

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map PRAL 07-0148 for Recordation (Willhoit)
DATE: September 18, 2007

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

Facts: 1. Applicant Richard Willhoit has requested that Parcel Map PRAL 07-0148 be accepted by the City for recordation. Parcel Map PRAL 07-0148 is located on Buena Vista Drive between River Oaks Drive and Experimental Station Road.

**Analysis
and**

Conclusion: Parcel Map PRAL 07-0148 is a lot line adjustment of commercial property. This application was not subject to Planning Commission approval and is not typically subject to council acknowledgement prior to recordation. However, this map contains an offer of dedication of a public landscape easement. Approval of the map by Council provides the resolution of acceptance of the easement.

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 PRAL 07-0148, a lot line adjustment of two commercial properties located on Buena Vista Drive.
- b. Amend, modify, or reject the above option.

Attachments: (2)

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

OWNERS STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF AND RECORD HOLDERS OF THE INTERESTS IN THE LANDS DESCRIBED IN THE MAP AND THAT WE HAVE THE SOLE AND SEVERAL RIGHTS OF THE SURVIVORS AND RECORD HOLDERS OF THE MAP AND THAT WE DO HEREBY CONSENT TO THE PLANNING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS FOR THE USE AND BENEFIT OF SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SINK ON SAID PARCELS EASEMENTS FOR PUBLIC UTILITY PURPOSES DESCRIBED ON SAID MAP AS PUBLIC UTILITY EASEMENTS OF TITLE.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS FOR THE USE AND BENEFIT OF THE PUBLIC A 20' WIDE PUBLIC LANDSCAPE BUFFER EASEMENT AS DEMONSTRATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS FOR THE USE AND BENEFIT OF THE GAS COMPANY A 20' WIDE PRIVATE GAS EASEMENT AS DEMONSTRATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS CERTAIN PRIVATE ACCESS, PRIVATE WATER PRIVATE DRAINAGE, AND PRIVATE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DEMONSTRATED ON SAID MAP.

DOX WILSON _____ DATE _____
 THE WARDENLAGE AT RIVER CANS, LLC

NOTARY ACKNOWLEDGEMENTS

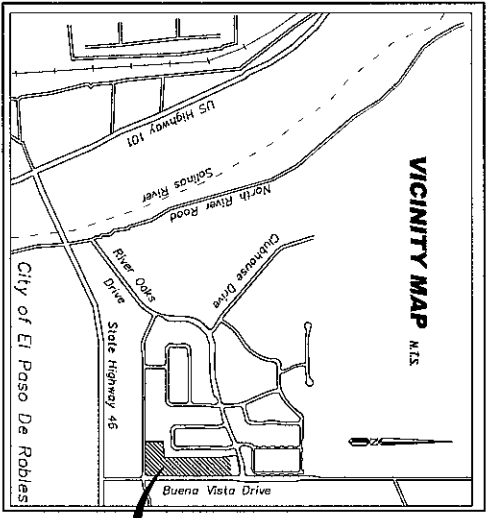
ON ADOPTING PUBLIC FOR THE STATE OF CALIFORNIA, BEFORE ME, A PERSONALLY APPOINTED NOTARY PUBLIC, PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SUFFICIENT EVIDENCE TO BE THAT THE PERSON WHOSE NAME IS SUBSCRIBED TO THE MAP AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ PRINTED NAME: _____
 COUNTY OF COMMISSION: _____ EXPIRATION DATE: _____
 COMMISSION NO.: _____

PARCEL MAP PRAL 07-0148

BING A SUBDIVISION OF LOTS 49 AND 50 OF TRACT 185-1 AS SHOWN IN BOOK 18, PAGE 47 OF MAPS, AND LOTS 85 OF TRACT 185-2 AS SHOWN IN BOOK 18, PAGE 55 OF MAPS, ALL IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY OF THE LANDS DESCRIBED IN THE MAP AND THE RECORDS OF THE COUNTY OF SAN LUIS OBISPO. AT THE REQUEST OF DOX WILSON, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY COMFORMS TO THE APPROVED OR CONTINUALLY APPROVED TECHNICAL MAP OF A.M.T. I ALSO STATE THAT ALL OF THE INFORMATION SHOWN HEREBY ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUBJECT TO CHANGE THE SURVEY TO BE RECORDED.

JOSEPH T. WORGAN, PLS 519292876 (02/21/2008) DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE AMENDED MAP ENTITLED PARCEL MAP ROLL 07-0148 THAT THE SUBDIVISION SHOWN HEREBY IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AND THAT THE SUBDIVISION SHOWN HEREBY IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TECHNICAL MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FLORES, PLS 519292876 (02/21/2008) DATE _____
 CITY ENGINEER, CITY OF EL PASO DE ROBLES

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PARCEL MAP ROLL 07-0148 THAT SUBDIVISION SHOWN HEREBY IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AND THAT THE SUBDIVISION SHOWN HEREBY IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TECHNICAL MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RON HERRING, PLS 519292876 (02/21/2008) DATE _____
 COMMUNITY DEVELOPMENT DIRECTOR,
 CITY OF EL PASO DE ROBLES

CITY CLERK'S STATEMENT

I, JENNIFER FAUSER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DO ON THE _____ DAY OF _____, 2002, APPROVED THE MAP OF PARCEL MAP 07-0148.

JENNIFER FAUSER, CITY CLERK _____ DATE _____
 DEBORAH D. ROBINSON, DEPUTY CITY CLERK

COUNTY RECORDER'S STATEMENT
 RECD THIS _____ DAY OF _____, 2002, AT _____ M.
 IN BOOK _____ OF PARCEL MAPS AT PAGES _____
 AT THE REQUEST OF _____
 DOC. NO. _____
 FEE _____
 MALE L. ROSEWALD, COUNTY RECORDER
 BY _____ DEPUTY

NO. JOB NUMBER: 0719-0001 FILE NAME: 71601_PARCEL_MAP.018 DATE: 7/16/07 TITLE REPORT: PARCEL MAP 07-0148 (1) DATED: MARCH 26, 2007

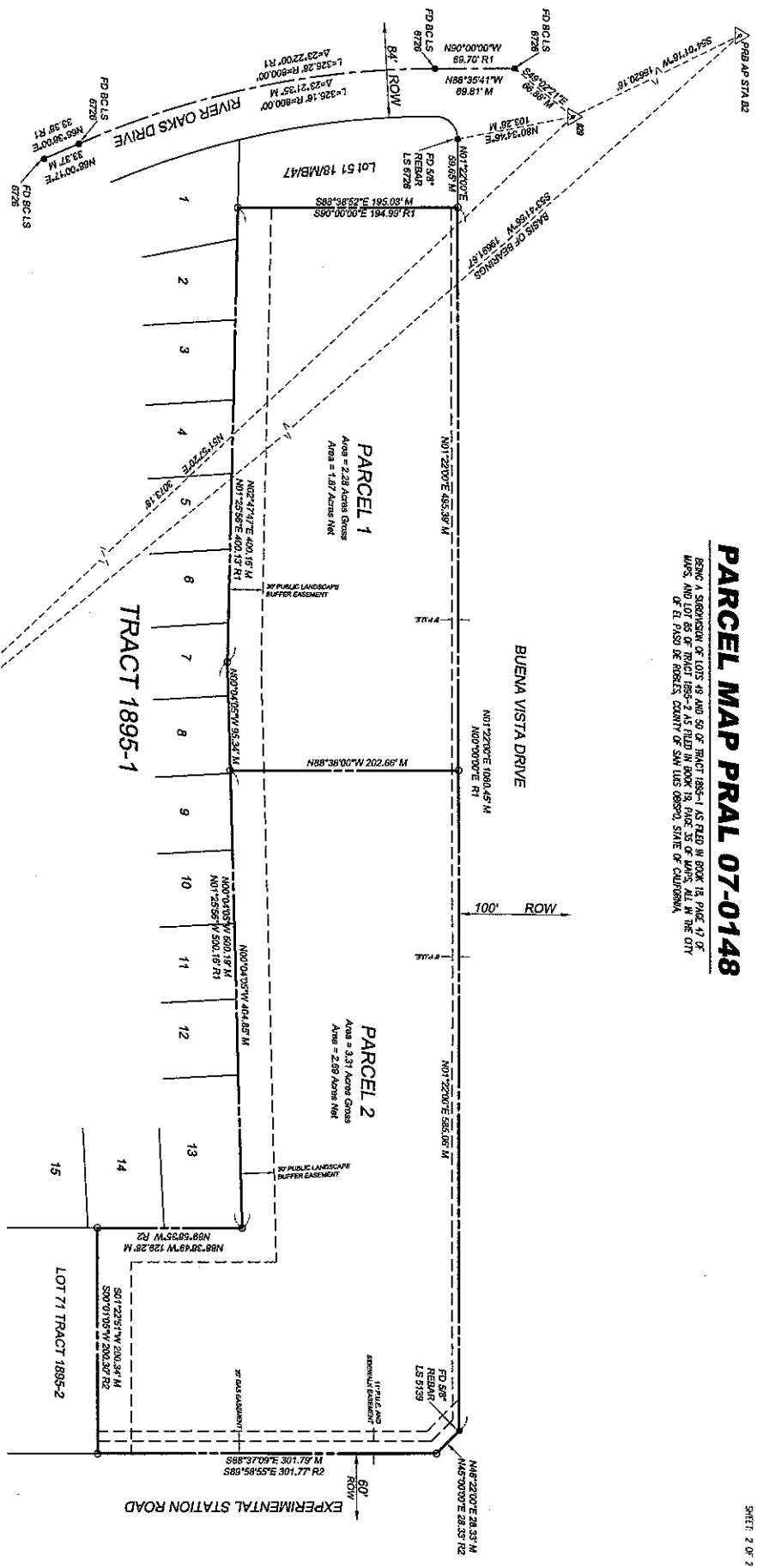
WALLACE GROUP

THE ENGINEERING, ARCHITECTURAL, PLANNING AND SURVEYING DIVISIONS OF WALLACE GROUP ARE LEADERS IN THE DESIGN AND CONSTRUCTION OF COMMERCIAL, INDUSTRIAL, RESIDENTIAL AND PUBLIC WORKS. WE ARE CURRENTLY ACCEPTING QUALIFIED PROFESSIONALS FOR ALL POSITIONS. INTERESTED CANDIDATES SHOULD CONTACT: WALLACE GROUP, 6112 CLAYSON COURT, SUITE 100, SAN LUIS OBISPO, CA 95065. TEL: 805.544.4111 FAX: 805.544.4254 www.wallacegroup.com

PARCEL MAP PRAL 07-0148

BEING A SUBDIVISION OF LOTS 49 AND 50 OF TRACT 1895-1 AS SHOWN IN BOOK 18, PAGE 47 OF MAPS AND LOT 66 OF TRACT 1895-2 AS SHOWN IN BOOK 18, PAGE 33 OF MAPS, ALL IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

SHEET 2 OF 2

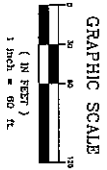


BASIS OF BEARINGS

THIS SURVEY TIED TO ONE "B" CONTROL STATION AND ONE FIRST ORDER STATION OF THE HIGH PRECISION GEODETIC NETWORK (HPGN). THOSE STATIONS ARE THE NATIONAL GEODETIC SURVEY CONTROL POINTS DESIGNATED 7989 AP 1895 STA 827, HAVING A PUBLISHED POSITION OF NORTING 2443008.07, EASTING 5701265.37; AND 7989 D 05 ML, HAVING A PUBLISHED POSITION OF NORTING 2431530.07, EASTING 5705395.56. THE RESULTING BEARINGS FROM 7989 AP 1895 STA 827 TO 7989 D 05 ML, BEING S341°56' N, THE BEARINGS FROM HEREON ARE REFERENCED TO CSD83, ZONE 9 GRID NORTH.

LEGEND

- △ 629 CONTROL POINT AND NUMBER
- (IN FEET) TOWN MONUMENT AS DESCRIBED
- SET 5.0' REBAR WITH CAP LS 6192
- W/SETBACK
- RECORDED MAP 18/AB/47
- RECORDED MAP 19/AB/25
- FOUND
- BOUNDS CAP



WALLACE GROUP

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 612 CLARION COURT
 SUITE 100
 EL PASO, TEXAS 79904
 1-800-544-4111 FAX 915-744-2594
 www.wallacegroup.com

JOB NUMBER: 0710-0001 FILE NAME: 71801-PROJECT-148.DWG DATE: 7/19/07 THE REPORT: PALO 400-274867 (U) DATED: MARCH 26, 2007

RESOLUTION NO. 07-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION
OF THE FINAL MAP FOR LOT LINE ADJUSTMENT PRAL 07-0148
(WILLHOIT)

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 parcel map for PRAL 07-0148, and authorize the execution and recordation of the map.

SECTION 2. That the City Council of the City of Paso Robles accept the offer of dedication for landscape buffer easement as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of September 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk