

**TO:** James L. App, City Manager  
**FROM:** Ronald Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Utility Easement (Baldwin)  
**DATE:** March 18, 2008

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**Needs:** That the City Council authorize the acceptance of an Easement Grant Deed for public utility purposes related to the development of Tract 2778-2 and a lot line adjustment between Justin Baldwin and Tom Erskine.

**Facts:**

1. The Planning Commission approved Tract 2778, a two-phased subdivision of commercial property on April 25, 2006. Tract 2778 provides for the extension of Wisteria Lane to the east.
2. On October 4, 2007, the Community Development Director administratively approved a lot line adjustment between Lot 8 of Tract 2778-1 and Phase 2 of Tract 2778.
3. The City has received an Easement Grant Deed from Baldwin for a public utility easement over that portion of his land directly adjacent to the future extension of Wisteria Lane and east of Tract 2778-1.

**Analysis  
and**

**Conclusion:** Justin Baldwin has provided an Easement Grant Deed in order to provide for the continuity of the public utility easement from Tract 2778-1 to Tract 2778-2. The easement provides for the orderly transition of public improvements from Phase 1 of Tract 2778 to Phase 2.

**Policy**

**Reference:** Paso Robles Municipal Code Sections 17.04.020D

**Fiscal**

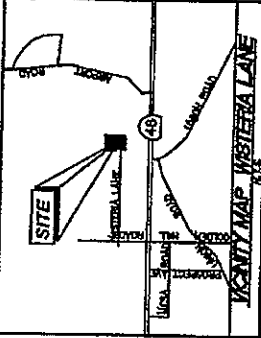
**Impact:** None.

**Options:**

- a. Adopt Resolution No. 08-xxx accepting the Easement Grant Deed from Justin and Deborah Baldwin for a Public Utilities Easement adjacent to Wisteria Lane in Tract 2778-2.
- b. Amend, modify or reject the above option.

Attachments: (2)

1. Vicinity Map
2. Easement Grant Deed for Public Utilities Easement
3. Resolution



**EXISTING PARCELS**

LOT 8  
PARCEL 6  
TOTAL AC  
3.60 AC ±  
182.60 AC ±  
196.20 AC ±

**PROPOSED PARCELS**

PARCEL 1  
PARCEL 2  
TOTAL  
4.10 AC ±  
182.50 AC ±  
186.60 AC ±

**OWNERS**

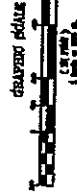
LOT 8 JUSTIN BALDWIN  
PARCEL 6 RANCH AND COAST PROPERTIES

