

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 05-0381 for Recordation (Mondo)
DATE: April 3, 2007

Needs: That the City Council consider steps toward finalizing development plans for an industrial-agricultural development and subdivision.

Facts:

1. Applicant Dry Creek Partners, LLC (Doug Mondo, representative) has requested that Parcel Map PR 05-0381 be accepted by the City for recordation. Parcel Map PR 05-0381 is located on Dry Creek Road west of Airport Road.
2. Doug Mondo is a member of another ownership group that has gained Planning Commission approval for a business park subdivision of the adjacent property to the east.

**Analysis
and**

Conclusion: Parcel Map PR 05-0381 was tentatively approved by the Planning Commission on June 27, 2006. 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. 07-xx accepting the recordation of Parcel Map PR 05-0381, a two-lot industrial subdivision located on Dry Creek Road west of Airport Road.
- 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 DESCRIBED WITHIN THE SUBDIVISION MAP PR 05-0381, AND THAT EACH OF US DOES HEREBY AND WE HEREBY DECLARE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP AND WE ALSO DECLARE TO THE PUBLIC FOR PUBLIC USE ALL STREETS DESIGNATED ON THIS MAP AS STREETS TO BE OPENED OR TO BE OPENED FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION MAPS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT", OR "P.U.E."

ARCELIN MONJAN, TRUSTEE
ARCELIN-MONJAN TRUST DATED APRIL 28, 2005
DRY CREEK PARTNERS, L.P.
SIGNATURE _____
PRINTED NAME _____
TITLE _____

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED **ARCELIN MONJAN**, WHO IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE ON THE INSTRUMENT IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT BY HER SIGNATURE ON THE INSTRUMENT SHE AGREES TO THE INSTRUMENT AND TO THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND:
SIGNATURE _____
PRINTED NAME _____
COUNTY OF CALIFORNIA }
COMMISSION NO: _____ EXP. DATE: _____

STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____, WHO IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE ON THE INSTRUMENT IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT BY HER SIGNATURE ON THE INSTRUMENT SHE AGREES TO THE INSTRUMENT AND TO THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
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WITNESS MY HAND:
SIGNATURE _____
PRINTED NAME _____
COUNTY OF CALIFORNIA }
COMMISSION NO: _____ EXP. DATE: _____

TRUSTEE'S STATEMENT
FIRST FINANCIAL CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST DATED DECEMBER 22, 2005 AND RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 2005-08806 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
SIGNATURE _____
PRINTED NAME _____
TITLE _____

NOTARY ACKNOWLEDGMENTS
STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
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STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
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PRINTED NAME _____
COUNTY OF CALIFORNIA }
COMMISSION NO: _____ EXP. DATE: _____

PARCEL MAP PR 05-0381

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP PR 04-0078, IN THE CITY OF EL PASO DE ROBLES, AS SHOWN IN BOOK 64, PAGES 98-99 OF PARCEL MAPS COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 2005-08806 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

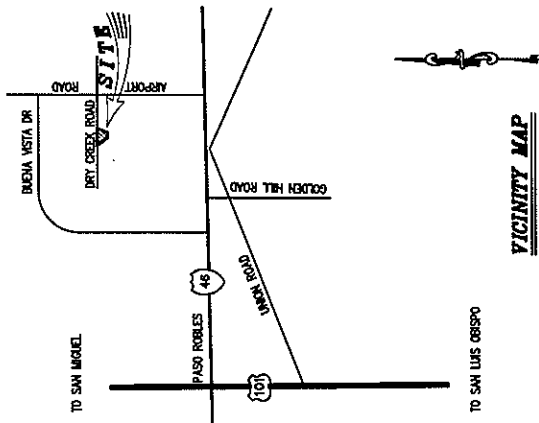
SIGNATURE _____
PRINTED NAME _____
TITLE _____

NOTARY ACKNOWLEDGMENTS
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COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
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COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
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STATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }
ON _____ 2007, BEFORE ME }
A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____, WHO IS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE SIGNATURE ON THE INSTRUMENT IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT BY HER SIGNATURE ON THE INSTRUMENT SHE AGREES TO THE INSTRUMENT AND TO THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND:
SIGNATURE _____
PRINTED NAME _____
COUNTY OF CALIFORNIA }
COMMISSION NO: _____ EXP. DATE: _____



VICINITY MAP
NO SCALE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION AND IN ACCORDANCE WITH THE STATE SURVEYING ACT AND THE PROVISIONS OF SAID ACT AND THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRANSMITTED.

W. K. YOUNGBURN
LS 4846 (EXP. 9-30-2008)



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE APPLICABLE MAP ENTITLED PARCEL MAP PR 05-0381 AND THAT THE MAP IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRANSMITTED.

W. K. YOUNGBURN
CITY ENGINEER
CITY OF EL PASO DE ROBLES
R.C.E. 03790 (EXP. 9-30-2008)

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 05-0381, THAT SAID MAP SUBSTANTIALLY COMPLIES TO THE TEMPORARY MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON JUNE 27, 2006. THIS MAP IS THEREFORE APPROVED BY THE CITY OF EL PASO DE ROBLES.

DEANNA WINTERBORN
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF EL PASO DE ROBLES

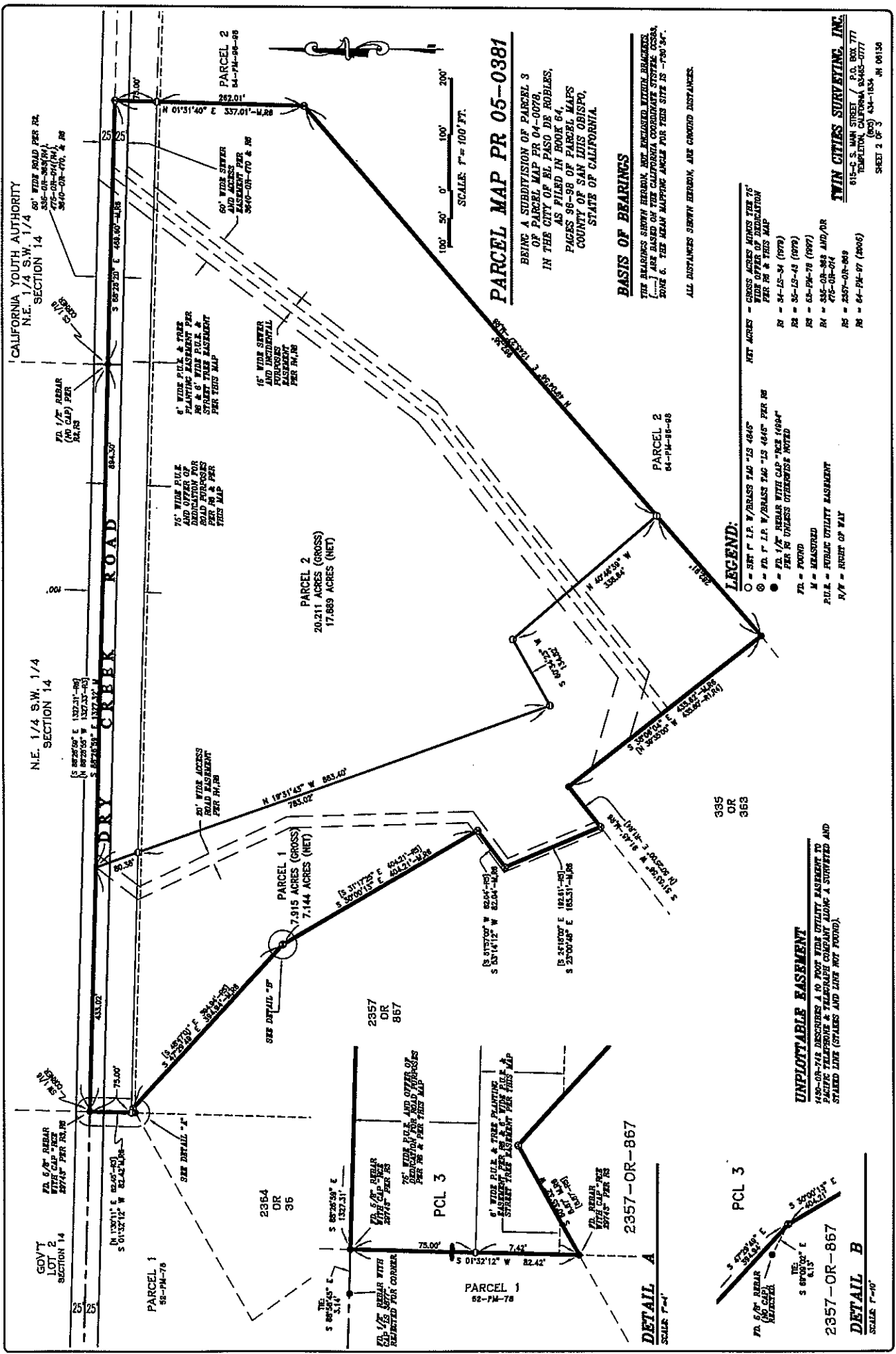
CITY CLERK'S STATEMENT

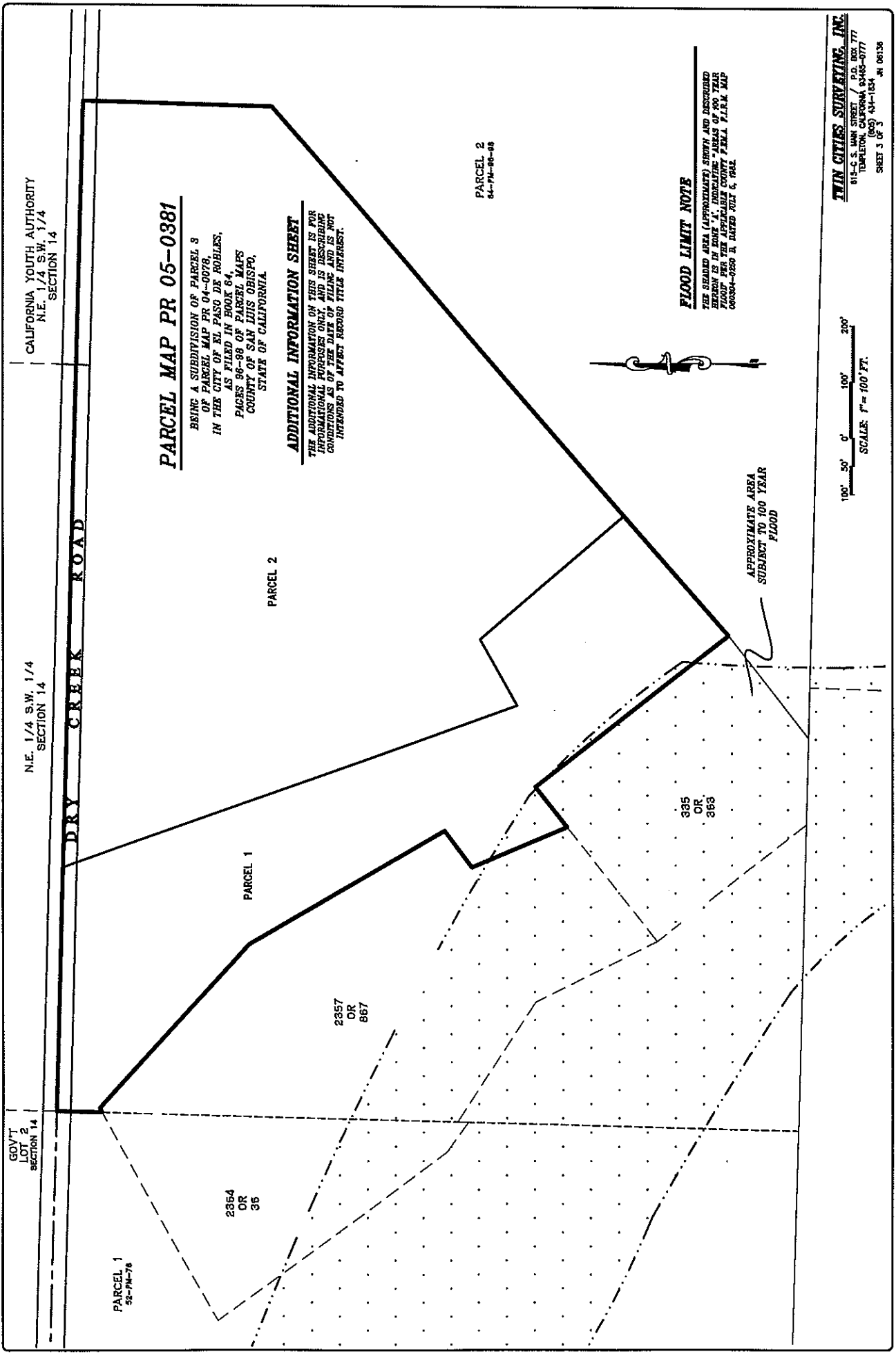
I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE MAP OF PARCEL MAP PR 05-0381, SHOWN HEREON, AND THAT THE OFFERS OF PUBLIC UTILITY EASEMENTS AND STREET TRAIL EASEMENTS WERE ACCEPTED ON BEHALF OF THE PUBLIC.

DENNIS FANSLER, CITY CLERK
CITY OF EL PASO DE ROBLES

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2007, AT _____, CALIFORNIA.
AT THE REQUEST OF W. K. YOUNGBURN.
JULIE L. ROSEVALD
COUNTY RECORDER





RESOLUTION NO. 07-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0381 FOR RECORDATION
(MONDO)

WHEREAS, the subdivider of tentative Parcel Map PR 05-0381, located at 2550 Dry Creek Road, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 28.13 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 05-0381 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of April, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk