

TO: James L. App, City Manager

FROM: Ron Whisenand, Community Development Director

SUBJECT: Acceptance of Parcel Map 05-0231 for Recordation and Annexation No. 05-034 to Community Facilities District No. 2005-1 for Public Services (Hedges)

DATE: May 15, 2007

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 Parcels 2 and 3 of Parcel Map PR 05-0231 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicant William Hedges has requested that Parcel Map PR 05-0231 be accepted by the City for recordation. Parcel Map PR 05-0231 is located at the west end of 11th 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 05-0231.
 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 05-0231 was tentatively approved by the Planning Commission on February 28, 2006. All conditions imposed by the Planning Commission have been satisfied. Performance securities have been accepted, in lieu of improvements to 11th Street, in accordance with City policy and the State Subdivision Map Act.

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. 07-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. 07-xx accepting the recordation of Parcel Map PR 05-0231, a three-lot residential subdivision at the west end of 11th 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

LEGAL DESCRIPTION

EXHIBIT A

**Consent And Election To Annex Real Property To An Existing
Community Facilities District**

**City Of El Paso De Robles
Community Facilities District No. 2005-1
(Public Services)**

Annexation No. 05-034

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

Lot 3 of the Reservoir Reservation, in the City of El Paso De Robles, in the County of San Luis Obispo, State of California, according to the map recorded July 16, 1891 in Book B at Page 22 of Maps, in the office of the County Recorder of said County.

EXCEPTING there from the Westerly 110 feet of said Lot 3.

Annexation of Parcels 2 & 3 of Parcel Map PR 05-0231.

Names of the owners of the Annexed Property;

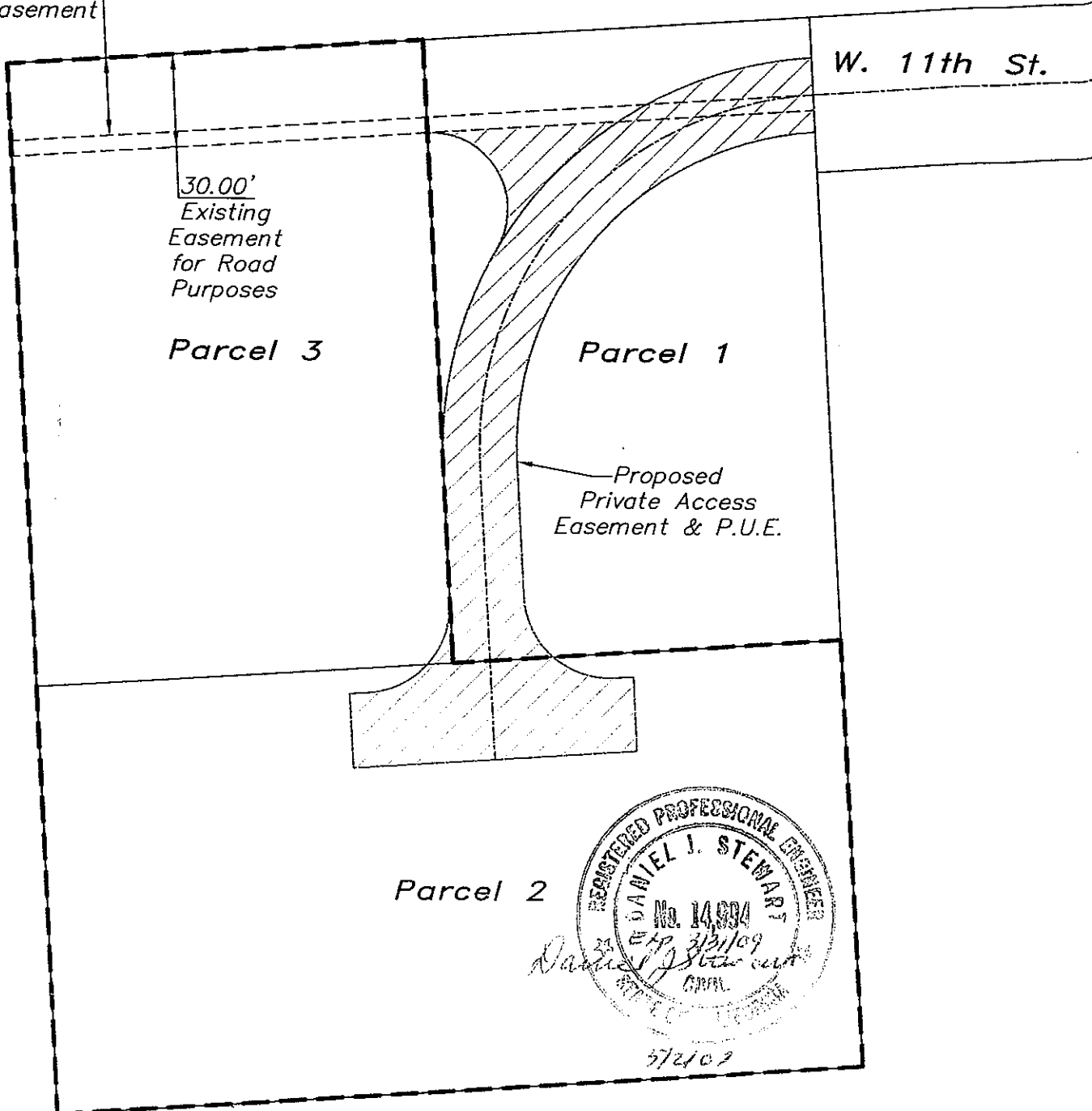
William Hedges



EXHIBIT A
BOUNDARY MAP
ANNEXATION No. 05-034

*Parcels 2 & 3 of
Portion of Lot 3 of the
Reservoir Reservation*

25.00'
Existing
Waterline
Easement



No Scale

PARCEL MAP PR 05-0231
 BEING A DIVISION OF PORTION OF LOT 3,
 OF THE RESERVOIR RESERVATION, (B/NB/22),
 CITY OF EL PASO DE ROBLES,
 STATE OF CALIFORNIA
 P&P B-MAPS - 22

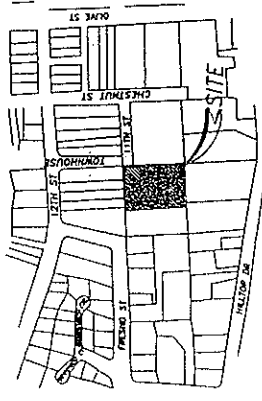
OWNER'S STATEMENT
 I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF, AND RECORD HOLDER OF ALL INTERESTS IN, AND THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY SHOWN ON THIS PARCEL MAP AND PROJECT SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDECTION OF THIS MAP.
 I HEREBY RESERVE TO MYSELF, MY HEIRS AND ASSIGNS THE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENT AS DELINEATED BY CROSS-HATCHING ON SAID MAP.
 I, ALSO, HEREBY RESERVE TO MYSELF, MY HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE ON SAID PARCELS, AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS DELINEATED BY CROSS-HATCHING ON SAID MAP AS "PUBLIC UTILITY EASEMENT OR T.U.L.E."

William C. Hedges
 WILLIAM C. HEDGES
 TRUSTEE OF THE WILLIAM C. HEDGES TRUST
 DATED 10/20/2010

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
 COUNTY OF SAN LUIS OBISPO
 ON March 20th 2010 BEFORE ME, Erin L. Hall,
 NOTARY PUBLIC, FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
WILLIAM C. HEDGES, accompanied by Erin L. Hall OR PERSONALLY APPEARED
Erin L. Hall, a SINGLE individual, known to me to be the person whose name is subscribed to
 SAID INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
 INSTRUMENT AND AGENCY AND THAT BY HIS SIGNATURE ON THE
 SAID INSTRUMENT HE INTENDS TO EXECUTE THE INSTRUMENT UPON BEHALF OF THE PERSON
 ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE Erin L. Hall
 PRINTED NAME Erin L. Hall
 COMMISSION # 1464541 EXP. DATE March 04, 2010
 COUNTY OF San Luis Obispo



VICINITY MAP
 NO SCALE

COUNTY RECORDER'S STATEMENT
 FILED THIS _____ DAY OF _____ 200__ AT _____ M
 IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF
 DANIEL J. STEWART.

FEE _____ JULIE L. ROBEWALD
 COUNTY RECORDER
 DOC. NO. _____ DEPUTY RECORDER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES WITH THE REQUEST OF WILLIAM C. HEDGES IN OCTOBER, 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Daniel J. Stewart
 DANIEL J. STEWART RCE 14894 EXP 3/31/07



MONUMENT STATEMENT

DANIEL J. STEWART, HEREBY STATE THAT ALL MONUMENTS ARE OF THE CLASS AND TYPE AND THE POSITIONS INDICATED. THE MONUMENTS SHOWN HEREOF ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

Daniel J. Stewart
 DANIEL J. STEWART RCE 14894 EXP 3/31/07

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE AFORESAID MAP ENTITLED PARCEL MAP PR 05-0231, THAT THE SUBDIVISION AS SHOWN HEREON SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE PREPARATION OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

John B. Falkenstein
 JOHN B. FALKENSTEIN, CITY ENGINEER
 CITY OF EL PASO DE ROBLES
 RCE 33780 EXP. 6/30/08

CITY PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR PARCEL MAP PR 05-0231 ON THE 28th DAY OF February, 2008.

Ronald Mussiando
 RONALD MUSSUANDO
 COMMUNITY DEVELOPMENT DIRECTOR

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF PASO ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF PASO ROBLES, CALIFORNIA, ON THE 20th DAY OF February, 2008, APPROVE THE MAP OF PARCEL MAP PR 05-0231 SHOWY HEREOF.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 200__
 CITY CLERK, DENNIS FANSLER

DANIEL J. STEWART & ASSOC.
 ENGINEERS - SURVEYORS
 597 12th STREET / P.O. BOX 2028
 PASO ROBLES, CA 95446

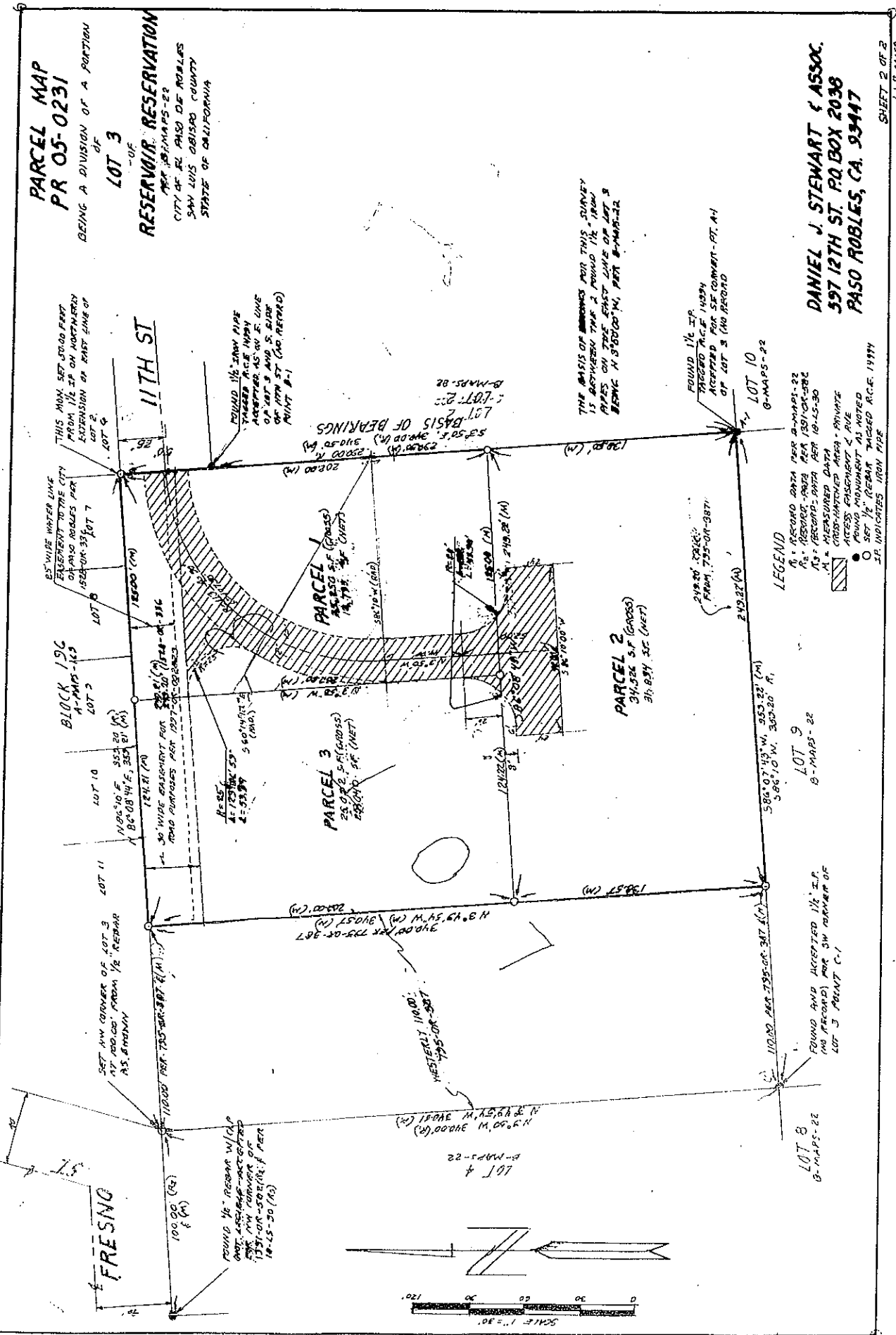
**PARCEL MAP
PR 05-0231**

BEING A DIVISION OF A PORTION
OF

LOT 3

RESERVOIR RESERVATION

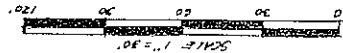
PER B-MAPS-22
CITY OF PASO ROBLES
SAN LUIS OBISPO COUNTY
STATE OF CALIFORNIA



DANIEL J STEWART & ASSOC.
597 12TH ST. PO BOX 2038
PASO ROBLES, CA. 93447

SHEET 2 OF 2
JOB # 06159

LEGEND
R. RECORD DATA PER B-MAPS-22
R. RECORD DATA PER 1971-OR-302
M. RECORD DATA PER 18-LS-30
M. MEASURED DATA
CR. CROSS-HATCHED AREA - PRIVATE ACCESS EASEMENT & PIPE
O. FOUND MONUMENT AS NOTED
IP. INDICATES IRON PIPE



RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCELS 2 AND 3 OF PARCEL MAP PR 05-0231 TO THE CITY'S
COMMUNITY FACILITIES DISTRICT NO. 2005-1

WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned to annex Parcels 2 and 3 of Parcel Map PR 05-0231 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 William Hedges.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcels 2 and 3 of Parcel Map PR 05-0231 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. 05-034 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of May, 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0231 FOR RECORDATION
(HEDGES)

WHEREAS, the subdivider of tentative Parcel Map PR 05-0231, located at the west end of 11th Street, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 1.95 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 05-0231 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of May, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk