

**RESOLUTION NO. 2646****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD  
ACCEPTING FOR RECORDATION A FINAL SUBDIVISION MAP,  
A SUBDIVISION GUARANTEE AND ESTABLISHMENT OF  
STOP SIGNS, FOR THE PINNACLES II SUBDIVISION,  
SUBMITTED BY SOUTH COUNTY II HOMES  
PHASE II, STAGE I, VISTA SOLEDAD  
SUBDIVISION**

**WHEREAS**, South County Homes II is the proposed subdivider of a 88-lot residential development designated as the Pinnacles II Subdivision, being a portion of Vista Soledad Vesting Tentative Map, Phase II, Stage I; and

**WHEREAS**, the subdivider has now completed the Final Map for the subject subdivision in accordance with the requirements of the Subdivision Map Act, the Soledad Municipal Code and the Conditions of Approval set forth by the Soledad Planning Commission; and

**WHEREAS**, the Subdivider requests that the City of Soledad accept said map and Subdivision Guarantee as prepared; and

**WHEREAS**, City Code Section 10.04.030 and 10.04.050, provides for the establishment of Stop Signs and "No Parking" areas by City Council Resolution; and

**WHEREAS**, the City Council on May 11, 1995, adopted Resolution No. 2434 establishing locations for Stop Signs and Crosswalks in the City of Soledad; and

**WHEREAS**, the proposed modifications to the traffic control devices has been reviewed by the City Engineer and City staff indicating the proposed modifications are consistent with State standards.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Soledad; as follows:

**Section 1.** That the City Council hereby finds and determines that all Conditions of Approval and Development Agreement have been met for the recording of this map.

**Section 2.** That the City Engineer and Planning Director have reviewed the proposed Final Map and Subdivision Guarantee and found the documents to be in compliance with the Subdivision Map Act, the Soledad Municipal Code and Conditions of Approval set forth by the Planning Commission and City Council on August 8, 1994.

**Section 3.** That the City Manager, City Engineer and the Planning Director have reviewed the proposed final map and subdivision guarantee and found the documents to be in compliance with the Development Agreement approved by the City Council on February 13, 1995.

**Section 4.** That the City Council of Soledad certified the Vista Soledad Environmental Impact Report on August 8, 1994.

**Section 5.** That the City of Soledad accepts the Final Map for recordation with the Monterey County Recorder.

Page 2

**Section 6.** That the City Council of the City of Soledad hereby accepts the Subdivision Guarantee prepared by Chicago Title Insurance Company (Guarantee No. 1704215-A-MM), in the form of the document hereunto attached marked, "Exhibit B" and by reference made a part hereof.

**Section 7.** That the City Council of the City of Soledad hereby accepts the Final Map in the form of the document hereunto attached marked, "Exhibit A" and by reference made a part hereof.

**Section 8.** The City Engineer has determined that there is no requirement for reimbursement of impact fees for the proposed subdivision improvements for the Pinnacles II Subdivision.

**Section 9.** That the recordation of the map is subject to completion of all terms and conditions of the Subdivision Improvements Plan, Development Agreement, Conditions of Approval, Mitigation Monitoring Program, Knox Nesbitt Act and the Monterey County Local Agency Formation Commission (LAFCo).

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the City Council does hereby approve as follows:

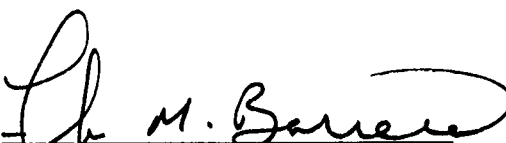
**Section 1:** The modification of "Exhibit A" of Resolution No. 2434, providing for Stop Signs in the Vista Soledad Vesting Tentative Map, Pinnacles Subdivision, as shown on "Exhibit C" hereunto attached and by reference made a part hereof.

**PASSED AND ADOPTED** by the City Council of the City of Soledad at a regular meeting duly held on the 17th day of December 1997, by the following vote:

AYES, and in favor thereof, Councilmembers: Ben Jimenez, Jr., Richard Ortiz, Mayor Pro Tem Gary Gerbrandt, Mayor Fabian Barrera.

NOES, Councilmembers: None

ABSENT, Councilmembers: Fred Ledesma

  
MAYOR OF THE CITY OF SOLEDAD

ATTEST:

  
CITY CLERK OF THE CITY OF SOLEDAD

**OWNERS STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THIS MAP. WE HEREBY STATE THAT WE HAVE READ THIS MAP AND WE HEREBY CONSENT TO PASS A CLEAR TITLE TO THE REAL PROPERTY AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE THE CITY OF SOLEDAD ALL STREETS AND PORTIONS OF STREETS (ENTRADA DRIVE, APEX ST., CRESTFIELD ST., CLIFF CT., HIGH-POINT CT., VIEW-POINT ST., SENTINEL CR.) NOT HEREFORE EXISTING AS SHOWN UPON THIS MAPS. SAID DEDICATIONS AND OFFERS TO DEDICATE ARE SUBJECT TO THE CITY OF SOLEDAD'S REVIEW AND APPROVAL AND AGROSS BAY STREETS AND PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, COMMUNICATION, STORM DRAINAGE, AND WATER SUPPLY. WE HEREBY STATE THAT WE HAVE CONSENTED TO THE CITY OF SOLEDAD'S REVIEW AND APPROVAL OF THESE EASEMENTS AND WE HEREBY CONSENT TO THE CITY OF SOLEDAD'S REVIEW AND APPROVAL OF THESE EASEMENTS AND WE HEREBY CONSENT TO THE CITY OF SOLEDAD'S REVIEW AND APPROVAL OF THESE EASEMENTS AND WE HEREBY CONSENT TO THE CITY OF SOLEDAD'S REVIEW AND APPROVAL OF THESE EASEMENTS.

**AS OWNER**  
SOUTH COUNTY HOMES II, A CALIFORNIA LIMITED PARTNERSHIP.  
BY: WOODMAN DEVELOPMENT COMPANY, INC. GENERAL PARTNER  
BY: MICHAEL C. NIVEN, PRESIDENT  
WOODMAN DEVELOPMENT, INC.

**AS TRUSTEE**  
CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION  
REEL 3087-001 - PAGE 31.  
BY: KEITH HANSON  
BY: ROBERT GORTZ

**SIGNATURE COMMISSIONS**

SIGNATURES OF THE FOLLOWING ARE NOT REQUIRED PER SECTION 66430 (3)(A) OF THE SUBDIVISION MAP ACT, AS AMENDED, AND AS SAID INTERESTS CANNOT RISE INTO A FEE:

RC EASEMENT - 390 OR 1084  
985

EXHIBIT A - FINAL MAP  
RESOLUTION  
PINNACLES II SUBDIVISION  
SOUTH COUNTY HOMES II

**STATEMENT OF SECRETARY OF PLANNING COMMISSION**

I, JOEL HUSSEY, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF SOLEDAD, CALIFORNIA, HEREBY STATE THAT THE SUBDIVISION THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE "TENTATIVE MAP" AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE PLANNING COMMISSION OF SOLEDAD, CALIFORNIA, ON 1994; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AS AMENDED, AND THE SOLEDAD CITY ORDINANCE NO. 284, APPLICABLE AT THE TIME OF APPROVAL OF SAID "TENTATIVE MAP" HAVE BEEN COMPLIED WITH.

DATED: \_\_\_\_\_  
SECRETARY OF THE PLANNING COMMISSION  
CITY OF SOLEDAD, CALIFORNIA

**STATEMENT OF CITY CLERK**

I, \_\_\_\_\_, CITY CLERK OF THE CITY OF SOLEDAD, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SOLEDAD, CALIFORNIA, HAS REVIEWED AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND DEDICATED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATED: \_\_\_\_\_  
CITY CLERK OF THE CITY  
OF SOLEDAD, CALIFORNIA

**OWNERS ACKNOWLEDGMENT**

STATE OF CALIFORNIA, SS.  
COUNTY OF MONTEREY  
ON \_\_\_\_\_ 1996 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN K. ANDERSON AND MICHAEL C. NIVEN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR JURIDICAL CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE WITHIN INSTRUMENT, THEY INTEND TO SIGN SAID INSTRUMENT ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY'S SIGNATURE \_\_\_\_\_  
PRINTED NOTARY'S NAME \_\_\_\_\_  
NOTARY'S PRINCIPLE PLACE OF BUSINESS \_\_\_\_\_  
EXPIRATION OF NOTARY'S COMMISSION \_\_\_\_\_

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA, SS.  
COUNTY OF MONTEREY  
ON \_\_\_\_\_ 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY'S SIGNATURE \_\_\_\_\_  
PRINTED NOTARY'S NAME \_\_\_\_\_  
NOTARY'S PRINCIPLE PLACE OF BUSINESS \_\_\_\_\_  
EXPIRATION OF NOTARY'S COMMISSION \_\_\_\_\_

**ENGINEERS STATEMENT**

I, JOHN M. HUMBER, REGISTERED CIVIL ENGINEER, HEREBY STATE THAT THE MAP IS A SURVEY MADE BY ME OR UNDER MY DIRECTION PURSUANT TO THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE THE YEAR AFTER THE RECORDATION OF THIS MAP. THE MONUMENTS ARE TO BE PLACED IN SUCH POSITIONS AS TO BE RECOVERED AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: \_\_\_\_\_  
JOHN M. HUMBER  
R.C.E. 20841  
MY REGISTRATION EXPIRES  
SEPTEMBER 30, 1997



**CITY ENGINEERS STATEMENT**

I, ARNOLD R. BRUNETTI, CITY ENGINEER OF THE CITY OF SOLEDAD, COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE "TENTATIVE MAP" AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE PLANNING COMMISSION OF SOLEDAD, CALIFORNIA, ON \_\_\_\_\_; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AS AMENDED, AND THE SOLEDAD CITY ORDINANCE NO. 284, APPLICABLE AT THE TIME OF APPROVAL OF SAID "TENTATIVE MAP" HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_  
ARNOLD R. BRUNETTI  
CITY ENGINEER, CITY OF SOLEDAD  
COUNTY OF MONTEREY  
STATE OF CALIFORNIA  
MY REGISTRATION EXPIRES  
JUNE 30, 1997

**COUNTY RECORDERS STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996  
AT \_\_\_\_\_  
CITIES & TOWNS AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
MR. JOHN M. HUMBER.

BY DEPUTY  
ERNEST A. MASON  
COUNTY RECORDER  
SERIAL NO. \_\_\_\_\_ FEE: \$ \_\_\_\_\_

TRACT NO. \_\_\_\_\_  
PHASE 2, STAGE 1

**THE PINNACLES SUBDIVISION**

TENTATIVE MAP REFERENCE  
THIS MAP IS PHASE 2 OF STAGE 1  
OF THE VESTING TENTATIVE MAP FOR  
VISTA SOLEDAD SUBDIVISION

BEING A PORTION OF LOT 48, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1246, PHASE 1, STAGE 1 THE PINNACLES SUBDIVISION FLEED FOR RECORD IN VOLUME 19 OF CITIES AND TOWNS AT PAGE 8, MONTEREY COUNTY RECORDS

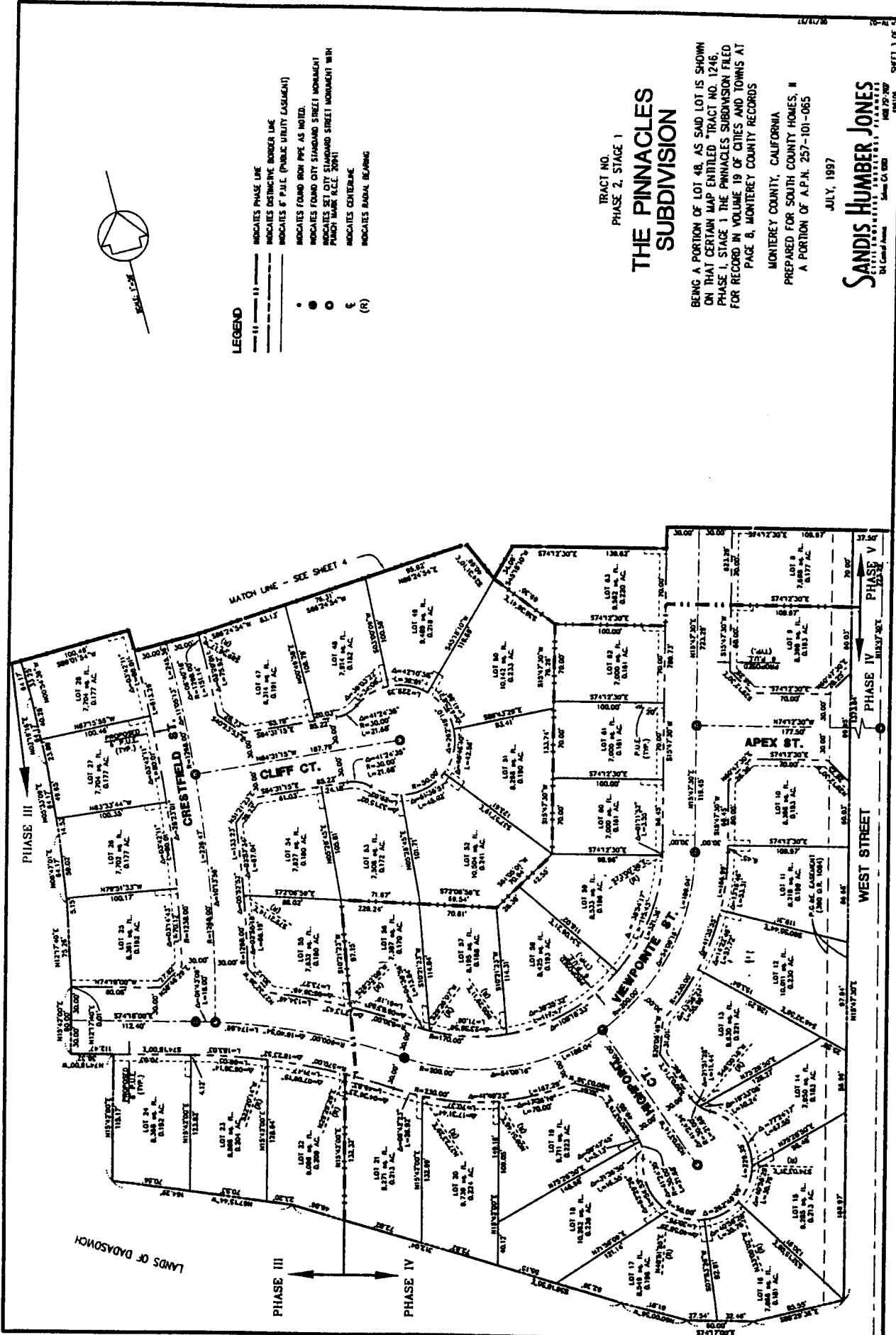
MONTEREY COUNTY, CALIFORNIA  
PREPARED FOR SOUTH COUNTY HOMES, II  
A PORTION OF A.P.N. 257-101-065

JULY, 1997

**SANDIS HUMBER JONES**  
REGISTERED PROFESSIONAL ENGINEER  
No. 89841  
Civil  
Exp. 9-30-97

SCALE 1 OF 3

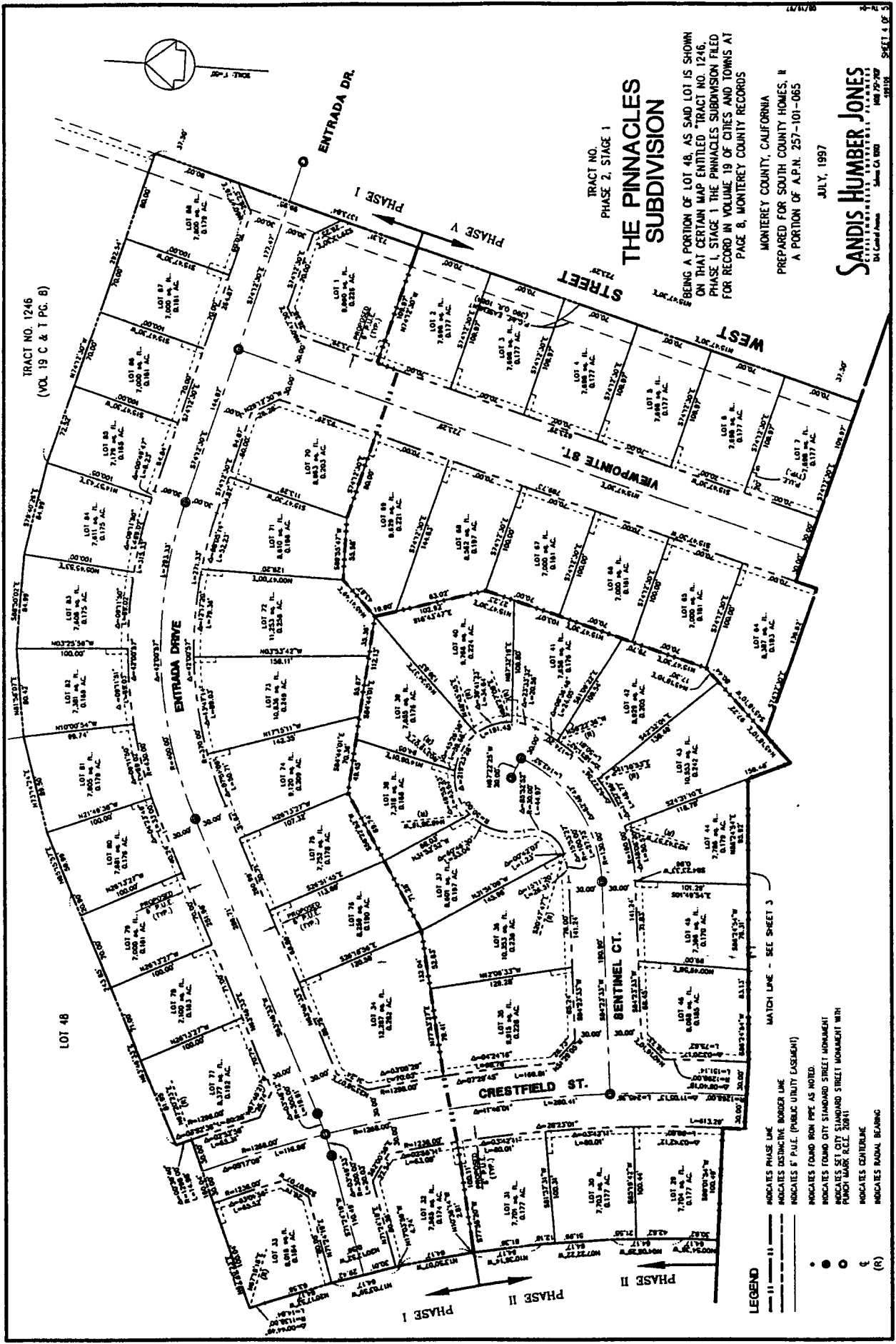




TRACT NO. 1246  
 PHASE 2, STAGE 1  
**THE PINNACLES  
 SUBDIVISION**

BEING A PORTION OF LOT 48, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1246, PHASE 1, STAGE 1 THE PINNACLES SUBDIVISION FILED FOR RECORD IN VOLUME 19 OF CITIES AND TOWNS AT PAGE 8, MONTEREY COUNTY RECORDS MONTEREY COUNTY, CALIFORNIA PREPARED FOR SOUTH COUNTY HOMES, INC. A PORTION OF A.P.N. 257-101-065

JULY, 1997  
**SANDIS HUMBER JONES**  
 CIVIL ENGINEER  
 101 Central Avenue  
 San Jose, CA 95128  
 (408) 297-7900  
 SHEET 3 OF 3



TRACT NO. 1246  
(VOL. 19 C & T PG. 8)

TRACT NO.  
PHASE 2, STAGE 1  
**THE PINNACLES  
SUBDIVISION**

BEING A PORTION OF LOT 48, AS SAID LOT IS SHOWN  
ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1246,  
PHASE I, STAGE 1, THE PINNACLES SUBDIVISION FILED  
FOR RECORD IN VOLUME 19 OF CHIEF AND TOWNS AT  
PAGE 8, MONTEREY COUNTY RECORDS

MONTEREY COUNTY, CALIFORNIA  
PREPARED FOR SOUTH COUNTY HOMES, II  
A PORTION OF A.P.N. 257-101-065

JULY, 1997

**SANDIS HUMBER JONES**  
SURVEYORS  
1400 757-707  
1400 757-707  
SHEET 4 OF 5

- LEGEND**
- — — — — MATCH LINE - SEE SHEET 3
  - — — — — INDICATES PHASE LINE
  - — — — — INDICATES DESIGNER BORDER LINE
  - — — — — INDICATES 5' P.A.U.E. (PUBLIC UTILITY EASEMENT)
  - INDICATES FOUND IRON PIPE AS NOTED.
  - INDICATES FOUND CITY STANDARD STREET MONUMENT
  - INDICATES S.T.I. STANDARD STREET MONUMENT WITH PUNCH MARK R.C.L. 20811
  - ⊕ INDICATES CENTERLINE
  - (R) INDICATES RADIAL BEARING

LAND DIVISION

GUARANTEE



CHICAGO  
 TITLE INSURANCE  
 COMPANY

171 North Clark Street  
 Chicago, IL 60601-3294

Form 2347 R6/76

EXHIBIT B - SUBDIVISION  
 GUARANTEE  
 RESOLUTION \_\_\_\_\_  
 PINNACLES II SUBDIVISION  
 SOUTH COUNTY HOMES II

## LAND DIVISION GUARANTEE

Guarantee Number: 1704215-A -MM  
Liability: \$ 1,000.00  
Fee: \$ 300.00

Type of Map:

Map No:  
Consisting of Sheet(s)

Effective Date: November 14, 1997 @ 7:30 AM

Assured: The County of Monterey and any City within which said division of land is located.

Description of the land referred to in this Guarantee:

Lot 48, as said lot is shown on that certain map entitled "Tract No. 1246, Phase 1, Stage 1, The Pinnacles Subdivision", filed for record on November 21, 1995 in Volume 19, Cities and Towns, at Page 8, Monterey County Records.

A.P. No. 022-101-065

Guarantee Number: 1704215-A -MM

## LAND DIVISION GUARANTEE

Parties whose signatures are necessary, under the requirements of the Subdivision Map Act, are as follows:

1. SOUTH COUNTY HOMES II,  
A California Limited Partnership, as owner
2. Pacific Gas and Electric Company, easement holder under document  
recorded February 19, 1965 in Reel 390, Page 1084, Official Records.

The above signature may be omitted at such time as this Map is approved by the legislative body. See Section 66436 (c) (1) of the Government Code.

3. BANK OF SALINAS, A California Corporation as Beneficiary, or CHICAGO  
TITLE COMPANY as Trustee under Deed of Trust recorded in Book 3267,  
Page 517 of Official Records.

LAND DIVISION GUARANTEE

CHICAGO TITLE INSURANCE COMPANY

a corporation of Missouri, herein called the Company, for a valuable consideration, hereby GUARANTEES the parties herein, called the ASSURED, against loss not exceeding the liability amount shown herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date:

The only parties whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of the map of said land and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are as herein stated.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this Guarantee to be signed and sealed as of the effective date, the Guarantee to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Richard L. Miller*

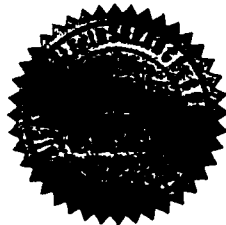
President.

Issued by:  
CHICAGO TITLE COMPANY  
50 Winham Street  
Salinas, CA 93901  
(408) 424 - 8011

ATTEST:

*Thomas J. Adams*

Secretary.



Countersigned

*Mayrose Morcha*

Authorized Signatory



**LEGEND**

— INDICATES PHASE LINE

- - - - - INDICATES DISTRICT BOUNDARY LINE

TRACT NO. 1  
PHASE 2, STAGE 1

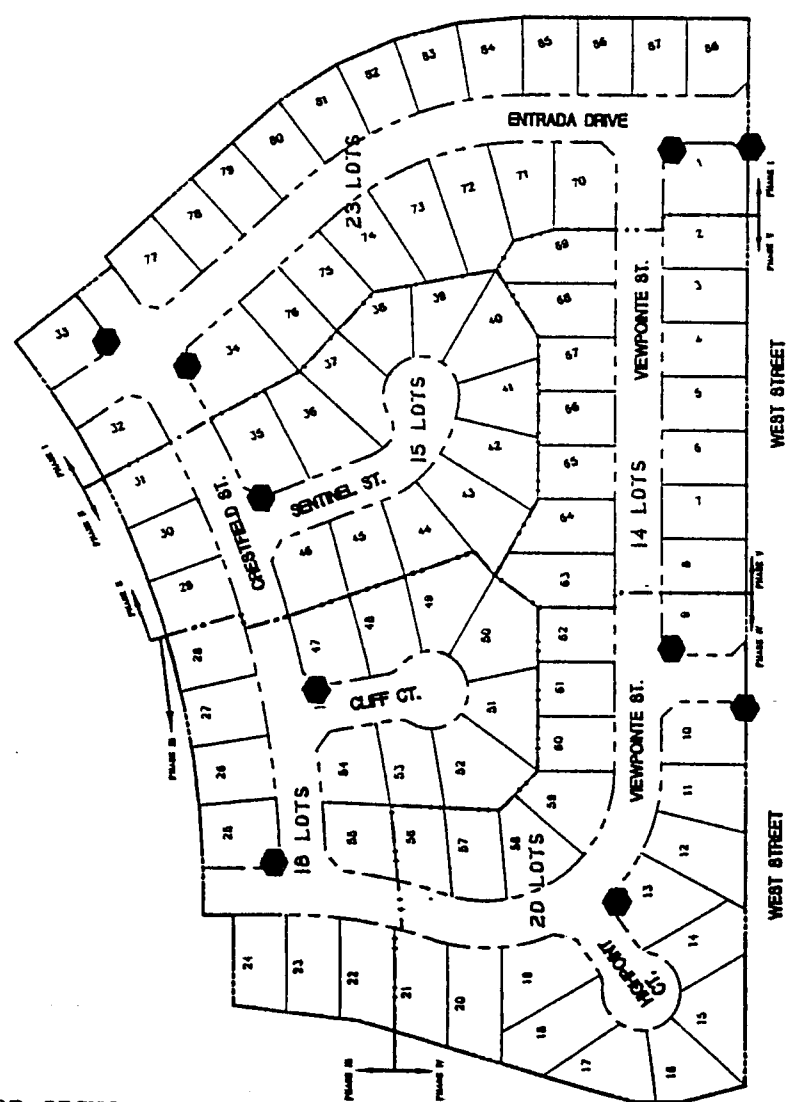
## THE PINNACLES SUBDIVISION

BEING A PORTION OF LOT 48, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1246, PHASE I, STAGE 1 THE PINNACLES SUBDIVISION FILED FOR RECORD IN VOLUME 19 OF CITIES AND TOWNS AT PAGE 4, MONTEREY COUNTY RECORDS

MONTEREY COUNTY, CALIFORNIA  
PREPARED FOR SOUTH COUNTY HOMES, II  
A PORTION OF A.P.N. 257-101-065

JULY, 1997

**SANDIS HUMBER JONES**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 10000  
JULY 1988



● PROPOSED STOP SIGNS

EXHIBIT C - STOP SIGNS  
RESOLUTION  
PINNACLES II SUBDIVISION  
SOUTH COUNTY HOMES II