

**TO:** JAMES L. APP, CITY MANAGER  
**FROM:** JOHN R. McCARTHY, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** FINAL MAP AND SUBDIVISION AGREEMENT FOR TRACT 2311 AND ANNEX TO LANDSCAPE AND LIGHTING DISTRICT  
**DATE:** AUGUST 17, 1999

**Needs:** That the City Council authorize execution and recordation of the Final Map and Subdivision Agreement for and authorize acceptance of the Securities for Tact 2311 (Serenade) and adopt a Resolution to annex into the Landscape and Lighting District.

- Facts:**
1. The Subdivider requests to enter into a Subdivision Improvement Agreement with the City for Tract 2311. The project is located east of River Road and south of Niblick Road.
  2. The Subdivider has posted securities to guarantee installation of public improvements in accordance with his Subdivision Agreement, the Subdivision Map Act and the City of El Paso de Robles Municipal Code.
  3. The Tentative map was approved by the City Council on March 16, 1999 by Resolution No. 99-038.
  4. In conformance with the Conditions of Approval, the developer has also executed a Petition requesting that the tract be annexed into the Landscape and Lighting District No. 1, Sub Area #50.

**Analysis and Conclusion:**

The developer has submitted the necessary documents and staff recommends that the City Council approve the Final Map and Subdivision Agreement and accept Performance Securities.

**Policy Reference:**

Title 22 of the Municipal Code Section and Subdivision Map Act, Landscape and Lighting Act of 1972, Sections 22500, et seq. and 22608.1, Streets and Highways Code, and Resolution No. 93-038.

**Fiscal Impact:**

The City has collected park fees, drainage fees, and plancheck & inspection fees, in accordance to the conditions of approval for this tract.

**Options:**

- A. That the City Council adopt a Resolution authorizing execution and recordation of the Final Map and Subdivision Agreement for Tract 2311 (Serenade).
- B. That the City Council amend, modify, or reject the above options.

**Attachments: (4)**

- 1) Resolution Approving Final Map & Subdivision Agreement
- 2) Resolution annexing into Landscape and Lighting District
- 3) Reduction of Parcel Map
- 4) Signed Petition and Ballot

**RESOLUTION No. 99-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES, CALIFORNIA,  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION OF THE FINAL MAP AND  
SUBDIVISION AGREEMENT FOR TRACT 2311 (SERENADE HOMES)**

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**WHEREAS**, the Developer has met all conditions of the tentative map and has posted payment and performance securities to guarantee the installation of public improvements. A certificate of insurance has been submitted and all final map fees have been paid; and

**WHEREAS**, City staff has reviewed the final tract map and finds it to be in substantial conformance with the approved tentative map and technically correct.

**THEREFORE, BE IT RESOLVED AS FOLLOWS:**

Section 1. That the City Council of the City of Paso Robles does hereby approve the final map for Tract 2311 and authorize the execution and recordation of the tract map.

Section 2. That the City Council of the City of Paso Robles does hereby approve the execution and recordation of the Subdivision Agreement.

Section 3. That the City Council of the City of Paso Robles does hereby accept the Performance and Payment securities posted to guarantee the installation of the public improvements.

**PASSED AND ADOPTED** by the City Council of the City of Paso Robles, this 17<sup>th</sup> day of **August**, 1999, on the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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**Duane J. Picanco, Mayor**

ATTEST:

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**Sharilyn M. Ryan, Deputy City Clerk**

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

CITY OF EL PASO DE ROBLES  
ENGINEERING DIVISION  
1<sup>st</sup> SPRING STREET  
ROBLES, CA 93446

ATTN.: CITY ENGINEER

**FOR RECORDERS USE ONLY**

**RESOLUTION NO. 99-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES, CALIFORNIA, AS  
ANNEXING TRACT 2311 AS PART OF SUBAREA 50 TO THE "PASO ROBLES LANDSCAPE AND  
LIGHTING DISTRICT NO 1" (STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)**

**WHEREAS**, the owner of the real property described in Exhibit "A": has petitioned to annex TR 2311 into Paso Robles Landscape and Lighting District No. 1 ("District"); and

**THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1.** That the City Council of the City of Paso Robles does hereby declare that the real property located in the City of Paso Robles, County of San Luis Obispo, as more particularly described in Exhibit "A" attached hereto, is hereby annexed into the "district" and that all landscape and lighting improvements required as conditions of approval of TR 2311 be installed by the developer.

**Section 2.** That the City Council of the City of Paso Robles does hereby declare that the current owner of the real property, according to the Petition for Formation of the District, is Serenade Homes.

**Section 3.** That the City Council for the City of Paso Robles does hereby declare that the assessment for TR 2311 shall begin with Fiscal Year 2000-2001.

**Section 4.** That the City Council for the City of Paso Robles does hereby declare that the area annexed shall be designated Paso Robles Landscape and Lighting District No. 1, as part of Sub Area 50.

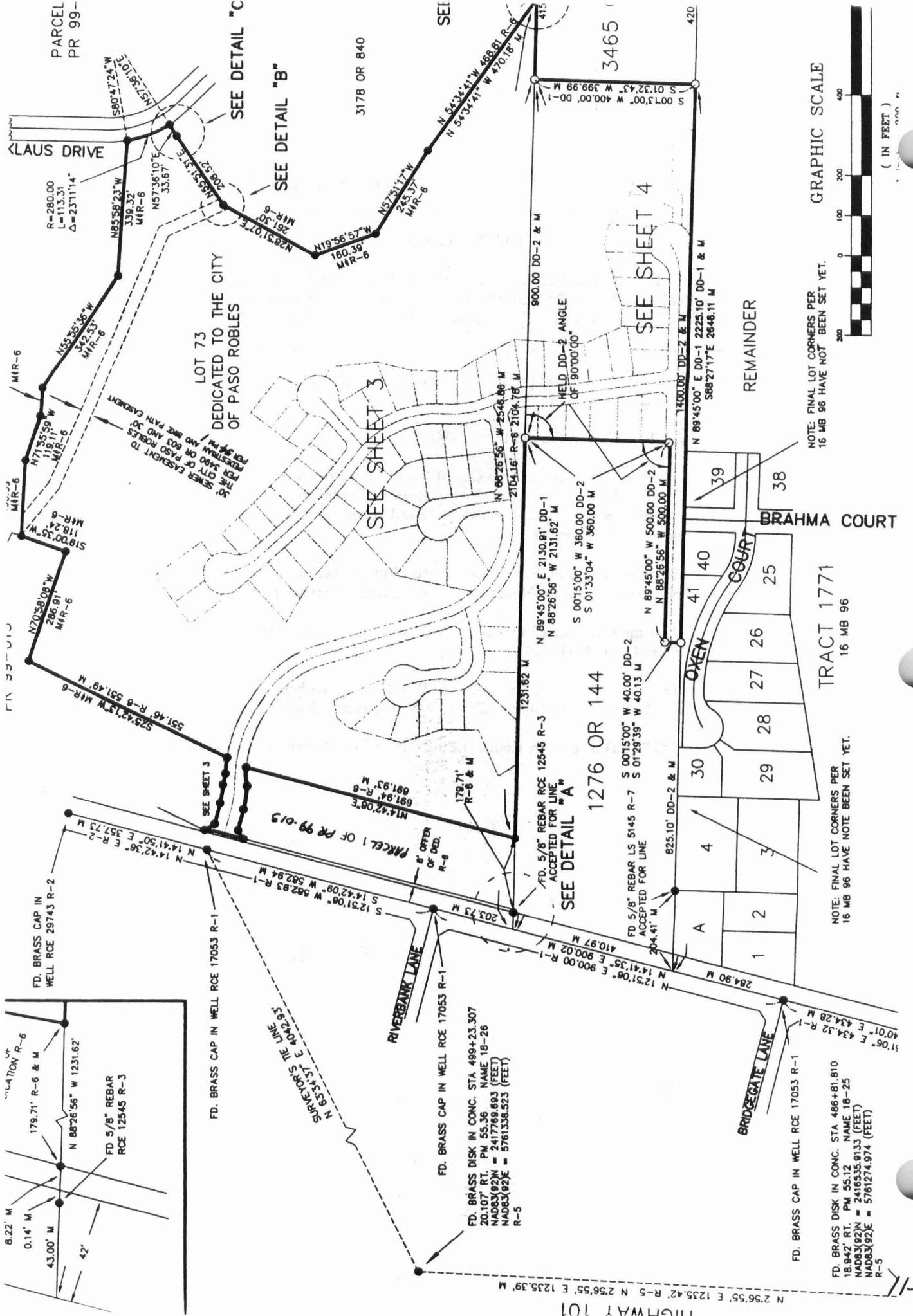
**PASSED AND ADOPTED** by the City Council of the City of Paso Robles, this 17<sup>th</sup> day of August, 1999, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Duane J. Picanco, Mayor

**ATTEST:**

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



GRAPHIC SCALE  
 0 100 200 300 400  
 ( IN FEET )

NOTE: FINAL LOT CORNERS PER  
 16 MB 96 HAVE NOT BEEN SET YET.

TRACT 1771  
 16 MB 96

NOTE: FINAL LOT CORNERS PER  
 16 MB 96 HAVE NOTE BEEN SET YET.

FD. BRASS DISK IN CONC. STA 486+81.810  
 18.942' RT. PM 55.36 NAME 18-26  
 NAD83(92)N = 241635.9133 (FEET)  
 NAD83(92)E = 5761274.974 (FEET)  
 R-5

FD. BRASS CAP IN WELL RCE 17053 R-1

HIGHWAY 101

4-11

## PETITION

### PETITION REQUESTING ANNEXATION INTO EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1

### SUMMARY PROCEEDINGS TO ESTABLISH ANNEXATION FOLLOWING 100% PROPERTY OWNER PETITION/BALLOT

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#### WITNESSETH

A. **WHEREAS**, the Petitioner(s), **SERENADE HOMES, LLC**, (hereinafter referred to as the "**Developer**"), is the sole owner (are the sole owners) of that certain real property located in the **City of El Paso de Robles** (hereinafter referred to as the "**City**"). County of San Luis Obispo, State of California, more particularly described in Exhibit "A" attached hereto, (hereinafter referred to as the "**Property**"); and

B. **WHEREAS**, **Developer** is developing **Property** as a single family residential subdivision tentatively approved as **Tract 2311** (hereinafter referred to as the "**Project**"); and

C. **WHEREAS**, for the purpose of this Petition the terms "**Property**" and "**Project**" are often used interchangeably; and

D. **WHEREAS**, as a condition to final approval of the **Project** and the recordation of the final tract map to be recorded on the **Project**, the **City** has required that those certain areas within the **Project** be improved with landscaping and lighting, and other related improvements, that are described in Section D-3 of the Standard Conditions found in Resolution No. 99-38, a resolution of the Planning Commission of the **City** to grant tentative map approval for the **Project**, (hereinafter referred to as the "**Landscape and Lighting Improvements**") to a standard acceptable to the **City**; and that the undersigned **Developer** provide a means satisfactory to the **City** for assuring the continued maintenance, operation, and servicing of the **Landscape and Lighting Improvements**; and

E. **WHEREAS**, the actual amount to be assessed for the **Project** or apportioned among subdivision lots or parcels within the **Project**, shall not exceed the proportionate special

benefit of the **Landscape and Lighting Improvements**. Said proportional benefits shall be determined by a registered civil engineer prior to levy of assessments to be charged against the **Project** or apportioned among subdivision lots or parcels within the **Project**. In no event shall the actual amount levied exceed the range identified in Exhibit "B", as adjusted for inflation, unless such increases are approved pursuant to Government Code Section 53753.

**E. WHEREAS**, pursuant to the "Landscaping and Lighting Act of 1972" as set forth in part 2 of Division 15 (Sections 22500 et seq.) of the Streets and Highways Code of the State of California, the **City** may form an assessment district to provide for the maintenance, operation and servicing of the **Landscape and Lighting Improvements**, and for the payment of the costs and expenses incurred for such maintenance, operation, and servicing; and

**F. WHEREAS**, the **Developer** is the owner of all the real property to be benefitted by the **Landscape and Lighting Improvements** and the maintenance, operation and servicing thereof.

**G. WHEREAS**, until the **Landscape and Lighting Improvements** are constructed and accepted by the **City**, it is difficult to determine the amounts assessable for the operation and maintenance of said improvements chargeable to the **Project**. Attached hereto as Exhibit "B" is the City Engineer's (or the City Assessment Engineer's) estimate of ranges and formula for calculating such ranges for:

1. The total amount of the assessment for the **Project**; and
2. The amount to be apportioned among subdivision lots or parcels within the proposed

**H. WHEREAS**, the actual amount to be assessed for the **Project**, or apportioned among subdivision lots within the **Project**, shall not exceed the proportionate special benefit of the **Landscape and Lighting Improvements**. Said proportional benefits shall be determined by a registered civil engineer prior to levy of assessments to be charged against the **Project** or apportioned among subdivision lots or parcels within the **Project**. In no event shall the actual amount levied exceed the range identified in Exhibit "B", as adjusted for inflation, unless such increases are approved pursuant to Government Code Section 53753.

**NOW, THEREFORE**, by this Petition, the undersigned **Developer** requests the City Council of the **City** to annex the **Project** into El Paso de Robles Landscape and Street Lighting Maintenance District No. 1 for the purpose of levying an annual assessment against the **Property** and each lot or parcel therein in the amount, for the purpose, and otherwise subject to the terms and conditions set forth herein.

1. **Purpose of the Annual Assessment.** The annual assessment to be levied against the **Property** and each lot or parcel to be created therein shall be used exclusively for the purpose of funding the annual costs of maintaining the **Landscape and Lighting Improvements**. The undersigned **Developer** agrees that such public improvements and the operation and maintenance of same are of special benefit to the **Property** and each lot to be created therein.

2. **Amount of the Annual Assessment.** The range of the annual assessment to be levied against the **Property** to fund operation and maintenance of the **Landscape and Lighting Improvements** is described in Exhibit "B", attached hereto. The annual assessment to be charged shall be levied against the **Property** during each fiscal year the assessment district remains in effect, effective at the date the **Landscape and Lighting Improvements** are accepted by the **City**. The undersigned **Developer** agrees that the range of annual assessment established in Exhibit "B" does not exceed the cost of operating and maintaining the **Landscape and Lighting Improvements**.

3. **CIP Adjustment to the Amount of the Annual Assessment.** Commencing with the first **City** fiscal year following the date the **Property** is annexed into El Paso de Robles Landscape and Lighting Maintenance District No. 1 and each fiscal year thereafter that the assessment district remains in effect, the annual assessment to be levied against the **Property** shall be increased in an amount necessary to reflect the increase in the cost of operating and maintaining the **Landscape and Lighting Improvements** due to inflation. The determination of whether there has been an increase in the cost of operating and maintaining the **Landscape and Lighting Improvements** and the amount of the increase in the annual assessment which is proportional to the increase in such costs shall be based exclusively on the percentage increase in CPI Index for Urban Wage Earners and Clerical Workers in San Francisco/San Jose for March 31 of the current year over the previous year's index on the same date. The undersigned **Developer** agrees that the foregoing consumer price index most accurately reflects the likely

annual increase in the cost of operating and maintaining the **Landscape and Lighting Improvements** due to inflationary factors.

4. Apportionment of Annual Assessments Among Subdivision Lots or Parcels. At such times as the **Property** is subdivided into a number of separate lots and/or parcels by reason of the recordation of a final subdivision map or final parcel map, the assessment to be levied against the **Property** in the manner provided for herein shall be apportioned among the resulting lots or parcels in accordance with the ranges established in Exhibit "B", attached hereto. The undersigned **Developer** agrees that the formula used to calculate the range accurately reflects the proportionate benefit received by each such lot or parcel arising from the operation and maintenance of the **Landscape and Lighting Improvements**, and therefore is an appropriate way of apportioning the cost of operating and maintaining the **Landscape and Lighting Improvements** among such lots or parcels

5. Duration of the Annual Assessment. The annual assessment to be levied against the **Property** and each lot or parcel created therein to operate and maintain the **Landscape and Lighting Improvements** shall continue until such time as the City Council shall determine to abolish the assessment district.

