

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 07-0294 for Recordation (Dry Creek Partners)
DATE: October 21, 2008

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

Facts: 1. Applicants Dry Creek Partners, LLC, have requested that Parcel Map PR 07-0294 be accepted by the City for recordation. Parcel Map PR 07-0294 is located south and west of the intersection of Dry Creek and Airport Roads, at the southerly end of Hughes Parkway in Tract 2772 (see vicinity map).

**Analysis
and**

Conclusion: Parcel Map PR 07-0294 was tentatively approved by the Planning Commission on April 22, 2008. 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 by taking the following actions:

- a. Adopt Resolution No. 08-xx accepting the recordation of Parcel Map PR 07-0294, a three-lot commercial subdivision located at the southerly terminus of Hughes Parkway.
- 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 ALL RECORD-HOLDERS OF SECURITY INTEREST IN), AND ALL PARTIES HAVING ANY RECORD INTEREST IN, THE PROJECT DESCRIBED HEREIN AND THE SUBDIVISION PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND THE SEWER AND WATER EASEMENTS SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THEREIN.

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

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

BY: HOGUE BROTHERS, INC., A CALIFORNIA CORPORATION

BY: _____

BY: _____

BY: _____

BY: AIRPORT ROAD BUSINESS PARK, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

BY: _____

BY: _____

BY: DRY CREEK PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, 2008, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE _____

NAME PRINTED _____

COUNTY OF _____, CA.

NOTARY EXPIRES _____

NOTARY COMMISSION NUMBER _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.

ON _____, 2008, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

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COUNTY OF _____ } S.S.

ON _____, 2008, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

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NOTARY SIGNATURE _____

NAME PRINTED _____

COUNTY OF _____, CA.

NOTARY EXPIRES _____

NOTARY COMMISSION NUMBER _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY OF THE PROPERTY AND THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES THAT REQUIRE THE RECORDATION OF A SUBDIVISION MAP. HEREBY I STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL THE MONUMENTS SHOWN HEREON 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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JOHN R. SANDERS L.S. 5012 DATE _____
EXP. 6/30/08



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEKED MAP ENTITLED PARCEL MAP PR 07-0294 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE 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. FALKENSTIEN
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 07-0294 ON APRIL 22, 2008.

RONALD WHISEMAND, COMMUNITY DEVELOPMENT DIRECTOR DATE _____

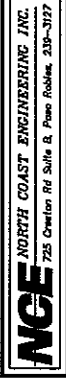
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____, IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF JOHN R. SANDERS. DOCUMENT NO. _____

JULIE L. ROEWALD DEPUTY RECORDER
COUNTY RECORDER

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



TRUSTEE'S STATEMENT

UNITED GENERAL TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-046084 OF OFFICIAL RECORDS.

BY: _____
BY: _____ PRINTED NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____ 2008, BEFORE ME _____ WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____, CA. NOTARY EXPIRES _____ NOTARY COMMISSION NUMBER _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436, SUBSECTION (a)-(3)-(A-1), OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED FROM THIS INSTRUMENT BECAUSE THE SIGNATURES OF THE EASEMENT HOLDERS ARE NOT REQUIRED BY THE GOVERNING BODY.

PACIFIC TELEPHONE & TELEGRAPH WHICH IS AUTHORIZED TO SERVE IN THE COUNTY OF SAN LUIS OBISPO AS EASEMENT HOLDERS PER THE DOCUMENTS RECORDED AUGUST 9, 1982 IN 1196/OR/110, AND APRIL 7, 1967 IN 1430/OR/742.

TRUSTEE'S STATEMENT

PACIFIC COAST NATIONAL BANK, TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-022117 OF OFFICIAL RECORDS.

BY: _____
BY: _____ PRINTED NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

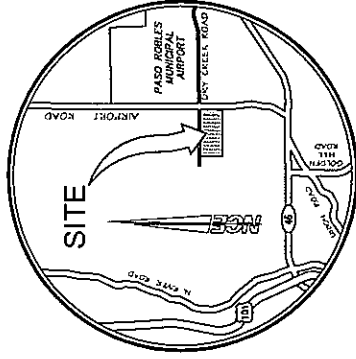
ON _____ 2008, BEFORE ME _____ WHO A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITY(IES), AND THAT 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.

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NOTARY SIGNATURE _____ NAME PRINTED _____
COUNTY OF _____, CA. NOTARY EXPIRES _____ NOTARY COMMISSION NUMBER _____

UNPLOTTABLE EASEMENTS

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY: PT&T EASEMENT PER 1430/OR/742

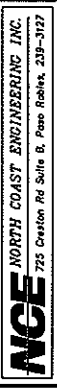


VICINITY MAP

NO SCALE

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ON THE SOUTH LINE OF LOT 17 OF TRACT 2772-1, BETWEEN TWO FOUND MONUMENTS HAVING A BEARING OF N 88°31'24" W PER R.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5812" OR NAIL & TAG "LS 5812" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- INTX INTERSECTION
- M MEASURED
- T.P.E. TREE PLANTING EASEMENT



SCALE: 1" = 100'
0 50' 100' 200'

PARCEL 2
PR 05-0381
68/PM/73-75

PARCEL 1
PR 05-0381
68/PM/73-75

REFERENCES

R XX/AB/XX-XX

JOB NUMBER: 08157
NORTH COAST ENGINEERING INC. copyright © 2008

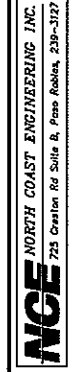
REMAINDER
29.11 AC GROSS
27.96 AC NET

CURVE	RADIUS	DELTA	LENGTH
C1	470.00	02°43'07"	22.30
C2	470.00	07°54'11"	64.83
C3	20.00	82°05'49"	28.66
C4	20.00	111°04'58"	38.78

LINE	BEARING	LENGTH
L1	N 01°31'40" E	59.91
L2	N 01°31'40" E	59.91
L3	N 01°31'40" E	59.91

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

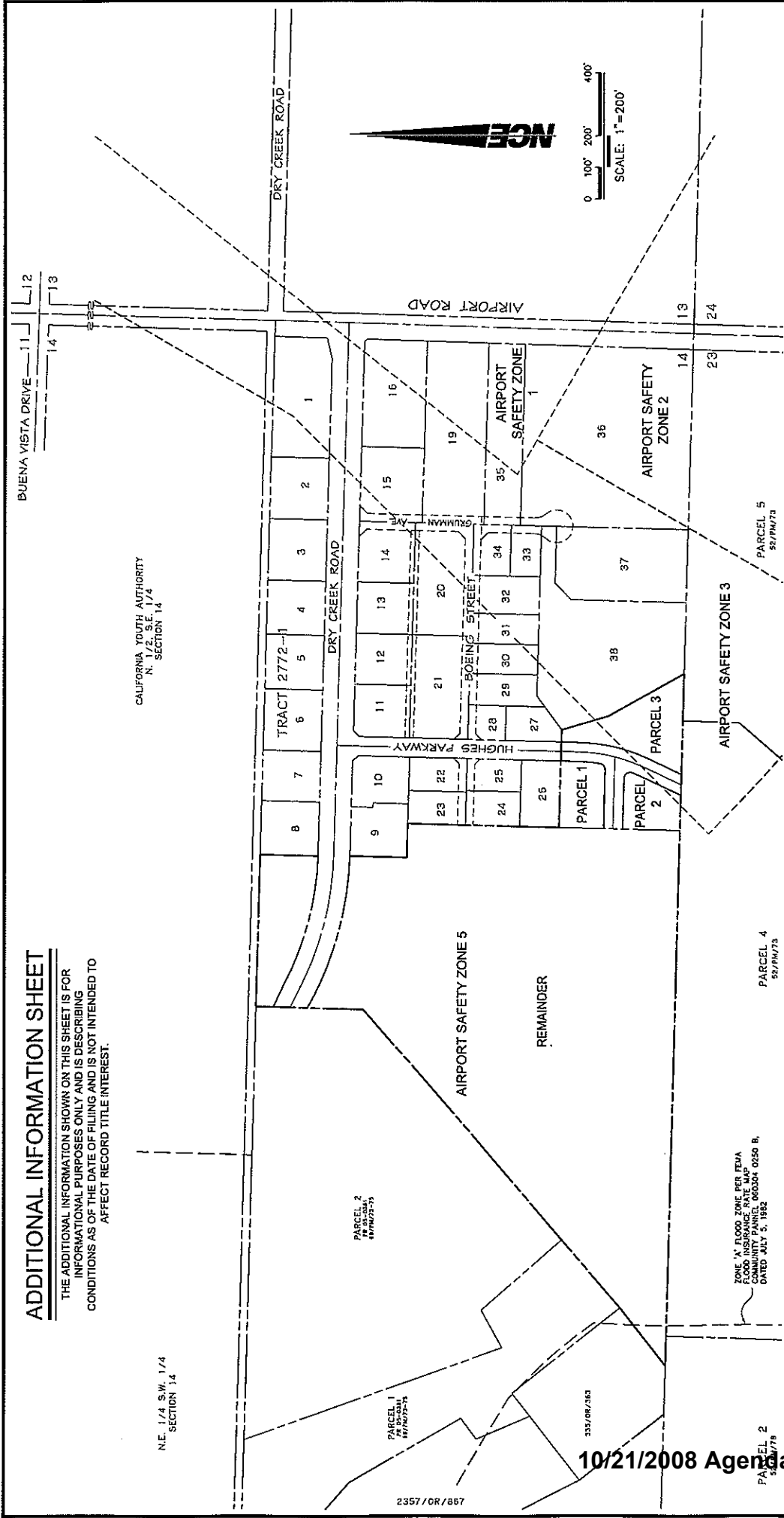


ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

N.E. 1/4 S.W. 1/4
SECTION 14

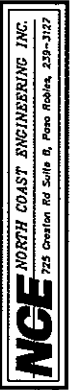
CALIFORNIA YOUTH AUTHORITY
N. 1/2, S.E. 1/4
SECTION 14



0 100' 200' 400'
SCALE: 1"=200'

PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SHEET 4 OF 4

PARCEL 2
78 25-0244
6/16/03/25-95

PARCEL 1
78 25-0244
1/14/03/25-95

2357/0R/350

ZONE 'X' FLOOD ZONE PER FEMA
FLOOD INSURANCE RATE MAP
NO. 17000A
DATED JULY 5, 1992

PARCEL 4
52/PM/73

PARCEL 5
52/PM/73

PARCEL 2
52/PM/78

2357/0R/867

RESOLUTION NO. 08-
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 07-0294 FOR RECORDATION
(DRY CREEK PARTNERS, LLC)

WHEREAS, the subdivider of tentative Parcel Map PR 07-0294, located at the southerly terminus of Hughes Parkway in Tract 2772, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 3.42 acre lot along with a remainder parcel of 29.11 acres; 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 07-0294 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 Hughes Parkway and the sewer and water easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of October, 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk