

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 3016, (Regency Centers) for Recordation
DATE: July 7, 2009

Needs: That the City Council take a series of steps toward recordation of the Final Tract Map for the Regency Centers Golden Hills Plaza Tract 3016, a commercial land subdivision.

Facts:

1. The applicants, Regency Centers, have requested that Tract 3016 be authorized by the City for recordation. Tract 3016 is a subdivision of 26.04 acres into 11 lots (see Vicinity/Reduction tract map, Attachment 1).
2. Required public improvements are currently being constructed in accordance with conditions of approval of PD 06-025 and will be completed prior to occupancy on any new building.
3. Tract 3016 will be annexed into the Landscape and Lighting District for maintenance of the 30-foot landscape buffer along the highway and the traffic signal at the project entrance.

**Analysis
and**

Conclusion: Tract 3016 was approved by the Planning Commission on August 12, 2008. All conditions related to the subdivision map imposed by the Planning Commission have been satisfied. Public improvements are being constructed in accordance with PD 06-025 and will be completed prior to occupancy of any building in the project.

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. 09-xxx authorizing the recordation of Tract 3016, an 11-lot subdivision located on Dallons Drive and Golden Hill Road north of Highway 46E.
- b. Amend, modify or reject the above option.

Attachments: (2)

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

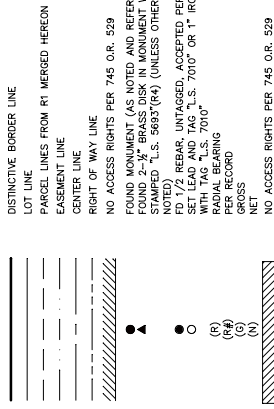
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS BETWEEN TWO FOUND MONUMENTS, ONE BEING THE CENTERLINE OF DALLONS ROAD AND THE OTHER BEING THE CENTERLINE OF GOLDEN HILLS ROAD. PARCEL MAP NO. 177-58 FILED IN BOOK 24 OF PARCEL MAPS, PAGE 54 AND THE BEARING BEING NORTH 88°30'34" WEST.

REFERENCES:

- (R1) PARCEL MAP PR 79-232 (03 PM 24)
- (R2) PARCEL MAP CO 77-96 (24 PM 54)
- (R3) TRACT 2005 (19 MB 82)
- (R4) RECORD OF SURVEY (62 BLS 15)
- (R5) TRACT 2782 (30 MB 87)
- (R6) PARCEL MAP (18 PM 84)

LEGEND:



NOTES:

PROPERTY ACQUIRED BY AMATEUR EASEMENT PER 9083 O.R. 505. THE 30' OFFER OF DEDICATION PER BOOK 33 PAGE 24 OF MAPS NOT SHOWN HEREON IS ABANDONED BY SEPARATE INSTRUMENT. SET LEAD AND TAG "L.S. 7010" OR "1" IRON PIPE WITH TAG "L.S. 7010" AT ALL INTERIOR LOT CORNERS, BC AND EC POINTS.

TRACT 3016

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS A, B AND C OF PARCEL MAP NO. PR 79-252, IN BOOK 33, PAGE 24 OF PARCEL MAPS, TOGETHER WITH PARCEL 2 AND A PORTION OF PARCEL 4 OF PARCEL MAP CO 77-96, IN BOOK 24, PAGE 54 OF PARCEL MAPS, RECORDS OF SAID COUNTY.



SACRAMENTO
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MAY 2009

SHEET 2 OF 2

LINE TABLE	
12	N172°59'29"E 144.27'
13	N45°56'03"E 281.77'
14	N89°59'27"W 153.56'
15	N89°59'27"W 153.56'
16	N89°59'27"W 43.92'

FOUND 2-1/2" BRASS DISK IN MONUMENT WELL STAMPED "L.S. 4845"(R3)

REMAINDER OF PARCEL 4 24 P.M. 54 P.M. CO 77-96

(M) R=1000.00' Δ=917.76' (R4) R=1000.00' Δ=957.13' (R4) R=1000.00' Δ=1001.26'

N87°51'09" W 184.17' N87°30'01" W 173.51' (R3) N02°01'52" E 68.52' N02°01'52" E 18.02'

R=958.46' L=152.44' R=1049.44' L=187.02'

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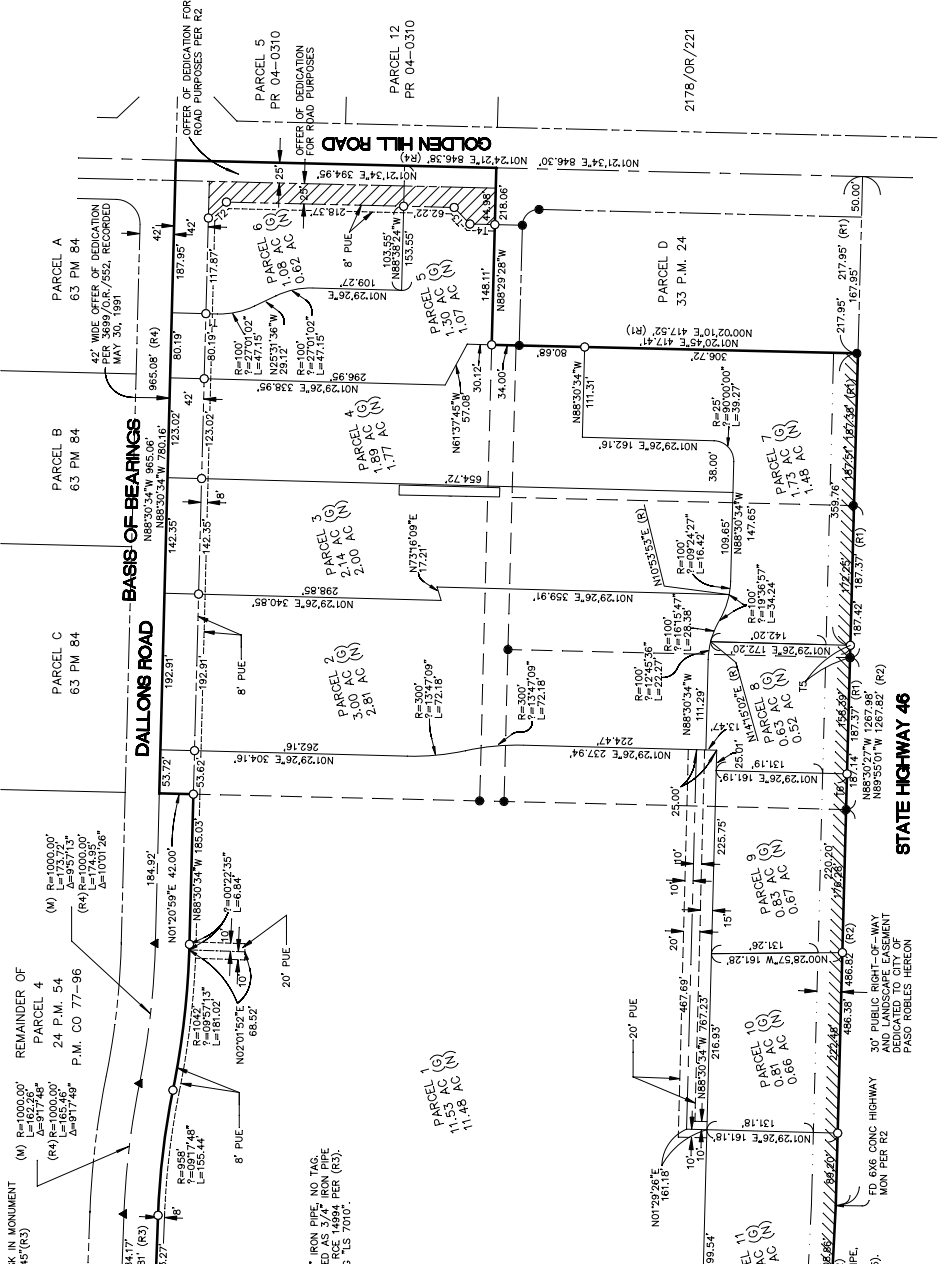
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SURVEYORS NARRATIVE

THE SOUTH LINE OF THE LANDS BEING SUBDIVIDED WAS ESTABLISHED BY A "BEST FIT" LINE THROUGH THE MONUMENTS FOUND ALONG THE SOUTH LINE. THE 6X6 CONCRETE MONUMENT WAS HELD AS THE ANGLE POINT IN THE SOUTH LINE.

THE SOUTH LINE WAS EXTENDED THE RECORD DISTANCE EASTERLY FROM THE CENTERLINE OF GOLDEN HILLS ROAD.

THE CENTERLINE OF GOLDEN HILLS ROAD WAS ESTABLISHED BETWEEN THE POINT ESTABLISHED ABOVE AND THE FOUND MONUMENT AT THE INTERSECTION OF DALLONS ROAD AND GOLDEN HILLS ROAD. THIS LOCATION LIES 50 FEET NORTH OF THE CENTERLINE OF GOLDEN HILLS ROAD. THE MONUMENT IS ON THE NORTH SIDE OF PARCEL D OF 33 PM 24 AND AGREES WITH THE INTENT OF THAT MONUMENT.

THE NORTH LINE OF THE LANDS SUBDIVIDED ON THIS MAP WAS ESTABLISHED FROM FOUND WELL MONUMENTS ALONG THE CENTERLINE OF DALLONS ROAD. THE WEST LINE OF THE LANDS SUBDIVIDED WAS ESTABLISHED BETWEEN ACCEPTED FOUND MONUMENTS ALONG THE WEST LINE SHOWN HEREON. THE LINE WAS EXTENDED A RECORD DISTANCE TO THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 46.

THE WEST LINE OF PARCEL D OF 33 PM 24 WAS ESTABLISHED FROM FOUND MONUMENTS ALONG THE NORTH LINE OF SAID PARCEL.

RESOLUTION NO. 09-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE RECORDATION
OF THE FINAL MAP FOR
TRACT 3016 (REGENCY CENTERS)

WHEREAS, at their meeting of August 12, 2008, the Planning Commission approved Tentative Tract 3016. Tract 3016 is a subdivision of 26.04 acres into 11 commercially zoned lots.

WHEREAS, the subdividers have 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 3016, 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 right-of-way and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of July 2009 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk