

**TO: James L. App, City Manager**  
**FROM: Ronald Whisenand, Community Development Director**  
**SUBJECT: Approval of Final Map of Tract 2716, (Gearhart) for Recordation**  
**DATE: December 18, 2007**

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**Needs:** That the City Council take a series of steps toward recordation of the Final Tract Map for Tract 2716, a commercial-industrial subdivision.

**Facts:**

1. The applicant, Kelly Gearhart, has requested that Tract 2716 be authorized by the City Council for recordation. Tract 2716 is a re-subdivision of the 222.19-acre Links golf course property into 39-lots ranging in size from 0.25 acres to 110 acres (see Vicinity/Reduction tract map, Attachment 1).
2. Public improvements associated with this project, including the reconstruction of Dry Creek Road must be completed prior to occupancy of the first unit associated with the development of PD 06-021.

**Analysis  
and**

**Conclusion:** Tract 2716 was approved by the Planning Commission on October 23, 2007. All conditions imposed by the Planning Commission on the subdivision of the property 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 action:

- a. Adopt Resolution No. 07-xxx authorizing the recordation of Tract 2716, a 39-lot subdivision located on 222.19 acres of land at the northwest corner of Jardine and Beacon Roads.
- b. Amend, modify or reject the above option.

Attachments: (2)

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

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE RECORDATION  
OF THE FINAL MAP FOR TRACT 2716 (GEARHART)

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WHEREAS, at their meeting of October 23, 2007, the Planning Commission approved Tentative Tract 2716. Tract 2716 is a re-subdivision of the 222.19-acre Links golf course property into 39 commercial-industrial lots.

WHEREAS, the Developer has met all conditions 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 Tract 2716, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles accept the offers of dedication for water line and public utility easements 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 December 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

**OWNERS' STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL RECORD-HOLDERS OF SECURITY INTEREST IN, 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 CERTAIN STREETS SHOWN ON THIS MAP AND ALSO DEDICATE TO THE PUBLIC THE EASEMENTS FOR WATER FACILITIES PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THEREIN.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES. WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE ACCESS, DRAINAGE, AND SEWER FACILITIES EASEMENTS, AND EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNER OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

VISTA DEL HOMBRE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

SIGNED \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_ BEFORE ME, }  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVIDED 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 AUTHORIZED CAPACITY(IES), 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.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_  
NOTARY COMMISSION NUMBER \_\_\_\_\_

**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 MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VISTA DEL HOMBRE, LLC ON JULY 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT THE POSITIONS INDICATED OR WILL BE SET IN THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THE CHARACTER WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHARLES P. DURHAM \_\_\_\_\_ DATE \_\_\_\_\_  
LS 6492  
EXPIRATION DATE 6/30/2009

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66439, SUBSECTION (c)-(1) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT BE OPEN IN A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

PACIFIC GAS AND ELECTRIC COMPANY AS EASEMENT HOLDER PER DEEDS RECORDED IN BOOK 1585 IN BOOK 1362, AT PAGES 636, 638, 640, AND 641 OF OFFICIAL RECORDS.

CITY OF EL PASO DE ROBLES AS EASEMENT HOLDER PER DEED RECORDED NOVEMBER 28, 1988 AS INSTRUMENT NO. 1898-082603 OF OFFICIAL RECORDS.

CHARLES F. HORSE AND DON SEAL AND M. RAE COLLEY AND LORNETTA J. COLVEY, EASEMENT HOLDER PER DEED RECORDED FEBRUARY 19, 1980 IN BOOK 1345, AT PAGE 393 OF OFFICIAL RECORDS.

**UNPLOTTABLE EASEMENTS**

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY.

CITY OF EL PASO DE ROBLES, AS EASEMENT HOLDER PER DEED RECORDED NOVEMBER 28, 1988 AS INSTRUMENT NO. 1898-082603 OF OFFICIAL RECORDS.

**TRUSTEE'S STATEMENT**

HURST FINANCIAL CORPORATION, AS TRUSTEE UNDER THOSE DEEDS OF TRUST RECORDED MAY 20, 2005, AS INSTRUMENT NO. 2005041187 AND JUNE 22, 2007 AS INSTRUMENT NO. 2007042242 OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA,

SIGNED \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_ BEFORE ME, }  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVIDED 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 AUTHORIZED CAPACITY(IES), 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.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_  
NOTARY COMMISSION NUMBER \_\_\_\_\_

**CITY PLANNING COMMISSION STATEMENT**

THIS IS TO 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 ON OCTOBER 23, 2007.

RONALD WHESEHAID \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF EL PASO DE ROBLES, CALIFORNIA

**CITY CLERK'S STATEMENT**

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, APPROVE THE SUBDIVISION MAP AND THE OFFER OF DEDICATION FOR PUBLIC WATER FACILITIES EASEMENT WAS ACCEPTED ON BEHALF OF THE PUBLIC. I ALSO DO HEREBY CERTIFY THAT THE COUNCIL DID ORDER THE ABANDONMENT OF THE IRREVOCABLE AND PERPETUAL OFFER TO ACCEPT FOR PUBLIC ROAD PURPOSES RECORDED JANUARY 24, 1988 AS INSTRUMENT NO. 1898-082603 OF OFFICIAL RECORDS AND THE SAME IS HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66000 WITH THE FILING OF THIS MAP.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DENNIS FANSLER, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF EL PASO DE ROBLES, CALIFORNIA

**CITY ENGINEER'S STATEMENT**

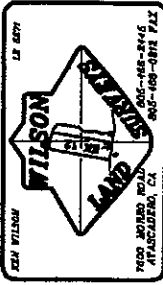
I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT 2716, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS SHOWN ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FAUENSTEIN \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER, CITY OF PASO ROBLES  
R.C.E. C53780 EXPIRES 6-30-2008

**COUNTY RECORDER'S STATEMENT**

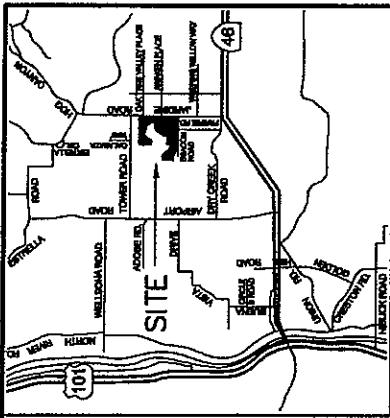
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF CHARLES P. DURHAM.

DOCUMENT NO. \_\_\_\_\_  
FEE: \_\_\_\_\_  
SIGNED: JULIE L. ROOSEWALD \_\_\_\_\_  
BY: \_\_\_\_\_ COUNTY RECORDER  
DEPUTY



TRACT 2716  
AS REQUESTED BY:  
**Vista Del Hombre, LLC**  
LOCAL JURISDICTION: CITY OF EL PASO DE ROBLES, CALIFORNIA  
LOCAL OFFICER: DENNIS FANSLER, CITY CLERK OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
APR: 03-41-041,044,045  
DATE: AUGUST 2007  
FILENAME: 1-103.deshort Links F1N  
FIELD BOOK: 91-36  
SHEET NO: \_\_\_\_\_  
JOB: \_\_\_\_\_





VICINITY MAP  
NO SCALE

LEGEND

- PD AS NOTED ON SHEET 2
- SET 5/8" REBAR LS 8482
- SET TAG LS 8482
- ROAD BEARING
- Ⓐ PRIVATE ACCESS AND DRAINAGE EASEMENT, WATER FACILITIES EASEMENT, AND PUBLIC UTILITY EASEMENT, OUTLINE HATCHED
- Ⓑ PUBLIC UTILITY EASEMENT, OUTLINE HATCHED
- Ⓒ OFFER OF DEDICATION FOR STREETS, HATCHED AREA
- Ⓓ PRIVATE SEWER FACILITIES EASEMENT
- Ⓔ PUBLIC WATER FACILITIES EASEMENT
- Ⓕ PRIVATE DRAINAGE EASEMENT

TRACT 2716

AS REQUESTED BY

**Vista Del Hombres, LLC**

LEGAL DESCRIPTION:  
TRACT 2716, PART OF THE TRACT OF 100-01180 AND 100-01187 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

APR 025-44-041,043

DATE: AUGUST 2007

FILENAME: T-183 Corbett Lines FIN

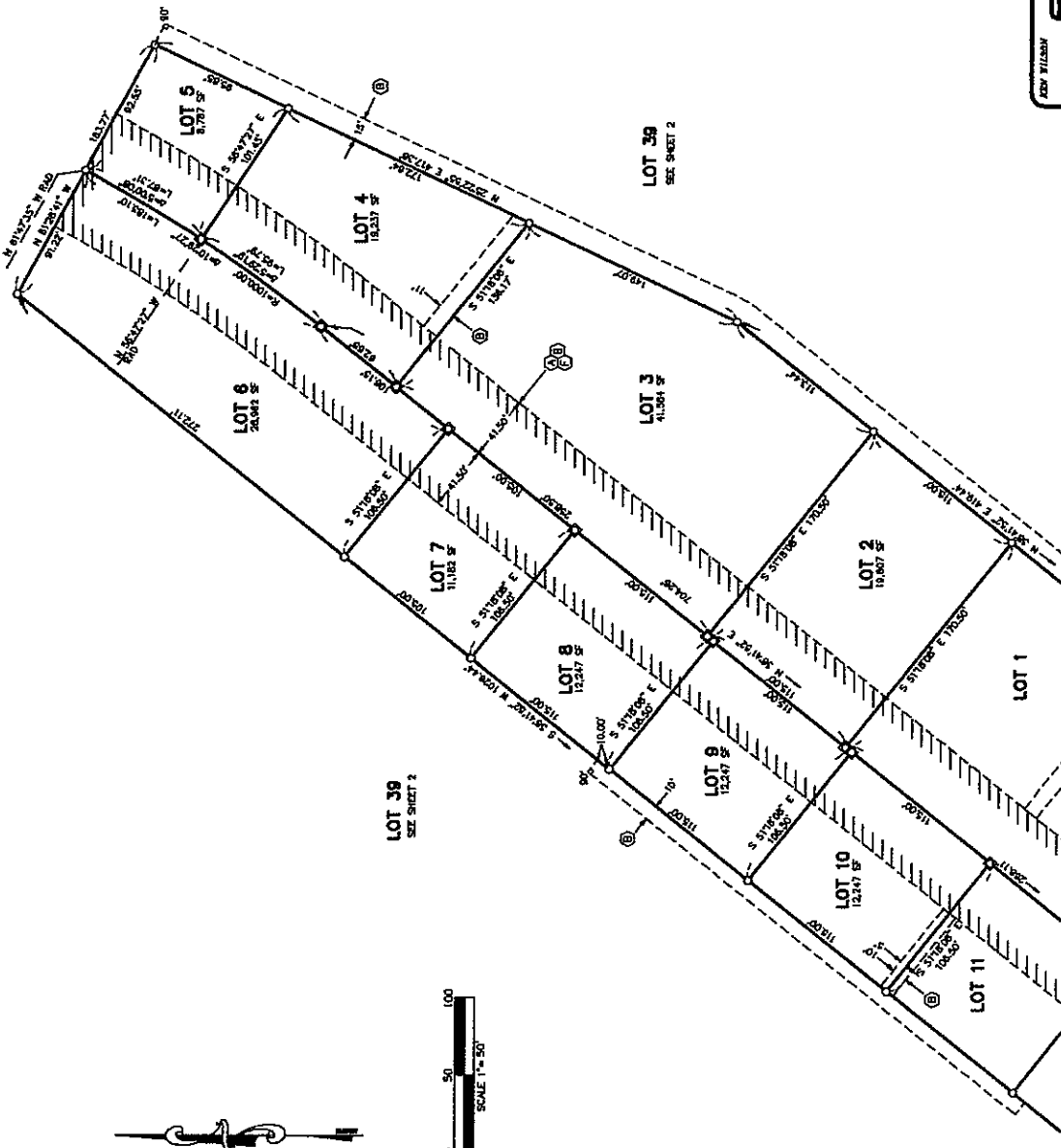
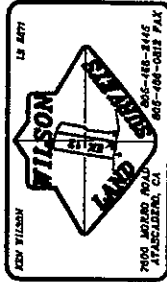
PROD BOOK: 114-30

ISSUED BY: JLN

SCALE: 1"=50'

