

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 2778-1, (Erskine) for Recordation and Execution of Subdivision Improvement Agreement
DATE: June 19, 2007

Needs: That the City Council take a series of steps toward recordation of the Final Tract Map for Tract 2778-1, a commercial-industrial subdivision.

- Facts:**
1. The applicant, Tom Erskine, has requested that Tract 2778-1 be authorized by the City for recordation. Tract 2778-1 is a re-subdivision of a 19.48-acre portion of Erskine's Tract 2269 into 8-lots. Tract 2778-1 provides for the easterly extension of Wisteria Lane (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. All of Tract 2778-1 lies within the boundaries of original Tract 2269 and is therefore currently included in the Landscape and Lighting District.

**Analysis
and**

Conclusion: Tract 2778-1 was approved by the Planning Commission on April 25, 2006. 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. Adopt Resolution No. 07-xxx authorizing the recordation of Tract 2778-1, an 8-lot subdivision located at the east end of Wisteria Lane, and authorizing the Mayor to execute the Subdivision Improvement Agreement guaranteeing the construction of the subdivision improvements with an established deadline of June 19, 2008 to complete these improvements; and
- b. Amend, modify or reject the above option.

Attachments: (2)

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

OWNERS' STATEMENT

I, THE UNDERSIGNED HERBY STATE THAT I AM THE SOLE OWNER OF, AND SOLE PARTY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP AND/OR RECORDATION OF THIS MAP. I HEREBY DECLARE TO THE PUBLIC FOR PUBLIC USE THE 68' WIDE EXTENSION OF WISTERIA LANE SHOWN ON THIS MAP, AND I HEREBY RESERVE TO MYSELF, MY HEIRS, AND ASSIGNS FOR THE USE SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, EASEMENTS TO SERVE PUBLIC UTILITY PURPOSES, OR "P.U.E." I ALSO RESERVE TO MYSELF, MY HEIRS, AND ASSIGNS THE 40' WIDE PRIVATE ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS ABUTTING BY SUCH EASEMENTS AS DELINEATED AND DESCRIBED ON SAID MAP.

PACIFIC COAST PROPERTIES, INC., A CALIFORNIA CORPORATION
THOMAS KESSINE - PRESIDENT

NOTARY ACKNOWLEDGEMENT

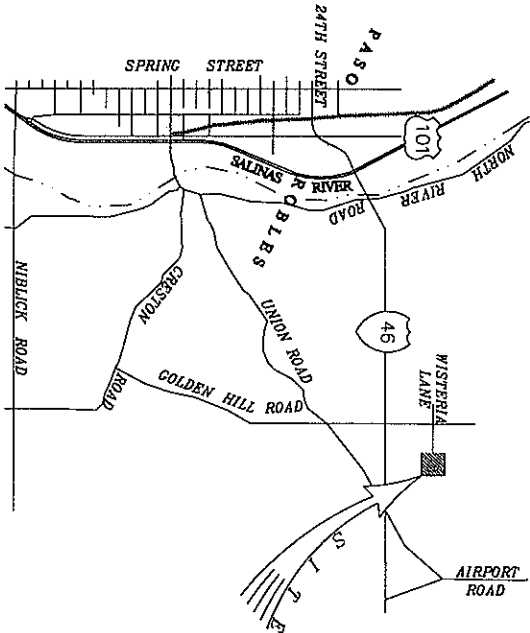
STATE OF CALIFORNIA, COUNTY OF SAN LUIS OBISPO }
 I, NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED TO _____, PERSONALLY KNOWN TO ME, OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, HE HAS MADE IN ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND _____ DATE _____

SIGNATURE _____ HAVE PRINTED _____
 COUNTY OF COMMISSION: _____ EXP. DATE: _____
 COMMISSION NO.: _____

TRACT 2778 - PHASE 1

BEING A SUBDIVISION OF LOTS 20 & 21 OF TRACT 2269, AS FILED IN BOOK 19, PAGE 66 OF MAPS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



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 JOHN ROBERTS, THE OWNER OF SAID TRACT. THIS FINAL MAP CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND ANY CORRECTIONS OR AMENDMENTS SHOWN HEREON WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS FINAL MAP, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

W.M. E. TOUCHON
 LICENSED SURVEYOR AND LICENSED ENGINEER
 No. 9182, 2008
 Exp. 9/18/2018
 S.S. 4835
 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. PALLENSTEN, CITY ENGINEER
 CITY OF EL PASO DE ROBLES
 R.C.E. 33760 (EXPI. 6-30-2008) DATE _____

CITY PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT SAID MAP SUBSTANTIALLY CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2778 ON APRIL 25, 2008.

RON WISEMAN, COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF EL PASO DE ROBLES DATE _____

CITY CLERK'S 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 DATE OF _____, 2008, APPROVE THE MAP OF TRACT 2778 SHOWN HEREON, THE OFFERS OF DEDICATION FOR THE STREETS AND EASEMENTS ARE ACCEPTED TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.

