Acceptance of the Offers of Dedication for 
Tract 2495 (Apple Valley)

(The acceptance of the Offers of Dedication and rejection of maintenance of the 
public improvements will allow the property owners of Apple Valley to fund the 
maintenance of the improvements.)

RECOMMENDATIONS:

Council adopt the Draft Resolution accepting the Offers of Dedication on Tract 2495 for

a) Streets;
b) Public Pedestrian Access Easements;
c) Public Landscape Easement;
d) Public Utility Easement;
e) Public Drainage Easement;
f) Public Sewer Easement;
g) Lots 71, 72, 73;

and reject the improvements in the areas of dedication for maintenance.

DISCUSSION:

Background: On February 27, 2007 the City Council accepted as complete, the public 
improvements for Tract 2495, a 70-unit single-family residential development on a 28-
acre site between Del Rio Road and Conejo Road, one block West of U.S. Highway 101. The City Council rejected the "Offer of Dedication" on the map at this meeting.

The conditions of this development project included the construction of roads, storm 
drain facilities, sanitary sewer facilities, common area landscaping, trails and other 
related public improvements. The conditions also required the residents of this 
development maintain these public improvements in perpetuity. A Landscape and 
Lighting Assessment District and a Benefit Assessment District (Districts) were 
established to cover the cost for the maintenance and upkeep of the landscaping and 
infrastructure improvements.
Analysis: Muni-Financial is the firm that was hired to create these Districts at Apple Valley. In consultation with Muni-Financial it was determined that the property that is maintained in the Districts must be held by the City in accordance with the legislations on District formation. The method to achieve this is to accept the Offers of Dedication and reject the maintenance of the improvements.

Conclusion: The acceptance of the Offers of Dedication and rejection of maintenance of the public improvements will allow the property owners of Apple Valley to fund the maintenance of the improvements.

FISCAL IMPACT:

No direct additional costs to the City since the Districts will fund the maintenance of the improvements in Tract 2495.

ATTACHMENTS:

Draft Resolution