

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 06-0077 for Recordation and Annexation No. 05-024 to Community Facilities District No. 2005-1 for Public Services (Vargas)
DATE: June 5, 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 Parcel 2 of Parcel Map PR 06-0077 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicants Martin and Carla Vargas have requested that Parcel Map PR 06-0077 be accepted by the City for recordation. Parcel Map PR 06-0077 is located at 511 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 06-0077.
 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 06-0077 was tentatively approved by the Planning Commission on June 27, 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. 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 06-0077, a two-lot residential subdivision at 511 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

OWNERS' STATEMENT

WE, THE UNDERSIGNED HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL PARTIES HAVING ANY RECORD IN THE INTEREST OF THE PROPERTY AND THAT INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORPORATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND THE BENEFIT OF THE SEVERAL PUBLIC UTILITIES COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS PUBLIC UTILITY EASEMENT OR "P.U.E." AND ALL USES INCIDENT HERETO.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE PEDESTRIAN ACCESS, WATER, AND SEWER EASEMENTS, AND PUBLIC EMERGENCY SERVICES 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.

MARTIN F. VARGAS _____ CARLA W. VARGAS _____

ACKNOWLEDGMENT

STATE OF _____ }
 COUNTY OF _____ }
 ON _____ BEFORE ME _____ PERSONALLY
 A NOTARY PUBLIC FOR THE STATE OF _____, I HAVE PERSONALLY

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/SHE/HEY EXECUTED THE SAME IN HIS/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.

NOTARY SIGNATURE _____ NAME PRINTED _____
 COUNTY OF _____ COMMISSION EXPIRES _____
 NOTARY COMMISSION NUMBER _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A REASONABLE AND SOUND INVESTIGATION OF THE BEST INTERESTS OF THE SUBDIVISION MAPPER AND LOCAL COMMUNITY. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I ALSO HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KENNETH D. WILSON _____ DATE _____
 LS 5571
 EXPIRATION DATE 9/30/2007



CITY PLANNING COMMISSION STATEMENT

THIS IS TO 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 ROBLETS FOR PARCEL MAP PR 06-0077 ON JUNE 15, 2008.

RONALD WHISENAND _____ DATE _____
 COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF EL PASO DE ROBLETS, CALIFORNIA

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLETS, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL, ON OR ABOUT _____, 20____, APPROVED THE MAP OF PARCEL MAP PR 06-0077 SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

DENNIS FANSLER, CITY CLERK _____ DATE _____
 CITY OF EL PASO DE ROBLETS, CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEKED MAP ENTITLED PARCEL MAP PR-0077, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, AND ANY APPROVED ALTERATIONS OF THE TENTATIVE MAP. I HEREBY STATE THAT THE MAP IS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF REQUIRED, HAVE BEEN COMPLETED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

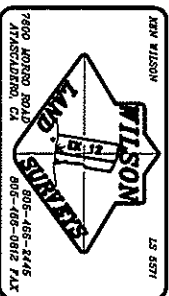
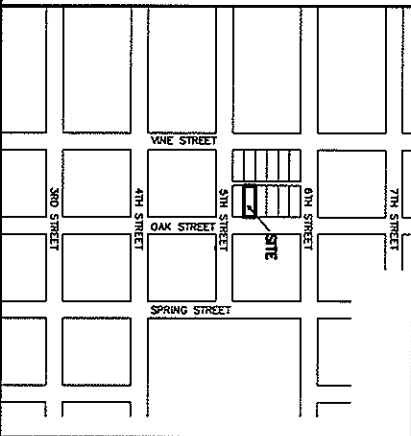
JOHN R. FALKENSTEIN _____ DATE _____
 CITY ENGINEER, CITY OF PASO ROBLES
 P.E. 13780 EXPIRES 3-30-2008

COUNTY RECORDER'S STATEMENT

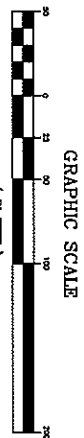
FILED THIS _____ DAY OF _____, AT _____ M., IN BOOK _____ OF
 PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF KENNETH D. WILSON.
 DOCUMENT NO. _____
 FEE: _____

SIGNED: JULIE L. RODEWALD _____
 COUNTY RECORDER
 BY: _____ DEPUTY RECORDER

VICINITY MAP
 NOT TO SCALE



PARCEL MAP PR 06-0077	
AS REQUESTED BY: MARTIN VARGAS	
LEGAL DESCRIPTION: LOT 3, BLOCK 124, IN THE CITY OF EL PASO DE ROBLETS, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER A.M.B. 199.	
APR: 008-224-011	DATE: JULY 2008 // REVISED MAY 4, 2007
FLURNAME: W-02	FIELD BOOK: JTB
COUNTY: SAN LUIS OBISPO	PROJECT: W-02
BOOK: 1	PAGE: 1 OF 2



BASIS OF BEARINGS
 FOR THIS SURVEY IS S 03°44'27" E BEING THE BEARING OF THE CENTERLINE OF SPRING STREET BETWEEN THE TWO FOUND MONUMENTS AS SHOWN PER 78 LS 94 (93)



LINE TABLE (A)

LINE	LENGTH	BEARING
L1	50.00	S03°44'27"E
L2	50.01	N03°44'28"W
L3	50.01	N03°44'28"W
L4	50.02	S03°44'27"E
L5	50.02	S03°44'27"E
L6	50.01	N03°44'28"W
L7	50.00	N03°44'28"W
L8	70.00	N03°44'27"E
L9	70.00	S03°44'27"E

LINE TABLE (B)

LINE	LENGTH	BEARING
L1	50.00	N03°44'28"W
L2	50.00	N03°44'28"W
L3	50.00	N03°44'28"W
L4	50.00	N03°44'28"W
L5	50.00	N03°44'28"W
L6	50.00	N03°44'28"W

LINE TABLE (C)

LINE	LENGTH	BEARING
L1	576.97	N03°44'27"E
L2	580.01	N03°44'27"E
L3	580.01	S03°44'28"E

LINE TABLE (D)

LINE	LENGTH	BEARING
L1	379.97	S03°44'27"E
L2	379.97	S03°44'27"E
L3	379.97	S03°44'27"E
L4	379.97	S03°44'27"E
L5	379.97	S03°44'27"E
L6	379.97	S03°44'27"E

ESSENTIAL TABLE
 3'-4.00" WIDE PUBLIC UTILITY AND PRIVATE WATER SERVICE
 3'-4.00" WIDE PUBLIC UTILITY AND PRIVATE WATER SERVICE
 3'-4.00" WIDE PUBLIC UTILITY AND PRIVATE WATER SERVICE
 3'-4.00" WIDE PUBLIC UTILITY AND PRIVATE WATER SERVICE

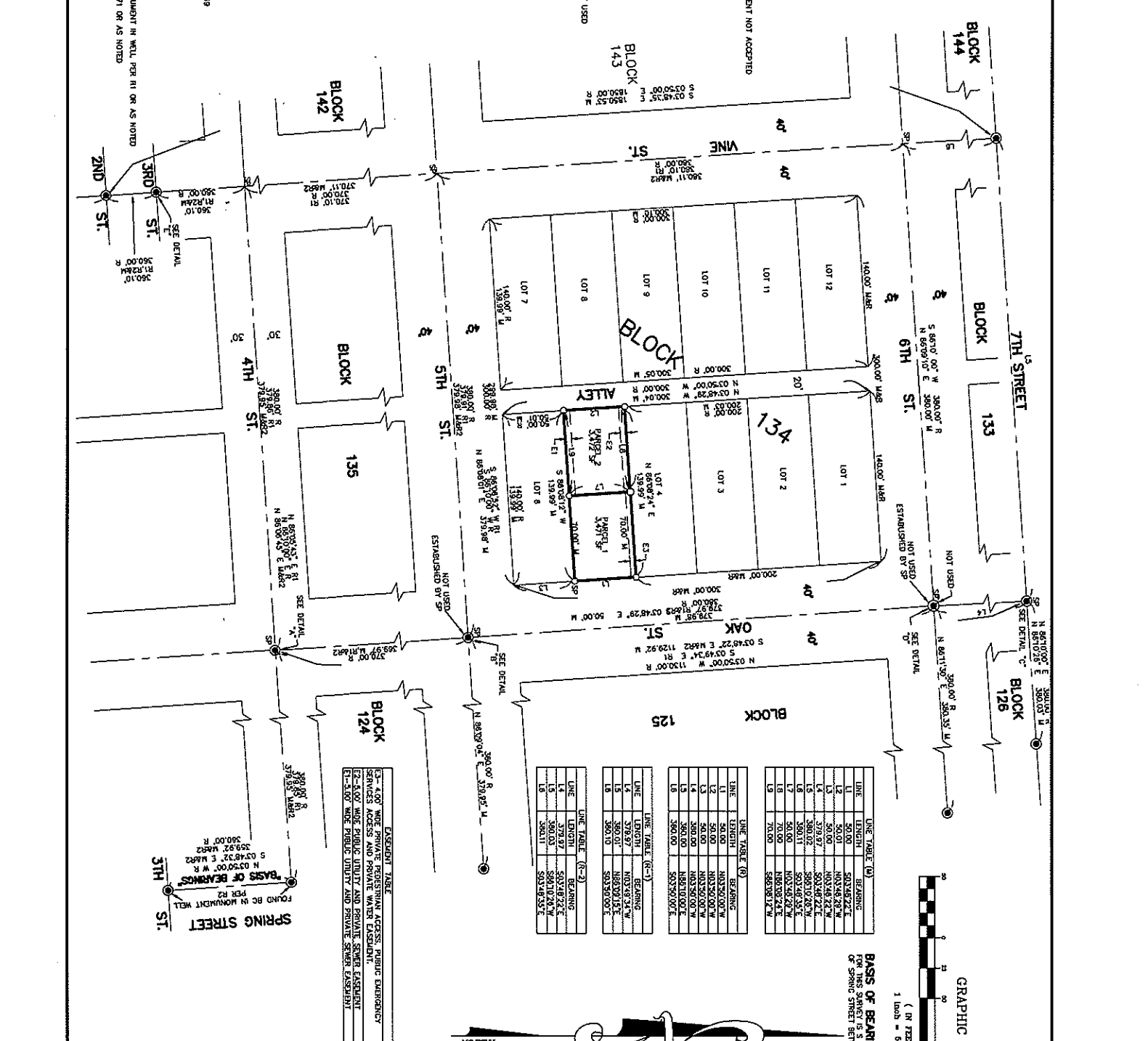
FOUND BE IN MONUMENT WELL
 FOUND BE IN MONUMENT WELL
 FOUND BE IN MONUMENT WELL
 FOUND BE IN MONUMENT WELL

WILSON LAND SURVEYORS
 2800 MONROE ROAD
 ATASCADERO, CA
 805-466-2445
 805-466-0812 FAX

PARCEL MAP PR 06-0077
 AS REQUESTED BY
MARTIN VARGAS
 LEGAL DESCRIPTION:
 LOT 3, BLOCK 134, IN THE CITY OF EL PASO DE AGUIES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER A 85 103.

APR: 009-254-01
 DATE: JULY 2006 // REVISED MAY 4, 2007
 FIELD BOOK: W-012
 SCALE: 1"=50'
 SHEETS: 2 OF 2
 PROJECT: W-012
 DRAWING: W-012

LEGEND
 R RECORDED PER A MAPS 189
 R1 69 LS 49
 R2 78 LS 94
 SP SINGLE PROPORTION
 INT INTERSECTION
 ○ ROUND BRASS CAP MONUMENT IN WELL PER R1 OR AS NOTED
 ⊙ SET 3/8" REBAR LS 3571 OR AS NOTED



RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 06-0077 FOR RECORDATION
(VARGAS)

WHEREAS, the subdivider of tentative Parcel Map PR 06-0077, located at 511 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 06-0077 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of June, 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
ANNEXING PARCEL 2 OF PARCEL MAP PR 06-0077 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 Parcel 2 of Parcel Map PR 06-0077 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 Martin and Carla Vargas.

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 06-0077 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. 05-024 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of June, 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

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. 05-024

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

Parcel 2 of Parcel Map No. PR 06-0077, in the City of Paso Robles, County of San Luis Obispo, State of California, according to Map recorded _____ in Book _____ of Parcel Maps at Pages _____.

Names of the owners of the Annexed Property:

Martin F. and Carla M. Vargas