

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 07-0008 for Recordation (Pacific Management Development)  
**DATE:** December 4, 2007

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

**Facts:** 1. Applicant Pacific Management Development has requested that Parcel Map PR 07-0008 be accepted by the City for recordation. Parcel Map PR 07-0008 is located at 406 and 416 Spring Street.

**Analysis  
and**

**Conclusion:** Parcel Map PR 07-0008 was tentatively approved by the Planning Commission on May 8, 2007. 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 07-0008, a two-lot commercial subdivision located at 406 and 416 Spring Street.
- b. Amend, modify, or reject the above option.

Attachments: (2)

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

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND THE ONLY PARTIES HAVING AN INTEREST IN THE PROJECT DESCRIBED AND LOCATED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT WE DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE SEWER EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE PARCELS AFFECTED BY SUCH EASEMENTS, AS DELINEATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF SAID PUBLIC UTILITIES, ANY AND ALL RIGHTS AND EASEMENTS AUTHORIZED TO SERVE ON SAID PARCELS, EASEMENTS FOR PUBLIC UTILITIES PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

JAMES R. CHRISTENSEN, TRUSTEE OF THE JAMES R. CHRISTENSEN FAMILY TRUST DATED MAY 7, 1997.

BY: JAMES R. CHRISTENSEN, TRUSTEE

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } S.S.

ON 2007, BEFORE ME, NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED JAMES R. CHRISTENSEN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE INSTRUMENT IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ CA. NOTARY EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

**UNPLOTTABLE EASEMENTS**

THE EASEMENT DESCRIBED AS PARCEL 2, ACCORDING TO THE DEEDS RECORDED MAY 8, 1997 AS DOCUMENT NO. 1997-023270 OF OFFICIAL RECORDS AND DECEMBER 12, 2006 AS DOCUMENT NO. 2006-086458 OF OFFICIAL RECORDS.

**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 \_\_\_\_\_, 2007, APPROVE THE MAP OF PARCEL MAP PR 07-0008 SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

DENNIS FANSLER, CITY CLERK

**TRUSTEE'S STATEMENT**

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE UNDER A DEED OF TRUST RECORDED FEBRUARY 2, 2008 AS INSTRUMENT NO. 2008-007703 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_

BY: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

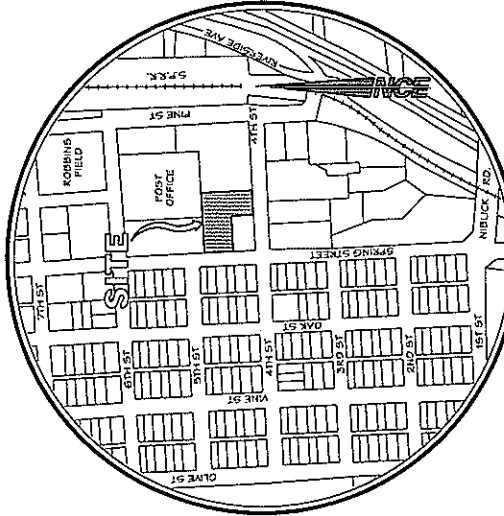
STATE OF CALIFORNIA } S.S.

ON \_\_\_\_\_, 2007, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED \_\_\_\_\_, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE INSTRUMENT IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_

COUNTY OF \_\_\_\_\_ CA. NOTARY EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_



VICINITY MAP  
NO SCALE

**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 JIM SAUNDERS, JANUARY, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP FOR ANY AND ALL PARCELS THAT ALL BE SET WITHIN ONE YEAR OF THE DATE OF THIS MAP. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



JOHN R. SAUNDERS L.S. 5812 DATE \_\_\_\_\_  
EXP. 6/30/07

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 07-0008, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED MAP ACT ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JIM SAUNDERS, JANUARY, 2007, AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
JOHN R. FALKENSTEIN  
CITY ENGINEER  
CITY OF PASO ROBLES  
R.C.E. C33760 (EXP. 6/30/08)

**PLANNING COMMISSION STATEMENT**

I HEREBY 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 FOR PARCEL MAP PR 07-0008 ON MAY 7, 2007.

RONALD WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

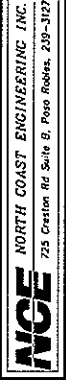
**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_  
OF PARCEL MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF JOHN R. SAUNDERS.  
DOCUMENT NO. \_\_\_\_\_  
FEE: \_\_\_\_\_

MULE L. ROOSEWALD COUNTY RECORDER  
DEPUTY RECORDER

**PARCEL MAP PR 07-0008**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOTS 8 AND 10, PORTIONS OF LOTS 2, 3, 4, 5, 6 AND 8, AND A PORTION OF THE ALLEY, ALL IN BLOCK 117 OF THE MAP OF THE CITY OF EL PASO DE ROBLES RECORDED IN BOOK A OF MAPS, AT PAGE 169 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