SHEET: T-183

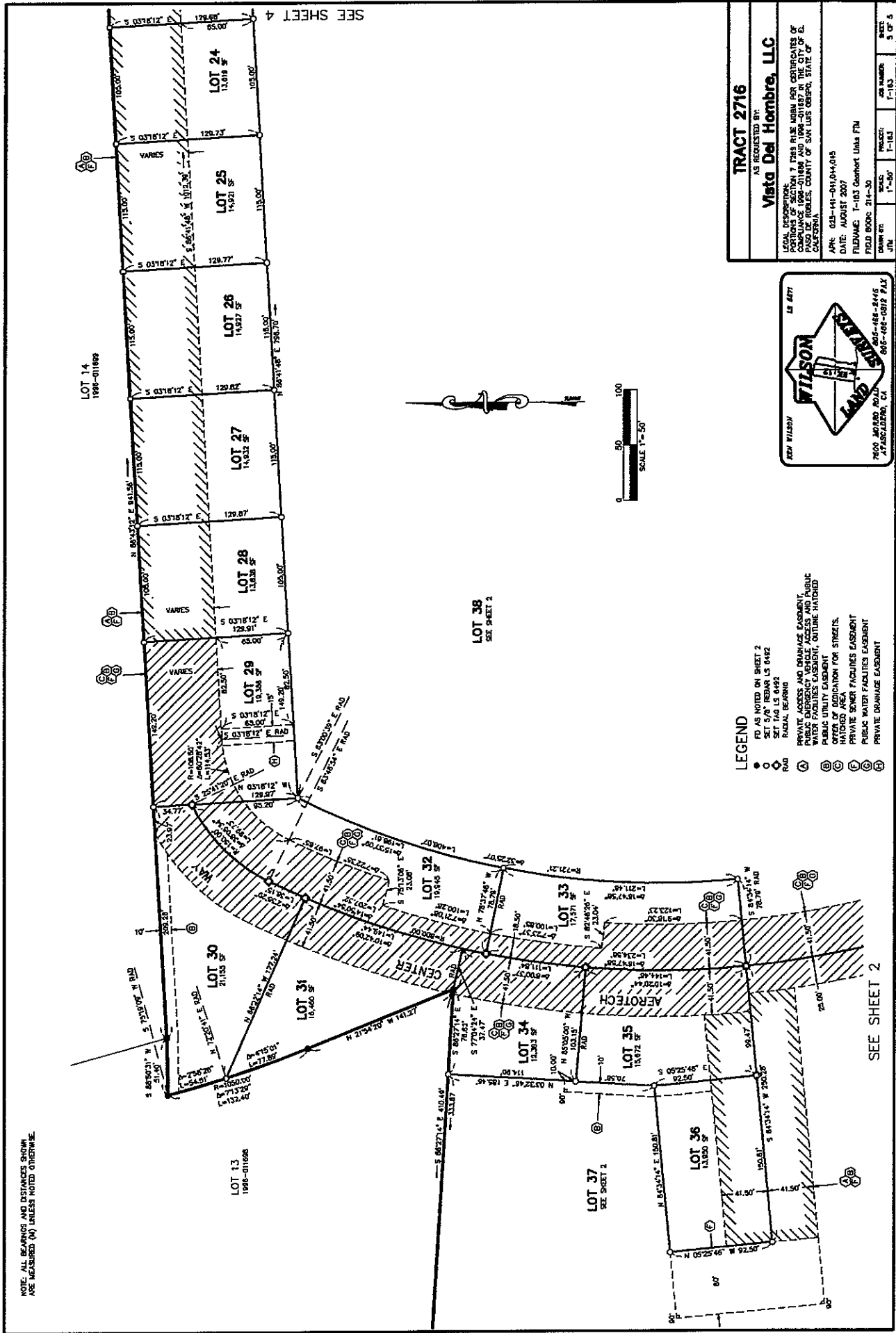
SHEET NUMBER: 3 OF 5



NOTE: ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) UNLESS NOTED OTHERWISE.





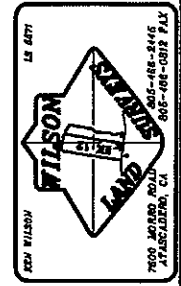


**TRACT 2716**  
 AS REQUESTED BY:  
**Vista Del Hambre, LLC**

LEGAL DESCRIPTION:  
 PORTIONS OF SECTION 7 T2S R1E M30M PER CERTIFICATES OF COMPLIANCE 098-01180 AND 104-01187 IN THE CITY OF BURLINGAME, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APR 02-11-01-04-04-045  
 DATE: AUGUST 2007  
 FIELD BOOK: 214-30  
 DRAWN BY: JTN  
 SCALE: 1"=50'

PROJECT: 1-143  
 JOB NUMBER: 1-143  
 SHEET: 5 OF 5



- LEGEND**
- PD AS NOTED ON SHEET 2
  - SET 5/8" REBAR L5 0412
  - SET 5/8" REBAR L5 0492
  - ROAD
  - REGULAR EASEMENT
  - AND UTILITY EASEMENT
  - PRIVATE ACCESS/EASEMENT
  - WATER FACILITIES EASEMENT
  - PUBLIC UTILITY EASEMENT
  - OFFER OF DESIGNATION FOR STREETS
  - PRIVATE WATER FACILITIES EASEMENT
  - PUBLIC WATER FACILITIES EASEMENT
  - PRIVATE DRAINAGE EASEMENT