

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Acceptance of Tracts 2457-3 and 2457-4 (Oak Knoll Ranch, LLC) for Recordation, Execution of Subdivision Improvement Agreement, and Annexation into the Landscape and Lighting Maintenance District

DATE: December 7, 2004

Needs: That the City Council consider taking a series of three steps toward finalizing development plans for a residential subdivision.

- Facts:**
1. The applicant, Oak Knoll Ranch, LLC has requested that Tracts 2457-3 and 2457-4 be accepted by the City for recordation. Tract 2457-3 is a 65 lot subdivision of a 12.6-acre site and Tract 2457-4 is a 67 lot subdivision of a 14.3-acre site, located on Clubhouse Drive, north of River Oaks Drive (see Attachment 1).
 2. Since the required public improvements have not been completed, the applicants will be signing a Subdivision Improvement Agreement guaranteeing the construction of these improvements within a one-year period. Payment and Performance Bonds are to be submitted and placed on file in the office of the City Engineer.
 3. The applicants will sign 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. With the exception of the construction of the public improvements, all conditions imposed by the Planning Commission have been satisfied.

The Subdivision Map Act and the City of Paso Robles Municipal Code authorizes acceptance of final maps when securities have been posted guaranteeing construction of public improvements.

Acceptance of public improvements and release of the securities occurs only after these improvements have been constructed to the satisfaction of the City Engineer and following the adoption of a resolution of acceptance by the City Council.

Policy

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

Fiscal

Impact: None.

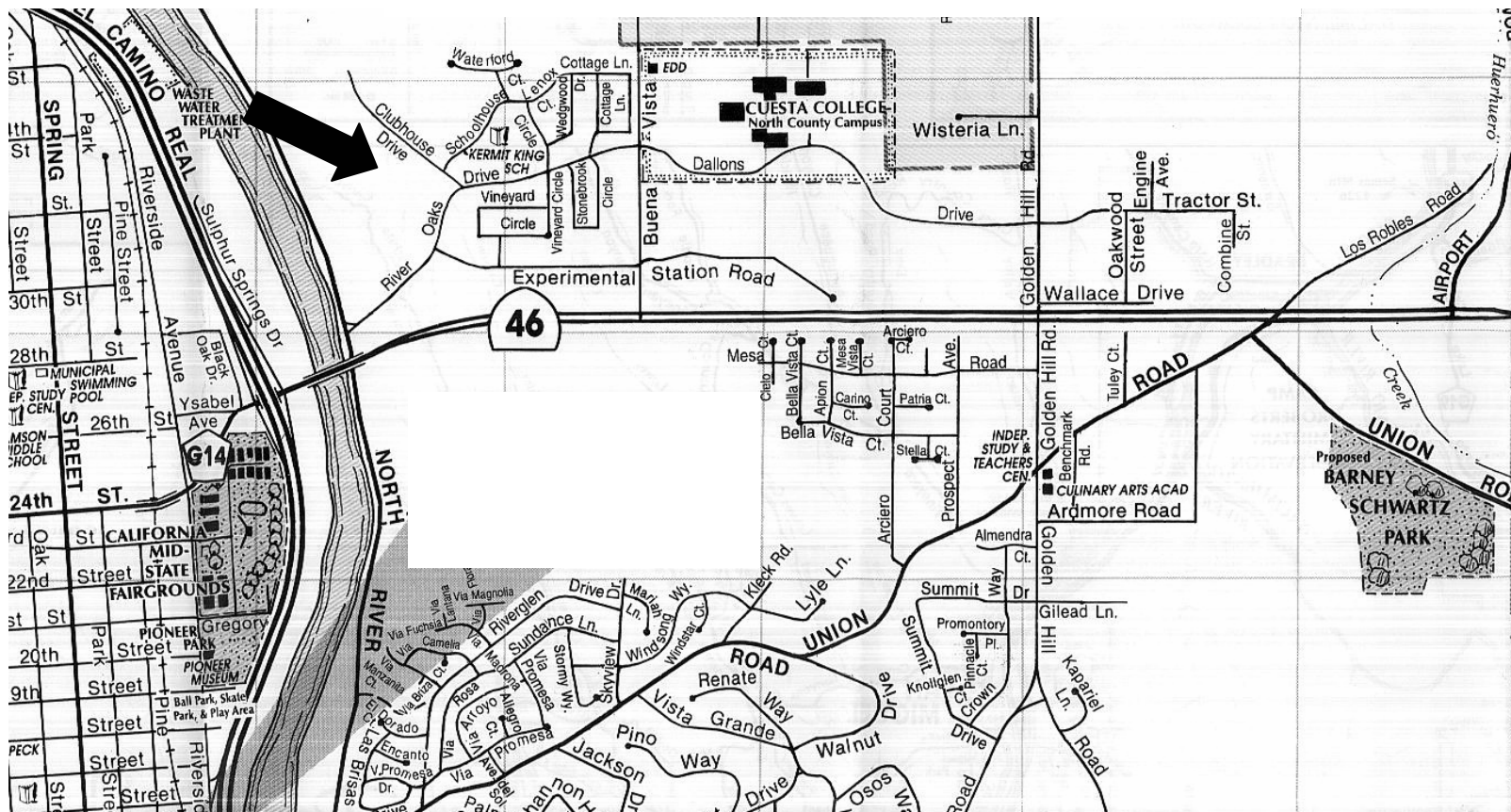
Options: That the City Council accept the subject maps and agreement by taking the following actions:

