



STAFF REPORT

DATE: JUNE 21, 2011
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD FOSTER, CITY MANAGER
PREPARED BY: AMER JAKHER, P.E., PUBLIC WORKS AND UTILITY SERVICES DIRECTOR AJ
SUBJECT: APPROVAL AND ACCEPTANCE OF THE PARCEL MAP 19106 FOR RECORDATION AND IS LOCATED ON THE SOUTH EAST CORNER OF BARTON ROAD AND TERRACE AVENUE.

RECOMMENDED ACTION

It is recommended that the City Council approve and accept Parcel Map 19106 for recordation.

GOAL STATEMENT

The proposed action will support the City's goal to provide improvements to the City's public infrastructure, improve traffic circulation and street infrastructure.

BACKGROUND

Parcel Map No. 19106 is a re-subdivision of a portion of Lot 12 of the Rosedale Tract. The Project is located at the southeast corner of Barton Road and Terrace Avenue. The property owner is subdividing 1 lot into 3 parcels. This site is currently owned by Producer Industrial partners, LLC.

ISSUES/ANALYSIS

The proposed subdivision will dedicate right-of-way to the City of Colton 32' along Terrace Avenue (0.228 acres) and 17' along Barton Road (.023 acres) for street purposes that will allow the City to install street improvements when Barton road is widened.

The Parcel Map has been reviewed for conformance with the Subdivision Map Act and local ordinances. All applied conditions have been addressed by the owner.

FISCAL IMPACTS

This action will not have a financial impact.

Staff Report to the Mayor and City Council
Approval and Acceptance of Parcel Map 19106
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ALTERNATIVES

1. Approve and Accept Parcel map 19106
2. Provide alternative direction to staff.

ATTACHMENTS

Exhibit A – Parcel Map

PARCEL MAP NO. 19106

IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 12 OF THE ROSEDALE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 41 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALSO BEING A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AND A PORTION OF GOVERNMENT LOT 2, FRACTIONAL SECTION 6, TOWNSHIP 2, SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE GOVERNMENT SURVEY; FURTHER BEING A PORTION OF LOT 8, ACCORDING TO MAP SHOWING LANDS OF THE EAST RIVERSIDE LAND COMPANY ON FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,

JRN CIVIL ENGINEERS

THIS MAP HAS BEEN FILED UNDER DOCUMENT
NUMBER _____ THIS DAY OF
_____ 2011, AT _____ M., IN BOOK
_____ OF _____ AT PAGES _____

AT THE REQUEST OF _____
IN THE AMOUNT OF \$ _____

LARRY WALKER,
AUDITOR-CONTROLLER/RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOT "A" (BARTON ROAD), LOT "B" (TERRACE AVENUE).

ROBERT J NEAL AND BERNARDA A NEAL TRUSTEE OF THE ROBERT J NEAL AND BERNARDA NEAL REVOCABLE TRUST AS TO AN UNDIVIDED 22.5% INTEREST AND PACIFIC WEST MANAGEMENT, A CALIFORNIA GENERAL PARTNERSHIP, AS TO AN UNDIVIDED 86.5% INTEREST AND PRODUCER INDUSTRIAL PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 21% INTEREST, AS TENANTS IN COMMON.

DATED: _____ BY: _____
ROBERT J. NEAL
EXECUTIVE VICE PRESIDENT
PACIFIC INDUSTRIAL PARTNERS, LLC

NOTARY ACKNOWLEDGMENT:

ON THIS _____ BEFORE ME, _____ PERSONALLY APPEARED ROBERT J NEAL PERSONALLY KNOWN TO ME (OR PROVED 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY(IES), AND THAT BY HIS SIGNATURE(S) ACTED AND EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY.
PRINTED NAME _____ MY COMMISSION EXPIRES _____

BOARD OF SUPERVISORS CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED: _____ DENA M. SMITH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
BY: _____
DEPUTY

CITY COUNCIL CERTIFICATE:

THE CITY OF COLTON ACCEPTS THE DEDICATION OF LOT "A" (BARTON ROAD) AND LOT "B" (TERRACE AVENUE) AS NOTED ON THE ATTACHED MAP.

DATED: _____ KELLY J. CHASTAIN MAYOR
CAROLINA P. BARRERA CITY CLERK

AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE COUNTY, MUNICIPAL, OR LOCAL TAXES, SPECIAL ASSESSMENTS, COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS, NOT YET PAYABLE, ESTIMATED TO BE \$ _____.

DATED: _____ LARRY WALKER, COUNTY AUDITOR
COUNTY OF SAN BERNARDINO
BY: _____
DEPUTY RECORDER

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66436, (o)(3)(e)(f). THEIR INTERESTS CANNOT RISE INTO A FEE.

- EASEMENTS FOR PIPE LINES DITCHES AND CANALS AS DISCLOSED BY DOCUMENT RECORDED IN BOOK 111, PAGE 258 OF DEEDS.
- EASEMENTS FOR WATER RIGHTS AS DISCLOSED BY DOCUMENT RECORDED IN BOOK 678 PAGE 29 OF DEEDS.
- EASEMENTS FOR RIGHT OF WAY AND COVERED PIPE LINES AS DISCLOSED BY DOCUMENT RECORDED MAY 21 1957 INSTRUMENT NO 1 BOOK 4235 PAGE 247 OF OFFICIAL RECORDS.
- EASEMENTS FOR PIPE LINES FOR DOMESTIC AND IRRIGATION PURPOSES AS DISCLOSED BY DOCUMENT RECORDED IN BOOK 72 PAGE 271 OF DEEDS.
- EASEMENTS FOR PIPE LINES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 23, 1903 IN BOOK 333 PAGE 197 OF DEEDS.

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 ORDINANCES AT THE REQUEST OF DIANA OLSON OF HAGAR PACIFIC PROPERTIES. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

JEFFERY L. MAYS PLS 6379
EXPIRATION DATE: 12/31/2012



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY OF COLTON MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

VJAY SINHA, CITY ENGINEER
RCE NO. 53649, EXP. 6/30/11

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, AND THAT I AM SATISFIED THAT THE ANNEXED MAP IS TECHNICALLY CORRECT.

DATED: _____ 2011
JOHN G. EGAN, R.C.E. 14853
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA
LICENSE EXPIRES: 3/31/11

PLANNING COMMISSION'S STATEMENT:

I HEREBY STATE THAT THE SUBDIVISION SHOWN ON THIS MAP IS IN ACCORDANCE WITH THE TENTATIVE MAP APPROVED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, HELD ON THE 20TH DAY OF JANUARY, 2009.

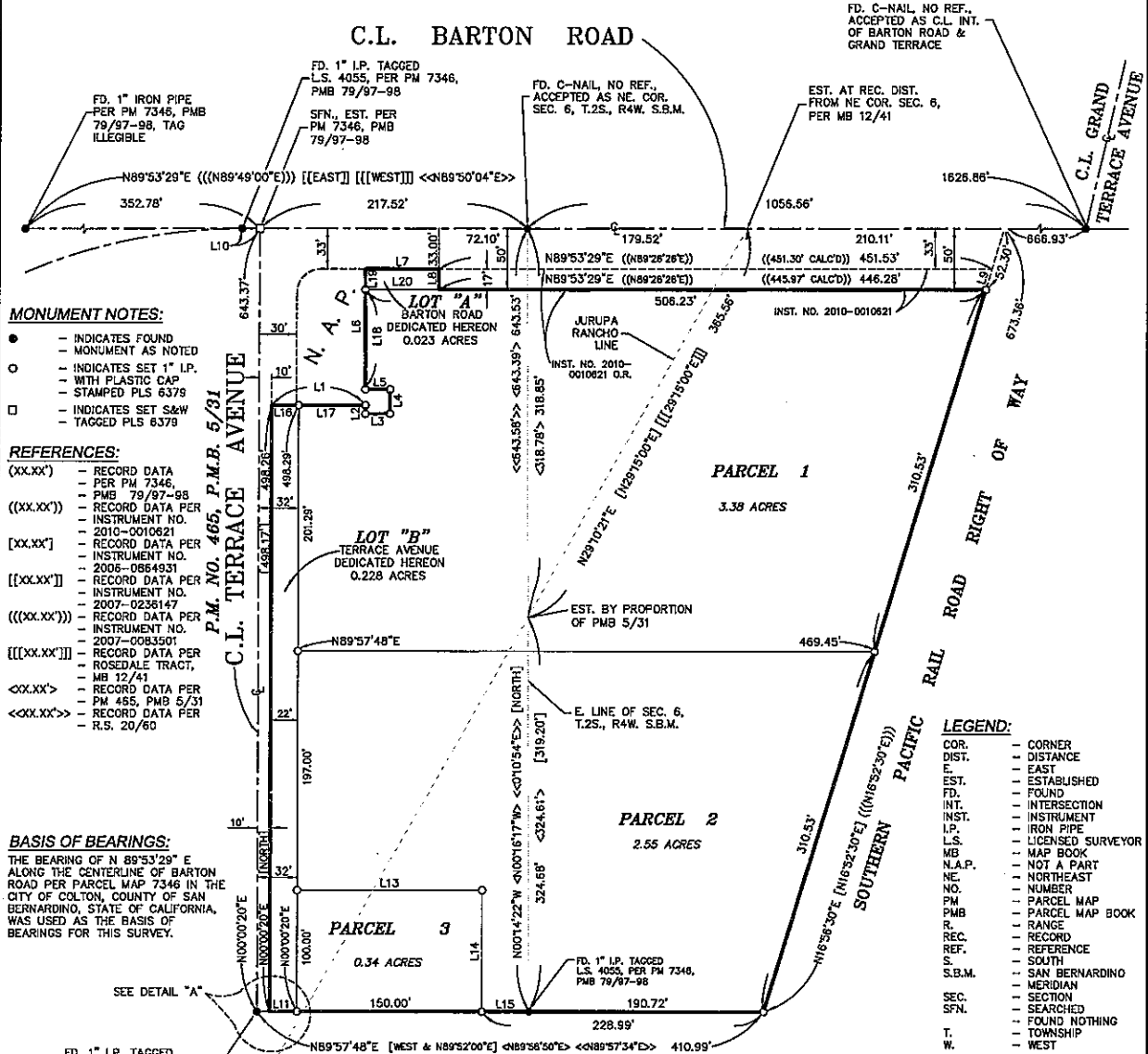
DATED: _____ SIGNATURE: _____

PARCEL MAP NO. 19106

IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 12 OF THE ROSEDALE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 41 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ALSO BEING A PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AND A PORTION OF GOVERNMENT LOT 2, FRACTIONAL SECTION 6, TOWNSHIP 2, SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE GOVERNMENT SURVEY; FURTHER BEING A PORTION OF LOT 6, ACCORDING TO MAP SHOWING LANDS OF THE EAST RIVERSIDE LAND COMPANY OF FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,

JRN CIVIL ENGINEERS



- MONUMENT NOTES:**
- - INDICATES FOUND MONUMENT AS NOTED
 - - INDICATES SET 1" I.P. WITH PLASTIC CAP STAMPED PLS 6379
 - - INDICATES SET S&W TAGGED PLS 6379

- REFERENCES:**
- (xx.xx') - RECORD DATA PER PM 7346, PMB 79/97-98
 - ((xx.xx')) - RECORD DATA PER INSTRUMENT NO. 2010-0010621
 - [xx.xx'] - RECORD DATA PER INSTRUMENT NO. 2005-0864931
 - [[xx.xx']] - RECORD DATA PER INSTRUMENT NO. 2007-0236147
 - [[[xx.xx''']] - RECORD DATA PER INSTRUMENT NO. 2007-0083501
 - <xx.xx'> - RECORD DATA PER ROSEDALE TRACT, MB 12/41
 - <<xx.xx'>> - RECORD DATA PER PM 485, PMB 5/31
 - <<<xx.xx'>>> - RECORD DATA PER R.S. 20/60

BASIS OF BEARINGS:
THE BEARING OF N 89°53'29" E ALONG THE CENTERLINE OF BARTON ROAD PER PARCEL MAP 7346 IN THE CITY OF COLTON, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

- LEGEND:**
- COR. - CORNER
 - DIST. - DISTANCE
 - E. - EAST
 - EST. - ESTABLISHED
 - FD. - FOUND
 - INT. - INTERSECTION
 - INST. - INSTRUMENT
 - I.P. - IRON PIPE
 - L.S. - LICENSED SURVEYOR
 - MB - MAP BOOK
 - N.A.P. - NOT A PART
 - NE - NORTHEAST
 - NO. - NUMBER
 - PM - PARCEL MAP
 - PMB - PARCEL MAP BOOK
 - R. - RANGE
 - REC. - RECORD
 - REF. - REFERENCE
 - S. - SOUTH
 - S.B.M. - SAN BERNARDINO MERIDIAN
 - SEC. - SECTION
 - SFN. - SEARCHED
 - T. - TOWNSHIP
 - W. - WEST

- EASEMENT NOTES:**
- ① EASEMENTS FOR PIPE LINES DITCHES AND CANALS AS DISCLOSED BY DOCUMENT RECORDED IN BOOK 111, PAGE 258 OF DEEDS. UNLOCATABLE, BLANKET ITEM.
 - ② EASEMENTS FOR WATER RIGHTS AS DISCLOSED BY DOCUMENT RECORDED MARCH 5, 1920 IN BOOK 678 PAGE 29 OF DEEDS. UNLOCATABLE, BLANKET ITEM.
 - ③ EASEMENTS FOR RIGHT OF WAY AND COVERED PIPE LINES AS DISCLOSED BY DOCUMENT RECORDED MAY 21 1957 INSTRUMENT NO 1 BOOK 4235 PAGE 247 OF OFFICIAL RECORDS. UNLOCATABLE, RECORD DOCUMENT ILLIGIBLE.
 - ④ EASEMENTS FOR PIPE LINES FOR DOMESTIC AND IRRIGATION PURPOSES AS DISCLOSED BY DOCUMENT RECORDED IN BOOK 72 PAGE 271 OF DEEDS. UNLOCATABLE, BLANKET ITEM.
 - ⑤ EASEMENTS FOR PIPE LINES AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 23, 1903 IN BOOK 333 PAGE 197 OF DEEDS. EXACT LOCATION UNDETERMINABLE.

LINE TABLE

LINE	BEARING	LENGTH	RECORD
L1	N89°53'29"E	75.00'	(EAST 75.00')
L2	N001°42'22"W	7.00'	(SOUTH 7.00')
L3	N89°53'29"E	20.00'	(EAST)
L4	N000°31'31"W	20.00'	(NORTH 20.00')
L5	N89°53'29"E	20.00'	(WEST 20.00')
L6	N001°42'22"W	99.00'	((NORTH 99.00 CALC'D))
L7	N89°53'29"E	59.95'	N/A
L8	N001°42'22"W	17.00'	((N00°39'55"W 17.00'))
L9	N15°56'30"E	17.78'	((N16°46'22"E 17.81'))
L10	N89°53'29"E	13.32'	<N89°53'29"E 13.99>
L11	N89°57'48"E	22.00'	N/A
L12	N89°57'48"E	10.00'	N/A
L13	N89°57'48"E	150.00'	N/A
L14	N000°00'20"E	100.00'	N/A
L15	N89°57'48"E	38.27'	N/A
L16	N89°53'29"E	22.00'	N/A
L17	N89°53'29"E	76.04'	N/A
L18	N001°42'22"W	82.00'	N/A
L19	N001°42'22"W	17.90'	N/A
L20	N89°53'29"E	59.95'	N/A

