

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map PRAL 07-0148 for Recordation (Willhoit)  
**DATE:** September 18, 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 Richard Willhoit has requested that Parcel Map PRAL 07-0148 be accepted by the City for recordation. Parcel Map PRAL 07-0148 is located on Buena Vista Drive between River Oaks Drive and Experimental Station Road.

**Analysis  
and**

**Conclusion:** Parcel Map PRAL 07-0148 is a lot line adjustment of commercial property. This application was not subject to Planning Commission approval and is not typically subject to council acknowledgement prior to recordation. However, this map contains an offer of dedication of a public landscape easement. Approval of the map by Council provides the resolution of acceptance of the easement.

**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 PRAL 07-0148, a lot line adjustment of two commercial properties located on Buena Vista Drive.
- 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 THE OWNERS OF AND RECORD HOLDERS OF THE INTERESTS IN THE LANDS DESCRIBED IN THE MAP AND THAT WE HAVE THE SOLE AND SEVERAL RIGHTS OF POSSESSION AND CONTROL OF SAID LANDS AND THAT WE DO HEREBY CONSENT TO THE PLANNING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS FOR THE USE AND BENEFIT OF SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SINK OR LOCATE PUBLIC UTILITY FACILITIES FOR PUBLIC UTILITY PURPOSES DESCRIBED ON SAID MAP AS PUBLIC UTILITY FACILITIES OR TULE.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS FOR THE USE AND BENEFIT OF THE PUBLIC A 20' WIDE PUBLIC LANDSCAPE BUFFER EASEMENT AS DEMONSTRATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS FOR THE USE AND BENEFIT OF THE GAS COMPANY A 20' WIDE PRIVATE GAS EASEMENT AS DEMONSTRATED ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSONS CERTAIN PRIVATE ACCESS, PRIVATE WATER PRIVATE DRAINAGE, AND PRIVATE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DEMONSTRATED ON SAID MAP.

DOX WILSON \_\_\_\_\_ DATE \_\_\_\_\_  
 THE WAREHOUSE AT RIVER CREEK, LLC

**NOTARY ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA  
 COUNTY OF SAN LUIS OBISPO

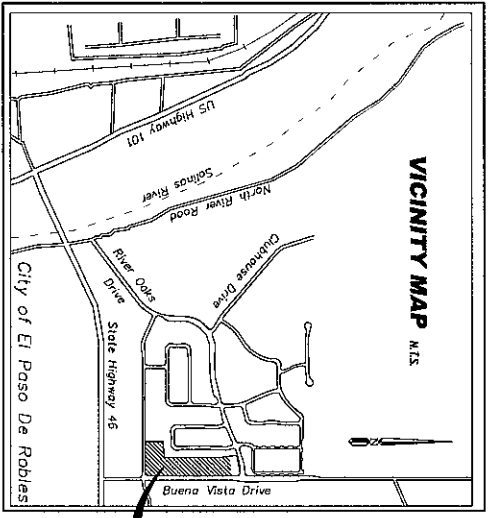
ON ADOPTING PUBLIC FOR THE STATE OF CALIFORNIA, BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED DOX WILSON, PERSONALLY KNOWN TO ME, OR KNOWN TO ME ON THE BASIS OF Satisfactory Evidence, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE MAP AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
 COMMISSION NO.: \_\_\_\_\_

**PARCEL MAP PRAL 07-0148**

BEING A SUBDIVISION OF LOTS 49 AND 50 OF TRACT 1855-1 AS SHOWN IN BOOK 18, PAGE 47 OF MAPS, AND LOT 85 OF TRACT 1855-2 AS SHOWN IN PAGE 35 OF MAPS, ALL IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY OF THE LANDS DESCRIBED IN THE MAP AND THE RECORDS OF THE COUNTY OF SAN LUIS OBISPO. AT THE REQUEST OF DOX WILSON, I HAVE PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYOR MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TITANIC MAP HAVE BEEN COMPLETED WITH AND THAT I AM Satisfied THAT THIS MAP IS TECHNICALLY CORRECT.