**APPLICANT**

TIM JACOBE  
MULIZ & ASSOCIATES  
1515 CALLE DE LA UNION  
SAN LUIS OBISPO, CA 93401  
PHONE: (805) 641-6604

**APNS**

032-432-009  
032-432-010  
RANCH AND COAST PROPERTIES

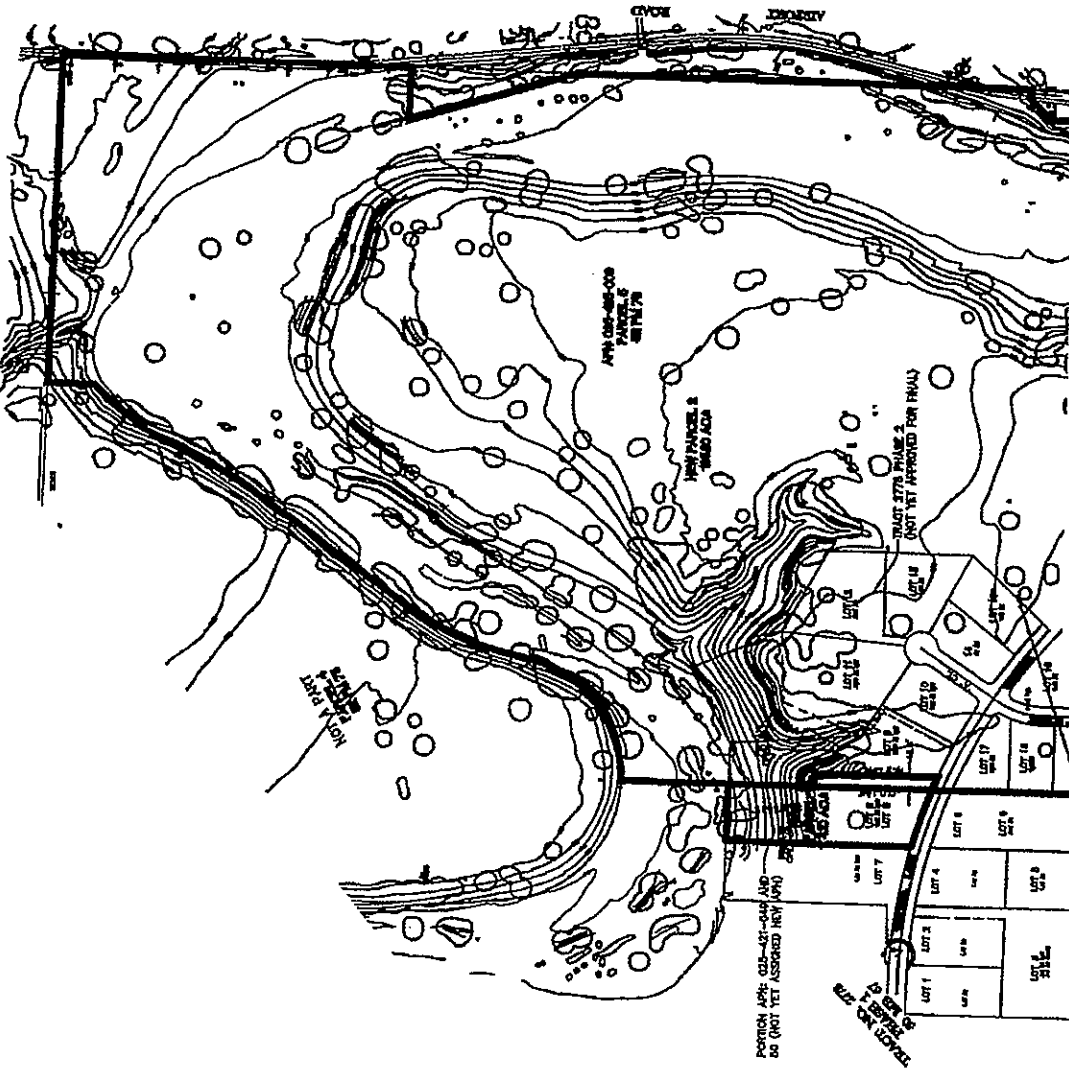


**TENTATIVE LOT LINE  
ADJUSTMENT MAP**

**PRAL 07-0213**

BECOMING AN ADJUSTMENT OF THE  
LINE BETWEEN LOT 8 OF TRACT  
277B PHASE 1 (30 MB 67) AND  
PARCEL 6 OF 52 PM 7B.

CITY OF PASO ROBLES, CALIFORNIA  
SAN LUIS OBISPO COUNTY, CALIFORNIA



1005 BALDWIN ST. - PASO ROBLES, CALIF. 93446 - 003/230-5472  
**EMK & Associates, Inc.**  
ENGINEERING • PLANNING • SURVEYING

PRAL 07-0213  
TENTATIVE LLA

SHEET NO. 1  
DATE: 09-28-07  
DRAWN BY: J. JACOB

SHEET 1 OF 1

**Exhibit A**  
**Tentative Lot Line Adjustment**  
**PRAL 07-0213**  
**(Baldwin)**

**COPY**

Recording Requested By And  
When Recorded, Return to:

CITY OF PASO ROBLES  
ENGINEERING DIVISION  
1000 SPRING STREET  
PASO ROBLES, CA 93446

MAIL TAX STATEMENT TO:

DOCUMENT TRANSFER \$, -0-  
( ) Computed on the consideration or value of  
property conveyed; OR  
( ) Computed on the consideration or value less  
liens or encumbrances  
( ) remaining at time of sale.  
\* \_\_\_\_\_

Signature of Declarant or Agent  
determining tax – Firm Name –

APN: 025-435-009

**EASEMENT GRANT DEED**

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**JUSTIN C. BALDWIN and DEBORAH K. BALDWIN, Trustees of the Baldwin Family Trust dated September 16, 1997**

owners of the property shown in Exhibit "A" attached hereto and made a part hereof,

Hereby GRANT(S) to the public for public use and the benefit of the several public utility companies which are authorized to serve in the City of Paso Robles, County of San Luis Obispo, State of California, described as:

An easement to construct, place, operate, reconstruct, install, inspect, maintain, replace, remove, add to, and repair, at any time from time to time such underground conduits and such underground communication facilities, pipes, manholes, handholes, terminal equipment cabinets, services boxes, wires, cables, and electrical conductors, aboveground marker posts, risers, and service pedestals, underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads and fixtures and appurtenances necessary to any and all thereof together with the right of ingress thereto and egress there from, in, on, over, under, across, and along that certain real property more particularly described in Exhibit "B" and graphically shown in Exhibit "C" attached hereto and made a part hereof.

Continued

Grantor also grants the right to trim tree foliage and to cut limbs and roots on said property as may be necessary for the protection of said facilities.

Grantor shall not erect or construct any building or other structure or drill or operate any well within said easement.

Grantees shall be responsible for damage caused intentionally or by any negligent act or emission of grantees, its agents or employees while exercising the rights granted herein.

**JUSTIN C. BALDWIN and DEBORAH K. BALDWIN, Trustees of the Baldwin Family Trust dated September 16, 1997**

\_\_\_\_\_  
By: Justin C. Baldwin

\_\_\_\_\_  
Date

\_\_\_\_\_  
By: Deborah K. Baldwin

\_\_\_\_\_  
Date

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**PARCEL 1**  
**PRAL 07-0213**

Lot 8 of Tract No. 2778-Phase 1, in the City of El Paso de Robles, County of San Luis Obispo, State of California, according to map recorded June 26, 2007 in Book 30, Pages 67 and 68 of Maps, in the Office of the County Recorder of said County and State, together with that portion of Parcel 5 of Parcel Map No. PRAL 95-065, in said City of El Paso de Robles according to map recorded January 29, 1998 in Book 52, page 78 of Parcel Maps, in said Office of said County Recorder, said portion being more particularly described as follows:

Beginning at the Southeast corner of said Lot 8, thence Northerly along the East line thereof N01°21'43"E 444.68 feet; thence leaving said East line S88°38'17"E 48.50 feet to an intersection with a line parallel to said East line; thence Southerly along said parallel line S01°21'43"W 464.32 feet to an intersection with an Easterly extension of the South line of said Lot 8, said point of intersection having a radial bearing of N24°08'45"E; thence Westerly along the arc of a non-tangent curve to the left having a radius of 2034.00 feet with a central angle of 01° 28'26" and an arc length of 52.33 feet to the Point of Beginning.

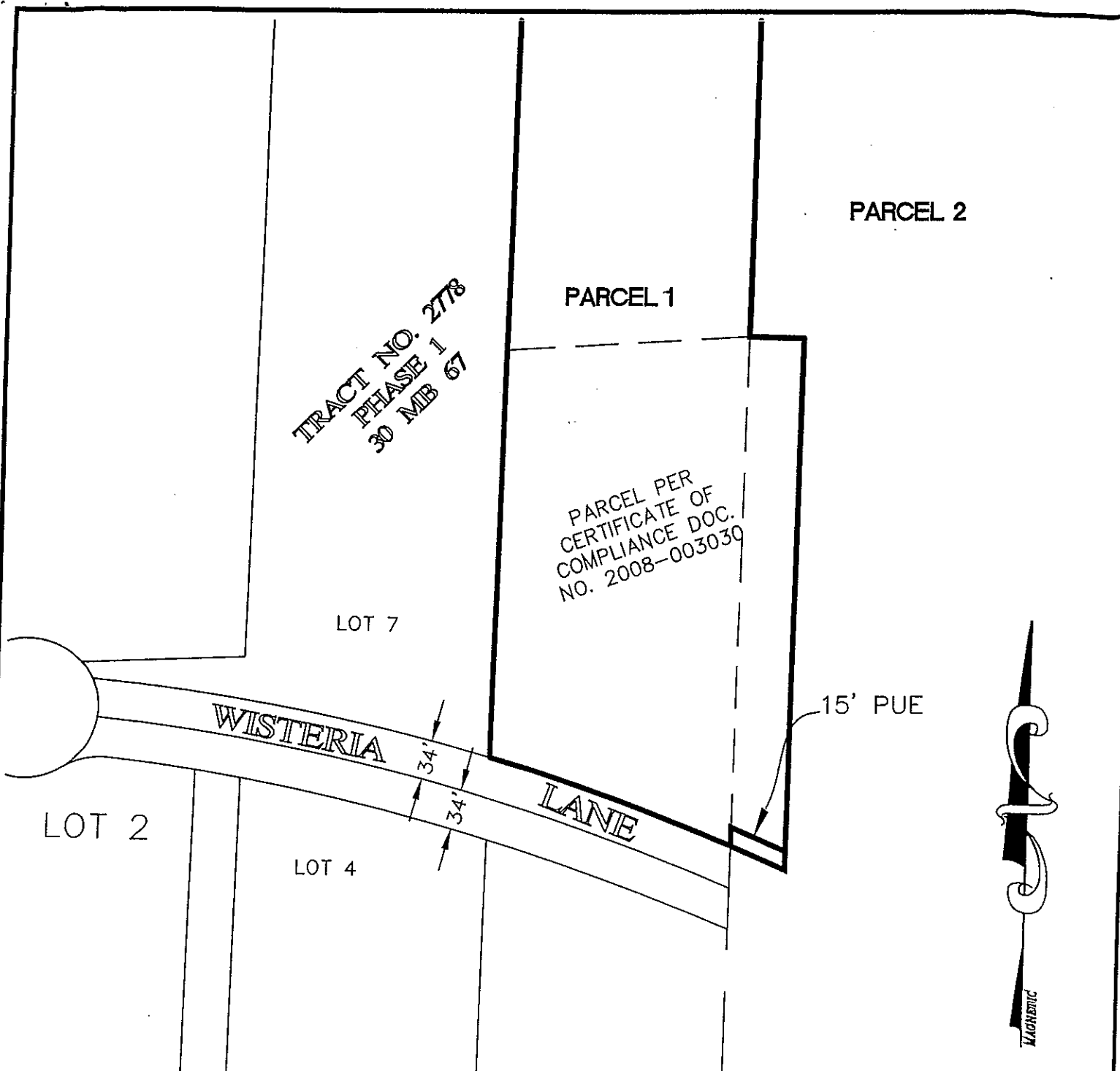
**This parcel described in Certificate of Compliance recorded as Document No. 2008-003030 of Official Records, in said Office of said County Recorder.**

**EXHIBIT "B"**  
PUE Description

The Southerly 15.00 feet of that portion of Parcel 5 of Parcel Map No. PRAL 95-065, in said City of El Paso de Robles according to map recorded January 29, 1998 in Book 52, page 78 of Parcel Maps, in said Office of said County Recorder, said portion being more particularly described as follows:

Beginning at the Southeast corner of Lot 8 of Tract No. 2778-Phase 1, in the City of El Paso de Robles, County of San Luis Obispo, State of California, according to map recorded June 26, 2007 in Book 30, Pages 67 and 68 of Maps, in the office of said County Recorder, thence Northerly along the East line thereof N01°21'43"E 444.68 feet; thence leaving said East line S88°38'17"E 48.50 feet to an intersection with a line parallel to said East line; thence Southerly along said parallel line S01°21'43"W 464.32 feet to an intersection with an Easterly extension of the South line of said Lot 8, said point of intersection having a radial bearing of N24°08'45"E; thence Westerly along the arc of a non-tangent curve to the left having a radius of 2034.00 feet with a central angle of 01° 28'26" and an arc length of 52.33 feet to the Point of Beginning.

See Exhibit "C" attached.



PRAL 07-0213

PUE (PUBLIC UTILITY EASEMENT)

E X H I B I T " C "

PREPARED FOR: TOM ERSKINE  
 PREPARED BY: EMK & ASSOCIATES, INC.  
 1005 RAILROAD STREET  
 PASO ROBLES, CA 93446  
 (805) 238-5427

NOT TO SCALE

JOB NO. 07-476

RESOLUTION NO. 08-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AN EASEMENT GRANT DEED FOR  
A PUBLIC UTILITIES EASEMENT (PRAL 07-0213)

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WHEREAS, the City has received a 15-foot wide Easement Grant Deed from Justin and Deborah Baldwin for a public utilities easement located along Wisteria Lane adjacent to Tract 2778-2; and

WHEREAS, the easement will allow for the construction and maintenance of certain public utilities needed to serve Tract 2778-2.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council accept the 15-foot wide Easement Grant Deed for a Public Utilities Easement received from Justin and Deborah Baldwin and authorize its execution and recordation.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 18<sup>th</sup> day of March, 2008 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