6. Waiver of Notice of Assessment District Protest Hearing. Pursuant to Streets and Highways Code Section 22608, the undersigned, as sole Owner(s) of the property annexed into El Paso de Robles Landscape and Lighting Maintenance District No. 1, hereby waives the resolution, report, notices of hearing, and right of majority protest.

7. Ballot in Favor of Assessment District. The undersigned Owner(s) executes this Petition both as the **Developer's** Petition for annexation into El Paso de Robles Landscape and Lighting Maintenance District No. 1, and as the **Developer's** ballot in favor of the range of assessments to be charged or levied against the **Property**. In addition, the undersigned **Developer** hereby authorizes the City Clerk to file this Petition as the undersigned's ballot in favor of annexing the **Property** into El Paso de Robles Landscape and Lighting Maintenance District No. 1.

8. Hearing/Revocation of Petition/Ballot. The hearing on the undersigned **Developer's** ballot will be set concurrently with the City's hearing for the annexation of the **Property** into the El Paso de Robles Landscape and Lighting Maintenance District No. 1, and at



least forty-five (45) days from the date this Petition/Ballot is filed with the City. The undersigned **Developer** may revoke this Petition/Ballot up to and including the time of the public hearing set by the City for approval of the annexation. A revocation of any portion of this Petition/Ballot shall be considered a revocation of the entire Petition/Ballot.

9. Incorporation of Recitals. Recitals A through F of this Petition are incorporated herein by this reference and made a part hereof.

10. Petition Binding. To agree that this Petition shall run with the land and shall be binding upon the **Developer**, his heirs, successors, executors, administrators, and assigns.

**PROPERTY OWNER/DEVELOPER:**

By: Camille Politte  
Serenade Homes, LLC

Date: 8-3-99

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Camille Politte, President

**SIGNATURES MUST BE NOTARIZED**

**OFFICIAL BALLOT**

**CITY OF EL PASO DE ROBLES SPECIAL PROPERTY OWNER PROTEST  
PROCEEDING TO PROPOSE THE LEVY AND COLLECTOIN OF ASSESSMENTS  
AND ASSESSMENT RANGE FORMULA FOR THE EL PASO DE ROBLES  
LANDSCAPE AND LIGHTING MAINTENANCE ASSESMENT DISTRICT No. 1,  
SUBAREA No. 50**

**HEARING DATE: Second Quarter Calendar 2000**

This Ballot represents:       **Name:**           Camille Politte  
  **Address:**       3248 Roblar Ave.  
  **City, State:**   Santa Ynez, CA 93406  
  **Property:**     Tract 2311, A.P.N. 09-761-12 and 09-761-07  
  **Sub Area:**     50

According to Section 4, Sub-Section 4 (e) of Proposition 218, the ballots are weighted according to the proportional financial obligation of the affected property. The proposed assessment for your property is presented above and the total proposed Balance to Levy for the Sub Area is \$14,444.00.

To vote, make a check mark in the voting square next to the word "YES" or the word "NO", sign and date the ballot. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk, and obtain another. Mail or deliver this completed ballot to:

City Clerk  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

**PLEASE CAST YOUR VOTE BY MARKING AND SIGNING BELOW**

<input checked="" type="checkbox"/>	Yes, I approve of the proposed assessment of \$200 to \$300 per parcel for the 2000-2001 fiscal year on the parcel(s) identified on this ballot, and the establishment of an annual assessment range formula based on the level of the Consumer Price Index most recently reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers increase over its level as of the date of this ballot.
<input type="checkbox"/>	No, I do not approve the proposed assessment of \$200 to \$300 per parcel for the 2000-2001 fiscal year on the parcel or parcels identified on this ballot, and the establishment of an annual assessment range formula based on the level of the Consumer Price Index most recently reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers increase over its level as of the date of this ballot.
<hr/>	
<i>Camille Politte</i>	<i>8.3.99</i>
Signature of Record Owner or Authorized Representative in case of property owned by non-individuals.	Date