JOSEPH T. WORGAN, PLS 51929287 (02/21/2008) DATE \_\_\_\_\_  
 LICENSED LAND SURVEYOR  
 STATE OF CALIFORNIA

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE AMENDED MAP ENTITLED PARCEL MAP ROLL 07-0148 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AND THAT THE SUBDIVISION SHOWN HEREON MEETS ALL THE REQUIREMENTS OF THE SURVEYOR MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TITANIC MAP HAVE BEEN COMPLETED WITH AND THAT I AM Satisfied THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FLORES, PLS 51929287 (02/21/2008) DATE \_\_\_\_\_  
 CITY ENGINEER, CITY OF EL PASO DE ROBLES

**PLANNING COMMISSION STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PARCEL MAP ROLL 07-0148 THAT SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE ORIGINAL MAP AND THAT THE SUBDIVISION SHOWN HEREON MEETS ALL THE REQUIREMENTS OF THE SURVEYOR MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TITANIC MAP HAVE BEEN COMPLETED WITH AND THAT I AM Satisfied THAT THIS MAP IS TECHNICALLY CORRECT.

RON HERRING, PLS 51929287 (02/21/2008) DATE \_\_\_\_\_  
 COMMUNITY DEVELOPMENT DIRECTOR,  
 CITY OF EL PASO DE ROBLES

**CITY CLERK'S STATEMENT**

I, JOSEPH F. WILSON, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, APPROVED THE MAP OF PARCEL MAP 07-0148.

JOSEPH F. WILSON, CITY CLERK DATE \_\_\_\_\_  
 DEBORAH D. ROBINSON, DEPUTY CITY CLERK

**COUNTY RECORDER'S STATEMENT**

READ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_.

AT THE REQUEST OF \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 FEE: \_\_\_\_\_

MALE L. ROSEWALD, COUNTY RECORDER BY \_\_\_\_\_ DEPUTY

NO. JOB NUMBER: 0719-0001 FILE NAME: 71901\_PARCEL MAP.DWG DATE: 7/16/07 TITLE REPORT: PARCEL MAP 07-0148 (1) DATED: MARCH 26, 2007

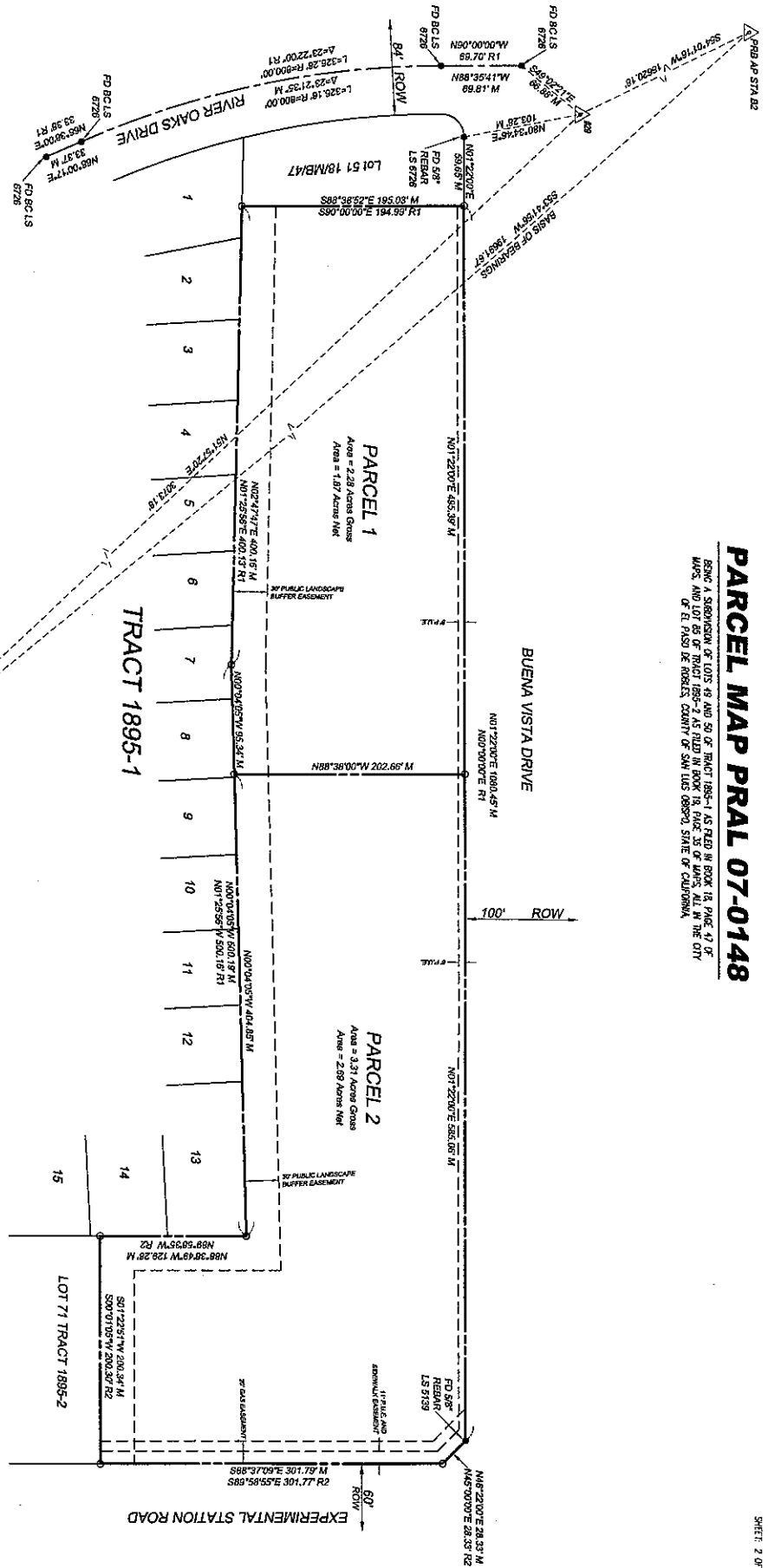
**WALLACE GROUP**

2008 ENGINEERING  
 CONSULTING AND MANAGEMENT  
 6112 CLAYSON COURT  
 SUITE 100  
 EL PASO DE ROBLES, CA 95626  
 TEL: 530-244-4111 FAX: 530-244-4254  
 www.wallacegroup.com

# PARCEL MAP PRAL 07-0148

BEING A SUBDIVISION OF LOTS 49 AND 50 OF TRACT 1895-1 AS SHOWN IN BOOK 18, PAGE 47 OF MAPS AND LOT 66 OF TRACT 1895-2 AS SHOWN IN BOOK 18, PAGE 33 OF MAPS, ALL IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

SHEET 2 OF 2



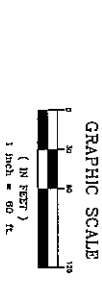
## BASIS OF BEARINGS

THIS SURVEY TIED TO ONE "B" CONTROL STATION AND ONE FIRST ORDER STATION OF THE HIGH PRECISION GEODETIC NETWORK (HPGN). THOSE STATIONS ARE THE NATIONAL GEODETIC SURVEY CONTROL POINTS DESIGNATED 7989 AP 1895 STA 827 HAVING A PUBLISHED POSITION OF NORTING 2443008.07, EASTING 5701265.37; AND 7989 D 05 ML, HAVING A PUBLISHED POSITION OF NORTING 2431550.07, EASTING 5765395.56.

THE RESULTING BEARINGS FROM 7989 AP 1895 STA 827 TO 7989 D 05 ML, BEING S341°58' M, THE BEARINGS FROM HEREON ARE REFERENCED TO CS83, ZONE 9 GRID NORTH.

## LEGEND

- △ 629 CONTROL POINT AND NUMBER
- (IN FEET) TRAP MONUMENT AS DESCRIBED
- SET 5/07 REBAR WITH CAP LS 6192
- WEISBERG
- RECORDED MAP 18/AB/47
- RECORDED MAP 19/AB/25
- FOUND
- BOUNDS CAP



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612 CLARION COURT  
EL PASO, TEXAS 79902  
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JOB NUMBER: 0710-0001 FILE NAME: 71801-PRAL07-0148.DWG DATE: 7/19/07 THE REPORT FILED 4001-274867 (U) DATED: MARCH 26, 2007

RESOLUTION NO. 07-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION  
OF THE FINAL MAP FOR LOT LINE ADJUSTMENT PRAL 07-0148  
(WILLHOIT)

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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 parcel map for PRAL 07-0148, and authorize the execution and recordation of the map.

SECTION 2. That the City Council of the City of Paso Robles accept the offer of dedication for landscape buffer easement as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18<sup>th</sup> day of September 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