

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 04-0340 for Recordation (Vaughn)
DATE: August 1, 2006

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

Facts: 1. Applicant Don Vaughn has requested that Parcel Map PR 04-0340 be accepted by the City for recordation. Parcel Map PR 04-0340 is located at 743 Rolling Hills Road, north of Tranquil Hills Court.

**Analysis
and**

Conclusion: Parcel Map PR 04-0340 was tentatively approved by the Planning Commission on January 11, 2005. 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. 06-xx accepting the recordation of Parcel Map PR 04-0340, a three-lot residential subdivision located at 743 Rolling Hills Road.
- b. Amend, modify, or reject the above option.

Attachments: (2)

- 1) Vicinity/Reduced size parcel map
- 2) Resolution

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY CLAIM TO TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION MAP AND LOCAL ORDINANCES THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL 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 RECORDAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REINTEGRATED.

WE HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR PUBLIC EMERGENCY ACCESS PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THEREIN.

WE ALSO HEREBY DELEGATE 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 ACCESS AND DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE RECORDHOLDERS OF THIS MAP.

DONALD K. VAUGHN

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____
I, _____, DO hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of 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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME OR HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL 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 RECORDAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REINTEGRATED.

KEVINETH D. WILSON

EXPIRATION DATE: 9/30/2007

DATE



BENEFICIARY'S STATEMENT

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 20, 2004, AS INSTRUMENT NO. 2004-045965 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED _____
PRINT NAME _____
TITLE _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____
I, _____, DO hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of 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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME OR HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436, SUBSECTION (4), (2-4) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RISE IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

EASEMENT HOLDER PER DEED RECORDED OCTOBER 23, 1944 IN BOOK 369, PAGE 396 OF OFFICIAL RECORDS.

UNPLOTTABLE EASEMENTS

THERE ARE CERTAIN UNPLOTTABLE EASEMENT AFFECTING THIS PROPERTY DEED RECORDED OCTOBER 23, 1944 IN BOOK 369, PAGE 396 OF OFFICIAL RECORDS.

CITY PLANNING COMMISSION STATEMENT

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 PARCEL MAP AT 04-0340 ON _____ 20____.

ROYALD WAISENAND
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 THE CITY COUNCIL DID ON THE _____ DAY OF _____ 20____, APPROVE THE PARCEL MAP AT 04-0340, SHOWING HEREON AND ACCEPTED, ON BEHALF OF THE PUBLIC, THE EASEMENTS FOR PUBLIC UTILITY EASEMENT AND EMERGENCY ACCESS EASEMENT TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____ 20____.

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 PARCEL MAP PR 04-0340, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED THEREON. I AM NOT PROVIDING ANY TECHNICAL OPINION AS TO THE CORRECTNESS OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. IF REQUIRED, HAVE BEEN COMPALED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEN
CITY ENGINEER
CITY OF EL PASO DE ROBLES, CALIFORNIA
PCE 033760 (EXP. 6/30/2006)

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: _____
BY: _____ DEPUTY

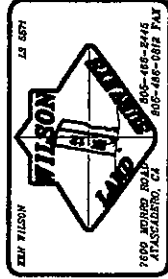
PARCEL MAP PR 04-0340

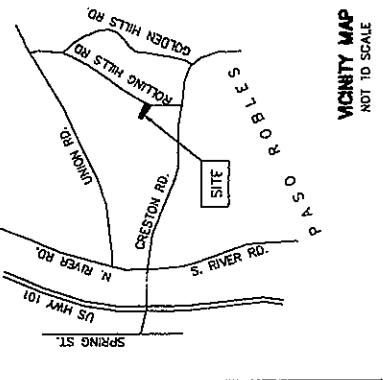
AS REQUESTED BY
Don Vaughn

LEGAL DESCRIPTION:
LOT 396 OF ASSOCIATED ALLIANCE TRUSTEES ORCHARD BUNGALOW TRACT, A TRACT OF 100 ACRES IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APR: 009-641-077018
DATE: NOVEMBER 2000
FILENAME: S-144 Vaughn_RobynPheM.PM
FIELD BOOK: 200-43

MAP BY: JTW
SCALE: 1"=60'
PLANNED BY: S-144
JOB NUMBER: S-144
SHEET: 1 OF 2

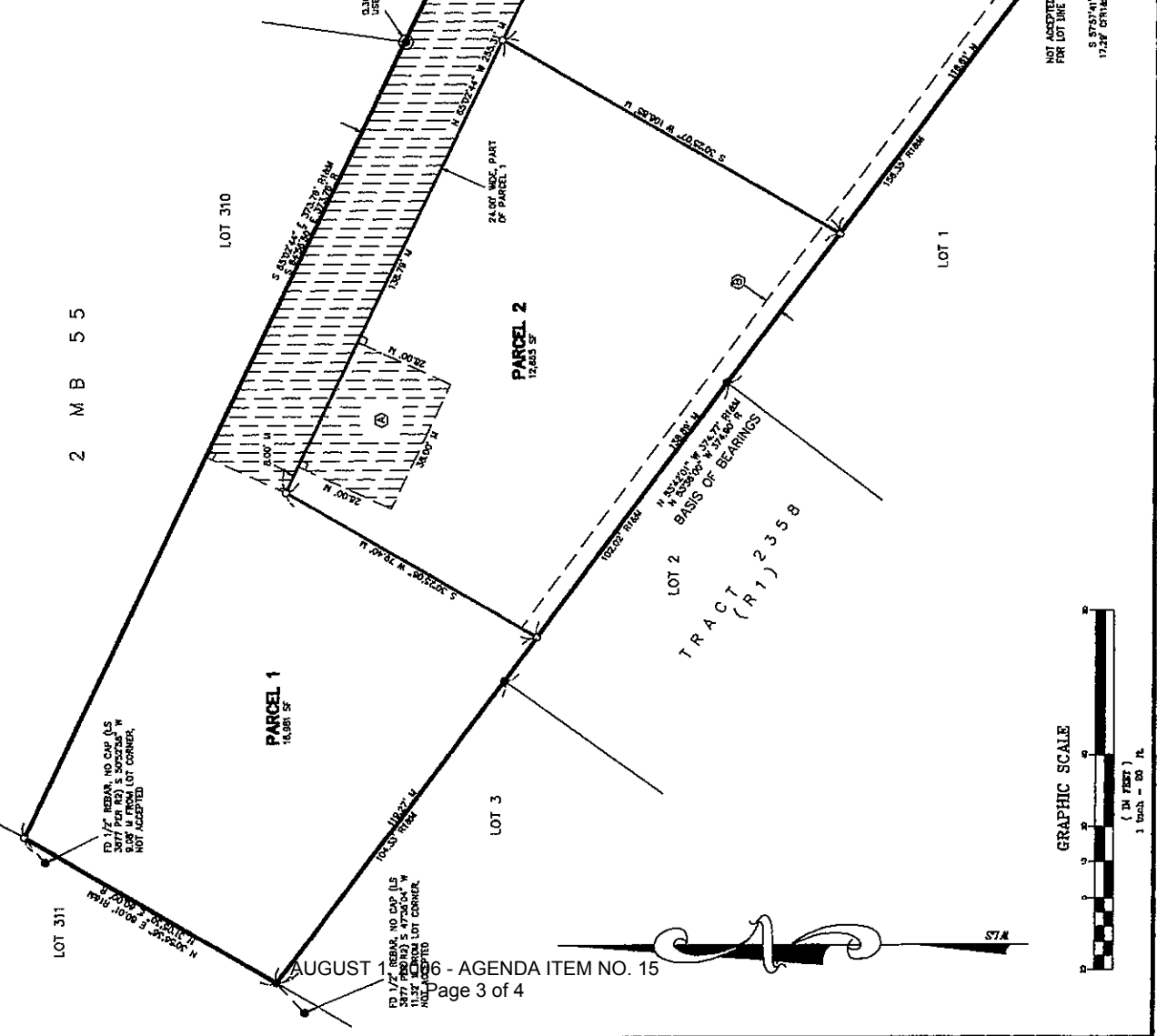




BASIS OF BEARINGS
FOR THIS SURVEY IS $10 \pm 3 \times 20 \text{''}$ W. MEAS. THE BEARING OF THE NORTHERLY LINE OF TRACT (R1) 235B BETWEEN THE FOUND MONUMENTS AS SHOWN PER R1.

LEGEND

- PD 5/8" REBAR IS 5/8" PER R1 OR AS NOTED
- PD 1/2" REBAR IS 3/8" PER R2
- S/3 5/8" REBAR IS 5/8"
- 2' HD 55'
- R1 27' HD 20' -41'
- R2 37' LD 15'
- R3 37' LD 15'
- R4 37' LD 15'
- CTR CALCULATED FROM (RECORD)
- ⊙ PRIVATE ACCESS AND DRAINAGE EASEMENT, AND PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT, HATCHED AREA.
- ⊕ 5' WIDE PRIVATE DRAINAGE EASEMENT



PARCEL MAP PR 04-0340
AS REQUESTED BY:
Don Vaughn

LEGAL DESCRIPTION:
TRACT (R1) 235B IN THE CITY OF PASO ROBLES IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APR: 009-641-07018
DATE: NOVEMBER 2005
FILENAME: 5-144_Vaughn_RollingsHills_FPA
FIELD BOOK: 200-03

OWNER	PROJECT	JOB NUMBER	SHEET
JDW	5-144	5-144	2 OF 2

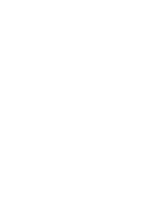
7600 20TH RD. ROLLY
ALPACAS, CA 95022
TEL: 805-465-2418
FAX: 805-465-0914

FOR 3' HD W. WELL
IS 3/8" PER R3
0.37' W. OF CENTERLINE,
NOT ACCEPTED

FOR 3' HD W. WELL
IS 3/8" PER R3
0.37' W. OF CENTERLINE,
NOT ACCEPTED

FOR 1/2" REBAR, NO CAP (LS 3077 PER R2) S 30523.8' W 0.36' FROM LOT CORNER, NOT ACCEPTED

FOR 1/2" REBAR, NO CAP (LS 3077 PER R2) S 30523.8' W 0.36' FROM LOT CORNER, NOT ACCEPTED



GRAPHIC SCALE
(IN FEET)
1 Inch = 50 Ft.

August 16 - AGENDA ITEM NO. 15
Page 3 of 4

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 04-0340 FOR RECORDATION (VAUGHN)

WHEREAS, the subdividers of tentative Parcel Map 04-0340, located at 743 Rolling Hills Road has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 1.00 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 Parcel Map PR 04-0340 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of August 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk