

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Public Improvement – Tract 2594  
(Golden Hills Business Park, LLC)  
**DATE:** June 19, 2007

---

**Needs:** That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2594 into the City's maintenance system.

**Facts:**

1. On April 4, 2006, the City Council accepted Tract 2594 for recordation and executed a Subdivision Improvement Agreement with the Developer of this subdivision.
2. This subdivision is located along the north side of Highway 46E, east of Wallace Drive and south of Combine Street, see attached Vicinity Map.
3. The public improvements in Tract 2594 have been constructed to the satisfaction of City staff.
4. The Subdivider has constructed the following streets in Tract 2594 in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Combine Street	N. Boundary	Tract 2594 East Boundary	0.44

5. The Subdivider, Golden Hills Business Park, LLC, has posted bonds that guarantee completion of improvements in Tract 2594.

**Analysis  
And**

**Conclusion:** The public improvements, which the developer was required to install for this subdivision, have been completed. Further, the City will, at a minimum, retain a Maintenance Bond for a period of one year as warranty for the improvements installed.

**Policy**

**Reference:** Paso Robles Municipal Code, Section 22, Subdivision Map Act.

**Fiscal**

**Impact:** The Contractor is obligated to maintain all public improvements for a one-year period following acceptance by the City Council. Once the one-year period has been completed, and the Contractor has completed all correction items, the City will assume additional street, sewer and drainage maintenance costs.

Parkway landscaping has been completed. Maintenance of parkway landscaping and street lighting will be financed by the benefiting property owners through the Landscape and Lighting District.

**Options:** Based upon completion of construction of all required public improvements to the satisfaction of the City:

- a. Adopt Resolution No. 07-xxx accepting the public improvements of Tract 2594 into the City's maintenance system.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Resolution

**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 RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE OPEN SPACE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN AS ON THIS MAP AND ALSO DEDICATE TO THE PUBLIC THE EASEMENTS FOR DRAINAGE, WATER, AND SEWER PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

GOLDEN HILLS BUSINESS PARK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_ PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_

COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

**BENEFICIARY'S STATEMENT**

FIRST BANK OF SAN LUIS OBISPO AS BENEFICIARY PER TRUST DEED RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 2006009324 OF OFFICIAL RECORDS IN SAN LUIS OBISPO COUNTY, CALIFORNIA.

SIGNED \_\_\_\_\_

PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_ PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_

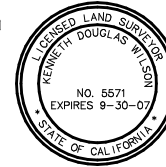
COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

**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 GOLDEN HILL BUSINESS PARK, LLC ON DECEMBER, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I ALSO HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND POSITION INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KENNETH D. WILSON \_\_\_\_\_ DATE \_\_\_\_\_  
LS 5571  
EXPIRATION DATE 9/30/2007



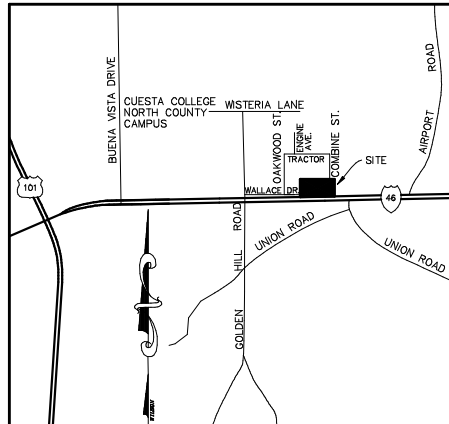
**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436, SUBSECTION (a-3-A) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

OAKWOOD ORCHARD TRUST, EASEMENT HOLDER PER MAP RECORDED OCTOBER 10, 1925, IN BOOK 3, PAGE 68, OF MAPS.

EMERSON E. MOE AND HELEN L. MOE, HUSBAND AND WIFE, EASEMENT HOLDER PER DEED RECORDED APRIL 2, 1962, IN BOOK 1176, PAGE 389 OF OFFICIAL RECORDS.

**VICINITY MAP**  
NOT TO SCALE



**CITY PLANNING COMMISSION STATEMENT**

THIS IS TO STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2594 ON JUNE 14, 2005.

JOHN R. FALKENSTEN \_\_\_\_\_  
INTERIM COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF EL PASO DE ROBLES, CALIFORNIA

**CITY CLERK'S STATEMENT**

I DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, APPROVE THE MAP OF TRACT MAP NO. 2594 SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION FOR STREETS AND PUBLIC RIGHTS OF WAY SHOWN ON THIS MAP TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND

DENNIS FANSLER, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF EL PASO DE ROBLES, CALIFORNIA

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT MAP NO. 2529, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF REQUIRED, HAVE BEEN COMPILED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEN \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER  
CITY OF PASO ROBLES  
P.E. 33760 (EXP. 6/30/06)

**COUNTY RECORDER'S STATEMENT**

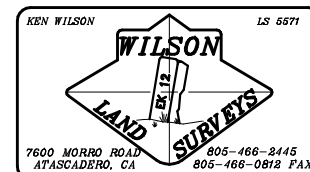
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF KENNETH D. WILSON.

DOCUMENT NO: \_\_\_\_\_

FEE: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
JULIE L. RODEWALD, COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY



<b>TRACT 2594</b>				
AS REQUESTED BY: <b>GOLDEN HILL BUSINESS PARK, LLC.</b>				
LEGAL DESCRIPTION: PORTION OF LOT 5 AND LOT 6 OF OAKWOOD ORCHARD TRACT, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 3 MB 68 (R-3).				
APN: 025-421-008				
DATE: December 6, 2005				
FILENAME: U-161 Golden Hill Business Park Wallace FTM PLOT				
FIELD BOOK: 204 FB 01				
DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
RVH	1"=60'	S-145	U-161	1 OF 3





