

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 06-0049 for Recordation (Larrache)
DATE: April 17, 2007

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

Facts: 1. Applicant Larrache Land Company has requested that Parcel Map PR 06-0049 be accepted by the City for recordation. Parcel Map PR 06-0049 is located at 2901 Riverside Avenue.

**Analysis
and**

Conclusion: Parcel Map PR 06-0049 was tentatively approved by the Planning Commission on July 11, 2006. All conditions imposed by the Planning Commission have been satisfied.

Policy

Reference: General Plan
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. 07-xx accepting the recordation of Parcel Map PR 06-0049, a three-lot commercial subdivision located at 2901 Riverside Avenue.
- b. Amend, modify, or reject the above option.

Attachments: (2)

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

OWNERS' STATEMENT

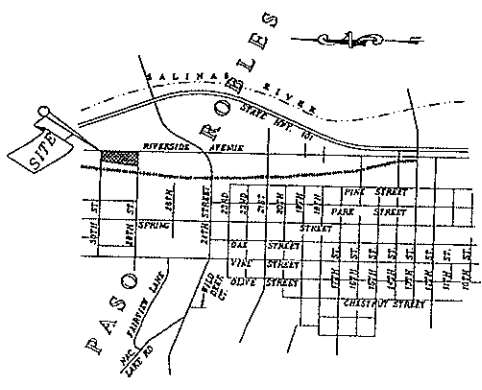
I, THE UNDERSIGNED, HEREBY STATE THAT I AM ALL THE OWNERS OF, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCORPORATED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

LARRAGUE LAND COMPANY, A PARTNERSHIP

SIGNATURE _____ PRINTED NAME _____

PARCEL MAP PR 06-0049

BEING A SUBDIVISION OF THE PARCEL OF LAND IN THE CITY OF EL PASO COUNTY, SAN LUIS OBISPO COUNTY OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED TO LARRAGUE LAND CO. RECORDED AUGUST 24, 1982 AS DOC. NO. 1982-044946 IN VOLUME 2427 OF OFFICIAL RECORDS, PAGE 506, RECORDS OF SAID COUNTY AND STATE.



VICINITY MAP
D.T.S.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO
ON _____ 200__ BEFORE ME
A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY
OF HONORABLE _____ PERSONALLY KNOWN TO ME,
PERSON WHOSE NAME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
ACKNOWLEDGED TO ME THAT THEY ARE THE SAME IN THEIR AUTHORIZED
CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, EXECUTED BY THE PERSON,
ON THE ENTIRETY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____ NAME PRINTED _____

COUNTY OF COMMISSIONS _____ EXP. 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 ACT AND LOCAL ORDINANCE AT THE REQUEST OF LARRAGUE LAND COMPANY IN SEPTER 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE FIELD SURVEY AND CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I FURTHER HEREBY STATE THAT ALL ADJUSTMENTS ARE THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. ALL ADJUSTMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



W.M. E. TOUCHON IS 4845 (EXP. 9-30-2008)

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 06-0049, THAT THE PERSON SHOWN AS HERSON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND THAT THE PROVISIONS OF THIS SUBDIVISION ACT AND ALL THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE STATE OF THE STATE HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEIN, CITY ENGINEER DATE _____
CITY OF EL PASO DE ROBLES R.C.E. 33769 (EXP. 8-30-2008)

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 06-0049, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON JULY 10, 2008. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

ROY FRISEWARD, COMMUNITY DEVELOPMENT DIRECTOR DATE _____
CITY OF EL PASO DE ROBLES

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THIS _____ DAY OF _____ 200__ APPROVE THE MAP OF PARCEL MAP PR 06-0049 SHOWN HERON. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 200__

DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 200__ AT _____
IN BOOK _____ OF PARCEL MAPS AT PAGES _____
AT THE REQUEST OF W.M. E. TOUCHON

DOC. NO. _____ FEE _____
JULIA A. RODRIGUEZ BY: DEPUTY
COUNTY RECORDER

TWIN CITIES SURVEYING, INC.
615-C MAIN STREET / P.O. BOX 177
TEMPLETON, CALIFORNIA 94663-0777
(916) 434-1834
SHEET 1 OF 2 IN 05229

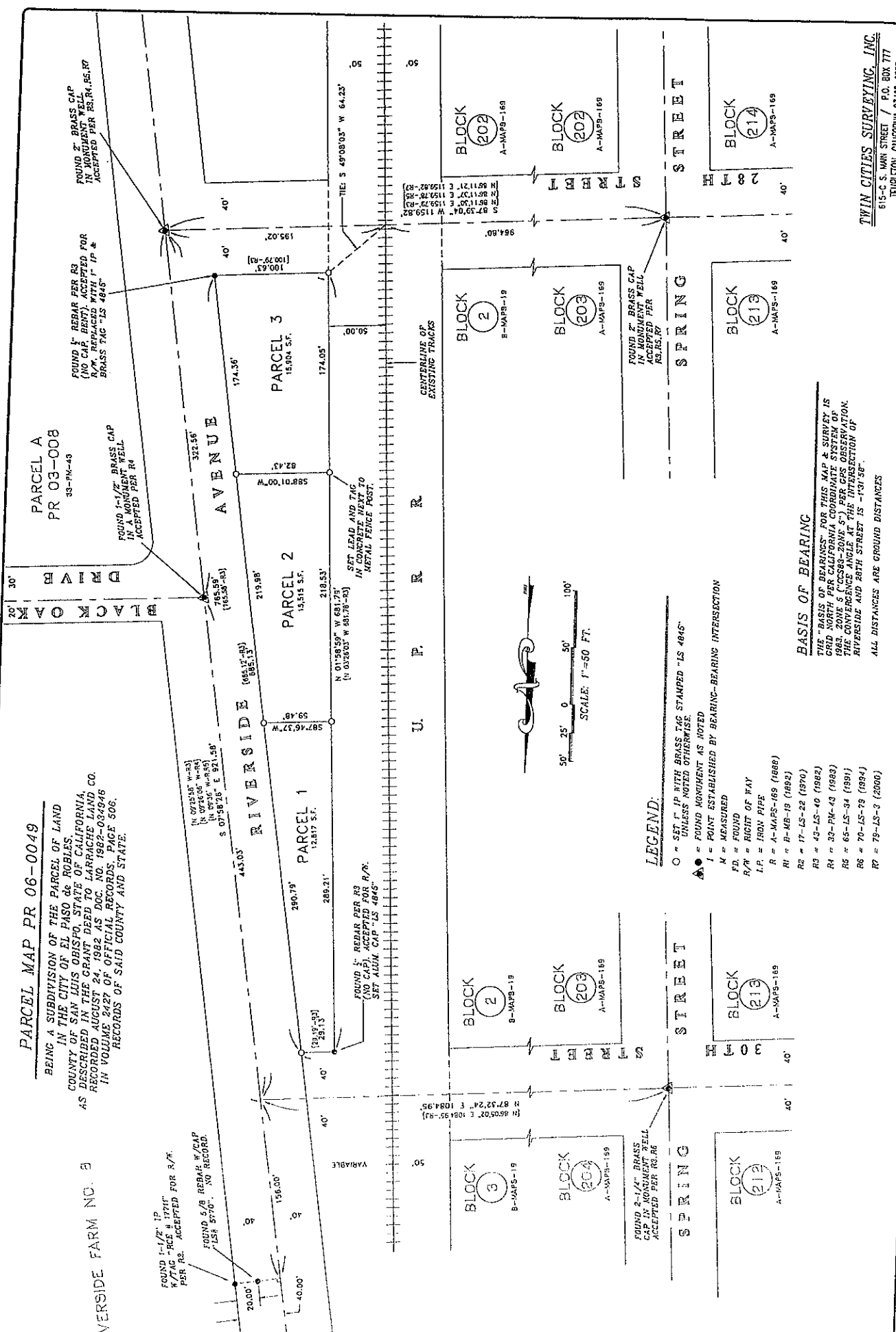
PARCEL MAP PR 06-0049

BEING A SUBDIVISION OF THE PARCEL OF LAND
IN THE CITY OF EL PASO 66 ROBLES,
COUNTY OF SAN JUAN OBISPO, STATE OF CALIFORNIA,
AS DESCRIBED IN THE OFFICIAL RECORDS OF THE COUNTY OF CALIFORNIA,
RECORDED AUGUST 24, 1982 AS DOC. NO. 1982-034946
IN VOLUME 2427 OF OFFICIAL RECORDS, PAGE 506,
RECORDS OF SAID COUNTY AND STATE.

RIVERSIDE FARM NO. 5

FOUND 1-1/2" IP
W/ TAG - RCE 9 17711"
PER R2. ACCEPTED FOR R/M.

FOUND 5/8" REBAR W/ CAP
158 5770". NO RECORD.



LEGEND.

- O = SET 1" IP WITH BRASS TAG STAMPED "LS 4845"
- = UNLESS NOTED OTHERWISE.
- = FOUND MONUMENT AS NOTED
- ▲ = POINT ESTABLISHED BY BEARING-BEARING INTERSECTION
- K = MEASURED
- FD = FOUND
- R/W = RIGHT OF WAY
- I.P. = IRON PIPE
- R = A-MAPS-169 (1888)
- RI = R-MB-19 (1892)
- R2 = 17-LS-22 (1870)
- R3 = 43-LS-40 (1882)
- R4 = 32-PK-43 (1893)
- R5 = 65-LS-34 (1991)
- R6 = 70-LS-79 (1894)
- R7 = 79-LS-3 (2000)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP & SURVEY IS GRID NORTH PER CALIFORNIA STATE SYSTEM OF 1983, ZONE 5 (CGS83-20M 5") PER C.S. NATIONAL. THE CONVERGENCE ANGLE AT THE INTERSECTION OF RIVERSIDE AND 28TH STREET IS -131'58". ALL DISTANCES ARE GROUND DISTANCES

RESOLUTION NO. 07-
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 06-0049 FOR RECORDATION
(LARRACHE)

WHEREAS, the subdivider of tentative Parcel Map PR 06-0049, located at 2901 Riverside Avenue, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 1.02 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 06-0049 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 17th day of April, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk