

**TO:** James L. App, City Manager  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 01-102 for Recordation and Annexation into the Landscape and Lighting Maintenance District (Charnley)  
**DATE:** May 18, 2004

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**Needs:** That the City Council consider steps toward finalizing development plans for a residential development and subdivision.

- Facts:**
1. Applicant Andrew Charnley has requested that Parcel Map PR 01-102 be accepted by the City for recordation. PR 01-102 is located on the northwest corner of Villa Lane and 21<sup>st</sup> Street, west of Vine Street.
  2. Since the required public improvements have not been completed, the applicant has 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. The applicant has signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis  
and**

**Conclusion:** Parcel Map PR 01-102 was tentatively approved by the Planning Commission on March 12, 2002. With the exception of the construction of 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:** California Government Code Section 66462 ("Subdivision Map Act")  
Paso Robles Municipal Code Section 22.16.160

**Fiscal**

**Impact:** None.

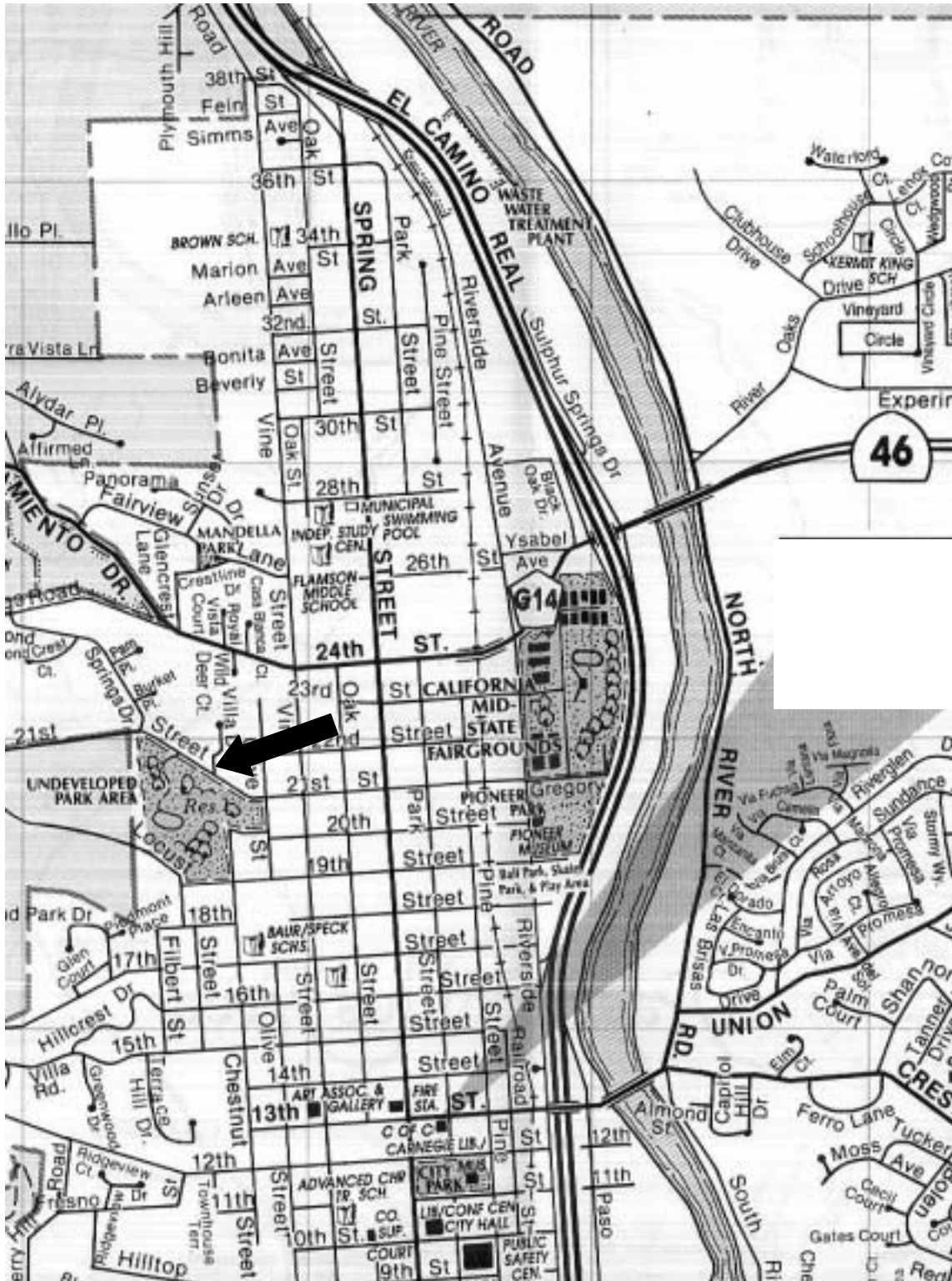
**Options:** That the City Council accept the subject map and agreement by taking the following actions:

- a. (1)** Adopt Resolution No. 04-xx accepting the recordation of Parcel Map PR 01-102 a three-lot residential subdivision located at the northwest corner of Villa Lane and 21<sup>st</sup> Street, west of Vine Street; and approve the Subdivision Improvement Agreement for PR 01-102 guaranteeing the construction of the subdivision improvements, with an established deadline of May 18, 2005 to complete these improvements, and authorizing the Mayor to execute the Agreement; and
- (2)** Adopt Resolution No. 04-xx annexing Parcel Map PR 01-102 into the Landscape and Lighting District.
- b.** Amend, modify or reject the above option.

Attachments: (4)

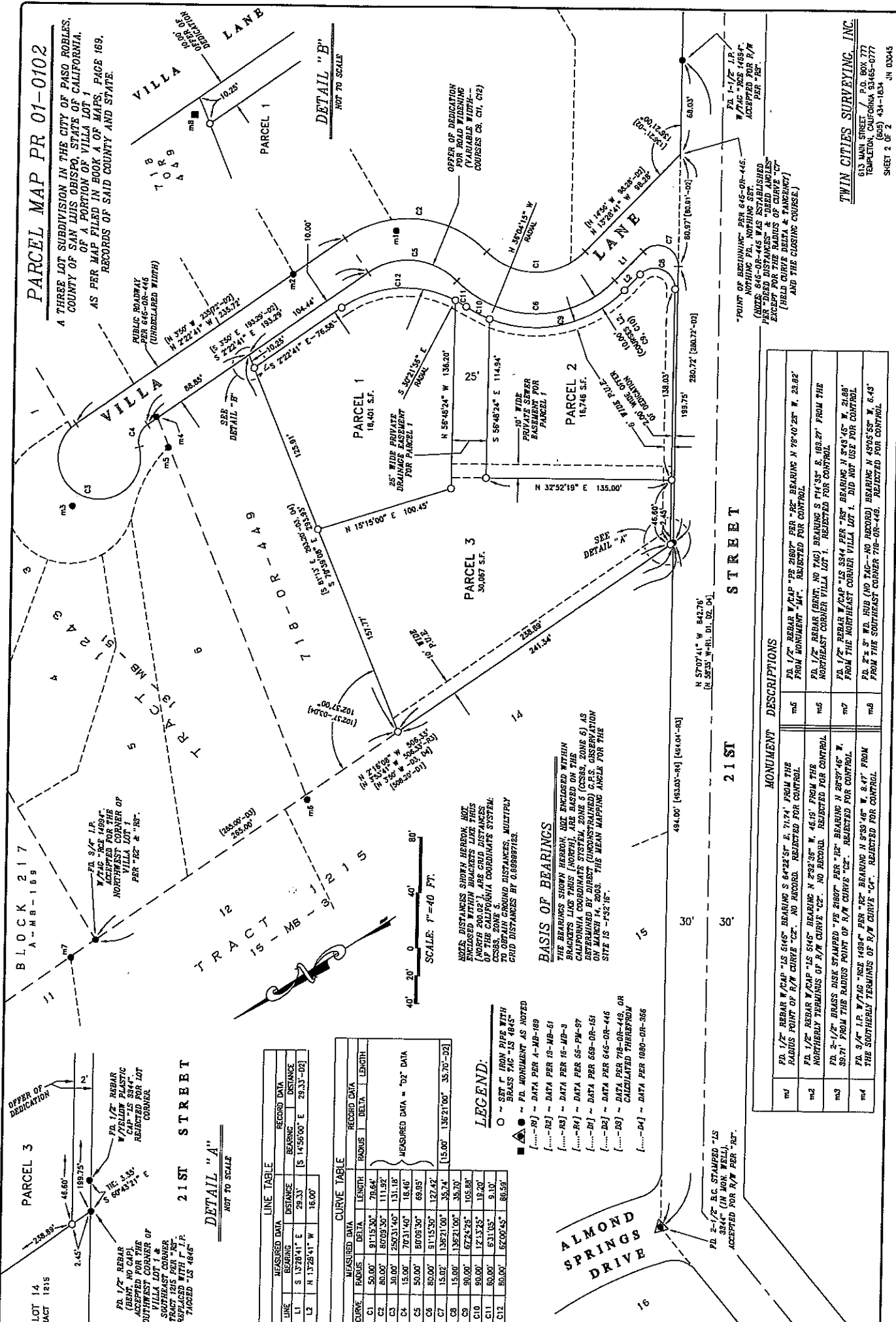
- 1) Vicinity & Reduced size parcel map
- 2) Resolution Final Map
- 3) Resolution L & L

VICINITY MAP  
PR 01-102  
ANDREW B. CHARNLEY



**PARCEL MAP PR 01-0102**

A THREE LOT SUBDIVISION IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A OF MAPS, PAGE 169, RECORDS OF SAID COUNTY AND STATE.



**DETAIL "A"**  
NOT TO SCALE

OFFER OF DEDICATION  
PARCEL 3  
TRACT 1215  
LOT 14

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF TRACT 1215 PER "LS 4846" REPLACED WITH F.I.P. TIGGED "LS 4846"

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT CORNER

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT CORNER

**DETAIL "B"**  
NOT TO SCALE

OFFER OF DEDICATION  
PARCEL 1  
TRACT 1215  
LOT 15

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT CORNER

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT CORNER

**DETAIL "C"**  
NOT TO SCALE

OFFER OF DEDICATION  
PARCEL 2  
TRACT 1215  
LOT 16

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT CORNER

PA 1/2" REBAR W/CAP "LS 5145" BEARING N 74°45'58" W, 29.33' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF LOT CORNER

**LINE TABLE**

LINE	MEASURED DATA	BEARING	DISTANCE	RECORD DATA	BEARING	INSTANCE
L1	S 13°28'41" E	29.33'	[S 14°55'00" E	29.33'-02]		
L2	N 13°28'41" W	46.00'				

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	MEASURED DATA	RECORD DATA	LENGTH
C1	50.00'	91°15'30"	76.64'			
C2	80.00'	80°09'30"	111.92'			
C3	30.00'	250°31'40"	131.18'			
C4	15.00'	70°31'40"	16.46'			
C5	50.00'	80°09'30"	69.95'			
C6	80.00'	91°15'30"	122.42'			
C7	15.00'	136°21'00"	35.70'-02]			
C8	15.00'	136°21'00"	35.70'			
C9	90.00'	67°24'25"	105.88'			
C10	90.00'	121°32'6"	182.20'			
C11	80.00'	83°10'6"	91.00'			
C12	80.00'	82°09'45"	88.59'			

**LEGEND:**

- - 9/8" C. IRON PIPE WITH BEARS PER "LS 4846"
- - P.I. MONUMENT AS NOTED
- [...] - DATA PER A-MB-169
- [...] - DATA PER IS-MB-61
- [...] - DATA PER IS-MB-3
- [...] - DATA PER SS-PR-87
- [...] - DATA PER GS-OR-151
- [...] - DATA PER 616-OR-446
- [...] - DATA PER 718-OR-445, OR CALCULATED THEREFROM
- [...] - DATA PER 1080-OR-355

**MONUMENT DESCRIPTIONS**

MONUMENT	DESCRIPTION
m1	PA 1/2" REBAR W/CAP "LS 5145" BEARING S 64°25'58" E, 71.74' FROM THE RADIAL POINT OF R/W CURVE "C2". NO RECORD. REJECTED FOR CONTROL.
m2	PA 1/2" REBAR W/CAP "LS 5145" BEARING N 2°32'35" W, 46.99' FROM THE NORTHERLY TERMINUS OF R/W CURVE "C2". NO RECORD. REJECTED FOR CONTROL.
m3	PA 3/4" I.P. BRASS DISK STAMPED "75 2807" PER "12" BEARING N 26°59'16" W, 39.71' FROM THE RADIAL POINT OF R/W CURVE "C2". REJECTED FOR CONTROL.
m4	PA 3/4" I.P. W/7/16" "15 1498" PER "12" BEARING N 5°53'46" W, 8.47' FROM THE SOUTHERLY TERMINUS OF R/W CURVE "C2". REJECTED FOR CONTROL.

**MONUMENT DESCRIPTIONS**

MONUMENT	DESCRIPTION
m5	PA 1/2" REBAR W/CAP "PER 2807" PER "12" BEARING N 7°40'28" W, 29.82' FROM MONUMENT "M1". REJECTED FOR CONTROL.
m6	PA 1/2" REBAR W/CAP "NO 740" BEARING S 74°45'58" E, 108.27' FROM THE NORTHEAST CORNER VILLA LOT 1. REJECTED FOR CONTROL.
m7	PA 1/2" REBAR W/CAP "LS 5145" PER "12" BEARING N 5°45'45" W, 21.88' FROM THE NORTHEAST CORNER VILLA LOT 1. DID NOT USE FOR CONTROL.
m8	PA 3/4" I.P. W/1/16" "15 1498" (NO 740) BEARING N 49°05'58" W, 6.43' FROM THE SOUTHWEST CORNER 718-OR-446. REJECTED FOR CONTROL.

**ALMOND SPRINGS DRIVE**

PA 2-1/2" B.C. STAMPED "15 3344" (IN MON. WELL) ACCEPTED FOR R/W PER "12".

TWIN CITIES SURVEYING, INC.  
613 MAIN STREET / P.O. BOX 777  
TEMPLETON, CALIFORNIA 93465-0777  
(805) 434-1834  
JN D0045  
SHEET 2 OF 2

RESOLUTION NO. 04-

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  
PARCEL MAP PR 01-102, (CHARNLEY)

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WHEREAS, the Subdivider 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 parcel 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 PR 01-102, and authorize the execution and recordation of the parcel 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 21st Street and Villa Lane and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of May 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

The City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Attn: DITAS ESPERANZA

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RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PR 01-102 AS PART OF SUBAREA 87 TO THE "PASO ROBLES  
LANDSCAPE AND LIGHTING DISTRICT NO. 1" (STREETS AND HIGHWAYS  
CODE SECTIONS 22500, ET SEQ.)

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WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned to annex PR 01-102 into the Paso Robles Landscape and Lighting District No. 1 ("District").

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

SECTION 1. That the City Council of the City of Paso Robles does hereby declare that the real property located in the City of Paso Robles, County of San Luis Obispo, as more particularly described in Exhibit 'A' hereto, is hereby annexed into the District and that all landscape and lighting improvements required as conditions of approval of PR 01-102 be installed by the developer.

SECTION 2. That the City Council of the City of Paso Robles does hereby declare that the current owner of the real property, according to the Petition for Formation of the District, is Andrew B. Charnley.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for PR 01-102 shall begin with fiscal year 2005-2006.

SECTION 4. That the City Council for the City of Paso Robles does hereby declare that the area annexed shall be designated Paso Robles Landscape and Lighting District No. 1, as part of Subarea 87.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of May 2004 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

## EXHIBIT "A"

That portion of Villa Lot 1 of the City of El Paso de Robles, in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded October 25, 1889 in Book A, Page 169 of Maps, described as follows:

Beginning at the Southwest corner of Villa Lot 1;  
Thence North  $3^{\circ}50'$  West to the Southwest corner of the land conveyed to Marjorie Bobson, a single woman, and Martha McPeak, a single woman, as joint tenants, by deed recorded July 21, 1953 in Book 718, Page 449 of Official Records;  
Thence South  $81^{\circ}13'$  East, 293.20 feet to the West line of a right of way conveyed to the City of El Paso de Robles, a Municipal Corporation, by deed recorded February 13, 1952 in Book 645, Page 445 of Official Records;  
Thence South  $3^{\circ}50'$  East, 193.29 feet;  
Thence on a curve to the right, radius 50 feet through an angle of  $80^{\circ}09'30''$  for a distance of 70.10 feet to the point of reverse curvature;  
Thence on a curve to the left, radius 80 feet through an angle of  $91^{\circ}15'30''$  for a distance of 127.42 feet;  
Thence South  $14^{\circ}56'$  East, 29.33 feet;  
Thence on a curve to the right, radius 15 feet through an angle of  $136^{\circ}21'$  for a distance of 35.70 feet to the Southwesterly line of said Lot 1;  
Thence North  $58^{\circ}35'$  West to the point of beginning. Said land is also shown on map recorded in Book 4, Page 64 of Records of Survey.