

TO: James L. App, City Manager

FROM: Ronald Whisenand, Community Development Director

SUBJECT: Approval of Final Map of Tract 2594, (Golden Hill Business Park, LLC) for Recordation, Execution of Subdivision Improvement Agreement, and Annexation into the Landscape and Lighting Maintenance District

DATE: April 4, 2006

Needs: That the City Council take a series of steps toward recordation of the Final Tract Map for Tract 2594, a commercial-industrial subdivision.

Facts:

1. The applicants, Golden Hill Business Park, LLC, have requested that Tract 2594 be authorized by the City for recordation. Tract 2594 is a 48-lot subdivision of a 15.55-acre site, located in the area of the Wallace industrial park, north of Highway 46E, east of Oakwood Drive and south of Tractor Way (see Vicinity/Reduction tract map, Attachment 1).
2. Since the required public improvements have not been completed, the applicants have signed a Subdivision Improvement Agreement guaranteeing the construction of these improvements within a one-year period. Payment and Performance Bonds have been submitted and placed on file in the office of the City Engineer.
3. The applicants have signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis
and**

Conclusion: Tract 2594 was originally approved by the Planning Commission on June 14, 2005. With the exception of the construction of the public improvements, all conditions imposed by the Planning Commission have been satisfied. The Subdivision Map Act and the City of Paso Robles Municipal Code authorizes acceptance of final maps when securities have been posted guaranteeing construction of public improvements. Acceptance of public improvements and release of the securities occurs only after these improvements have been constructed to the satisfaction of the City Engineer and following the adoption of a resolution of acceptance by the City Council.

Policy

Reference: General Plan
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 and agreement by taking the following actions:

- a. (1) Adopt Resolution No. 06-xxx authorizing the recordation of Tract 2594, a 48-lot subdivision located along Highway 46E, east of Oakwood Street and south of Tractor Way, and authorizing the Mayor to execute the Subdivision Improvement Agreement guaranteeing the construction of the subdivision improvements with an established deadline of April 4, 2007 to complete these improvements; and
- (2) Adopt Resolution No. 06-xx annexing Tract 2594 into the Landscape and Lighting District.
- b. Amend, modify or reject the above option.

Attachments: (3)

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

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD HOLDERS 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 EACH OF US HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

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

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

GOLDEN HILLS BUSINESS PARK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ COUNTY OF _____
 TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____
 ON _____ BEFORE ME, _____ PERSONALLY APPEARED
 A NOTARY PUBLIC FOR THE STATE OF _____
 PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY 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

FIRST BANK OF SAN LUIS OBISPO, AS BENEFICIARY PER TRUST DEED RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 2006009324 OF OFFICIAL RECORDS IN SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED _____ COUNTY OF _____
 PRINT NAME _____
 TITLE _____

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____
 ON _____ BEFORE ME, _____ PERSONALLY APPEARED
 A NOTARY PUBLIC FOR THE STATE OF _____
 PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY 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 _____

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 GOLDEN HILLS BUSINESS PARK, LLC ON DECEMBER, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I ALSO HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND POSITION INDICATED OR WILL BE SET IN SUCH POSITION AS WILL BE CLEAR OF ALL MONUMENTS ON THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KENNETH D. WILSON _____ DATE _____
 LS 5571
 EXPIRATION DATE 9/30/2007



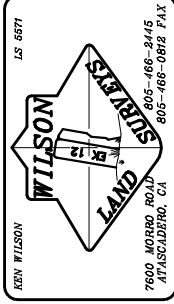
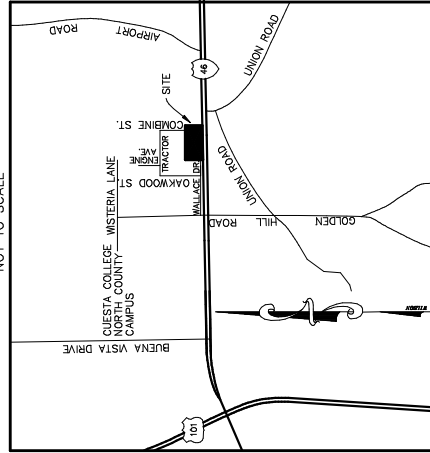
SIGNATURE OMISSIONS

PURSUANT TO SECTION 664-36, SUBSECTION (g-3-a) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, SINCE THEIR INTEREST CAN BE IDENTIFIED IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

OAKWOOD ORCHARD TRUST, EASEMENT HOLDER PER MAP RECORDED OCTOBER 10, 1925, IN BOOK 3, PAGE 68, OF MAPS.

EMERSON E. MOE AND HELEN L. MOE, HUSBAND AND WIFE, EASEMENT HOLDER PER DEED RECORDED APRIL 2, 1962, IN BOOK 1176, PAGE 389 OF OFFICIAL RECORDS.

VICINITY MAP
 NOT TO SCALE



CITY PLANNING COMMISSION STATEMENT

THIS IS TO 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 2594 ON JUNE 14, 2005.

JOHN R. FALKENSTEN
 INTERIM COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF EL PASO DE ROBLES, CALIFORNIA

CITY CLERK'S STATEMENT

I DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES CALIFORNIA, HEREBY STATE THAT I HAVE REVIEWED THE TENTATIVE MAP NO. 2594 SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION FOR STREETS AND PUBLIC RIGHTS OF WAY SHOWN ON THIS MAP TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND

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

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT MAP NO. 2529, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION 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 _____ DATE _____
 CITY ENGINEER
 CITY OF PASO ROBLES
 P.E. 33760 (EXP. 6/30/06)

COUNTY RECORDER'S STATEMENT

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

DOCUMENT NO: _____
 FEE: _____
 SIGNED: JULIE L. RODEWALD, COUNTY RECORDER
 BY: _____ DEPUTY

TRACT 2594

AS REQUESTED BY:
GOLDEN HILLS BUSINESS PARK, LLC.
 LEGAL DESCRIPTION: PORTION OF LOT 5 AND LOT 6 OF OAKWOOD ORCHARD TRACT, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 3 MB 88 (R-3).

APN: 025-421-008
 DATE: December 6, 2005
 FILENAME: U-161 Golden Hill Business Park Wallace FTM PLOT
 FIELD BOOK: 204 FB 01
 DRAWN BY: RVH
 PROJECT: S-145
 SCALE: 1"=60'
 JOB NUMBER: U-161
 SHEET: 1 OF 3

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C1 through C10.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C11 through C20.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C21 through C30.

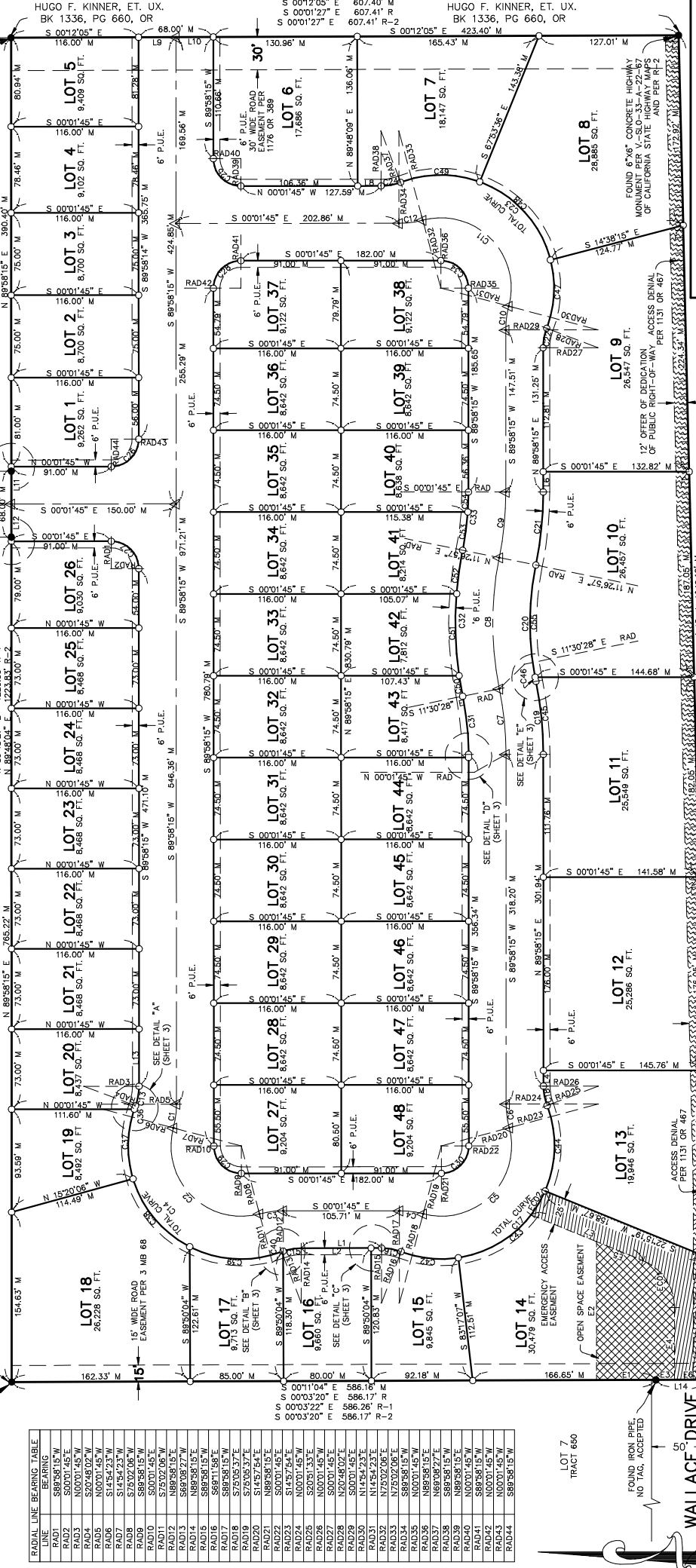
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Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C41 through C50.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C51 through C55.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C56 through C60.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Rows C61 through C64.



RADIAL LINE BEARING TABLE with columns for LINE, BEARING, and DELTA. Rows RAD1 through RAD44.

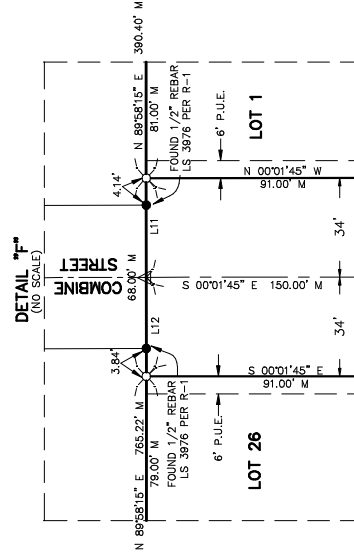
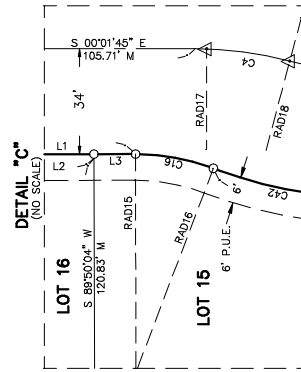
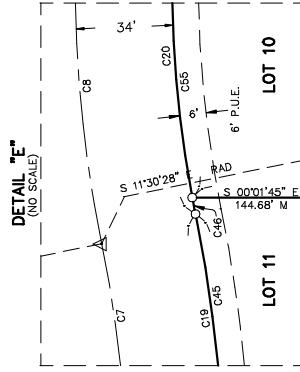
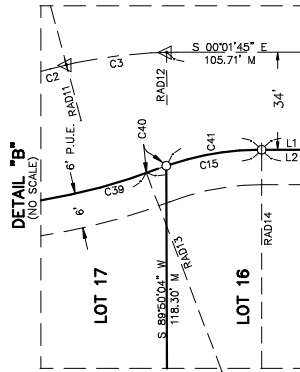
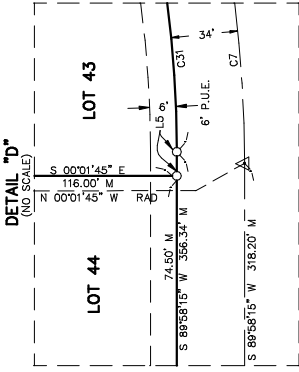
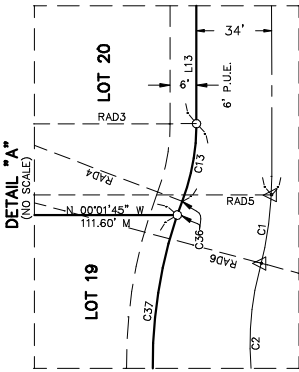
TRACT 2594 AS REQUESTED BY GOLDEN HILL BUSINESS PARK, LLC. LEGAL DESCRIPTION: PORTION OF LOT 5 AND LOT 6 OF ROBLES COUNTRY, TRACT IN THE CITY OF EL PASO DE CALIFORNIA PER 3 MB 68 (R-3).

WILSON LAND SURVEYS logo and contact information: 7600 MORRO ROAD, ATASCADERO, CA. 805-466-8446.

STATE HIGHWAY N. O. 46. LEGEND: FOUND AS NOTED, SET 5/8" REBAR LS 857, 2 PM 20, R-1 10 MB 46, R-2 15 RS 81, R-3 3 MB 68, SP SINGLE-PROPORTION INTERSECTION, INT CALCULATED FROM ACCESS DENIAL.

EASEMENT CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA. Rows EC01 through EC02.

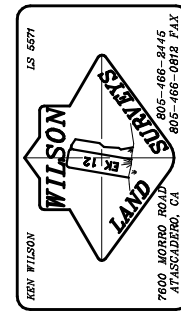
GRAPHIC SCALE (1 inch = 80 ft), BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH BASED OFF OF GPS OBSERVATION, and FOUND 1 1/2" IRON PIPE PER R-2 annotations.



LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- R 3 MB 4
- R-1 74 RS 69
- R-2 15 PM 23
- SP SINGLE-PROPORTION
- INT INTERSECTION
- CF CALCULATED FROM

BASIS OF BEARINGS
FOR THIS SURVEY IS GEODETIC NORTH BASED OFF OF GPS OBSERVATION.



TRACT 2594	
AS REQUESTED BY: GOLDEN HILL BUSINESS PARK, LLC.	
LEGAL DESCRIPTION: PORTION OF LOT 5 AND LOT 6 OF OAKWOOD ORCHARD TRACT, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 3 MB 68 (R-3).	
APN: 025-421-008	DATE: December 6, 2005
FILENAME: U-161 Golden Hill Business Park Wellace FTM PLOT	FIELD BOOK: 204 FB 01
DRAWN BY: RVH	SCALE: 1"=60'
PROJECT: S-145	JOB NUMBER: U-161
SHEET: 3 OF 3	

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
TRACT 2594 (GOLDEN HILLS BUSINESS PARK, LLC)

WHEREAS, at their meeting of June 14, 2005, the Planning Commission approved a tentative map to subdivide a 15.55 acre lot into 48 commercial-industrial lots.

WHEREAS, the Developer has met all conditions of the tentative map, has posted payment and performance securities to guarantee the installation of public improvements, and submitted a certificate of insurance; and

WHEREAS, City staff 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 2594, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles does hereby accept the Performance and Payment securities posted to guarantee the installation of the public improvements.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for all streets, public tree planting, sewer, water, and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4th day of April 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, 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. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING TRACT 2594 (GOLDEN HILLS BUSINESS PARK) AS SUBAREA 103
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 Tract 2594 (Golden Hills Business Park) 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 Tract 2594 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 Golden Hills Business Park, LLC.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Tract 2594 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 Sub-Area 103.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4th day of April 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

Exhibit A

Lots 1 - 48, of Tract 2594 in the incorporated area of the City of Paso Robles, State of California, according to map recorded _____[date], in Book _____ [#], Page(s) _____ [#], of MAPS, in the office of the County Recorder of the County of San Luis Obispo, State of California.