

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 07-0065 for Recordation (Dorsey)  
**DATE:** May 6, 2008

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

**Facts:** 1. Applicant Tom Dorsey has requested that Parcel Map PR 07-0065 be accepted by the City for recordation. Parcel Map PR 07-0065 is located at 3450 Riverside Avenue.

**Analysis  
and**

**Conclusion:** Parcel Map PR 07-0065 was tentatively approved by the Planning Commission on May 22, 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. 08-xx accepting the recordation of Parcel Map PR 07-0065, a two-lot commercial subdivision located at 3450 Riverside Avenue.
- 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 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 DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

\_\_\_\_\_  
THOMAS A. DORSEY

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, 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/THEY 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.  
WITNESS MY HAND.

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 TOM DORSEY IN JULY 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436, SUBSECTION (a-3-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:

WAYNE STANLEY AND JANET STANLEY, AS EASEMENT HOLDER PER INSTRUMENT RECORDED NOVEMBER 2, 1995, AS INSTRUMENT NO. 95-51257 OF OFFICIAL RECORDS.

**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 FOR PARCEL MAP PR 07-0065 ON MAY 22, 2007.

\_\_\_\_\_  
RONALD WISENAND 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 COUNCIL DID ON \_\_\_\_\_ 20\_\_\_\_ APPROVE THE MAP OF PARCEL MAP PR 07-0065 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 ANNEXED MAP ENTITLED PARCEL MAP PR 07-0065, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION 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 COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

\_\_\_\_\_  
JOHN R. FALKENSTEN DATE \_\_\_\_\_  
CITY ENGINEER, CITY OF PASO ROBLES  
P.E. 33760 EXPIRES 3-30-2008

**COUNTY RECORDER'S STATEMENT**

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

DOCUMENT NO: \_\_\_\_\_  
FEE: \_\_\_\_\_  
SIGNED: JULIE L. RODEWALD  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY RECORDER



<b>PARCEL MAP PR 07-0065</b>				
AS REQUESTED BY: <b>Tom Dorsey</b>				
LEGAL DESCRIPTION: PARCEL B OF PARCEL MAP PR 80-150 IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 30 PM 78.				
APN: 008-021-010				
DATE: JUNE 2007				
FILENAME: U-148 Dorsey Riverside FPM				
FIELD BOOK: CD 1-26				
DRAWN BY	SCALE	PROJECT	JOB NUMBER	SHEETS
JTM	n/a	U-146	U-146	1 OF 2



RESOLUTION NO. 08-  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 07-0065 FOR RECORDATION  
(DORSEY)

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WHEREAS, the subdivider of tentative Parcel Map PR 07-0065, located at 3450 Riverside Avenue, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 1.51 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 07-0065 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 6<sup>th</sup> day of May, 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