

**TO: James L. App, City Manager**  
**FROM: Ronald Whisenand, Community Development Director**  
**SUBJECT: Approval of Final Map of Tract 2839, (J. R. W. Group) for Recordation**  
**DATE: March 18, 2008**

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**Needs:** That the City Council take a series of steps toward recordation of the Final Tract Map for Tract 2839, a commercial-industrial subdivision.

**Facts:**

1. The applicant, J. R. W. Group, Inc., has requested that Tract 2839 be authorized by the City Council for recordation. Tract 2839 is a re-subdivision of Lot 12 in the Golden Hill Business Park (Wisteria Lane) into 8 lots ranging in size from 11,467 to 19,722 square feet (see Vicinity/Reduction tract map, Attachment 1).
2. All public improvements associated with this project were completed with Tract 2269, the Golden Hill Business Park.

**Analysis  
and**

**Conclusion:** Tract 2839 was approved by the Planning Commission on September 26, 2006. 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**

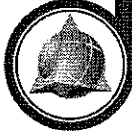
**Impact:** None.

**Options:** That the City Council accept the subject map by taking the following action:

- a. Adopt Resolution No. 08-xxx authorizing the recordation of Tract 2839, an 8-lot subdivision located on 2.67 acres of land at the northwest corner of Wisteria Lane and Germaine Way.
- b. Amend, modify or reject the above option.

Attachments: (2)

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



**GEO-WEST**  
Land Consultants, Inc.

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TRACT 2839

LEGAL DESCRIPTION: BEING A SUBDIVISION OF LOT 17 OF TRACT 2269, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED DECEMBER 28, 2001 IN BOOK 19, PAGE 86 OF MAPS, AND PER CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 6, 2004 AS INSTRUMENT NO. 2004-079387 OF OFFICIAL RECORDS.

**OWNER'S 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 INTEREST IN, THE PROPERTY DESCRIBED IN THIS MAP AND THAT EACH OF US DOEST HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

AND WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN UTILITY, PARKING, INGRESS, EGRESS, ACCESS EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

J.R.W. GROUP, INC.

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF SAN LUIS OBISPO } ss

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE SAME AS THE PERSON(S) WHOSE SIGNATURE(S) APPEARED IN THIS INSTRUMENT, AND THAT HE/SHE/IT/HEM/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.

WITNESS MY HAND AND OFFICIAL SEAL

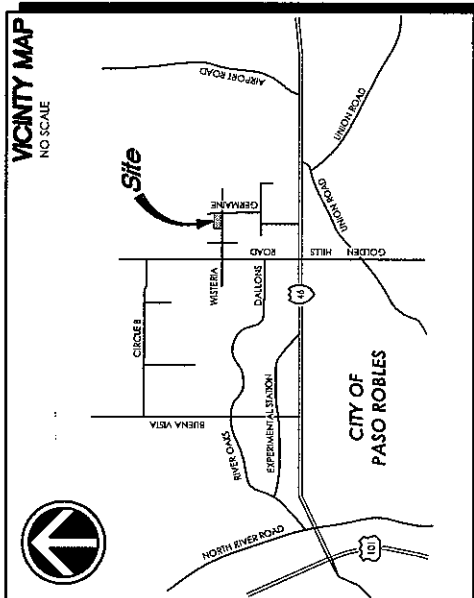
COUNTY OF SAN LUIS OBISPO, CALIFORNIA

SIGNATURE

NAME PRINTED \_\_\_\_\_ COMMISSION # \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

**UNPLOTTABLE EASEMENTS**

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY. AN EASEMENT FOR AVIATION, AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 2002, AS INSTRUMENT NO. 2002-110560 OF OFFICIAL RECORDS.



**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 J.R.W. GROUP, INC. ON NOVEMBER 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP, AND THAT THE APPROVAL OF THIS MAP IS CONDITIONAL UPON THE MONUMENTS BEING SET IN THOSE POSITIONS AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BARAK J. MILES, PLS 7835  
EXP. 12-31-2006 DATE



**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 TRACT 2839 ON SEPTEMBER 26, 2006.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

DENNIS FANSLER, CITY CLERK 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, APPROVE THE MAP OF TRACT 2839 SHOWN HEREON.

MARCIA M. TORGERSON, CITY CLERK  
CITY OF ATASCADERO, CALIFORNIA DATE

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2839, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERNATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE PREPARATION OF THIS MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEIN, CITY ENGINEER, CITY OF PASO ROBLES  
R.C.E. C33740 EXPIRATION DATE: 6/30/06 DATE

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ AM, IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_ AT THE REQUEST OF J.R.W. GROUP, INC.

DOCUMENT NO. \_\_\_\_\_

FEES \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

BY: DEPUTY \_\_\_\_\_

AS REQUESTED BY:  
**JRW GROUP, INC.**

DATE: OCTOBER 2006

JOB: 012-06

APN: 025-421-039

Sheet 1 of 3

FIRST AMERICAN TITLE: 4001-257974 [U]



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 www.geo-west.com

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**LEGEND**

—	EASEMENT LINE SEE SHEET 2
•	FOUND 5/8" REBAR WITH CAP 1" x 5/8" PER R.I. UNLESS OTHERWISE NOTED
○	SET 5/8" REBAR WITH CAP 1" x 5/8" IN GROUND OR SET NAIL WITH TAG "L57855" IN ASPHALT CONCRETE
RI	19 MB 86
M	MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT

**NOTE**

SEE CERTIFICATE OF CORRECTION # 200409387 FOR A CORRECTION OF THE LICENSE NUMBER STAMPED ON ALL MONUMENTS SET PER R.I.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 09°00'00" EAST BEING THE BEARING BETWEEN TWO FOUND MONUMENTS ON THE RIGHT OF WAY OF GERMAINE WAY PER R.I.

**TRACT 2839**

LEGAL DESCRIPTION: BEING A SUBDIVISION OF LOT 12 OF TRACT 2839, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP REC'D AND DECREE'D 28, 2001 IN BOOK 174, PAGE 86 OF OFFICIAL RECORDS, AND AS AMENDED BY INSTRUMENT DATED SEPTEMBER 8, 2004 AS INSTRUMENT NO. 2004-079387 OF OFFICIAL RECORDS.

AS REQUESTED BY:  
**JRW GROUP, INC.**

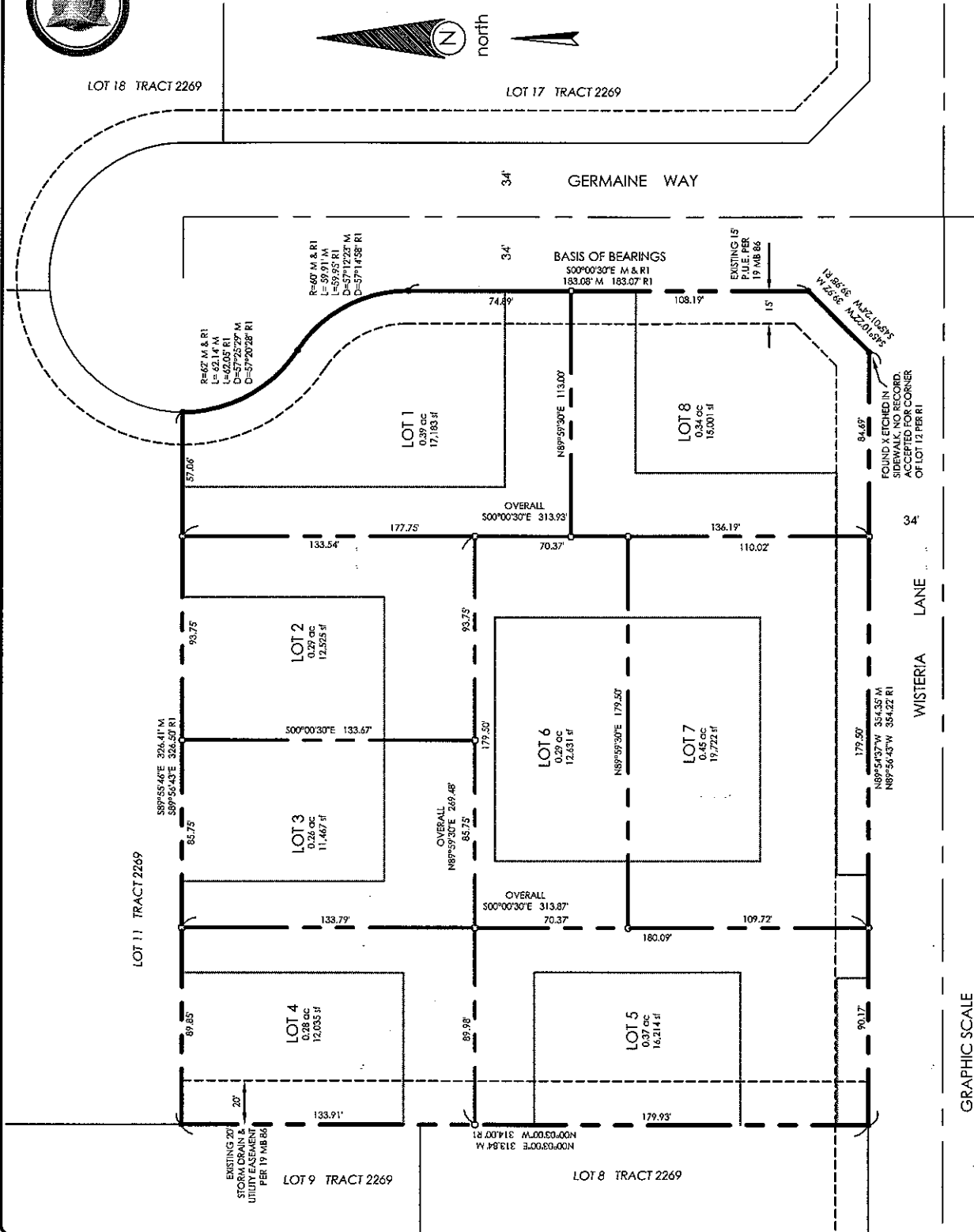
DATE: OCTOBER 2005

JOB: 01246

APN: 025-421-035

Sheet 2 of 3

FIRST AMERICAN TITLE: (001-2575674) (U)

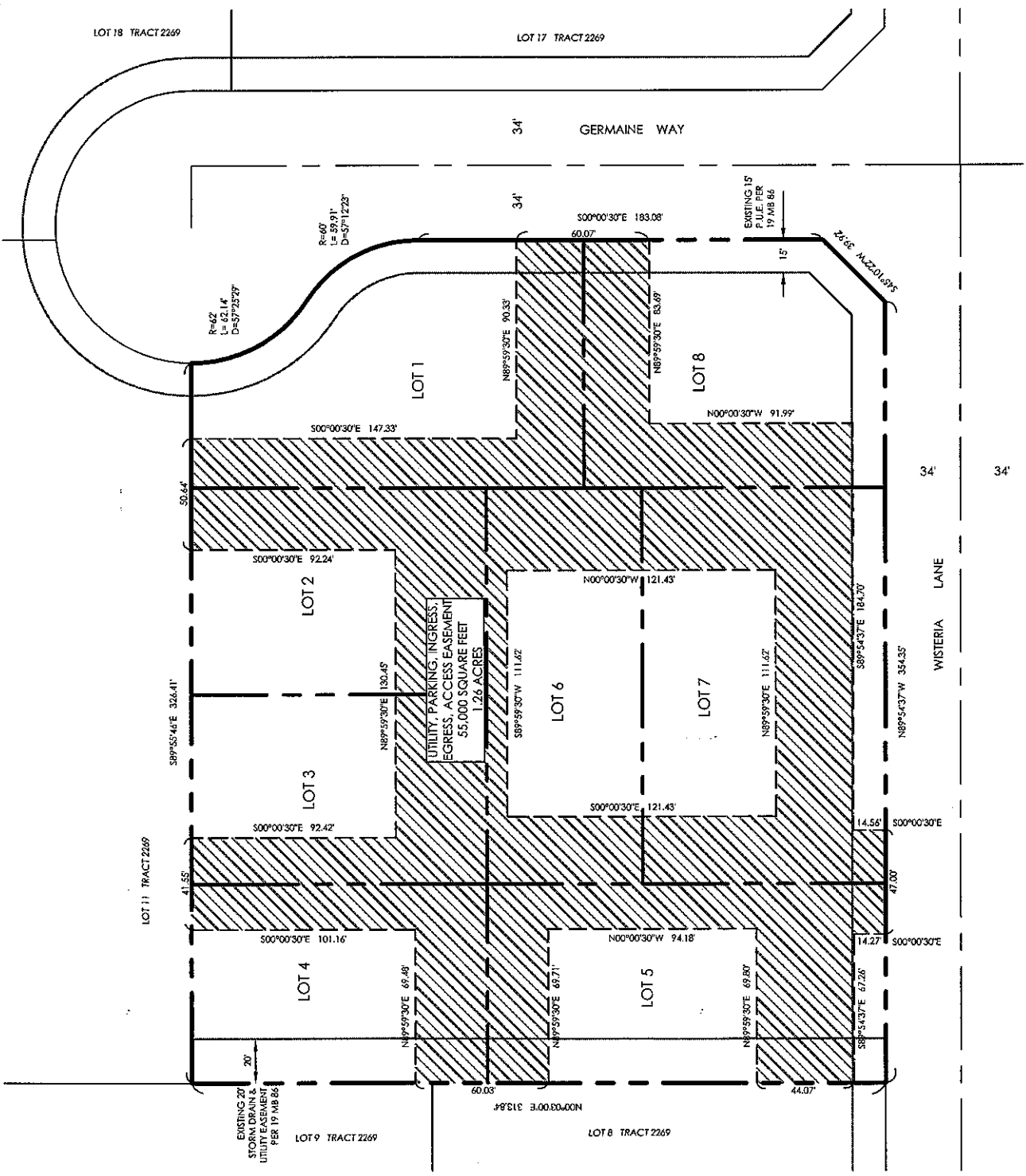


**TRACT 2839**

LEGAL DESCRIPTION: BEING A SUBDIVISION OF LOT 12 OF TRACT 2269, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED DECEMBER 28, 2001 IN BOOK 17, PAGE 86 OF THE OFFICIAL RECORDS, AS AMENDED BY MAP RECORDED SEPTEMBER 6, 2004 AS INSTRUMENT NO. 2004-079387 OF THE OFFICIAL RECORDS.

AS REQUESTED BY:  
**JRW GROUP, INC.**

DATE: OCTOBER 2008      JOB: 01256      APN: 025-421-039      **Sheet 9 of 3**  
 FIRST AMERICAN TITLE: 401-257674 (U)



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 TRACT 2839 (J. R. W. GROUP)

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WHEREAS, at their meeting of September 26, 2006, the Planning Commission approved Tentative Tract 2839. Tract 2839 is a re-subdivision of Lot 12 in Tract 2269, the Golden Hill Business Park, into 8 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 2839, and authorize the execution and recordation of the tract map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18<sup>th</sup> day of March 2008 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