

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 2864, (Davis) for Recordation
DATE: November 6, 2007

Needs: That the City Council take a series of steps toward recordation of the Final Tract Map for Tract 2864, a 5-lot residential subdivision with one common lot.

Facts:

1. The applicant, Byron Davis, has requested that Tract 2864 be authorized by the City for recordation. Tract 2864 is a subdivision of a 1.11-acre lot into 5 lots with an additional common lot.
2. All conditions of approval of the tentative subdivision map approval have been complied with.

**Analysis
and**

Conclusion: Tract 2864 was approved by the Planning Commission on July 24, 2007. All conditions imposed by the Planning Commission have been satisfied. Annexation of the new lots into the Community Services District for public services is not required since all parcels were occupied with residential structures prior to tentative approval of the subdivision.

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 action:

- a. Adopt Resolution No. 07-xxx authorizing the recordation of Tract 2864, a 5-lot residential subdivision with one common lot located at 3424 Park Street.
- b. Amend, modify or reject the above option.

Attachments: (2)

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

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 EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY DECIDE TO THE PUBLIC THE EASEMENT FOR STREET TREE PURPOSES AND THE EASEMENT FOR UTILITY PURPOSES AND THE EASEMENT FOR UTILITY PURPOSES TO OURSELVES, OUR HEIRS, AND ASSIGNS, CERTAIN PRIVATE UTILITY ACCESS AND DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS, AS DELINEATED ON SAID MAP.

MID COAST, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME
TITLE: _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON THIS DAY OF 70 BEFORE ME A NOTARY PUBLIC

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE SIGNATURE(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, 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, SECURED THE INSTRUMENT.

WITNESS MY HAND _____

SIGNATURE _____ COUNTY OF SAN LUIS OBISPO, CALIFORNIA

NAME PRINTED _____ COMMISSION # _____

BENEFICIARY'S STATEMENT

FIRST BANK AS BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 8 2006 AS INSTRUMENT NO 2006-063769 OF OFFICIAL RECORDS, SAN LUIS OBISPO COUNTY, CALIFORNIA

TRUSTEES: FIRST BANK
BENEFICIARY: FIRST BANK

BY: _____
PRINT NAME
TITLE: _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON THIS DAY OF 70 BEFORE ME A NOTARY PUBLIC

PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHOSE SIGNATURE(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, 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, SECURED THE INSTRUMENT.

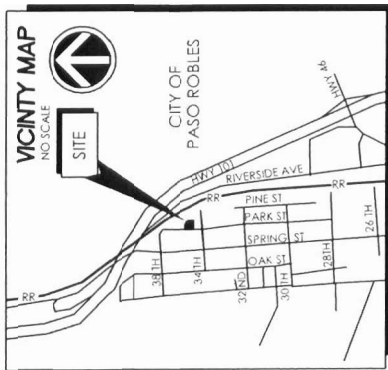
WITNESS MY HAND _____

SIGNATURE _____ COUNTY OF SAN LUIS OBISPO, CALIFORNIA

NAME PRINTED _____ COMMISSION # _____

TRACT 2864

BEING A SUBDIVISION OF PARCEL A OF PARCEL MAP PR 83 145 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED ON OCTOBER 27, 1983 IN BOOK 34, PAGE 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAO COUNTY.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A SURVEY MADE BY ME OR UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCES AT THE REQUEST OF MID COAST, LLC. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON OR BEFORE OCTOBER 1, 2008, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-ACCURSED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BARAK J. MILES, PLS 7835
EXP. 12-31-2008



SIGNATURE OMISSIONS

PURSUANT TO SECTION 6643a, SUBSECTION (a) (3) (A) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT BE OPEN IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

- GEORGE J. JACKSON ET UY, EASEMENT HOLDER PER DEED RECORDED DECEMBER 7, 1954 AS BOOK 782, PAGE 244 OF OFFICIAL RECORDS
- PACIFIC BELL, EASEMENT HOLDER PER EASEMENT RECORDED MARCH 1, 1984 AS BOOK 257, PAGE 375 OF OFFICIAL RECORDS
- PACIFIC GAS AND ELECTRIC COMPANY, EASEMENT HOLDER PER EASEMENT RECORDED MARCH 3, 1984 AS BOOK 257, PAGE 77 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA GAS COMPANY, EASEMENT HOLDER PER EASEMENT RECORDED APRIL 25, 2007 AS INSTRUMENT NO 2007 028 58 OF OFFICIAL RECORDS

UNPLOTTABLE EASEMENTS

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY AN EASEMENT FOR SEWER LINE FOUR INCHES IN WIDTH EASEMENT PER DEED RECORDED DECEMBER 7, 1954 AS BOOK 782, PAGE 244 OF OFFICIAL RECORDS AN EASEMENT FOR THE DISTRIBUTION OF NATURAL GAS, EASEMENT PER DEED RECORDED APRIL 25, 2007 AS INSTRUMENT NO 2007-028 58 OF OFFICIAL RECORDS



5815 Traffic Way, Suite B - Alhambra, CA 93422
805.461.5560 • fax 805.461.5562
www.geo-west.com

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 EL PASO DE ROBLES FOR TRACT 2864 ON JULY 22, 2007.

RONALD WISEMAN
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF PASO ROBLES, CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT 2864 THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, WERE FULLY COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

JOHN FALKENSTEIN, CITY ENGINEER
PCE 32740, EXPIRES 6/30/2008
CITY OF EL PASO DE ROBLES

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAO CITY DID ON THIS DATE ACCEPT ON BEHALF OF THE PUBLIC THE MAP AND THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING AN INTEREST IN SAO LAND.

WITNESS BY HAND AND SEAL THIS DAY OF 20

DENNIS FANSLER
CITY CLERK
CITY OF PASO ROBLES, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 20 AT _____ M. M.
BOOK _____ OF MAPS AT PAGE(S) _____ AT THE REQUEST OF
MID COAST, LLC

DOCUMENT NO _____

FF _____

TITLE: _____
COUNTY RECORDER

BY DEPUTY _____

AS REQUESTED BY
MID COAST, LLC

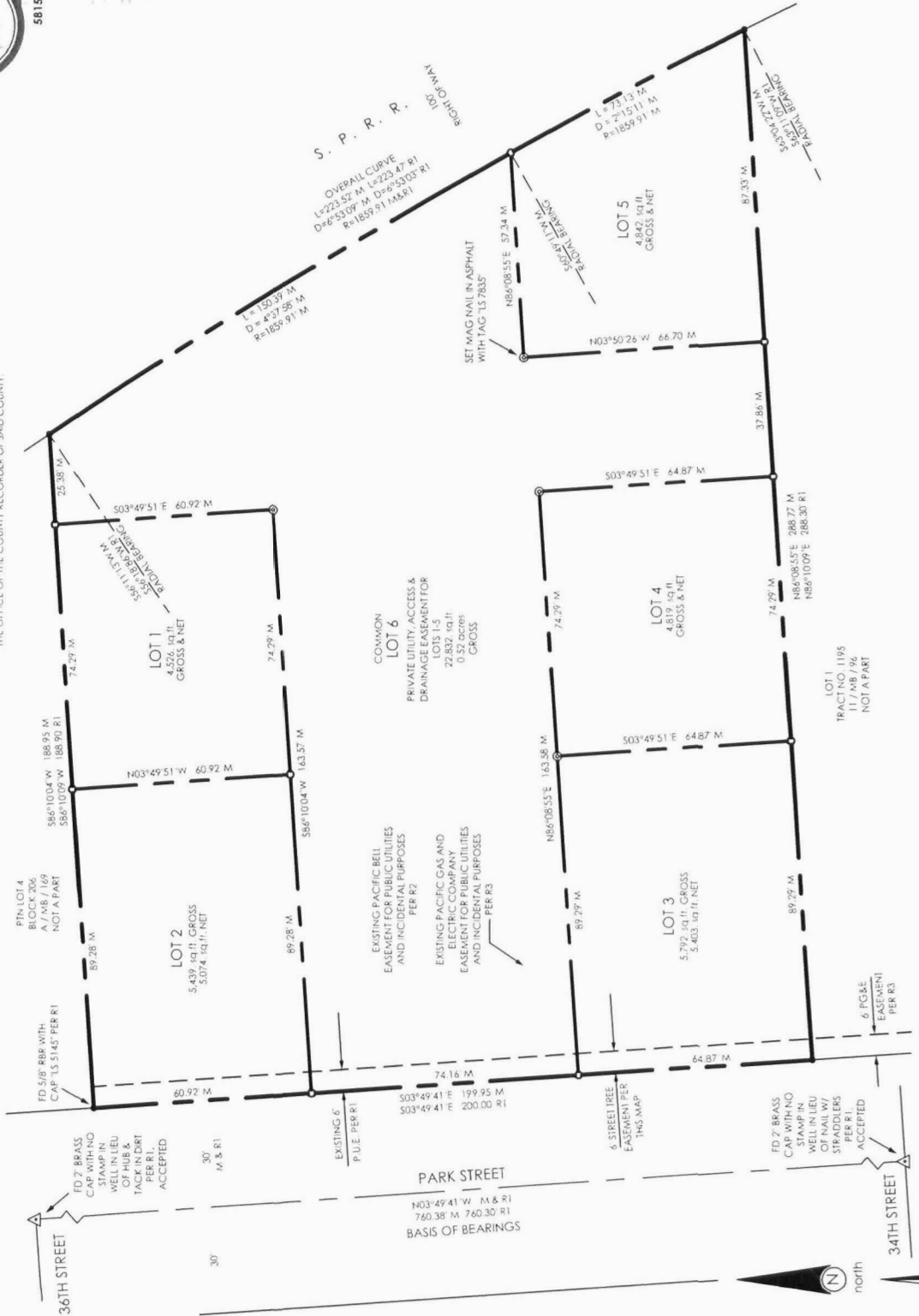
DATE: AUGUST 2007

JOB: 037-06

APR. 08/04/07
Sheet 1 of 2

TRACT 2864

BEING A SUBDIVISION OF PARCEL A OF PARCEL MAP 883145, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED OCTOBER 27, 1983 IN BOOK 34, PAGE 27 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY.



LEGEND

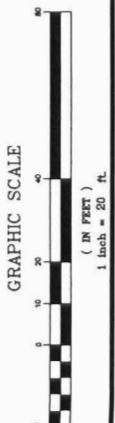
- FOUND 5/8\"/>

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE 1983 NAD 83 DATUM. BEARINGS BETWEEN TWO MONUMENTS FOUND ALONG THE CENTERLINE OF PARK STREET AS SHOWN ON R1.

AS REQUESTED BY:
MID COAST, LLC

DATE: AUGUST 2007 JOB: 037-06 APN: 008-041-026
Sheet 2 of 2
FIRST AMERICAN TITLE: 4001-2740017 (U)



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 FOR TRACT 2864 (MID COAST, LLC)

WHEREAS, the subdivider 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 2864, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles accept the offer of dedication for 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 6th day of November 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk