



ITEM NUMBER:
DATE:

A - 10
6-24-08

Atascadero City Council

Staff Report – Public Works Department

Woodridge/Las Lomas Tract 2525, Phases I and II Acceptance of the Offers of Dedication for Public Open Space No. 1, No. 2 and No. 4. Certify Completion of and Begin Warranty Period for Landscape and Reduce Bond Amounts for Public Improvements

RECOMMENDATIONS:

Council:

1. Adopt Draft Resolution A accepting the Public Improvements within the areas proposed for Dedication of Public Open Space on Tract 2525, Phase I and reject the improvements in the areas of dedication for maintenance.
2. Adopt Draft Resolution B accepting the Offer of Dedications for Public Open Space No. 1, No. 2 and No. 4, in Fee Simple, on Tract 2525, Phase I.
3. Authorize the Public Works Director to reduce Tract 2525, Phases I and II Public Improvement Bonds to reflect work completed and to accept Landscape Improvements as complete and subject to a one-year warranty period.
4. Authorize the Public Works Director to accept the Paloma Creek Pedestrian Bridge as complete and subject to a one-year warranty period.

DISCUSSION:

Background: On September 23, 2003 the City Council adopted the Woodlands Specific Plan for the Woodridge project, located south of Halcon Road, north of Santa Barbara Road and east of Viejo Camino Road. This Specific Plan provides a blueprint for development of the area and open space improvements.

Among other features, this Specific Plan provides for dedication of 52.4 acres of open space and trails. This open space is required to be dedicated to the public upon completion of improvements for public use. Improvements have been underway this past year and now 34.67 acres are ready for acceptance by the City Council on behalf of the public. At the time of approval of the phased final maps (Tract 2525-I and Tract 2525-II) the City Council rejected acceptance of the dedications until required improvements were completed.

The required onsite tract improvements for the several residential areas that are part of the Specific Plan blue print have not yet been completed are not a part of this acceptance request. However, the improvements for three of five public open space areas have been substantially completed and are now ready for acceptance.

The conditions of this development project include the construction of trails through an oak woodland, landscaping, tree planting, construction of a pedestrian bridge across Paloma Creek, and a tot lot.

The conditions also required the residents of this development to maintain these public improvements in perpetuity. The Woodridge (Las Lomas) Landscaping and Lighting Assessment District No. 02 (District) was established to cover the cost for the maintenance and upkeep of the landscaping and public trail improvements.

The City of Atascadero will facilitate the maintenance management of the common area landscaping, open space areas, trails, park facilities and other related improvements in the District.

Analysis: Muni-Financial is the firm that was hired to create the District at Woodridge. In consultation with Muni-Financial, it was determined that the property that is maintained in the District must be held by the City in accordance with the legislation on District formation. The method to achieve this is to accept the Offers of Dedication, in fee simple and reject the maintenance of the improvements.

Staff held a meeting on February 13, 2008 with homeowners within the Specific Plan area and explained the requirements and benefits of the Landscaping and Lighting Assessment District and answered questions from the homeowners.

Maintenance of the public open space, by a private Landscape Contractor, will be funded through the District.

Conclusion: The acceptance of the Offers of Dedication and rejection of maintenance of the public open space improvements will allow the property owners of Woodridge to fund the maintenance of the improvements through the Landscaping and Lighting Assessment District No. 02.

FISCAL IMPACT:

The City will be responsible for approximately 25% of the maintenance costs of the public open space. The actual cost will be computed annually during the assessment period. The City's costs for the 2007-2008 (current year) are estimated to be \$6,678.

