

TO: James L. App, City Manager

FROM: Ron Whisenand, Community Development Director

SUBJECT: Acceptance of Parcel Map 05-0118 for Recordation, Annexation No. 06-016 to Community Facilities District No. 2005-1 for Public Services, and Annexation into the Landscape and Lighting Maintenance District (Long)

DATE: March 21, 2006

Needs: That the City Council consider steps toward finalizing development plans for a residential development and subdivision, including authorizing the approval of the annexation of Parcel 2 of Parcel Map 05-0118 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicant Theta Mae Long has requested that Parcel Map PR 05-0118 be accepted by the City for recordation. PR 05-0118 is located at 2335 Ashwood Place (see Vicinity/Reduction parcel map, Attachment 2).
 2. The owner of the above property was required to annex any newly created parcels to the Community Facilities District as a condition of approval of Tentative Parcel Map PR 05-0118.
 3. Resolution No. 05-063 adopted by City Council on April 5, 2005, authorizes the City to annex to CFD 2005-1, properties which will be assessed only for eligible public services, without further public hearings or formal elections upon receipt of written consent from the owners.
 4. The owner of Parcel Map PR 05-0118 has given consent and approval that Parcel 2 be annexed to CFD No. 2005-1. The owner has agreed and intend that such consent and approval constitutes election to annex to CFD No. 2005-1 and approval of the authorization for the levy of the Special Tax within the property. (see Exhibit A)
 5. The applicant has signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis
and**

Conclusion: Parcel Map PR 05-0118 was tentatively approved by the Planning Commission on June 28, 2005. All conditions imposed by the Planning Commission have been satisfied.

Annexation to the City's CFD 2005-1 is necessary to mitigate projected adverse fiscal impacts of new residential development

Policy

Reference: General Plan
California Government Code Section 66462 ("Subdivision Map Act")
Paso Robles Municipal Code Section 22.16.160

Fiscal

Impact: With annexation to the CFD, none.

Options: That the City Council accept the subject map and agreements by taking the following actions:

- a.
 - (1) Adopt Resolution No. 06-xx certifying and adding Parcel 2 of Parcel Map PR 05-0118 to CFD No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien; and
 - (2) Adopt Resolution No. 06-xx accepting the recordation of Parcel Map PR 05-0118, a two-lot residential subdivision located at 2335 Ashwood Place.
 - (3) Adopt Resolution No. 06-xx annexing Parcel Map PR 05-0118 into the Landscape and Lighting District.
- b. Amend, modify, or reject the above option.

Attachments: (4)

- 1) Exhibit A from Consent & Election to CFD
- 2) Vicinity/Reduced size parcel map
- 3) Resolution CFD
- 4) Resolution Final Map
- 5) Resolution L & L

EXHIBIT A

CONSENT AND ELECTION TO ANNEX REAL PROPERTY TO AN EXISTING COMMUNITY FACILITIES DISTRICT

**CITY OF PASO ROBLES
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SERVICES)**

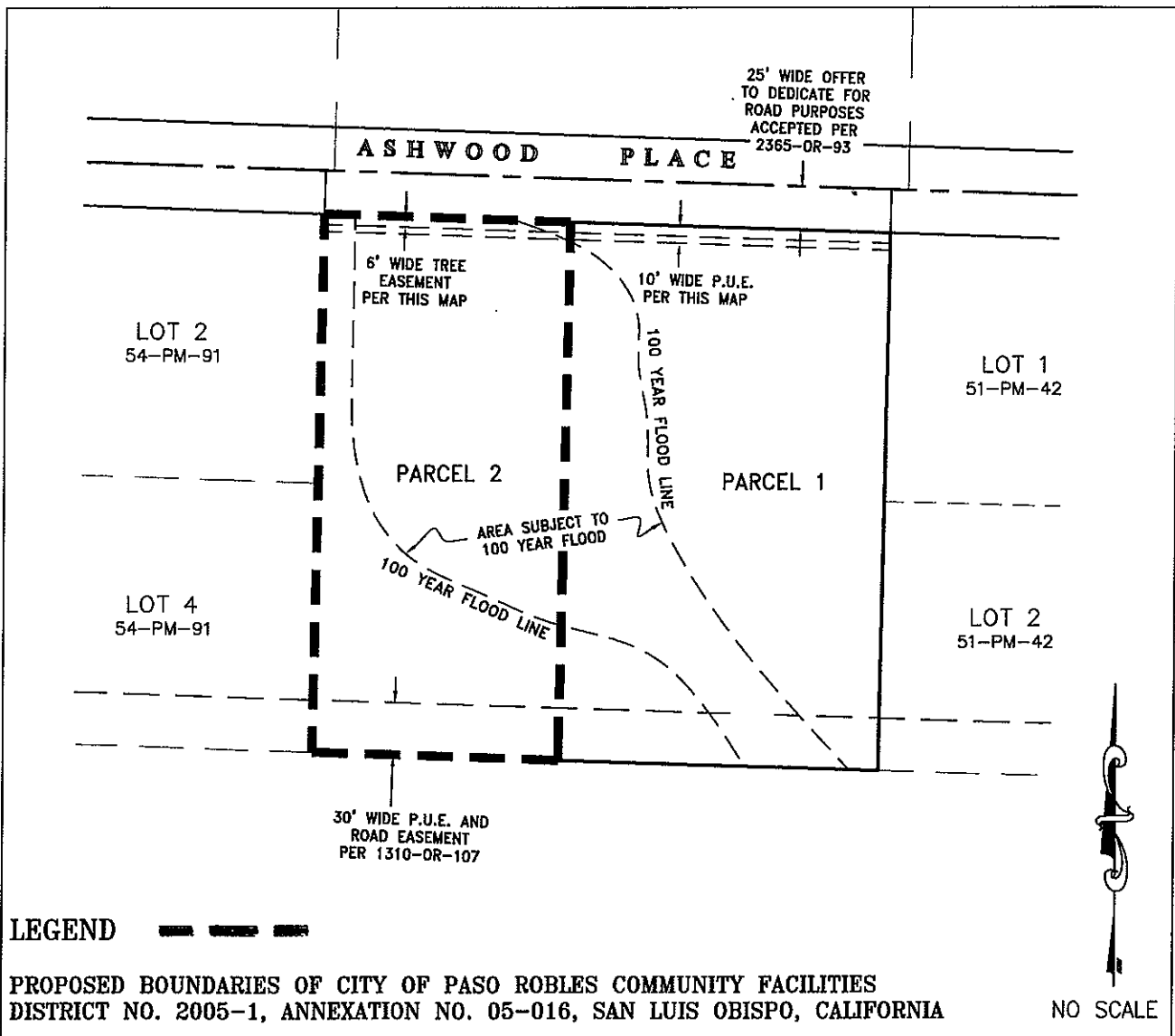
ANNEXATION NO. 05-016

PARCEL 2 OF PARCEL MAP PR 05-0118 OF THE CITY OF EL PASO DE ROBLES, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED _____ IN BOOK _____ AND PAGE _____ OF PARCEL MAPS.

NAME OF THE OWNERS OF THE ANNEXED PROPERTY:

THETA MAE LONG, TRUSTEE OF THE THETA MAE LONG TRUST, DATED AUGUST 8TH, 1991

**CITY OF PASO ROBLES
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SERVICES)**



OWNERS' STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE SOLE OWNER OF AND SOLE PARTY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PARCEL SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP. I HEREBY DEDICATE TO THE PUBLIC USE AN EASEMENT FOR THESE PURPOSES AND ALL USES INCIDENT THERETO. I HEREBY RESERVE TO MYSELF, MY HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE ON SAID PARCELS, AN EASEMENT FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E.".

THETA WAE LONG, TRUSTEE
 THETA WAE LONG TRUST, DATED AUG. 8, 1991

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
 COUNTY OF SAN JUAN OBISPO } SS
 ON _____ 2008, BEFORE ME }
 A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED VESTA WAE LONG, }
 PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO }
 BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED }
 TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER }
 SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE }
 PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

 SIGNATURE

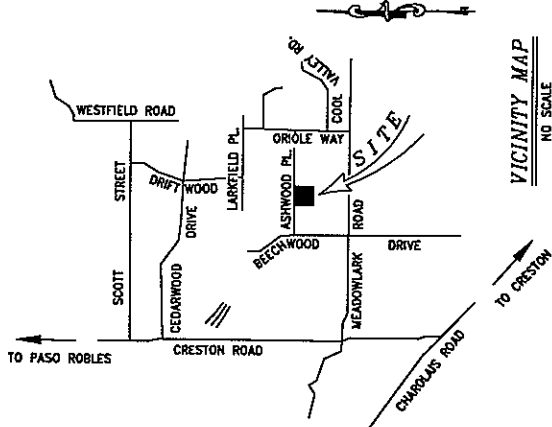
 COUNTY OF COMMISSION:

 COMMISSION NO.: _____

 MPR. DATE

PARCEL MAP PR 05-0118

A SUBDIVISION
 IN THE CITY OF EL PASO DE ROBLES
 OF PARCEL B OF PARCEL MAP CO 77-101,
 AS FILED IN
 BOOK 29 OF PARCEL MAPS, PAGE 60,
 COUNTY OF SAN JUAN OBISPO,
 STATE OF CALIFORNIA.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN MCGRATHY IN DECEMBER OF 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL OF THE MEASUREMENTS SHOWN ON THIS MAP WERE OBTAINED BY ME OR BY A LICENSED SURVEYOR INDICATED OR WILL BE SET IN SUCH POSITIONS THAT THE MEASUREMENTS ON THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

W. E. TOUCHON LS 18416 (EXP. 9-30-2008)



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE PARCEL MAP ENTITLED PARCEL MAP PR 05-0118, THAT THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THIS MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. PALKENSTEIN, CITY ENGINEER
 CITY OF EL PASO DE ROBLES
 R.C.C. 03760 (EXP. 9-30-2008) _____
 DATE

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 05-0118, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES AND THE OFFERS OF UTILITIES SHOWN HEREON FOR TRUNK AND PUBLIC UTILITIES EASEMENTS WERE ACCEPTED ON BEHALF OF THE PUBLIC.

JOHN R. PALKENSTEIN, INTERIM 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 I HAVE FILED THIS MAP ON THE _____ DAY OF _____ 2008, APPROVE THE MAP OF PARCEL MAP PR 05-0118.

DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

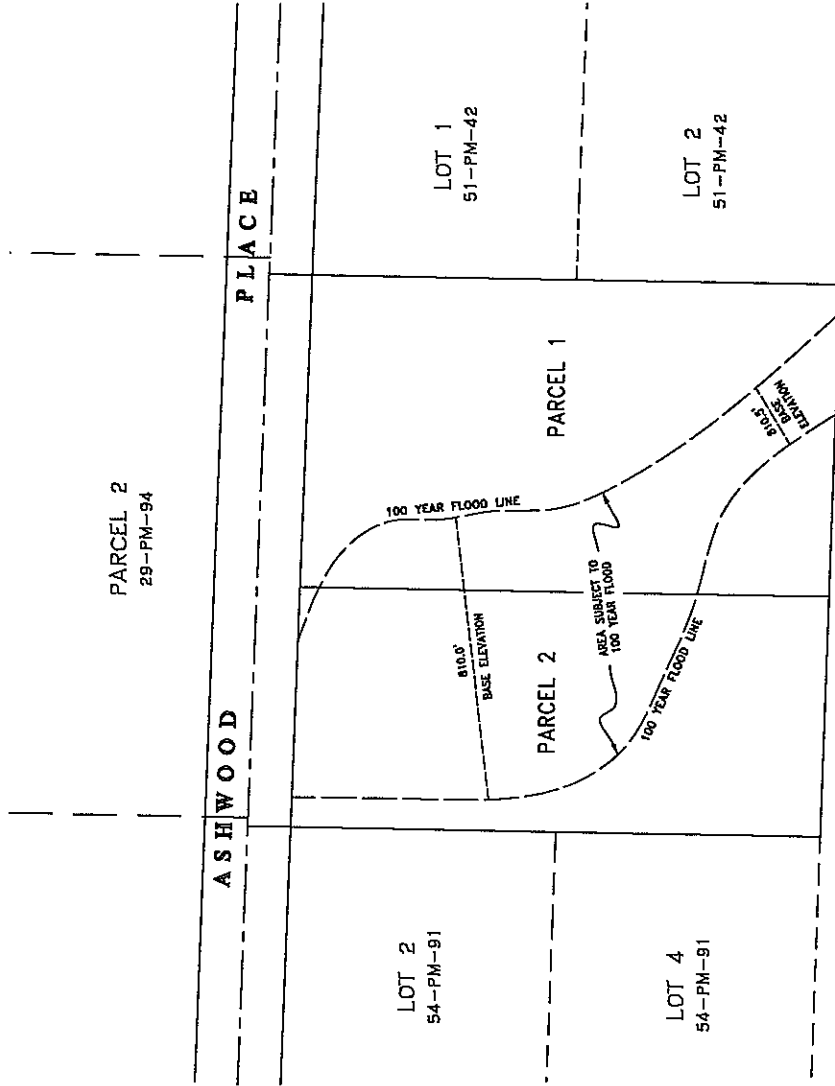
FILED THIS _____ DAY OF _____ 2008, AT _____ M.
 IN BOOK _____ OF PARCEL MAPS AT PAGES _____
 AT THE REQUEST OF W. E. TOUCHON.
 DOC. NO.: _____ PER: _____
 COUNTY RECORDER _____ BY: DEPUFF

PARCEL MAP PR 05-0118

A SUBDIVISION
IN THE CITY OF EL PASO, DE ROBLES
OF PARCEL B OF PARCEL MAP CD 77-101,
BOOK 29 OF PARCEL MAPS, PAGE 60,
COUNTY OF SAN JUAN OBISPO,
STATE OF CALIFORNIA.

ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION ON THIS SHEET IS FOR
INFORMATIONAL PURPOSES ONLY, AND IS DESCRIBING
CONDITIONS AS OF THE DATE OF FILING, AND IS NOT
INTENDED TO AFFECT RECORD TITLE INTEREST.



PORTION LOT 69
A-MAPS-29



50' 25' 0 50' 100'
SCALE: 1"=60 FT.

TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 3 OF 3 JR 05218

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCEL 2 OF PARCEL MAP PR 05-0118 TO THE CITY'S
COMMUNITY FACILITIES DISTRICT NO. 2005-1 (LONG)

WHEREAS, the owners of the real property described in Exhibit 'A' has petitioned to annex Parcel 2 of Parcel Map PR 05-0118 into the Paso Robles Community Facilities District No. 2005-1 (Public Services).

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of Paso Robles does hereby declare that the real property located in the City of Paso Robles, County of San Luis Obispo, as more particularly described in Exhibit 'A' hereto, is hereby annexed into Community Facilities District 2005-1 and that the subject properties shall be subject to a tax lien of \$657 per dwelling unit per year, which, in turn, is subject to escalation based on a blend of the San Francisco Urban Consumer Price Index and Los Angeles Urban Consumer Price Index or two percent, whichever is greater.

SECTION 2. That the City Council of the City of Paso Robles does hereby declare that the current owner of the real property, according to the Consent and Election to Annex Real Property to an Existing Community Facilities District Petition for Formation of the District, is Theta Mae Long.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 2 of Parcel Map PR 05-0118 shall begin with Fiscal Year 2006-2007.

SECTION 4. That the City Council for the City of Paso Robles does hereby declare that the area annexed shall be designated as Annexation No. 06-016 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of March 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0118 FOR RECORDATION (LONG)

WHEREAS, the subdivider of tentative Parcel Map 05-0118, located at 2335 Ashwood Place has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two parcels on a 2.31 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 05-0118 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of March 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

RECORDING REQUESTED BY
AND
WHEN RECORDED RETURN TO:

The City of El Paso de Robles
Public Works Department
1000 Spring Street
Paso Robles, CA 93446

Attn.: Ditas Esperanza

FOR RECORDERS USE ONLY

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PR 05-0118 (LONG) AS SUBAREA 105 TO THE
“PASO ROBLES LANDSCAPE AND LIGHTING DISTRICT NO. 1”
(STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)

WHEREAS, the owner of the real property described in Exhibit ‘A’ has petitioned for annex PR 05-0118 (Long) into the Paso Robles Landscape and Lighting District No. 1 (“District”).

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

SECTION 1. That the City Council of the City of Paso Robles does hereby declare that the real property located in the City of Paso Robles, County of San Luis Obispo, as more particularly described in Exhibit ‘A’ hereto, is hereby annexed into the District and that all landscape and lighting improvements required as conditions of approval of PR 05-0118 be installed by the developer.

SECTION 2. That the City Council of the City of Paso Robles does hereby declare that the current owner of the real property, according to the Petition for Formation of the District, is Theta Mae Long, Trustee.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for PR 05-0118 shall begin with Fiscal Year 2006-2007.

SECTION 4. That the City Council for the City of Paso Robles does hereby declare that the area annexed shall be designated Paso Robles Landscape and Lighting District No. 1, as Sub-Area 105.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of March 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

Exhibit "A"

LEGAL DESCRIPTION

Real property in the , County of San Luis Obispo, State of California, described as follows:

Parcel B of Parcel Map No. CO 77-101 in the County of San Luis Obispo, State of California, according to the map recorded August 6, 1980 in Book 29, Page 60 of Parcel Maps, in the office of the County Recorder of said County.

APN: 009-750-003