOUND MONUMENTS AS SHOWN.

GRAPHIC SCALE



# TRACT 2296

## SIGNORA ROSA ESTATES

BEING AN 11 LOT SUBDIVISION OF A PORTION OF LOT 38 OF PROSPECT HEIGHTS RECORDED IN 3 PM 19

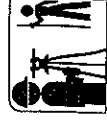
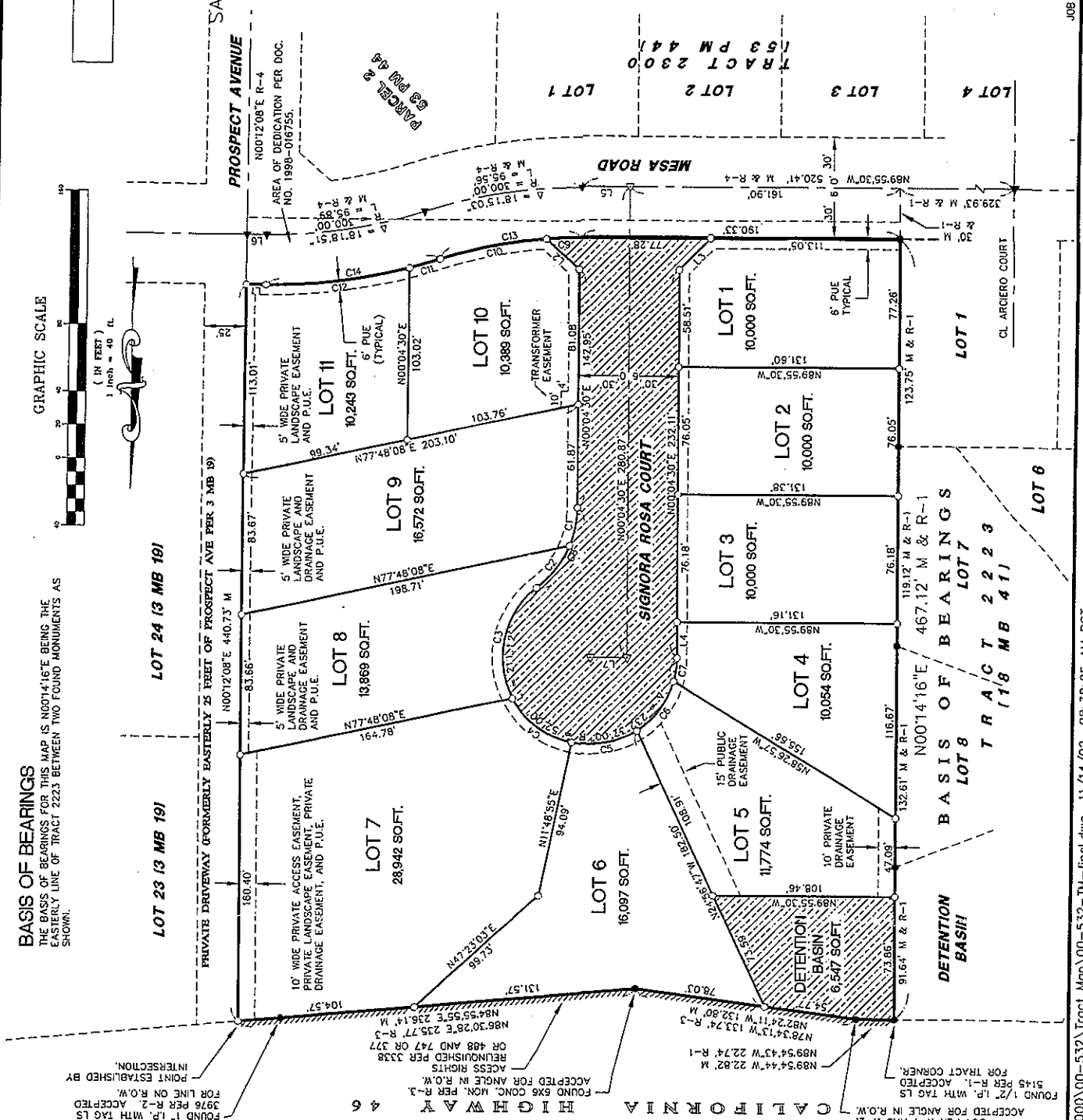
THE CITY OF PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA

### LEGEND

- FOUND 1/2" REBAR WITH TAG LS 5145 PER R-1 UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH TAG LS 5145
- ▲ FOUND CITY WELL MONUMENT WITH BRASS CAP MARKED LS 5145 PER 53 PM 44
- △ SET BRASS CAP IN CITY WELL MONUMENT MARKED LS 5145
- M MEASURED
- R-1 RECORD PER 18 MB 41
- R-2 RECORD PER 38 RS 35
- R-3 RECORD PER V SLO 46 P.7 DATED 11-88 CALTRANS MONUMENTATION MAP
- R-4 RECORD PER 53 PM 44
- ////// ACCESS RELINQUISHED ALONG HIGHWAY 46 AS NOTED
- PUE PUBLIC UTILITY EASEMENT
- ////// AREA OF OFFER OF DEDICATION
- TRACT BOUNDARY

LINE	BEARING	DISTANCE
L1	N89°51'43"W	11.41
L2	N47°25'12"W	26.77
L3	N45°05'08"E	26.53
L4	N00°02'30"E	21.37
L5	N89°55'30"W	28.52
L6	N89°51'43"W	11.38
L7	N89°55'30"W	22.00

CURVE	DELTA	RADIUS	LENGTH
C1	27°15'44"	60.00	23.31
C2	30°21'16"	60.00	31.79
C3	80°51'44"	52.00	73.39
C4	50°00'51"	52.00	45.39
C5	44°32'53"	52.00	40.43
C6	41°32'58"	52.00	37.71
C7	15°38'34"	52.00	14.20
C8	52°37'00"	60.00	55.10
C9	4°30'27"	270.00	21.24
C10	13°44'36"	270.00	64.26
C11	3°19'03"	330.00	19.11
C12	14°59'47"	330.00	86.37



**EMK & Associates, Inc.**  
ENGINEERING • PLANNING • SURVEYING

1005 RAILROAD ST. PASO ROBLES, CA. (805)238-5427

SHEET 2 OF 2 SHEETS

JOB NO. 00-532

2000\00-532\Tract Map\00-532-TM-final.dwg 11/14/02 08:38:05 AM PST

REBILITY-NATIONAL-TITLE-CO-#189245  
CUESTA TITLE No. SD-804-700-