

Attachment 2

RESOLUTION 24-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING THE FINAL MAP TRACT 3105-3 (PHASE 3) AND SUBDIVISION IMPROVEMENT AGREEMENT

TRACT 3105-3 RIVER OAKS RESERVE, LLC

WHEREAS, the Planning Commission approved Phased Vesting Tentative Map 3105, on August 8, 2017; and

WHEREAS, Phased Vesting Tentative Map 3105-3 is comprised of five phases of 271 residential lots, 24 open-space and three road lots. Phase 3 includes 58 single-family residential lots. Phases 4 and 5 include the remaining 71 lots; and

WHEREAS, the River Oaks Reserve, LLC (Applicant) is conditioned to construct public improvements for roads prior to Final Map recordation. The public improvements consist of water, recycled water, sewer, and offsite road facilities; and

WHEREAS, the Applicant is requesting that the Final Map be recorded prior to installation of the public improvements. This is allowed per the City's Municipal Code, and state subdivision law, if the Applicant signs a Subdivision Improvement Agreement (Improvement Agreement) and submits financial securities to guarantee the construction; and

WHEREAS, the Applicant is requesting that the City enter into a subdivision improvement agreement for the public improvements and monumentation and has provided financial assurances; and

WHEREAS, the Applicant has submitted a signed Subdivision Improvement Agreement (Exhibit A) and has submitted bonds as the financial assurances; 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.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby approves the final map for Tract 3105-3 and authorizes the execution and recordation of the final map.

Section 3. The City Council of the City of Paso Robles accepts the public offers of dedications, delineated on said map, to the terms of offer of dedication by the parties have a record title interest in said land.

Section 4. The City Council authorizes the City Manager to enter into and record a Phase 3 Subdivision Improvement Agreement, subject to any necessary modifications to the Agreement made in consultation with the City Attorney.

Section 5. The City Council finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378

APPROVED this 16th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Boyer, City Clerk

Exhibit A – Subdivision Improvement Agreement

Exhibit A
Subdivision Improvement Agreement