

TO: James L. App, City Manager
FROM: Robert A. Lata, Community Development Director
SUBJECT: Acceptance of Parcel Map 04-0053 for Recordation and Annexation into the Landscape and Lighting Maintenance District (Harrod)
DATE: March 1, 2005

Needs: That the City Council consider steps toward finalizing development plans for a residential development and subdivision.

Facts:

1. Applicant Mike Harrod has requested that Parcel Map PR 04-0053 be accepted by the City for recordation. PR 04-0053 is located at the southwest corner of Larkfield Place and Oriole Way.
2. The applicant has signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis
and**

Conclusion: Parcel Map PR 04-0053 was tentatively approved by the Planning Commission on June 8, 2004. All conditions imposed by the Planning Commission have been satisfied.

Policy

Reference: California Government Code Section 66462 (“Subdivision Map Act”)
Paso Robles Municipal Code Section 22.16.160

Fiscal

Impact: None.

Options:

- a. **(1)** Adopt Resolution No. 05-xx accepting the recordation of Parcel Map PR 04-0053, a four-lot residential subdivision located at the southwest corner of Larkfield Place and Oriole Way; and
- (2)** Adopt Resolution No. 05-xx annexing Parcel Map PR 04-0053 into the Landscape and Lighting District.

b. Amend, modify or reject the above option.

Attachments: (3)

- 1) Vicinity Map/Reduced size parcel map
- 2) Resolution Final Map
- 3) Resolution L & L

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAP FOR PARCEL MAP PR 04-0053 (HARROD)

WHEREAS, the subdivider of tentative Parcel Map PR 04-0053, located at the southwest corner of Larkfield Place and Oriole Way, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of four (4) parcels on a 1.83 acre lot; and

WHEREAS, all conditions of approval for this subdivision have been satisfied by the subdivider; and

WHEREAS, City staff has reviewed the final parcel map and finds it to be in substantial conformance with the approved tentative map and technically correct.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of Paso Robles does hereby approve the final map for PR 04-0053, and authorize the execution and recordation of the parcel map.

SECTION 2. That the City Council of the City of Paso Robles accept the offers of dedication for Larkfield Place and Oriole Way and the public utility and tree easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of March 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

The City of El Paso de Robles
Public Works Department
1000 Spring Street
Paso Robles, CA 93446

Attn.: Ditas Esperanza

FOR RECORDERS USE ONLY

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PR 04-053 AS PART OF SUBAREA 93 TO THE
“PASO ROBLES LANDSCAPE AND LIGHTING DISTRICT NO. 1”
(STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)

WHEREAS, the owner of the real property described in Exhibit ‘A’ has petitioned for annex PR 04-053 into the Paso Robles Landscape and Lighting District No. 1 (“District”).

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

SECTION 1. That the City Council of the City of Paso Robles does hereby declare that the real property located in the City of Paso Robles, County of San Luis Obispo, as more particularly described in Exhibit ‘A’ hereto, is hereby annexed into the District and that all landscape and lighting improvements required as conditions of approval of PR 04-053 be installed by the developer.

SECTION 2. That the City Council of the City of Paso Robles does hereby declare that the current owner of the real property, according to the Petition for Formation of the District, is Harrod’s Inc.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for PR 04-053 shall begin with Fiscal Year 2006-2007.

SECTION 4. That the City Council for the City of Paso Robles does hereby declare that the area annexed shall be designated Paso Robles Landscape and Lighting District No. 1, as part of Sub-Area 93.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of March 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Exhibit "A"

Parcel 4 of Parcel Map No. CO-77-319, in the City of Paso Robles, County of San Luis Obispo, State of California, filed for record November 14, 1980 in book 29, Page 86 of Parcel Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 009-750-012

OWNERS' STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP, AND ALSO DEDICATE TO THE PUBLIC THE 6 FOOT WIDE TREE PLANTING EASEMENT SHOWN ON THIS MAP, AND I HEREBY RESERVE TO MYSELF, MY HEIRS AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT", OR "P.U.E."

