

**TO:** James L. App, City Manager

**FROM:** Robert A. Lata, Community Development Director

**SUBJECT:** Acceptance of Tract 2457 (Oak Knoll Ranch, LLC) for recordation, and Annexation into the Landscape and Lighting Maintenance District

**DATE:** May 6, 2003

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**Needs:** That the City Council consider taking action towards finalizing development plans for a residential subdivision.

**Facts:**

1. The applicant, Oak Knoll Ranch, LLC, has requested that Tract 2457 be accepted by the City for recordation. Tract 2457 is a 10-lot subdivision of a 86-acre site, located on Clubhouse Drive, north of River Oaks Drive and west of Buena Vista Drive (see Attachment 1).
2. The applicants have signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis  
and**

**Conclusion:** Tract 2457 was originally approved by the Planning Commission on September 24, 2002. All conditions imposed by the Planning Commission for Phase I of Tract 2457 have been satisfied.

**Policy**

**Reference:** California Government Code Section 66462 ("Subdivision Map Act")  
Paso Robles Municipal Code Section 22.16.160

**Fiscal**

**Impact:** None.

**Options:**

- a. Adopt Resolution No. 03-xx accepting the recordation of Tract 2457, a 10-lot subdivision located on Clubhouse Drive, north of River Oaks Drive and west of Buena Vista Drive, and
- b. Adopti Resolution No. 03-xx annexing Tract 2457 into the Landscape and Lighting District.
- c. Amend, modify or reject the above options.

Attachments: (3)

- 1) Vicinity Map
- 2) Resolution Final Map
- 3) Resolution L & L

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

The City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Attn: DITAS ESPERANZA

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RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING TRACT 2457-1 AS PART OF SUB-AREA 80 TO THE  
"PASO ROBLES LANDSCAPE AND LIGHTING DISTRICT NO. 1"  
(STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)

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WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned for annex Tract 2457-1 into the Paso Robles Landscape and Lighting District No. 1 ("District").

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED 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' hereto, is hereby annexed into the District and that all landscape and lighting improvements required as conditions of approval of Tract 2457-1 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 Oak Knoll Ranch, LLC.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Tract 2457-1 shall begin with Fiscal Year 2004-2005.

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 80.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of May 2003 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

**EXHIBIT "A"**

**TRACT 2457 AS RECORDED IN BOOK OF MAPS AT PAGE IN THE  
OFFICE OF THE COUNTY RECORDER OF COUNTY OF SAN LUIS OBISPO,  
STATE OF CALIFORNIA**

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION  
OF THE FINAL MAP TRACT 2457 (OAK KNOLL RANCH, LLC)

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WHEREAS, the Subdivider has met all conditions of Phase I of Tentative Tract 2457; 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 Phase I of Tract 2457 and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles accept the offer of dedication for Clubhouse Drive for a public street, the offer of dedication of Lot 10 as open space and easements for tree purposes and drainage as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of May 2003 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

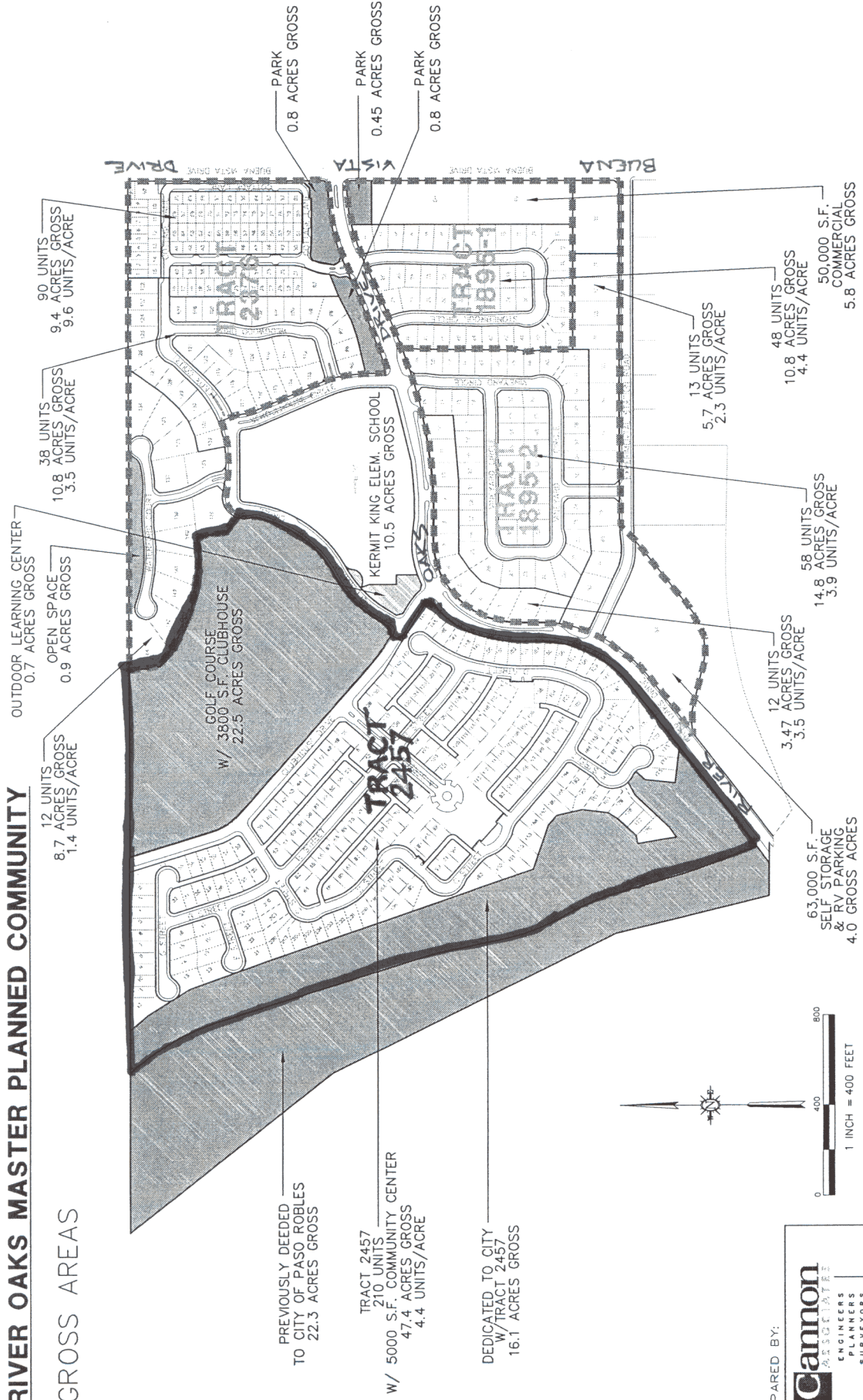
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Sharilyn M. Ryan, Deputy City Clerk



# RIVER OAKS MASTER PLANNED COMMUNITY

## GROSS AREAS



PREPARED BY:

**Cannon**  
ASSOCIATES  
ENGINEERS  
PLANNERS  
SURVEYORS  
1500 West 10th Street, Suite 100  
Lawton, Oklahoma 73505  
(405) 941-1100