

**TO:** James L. App, City Manager  
**FROM:** John Falkenstien, Interim Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 03-0403 for Recordation (White)  
**DATE:** February 7, 2006

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

**Facts:** 1. Applicant Bruce White has requested that Parcel Map PR 03-0403 be accepted by the City for recordation. PR 03-0403 is located on Casa Blanca Court, north of 24<sup>th</sup> Street.

**Analysis  
and**

**Conclusion:** Parcel Map PR 03-0403 was tentatively approved by the Planning Commission on March 9, 2004. 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 by taking the following actions:

- a.** Adopt Resolution No. 06-xx accepting the recordation of Parcel Map PR 03-0403, a two-lot residential subdivision located on Casa Blanca Court, north of 24<sup>th</sup> Street.
- b.** Amend, modify, or reject the above option.

Attachments: (2)

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

**OWNERS' STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF 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 CERTAIN PRIVATE ACCESS EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

BRUCE WHITE

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 ON \_\_\_\_\_, BEFORE ME \_\_\_\_\_, PERSONALLY  
 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) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), 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.

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 BRUCE WHITE ON NOVEMBER 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, ALSO HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF ANY CHARACTER WHICH OCCUR IN THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN THE YEAR OF THE REVISION OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



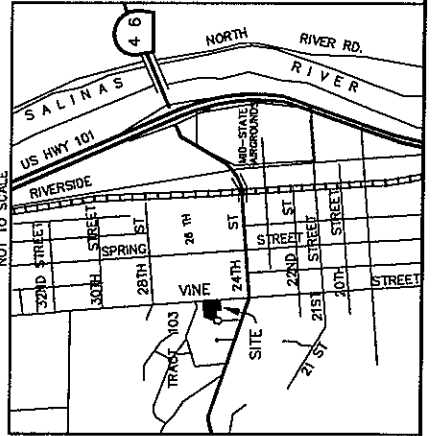
KENNETH D. WILSON \_\_\_\_\_ DATE \_\_\_\_\_  
 L.S. 5571 EXPIRATION DATE 9/30/2007

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 56453, SUBSECTION (c)-(1)-(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:

BRUCE WHITE, HERETTA STRAHAN, AND LOUISE B. WILSON, AND SUCCESSOR TRUSTEE OF THE JACKIE E. WILSON FAMILY TRUST U/D/T AUGUST 30, 1993, AS EASEMENT HOLDER PER INSTRUMENT RECORDED JANUARY 18, 2001 AS INSTRUMENT/FILE NUMBER 2001-003124 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 ON \_\_\_\_\_.

ROBERT A. LATA \_\_\_\_\_ DATE \_\_\_\_\_  
 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 CLERK DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ APPROVE THE MAP OF PARCEL MAP PR 03-0403 SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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 PARCEL NO. PR 03-0403 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS SHOWN ON THE TENTATIVE MAP, AND THAT THE TENTATIVE MAP IS IN ACCORDANCE WITH THE TENTATIVE 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 COMPLETED.

JOHN R. FALKENSTEN \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER, CITY OF PASO ROBLES  
 P.E. 33760 EXPIRES 3-30-2006

**COUNTY RECORDER'S STATEMENT**

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

DOCUMENT NO. \_\_\_\_\_  
 FEE: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

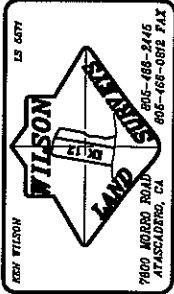
**PARCEL MAP PR 03-0403**

AS REQUESTED BY:  
**BRUCE WHITE**

LEGAL DESCRIPTION: A SUBDIVISION OF LOT 7 AND A PORTION OF LOT 8, PARCEL MAP PR 03-0403, CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APR: 008-091-048  
 DATE: NOVEMBER 21, 2005  
 FILENAME: P-0283 White Camp Boco CI FPM PLOT  
 FIELD BOOK: \_\_\_\_\_ FB \_\_\_\_\_

FORM BY: RW1 SCALE: 1"=200' NUMBER: P-0283 JOB NUMBER: P-0283 SHEET: 1 OF 2



VINE STREET

25'

"BASIS OF BEARINGS"  
S 04°32'31" E 230.00' M.R.A.R.-1

FOUND 5/8" REBAR  
LS 5571 PER R-1

LINE	LENGTH	BEARING
L1	13.60	N04°00'27" W
L2	2.74	N49°07'05" E

CURVE	LENGTH	RADIUS	DELTA
C1	7.94	52.00	52.43°
C2	45.72	52.00	27°-53'
C3	2.70	32.00	33.47'

- LEGEND
- FOUND AS NOTED
  - SET 5/8" REBAR LS 5571
  - R-1 19 00 50
  - R-2 SCALE-PROPORTION
  - SP INTERSECTION
  - BIT INTERSECTION
  - CF CALCULATED FROM

AS REQUESTED BY:  
**BRUCE WHITE**

LEGAL DESCRIPTION: A BEARING OF LOT 7 AND A PORTION OF LOT 6 FROM 01-277 DOCUMENT NO. 2400-07223 IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APP: 008-091-049  
DATE: NOVEMBER 21, 2005  
FILENAME: P-0263 White Camp Ecco Ct PM PLDT  
FIELD BOOK: --- FB ---  
DRAWN BY: RWK  
SCALE: 1"=20'  
NO. SHEETS: P-0263  
SHEET NUMBER: P-0263  
SHEET: 2 OF 2



BASIS OF BEARINGS  
FOR THIS SURVEY IS SOUTH 04°02'31" EAST BEING THE BEARING BETWEEN THE TWO FOUND MONUMENTS ALONG THE WESTERN SIDEWAY OF VINE STREET PER R (19 00 50) AND R-1 (04 LS 70).

**PARCEL 2**

0.99 ACRES GROSS  
(44,026 SQ. FT. GROSS)  
0.86 ACRES NET  
(41,711 SQ. FT. NET)

**PARCEL 1**

0.47 ACRES  
(20,603 SQ. FT.)

N 85°32'52" E 247.65' M.A.R.-1

104.88' M

125.32' M

N 65°57'50" E 80.71' M

N 89°11'12" E 20.00' M

685 OR 45

FOUND 5/8" REBAR  
LS 5571 PER R-1

24" WIDE SETBACK EASEMENT  
REF. SEE RECORD NO. 2001-003124  
OF OFFICIAL RECORDS

FOUND 5/8" REBAR  
LS 5571 PER R

N 85°32'52" E 247.65' M.A.R.-1

N 89°11'12" E 20.00' M

N 85°32'52" E 247.65' M.A.R.-1

N 89°11'12" E 20.00' M

N 85°32'52" E 247.65' M.A.R.-1

FOUND 5/8" REBAR  
LS 5571 PER R

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N 8

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 03-0403 FOR RECORDATION (WHITE)

---

WHEREAS, the subdivider of tentative Parcel Map 03-0403, located on Casa Blanca Court, north of 24<sup>th</sup> Street, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 1.46 acre lot; and

WHEREAS, all conditions of approval for this subdivision have been satisfied by the Subdivider.

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 03-0403 and authorize the execution and recordation of the parcel map.

SECTION 2. That the City Council of the City of Paso Robles accepts the offers of dedication for public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7<sup>th</sup> day of February 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Cathy M. David, Deputy City Clerk