

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 04-0182 for Recordation and Annexation No. 05-028 to Community Facilities District No. 2005-1 for Public Services (Morris)  
**DATE:** July 17, 2007

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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 04-0182 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicants Richard and Susan Morris have requested that Parcel Map PR 04-0182 be accepted by the City for recordation. Parcel Map PR 04-0182 is located on the north side of 3<sup>rd</sup> Street, just west of 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 04-0182.
  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 04-0182 was tentatively approved by the Planning Commission on August 9, 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 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 04-0182, a three-lot residential subdivision on the north side of 3<sup>rd</sup> Street, west of 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

**PARCEL MAP PR 04-0182**

A SUBDIVISION OF LOT 4, AND A PORTION OF LOTS 5 AND 6 IN BLOCK 68 OF 74MB/68 IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

**OWNERS' STATEMENT**

WE HEREBY WARRANT, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL PARTS OF THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

RICHARD NEVILLE MORRIS \_\_\_\_\_ SUSAN KAY MORRIS \_\_\_\_\_

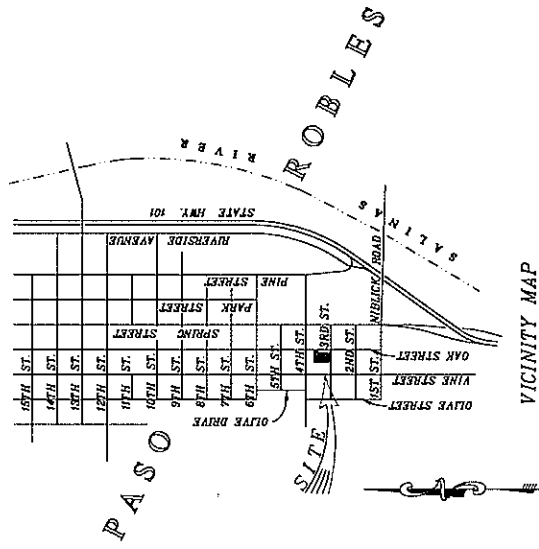
**ACKNOWLEDGMENT**

STATE OF CALIFORNIA COUNTY OF SAN LUIS OBISPO

ON \_\_\_\_\_ 2004, BEFORE ME, PERSONALLY APPEARED RICHARD M. MORRIS AND SUSAN KAY MORRIS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_  
 COMMISSION NO: \_\_\_\_\_



VICINITY MAP  
NO SCALE

**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 ORDINANCE AT THE REQUEST OF RICHARD MORRIS IN AUGUST OF 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR TENTATIVE MAP AND THAT THE CHARACTER AND OBJECT OF THE PROVISIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



W.K. TOUCHON 15 4845 (EXP. 9-30-2008)

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 04-0182 AND THAT THE SAME CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE 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 THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN B. FALKENSTEIN CITY ENGINEER  
 1000 W. PALM DRIVE (EXP. 03/30/2008)  
 CITY OF EL PASO DE ROBLES DATE \_\_\_\_\_

**PLANNING COMMISSION STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED PARCEL MAP PR 04-0182, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON AUGUST 9, 2006. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

RONALD WHISENAND  
 COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF EL PASO DE ROBLES DATE \_\_\_\_\_

**CITY CLERKS STATEMENT**

I, DENNIS FANSLER, CITY CLERK OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THIS DAY \_\_\_\_\_ 2006, APPROVE THE MAP OF PARCEL MAP PR 04-0182 SHOWN HEREON. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.

DENNIS FANSLER, CITY CLERK

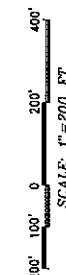
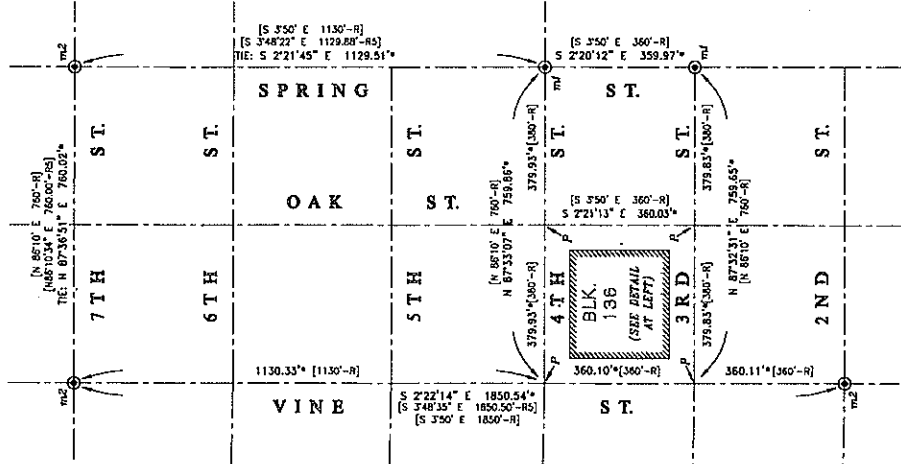
**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGE \_\_\_\_\_ AT THE  
 REQUEST OF W.K. TOUCHON.  
 DOC. NO.: \_\_\_\_\_ FEES: \_\_\_\_\_  
 JULIE J. RODRIGUEZ BY: \_\_\_\_\_  
 COUNTY RECORDER DEPUTY

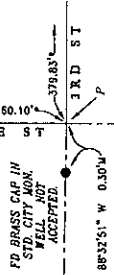
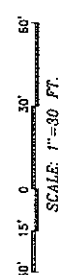
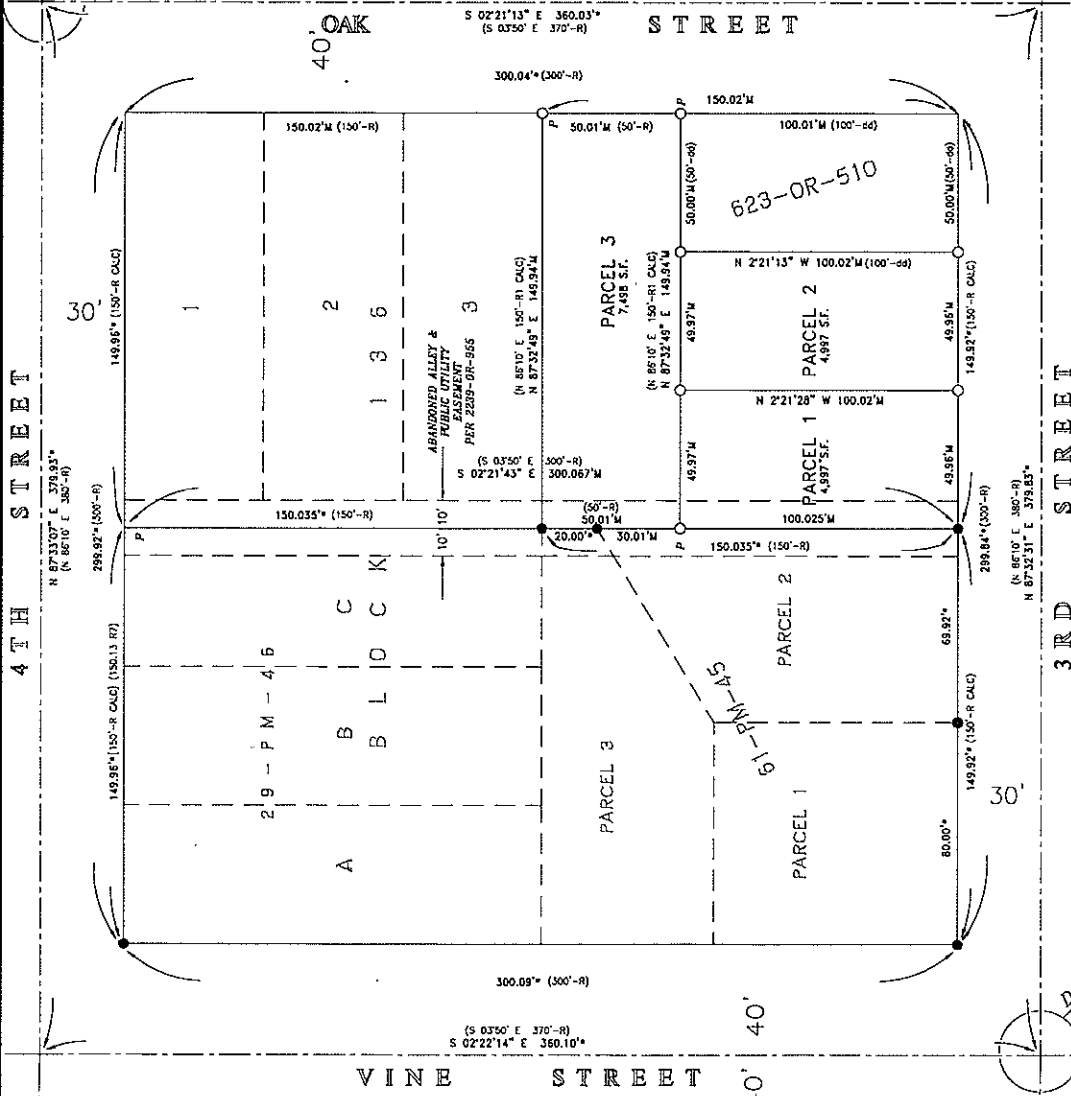
TWIN CITIES SURVEYING, INC.  
 615-C SO. MAIN STREET / P.O. BOX 777  
 TEMPLETON, CALIFORNIA 93465-0777  
 (805) 434-1834  
 SHEET 1 OF 2 JN 03093

**PARCEL MAP PR 04-0182**

A SUBDIVISION OF LOTS 4 AND A PORTION OF LOTS 5 AND 6 IN BLOCK 46 IN THE CITY OF COUNTY OF SAN JUAN BAPTIST, STATE OF CALIFORNIA.



**TWIN CITIES SURVEYING, INC.**  
 615-C SO. MAIN STREET / P.O. BOX 377  
 TEMPLETON, CALIFORNIA 93465-0777  
 (805) 434-1834  
 SHEET 2 OF 2



**"BASIS OF BEARINGS"**  
 THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS "GRID NORTH" PER CROSS-ZONE 5. (CONVERGENCE ANGLE = 2.20" AT THE INTERSECTION OF 4TH & SPRING STREETS)

**MONUMENT LIST**  
 m1 = FD. BRASS CAP STAMPED "LS 4846" IN STANDARD CITY MONUMENT WELL PER 69-CR-082 (RS). ACCEPTED FOR CENTERLINE INTERSECTION.  
 m2 = FD. 2" BRASS CAP IN MONUMENT WELL & ACCEPTED FOR CENTERLINE INTERSECTION PER 69-LS-48 (RS), 76-LS-94 (RS), & 77-LS-99 (RS).

**LEGEND**  
 - SET F. IRON PIPE TAGGED "LS 4846"  
 - FD. IRON PIPE TAGGED "LS 4846" PER AS UNLESS NOTED OTHERWISE IN "MONUMENT LIST"  
 - FD. MONUMENT AS NOTED OR REFERENCED IN "MONUMENT LIST"  
 P = POINT ESTABLISHED BY SINGLE PROPORTION  
 M = MEASURED DATA  
 \* = (RS, M)  
 dd = DATA PER 688/09/810  
 R = DATA PER 4-MAFS-169 (1989)  
 RI = DATA PER 20-LS-84 (1974)  
 R2 = DATA PER 69-LS-48 (1993)  
 R3 = DATA PER 11-CR-082 (1993)  
 R4 = DATA PER 76-LS-94 (1981)  
 R5 = DATA PER 77-LS-99 (1999)  
 R6 = DATA PER 61-PH-45 (2004)  
 R7 = DATA PER 29-PH-46 (1980)

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PARCEL 1 OF PARCEL MAP PR 04-0182 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 04-0182 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 Richard and Susan Morris.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 1 of Parcel Map PR 04-0182 shall begin with Fiscal Year 2007-2008.

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. 05-028 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 17<sup>th</sup> day of July, 2007 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. 05-028**

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

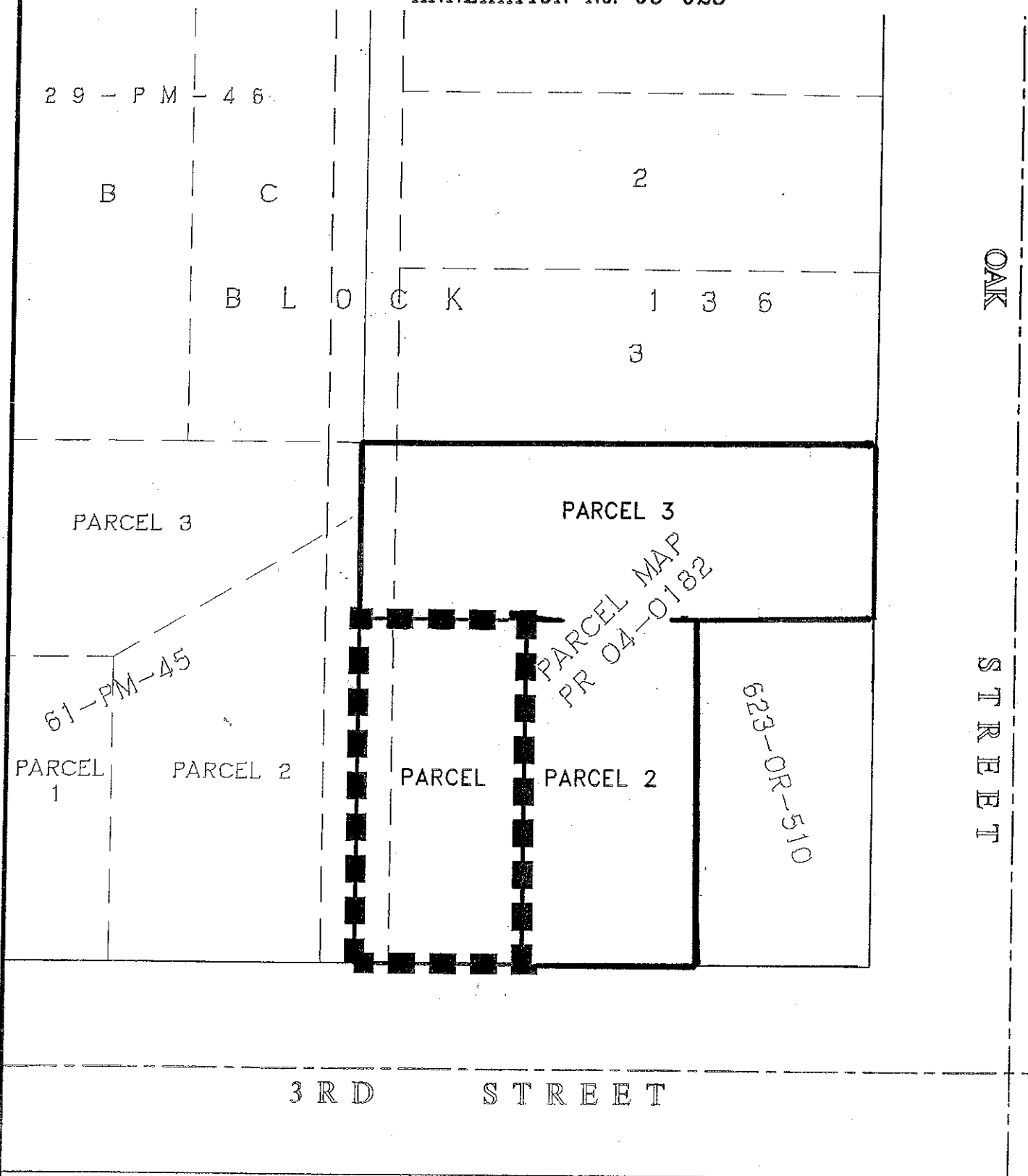
Parcel 1 of Parcel Map PR 04-0182, in the City of Paso Robles, County of San Luis Obispo, State of California, according to Map recorded \_\_\_\_\_ in Book \_\_\_\_\_ of Parcel Maps at Pages \_\_\_\_\_.

Names of the owners of the Annexed Property:


Richard Morris and Susan Morris, husband and wife as joint tenants

EXHIBIT A

CFD No. 2005-1  
ANNEXATION No. 05-028



LEGEND

 PROPOSED BOUNDARY OF CITY OF EL PASO DE ROBLES COMMUNITY FACILITIES DISTRICT NO. 2005-1, ANNEXATION NO. 05-028 SAN LUIS OBISPO COUNTY, CALIFORNIA.

1" = 40'

TWIN CITIES SURVEYING, INC.

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 04-0182 FOR RECORDATION  
(MORRIS)

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WHEREAS, the subdivider of tentative Parcel Map PR 04-0182, located on the north side of 3<sup>rd</sup> Street, west of Oak Street, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 0.40 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 04-0182 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 17<sup>th</sup> day of July, 2007 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