

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 2435 for Recordation, (Ridino)
DATE: April 3, 2007

Needs: That the City Council authorize the recordation of the Final Tract Map for Tract 2435, a commercial subdivision.

Facts:

1. The applicants, Paso Railroad Partners, LLC, have requested that Tract 2435 be authorized by the City for recordation. Tract 2435 is an eight-unit commercial condominium subdivision of a 0.25-acre site located on the east side of Railroad Street just north of 14th Street (see Attachment).
2. All required public improvements have been completed, and all conditions of tentative approval have been complied with.

**Analysis
and**

Conclusion: Tract 2435 was originally approved by the Planning Commission on January 14, 2003. The construction of the public improvements have been completed and all conditions imposed by the Planning Commission 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 by taking the following actions:

- a. Adopt Resolution 07-xxx authorizing the recordation of the Final Tract Map of Tract 2435, an eight-unit condominium subdivision located on the east side of Railroad Street, north of 14th Street
- b. Amend, modify or reject the option above

Attachments: (2)

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

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL RESPONSIBILITIES OF THE SUBDIVISION, SHOWN HEREON AS BEING THE PROPERTY OF THE SUBDIVISION, AS SHOWN ON THE PLANS AND RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE FILING AND/OR REPRODUCTION OF THIS MAP.

PASO PASADAY PARTNERS, LLC

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

WITNESS MY HAND

SIGNATURE _____ DATE _____
 COUNTY OF COMMISSION _____
 COMMISSION NO. _____ EXP. DATE _____

TRUSTEE'S STATEMENT

PLANNING NATIONAL TITLE COMPANY AS TRUSTEE UNDER A DEED OF TRUST DATED JULY 28, 2006 AND RECORDED UNDER A DEED OF TRUST INSTRUMENT NO. 2006-04348 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SIGNATURE _____ PRINTED NAME & TITLE _____
 STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

OR, FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF SAN DIEGO, CALIFORNIA, WHOSE COMMISSION EXPIRES ON _____ AND WHOSE QUALIFICATION TO BE THE PERSON TO BE SO APPOINTED IS SUBSCRIBED TO THE PUBLIC RECORDS AND RECORDED TO BE THE PERSON TO BE SO APPOINTED IN THEIR APPOINTMENT CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITIES UPON BEHALF OF WHOM THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____

TRUSTEE'S STATEMENT

PLANNING NATIONAL TITLE COMPANY AS TRUSTEE UNDER A DEED OF TRUST DATED AUGUST 15, 2006 AND RECORDED UNDER A DEED OF TRUST INSTRUMENT NO. 2006-04681 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SIGNATURE _____ PRINTED NAME & TITLE _____
 STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

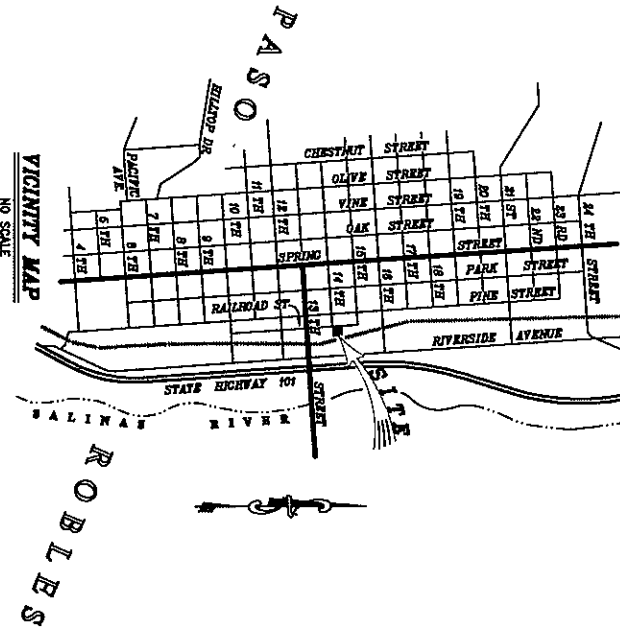
OR, FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF SAN DIEGO, CALIFORNIA, WHOSE COMMISSION EXPIRES ON _____ AND WHOSE QUALIFICATION TO BE THE PERSON TO BE SO APPOINTED IS SUBSCRIBED TO THE PUBLIC RECORDS AND RECORDED TO BE THE PERSON TO BE SO APPOINTED IN THEIR APPOINTMENT CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITIES UPON BEHALF OF WHOM THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____

SIGNATURE _____ NAME PRINTED _____
 COUNTY OF COMMISSION _____
 COMMISSION NO. _____ EXP. DATE _____

TRACT 2435

A 1 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES, SAID LOT CONTAINING LOTS 7, 8, AND THE SOUTHERLY 1/2 OF LOT 9, OF BLOCK 50 IN THE CITY OF PASADENA, PER MAP FILED IN BOOK 4 OF MAPS, PAGE 189, SAN DIEGO COUNTY, STATE OF CALIFORNIA.



TRUSTEE'S STATEMENT

PLANNING NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST DATED MARCH 7, 2006 AND RECORDED UNDER A DEED OF TRUST INSTRUMENT NO. 2006-07710 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SIGNATURE _____ PRINTED NAME & TITLE _____
 STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO

OR, FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF SAN DIEGO, CALIFORNIA, WHOSE COMMISSION EXPIRES ON _____ AND WHOSE QUALIFICATION TO BE THE PERSON TO BE SO APPOINTED IS SUBSCRIBED TO THE PUBLIC RECORDS AND RECORDED TO BE THE PERSON TO BE SO APPOINTED IN THEIR APPOINTMENT CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITIES UPON BEHALF OF WHOM THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____

SIGNATURE _____ NAME PRINTED _____
 COUNTY OF COMMISSION _____
 COMMISSION NO. _____ EXP. DATE _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE SUBDIVISION OF PASO PASADAY PARTNERS, LLC. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS MAP. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS MAP.

THE E. TORRES, L.S. 4816 (LIC. EXP. 5-30-2006) DATE _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEKED MAP ENTITLED TRACT 2435, THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND APPROVED APPLICATIONS THEREON AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS MAP. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS MAP.

JOHN H. FALKENSTEIN, CITY ENGINEER
 CITY OF PASADENA, CALIFORNIA
 DATE _____

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT I HAVE REVIEWED THIS MAP AND THAT I AM SATISFIED THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THIS MAP.

ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR, DATE _____

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF PASADENA, CALIFORNIA, HEREBY STATE THAT THE CITY COMMISSION OF SAID CITY DID ON _____ DAY OF _____ 2006, APPROVE THE MAP OF TRACT 2435 SHOWN HEREON.

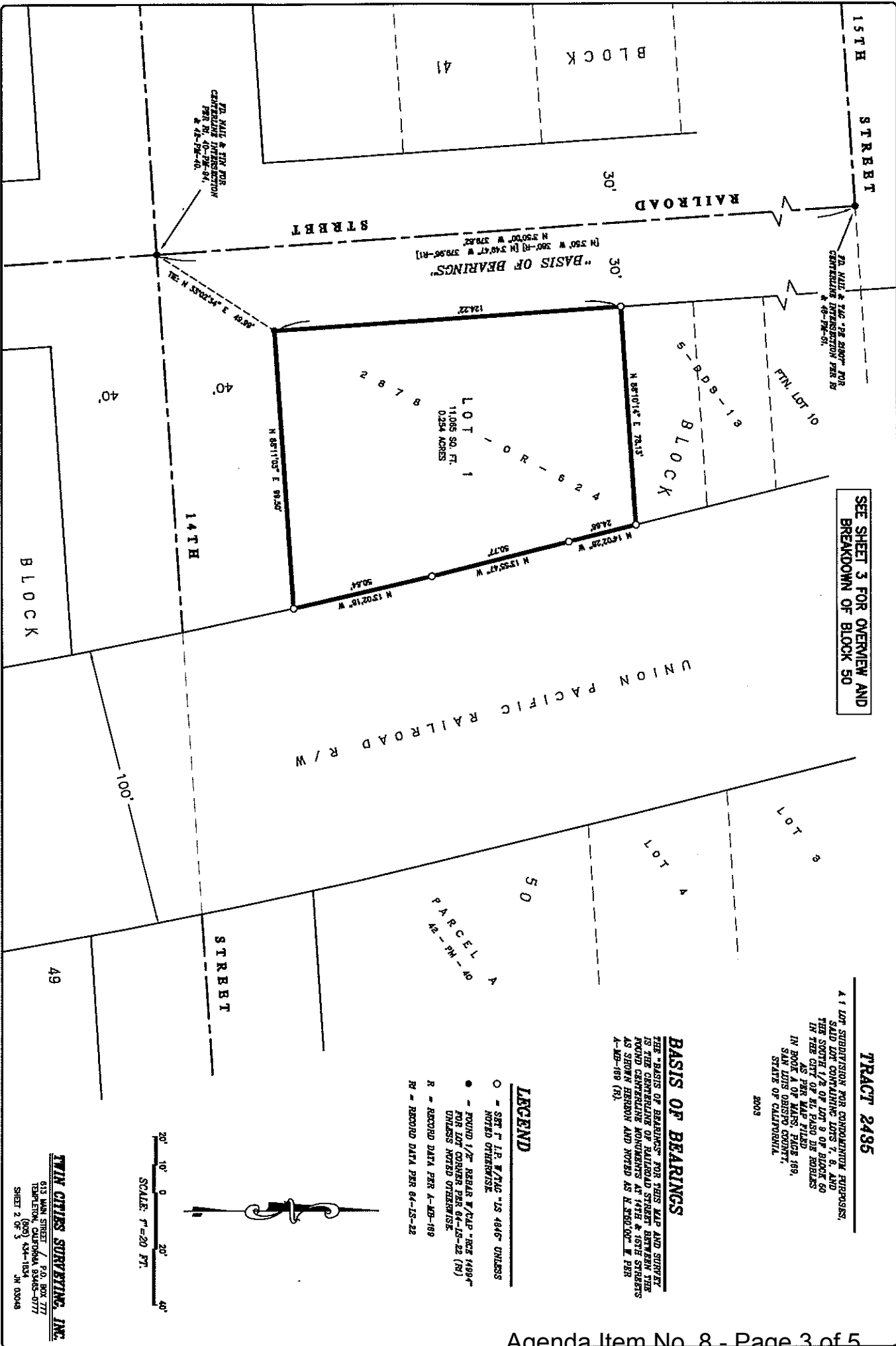
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2006.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2006, AT _____ IN THE COUNTY OF SAN DIEGO, CALIFORNIA.

TWIN CITIES SURVEYING, INC.

913 MAIN STREET, P.O. BOX 777
 PASADENA, CALIFORNIA 92463-0777
 SHEET 1 OF 3



SEE SHEET 3 FOR OVERVIEW AND
BREAKDOWN OF BLOCK 50

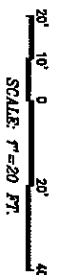
TRACT 2495

A 1ST LOT SUBDIVISION FOR CONDOMINIUM PURPOSES,
SAID LOT COMPRISING LOTS 7, 8, AND
THE SOUTHWEST 1/4 OF LOT 9 OF BLOCK 50
IN THE CITY OF EL PASO DE BEARERS
AS PER MAP FILED
IN BOOK A OF MAPS, PAGE 189,
SAN LUIS OBISPO COUNTY,
STATE OF CALIFORNIA.
2003

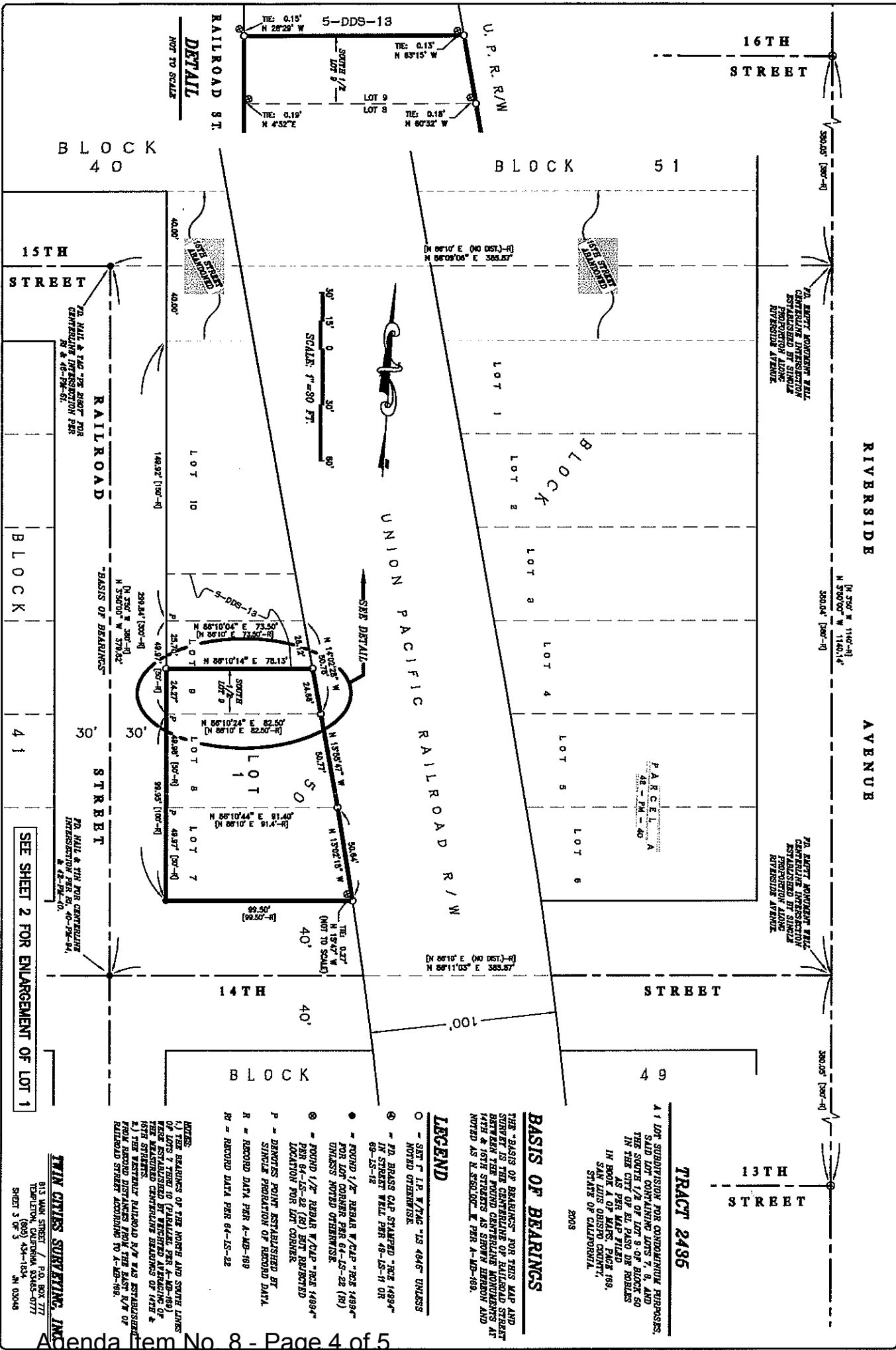
BASIS OF BEARINGS
THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY
IS THE CENTERLINE OF HALLIDAY STREET BETWEEN THE
FOUR CENTERLINE MONUMENTS AT 17TH & 18TH STREETS
AS SHOWN HEREON AND NOTED AS E. 350.00' W. PER
A-DB-169 (N).

LEGEND

- - SET "P" I.P. W/TAC "IS 4846" UNLESS NOTED OTHERWISE
- - FOUND 1/2" BEARER W/TAC "RCS 1499" FOR SET CORNER PERK "IS-22 (S) UNLESS NOTED OTHERWISE
- R - RECORD DATA PER A-MB-169
- HW - RECORD DATA PER 64-IS-22



TWIN CITIES SURVEYING, INC.
615 MAIN STREET
DENVER, COLORADO 80202-3077
SHEET 2 OF 3
N 00046



RIVERSIDE AVENUE

16TH STREET

15TH STREET

14TH STREET

13TH STREET

TRACT 2436

41 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES. SAID LOT CONTAINING LOTS 7, 8, AND THE SOUTH 1/2 OF LOT 9, OF BLOCK 50 IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA. IN BOOK 4 OF MAPS, PAGE 169, SAN JOSE OBSTO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SUBDIVISION IS THE CENTERLINE OF RAILROAD STREET BETWEEN THE POINTS WHERE RAILROAD STREET MEETS 14TH AND 15TH STREETS AS SHOWN HEREON AND NOTED AS N. 89°02' E. PER A-MB-189.

LEGEND

- - SET "I.P." W/746 "13 4916" UNLESS NOTED OTHERWISE.
- - FOUND 1/2" REBAR #4 @ "POS 14894" FOR 20' CORNER PER 64-LS-22 (R).
- ⊙ - FOUND 1/2" REBAR #4 @ "POS 14894" PER 64-LS-22 (R) SET RECORDED LOCATION FOR LOT CORNER.
- P - DENOTES POINT ESTABLISHED BY SINGLE PROPORTION OF RECORD DATA.
- R - RECORDED DATA PER A-MB-189.
- R - RECORDED DATA PER 64-LS-22.

NOTES:
 1.) THE BEARINGS OF THE NORTH AND SOUTH LINES OF LOTS 7 AND 8 (PARALLEL PER A-MB-189) WERE ESTABLISHED BY DIRECT MEASUREMENT OF THE CENTERLINE BEARINGS OF 14TH & 15TH STREETS.
 2.) THE WESTERN RAILROAD R/W WAS ESTABLISHED FROM MEASURED DISTANCES FROM THE EAST L/W OF RAILROAD STREET ACCORDING TO A-MB-189.

TWIN CITIES SURVEYING, INC.

815 MAIN STREET / P.O. BOX 777
 TEMPELTON, CALIFORNIA 95345-0777
 SHEET 3 OF 3

RESOLUTION NO. 07-xxx

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 2435, (RIDINO)

WHEREAS, the Developer has completed all public improvements and has met all conditions of the tentative map; 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 2435, and authorize the execution and recordation of the tract map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of April 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk