

RESOLUTION NO. 03-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING OFFER OF DEDICATION OF THE "RIVER PARCEL" OF TRACT 2457
AND ACCEPTING AND APPROVING AN AGREEMENT TO GRANT EASEMENTS TO
OAK KNOLL RANCH, LLC FOR WELL AND WATER LINE

WHEREAS, at their meeting of May 19, 1998, the City Council adopted Resolution 98-88 accepting from Oak Knoll Ranch, LLC an Irrevocable and Perpetual Offer of Dedication of a parcel of land in and adjacent to the Salinas River; and

WHEREAS, said Resolution was recorded on June 9, 1998 as Document No. 1998-034512 without said Offer of Dedication attached; and

WHEREAS, subsequent Tracts 1895-2 and 2376 were recorded with the area of the Offer of Dedication included within their boundaries without reference to said Offer; and

WHEREAS, Oak Knoll Ranch, LLC originally intended to, and desires to, retain an easement in the area of said Offer to Dedicate for use of a well and appurtenant water line for the purposes of irrigation and maintenance of landscaping for those certain private streets, common areas, open space, parks and storage lot located on the real property described in the attached Exhibit "E", and the golf course and property described in Exhibit "B"; and

WHEREAS, The City is obligated to protect and preserve water supplies for all residents and businesses in the City and therefore allowing use of an agricultural well for irrigation of a golf course is a prudent conservation decision; and

WHEREAS, The City has interest in developing a reclaimed water distribution system in order to mitigate discharge of treated water into the Salinas River; and

WHEREAS, Appurtenant to the development of a reclaimed water system is the need to identify and develop customers for the system; and

WHEREAS, the Planning Commission, at their meeting of September 24, 2002, adopted Resolution No. 02-061 approving Tentative Tract 2457 with Condition of Approval No. 31 requiring the offer of dedication of Lot 213 (the "River Parcel") to the City.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City of Paso Robles does hereby accept the Irrevocable and Perpetual Offer of Dedication as described and shown in Exhibit "A".

SECTION 2. That the City Council approve the Agreement (with modifications outlined in SECTION 3) to accept a Quitclaim deed from Oak Knoll Ranch, LLC and to grant to Oak Knoll Ranch, LLC easements for a well and water line as described therein and shown in Exhibits "C" and "D" and authorize the Mayor and City Clerk to execute said Agreement.

SECTION 3. That the City Council modify the attached Agreement to condition the grant of easements to Oak Knoll Ranch, LLC upon;

1. Oak Knoll Ranch, LLC or its successors in interest must hook up to the City provided reclaimed water when such system becomes available.

2. Oak Knoll Ranch, LLC will pay for the reclaimed water at a rate equal to their costs of pumping water from the subject well for the twelve (12) months immediately preceding connection to City reclaimed water. The rate of payment will be subject annually to increase in accordance with the Consumer Price Index (CPI), San Francisco area.
3. The City shall deliver the reclaimed water in a quality and quantity suitable for landscape irrigation and of a quality sufficient for the continuous and long-term maintenance of all areas to be irrigated. The quality of the reclaimed water shall be defined by the parameters attached in Exhibit "A-1", "Project Water Quality Limits".
4. Oak Knoll Ranch, LLC will retain the use of the well as an opportunity to blend with reclaimed water as necessary to meet the "Project Water Quality Goals" attached in Exhibit "A-2" and to periodically flush soils.

SECTION 4. That the City Clerk be authorized to cause a certified copy of this Resolution and the accompanying Offer of Dedication and modified Agreement to record in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 20th day of May 2003 by the following vote:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham
NOES: None
ABSTAIN: None
ABSENT: None

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT "A - 1"

PROJECT WATER QUALITY LIMITS

<u>Water Quality Parameter</u>	<u>Maximum 3-Year Average Limit</u>
Electrical Conductivity (EC _w)	1,550 umhos/cm
Total Dissolved Solids (TDS)	900 mg/L
Bicarbonate (as HCO ₃ ion)	250 mg/L
Boron (B)	0.50 mg/L
Chloride (Cl)	250 mg/L
Sodium. (Na)	200 mg/L

EXHIBIT "A - 2"

PROJECT WATER QUALITY GOALS

<u>Water Quality Parameter</u>	<u>Maximum Annual Average Goal</u>
Electrical Conductivity (EC _w)	1,500 umhos
Total Dissolved Solids (TDS)	875 mg/L
Bicarbonate (as HCO ₃ ion)	240 mg/L
Boron (B)	0.48 mg/L
Chloride (Cl)	240 mg/L
Sodium (Na)	195 mg/L