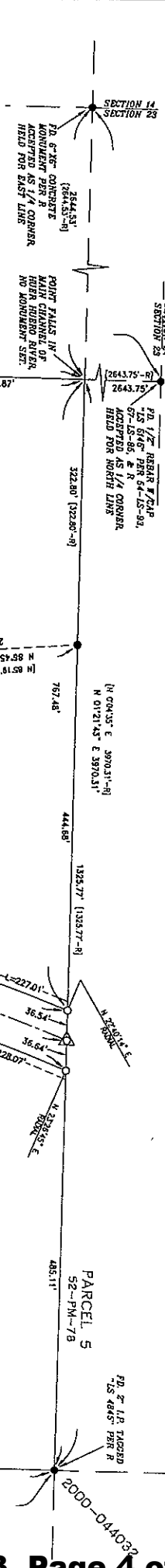
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2008.

DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____, K.
 IN BOOK _____ OF PARCEL MAPS AT PACES _____
 AT THE REQUEST OF **W.M. E. TOUCHON**
 DOC. NO.: _____ PER: _____
WILE J. BROWN, CLERK DEPUTY
 COUNTY RECORDER

TWIN CITIES SURVEYING, INC.
 615 - G S. MAIN STREET / P.O. BOX 777
 TEMPLETON, CALIFORNIA 92465-0777
 (952) 434-1834 FAX 90884
 SHEET 1 OF 2



TRACT 2778-PHASE 1

BEING A SUBDIVISION OF LOTS 20 & 21 OF TRACT 2280, AS FILED IN BOOK 19, PAGE 66, OF MAPS, COUNTY OF SAN JUAN COUNTY, STATE OF CALIFORNIA.

LEGEND:

- - SET I.P. WITH BRASS TAG -1S
- △ - SET 4x4x6" SET BRASS CAP -1S 40x40" IN STREET WELLS
- - PD. 5/8" REBAR W/CAP -1S 60x70" PER DOC. NO. 2004-079887 UNLESS NOTED OTHERWISE
- ▲ - PD. BRASS CAP -1S 55x71" IN STREET WALL PER DOC. NO. 2004-079887
- - FOUND
- I.P. - IRON PIPE
- M - MEASURED
- SMP - SEARCHED, NOTHING FOUND
- R - 19-MB-86

MONUMENT NOTES:

- THE TWO REBAR MONUMENTS SET AT THE BEGINNING OF CURVE AND POINT OF REVERSE CURVATURE BROOKING COURSE C6 ALONG THE R/W OF LOT 20 PER R. & DOC. 1804-07987 MONUMENTS SET ALONG THIS R/W OF LOTS 16E SOUTH END OF COURSE C3 PER R. & DOC. #2004-07987.
- POINT FALLS IN MAIN CHANNEL OF HOVER HENSON RIVER IN ADJACENT SET.

SPECIAL BEARING (A)	CURVE RADIUS (A)	BETA (A)	LENGTH (A)	CHORD (A)	LENGTH (B)
A	N02°32'04"E	C1	1866.00'	0102°23'	35.73'
B	N00°51'46"E	C2	60.00'	38°19'21"	40.14'
C	S33°32'24"W	C3	92.00'	07°54'22"	6.55'
D	S37°43'32"W	C4	62.00'	06°44'37"	82.88'
E	N02°53'54"E	C5	62.00'	66°53'53"	72.07'
F	N02°53'54"E	C6	62.00'	16°02'44"	17.36'
G	N18°09'32"W	C7	62.00'	87°40'20"	94.87'
H	N05°07'58"E	C8	60.00'	35°36'07"	41.47'
I	N09°03'57"E	C10	1966.00'	07°56'00"	100.65'
J	N10°13'37"E	C11	1966.00'	01°10'20"	40.41'

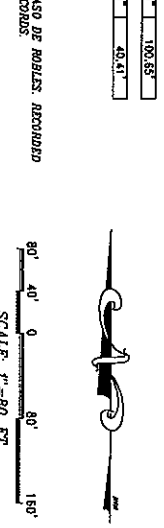
BASIS OF BEARINGS

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, CS83, ZONE 6, THE MEAN MAGNETIC ANGLE AT THE SITE IS -1°00'48".

ALL DISTANCES ARE GROUND DISTANCES.

UNPLOTTABLE EASEMENT

AN AVIATION EASEMENT IN FAVOR OF THE CITY OF EL PASO DE ROBLES, ACCORDING TO DECEMBER 13, 2002 AS DOC. #2002-16560 OF OFFICIAL RECORDS.



TWIN CITIES SURVEYING, INC.

615-C S. MAIN STREET / P.O. BOX 777
 TRIPLETON, CALIFORNIA 93465-0777
 TELEPHONE: (805) 434-1834
 FAX: (805) 434-1834
 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 AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
TRACT 2778-1 (ERSKINE)

WHEREAS, at their meeting of April 25, 2006, the Planning Commission approved Tentative Tract 2778. Phase I of Tract 2778 is a re-subdivision of a 19.48 acre portion of Tract 2269 into 8 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 2778-1, 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 and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of June 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk