

**TO:** JAMES L. APP, CITY MANAGER  
**FROM:** DITAS ESPERANZA, CITY ENGINEER  
**SUBJECT:** ACCEPTING ROADWAY DEDICATIONS  
**DATE:** MARCH 7, 2000

*RE*

**Needs:** That the City Council adopt a Resolution accepting an Offer of Dedication for public road purposes at the southerly extension of Arciero Court.

- Facts:**
1. Tentative Tract 2301 is a 12 single-family residential lot located at the southwest corner of Prospect and Bella Vista Court.
  2. One of the Conditions of Approval for the tentative tract is for the developer (Arciero) to improve one-half of Arciero Court plus 12-feet along his property frontage.
  3. In order to meet this requirement, it is necessary for the adjacent property owners to the west to dedicate their half of the roadway. In return, the developer will be constructing 12-feet of their half of the road and grading to sub-grade elevations for the remaining 18 feet.

**Analysis and**

**Conclusion:** Staff requests that the City Council adopt the attached Resolution accepting the roadway dedication for Arciero Court.

**Policy**

**Reference:** Municipal Code 17.04.020  
Resolution No. 98-087

**Fiscal**

**Impact:** This dedication will provide additional right-of-way requiring maintenance by the City.

- Options:**
- A. That the City Council adopt the attached Resolution accepting the Offers of Dedication for Arciero Court.
  - B. That the City Council amend, modify or reject the above option.

Attachments: (1)

- 1) Resolution
- 2) Offers of Dedication (2)

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

CITY OF EL PASO DE ROBLES  
ENGINEERING DIVISION  
1000 SPRING STREET  
PASO ROBLES, CA 93446

ATTN.: CITY ENGINEER

**FOR RECORDERS USE ONLY**

**RESOLUTION NO. 00-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING OFFERS OF DEDICATION FOR PUBLIC ROAD PURPOSES  
(ARCIERO COURT)**

**WHEREAS**, the Planning Commission approved Tentative Tract 2301 to allow an approximate 4.4 acre site to be subdivided into 12 single family residential lots; and

**WHEREAS**, as part of this approval the developer (Arciero) is required to improve one-half width plus 12 feet of Arciero Court along his property frontage; and

**WHEREAS**, in order to construct this road, it is necessary for the adjacent property owners (Ehrke & Muir) to dedicate their half of the street for public road purposes.

**THEREFORE, BE IT RESOLVED AS FOLLOWS:**

Section 1. That the City Council of the City of Paso Robles does hereby accept the Offers of Dedication and consent to their recordation.

Section 2. That the City Council of the City of Paso Robles does hereby cause a certified copy of this Resolution to be recorded in the Office of the County Clerk Recorder of San Luis Obispo County, State of California.

**PASSED AND ADOPTED** by the City Council of the City of Paso Robles, this 7<sup>th</sup> day of **March 2000**, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Duane Picanco, Mayor

**ATTEST:**

\_\_\_\_\_  
Sharilyn M. Ryan, Deputy City Clerk

January 13, 1999  
99-542

Jim and Avilda Ehrke  
Rosalva Muir

RE: Extension of Arciero Court Southerly along West side of Tract 2301, along East side of Parcels D and C of Parcel Map CO 77-129.

Ehrke and Muir agree to offer for dedication an additional 5 feet along East side of said Parcels D & C, and agree to accept storm drainage from Tract 2301.

Bella Vista Estates agree to improve Arciero Court along West side of Tract 2301 to center line plus 12 feet and grade to sub-grade the remainder (18 ft.).

  
For Bella Vista Estates                      Date      1-18-00  
*PROJECT MANAGER*

RECORDING REQUESTED BY  
WHEN RECORDED RETURN TO:

CITY ENGINEER  
CITY OF EL PASO DE ROBLES  
1000 SPRING STREET  
PASO ROBLES, CA 93446

FOR RECORDER USE ONLY

**IRREVOCABLE & PERPETUAL  
OFFER TO DEDICATE**

THIS OFFER TO DEDICATE, made the 28th day of January, <sup>2000</sup>~~1998~~, by  
Rosalva Muir, hereinafter termed "OFFEROR":

WHEREAS, said OFFEROR desires to make an offer to dedicate, irrevocably, to the public, an easement, for public road purposes, which offer may be accepted at any time by any governmental entity which has the power to establish, construct and maintain roads.

NOW, THEREFORE, said OFFEROR covenants and promises as follows:

1. That said OFFEROR is the owner of the following interest described below:

SEE ATTACHED EXHIBIT 'A'

2. That said OFFEROR does hereby irrevocably and in perpetuity offer to such a governmental entity a dedication of a public right-of-way for road purposes and incidental uses upon the following described property:

SEE ATTACHED EXHIBIT 'A'

3. That until such time as the above offer of dedication is accepted by such a governmental entity, all owners of property contiguous to the above described road parcel shall have the right to the use of said road parcel as a private road.

4. That said **OFFEROR** agrees that said offer of dedication shall be irrevocable and that such a government entity may, at any time in the future, accept said offer of dedication of the public right-of-way.
5. That said **OFFERER** agrees that this irrevocable and perpetual Offer to Dedicate is and shall be binding on his heirs, legatees and assignees.

**IN WITNESS WHEREOF**, this **Offer to Dedicate** is hereby executed by the said **OFFEROR** on the day and year first above written.

  
**Offeror** Rosalva Muir

**(SIGNATURES MUST BE NOTARIZED)**

99-542  
January 12, 2000

**EXHIBIT "A" OFFER OF DEDICATION**

A strip of land 5 feet wide the easterly line of said 5 feet wide strip of land described as follows:

The westerly line of that certain 25 feet wide strip of land offered for dedications on Parcel "C", Parcel Map C077-129. Said map recorded February 15, 1979, in Book 23 of Parcel Maps Page 62 Official Records of San Luis Obispo County, California.

RECORDING REQUESTED BY  
WHEN RECORDED RETURN TO:

CITY ENGINEER  
CITY OF EL PASO DE ROBLES  
1000 SPRING STREET  
PASO ROBLES, CA 93446

FOR RECORDER USE ONLY

**IRREVOCABLE & PERPETUAL  
OFFER TO DEDICATE**

**THIS OFFER TO DEDICATE**, made the 8th day of February, <sup>2000</sup>~~1998~~, by  
James T. Ehrke, hereinafter termed "**OFFEROR**":

**WHEREAS**, said **OFFEROR** desires to make an offer to dedicate, irrevocably, to the public, an easement, for public road purposes, which offer may be accepted at any time by any governmental entity which has the power to establish, construct and maintain roads.

**NOW, THEREFORE**, said **OFFEROR** covenants and promises as follows:

1. That said **OFFEROR** is the owner of the following interest described below:

SEE ATTACHED EXHIBIT 'A'


2. That said **OFFEROR** does hereby irrevocably and in perpetuity offer to such a governmental entity a dedication of a public right-of-way for road purposes and incidental uses upon the following described property:

SEE ATTACHED EXHIBIT 'A'

3. That until such time as the above offer of dedication is accepted by such a governmental entity, all owners of property contiguous to the above described road parcel shall have the right to the use of said road parcel as a private road.

4. That said **OFFEROR** agrees that said offer of dedication shall be irrevocable and that such a government entity may, at any time in the future, accept said offer of dedication of the public right-of-way.
5. That said **OFFERER** agrees that this irrevocable and perpetual Offer to Dedicate is and shall be binding on his heirs, legatees and assignees.

**IN WITNESS WHEREOF**, this **Offer to Dedicate** is hereby executed by the said **OFFEROR** on the day and year first above written.



**Offeror James T. Ehrke**



**Offeror Avilda K. Ehrke**

**(SIGNATURES MUST BE NOTARIZED)**



99-542  
January 12, 2000

**EXHIBIT "A" OFFER OF DEDICATION**

A strip of land 5 feet wide the easterly line of said 5 feet wide strip of land described as follows:

The westerly line of that certain 25 feet wide strip of land offered for dedications on Parcel "D", Parcel Map C077-129. Said map recorded February 15, 1979, in Book 23 of Parcel Maps Page 62 Official Records of San Luis Obispo County, California.

LOT 46

TRACT 2223

BELLA VISTA COURT

25-10

N89°44'30"E 819.90'

PARCEL "D"  
PM CO 77-129

265.63

65.63'

PARCEL 1  
(13 PM 28)

N00°19'00"E 531.22

N89°45'40"E  
820.23'

265.59'

PARCEL "C"  
PM CO 77-129

5' OFFER OF DEDICATION TO  
WIDEN EASEMENT TO 30' TOTAL

531.22'

ARCIE O COURT

TRACT 2301

265.59'

60.0'  
30.0'  
5.0'  
25.0' PER PM CO 77-129

N89°45'40"E 820.23'

PARCEL "B"  
PM CO 77-129



# EXHIBIT "A"

PREPARED FOR: EHRKE  
PREPARED BY: EMK & ASSOCIATES, INC.  
1005 RAILROAD STREET  
PASO ROBLES, CA 93446  
JOB #: 99-542 (805) 238-5427

**TO:** JAMES L. APP, CITY MANAGER  
**FROM:** DITAS ESPERANZA, CITY ENGINEER *DE*  
**SUBJECT:** ALLOW ON-SITE WATER WELL FOR A VINEYARD AND A CARETAKER'S UNIT  
**DATE:** MARCH 7, 2000

**Needs:** For the City Council to adopt the attached Resolution allowing a water well to be used for a vineyard and a caretaker's unit.

- Facts:**
1. The City Council adopted an Ordinance that allows non-city wells for supply of potable and irrigation water for agriculture users.
  2. Hogue-Grips has purchased the property at the southwest corner of Airport and Dry Creek Roads. This property is zoned AG (Agricultural) at this time.
  3. Until such time as they are ready to move their facilities at this location, they will be using this property for vineyards. They will also be installing a caretaker's unit with the vineyard.
  4. Hogue Grips will be drilling a private well to serve their proposed vineyard. They are requesting that the caretaker's unit also be served from this well.

**Analysis and**

**Conclusion:** According to the Zoning  is considered to be an ancillary facility to an agricultural use.

**Policy**

**Reference:** Zoning Code and Water Co

**Fiscal**

**Impact:** No revenue will be received from this property's water service since it will be utilizing its own water well.

**Options:** A. That the City Council adopt the attached Resolution allowing the use of a non-city water well for a vineyard and a caretaker's facility.

B. That the City Council amend, modify or reject the above option.

Attachments: (2)

- 1) Resolution
- 2) Applicant's Request

RESOLUTION NO. 00-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
TO ALLOW THE USE OF A NON-CITY WATER WELL  
FOR A VINEYARD AND A CARETAKER'S UNIT

WHEREAS, Hogue Grips is the owner of a property at the southwest corner of Airport and Dry Creek Roads; and

WHEREAS, the proposed use at this time for this property is for a vineyard and a caretaker's unit; and

WHEREAS, the Municipal Code does allow the use of non-city water wells for agricultural use; and

WHEREAS, the City's Zoning Code considers a caretaker unit to be an ancillary facility to the vineyard.

**THEREFORE, BE IT RESOLVED AS FOLLOWS:**

Section 1. That the City Council of the City of Paso Robles does hereby grant approval to Hogue Grips to drill their own well to provide water to its proposed vineyard.

Section 2. That the City Council of the City of Paso Robles does hereby grant approval that a caretaker's unit to be constructed with the vineyard may also be served water from the well for the vineyards.

Section 3. That the City Council is granting this approval on an interim basis only.

Section 4. That once Hogue Grips relocates its manufacturing business to this location, the caretaker's unit shall connect to City water.

**PASSED AND ADOPTED** by the City Council of the City of Paso Robles, this 7<sup>th</sup> day of March 2000, by the following vote:

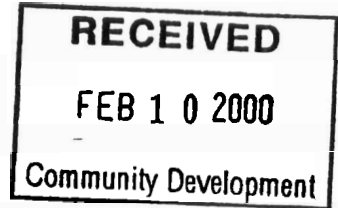
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Duane Picanco, Mayor

ATTEST:

\_\_\_\_\_  
Sharilyn M. Ryan, Deputy City Clerk

**MCCARTHY & ASSOCIATES**  
TRAFFIC AND CIVIL ENGINEERING



January 10, 2000

Ms. Meg Williamson  
Principal Planner  
Community Development Department  
City of Paso Robles

**RE: Hogue Grips – Agricultural water use- caretaker's quarters**

Dear Ms. Williamson:

Hogue Grips is desirous of placing a caretaker facility adjacent to their proposed vineyard located on their property off Airport Road.

It is our understanding that a caretaker facility is permitted within the agricultural use, as long as the facility is a modular unit or stick-build structure (i.e. no mobile homes permitted)

Hogue Grips is currently installing a well for the agricultural vineyard water and they seek permission to also provide water from this well to a caretaker facility on an interim basis. The chief reason for this request is because City water is not within a reasonable distance of the caretaker unit.

As soon as the proposed Hogue facility is permitted and constructed, the caretaker unit would be connected onto the city water system, which will then be within a reasonable distance.

The request is to permit this agricultural ancillary facility to utilize well water until such time as City water is available via the proposed Hogue Grip building.

We would appreciate the City's consideration of this request.

Sincerely,



John R. McCarthy, P.E.

