

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Approval of Final Map of Tract 2435 for Recordation, (Ridino)
DATE: April 3, 2007

Needs: That the City Council authorize the recordation of the Final Tract Map for Tract 2435, a commercial subdivision.

Facts:

1. The applicants, Paso Railroad Partners, LLC, have requested that Tract 2435 be authorized by the City for recordation. Tract 2435 is an eight-unit commercial condominium subdivision of a 0.25-acre site located on the east side of Railroad Street just north of 14th Street (see Attachment).
2. All required public improvements have been completed, and all conditions of tentative approval have been complied with.

**Analysis
and**

Conclusion: Tract 2435 was originally approved by the Planning Commission on January 14, 2003. The construction of the public improvements have been completed and 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

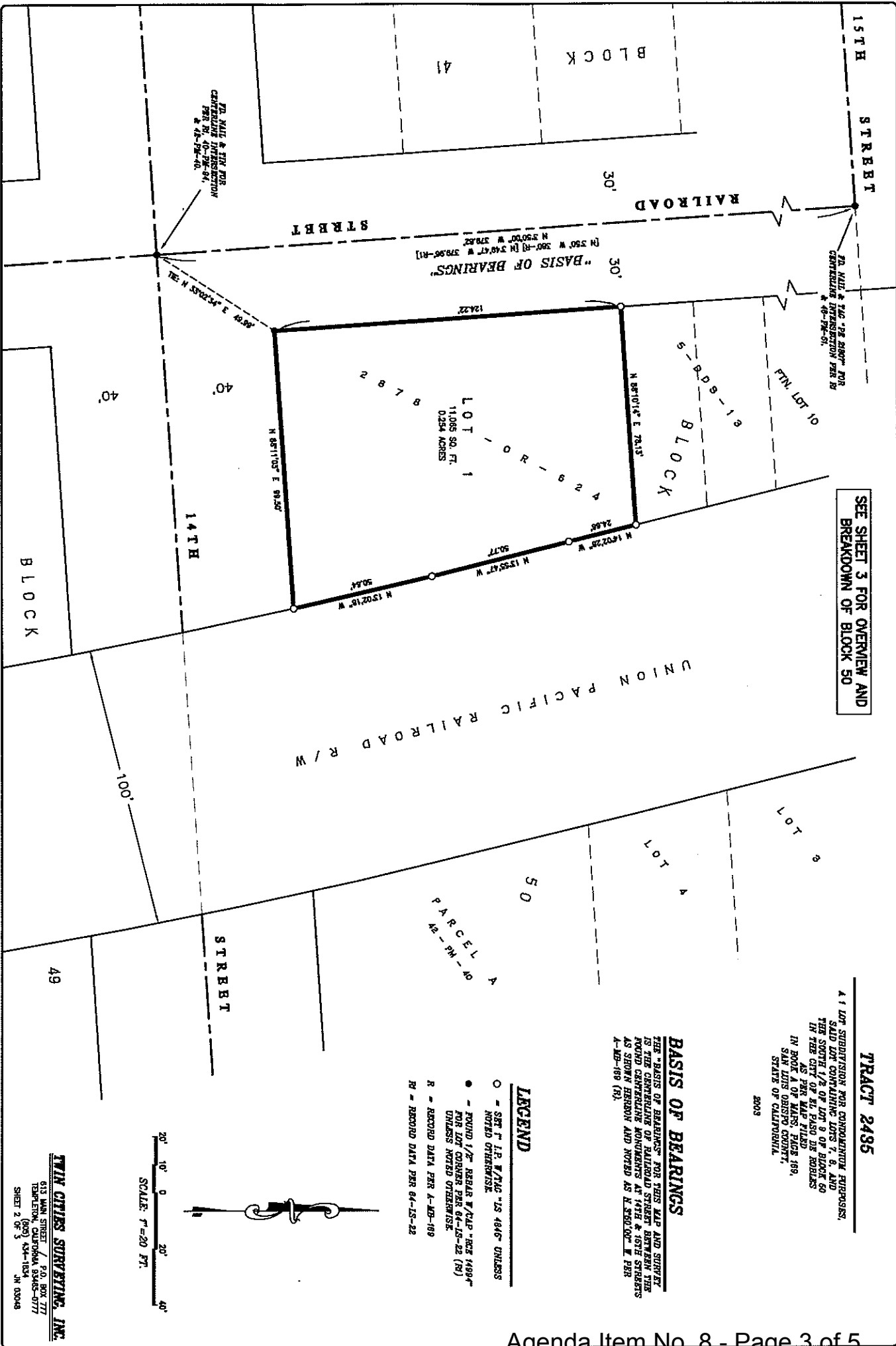
Impact: None

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

- a. Adopt Resolution 07-xxx authorizing the recordation of the Final Tract Map of Tract 2435, an eight-unit condominium subdivision located on the east side of Railroad Street, north of 14th Street
- b. Amend, modify or reject the option above

Attachments: (2)

- 1) Vicinity and Tract Maps
- 2) Resolution Final Map



SEE SHEET 3 FOR OVERVIEW AND
BREAKDOWN OF BLOCK 50

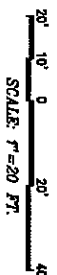
TRACT 2495

A 1ST LOT SUBDIVISION FOR CONDOMINIUM PURPOSES,
SAID LOT COMPRISING LOTS 7, 8, AND
THE SOUTHWEST 1/4 OF LOT 9 OF BLOCK 50
IN THE CITY OF EL PASO DE NEBRASKA
AS PER MAP FILED
IN BOOK A OF MAPS, PAGE 189,
SAN JUAN COUNTY, NEBRASKA,
STATE OF CALIFORNIA.
2003

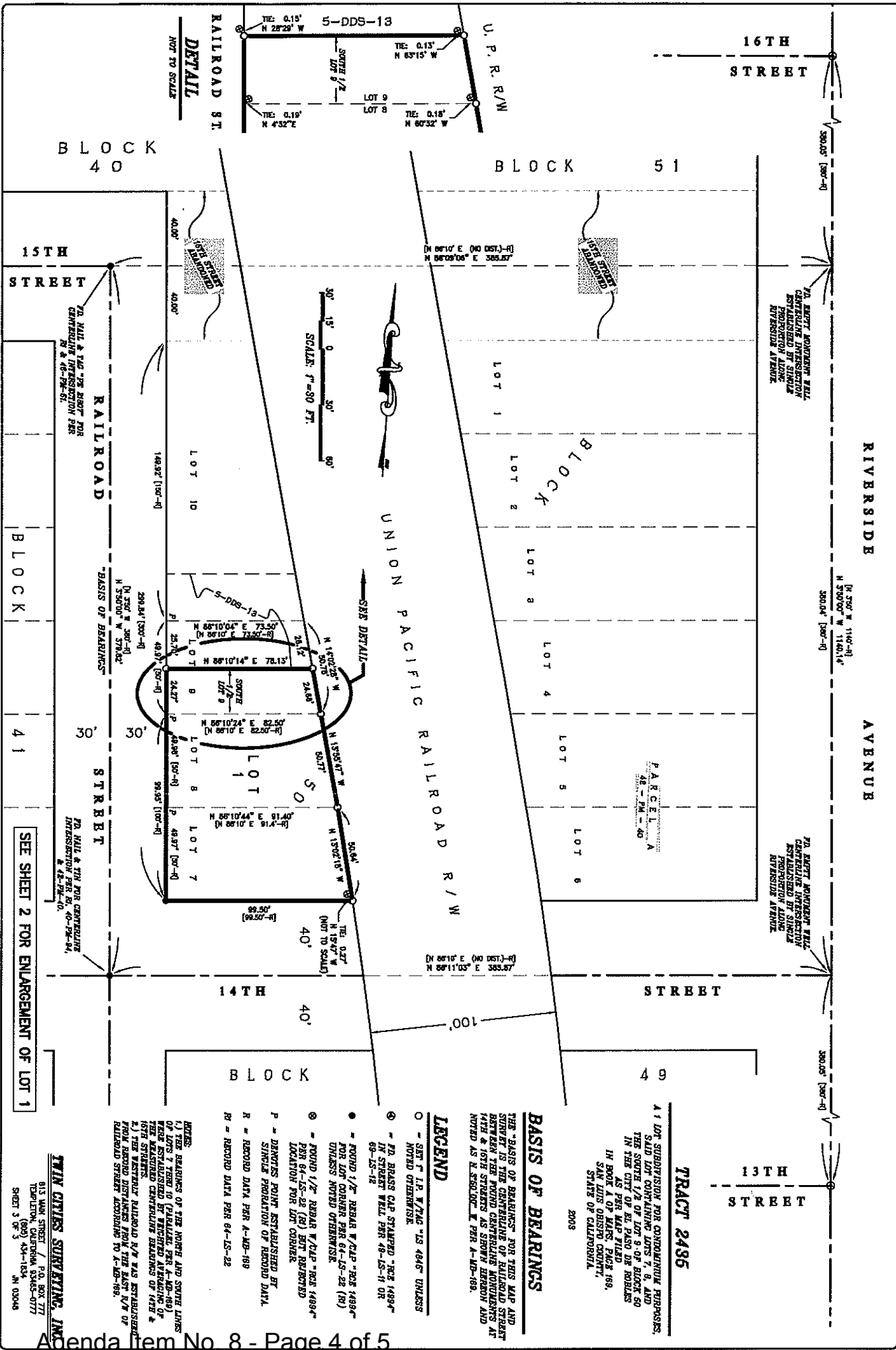
BASIS OF BEARINGS
THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY
IS THE CENTERLINE OF HALLIDAY STREET BETWEEN THE
FOUR CENTERLINE MONUMENTS AT 17TH & 18TH STREETS
AS SHOWN HEREON AND NOTED AS E. 350.00' W. PER
A-DB-169 (N).

LEGEND

- - SET P. I.P. W/TAC "S 4846" UNLESS NOTED OTHERWISE
- - FOUND 1/2" REBAR W/TAC "RCS 1499" FOR SET CORNER PERK "S-22 (S) UNLESS NOTED OTHERWISE
- R - RECORD DATA PER A-MB-169
- HW - RECORD DATA PER 64-S-22



TWIN CITIES SURVEYING, INC.
615 MAIN STREET
DEBENSON, NEBRASKA 68345-0777
SHEET 2 OF 3
KCN-1033-N IN 00046



BLOCK 40

BLOCK 51

15TH STREET

16TH STREET

BLOCK 41

RIVERSIDE AVENUE

UNION PACIFIC RAILROAD R/W

BLOCK 49

14TH STREET

13TH STREET

TRACT 2496

41 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES. SAID LOT CONTAINING LOTS 7, 8, AND THE SOUTH 1/2 OF LOT 9, OF BLOCK 50 IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA. IN BOOK 4 OF MAPS, PAGE 169, SAN JOSE OBSTO COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS MAP AND SUBDIVISION IS THE CENTERLINE OF RAILROAD STREET BETWEEN THE POINTS WHERE RAILROAD STREET MEETS 14TH & 15TH STREETS AS SHOWN HEREON AND NOTED AS N. 89°02' E. PER A-MB-189.

LEGEND

- - SET "I.P. W/746" IS 4916' UNLESS NOTED OTHERWISE.
- - FOUND 1/2" BEARER #42P "RIS 14894" FOR 20' CORNER PER 64-LS-22 (R).
- ⊙ - FOUND 1/2" BEARER #42P "RIS 14894" PER 64-LS-22 (R) SET RECORDED LOCATION FOR LOT CORNER.
- P - DENOTES POINT ESTABLISHED BY SINGLE PROPORTION OF RECORD DATA.
- R - RECORDED DATA PER A-MB-189.
- R - RECORDED DATA PER 64-LS-22.

NOTES:
 1.) THE BEARINGS OF THE NORTH AND SOUTH LINES OF LOTS 7 THERE TO (PARALLEL PER A-MB-189) WERE ESTABLISHED BY WEIGHTED AVERAGING OF THE BEARINGS OF THE CENTERLINE BEARINGS OF 15TH STREET.
 2.) THE WESTERN RAILROAD R/W WAS ESTABLISHED FROM MEASURED DISTANCES FROM THE EAST L/W OF RAILROAD STREET ACCORDING TO A-MB-189.

TWIN CITIES SURVEYING, INC.

815 MAIN STREET / P.O. BOX 777
 TEMPELTON, CALIFORNIA 95345-0777
 SHEET 3 OF 3

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 AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
TRACT 2435, (RIDINO)

WHEREAS, the Developer has completed all public improvements and 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 2435, and authorize the execution and recordation of the tract map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of April 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk