

**TO:** James L. App, City Manager

**FROM:** Ron Whisenand, Community Development Director

**SUBJECT:** Acceptance of Parcel Map 05-0286 for Recordation and Annexation No. 05-029 to Community Facilities District No. 2005-1 for Public Services (Rhoades)

**DATE:** December 19, 2006

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**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 1 of Parcel Map PR 05-0286 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicant Jason Rhoades has requested that Parcel Map PR 05-0286 be accepted by the City for recordation. Parcel Map PR 05-0286 is located at 727 Oak Street.
  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 05-0286.
  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 owners of each parcel or parcels have given consent and approval that such parcel or parcels be annexed to CFD No. 2005-1. The owners have 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)

**Analysis  
and**

**Conclusion:** Parcel Map PR 05-0286 was tentatively approved by the Planning Commission on March 28, 2006. 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 agreement by taking the following actions:

- a. **(1)** Adopt Resolution No. 06-xx certifying and adding the above properties 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 05-0286, a two-lot residential subdivision located at 727 Oak Street.
- 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

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PARCEL 1 OF PARCEL MAP PR 05-0286 TO THE CITY'S  
COMMUNITY FACILITIES DISTRICT NO. 2005-1

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WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned to annex Parcel 1 of Parcel Map PR 05-0286 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 Jason Rhoades.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 1 and of Parcel Map PR 05-0286 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. 05-029 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19<sup>th</sup> day of December, 2006 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

**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. 05-029**

Legal Description: Real property in the City of Paso Robles, County of San Luis Obispo, State of California, described as follows:

**EXHIBIT A**

Names of the owners of the Annexed Property:

Jason Rhoades

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 05-0286 FOR RECORDATION  
(RHOADES)

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WHEREAS, the subdivider of tentative Parcel Map PR 05-0286, located at 727 Oak Street has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 0.16 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 05-0286 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19<sup>th</sup> day of December, 2006 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

**PARCEL MAP PR 05-0286**

BRING A SUBDIVISION OF LOT 9, IN BLOCK 132, IN THE CITY OF EL PASO DE ROBLES, FILED IN BOOK 4, PAGE 169 OF MAPS, IN THE COUNTY OF SAN JUAN, CALIFORNIA, STATE OF CALIFORNIA.

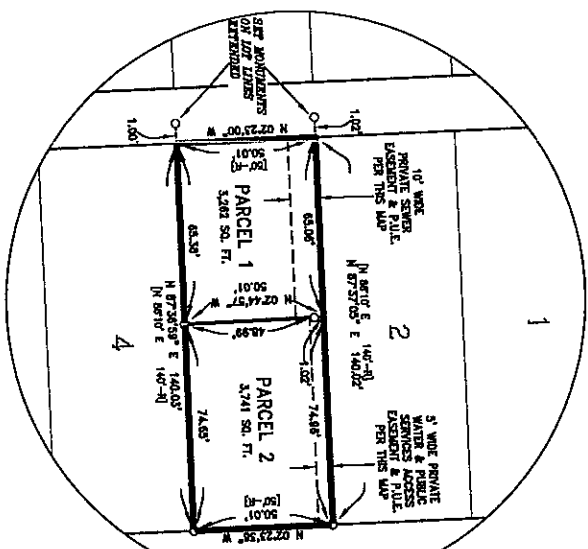
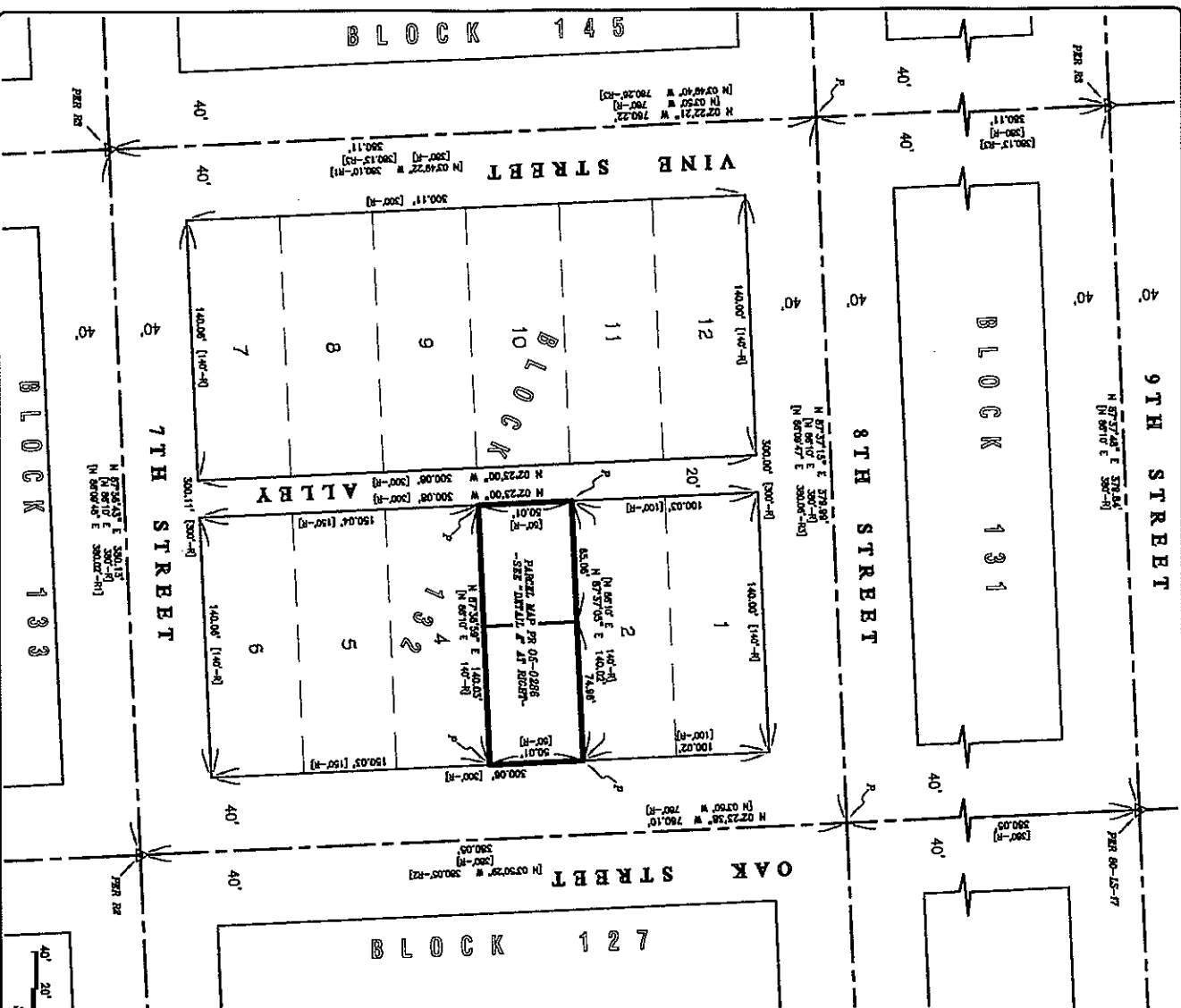
**LEGEND:**

- O - SET OF 1/2" W BOUNDS 7/40" TO 1/4" UNLESS OTHERWISE NOTED
- △ - FOUND BOUNDS CAP IN WELL MONUMENT PER AS NOTED
- P - POINT DETERMINED BY SINGLE PROPORTION
- R - 1-1/2" TO 1/2" (1989)
- RS - 1/2" TO 1/2" (1976)
- RS - 1/2" TO 1/2" (1989)
- RS - 1/2" TO 1/2" (1984)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THE MEASURED BEARINGS SHOWN HEREON IS THE MEAN TRUE MIDDLEWATER CORRECTION STRIP OF 1983 (CSD 68-420E 51) THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -0°39'05".

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 0.999858644.



NOTE: THERE IS AN EASEMENT FOR ANY POSSIBLE ENCROACHMENT OF OAKLAND AVENUE FROM LOT 3 INTO THE NORTHERN PORTION OF LOT 4 IN BLOCK 134 IN THE CITY OF EL PASO DE ROBLES, CALIFORNIA AS RECORDED ON JUNE 26, 1994 IN Book 2700, Volume 576, Page 229 OF DEEDS

**TWIN CITIES SURVEYING, INC.**

616-5 S MAIN STREET / P.O. BOX 777  
 TUBULTON, CALIFORNIA 95864-0777  
 SHEET 2 OF 2