

Attachment 1

RESOLUTION 25-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ACCEPTING PUBLIC IMPROVEMENTS FOR TRACTS 3152 AND 3155, AND RESCINDING PRIOR REJECTION OF RIGHT-OF-WAY DEDICATIONS, CONSTRUCTED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, Final Maps for Tracts 3152 and 3155 were recorded on October 7, 2020; and

WHEREAS, a Subdivision Improvement Agreement was subsequently entered into between the City and Olsen Ranch 212, LLC (Developer) dated October 26, 2023 and recorded in the San Luis Obispo County, the Recorder's Office as Document Number 2023035769; and

WHEREAS, offers of dedication for public right-of-way purposes were included on the Final Maps for portions of Sherwood Road (shown as Niblick Road on Tract 3152), Airport Road, and Linne Road, but were rejected by the City Council at the time of map approval, without prejudice; and

WHEREAS, the Developer has since completed the construction of certain public improvements along portions of Sherwood Road, Airport Road, and Linne Road, in accordance with City-approved improvement plans (Permit #E22-0033), the Subdivision Improvement Agreement, and applicable City standards; and

WHEREAS, City staff has inspected the work and determined that they are substantially complete, subject to minor punch list items that do not affect public safety and which will be completed under a separate encroachment permit; and

WHEREAS, the City Engineer recommends the acceptance of the work and dedications into the City's maintenance system and recommends the reduction of associated performance and bonds pursuant to Section 6(a) of the Subdivision Improvement Agreement; and

WHEREAS, the partial release of performance security is permitted under the Subdivision Map Act and Government Code section 66499.7; and

WHEREAS, this action is exempt from additional environmental review pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15182, as it is consistent with the previously certified Environmental Impact Report (SCH 2019011065) for the Olsen South Chandler Specific Plan.

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 work constructed in accordance with the Subdivision Improvement Agreement for Tracts 3153 and 3154 is hereby accepted into the City's maintenance system, subject to the

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Developer providing a one-year warranty bond upon completion of the Project. Said limits of improvements are summarized below:

Accepted Street Improvements

| Street Name | From | To | Distance |
|---------------|----------------------------|------------|------------|
| Sherwood Road | STA 201+50 | STA 248+60 | 0.89 miles |
| Airport Road | STA 47+42 (Linne Rd) | STA 75+15 | 0.53 miles |
| Linne Road | STA 300+00 (Roundabout) | STA 308+85 | 0.17 miles |

Section 3. The City Council hereby rescinds its prior rejection and formally accepts the right-of-way dedications for portions of Sherwood Road, Airport Road, and Linne Road as shown on the Final Maps for Tracts 3152 and 3155.

Section 4. The Engineer for the County of San Luis Obispo has developed its estimates for the total remaining work. The total remaining updated bond amounts to be posted includes the remaining costs plus administrative and contingency costs. The updated bond amounts, by Bond Zone are:

VINEDO BACKBONE

| <u>BOND ZONE</u> | <u>BOND NUMBER</u> | <u>BOND AMOUNT</u> |
|---------------------|--------------------|--------------------|
| Zone 1 | ES00016279 | \$12,100 |
| Zone 2 | ES00016278 | \$9,700 |
| Zone 3 | ES00016277 | \$1,280,000 |
| Zone 4 | ES00016281 | \$9,700 |
| Zone 5 | ES00016280 | \$124,500 |
| Frontage w/out PA13 | ES00016276 | \$0 |

The City Council accepts the portions of the work described above, and reduces the bond amounts pursuant to Section 6a of the Subdivision Improvement Agreement and in conformance with the Subdivision Map Act, and grants the City Engineer the authority to administratively release the performance bonds, and the monumentation bond, once all checklist items are complete and in amounts verified in consultation with the City Manager and City Attorney.

Section 5. The reduction in the performance security authorized is not, and shall not be deemed to be, an acceptance of the completed improvements, and the risk of loss or damage to the improvements and the obligation to maintain the improvements shall remain the sole responsibility of the Developer until all required public improvements have been accepted by the

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City and all other required improvements have been fully completed in accordance with the plans and specifications for the improvements.

Section 6. Upon receipt of the 10% warranty bond and completion of all remaining checklist items and punch list items to the satisfaction of the City Engineer, the performance and payment bonds may be administratively released by the City Engineer in accordance with the Subdivision Improvement Agreement.

Section 7. Following ninety (90) days after the recordation of the notice of completion of the improvements, the City shall release the payment bonds for the work of improvement in accordance with the Subdivision Map Act.

Section 8. The City Clerk is directed to forward a certified copy of this Resolution to the City Engineer and Public Works Director.

APPROVED by the City Council of the City of El Paso de Robles by the following vote on July 15, 2025.

AYES:

NOES:

ABSENT:

ABSTAIN:

John R. Hamon, Jr., Mayor

ATTEST:

Melissa Martin, City Clerk

Attachment 2 – Vicinity Map