# PARCEL MAP PR 07-0008

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOTS 9 AND 10, PORTIONS OF LOTS 3, 4, 5 AND 8, AND A PORTION OF THE ALLEGED 1/2" IRON PIPE MONUMENT OF THE CITY OF EL PASO DE ROBLES RECORDED IN BOOK 1 OF MAPS, AT PAGE 169 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

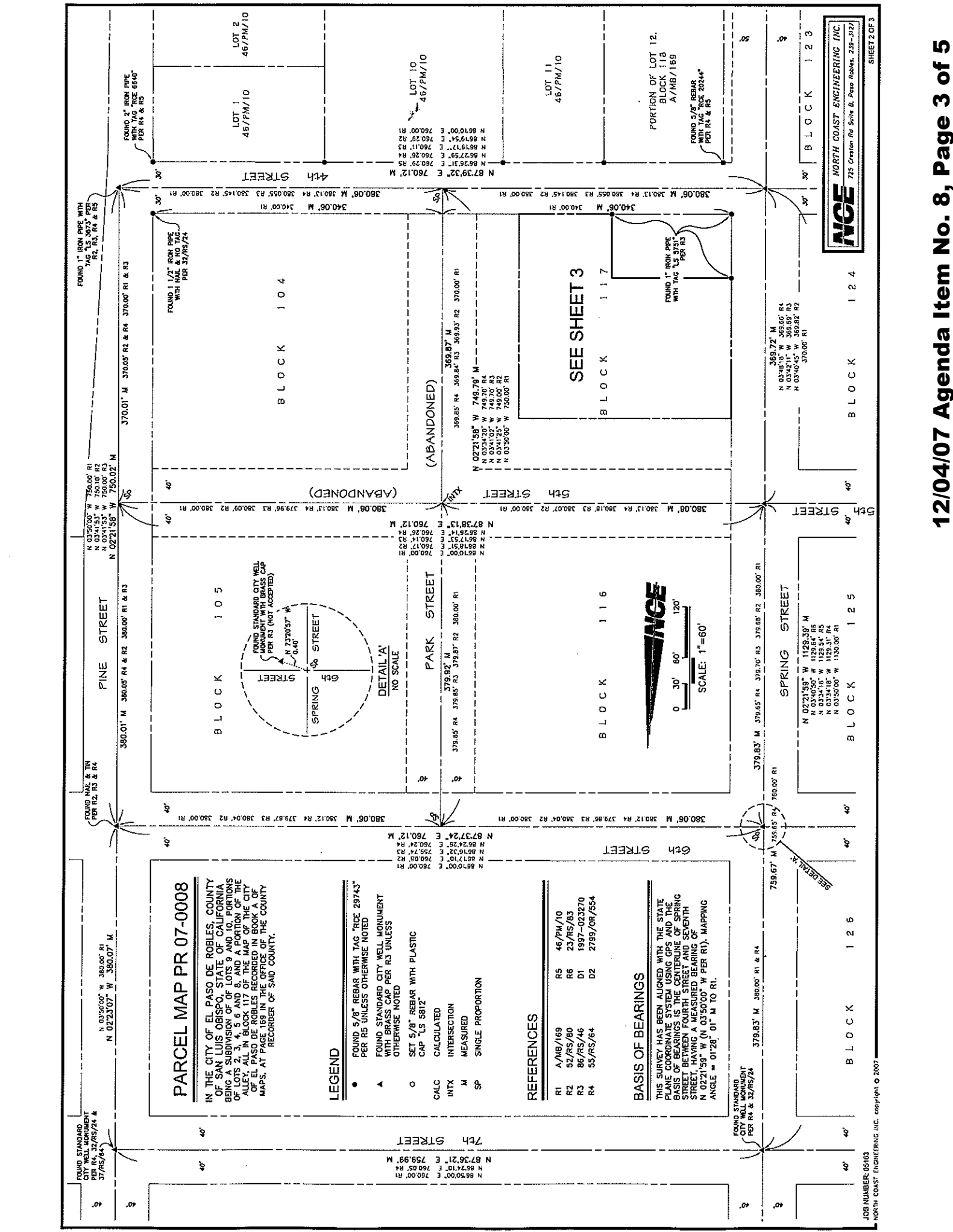
- ### LEGEND
- FOUND 5/8" REBAR WITH TAG "RCE 29743" PER R5 UNLESS OTHERWISE NOTED
  - ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R3 UNLESS OTHERWISE NOTED
  - SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
  - CALC CALCULATED
  - INTX INTERSECTION
  - M MEASURED
  - SP SINGLE PROPORTION

### REFERENCES

R1	A/MB/169	R5	46/PM/10
R2	52/RS/80	R6	23/RS/83
R3	86/RS/46	D1	1997-023270
R4	55/RS/64	D2	2789/08/554

### BASIS OF BEARINGS

THIS SURVEY HAS BEEN ALIGNED WITH THE STATE PLANE COORDINATE SYSTEM USING GPS AND THE BASIS OF BEARINGS IS THE CENTERLINE OF SPRING STREET BETWEEN FOURTH STREET AND SEVENTH STREET, HAVING A MEASURED BEARING OF N 02°21'59" W (N 03°50'00" W PER R1). MAPPING ANGLE = 01°28' 01" M TO R1.



JOB NUMBER 05163  
 NORTH COAST ENGINEERING INC. copyright © 2007

# PARCEL MAP PR 07-0008

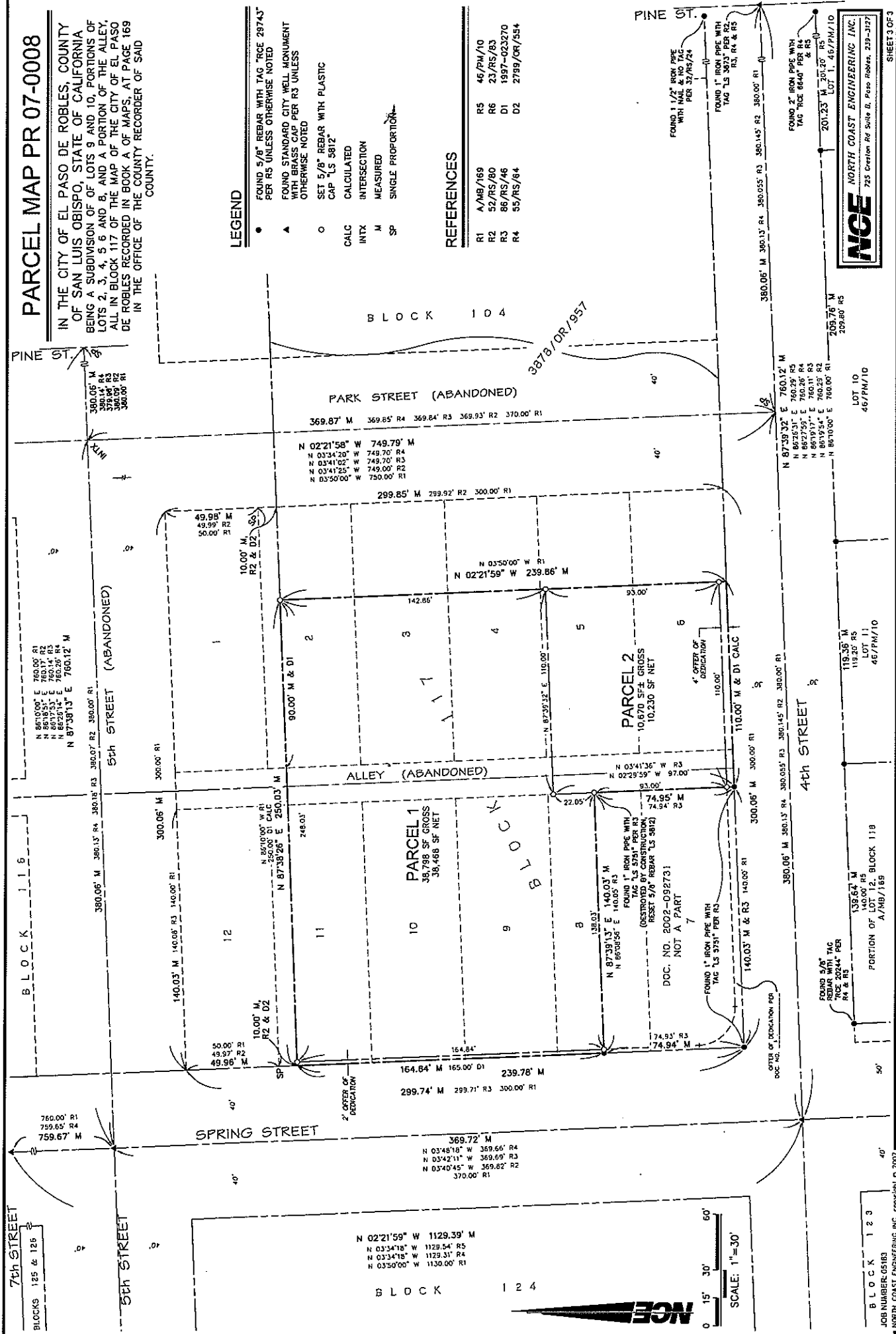
IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOTS 9 AND 10, PORTIONS OF LOTS 2, 3, 4, 5, 6 AND 8, AND A PORTION OF THE ALLEY, ALL IN BLOCK 117 OF THE MAP OF THE CITY OF EL PASO DE ROBLES RECORDED IN BOOK A OF MAPS, AT PAGE 169 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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R3	86/RS/46	D1	1997-023270
R4	55/RS/64	D2	2799/OR/554



**NCE**  
NORTH COAST ENGINEERING INC.  
725 Creation Rd Suite B, Paso Robles, 219-3127

SHEET 3 OF 3

RESOLUTION NO. 07-  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 07-0008 FOR RECORDATION  
(PACIFIC MANAGEMENT DEVELOPMENT)

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WHEREAS, the subdivider of tentative Parcel Map PR 07-0008, located at 406 and 416 Spring Street, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 1.14 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 07-0008 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 offer of dedication for streets as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4<sup>th</sup> day of December, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk