

**TO:** James L. App, City Manager  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 00-0076 for Recordation and Annexation into the Landscape and Lighting Maintenance District (Buzzetti)  
**DATE:** March 15, 2005

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

**Facts:**

1. Applicant Mike Buzzetti has requested that Parcel Map PR 00-0076 be accepted by the City for recordation. PR 00-0076 is located at the northwest corner of Dallons Drive and Golden Hill Road.
2. The applicant has signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis  
and**

**Conclusion:** Parcel Map PR 00-0076 was tentatively approved by the Planning Commission on July 11, 2000. All conditions imposed by the Planning Commission have been satisfied.

**Policy**

**Reference:** California Government Code Section 66462 (“Subdivision Map Act”)  
Paso Robles Municipal Code Section 22.16.160

**Fiscal**

**Impact:** None.

**Options:**

- a. **(1)** Adopt Resolution No. 05-xx accepting the recordation of Parcel Map PR 00-0076, a three-lot commercial subdivision located at the northwest corner of Dallons Drive and Golden Hill Road; and
- (2)** Adopt Resolution No. 05-xx annexing Parcel Map PR 00-0076 into the Landscape and Lighting District.
- b. Amend, modify or reject the above option.

Attachments: (3)

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

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION  
OF THE FINAL MAP FOR PARCEL MAP PR 00-0076 (BUZZETTI)

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WHEREAS, the subdivider of tentative Parcel Map PR 00-0076, located at the northwest corner of Dallons Drive and Golden Hill Road, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 6.87 acre lot; and

WHEREAS, all conditions of approval for this subdivision have been satisfied by the subdivider; 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 00-0076, and authorize the execution and recordation of the parcel map.

SECTION 2. That the City Council of the City of Paso Robles accept the offers of dedication for Golden Hill Road and the public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of March 2005 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  
Public Works Department  
1000 Spring Street  
Paso Robles, CA 93446

Attn.: Ditas Esperanza

**FOR RECORDERS USE ONLY**

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PR 00-076 (BUZZETTI) AS PART OF SUBAREA 97 TO THE  
“PASO ROBLES LANDSCAPE AND LIGHTING DISTRICT NO. 1”  
(STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)

WHEREAS, the owner of the real property described in Exhibit ‘A’ has petitioned for annex PR 00-076 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 00-076 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 Mike Buzzetti.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for PR 00-076 shall begin with Fiscal Year 2006-2007.

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 Sub-Area 97.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15<sup>th</sup> day of March 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST:

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

Exhibit "A"

Legal Description

Real property in the City of Paso Robles, County of San Luis Obispo, State of California described as follows:

Parcel 1 of Parcel Map CO-77-96, in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded December 15, 1977 in Book 24, Page 54 of Parcel Maps.

APN 025-391-062

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL RECORD HOLDERS OF SECURITY INTERESTS IN THE REAL PROPERTY AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND RECORDING OF THIS MAP. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE A 25 FOOT WIDE STRIP ALONG GOLDEN HILL ROAD FOR ROAD WIDENING PURPOSES. WE HEREBY RESERVE TO COMPANIES, CONTRACTORS AND ASSIGNS, FOR THE USE AND BENEFIT OF SEVERAL PUBLIC UTILITY PURPOSES, TO SERVE SAID SUBDIVISION THE EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP. WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, PRIVATE EGRESS, EGRESS, SEWER, WATER AND DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE OTHERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

MIKE BUZZETTI  
 TWO ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP  
 BY: LISA H. STROMOSKE, GENERAL PARTNER  
 OR: LORI H. BUZZETTI, GENERAL PARTNER

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO }  
 ON \_\_\_\_\_, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED, MIKE BUZZETTI, PERCIVAL (NAME) (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES) I SAWE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
 COUNTY OF SAN LUIS OBISPO, CA NOTARY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY COMMISSION NUMBER \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO }  
 ON \_\_\_\_\_, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED, LISA H. STROMOSKE AND LORI H. BUZZETTI, PERCIVAL (NAME) (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES) I SAWE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
 COUNTY OF SAN LUIS OBISPO, CA NOTARY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY COMMISSION NUMBER \_\_\_\_\_

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66438, 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:  
 ELLA MAE SHORNER BUTTERFIELD, ET AL., HOLDER OF AN EASEMENT FOR ROADS AND PUBLIC UTILITIES PER DOCUMENT NO. 207 RECORDED IN BOOK 2037, PAGE 64 OF OFFICIAL RECORDS.  
 AN EASEMENT FOR COMMUNICATIONS FACILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2001-103630 OF OFFICIAL RECORDS.

**CITY CLERK'S STATEMENT**

L DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, APPROVE THE MAP OF PARCEL \_\_\_\_\_ AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC THE STREETS TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORDED TITLE INTEREST IN SAID LAND.  
 WITNESS MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

DENNIS FANSLER, CITY CLERK

**PLANNING COMMISSION STATEMENT**

HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS TO THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR PARCEL MAP NO. PR 00-0076 ON \_\_\_\_\_  
 ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

**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 SUBSTITUTED BY MIKE BUZZETTI IN AUGUST, 2000. HEREBY STATE THAT THIS PARCEL MAP, SUBJECT MATTER OF THIS INSTRUMENT, WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS HEREBY STATE THAT ALL THE MONUMENTS AND CORNERS SHOWN ON THIS TENTATIVE MAP, IF ANY, I ALSO THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS AS TO CHARACTER AND OCCUPY COMPLETION OF IMPROVEMENTS AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PAUL E. REICHHARDT, L.S. 5593  
 (EXP. 09/30/2005)



**CITY ENGINEER'S STATEMENT**

HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. PR 00-0076, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THIS MAP IN THE CITY OF EL PASO DE ROBLES, CALIFORNIA, AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

JOHN E. FALCKENSTEIN  
 CIVIL ENGINEER  
 CITY OF PASO ROBLES  
 R.C.E. C33780 (EXP. 6/30/06)

**RECORDER'S STATEMENT**

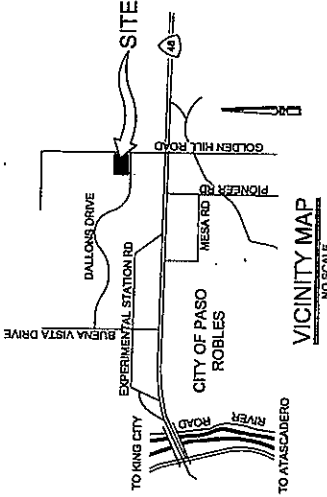
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT \_\_\_\_\_ A.M., IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_ AT THE REQUEST OF PAUL E. REICHHARDT, \_\_\_\_\_ DOC. NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_

