

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 07-0010 for Recordation (Thiessen)
DATE: November 18, 2008

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

Facts: 1. Applicants Kelthi Ventures, LLC have requested that Parcel Map PR 07-0010 be accepted by the City for recordation. Parcel Map PR 07-0010 is located at 2127 Vanderlip Court.

**Analysis
and**

Conclusion: Parcel Map PR 07-0010 was tentatively approved by the Planning Commission on April 10, 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 by taking the following actions:

- a. Adopt Resolution No. 08-xx accepting the recordation of Parcel Map PR 07-0010, a four-unit air space commercial condominium subdivision located at 2127 Vanderlip Court.
- b. Amend, modify, or reject the above option.

Attachments: (2)

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

OWNERS' STATEMENT

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE SOLE OWNER OF, AND SOLE PART AND PROTECT SHOWN ON THIS MAP, AND THAT THEY DO HEREBY CONSENT TO THE FILING AND/OR RECORDEMENT OF THIS MAP.

BEETH FEATURES, LLC

SIGNATURE _____
 PRINTED NAME _____ TITLE _____

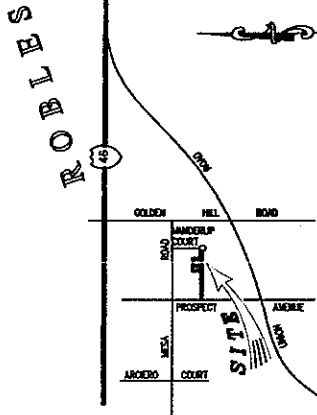
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF SAN LUIS OBISPO } ss
 ON BEHALF BEETH FEATURES, LLC }
 PERSONALLY KNOWN TO ME OR PROVIDED TO ME ON THE BASIS OF SUFFICIENT EVIDENCE TO BE }
 THAT THEY RECEIVED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE }
 ON THE INSTRUMENT THE PERSON, ON THE BEHALF OF WHOM THE INSTRUMENT WAS }
 EXECUTED, INTENDED TO BE BOUND BY THE INSTRUMENT.

WITNESS MY HAND:
 SIGNATURE _____ PRINTED NAME _____
 COUNTY OF COMMISSIONER _____
 COMMISSION NO. _____ EXP. DATE _____

PARCEL MAP PR 07-0010

BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCEL 1 OF PARCEL 10 P.P. 06-06-00000 IN THE CITY OF EL PASO, DE ROBLES AS RECORDED IN BOOK 67, PAGES 44-46, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP
 NO SCALE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY OF THE PARCEL AND THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE TIME OF MY SAID SURVEY. I HEREBY STATE THAT THE PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL OF THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE APPROVAL OF THE COUNTY CLERK OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

W. E. TOUCHON L.S. 4846 (EXP. 9-30-2008)



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ADJUSTED MAP ENTITLED PARCEL MAP PR 07-0010, THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREON, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN E. ZALKENSTEIN, CITY ENGINEER
 CITY OF EL PASO DE ROBLES
 R.C.E. 51780 (EXP. 6-30-2010) DATE _____

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 07-0010, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON APRIL 10, 2007. THIS MAP IS THEREFORE APPROVED BY THE CITY OF EL PASO DE ROBLES.

RON WEISBERG, COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF EL PASO DE ROBLES DATE _____

CITY CLERK'S STATEMENT

I, DENNIS PANGLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE _____ DAY OF _____ 2008, APPROVE THE MAP OF PARCEL MAP PR 07-0010 SOUTH ROBLES.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2008.
 DENNIS PANGLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2008, AT _____
 IN BOOK _____ OF PARCEL MAPS AT PAGES _____
 AT THE REQUEST OF W. E. TOUCHON.
 DOC. NO. _____ PER _____
 JULIE L. RODRIGUEZ BY _____
 COUNTY RECORDER

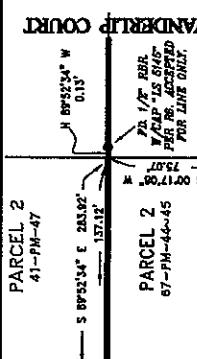
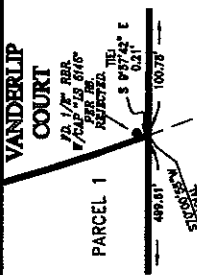
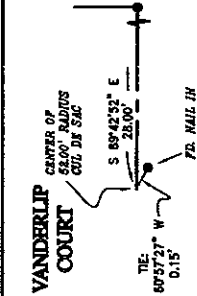
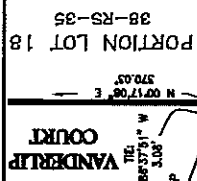
TWIN CITIES SURVEYING, INC.
 615-C S. MAIN STREET, SUITE 100, P.O. BOX 777
 TUCUMCARI, NM 88430-0777
 (505) 434-1834 IN 07006
 SHEET 1 OF 2

PARCEL MAP PR 07-0010

BRING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCEL 1 OF PARCEL MAP PR 06-0022 IN THE CITY OF EL PASO DE ROBLES AS RECORDED IN BOOK 97, PAGES 44-46, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

BASIS OF BEARINGS

BEING THE BEARING OF N 89°49'53" W BETWEEN THE TWO FOUND SOUTH CORNERS OF PARCEL 1 OF A PORTION OF LOT 17 AS FILED IN BOOK 97, PAGE 46 OF PARCEL MAPS.



CURVE	LENGTH	RADIUS	DELTA	REF.
C1	56.74	52.00'	52°30'49"	M&R7
C2	38.87	52.00'	38°31'07"	M&R7
C3	39.27	52.00'	43°15'55"	M&R7
C3+C3	78.54	52.00'	86°31'50"	M&R7

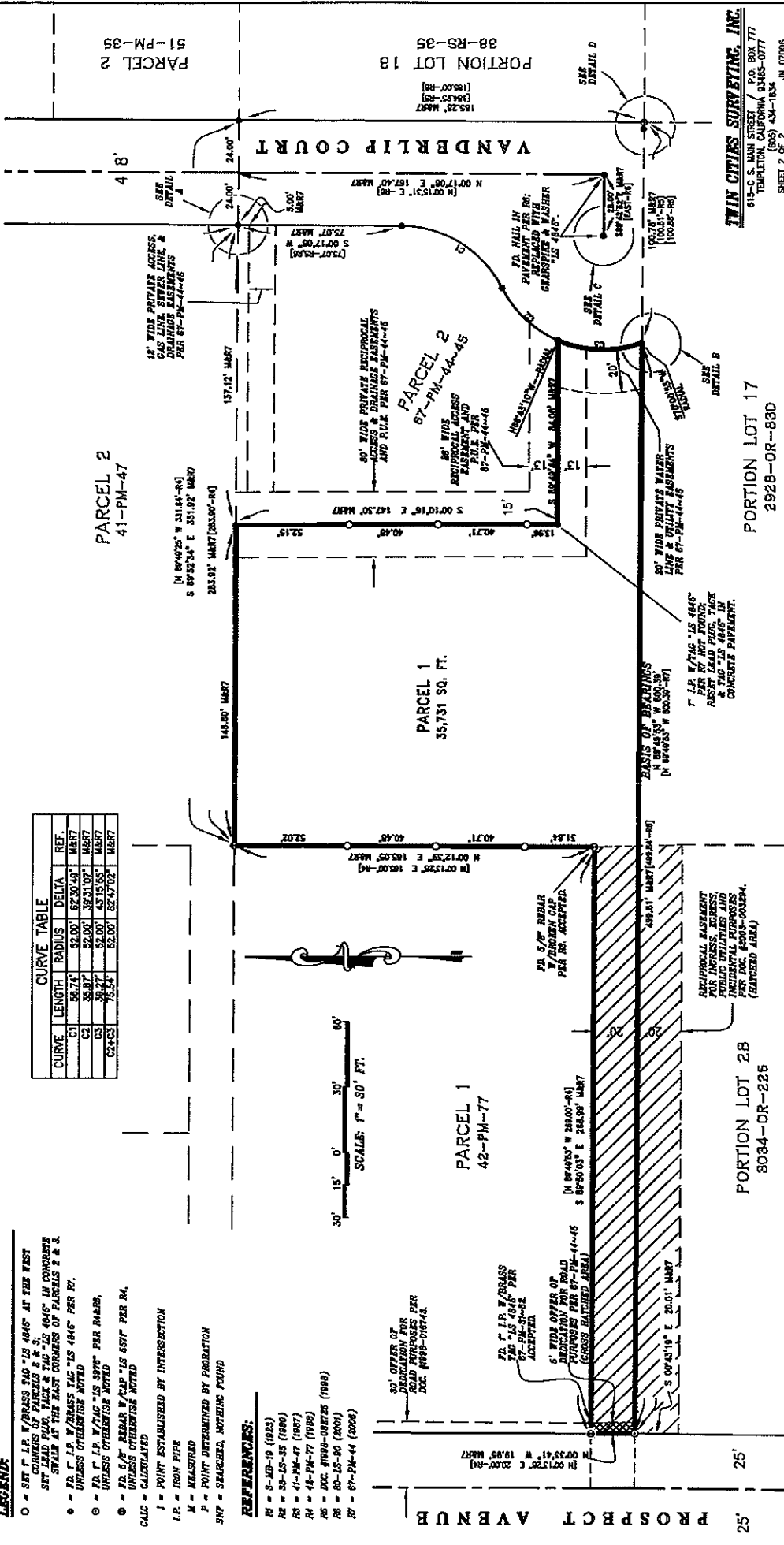
LEGEND:

- O = SET I.P. W/BASS TAG "LS 4846" AT THE WEST CORNERS OF PARCELS 2 & 3.
- SHP = SHIP PLACED AT THE EAST CORNERS OF PARCELS 2 & 3, UNLESS OTHERWISE NOTED.
- ⊙ = I.P. W/BASS TAG "LS 4846" PER R2.
- ⊙ = I.P. W/BASS TAG "LS 4846" PER M&R8, UNLESS OTHERWISE NOTED.
- ⊙ = I.P. 6/8" REBAR W/CAP "LS 587" PER R4, UNLESS OTHERWISE NOTED.
- CALC = CALCULATED.

- I = POINT ESTABLISHED BY INTERSECTION
- I.P. = IRON PIPE
- M = MEASURED
- P = POINT DETERMINED BY PROBATION
- SHP = SEARCHED, HOTZELER ROAD

REFERENCES:

- R1 = S-10-19 (1923)
- R2 = S-10-15-35 (1980)
- R3 = 41-PM-47 (1987)
- R4 = 42-PM-77 (1988)
- R5 = DOC. #1989-092725 (1989)
- R6 = S-10-15-90 (2001)
- R7 = 67-PM-44 (2006)



TWIN CITIES SURVEYING, INC.
 615-C S. MAIN STREET (140 BOX 77)
 TEMPELTON (805) 434-1834
 SHEET 2 OF 2 JN 07006

PORTION LOT 17
 2928-OR-890

PORTION LOT 28
 3034-OR-225

RESOLUTION NO. 08-
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 07-0010 FOR RECORDATION
(THIESSEN)

WHEREAS, the subdivider of tentative Parcel Map PR 07-0010, located at 2127 Vanderlip Court, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of four (4) air space condominium units on a 0.82 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:

That the City Council of the City of Paso Robles does hereby approve the final map for Parcel Map PR 07-0010 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of November, 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk