

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Approval of Final Map of Tract 2593, (Highlands Paso Robles, LLC) for Recordation, Execution of Subdivision Improvement Agreement, and Annexation into the Landscape and Lighting Maintenance District

DATE: May 3, 2005

Needs: That the City Council consider taking a series of steps toward recordation of the Final Tract Map for Tract 2593, a residential subdivision.

- Facts:**
1. The applicants, Highlands Paso Robles, LLC, have requested that Tract 2593 be authorized by the City for recordation. Tract 2593 is a 55-lot subdivision of a 23.21-acre site located along the westerly and northerly extensions of Red Cloud Road and Navajo Avenue respectively (see Attachment 1).
 2. Since the required public improvements have not been completed, the applicants have signed a Subdivision Improvement Agreement guaranteeing the construction of these improvements within a one-year period. Payment and Performance Bonds have been submitted and placed on file in the office of the City Engineer.
 3. The applicants have signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis
and**

Conclusion: Tract 2593 was originally approved by the Planning Commission on March 23, 2004. 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.

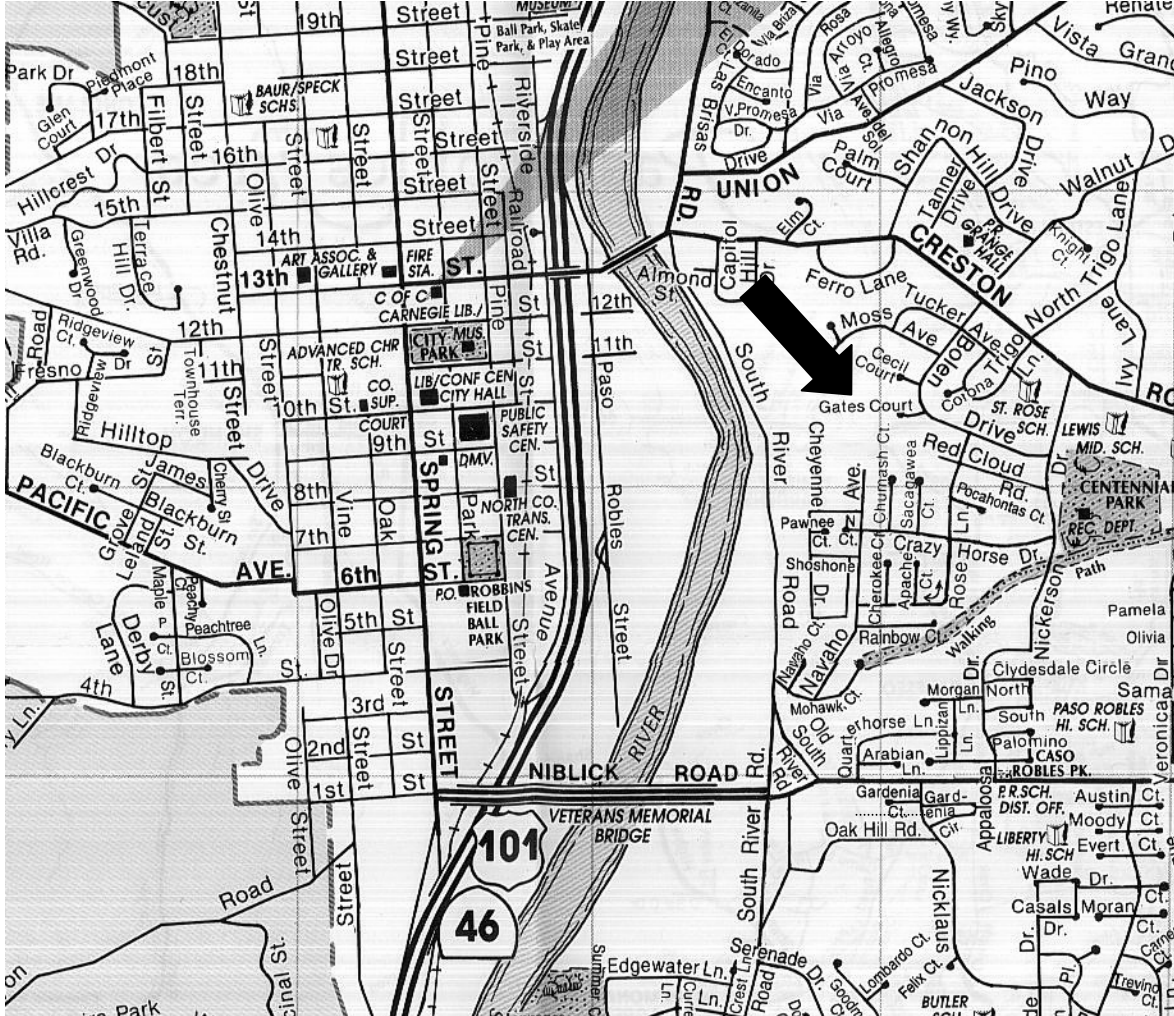
Options: That the City Council accept the subject map and agreement by taking the following actions:

- a. (1)** Adopt Resolution No. 05-xxx authorizing the recordation of Tract 2593, a 55-lot subdivision located along the westerly extension of Red Cloud Road and the northerly extension of Navajo Avenue, and authorizing the Mayor to execute the Subdivision Improvement Agreement for Tract 2593 guaranteeing the construction of the subdivision improvements, with an established deadline of May 3, 2007, to complete these improvements, and
- (2)** Adopt Resolution No. 05-xx annexing Tract 2593 into the Landscape and Lighting District.
- b.** Amend, modify or reject the above option.

Attachments: (3)

- 1) Vicinity and Tract Maps
- 2) Resolution Final Map
- 3) Resolution L & L

VICINITY MAP
Tract 2593
Highlands Paso Robles, LLC



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
TRACT 2593 (HIGHLANDS PASO ROBLES, LLC)

WHEREAS, the Subdivider, Highlands Paso Robles, LLC, has met all Planning Commission conditions of approval of Tentative Tract 2593, has posted payment and performance securities to guarantee the installation of public improvements, and has submitted a certificate of insurance; and

WHEREAS, City staff has reviewed the Final Tract Map for Tract 2593 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 authorize the execution and recordation of the Final Tract Map for Tract 2593.

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 for Tract 2593 and does hereby authorize the Mayor to execute the Subdivision Improvement Agreement.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for public open space, drainage basin, Red Cloud Road, Navajo Avenue, public tree planting easements, public storm drain easement, public slope and landscape easements, and public utility easements as shown on the Final Tract Map of Tract 2593.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of May 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

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. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING TRACT 2593 (HIGHLANDS PASO ROBLES, LLC / PROBUILT HOMES)
AS PART OF SUBAREA 98 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 Tract 2593 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 2593 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 Highlands Paso Robles, LLC.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Tract 2593 shall begin with Fiscal Year 2006-2007.

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 98.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of May 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Exhibit "A"

LEGAL DESCRIPTION

Real property in the City of Paso Robles, County of San Luis Obispo, State of California, described as follows:

Parcel A:

Parcel 2 of Parcel Map PRAL 03-0067, in the City of El Paso de Robles, County of San Luis Obispo, State of California, according to map recorded July 13, 2004 in Book 61, Pages 65-68 of Parcel Maps.

Parcel B:

An easement more particularly described as follows:

All that portion of Parcel 1 of Parcel Map PRAL 03-0067 (being a portion of the subdivision of the Rancho Santa Ysabel, as per A/MB/29, in the City of Paso Robles, the County of San Luis Obispo, State of California) North of the following described line:

Beginning at the Southwesterly corner of deed recorded as Official Records Book 1008, Page 458, in the County of San Luis Obispo, State of California, being the most Westerly corner of Parcel 2 of said map;

thence along the Southerly line of said deed South 84°18'22" East to a 1" Iron Pipe marks "LS 5751" as shown on said parcel map a distance of 196.29 feet;

thence along the Southerly line of said deed South 84°18'22" East a distance of 218.45 feet to a 2" iron pipe marked "LS 2247" being the Southerly corner of said deed and common to a corner property of said parcel 1;

thence South 84°54'49" East to a 1" iron pipe marked "LS 5751" as shown on said parcel map a distance of 48.47 feet;

thence South 85°16'19" East to a 1" iron pipe marked "LS 5751" as shown on said parcel map a distance of 154.69 feet.