

TO: James L. App, City Manger
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Public Improvement – Tract 2350-4 (Lots 138-175)
(Weyrich Development Company)
DATE: September 19, 2006

Needs: That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2350-4 into the City's maintenance system.

Facts:

1. On July 19, 2005, the City Council accepted Tract 2350-4 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
2. This subdivision is located along Vista Cerro Drive west of Golden Hill Road and south and east of Rolling Hills Road, see attached Vicinity Map.
3. The public improvements in Tract 2350-4 have been constructed to the satisfaction of City staff.
4. The Subdivider has constructed the following streets in Tract 2350-4 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>
Vista Cerro Drive	1050 n/o Vista Colina	450 feet s/o Vista Colina	0.28
Vista Colina	Vista Cerro Drive	Golden Hill Road	0.02

5. The Subdivider, Weyrich Development Company, has posted bonds that guarantee completion of improvements in Tract 2350-4.

**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.

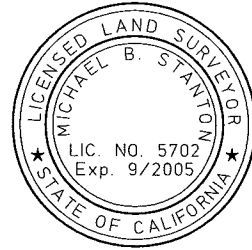
Parkway landscaping and street lighting costs will be financed by the benefiting property owners through the Landscape and Lighting District.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WEYRICH DEVELOPMENT COMPANY ON DECEMBER 10, 2001. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL B. STANTON, L.S. 5702 (exp. 9/2005)

DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2350 (PHASE 4), THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

JOHN R. FALKENSTEIN, R.C.E. 33760 (exp. 6/30/06)
CITY ENGINEER, CITY OF PASO ROBLES

DATE

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP FOR TRACT 2350 (PHASE 4) AND I AM SATISFIED THAT SAID MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF PASO ROBLES TAKEN ON _____ 2004.

ROBERT A LATA
COMMUNITY DEVELOPMENT DIRECTOR

DATE

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF PASO ROBLES, CALIFORNIA HEREBY STATE THAT THE CITY COUNCIL OF THE SAID CITY DID ON THE _____ DAY OF _____, 2004, APPROVE THE MAP OF TRACT 2350 (PHASE 4) SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC, VISTA COLINA, VISTA CERRO DRIVE, EASEMENTS FOR STREET TREE PURPOSES TO TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2004.

DENNIS FANSLER
CITY CLERK OF THE CITY OF PASO ROBLES

DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2004 AT _____ A.M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NO: _____

FEE: _____

COUNTY RECORDER

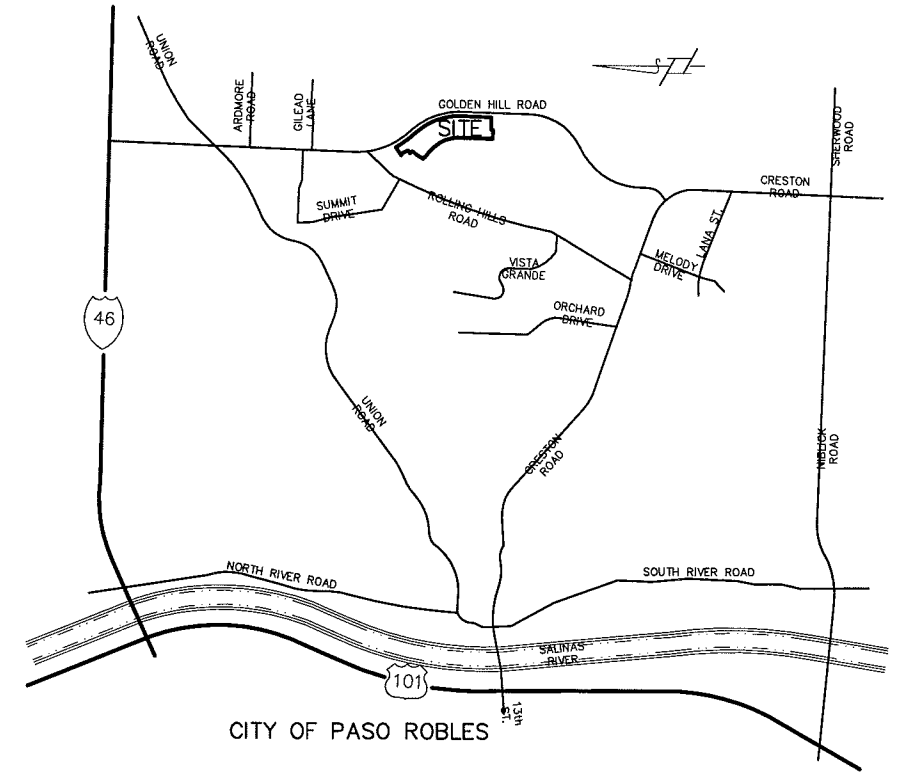
BY: _____
DEPUTY

NOTE: THE FOLLOWING DOCUMENTS AFFECTING THE PROPERTY DENOTED HEREON ARE BEING RECORDED CONCURRENTLY HEREWITH:

1. _____

RECORDER'S DISCLAIMER

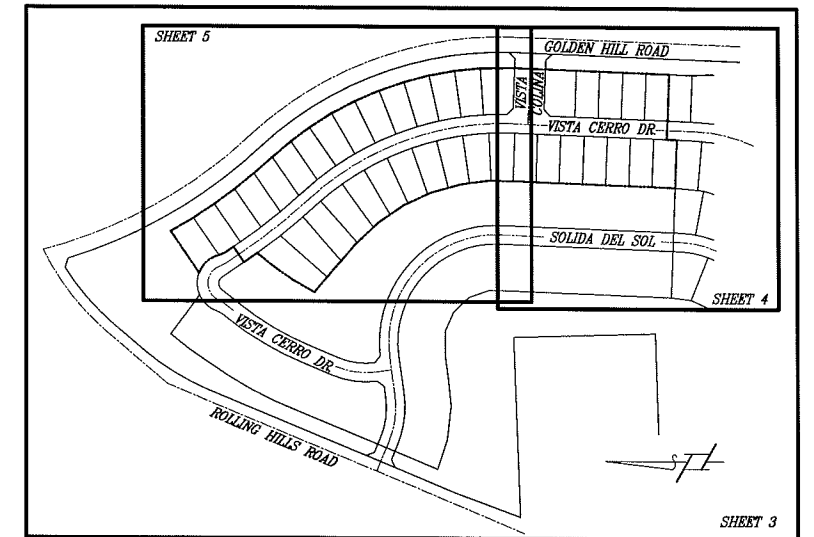
THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS AUTHORIZED TO BE RECORDED CONCURRENTLY WITH THIS MAP HAVE BEEN PROVIDED BY THE SUBDIVIDER OR BY THE LOCAL AGENCY APPROVING THE MAP. THE COUNTY RECORDER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF THE TABULATION, LISTING AND NUMBERING OF ANY SEPARATE DOCUMENTS REFERRED TO ON THE MAP.



CITY OF PASO ROBLES

VICINITY MAP

N.T.S.



INDEX MAP

N.T.S.

TRACT 2350

(PHASE 4)

REMAINDER LOT OF TRACT 2350 (PHASE 3) IN THE CITY OF PASO ROBLES AS SHOWN IN BOOK 23 OF MAPS, PAGES 27 THROUGH 32 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Agenda Item No. 11 - Page 3 of 4

JUNE, 2004

SHEET 2 OF 5



3765 South Higuera Street, Suite 102 • San Luis Obispo, California 93401
Phone: 805/543-1794 • Fax: 805/543-4609 • www.rrmdesign.com

Jerry Michael, RCE 36895, LS 6376 • Michael Stanton, PLS 5702

