

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 2469, (First Press Partners, LLC) for Recordation and Annexation into the Landscape and Lighting Maintenance District
DATE: August 15, 2006

Needs: That the City Council consider taking a series of steps toward recordation of the Final Tract Map for Tract 2469, a residential subdivision.

Facts:

1. The applicants, First Press Partners, LLC have requested that Tract 2469 be authorized by the City for recordation. Tract 2469 is an 8-lot subdivision (with an additional open space lot) of a 1.47-acre site located on the south side of 24th Street, west of Vine Street (see Attachment 1).
2. All required public improvements have been completed.
3. The applicants have signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis
and**

Conclusion: Tract 2469 was originally approved by the Planning Commission on July 23, 2002.

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 construction of public improvements has been completed and all conditions of approval have been satisfied.

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-xx authorizing the recordation of Tract 2469, an 8-lot subdivision with an additional open space lot located on the south side of 24th Street, west of Vine Street; and
- (2)** Adopt Resolution No. 06-xx annexing Tract 2469 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 and L

TRACT 2469 TOWNE WEST

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 WE DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 2' OFFER OF DEDICATION FOR STREET PURPOSES AND THE EASEMENTS FOR TREE PURPOSES SHOWN HEREON. WE HEREBY RESERVE TO OURSELVES, OUR 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."

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

FIRST PRESS PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JOSHUA M. YAGUDA _____ DATE _____

FOR FIRST PRESS PARTNERS, LLC.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA _____
SAN LUIS OBISPO COUNTY) SS

ON _____ BEFORE ME, _____ STATE PERSONALLY APPEARED JOSHUA M. YAGUDA 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) EXECUTED THE INSTRUMENT ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE: _____

COMMISSION EXPIRATION DATE: _____

COMMISSION #: _____

NAME PRINTED: _____

COUNTY OF: _____

CITY CLERK 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 _____, 2006, APPROVE THIS INSTRUMENT AND THE OFFER OF DEDICATION FOR STREET PURPOSES AND THE EASEMENTS FOR TREE PURPOSES 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 _____, 2006.

DENNIS FANSLER, CITY CLERK _____

TRUSTEE

ESTATE FINANCIAL, INC. A CALIFORNIA CORP., AS TRUSTEE PER A DEED OF TRUST DATED JANUARY 10, 2005, RECORDED MARCH 8, 2005 AS INSTRUMENT NUMBER 2005-07921 OF OFFICIAL RECORDS, SAN LUIS OBISPO COUNTY, CALIFORNIA AND A DEED OF TRUST DATED JANUARY 17, 2005 RECORDED JANUARY 27, 2006 AS INSTRUMENT NUMBER 2006-00337 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

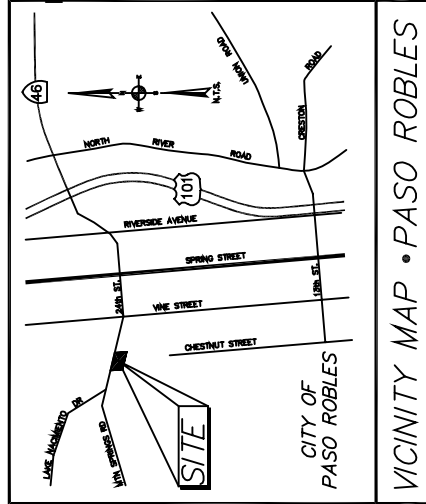
ESTATE FINANCIAL, INC., A CALIFORNIA CORPORATION _____

BY: JOSHUA M. YAGUDA _____ DATE _____

VICE PRESIDENT

BEING A 9 LOT SUBDIVISION OF THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 217 PER A MB 169, MAP OF THE CITY OF EL PASO DE ROBLES.

THE CITY OF PASO ROBLES,
SAN LUIS OBISPO COUNTY, CALIFORNIA



VICINITY MAP • PASO ROBLES

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 APPELBAUM IN FEBRUARY 2001. I HEREBY STATE 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 POSITION 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.

ALBERT DAN KING LS 5145 _____ DATE _____
LICENSE EXP. 6-30-07

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 PLANNING COMMISSION OF THE CITY OF PASO ROBLES FOR TENTATIVE TRACT 2469 ON _____.

ROBERT A. LATA _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEERS STATEMENT
I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED "VICINITY MAP OF PASO ROBLES" AND THAT THE MAP 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 ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEN CITY ENGINEER _____ DATE _____
CITY OF PASO ROBLES R.C.E. 33760 (EXPIRES 6/30/08)

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2006

AT _____ M., IN BOOK _____ OF MAPS,

ON PAGES _____ AT THE REQUEST OF ALBERT DAN KING.

DOCUMENT NO. _____

FEE: \$ _____

COUNTY RECORDER _____

JULIE L. RODEWALD

DEPUTY RECORDER _____

DEPUTY RECORDER _____

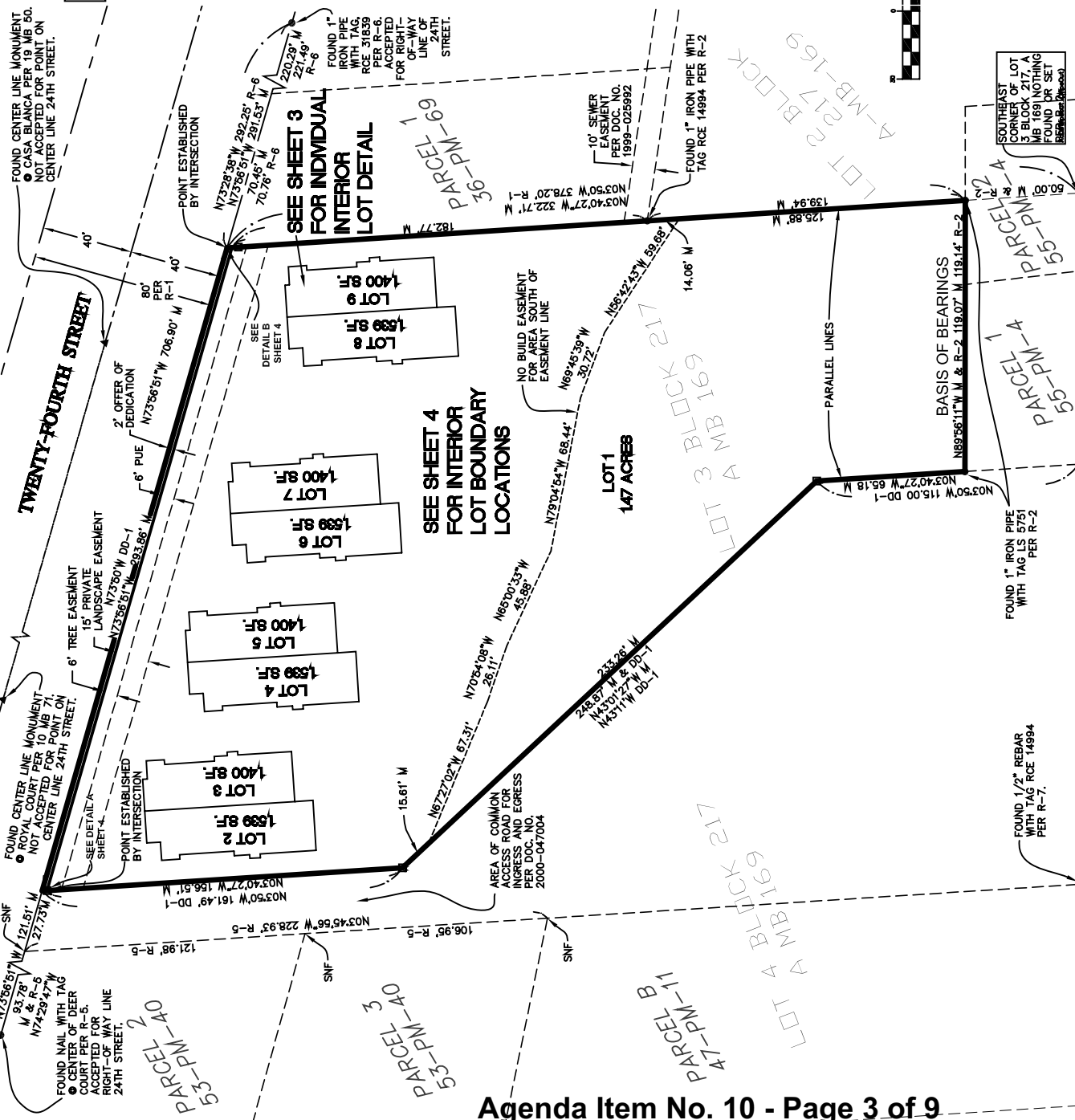


EMK & Associates, Inc.
ENGINEERING • PLANNING • SURVEYING
1005 RAILROAD ST. PASO ROBLES, CA. (805)238-5427

TRACT 2469

TOWNE WEST

BEING A 9 LOT SUBDIVISION OF THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 217 PER A MB 169, CITY OF EL PASO DE ROBLES, THE CITY OF PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA



LEGEND

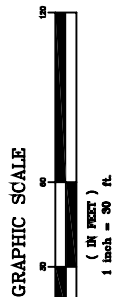
- SET 1/2" REBAR WITH TAG, L.S. #6145
- FOUND MONUMENT AS NOTED
- ▣ SET 1/2" REBAR WITH TAG, L.S. #6145 FOR WITNESS CORNER, 1.00' SOUTHERLY ON LINE, FOR TRUE CORNER.
- ▣ SET P.K. NAIL WITH BRASS TAG, L.S. #6145 IN A.C.
- M MEASURED
- PUE PUBLIC UTILITY EASEMENT
- R-1 RECORD PER A MB 169
- R-2 RECORD PER 55 PM 4
- R-3 RECORD PER 32 RS 84
- R-4 RECORD PER 33 RS 63
- R-5 RECORD PER 53 PM 40
- R-6 RECORD PER 36 PM 69
- R-7 RECORD PER 47 PM 11
- DD-1 DOC. 1504 OR 103
- SNF SEARCH NOT FOUND

NOTE

ALL OF LOT 1 IS A PUE AND PRIVATE ACCESS EASEMENT, SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS MAP.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N89°56'11"W BEING THE NORTH LINE OF PARCELS 1 & 2 OF 55 PM 4 BETWEEN 2 FOUND MONUMENTS AS SHOWN.



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JOB NO. 01-370 SHEET 2 OF 5 SHEETS

TRACT 2469

TOWNE WEST

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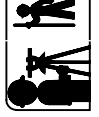
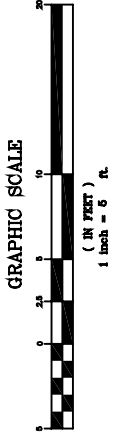
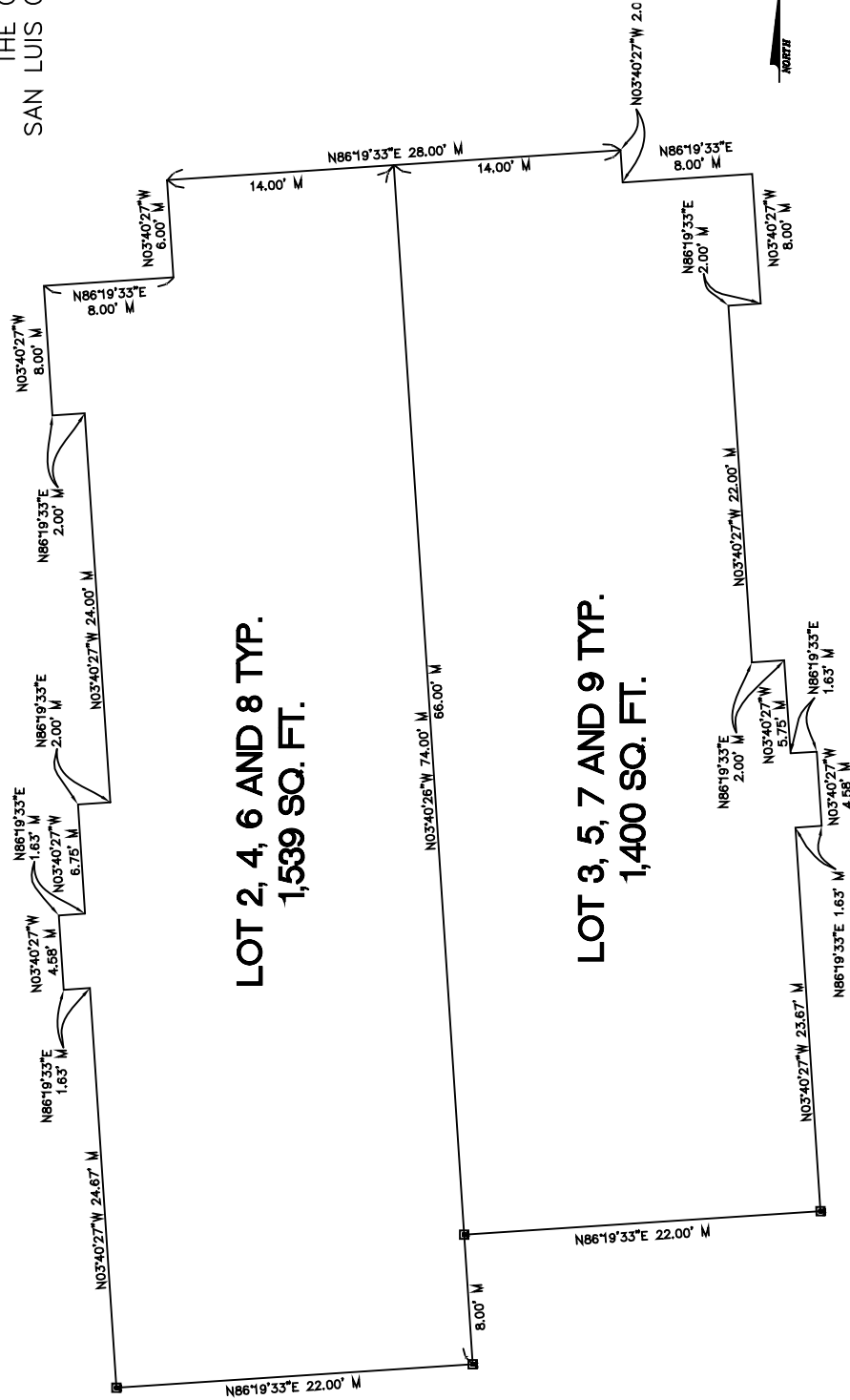
THE CITY OF PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA

LEGEND

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LOT 2, 4, 6 AND 8 TYP.
1,539 SQ. FT.

LOT 3, 5, 7 AND 9 TYP.
1,400 SQ. FT.



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TRACT 2469

TOWNE WEST

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OF LOTS 3 AND 4 IN
BLOCK 217 PER A MB 169,
CITY OF EL PASO DE ROBLES,

THE CITY OF PASO ROBLES,
SAN LUIS OBISPO COUNTY, CALIFORNIA

LEGEND

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GRAPHIC SCALE



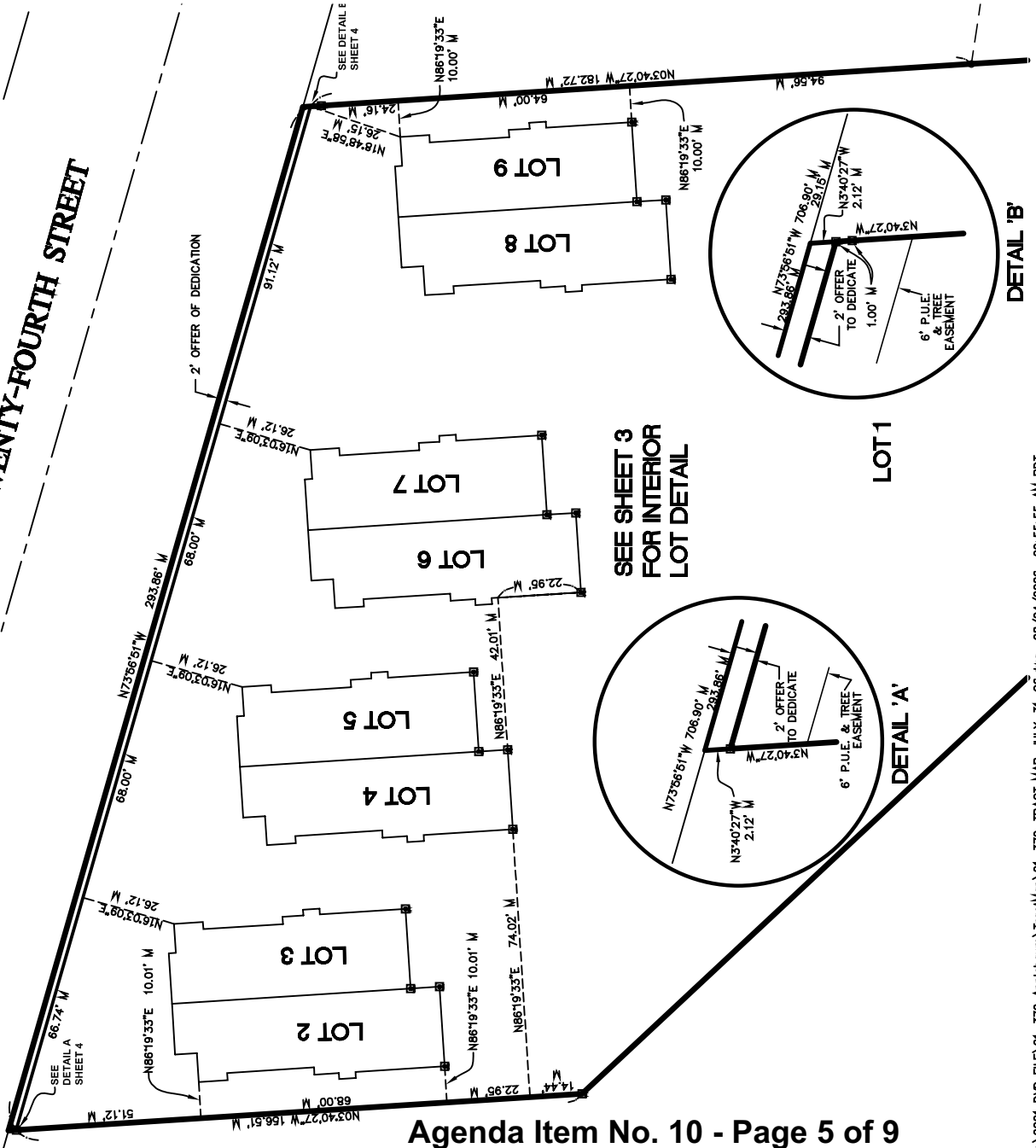
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JOB NO. 01-370

SHEET 4 OF 5 SHEETS

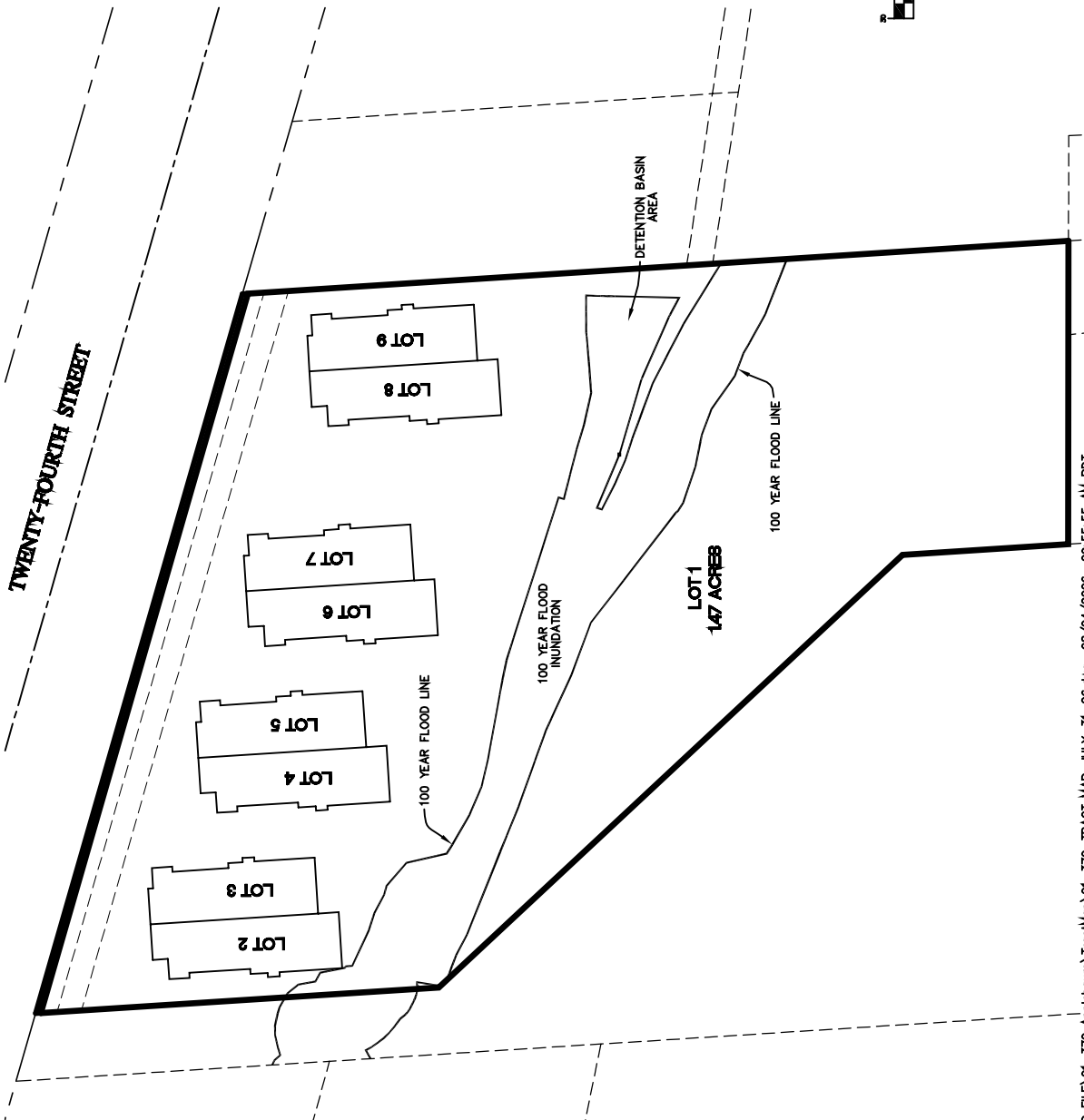
CLIENT: TITLE CO. # R020R08

TWENTY-FOURTH STREET



ADDITIONAL INFORMATIONAL SHEET

THE ADDITIONAL INFORMATION SHOWN 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.



TRACT 2469

TOWNE WEST

BEING A 9 LOT SUBDIVISION OF THOSE PORTIONS OF LOTS 3 AND 4 IN BLOCK 217 PER A MB 169, CITY OF EL PASO DE ROBLES.

THE CITY OF PASO ROBLES, SAN LUIS OBISPO COUNTY, CALIFORNIA

LEGEND

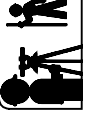
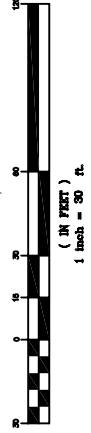
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NOTE

ALL OF LOT 1 IS A PUE AND PRIVATE ACCESS EASEMENT, SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS MAP.

GRAPHIC SCALE



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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 2469 (FIRST PRESS PARTNERS, LLC)

WHEREAS, the subdivider has met all conditions of the tentative map, has posted payment and performance securities to warranty the installation of public improvements; 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 2469 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 maintenance securities posted to warranty the installation of the public improvements.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for 24th Street, public tree planting, and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of August 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, 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 TR 2469 AS PART OF SUBAREA 111
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 of TR 2469 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 TR 2469 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 First Press Partners, LLC.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for TR 2469 shall begin with Fiscal Year 2007-2008.

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 111.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of August 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

Exhibit "A"

Parcel A:

Those portions of lots 3 and 4 in Block 217 of the City of El Paso de Robles, in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded October 25, 1889 in Book A, Page 169 of Maps, described as follows:

Beginning at the Southeasterly corner of said Lot 3;
Thence West along the Southerly line of said Lot 3, 119.14 feet;
Thence parallel with the Easterly line of said Lot 3, North 3°50' West, 115 feet;
Thence North 43°11' West, 248.87 feet;
Thence North 3°50' West, 161.49 feet to the Northerly line of said Lot 4;
Thence along the Northerly line of Lots 4 and 3, South 73°50' East, to the Northeasterly corner of said Lot 3;
Thence South 3°50' West, along the Easterly line of Lot 3, to the point of beginning.

EXCEPTING THEREFROM that portion of Lot 3 described as follows:

Beginning at the Southeast corner of said Lot 3;
Thence West along the South line thereof, 119.14 feet;
Thence North 3°50' West and parallel with the East line of said Lot, 50 feet;
Thence East and parallel with the South line of said Lot, 119.14 feet to the East line of said Lot;
Thence South 3°50' East along said East line, 50 feet to the point of beginning.

Parcel B:

An Easement to hook into the existing sewer line and incidental purposes over the Southerly 10 feet of Parcel 1 and 2 of Parcel Map No. PR-84-264 in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded February 11, 1985 in Book 36, Page 69 of Parcel Maps.

Parcel C:

An Access Easement appurtenant to above stated Parcel A, as established in a document entitled "Agreement between Evalyn Ellis and Joan Heinsohn and Robert Bronte and Paul Cuent", recorded August 18, 2000 as Instrument No. 2000-047004 of Official Records.

Parcel C is not insurable by this company because the exact location is not established of record.