

**TO:** James L. App, City Manager  
**FROM:** Robert A. Lata, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 03-0163 for Recordation (Pahler)  
**DATE:** May 3, 2005

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

**Facts:** 1. Applicants Joe and Steve Pahler have requested that Parcel Map PR 03-0163 be accepted by the City for recordation. PR 03-0163 is located at 2245 Vine Street, just north of 22nd Street.

**Analysis  
and**

**Conclusion:** Parcel Map PR 03-0163 was tentatively approved by the Planning Commission on October 14, 2003. 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:** That the City Council accept the subject map and agreement by taking the following actions:

- a. Adopt Resolution No. 05-xx accepting the recordation of Parcel Map PR 03-0163, a two-lot residential subdivision located at 2245 Vine Street.
- b. Amend, modify, or reject the above option.

Attachments: (2)

- 1) Vicinity/Reduced size parcel map
- 2) Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 03-0163 FOR RECORDATION (PAHLER)

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WHEREAS, the subdivider of tentative Parcel Map 03-0163, located at 2245 Vine Street has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 0.48 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 Parcel Map PR 03-0163 and authorize the execution and recordation of the parcel map.

SECTION 2. That the City Council of the City of Paso Robles does hereby accept the offers of dedication for public utilities, sewer and tree planting easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of May 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

**OWNERS' STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORDHOLDERS OF SECURITY INTEREST IN, SAID PARCEL, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 10' WIDE SEWER AND UTILITY EASEMENT SHOWN ON THIS MAP AND DELINEATED ON THIS MAP, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE SHOWN ON THIS MAP AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY PURPOSES. WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS, THE 10' WIDE SEWER ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF PARCELS 1 AND 2 AS DELINEATED ON SAID MAP.

JOSEPH PAHLER \_\_\_\_\_ JEANETTE L. PAHLER \_\_\_\_\_  
 STAVE J. PAHLER \_\_\_\_\_ LISA C. PAHLER \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO } SS

ON \_\_\_\_\_ 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED JOSEPH PAHLER AND JEANETTE L. PAHLER PERSONALLY KNOWN TO ME, OR PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO WITHIN CAPTIONED INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT THEY EXECUTED THE SAME VOLUNTARILY AND WITHOUT UNLAWFUL INFLUENCE, AND THAT THEIR SIGNATURE ON THE INSTRUMENT THE PEOPLE, OR THE ENTITIES UPON BEHALF OF WHICH THE PEOPLE ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_  
 COMMISSION NO.: \_\_\_\_\_

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO } SS

ON \_\_\_\_\_ 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED STAVE J. PAHLER AND LISA C. PAHLER PERSONALLY KNOWN TO ME, OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME VOLUNTARILY AND WITHOUT UNLAWFUL INFLUENCE, AND THAT THEIR SIGNATURE ON THE INSTRUMENT THE PEOPLE, OR THE ENTITIES UPON BEHALF OF WHICH THE PEOPLE ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_  
 COMMISSION NO.: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

FIDELITY NATIONAL TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST DATED MAY 19, 2004 AND RECORDED MAY 24, 2004, INSTRUMENT NO. 2004-048073 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**

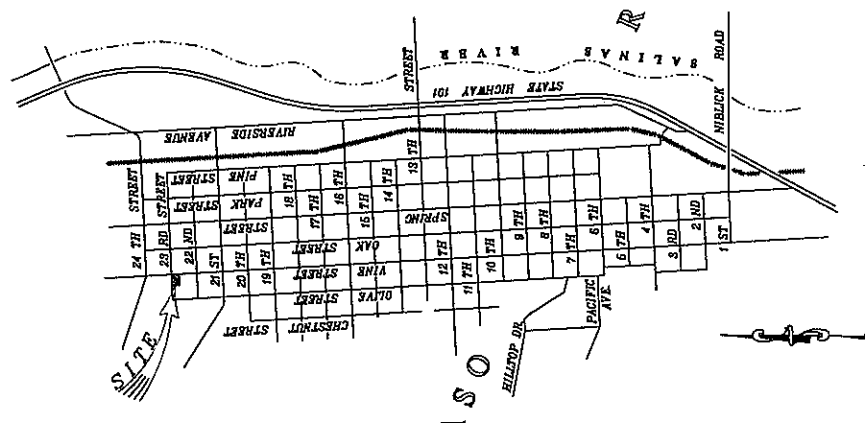
STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO } SS

ON \_\_\_\_\_ 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED \_\_\_\_\_ AS PUBLIC KNOWN TO ME, OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON KNOWN TO ME, OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT THEY EXECUTED THE SAME VOLUNTARILY AND WITHOUT UNLAWFUL INFLUENCE, AND THAT THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_  
 COMMISSION NO.: \_\_\_\_\_

**PARCEL MAP PR 03-0163**

OF LOT 1 AND A PORTION OF LOT 2, BLOCK 180, AND A PORTION OF 23RD STREET, CITY OF EL PASO DE ROBLES, AS PER MAP FILED IN BOOK 'A' OF MAPS, PAGE 169, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP  
 NO SCALE

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON THE INFORMATION CONTAINED WITHIN THE SUBDIVISION AND PRODUCT MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 10' WIDE SEWER AND UTILITY EASEMENT SHOWN ON THIS MAP AND DELINEATED ON THIS MAP, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE SHOWN ON THIS MAP AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY PURPOSES. WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS, THE 10' WIDE SEWER ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF PARCELS 1 AND 2 AS DELINEATED ON SAID MAP.

WM. E. TOUCHRON \_\_\_\_\_  
 LS 4845 (EXP. 9-30-2004)



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEALED MAP ENTITLED PARCEL MAP PR 03-0163, AND THAT THE INFORMATION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AS SUBMITTED AND ANY APPROVED ALTERATIONS THEREON, AND THAT ALL THE INFORMATION SHOWN ON SAID SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL AGENCY IS ACCURATE AND CORRECT, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN B. FALKENSTEIN, CITY ENGINEER  
 CITY OF EL PASO DE ROBLES  
 R.C.E. C83760 (LIC. EXPIRES 6/30/2006)



**COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 03-0163, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON OCTOBER 14, 2003. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

ROBERT J. LARA, COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF EL PASO DE ROBLES

**CITY CLERK'S STATEMENT**

I, DENNIS PANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004, APPROVE THE PARCEL MAP PR 03-0163 SHOWN HEREON, AND THE OFFERS OF DEDICATION SHOWN ON SAID STREET WIDENING ARE ACCEPTED TO THE TERMS OF OFFERS OF DEDICATION BY THE APPLICANT HAVING A RECORDED TITLE INTEREST IN SAID LAND. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004.

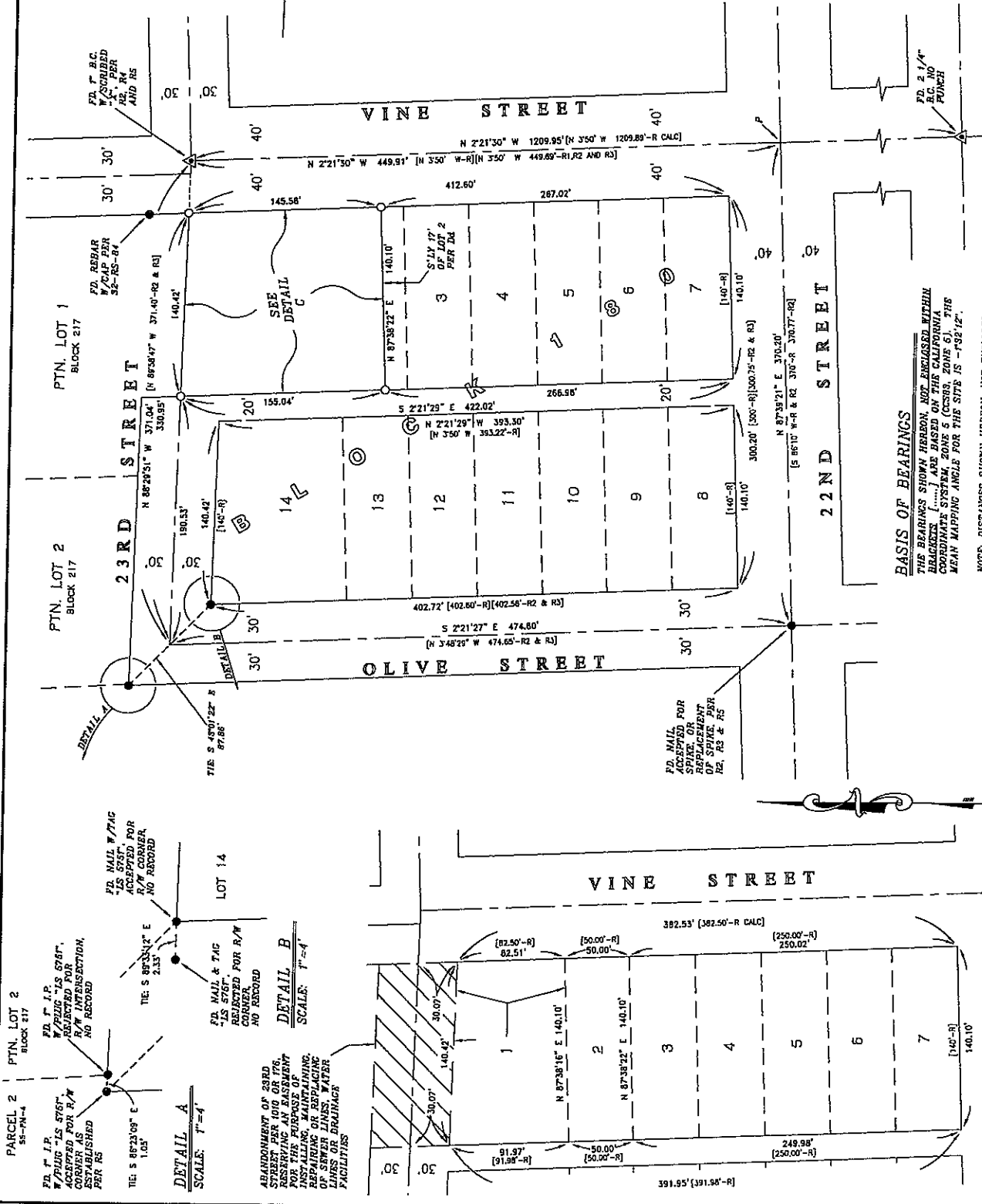
DENNIS PANSLER, CITY CLERK

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF WM. E. TOUCHRON.  
 DOC. NO.: \_\_\_\_\_ FEE: \_\_\_\_\_  
 COUNTY RECORDER \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

# PARCEL MAP PR 03-0163

OF LOT 1 AND A PORTION OF LOT 2, BLOCK 180, AND A PORTION OF 23RD STREET, CITY OF EL PASO DE ROBLES, AS PER MAP FILED IN BOOK 'A' OF MAPS, PAGE 169, COUNTY OF SAN JUAN, OBISPO, STATE OF CALIFORNIA.



### LEGEND

- O = SET 1" IRON PIPE TAGGED "LS 4845"
- = PD. MONUMENT AS NOTED
- △ = PD. MONUMENT, AS NOTED IN STANDARD MONUMENT WELL
- P = POINT DEVELOPED BY SINGLE PROPORTION
- DA = PER DEED
- R = A-MAPS-169 (1989)
- R1 = 14-RS-66 (1986)
- R2 = 31-RS-88 (1978)
- R3 = 94-RS-89 (1978)
- R4 = 68-RS-84 (1992)
- R5 = 55-FM-4 (2000)

DETAIL C  
SCALE: 1"=30'

DETAIL A  
SCALE: 1"=4'

DETAIL B  
SCALE: 1"=4'

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON, NOT ENCLOSED WITHIN BRACKETS [.....] ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 5 (CCS89, ZONE 5). THE MEAN MAPPING ANGLE FOR THIS SITE IS -732'12".

**NOTE: DISTANCES SHOWN HEREON, NOT ENCLOSED WITHIN BRACKETS [.....] ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 0.999990026.**

SCALE: 1"=50 FT

PROPORTIONAL BREAKDOWN OF LOTS 1-7