ATTACHMENTS: Draft Resolution A
Draft Resolution B

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DRAFT RESOLUTION A

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ATASCADERO, CALIFORNIA, AUTHORIZING
THE DIRECTOR OF PUBLIC WORKS
TO ACCEPT THE PUBLIC IMPROVEMENTS WITHIN THE OPEN
SPACE AREAS OF THE WOODLANDS SPECIFIC PLAN**

WHEREAS, the City Council approved the Woodlands Specific Plan on September 23, 2003 consisting of a plan for approximately 120 acres of residential, commercial, and open space development; and,

WHEREAS, the City Council approved and adopted the Woodridge Landscaping and Lighting District No. 2 on May 24, 2005, thereby establishing an assessment district for the purpose of funding open space infrastructure and improvements; and,

WHEREAS, City staff has solicited bids for the ongoing maintenance of the public improvements; and,

WHEREAS, the public improvements within the open space areas as defined in Exhibit A attached hereto, have been substantially completed and may now be accepted for the benefit of the public; and,

WHEREAS, the public improvements within the open space areas as defined in Exhibit A, attached hereto, are subject to a one-year warranty period as defined in the Subdivision Improvement Agreement; and,

WHEREAS, the City will retain ten percent (10%) of the posted bonds as collateral for performance of any necessary repairs, during the one year warranty period.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Atascadero

SECTION 1. The City Council does hereby direct the Public Works Director to accept the public improvements within the open space areas of the Woodlands Specific Plan, more particularly described in Exhibit A attached hereto.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:

NOES:

ABSENT:

ADOPTED:

CITY OF ATASCADERO

By: _____
Mike Brennler, Mayor

ATTEST:

Marcia McClure Torgerson, C.M.C.,
City Clerk

APPROVED AS TO FORM:

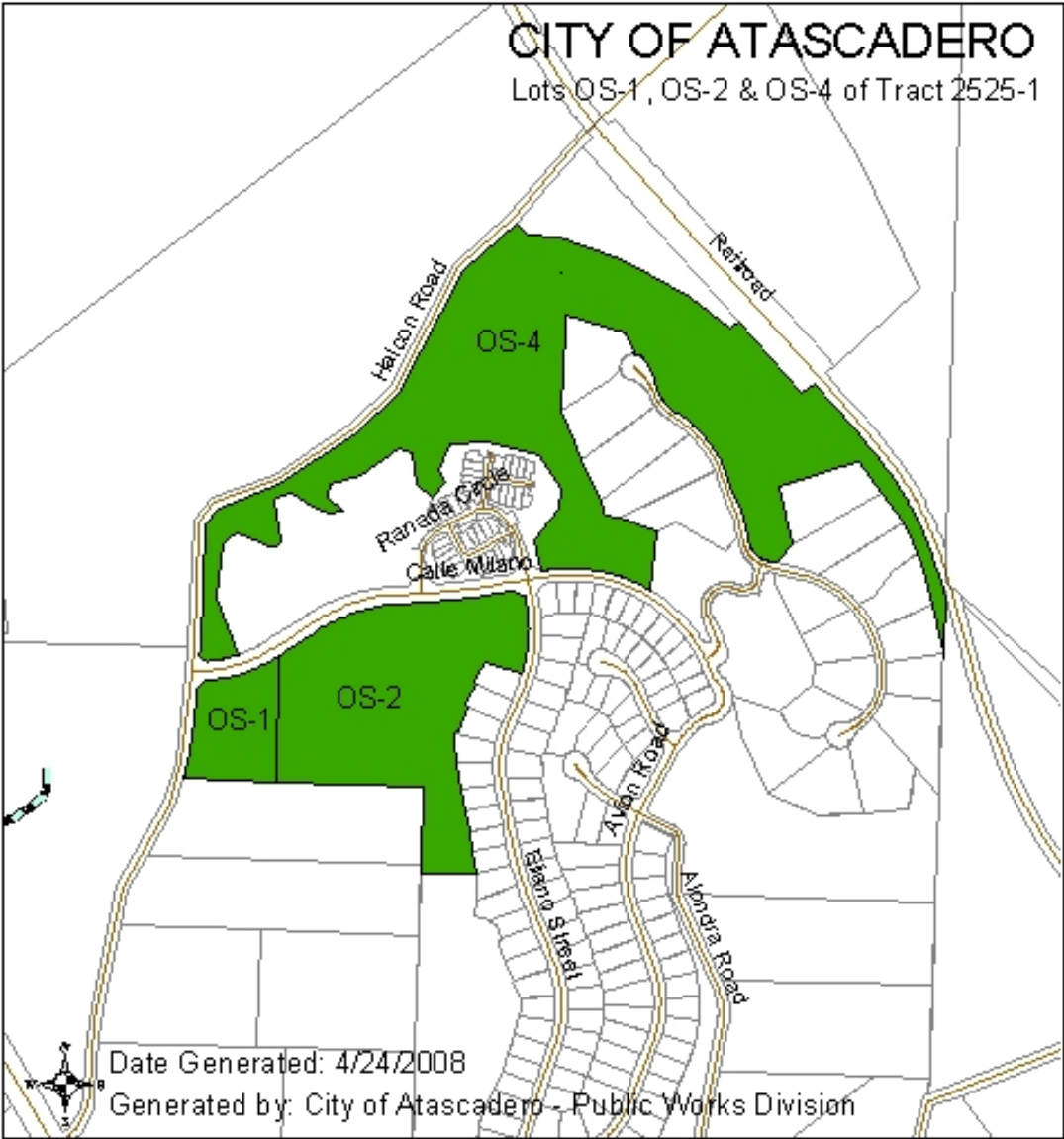
Brian Pierik, City Attorney

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Exhibit A to Draft Resolution A
Open Space – Legal Description

Parcels OS-1, OS-2 and OS-4 of Tract No. 2525-1, in the City of Atascadero, County of San Luis Obispo, State of California, according to the map reported March 25, 2005 in Book 25 of Maps, Pages 83 to 92, in the Office of the County Recorder of said County.

Page 2, Exhibit A to Draft Resolution A
Graphic Depiction of Property



DRAFT RESOLUTION B

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ATASCADERO, CALIFORNIA,
ACCEPTING THE OFFERS OF DEDICATIONS
FOR PUBLIC OPEN SPACE ON TRACT 2525-I
IN FEE SIMPLE AND AUTHORIZING THE CITY MANAGER
TO EXECUTE GRANT DEEDS FOR RECORDATION
ON BEHALF OF THE PUBLIC**

WHEREAS, the City Council approved the Woodlands Specific Plan on September 23, 2003 consisting of a plan for approximately 120 acres of residential, commercial, and open space development; and,

WHEREAS, the Woodlands Specific Plan requires that certain parcels of land within the development area be dedicated to public open space once public improvements within the open space areas are completed; and,

WHEREAS, the public improvements within the open space areas as defined in Exhibit A attached hereto, have been substantially completed and may now be accepted for the benefit of the public; and,

WHEREAS, City staff is prepared to execute a landscaping contract for maintenance of the public open space, and;

WHEREAS, a landscaping and lighting assessment district has been established to fund the public open space; and,

WHEREAS, the Engineer's Estimate for maintenance costs allocates a cost of twenty-five percent (25%) of the annual budget for maintenance and upkeep of the public open space area (as defined in Exhibit A attached hereto) to the City; and,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Atascadero:

SECTION 1. The City Council does hereby accept the Offers of Dedication for Public Open Space in fee simple.

SECTION 2. The City Council does hereby direct the City Manager to execute Grant Deeds, for fee simple title to the Public Open Space parcels as defined in Exhibit A attached hereto, and cause the Grant Deeds to be recorded in the County Recorder's Office of San Luis Obispo County.

SECTION 3. The City Council hereby authorizes the City Manager to execute an agreement with Gilbert's Landscapes, Inc. for the maintenance and upkeep of the landscaping, open space and trails in the Woodridge (Las Lomas) Landscaping and Lighting District No. 02.

On motion by Council Member _____ and seconded by Council Member _____, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:

NOES:

ABSENT:

ADOPTED:

CITY OF ATASCADERO

By: _____
Mike Brennler, Mayor

ATTEST:

Marcia McClure Torgerson, C.M.C.,
City Clerk

APPROVED AS TO FORM:

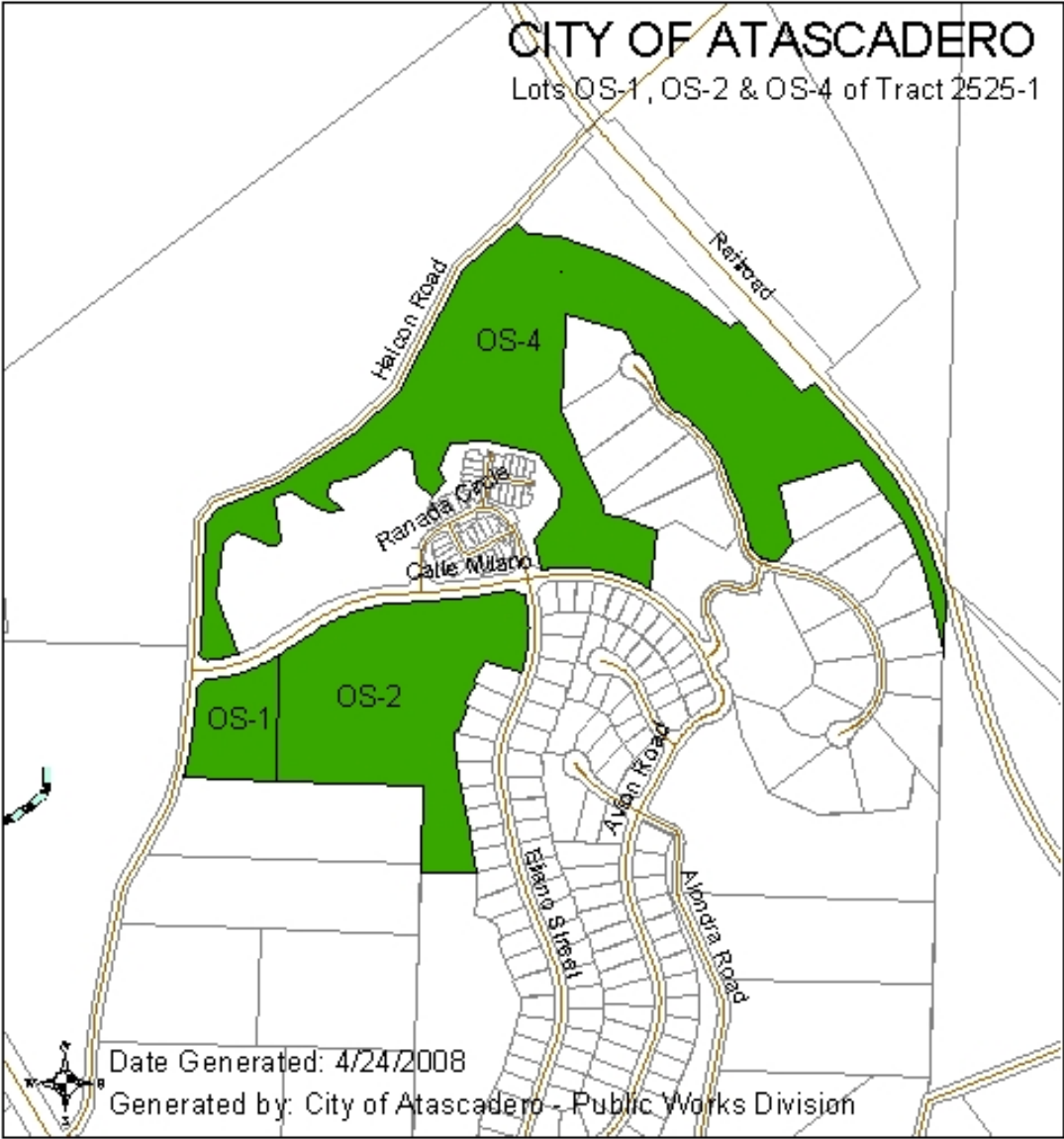
Brian Pierik, City Attorney

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Exhibit A to Draft Resolution B
Open Space – Legal Description

Parcels OS-1, OS-2 and OS-4 of Tract No. 2525-1, in the City of Atascadero, County of San Luis Obispo, State of California, according to the map reported March 25, 2005 in Book 25 of Maps, Pages 83 to 92, in the Office of the County Recorder of said County.

Page 2, Exhibit A to Draft Resolution B
Graphic Depiction of Property



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