

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Approval of Final Parcel Map PR 04-0310, (Weyrick) for Recordation
DATE: December 16, 2008

Needs: That the City Council take a series of steps toward recordation of Final Parcel Map PR 04-0310, a commercial-industrial subdivision.

- Facts:**
1. The applicant, Colin Weyrick, has requested that Parcel Map PR 04-0310 be authorized by the City for recordation. Parcel Map PR 04-0310 is a subdivision of 14.44 acres into 12 lots. It also creates a 0.85-acre public storm water retention basin, which accepts run-off from most of the original Wallace Industrial Park (see Vicinity/Reduction tract map, Attachment 1).
 2. PR 04-0310 provides for the westerly extension of Tractor Way to Golden Hill Road, connecting at Dallons Drive to create a four-way intersection. The connection of Tractor Way to Golden Hill Road allows for the closure of Wallace Drive.
 3. In accordance with the conditions of approval, Golden Hill Road has been widened to arterial road standards. Condition No. 12 which requires participation in construction of a median in Golden Hill Road will be waived since the portion of the median east of centerline contemplated in the condition has been eliminated by the design of improvements for the Regency Center on the west side of Golden Hill Road.

**Analysis
And**

Conclusion: Tentative Parcel Map PR 04-0310 was approved by the Planning Commission on December 14, 2004. To date, all conditions imposed by the Planning Commission have been satisfied. The applicant has provided an agreement to remove the existing metal building by December 31. The applicant has also provided a separate agreement for completion of the finish paving on Golden Hill Road in conjunction with the adjacent Regency development improvements.

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 action:

- a.** Adopt Resolution No. 08-xxx authorizing the recordation of Parcel Map PR 04-0301, a 12-lot subdivision located on Golden Hill Road and Tractor Street;
- b.** Amend, modify or reject the above option.

Attachments: (2)

- 1) Vicinity/Reduced size tract 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 DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND EASEMENTS FOR TREE PURPOSES AS DELINEATED ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE EASEMENTS FOR DRAINAGE, SEWER & WATER PURPOSES AND ALL USES INCIDENT THERETO AS DELINEATED ON SAID MAP.

WE ALSO DEDICATE TO THE CITY OF EL PASO DE ROBLES IN FEE PARCEL A AS SHOWN ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE ACCESS AND 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.

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

COLIN G. WEYRICK AND CANDACE L. WEYRICK, TRUSTEES OF THE COLIN AND CANDACE WEYRICK FAMILY TRUST DATED OCTOBER 1, 2003

BY: *[Signature]* COLIN G. WEYRICK
BY: *[Signature]* CANDACE L. WEYRICK

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO } S.S.

ON November 12, 2008, BEFORE ME Patricia Coon, WHO A NOTARY PUBLIC, PERSONALLY APPEARED COLIN AND CANDACE WEYRICK, 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITIE(S), 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE Patricia Coon NAME PRINTED Patricia Coon
COUNTY OF SAN LUIS OBISPO, CA. NOTARY EXPIRES 7-22-10 NOTARY COMMISSION NUMBER 1682940

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO } S.S.

ON November 12, 2008, BEFORE ME MARJAN A. ANDERSON, WHO A NOTARY PUBLIC, PERSONALLY APPEARED ST. HATHAWAY, 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITIE(S), 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE MARJAN A. ANDERSON NAME PRINTED MARJAN A. ANDERSON
COUNTY OF SAN LUIS OBISPO, CA. NOTARY EXPIRES April 1, 2010 NOTARY COMMISSION NUMBER 1649189

TRUSTEE STATEMENT

PCB SERVICE CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED JULY 14, 2008, AS INSTRUMENT NO. 2008-0356642 AND INSTRUMENT NO. 2008-0356646 OF OFFICIAL RECORDS.

BY: *[Signature]*
PRINTED NAME J. HATHAWAY DATE 11/12/2008

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 04-0310 ON DECEMBER 14, 2004.

RONALD WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR DATE

ENGINEER'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 COLIN WEYRICK IN JUNE, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS MAP. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *[Signature]* JOHN R SANDERS L.S. 5812 DATE 11-12-08
EXP. 6/30/10

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 04-0310 THAT THE SUBDIVISION AS 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. FALKENSTEN
CITY ENGINEER
CITY OF PASO ROBLES
R.C.E. C33760 (EXP. 6/30/10)

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 NOVEMBER 12, 2008, APPROVE THE MAP OF PARCEL MAP PR 04-0310 SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC THE TRACTOR STREET EXTENSION, THE EASEMENTS FOR TREE PURPOSES, A 40' EASEMENT FOR SEWER & WATER PURPOSES, AND PARCEL 'A', SHOWN ON THIS MAP, TO THE TERMS OF THE OFFER OF DEDICATION BY THE PARTIES HAVING RECORD TITLE INTEREST IN SAID LAND.

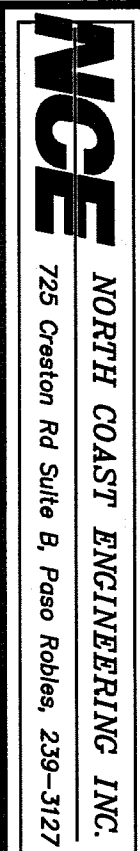
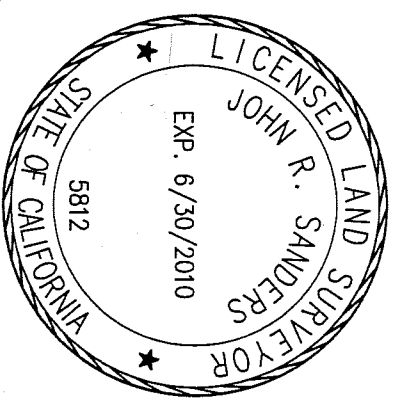
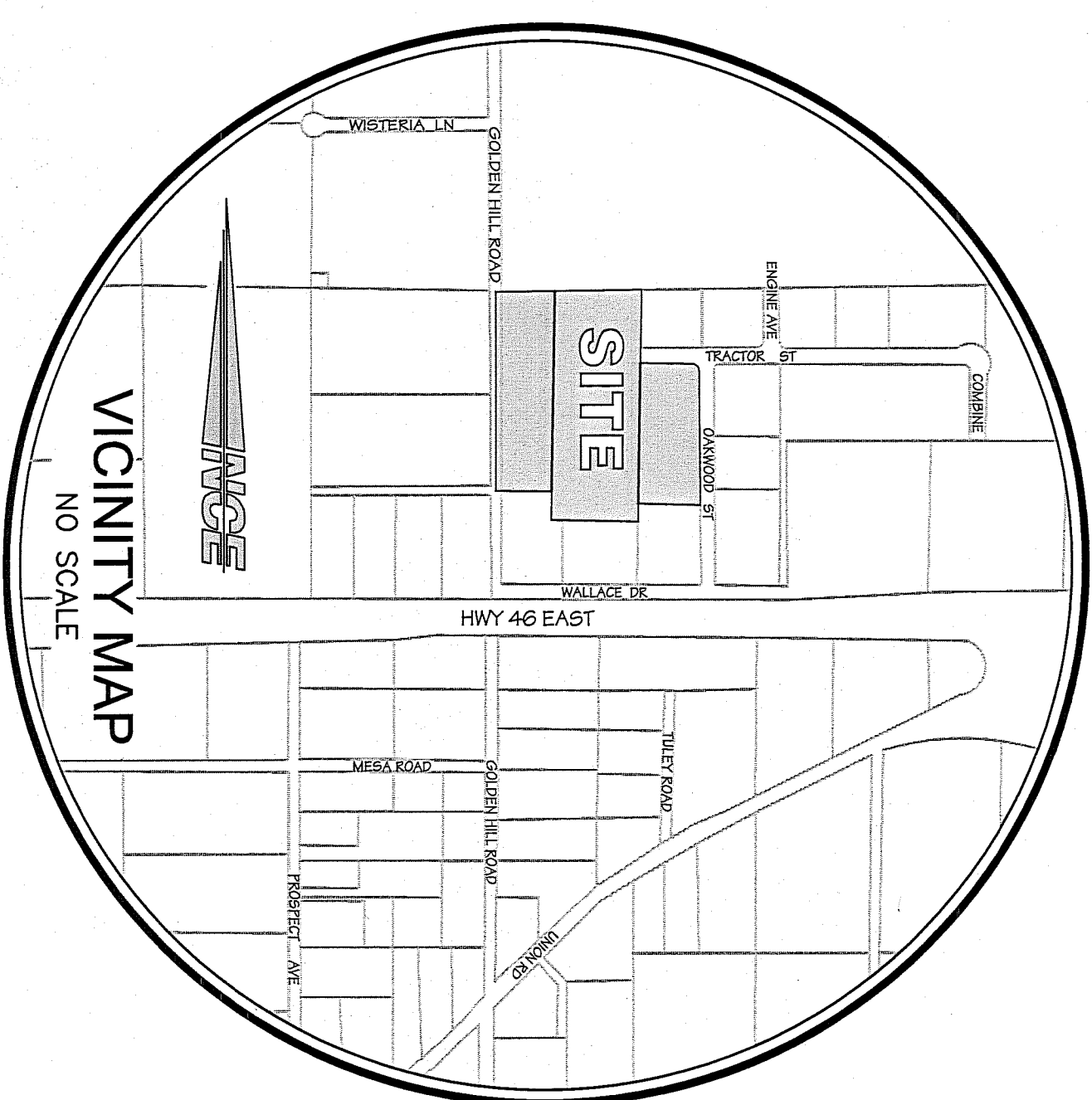
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2008.
DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2008, AT _____ M., IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF STEVEN J. SYLVESTER.
DOCUMENT NO. _____
FEE: _____
JULIE L. RODEWALD DEPUTY RECORDER
COUNTY RECORDER

PARCEL MAP PR 04-0310

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP CO 66-0108 PER 1/PM/75, AND A PORTION OF LOT 8 OF THE OAKWOOD ORCHARD TRACT PER 3/MB/68, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



BASIS OF BEARINGS

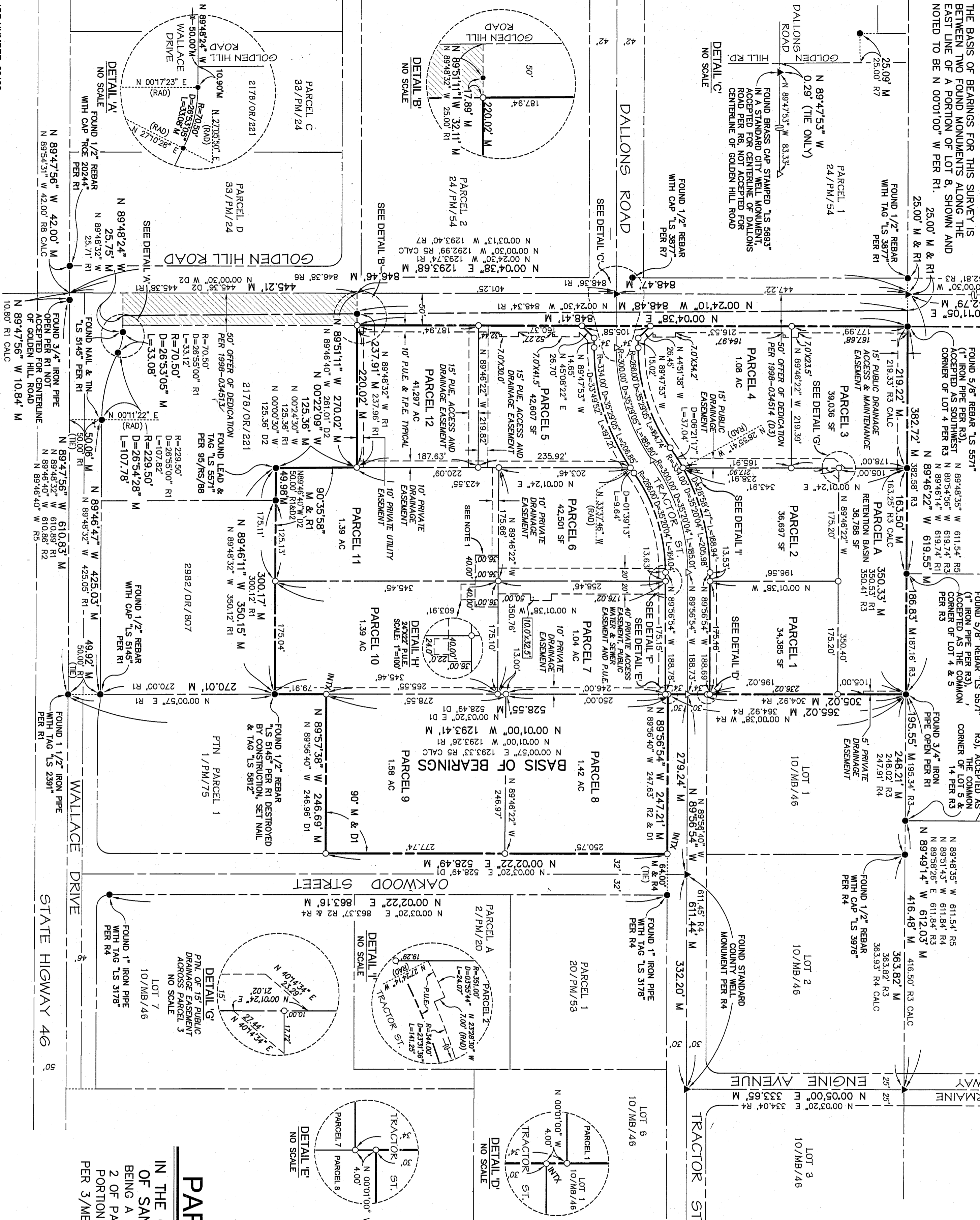
THE BASIS OF BEARINGS FOR THIS SURVEY IS EAST LINE OF A PORTION OF LOT 8, SHOWN AND NOTED TO BE N 00°01'00" W PER R1.

LOT 4
19/MB/86

LOT 5
19/MB/86

LOT 14
19/MB/86

LOT 15
19/MB/86



LEGEND

- FOUND 1/2" REBAR WITH CAP "LS 5145" PER R1 UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5571" PER R3 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- CALC CALCULATED
- INTX INTERSECTION
- M MEASURED
- T.P.E. TREE PLANTING EASEMENT

REFERENCES

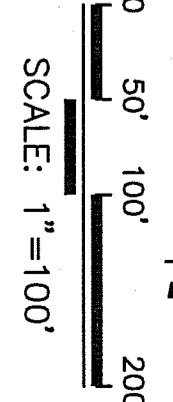
- R1 RECORD DATA PER 63/RS/99
- R2 RECORD DATA PER 1/PM/75
- R3 RECORD DATA PER 19/MB/86 & 2004-079387
- R4 RECORD DATA PER 10/MB/46
- R5 RECORD DATA PER 3/MB/68
- R6 RECORD DATA PER 82/RS/15
- R7 RECORD DATA PER 24/PM/54
- R8 RECORD DATA PER 33/PM/24
- D1 RECORD DATA PER GRANT DEED 2020/OR/178
- D2 RECORD DATA PER GRANT DEED 2178/OR/221
- D3 RECORD DATA PER DOC. NO. 1998-034514

NOTES

1. 36"x80" PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER & SEWER EASEMENT AND P.U.E.

PARCEL MAP PR 04-0310

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP CO 66-0108 PER 1/PM/75, AND A PORTION OF LOT 8 OF THE OAKWOOD ORCHARD TRACT PER 3/MB/68, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



NCE NORTH COAST ENGINEERING INC.
725 Cession Rd Suite B, Paso Robles, 239-3127

RESOLUTION NO. 08-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE RECORDATION OF THE FINAL MAP FOR
PARCEL MAP PR 04-0310 (WEYRICK)

WHEREAS, at their meeting of December 14, 2004, the Planning Commission approved Tentative Parcel Map PR 04-0310. Parcel Map PR 04-0310 is a subdivision of 14.44 acres into 12 commercial-industrial lots.

WHEREAS, the subdivider has met all conditions of approval of the tentative map; and

WHEREAS, City staff has reviewed the final tract 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 04-0310, and authorize the execution and recordation of the map.

SECTION 2. That the City Council of the City of Paso Robles does accept the offer of dedication for Parcel "A" in fee as shown on the final map.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for Tractor Street, public drainage and tree planting easements and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of December 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk