

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

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

**SUBJECT:** Acceptance of Grant of Avigation Easement (Pacific Conservation Company, LLC)

**DATE:** November 1, 2005

---

**Needs:** That the City Council authorize the acceptance of a Grant of Avigation Easement provided by Pacific Conservation Company, LLC for the purposes of making all future owners of the Firestone Winery property aware of the potential of noise associated with the proximity of the Airport and to provide clearance for the continued operation of the Airport.

**Facts:** 1. The City has received a Grant of Avigation Easement from Pacific Conservation Company, LLC, owners of Parcel 3 of Parcel Map PR 00-0168 and an adjoining parcel, both located north of Highway 46 and east of Airport Road.

**Analysis  
and**

**Conclusion:** Pacific Conservation Company, LLC the owners of Parcel 3 of Parcel Map PR 00-0168 and a small adjoining property, being a proposed winery development located north of Highway 46 and east of Airport Road, have provided a Grant of Avigation Easement (See Exhibit "A") over the subject properties.

**Policy**

**Reference:** Airport Master Plan

**Fiscal**

**Impact:** none

**Options:** Upon receipt of Grant of Avigation Easement and proper guarantee of title:

- a.** That the City Council adopt Resolution No. 05-xxx accepting the Grant of Avigation Easement from Pacific Conservation Company, LLC for Parcel 3 of Parcel Map PR 00-0168 and one adjoining parcel, both located north of Highway 46 and east of Airport Road.
- b.** Amend, modify or reject the above option.

Attachments: (2)

1. Grant of Avigation Easement – Exhibit "A"
2. Resolution

Recording Requested by and When  
Recorded Return to:

City of Paso Robles  
Community Development  
1000 Spring Street  
Paso Robles, CA 93446

Attn.: City Engineer

FOR RECORDER USE ONLY

GRANT OF AVIGATION EASEMENT

No Fee Document  
(Public Entity Grantee,  
Govt. Code Section 27383)

For a valuable consideration, receipt of which is hereby acknowledged, **Pacific Conservation Company, LLC** (owner) ,hereinafter referred to as "Grantor(s)", HEREBY GRANT(S) TO the City of Paso Robles, a municipal corporation of the State of California, hereinafter referred to as "City", for the use and benefit of the public, a perpetual and assignable easement and right-of-way, and certain rights appurtenant to said easement as hereinafter set forth, in, on and over the following described real property situated in the County of San Luis Obispo, State of California in which Grantor(s) hold(s) a fee simple estate, lying above, in whole or in part, the horizontal limits of the civil airport imaginary surfaces described in Federal Aviation Regulations, Part 77.25 (14 CFR 77.25), as applicable to the *Paso Robles Municipal Airport*, situated in the City of Paso Robles, County of San Luis Obispo, State of California, hereinafter referred to as "Airport", which parcel of real property as described in the attached "Exhibit One", that portion of said real property lying below the Imaginary Surfaces described in the attached hereto as Exhibit 'One' and incorporated herein as though set forth in full.

IT IS AGREED by Grantor(s) that he/they shall not hereafter erect, enlarge or grow, or permit the erection, enlargement or growth of, or permit or suffer to remain, any building, structure, or other object, or any tree, bush, shrub or other vegetation, within or into the airspace above said Imaginary Surfaces overlying said real property.

IT IS FURTHER AGREED by Grantor(s) that the easement and rights hereby granted to City are for the purpose of ensuring that occupants of the real property burdened by this easement are aware that the quiet enjoyment of this real property may be interrupted by noise generated by over-flying aircraft and by aircraft operations at the Airport, and for the additional purpose of ensuring that said Imaginary Surfaces shall remain free and clear of any building, structure or other object, and of any tree, bush, shrub or other vegetation, which is or would constitute an obstruction or hazard to the flight of aircraft landing at and/or taking off from said Airport. These rights shall include, but not be limited to the following:

1. The continuing and perpetual right of City, at Grantor(s)' sole cost and expense, to cut off, trim, and/or prune those portions of any tree, bush, shrub and/or other vegetation extending, projecting or infringing into or upon the airspace above said Imaginary Surfaces.
2. The continuing and perpetual right of City, at Grantor(s)' sole cost and expense, to remove, raze or destroy those portions of any building, structure or other object, infringing, extending or projecting into or upon said Imaginary Surfaces.

3. The right of City, at Grantor(s)' sole cost and expense, to mark and light, as obstructions to air navigation, any building, structure or other object, any tree bush, shrub or other vegetation, that may at any time infringe, project or extend into or upon said Imaginary Surfaces.
4. The right of City for ingress to, egress from, and passage on or over said real property of Grantor(s) for above purposes. City shall exercise said right of ingress and egress only after City gives Grantor(s) twenty-four (24) hours notice of City's intent to enter Grantor(s) property. City shall not be precluded from exercising its right of ingress and egress by the failure of Grantor(s) to receive notice if City has made a reasonable effort to notify Grantor(s). If, in the opinion of the Airport Manager, an obstruction or hazard exists within or upon said Imaginary Surfaces overlying said real property, which creates an immediate danger to the flight of aircraft landing and/or taking off from the Airport such that immediate action is necessary, City may exercise its right of ingress and egress for the above purposes without notice to Grantor(s).
5. The right of flight for the unobstructed passages of aircraft, for the use and benefit of the public, in the airspace above said Imaginary Surfaces, together with the right to cause in or about said airspace such noise, lights, electromagnetic emissions, vibrations, fumes, dust, fuel particles, and all other effects as may be inherent in the navigation or flight of aircraft now or hereafter used or known, using said airspace for landing at, taking off from, or operating from, to, at, on, or over said Airport.

Note: Noise from over flying aircraft and from aircraft operations on the airport may be considered to persons residing and/or working on this real property.

6. The continuing and perpetual right of the City to allow aircraft flight and ground operations at the Municipal Airport at all times.

IT IS FURTHER AGREED by Grantor(s) that he/they fully realize that any negative effects of aircraft operations at the Municipal Airport, as they pertain to this real property, are not expected to diminish from the level at the time of granting this easement.

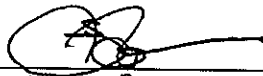
The easement granted herein and all rights appertaining thereto are granted unto the City, its successors and assigns, until said Airport shall be abandoned and ceased to be used for airport purposes.

If any item, covenant, condition or provision of this easement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

IT IS UNDERSTOOD AND AGREED by Grantor(s) that this easement and the covenants and restrictions contained herein shall run with the land described above and shall be binding upon the heirs, successors and assigns of Grantor(s). For purposes of this instrument, the above-described property shall be the servient tenement and the Airport shall be the dominant tenement.

Dated: September 27, 2005

GRANTOR (S): Pacific Conservation Co., LLC

x   
 Print Name: Adam B. Firestone

TRUST DEED BENEFICIARIES  
 and/or MORTGAGEES

x   
 For: Farm Credit West, ACA

[Signatures must be notarized]

## EXHIBIT ONE

### PARCEL A:

Parcel 3 of Parcel Map PR 00-0168, in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded December 31, 2001 in Book 56, Page 24 of Parcel Maps, in the office of the County Recorder of said County.

### PARCEL B:

That portion of the Northeast of the Southeast quarter of Section 23 in Township 26 South, Range 12 East, Mount Diablo Base and Meridian, in the City of Paso Robles, County of San Luis Obispo, State of California, as per official plat of the official plat of said land filed in the District Land Office December 23, 1869, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 23;  
thence South  $89^{\circ} 58' 30''$  West, 115.00 feet along the South line of said Northeast quarter of said Section, to a point;  
thence leaving said line and running North, 201.61 feet to a point in the center line of County Road No. 43;  
thence North  $42^{\circ} 16'$  East, 107.23 feet along said center line to a point;  
thence leaving said line and running North  $89^{\circ} 58' 30''$  East, 42.85 feet to a point in the East line of Section 23;  
thence running South along said Section line, 280.88 feet, more or less, to the point of beginning.

Assessor's Parcel No: 025-433-003 and 004

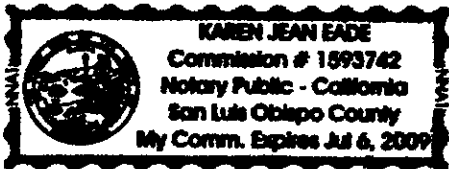
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of San Luis Obispo } ss.

On September 27, 2005 before me, Karen Jean Eade Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Lee Ann Pearce  
Name(s) of Signer(s)

- personally known to me
- 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.

WITNESS my hand and official seal.  
Karen Jean Eade  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant of Arigation Easement

Document Date: September 27, 2005 Number of Pages: 3

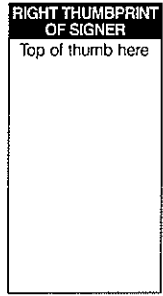
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: Lee Ann Pearce

- Individual
- Corporate Officer — Title(s): Vice President
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: Farm Credit West ACA



**ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
County of Santa Barbara } SS.

On September 27, 2005 before me, Kathi L. Watson,  
(DATE) (NOTARY)  
personally appeared Adam B. Firestone,  
SIGNER(S)

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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kathi L. Watson  
NOTARY'S SIGNATURE

RESOLUTION NO. 05 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING A GRANT OF AVIGATION EASEMENT  
(PACIFIC CONSERVATION COMPANY, FIRESTONE WINERY)

---

WHEREAS, the City has received a Grant of Avigation Easement from Pacific Conservation Company, LLC on and over Parcel 3 of Parcel Map PR 00-0168 and one adjoining parcel, both located north of Highway 46 and east of Airport Road.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council accept the Grant of Avigation Easement provided by Pacific Conservation Company, LLC on and over Parcel 3 of Parcel Map PR 00-0168 and an adjoining parcel, both located north of Highway 46 and east of Airport Road in the City of Paso Robles and authorize its execution and recordation.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1<sup>st</sup> day of November, 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

---

Sharilyn M. Ryan, Deputy City Clerk