

**TO:** James L. App, City Manager

**FROM:** Robert A. Lata, Community Development Director

**SUBJECT:** Approval of Final Map of Tract 2358 for Recordation (Franklin-Peterson)

**DATE:** October 18, 2005

---

**Needs:** That the City Council consider approving the recordation of the Final Tract Map for Tract 2358, a 7-lot residential subdivision.

**Facts:**

1. The applicants H. Franklin and R. Peterson, have requested that Tract 2358 be authorized by the City for recordation. Tract 2358 is a 7-lot residential subdivision of a 2.87-acre site located on Tranquil Hills Court and Rolling Hills Road, north of Creston Road (see Attachment 1).
2. All public improvements have been completed in accordance with the Conditions of Approval of the Planning Commission, the approved improvement plans and all applicable City standards.

**Analysis  
and**

**Conclusion:** Tract 2358 was approved by the Planning Commission on March 23, 2004. All public improvements have been completed and accepted by the City Council and 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:** That the City Council accept the subject map by taking the following action:

- a. Adopt Resolution No. 05-xx authorizing the recordation of Tract 2358, a 7-lot subdivision located on Tranquil Hills Court and Rolling Hills Road, north of Creston Road
- b. Amend, modify or reject the above option.

Attachments: (2)

- 1) Vicinity and Tract Maps
- 2) Resolution Final Map

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP AND ALSO DEDICATE THE EASEMENTS FOR STREET TREE, PUBLIC DRAINAGE, AND PUBLIC SEWER PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND THE 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."

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

**KAREN M. FRANKLIN**

JOAN G. PETERSON

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_,  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_, PERSONALLY  
APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

**NAME PRINTED**

**COMMISSION EXPIRES**

!

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_, PERSONALLY  
APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NAME PRINTED \_\_\_\_\_

**COMMISSION EXPIRES**

NOTARY COMMISSION NUMBER

THIS MAP WAS PREPARED BY WE 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 LEO MICHAUD IN SEPTEMBER 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL POSITIONS INDICATED ON THE MAP WILL BE SET IN SUCH POSITIONS AS CONFIRMED BY THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KENNETH D. WILSON  
LS 5571  
EXPIRATION DATE 9/30/2005



PURSUANT TO SECTION 66436, SUBSECTION (a)-(3)-(A)-(i) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

EASEMENT HOLDER PER DEED RECORDED SEPTEMBER 26, 1950 IN BOOK 1085,  
PAGE 282 OF OFFICIAL RECORDS

THE CITY OF EL PASO DE ROBLES, AS EASEMENT HOLDER PER DEED RECORDED  
SEPTEMBER 8, 1977 IN BOOK 2009, PAGE 281 OF OFFICIAL RECORDS.

DILLON-ARSENIO, INC., AS EASEMENT HOLDER PER DEED RECORDED JULY 17, 1978  
IN BOOK 2086, PAGE 50 OF OFFICIAL RECORDS.

THE CITY OF EL PASO DE ROBLES, AS EASEMENT HOLDER PER DEEDS RECORDED  
DECEMBER 22, 1978 IN BOOK 2122 AT PAGE 582 AND IN BOOK 2122, PAGE 585  
OF OFFICIAL RECORDS.

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY.

EASEMENT HOLDER PER DEED RECORDED SEPTEMBER 26, 1960 IN BOOK 1085,  
PAGE 282 OF OFFICIAL RECORDS.

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2358 ON \_\_\_\_\_ 20\_\_\_\_.

**ROBERT A. LATA**  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF EL PASO DE ROBLES, CALIFORNIA

DAY OF  
I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE NOBLES;  
DO HEREBY REMOVE THE MAP OF TRACT 2338 SHOWN  
ON THE MAP OF TRACT 2338, AND THE MAP OF TRACT 2339, BOTH  
HEREON AND ACCEPTED OF THE CITY OF EL PASO DE NOBLES,  
EXEMPTIONS FOR PUBLIC UTILITY, PUBLIC DRAINAGE, PUBLIC SEWER, AND STREET  
THREE PURPOSES SHOWN ON THIS MAP TO THE TERMS OF OFFER OF DEDICATION  
CERTIFY THAT THE CITY OF EL PASO DE NOBLES INTENDS TO SUE FOR THE  
ABANDONMENT OF THE RETENTION BASIN EASEMENT PER DEED RECORDED JULY  
17, 1978 IN BOOK 2085, PAGE 50 AND PARCEL ONE OF THE SEWER LINE  
188 OF THE SEWER LINE 188, AND THE SAME ARE HEREBY ABANDONED IN ACCORDANCE  
WITH OFFICIAL RECORDS AND THE SAME ARE HEREBY ABANDONED IN ACCORDANCE  
WITH GOVERNMENT CODE SECTION 66489.20-1/2 WITH THE FILING OF THIS MAP.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DENNIS FANSLER, CITY CLERK  
CITY OF EL PASO DE ROBLES, CALIFORNIA

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT MAP NO. 2358, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEN  
CITY ENGINEER  
CITY OF EL PASO DE ROBLES, CALIFORNIA  
RCE C33760 (EXP. 6/30/2006)

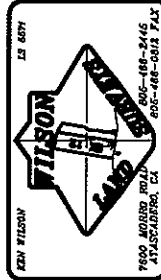
FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ M., IN BOOK \_\_\_\_ OF MAPS,  
AT PAGE \_\_\_\_\_. AT THE REQUEST OF KENNETH D. WILSON.

DOCUMENT NO: \_\_\_\_\_

333

SIGNED: \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY



<b>TRACT 2358</b>	AS REQUESTED BY:	<b>Leo Michael</b>
LOCAL DESCRIPTION: LOT 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.		
APN: 009-64-020,021		
DATE: AUGUST 27, 2004		
FEMALES: S-174 Maching Hdr FTM PLAT		
FIELD BOOK: 200-30		
NAME PT	SCALE	DATE
JUN	N/A	8-11-04
		8-17-04
		1.0E 5

**BENEFICIARY'S STATEMENT**

FLAGSTAR BANK, FSB, AS BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 10, 2002 AS INSTRUMENT NO. 2002-030143 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_, PERSONALLY  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_  
NOTARY COMMISSION NUMBER \_\_\_\_\_

**BENEFICIARY'S STATEMENT**

FLAGSTAR BANK, FSB, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 31, 2002 AS INSTRUMENT NO. 2002-044824 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_, PERSONALLY  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_  
NOTARY COMMISSION NUMBER \_\_\_\_\_

**BENEFICIARY'S STATEMENT**

WASHINGTON MUTUAL BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 16, 2003 AS INSTRUMENT NO. 2003-077270 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

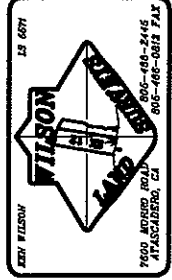
**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_, PERSONALLY  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_  
NOTARY COMMISSION NUMBER \_\_\_\_\_

**TRACT 2358**

AS REQUESTED BY:

**Leo Michaud**

LEGAL DESCRIPTION:  
LOTS 300 AND 307 OF ASSOCIATED ALVARO GONZALEZ ORCADO  
TRACT 2358, MAP 100, 100-100, 100-100, 100-100, 100-100,  
IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APR: 009-641-020,021

DATE: AUGUST 27, 2004

FILENAME: 9-174 Michaud Refiling HHS FTM PLDT

FIELD BOOK: 200-30

PAGE NO: 200-30

SCALE: N/A

INSTR: S-114

JOB NUMBER: S-174

SHEET: 2 OF 5





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 TRACT 2358 (FRANKLIN-PETERSON)

---

WHEREAS, the subdividers have met all conditions of the tentative map including the installation of public improvements; and

WHEREAS, the City Engineer has reviewed the final tract 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 Tract 2358, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles accept the offers of dedication for Tranquil Hills Court, drainage easements, sewer easements, tree planting easements, and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18<sup>th</sup> day of October 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

---

Frank R. Mecham, Mayor

---

Sharilyn M. Ryan, Deputy City Clerk