HARROD'S INC., A CALIFORNIA CORPORATION

SIGNATURE

PRINTED NAME

TITLE

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }SS

ON _____, 2004, BEFORE ME _____
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE

PRINTED NAME

COUNTY OF COMMISSION: _____

COMMISSION NO: _____ EXP. DATE: _____

TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST DATED SEPTEMBER 20, 2004 AND RECORDED OCTOBER 5, 2004 AS INSTRUMENT NO. 2004-087589 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

SIGNATURE

PRINTED NAME

TITLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }SS

ON _____, 2004, BEFORE ME _____
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE

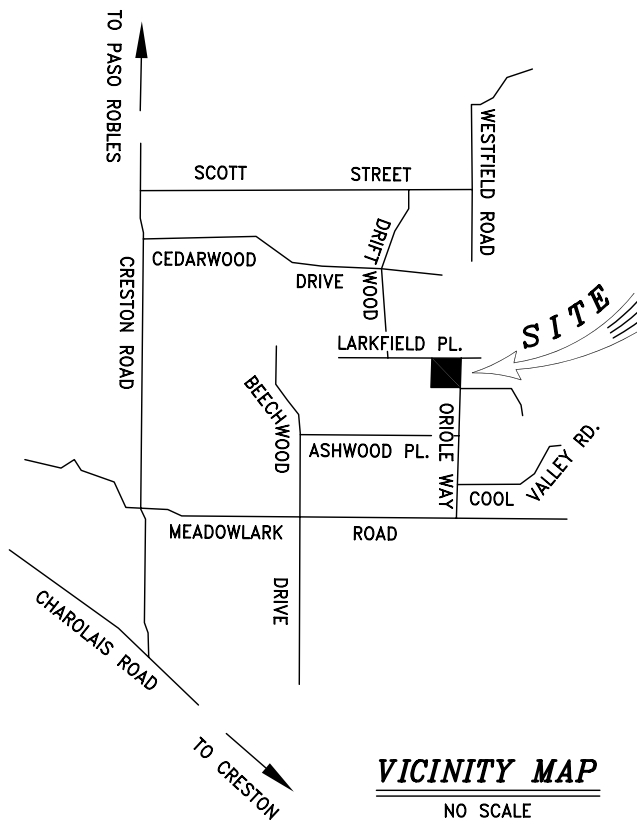
PRINTED NAME

COUNTY OF COMMISSION: _____

COMMISSION NO: _____ EXP. DATE: _____

PARCEL MAP PR 04-0053

A SUBDIVISION OF PARCEL 4
OR PARCEL MAP CO 77-319,
AS RECORDED IN
BOOK 29 OF PARCEL MAPS, PAGE 86,
IN THE CITY OF EL PASO DE ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA.



VICINITY MAP

NO SCALE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHARLES PISCIOTTA IN JULY OF 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WM. E. TOUCHON LS 4845 (EXP. 9-30-2006)



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 04-0053, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTIEN, CITY ENGINEER DATE _____
CITY OF EL PASO DE ROBLES
R.C.E. C33760 (EXP. 6-30-2006)

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 04-0053, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON JUNE 8, 2004. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

ROBERT A. LATA DATE _____
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF EL PASO DE ROBLES

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE ____ DAY OF _____, 2005, APPROVE THE MAP OF PARCEL MAP PR 04-0053 SHOWN HEREON, AND THE OFFERS OF DEDICATION SHOWN HEREON FOR STREETS AND THE TREE PLANTING EASEMENT ARE ACCEPTED TO THE TERMS OF OFFERS OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.
WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2005.

DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2005, AT ____ M.

IN BOOK _____ OF PARCEL MAPS AT PAGES _____

AT THE REQUEST OF WM. E. TOUCHON.

DOC. NO.: _____ FEE: _____

COUNTY RECORDER BY: _____ DEPUTY

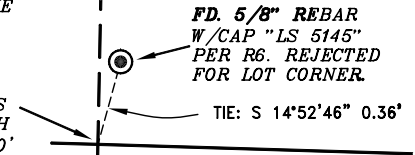
TWIN CITIES SURVEYING, INC.

615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 1 OF 3 JN 04136

PARCEL MAP PR 04-0053

A SUBDIVISION OF PARCEL 4
OR PARCEL MAP CO 77-319,
AS RECORDED IN
BOOK 29 OF PARCEL MAPS, PAGE 86,
IN THE CITY OF EL PASO DE ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA.

NORTHEAST CORNER
OF PARCEL 4 PER R2
ESTABLISHED AT THE
INTERSECTION OF A
LINE OFFSET 30.00'
NORTH OF THE
CENTERLINE OF
LARKFIELD PLACE AS
SHOWN HEREON WITH
A LINE OFFSET 10.00'
EAST OF THE
CENTERLINE OF
ORIOLE WAY AS
SHOWN HEREON.



DETAIL C
N.T.S.

LEGEND:

- = SET 1" I.P. W/BRASS TAG "LS 4845"
 - = FD. AS NOTED
 - = FD. 1/2" REBAR W/CAP "LS 5145" IN LIEU OF 5/8" REBAR W/CAP "LS 5145" PER R9
 - ⚠ = FD. BRASS CAP IN STANDARD STREET WELL FOR CENTERLINE INTERSECTION
- FD. = FOUND MONUMENT
I = POINT DETERMINED BY INTERSECTION
I.P. = IRON PIPE
P = POINT DETERMINED BY PRORATION

P.U.E. = PUBLIC UTILITY EASEMENT

R/W = RIGHT OF WAY

RBR = REBAR

- R = A-MAPS-29 (1886)
- R1 = 22-PM-16 (1977)
- R2 = 29-PM-86 (1980)
- R3 = 11-MAPS-38 (1983)
- R4 = 66-RS-41 (1991)
- R5 = 50-PM-39 (1993)
- R6 = 17-MB-35 (1994)
- R7 = 51-PM-31 (1994)
- R8 = 53-PM-27 (1998)
- R9 = 53-PM-66 (1998)

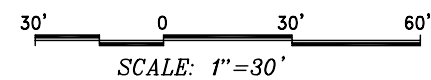
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON, NOT ENCLOSED WITHIN BRACKETS [.....] ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. THE MAPPING ANGLE AT THE WELL MONUMENT AT ORIOLE WAY AND LARKFIELD PLACE IS -1°30'38".

NOTE: DISTANCES SHOWN HEREON, NOT ENCLOSED WITHIN BRACKETS [.....] ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000001884.

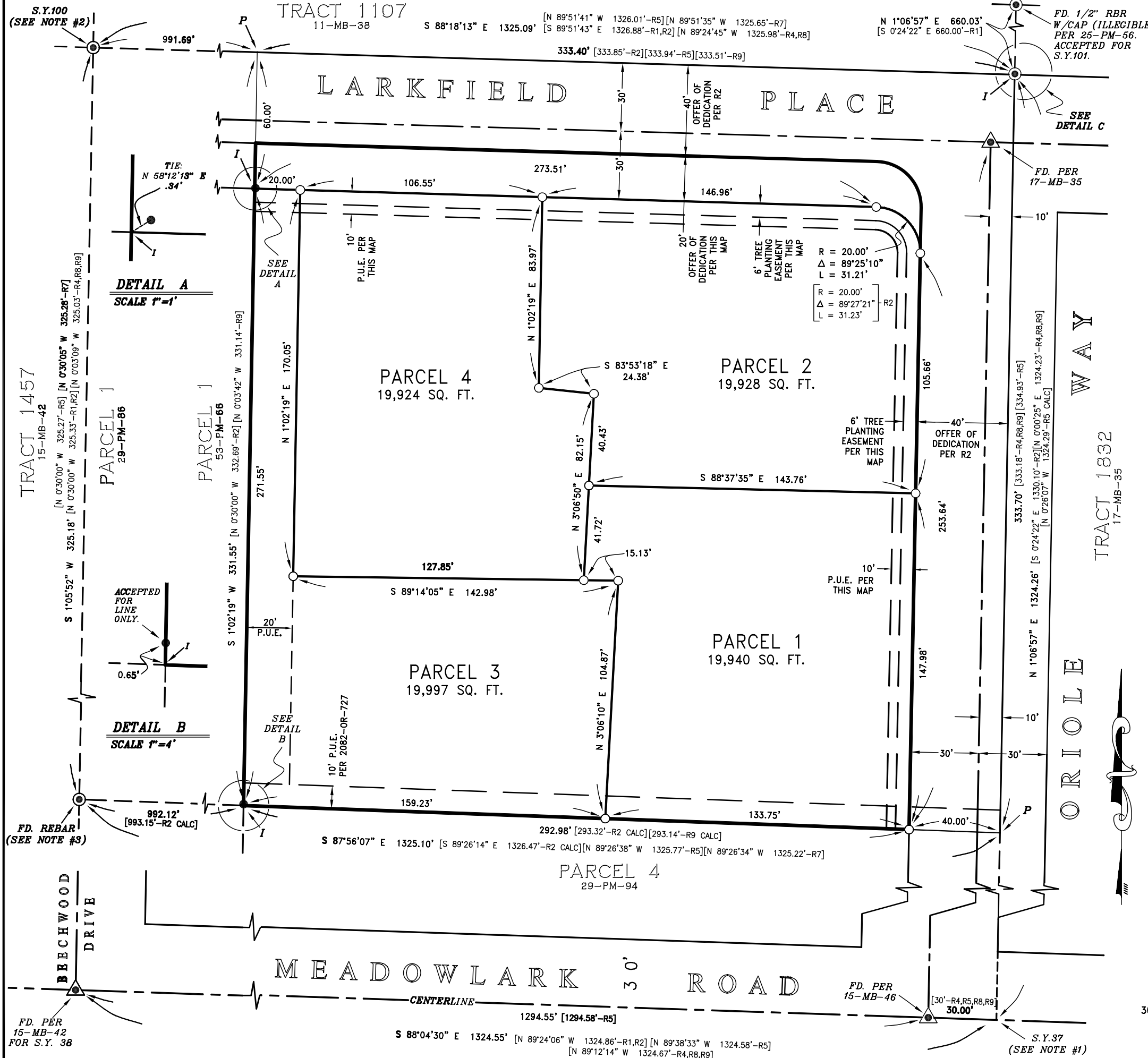
NOTES:

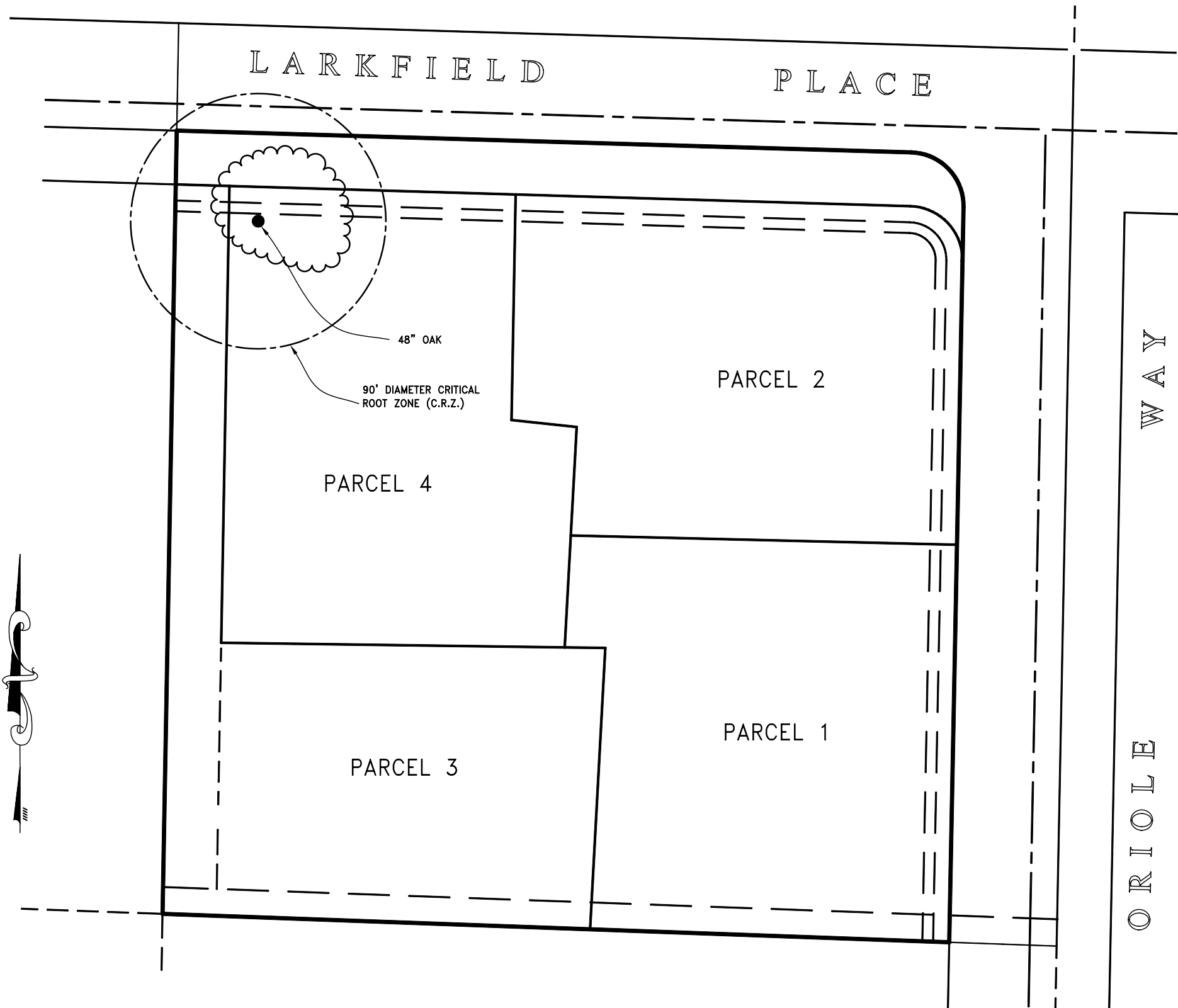
1. S.Y.37 - ESTABLISHED ON EASTERLY PROLONGATION OF THE CENTERLINE OF MEADOWLARK RD. AS ESTABLISHED BY THE TWO CENTERLINE MONUMENTS SHOWN HEREON AT RECORD DISTANCE OF 30.00' PER 15-MB-46. NOTHING FOUND, NOTHING SET.
2. S.Y.100 - SEARCHED FOR AND DID NOT FIND 3/4" I.P. TAGGED "RCE 14994" PER R1-R5 AND R7-R9, BUT FOUND & ACCEPTED 1/2" REBAR W/CAP "LS 5145" SET BY E.M.K. & ASSOCIATES, INC. TO REPLACE I.P. DESTROYED DURING CONSTRUCTION/MAINTENANCE OF EXISTING DRAINAGE DITCH IN TRACT 1457.
3. SEARCHED FOR AND DID NOT FIND 3/4" I.P. TAGGED "RCE 14994" PER R1 AND R2, NOR FIND 5/8" REBAR WITH CAP "RCE 29743" PER R8, BUT FOUND AND ACCEPTED 1/2" REBAR W/CAP "LS 5145" SET BY E.M.K. & ASSOCIATES, INC. TO REPLACE 5/8" REBAR DESTROYED DURING CONSTRUCTION/MAINTENANCE OF EXISTING DRAINAGE DITCH IN TRACT 1457.



TWIN CITIES SURVEYING, INC.

615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 2 OF 3 JN 04136





PARCEL MAP PR 04-0053

A SUBDIVISION OF PARCEL 4
OR PARCEL MAP CO 77-319,
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BOOK 29 OF PARCEL MAPS, PAGE 86,
IN THE CITY OF EL PASO DE ROBLES,
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ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTES

1. THE PROPERTY SHOWN AND DESCRIBED HEREON IS IN ZONE 'C', INDICATING "AREAS OF MINIMAL FLOODING" PER THE APPLICABLE COUNTY F.E.M.A. F.I.R.M. MAP 060304-0236 B, DATED JULY 5, 1982. THE PROPERTY LIES ADJACENT TO THE CORPORATE LIMITS OF EL PASO DE ROBLES AT THE TIME THE F.E.M.A. MAP WAS PUBLISHED. THE CORPORATE LIMIT LINE WAS THE NORTHERN LINE OF SUBJECT PROPERTY, AND THE ADJACENT F.E.M.A. F.I.R.M. MAP FOR THE CITY OF EL PASO DE ROBLES, 060308-0005 B DATED SEPTEMBER 16, 1981, SHOWS THIS AREA TO BE ZONE 'B', INDICATING "AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD."
2. FUTURE DEVELOPMENT ON PARCEL 4 SHALL BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE (C.R.Z.) OF THE EXISTING 48" OAK TREE.

SEE SHEET 2 FOR DIMENSIONS, PARCEL AREAS AND EASEMENTS

TWIN CITIES SURVEYING, INC.

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TEMPLETON, CALIFORNIA 93465-0777
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SHEET 3 OF 3 JN 04136