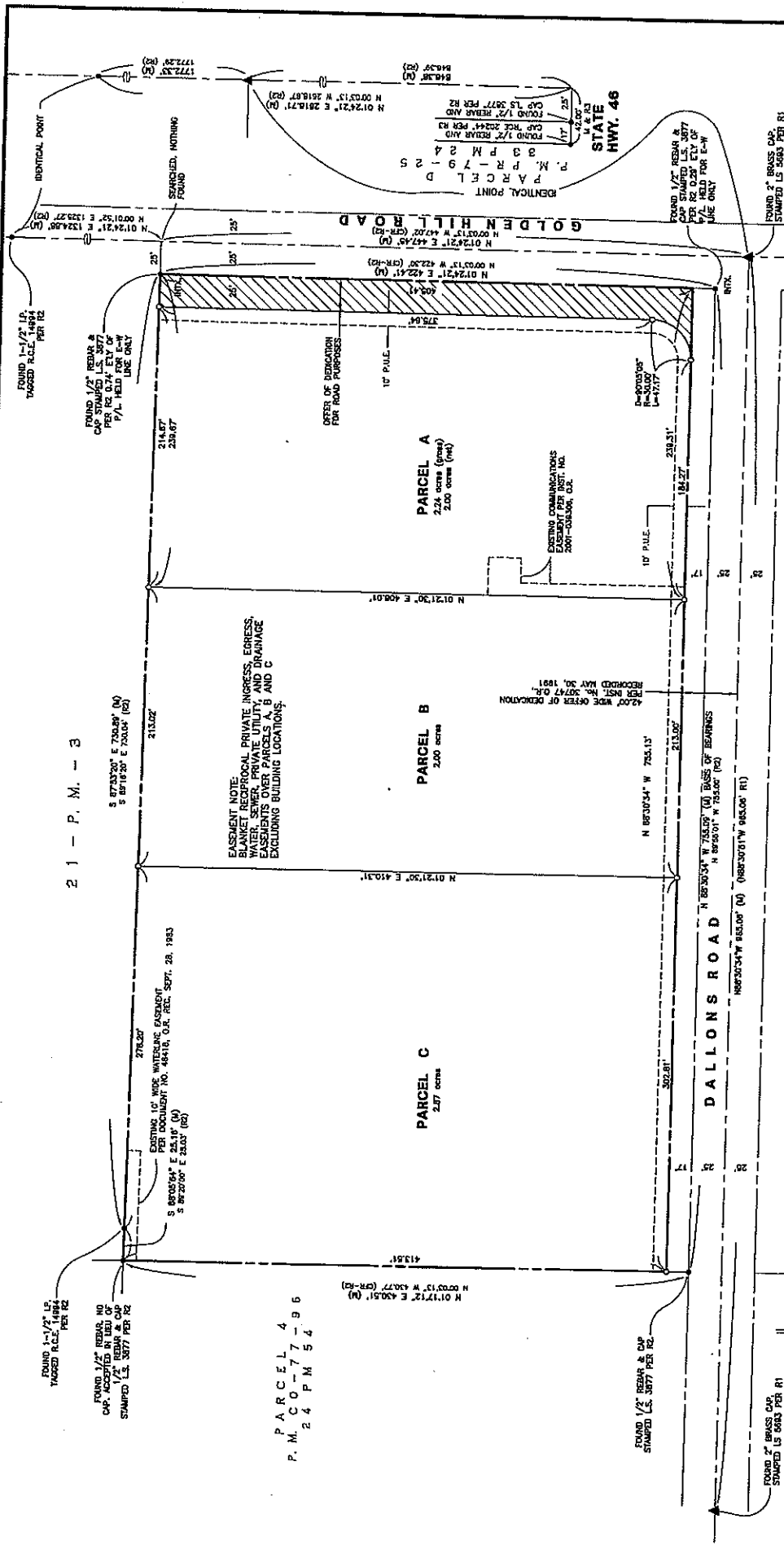
JULIE L. RODEWALD  
 COUNTY RECORDER BY: \_\_\_\_\_ DEPUTY RECORDER

**PARCEL MAP PR 00-0076**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. CO 77 98, AS SHOWN ON MAP FILED IN BOOK 24 OF PARCEL MAPS AT PAGE 64, RECORDS OF SAID COUNTY

PREPARED AT THE REQUEST OF MIKE BUZZETTI BY: \_\_\_\_\_ design professionals





# PARCEL MAP PR 00-0076

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL OF PARCEL MAP NO. CO 77 96, AS SHOWN ON MAP FILED IN BOOK 24 OF PARCEL MAPS AT PAGE 64, RECORDS OF SAID COUNTY

PREPARED AT THE REQUEST OF MIKE BUZZETTI BY:  
design professionals  
**eoda**  
civil engineers, land surveyors and planners  
1098 santa barbara st. san luis obispo, ca 95071  
ph: 835-44-2658 • email: eoda@eoda.com

DATE 12/10/05 • JN-2357.001 • SHEET 2 OF 2 SHEETS

**LEGEND**

- 0 SET 9/8" REBAR WITH TAG STAMPED L.S. 5637
- FOUND MONUMENT AS NOTED
- ▲ FOUND 2" BRASS CAP STAMPED L.S. 5637 PER RI
- ▭ MEASURED
- CALCULATED FROM RECORD "X"
- CTR-EX CONSOLIDATED BY INTERSECTION
- EXTERIOR BOUNDARY

**REFERENCES**

- R1 DALLONS ROAD PUBLIC IMPROVEMENT PLANS
- R2 24 PM 84
- R3 33 PM 24
- P/A PROPERTY LINE
- ELY EASTERLY

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE SOUTH LINE OF PARCEL T OF CO 77-96, BEING 65.015' AS SHOWN ON RZ, THAT BEARING BEING N88°30'34"W. (J08753017W PER R2)

PARCEL 2  
P. M. C O - 7 7 - 9 6  
2 4 P M 5 4