- a. **(1)** Adopt Resolution No. 04-xxx accepting the recordation of Tracts 2457-3 and 2457-4, and approving the Subdivision Improvement Agreement for Tracts 2457-3 and Tract 2457-4, authorizing deferred construction of the subdivision improvements, with an established deadline of December 7, 2005, to complete these improvements, and authorizing the Mayor to execute the Agreement; and
- (2)** Adopt Resolution No. 04-xx annexing Tracts 2457-3 and 2457-4 into the Landscape and Lighting District.
- b. Amend, modify or reject the above option.

Attachments: (3)

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

VICINITY MAP ~ TRACT 2457 Phase 3 & 4
(OAK KNOLL RANCH, LLC)



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Attn.: Ditas Esperanza

FOR RECORDERS USE ONLY

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING TRACT 2457-4 (OAK KNOLL RANCH, LLC) AS PART OF SUBAREA 36G 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 for annex 2457-4 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 2457-4 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 2457-4 shall begin with Fiscal Year 2005-2006.

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 36G.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of December 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Exhibit "A"

Being a Subdivision in the City of El Paso de Robles, of Lot 8 and Lot 9 of Tract 2457-1 According to the Map filed in Book 22 at Pages 21 through 25 Inclusive of Maps, in the Office of the Recorder for San Luis Obispo County, California

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

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

Attn.: Ditas Esperanza

FOR RECORDERS USE ONLY

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING TRACT 2457-3 (OAK KNOLL RANCH, LLC) AS PART OF SUBAREA 36F 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 for annex 2457-3 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 2457-3 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 2457-3 shall begin with Fiscal Year 2005-2006.

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 36F.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of December 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Exhibit "A"

Being a Subdivision in the City of El Paso de Robles, of Lot 6 and Lot 7 of Tract 2457-1 According to the Map filed in Book 22 at Pages 21 through 25 Inclusive of Maps, in the Office of the Recorder for San Luis Obispo County, California

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
TRACTS 2457-3 AND 2457-4 (OAK KNOLL RANCH, LLC)

WHEREAS, the Developer has met all conditions of the tentative map, has posted payment and performance securities to guarantee the installation of public improvements, and submitted a certificate of insurance; and

WHEREAS, City staff has reviewed the final tract maps and finds them 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 maps for Tracts 2457-3 and 2457-4, and authorize the execution and recordation of the tract maps.

SECTION 2. 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.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for public storm drain, water and sewer easements, and public utility easements as shown on the final maps.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of December 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk