

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 06-0049 for Recordation (Larrache)  
**DATE:** April 17, 2007

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

**Facts:** 1. Applicant Larrache Land Company has requested that Parcel Map PR 06-0049 be accepted by the City for recordation. Parcel Map PR 06-0049 is located at 2901 Riverside Avenue.

**Analysis  
and**

**Conclusion:** Parcel Map PR 06-0049 was tentatively approved by the Planning Commission on July 11, 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 06-0049, a three-lot commercial subdivision located at 2901 Riverside Avenue.
- b. Amend, modify, or reject the above option.

Attachments: (2)

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

**OWNERS' STATEMENT**

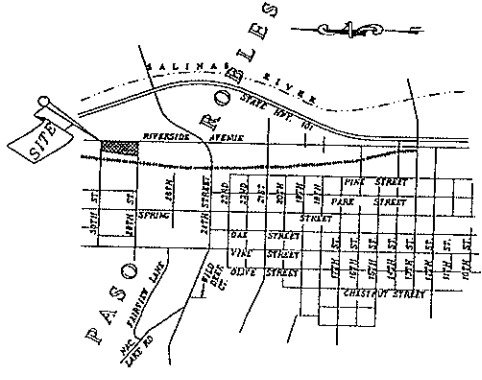
I, THE UNDERSIGNED, HEREBY STATE THAT I AM ALL THE OWNERS OF, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCORPORATED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

LARRAGUE LAND COMPANY, A PARTNERSHIP

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

**PARCEL MAP PR 06-0049**

BEING A SUBDIVISION OF THE PARCEL OF LAND IN THE CITY OF EL PASO AND COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED TO LARRAGUE LAND CO. RECORDED AUGUST 24, 1982 AS DOC. NO. 1982-044946 IN VOLUME 2427 OF OFFICIAL RECORDS, PAGE 506, RECORDS OF SAID COUNTY AND STATE.



**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA  
COUNTY OF SAN LUIS OBISPO  
ON \_\_\_\_\_ 200\_\_ BEFORE ME  
A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY  
OF HONORABLE \_\_\_\_\_ PERSONALLY KNOWN TO ME,  
PERSON WHOSE NAME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
ACKNOWLEDGED TO ME THAT THEY ARE THE SAME IN THEIR AUTHORIZED  
CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, EXECUTED BY THE PERSON,  
ON THE ENTIRETY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE  
INSTRUMENT.

WITNESS MY HAND  
SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF COMMISSIONS \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

**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 ACT AND LOCAL ORDINANCE AT THE REQUEST OF LARRAGUE LAND COMPANY IN SEFFECTIVE PARCEL MAP PR 06-0049. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE FIELD SURVEY AND TO THE APPROVED APPROVED TENTATIVE MAP, IF ANY, I FURTHER HEREBY STATE THAT ALL CORRECTIONS ARE THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. ALL CORRECTIONS ARE SIGNED HERON AND SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.



W.M. E. TOUCHON  
L.S. 4845 (EXP. 9-30-2008)

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 06-0049, THAT THE FIELD SURVEY SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP PR 06-0049, AND THAT THE PROVISIONS OF THIS SUBDIVISION ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE STATE OF THE STATE OF CALIFORNIA HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEIN, CITY ENGINEER  
CITY OF EL PASO DE ROBLES  
R.C.E. 33769 (EXP. 8-30-2008) DATE \_\_\_\_\_

**COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 06-0049, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON JULY 10, 2008. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

ROY FRIESEWARD  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF EL PASO DE ROBLES DATE \_\_\_\_\_

**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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_ APPROVE THE MAP OF PARCEL MAP PR 06-0049 SHOWN HERON. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_

DENNIS FANSLER, CITY CLERK

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_  
AT THE REQUEST OF W.M. E. TOUCHON  
DOC. NO. \_\_\_\_\_ FEE \_\_\_\_\_  
JULIA A. RODRIGUEZ BY: DEPUTY  
COUNTY RECORDER

TWIN CITIES SURVEYING, INC.  
615-C MAIN STREET / P.O. BOX 177  
TEMPLETON, CALIFORNIA 94665-0177  
(916) 434-1834  
SHEET 1 OF 2  
JN 05229

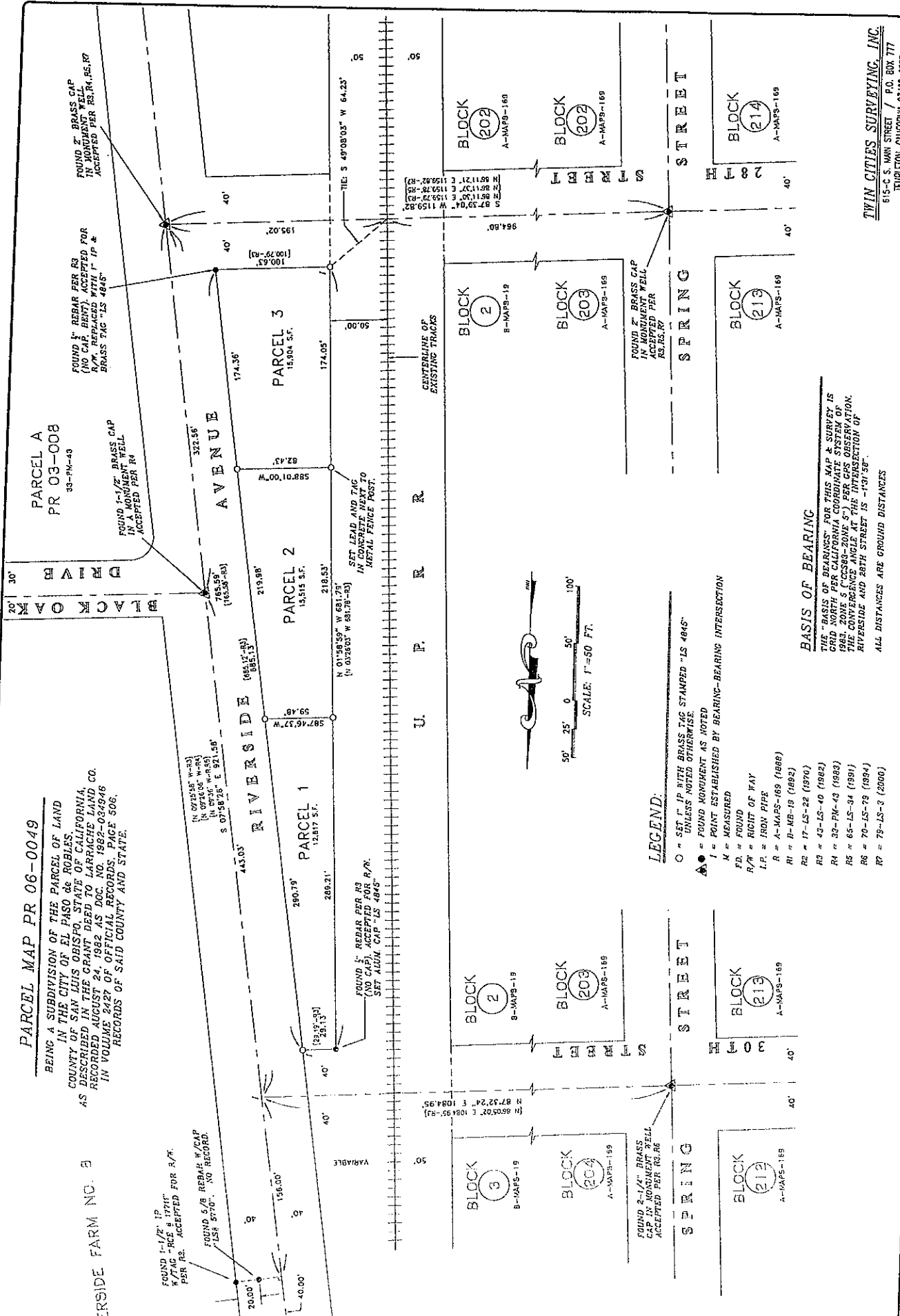
**PARCEL MAP PR 06-0049**

BEING A SUBDIVISION OF THE PARCEL OF LAND  
IN THE CITY OF EL PASO 66 ROBLES,  
COUNTY OF SAN JUAN OBISPO, STATE OF CALIFORNIA,  
AS DESCRIBED IN THE OFFICIAL RECORDS OF THE COUNTY OF CALIFORNIA,  
RECORDED AUGUST 24, 1982 AS DOC. NO. 1982-034946  
IN VOLUME 2427 OF OFFICIAL RECORDS, PAGE 506,  
RECORDS OF SAID COUNTY AND STATE.

RIVERSIDE FARM NO. 5

FOUND 1-1/2" IP  
W/ TAG - RCE 9 17711"  
PER R2. ACCEPTED FOR R/M.

FOUND 5/8" REBAR W/ CAP  
158 5770". NO RECORD.



**LEGEND.**

- O = SET 1" IP WITH BRASS TAG STAMPED "LS 4845"
- = FOUND MONUMENT AS NOTED UNLESS NOTED OTHERWISE.
- ▲ = POINT ESTABLISHED BY BEARING-BEARING INTERSECTION
- K = MEASURED
- FD = FOUND
- R/W = RIGHT OF WAY
- I.P. = IRON PIPE
- R = A-MAPS-169 (1888)
- RI = R-MB-19 (1892)
- R2 = 17-LS-22 (1870)
- R3 = 43-LS-40 (1882)
- R4 = 32-PK-43 (1893)
- R5 = 65-LS-34 (1991)
- R6 = 70-LS-79 (1894)
- R7 = 79-LS-3 (2000)

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS MAP & SURVEY IS GRID NORTH PER CALIFORNIA STATE SYSTEM OF 1983, ZONE 5 (CGS83-20M 5") PER C.S. NATIONAL. THE CONVERGENCE ANGLE AT THE INTERSECTION OF RIVERSIDE AND 28TH STREET IS -131'58". ALL DISTANCES ARE GROUND DISTANCES

TWIN CITIES SURVEYING, INC.  
615-C S. MAIN STREET / P.O. BOX 777  
TEMPLETON, CALIFORNIA 93465-0777  
SHEET 2 OF 2

RESOLUTION NO. 07-  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 06-0049 FOR RECORDATION  
(LARRACHE)

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WHEREAS, the subdivider of tentative Parcel Map PR 06-0049, located at 2901 Riverside Avenue, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 1.02 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 06-0049 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 17<sup>th</sup> day of April, 2007 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