

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 2760 for Recordation
(Signature Homes, LLC)
DATE: May 1, 2007

Needs: That the City Council authorize recordation of the Final Tract Map for Tract 2760, a commercial-industrial subdivision.

Facts:

1. The applicants, Signature Homes, LLC, have requested that Tract 2760 be authorized by the City for recordation. Tract 2760 is a 6-lot subdivision of a 1.41-acre site, located at 1228 11th Street, east of Paso Robles Street (see Vicinity/Reduction tract map, Attachment 1).
2. Public improvements are being completed in accordance with building permit requirements. All conditions of approval have been satisfied.

**Analysis
and**

Conclusion: Tract 2760 was originally approved by the Planning Commission on October 11, 2005. 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 and agreement by taking the following actions:

- a. Adopt Resolution No. 07-xxx authorizing the recordation of Tract 2760, a 6-lot subdivision located at 1228 11th Street, east of Paso Robles Street.
- b. Amend, modify or reject the above option.

Attachments: (2)

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

OWNERS' 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 RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION MAP ACT AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. WE HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR ACCESS PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT HERETO AND ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE AND THE BENEFIT OF THE GENERAL PUBLIC EASEMENTS FOR WHICH THE AUTHORITY TO SERVE IN SAID SUBDIVISION EASEMENTS FOR PUBLIC USE PURPOSES, OBTAINED ON SAID MAP AS PUBLIC UTILITY EASEMENT OR "P.U.E."

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE ACCESS AND GRASSMAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS Delineated ON SAID MAP.

SIGNATURE HOMES, LLC A LIMITED LIABILITY COMPANY

BY: AL D'AMICO
MANAGING MEMBER

TRUSTEE'S STATEMENT

GREENSIDE FINANCIAL, INC., AS TRUSTEE UNDER A DEED OF TRUST RECORDED GREENSBOROUGH COUNTY, NORTH CAROLINA, INSTRUMENT NO. 2003-013976 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED _____
PRINT NAME _____
TITLE _____

BENEFICIARY'S STATEMENT

LAZARO G. MORONES and EMILINA MORONES, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED GREENSBOROUGH COUNTY, NORTH CAROLINA, INSTRUMENT NO. 2003-013977 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA.

LAZARO G. MORONES _____
EMILINA MORONES _____

ACKNOWLEDGMENT

STATE OF _____, BEFORE ME }
COUNTY OF _____ }
ON _____, BEFORE ME _____, PERSONALLY
A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY
APPEARED _____

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 CAPACITIES, 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.

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 SIGNATURE HOMES, LLC ON APRIL 2006. HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE RECORDED SURVEY OF HANCOCK COUNTY, GEORGIA, AND THAT ALL THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRADED.

KENNETH D. WILSON _____ DATE _____
IS MYSELF _____
Expiration DATE 9/30/2007

ACKNOWLEDGMENT

STATE OF _____, BEFORE ME }
COUNTY OF _____ }
ON _____, BEFORE ME _____, PERSONALLY
A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY
APPEARED _____

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 CAPACITIES, 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.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____ COMMISSION EXPIRES _____
NOTARY COMMISSION NUMBER _____

ACKNOWLEDGMENT

STATE OF _____, BEFORE ME }
COUNTY OF _____ }
ON _____, BEFORE ME _____, PERSONALLY
A NOTARY PUBLIC FOR THE STATE OF _____, PERSONALLY
APPEARED _____

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 CAPACITIES, 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.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____ COMMISSION EXPIRES _____
NOTARY COMMISSION NUMBER _____



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 2780 ON OCTOBER 11, 2003.

RONALD WILSTAND
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 _____ APPROVE THE MAP OF TRACT 2780 SHOWN HERETO AND THE OFFER OF DEDICATION FOR PUBLIC ACCESS EASEMENT WAS ACCEPTED ON BEHALF OF THE PUBLIC.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
DENNIS FANSLER, CITY CLERK _____ DATE _____
CITY OF EL PASO DE ROBLES, CALIFORNIA

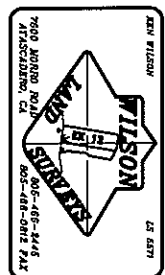
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2780 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. IF REQUIRED, AND ANY APPROVED ALTERNATE MAPS OF THE SUBDIVISIONS OF THE SUBDIVISION MAP AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. IF REQUIRED, HAVE BEEN COMPLETED AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN A. FAUSCHENBERG
CITY ENGINEER
CITY OF PASO ROBLES
P.E. 33760 EXPIRES 6-30-2006 _____ DATE _____

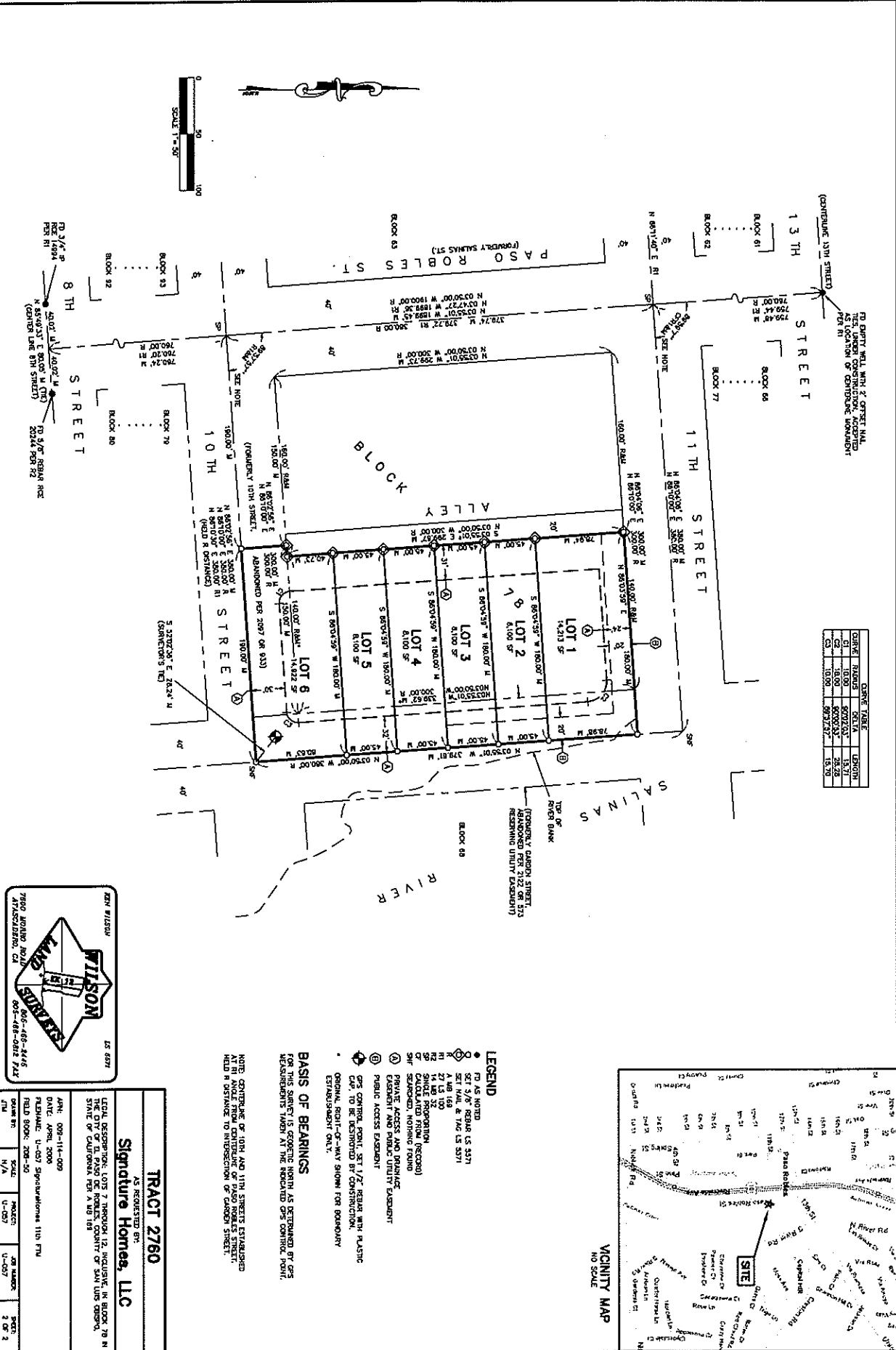
COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ AT _____ IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF KENNETH D. WILSON.
DOCUMENT NO. _____
FEE: _____
AULIE L. RODEWALD
COUNTY RECORDER
BY: _____ DEPUTY



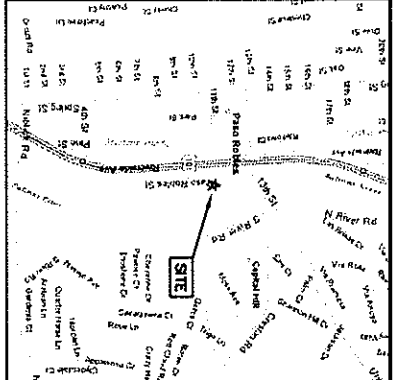
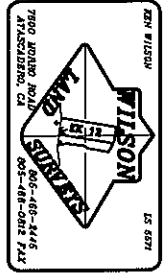
Signature Homes, LLC
TRACT 2780
AS REQUESTED BY:

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|-------|----------|-------|--------|--------|-------|------|--------|-------|------|
| FILED | DATE | TIME | BY | RECORD | INDEX | FILE | RECORD | INDEX | FILE |
| | APR 2006 | 10:30 | WILSON | 118 | 774 | | | | |



DATE TABLE

| DATE | RANGE | DELTA | LENGTH |
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| 02 | 1000 | 8000233 | 13.71 |
| 03 | 1000 | 8000233 | 28.28 |
| 04 | 1000 | 8000233 | 13.71 |



LEGEND

- PG AS NOTED
- SET MARK 6 TWC IS 3371
- SET MARK 6 TWC IS 3371
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BASIS OF BEARINGS

FOR THIS SURVEY IS GEODETIC NORTH AS DETERMINED BY GPS OBSERVATIONS TAKEN AT THE INDICATED GPS CONTROL POINT. ORIGINAL RIGHT-OF-WAY SHOWN FOR BOUNDARY ESTABLISHMENT ONLY.

NOTE

CONTINGENT UPON THE 10TH AND 11TH STREETS ESTABLISHED WITH THE INITIAL RIGHT OF WAY SURVEY OF SAN JUAN CERRILLO. THE 10TH AND 11TH STREETS ARE SHOWN AS DASHED LINES.

TRACT 2760
AS REQUESTED BY:

Signature Homes, LLC

LEGAL DESCRIPTION: LOTS 7 THROUGH 12, INCLUSIVE, IN BLOCK 78 IN TRACT 2760, SAN JUAN CERRILLO, COUNTY OF SAN JUAN, STATE OF CALIFORNIA, PER A 149 181

DATE: APRIL 11, 2007
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 100'
PROJECT: [Name]
JOB NUMBER: [Name]
SHEET: 2 OF 2

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAP FOR TRACT 2760 (SIGNATURE HOMES, LLC)

WHEREAS, at their meeting of October 11, 2005, the Planning Commission approved a tentative map to subdivide a 1.41 acre lot into 6 commercial-industrial lots.

WHEREAS, the Developer 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 2760, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles accept the offers of dedication for public access and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of May 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk