

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Acceptance of Parcel Map 05-0084 for Recordation and Annexation No. 05-006 to Community Facilities District No. 2005-1 for Public Services and (Chatham)

DATE: October 18, 2005

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 05-0084 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

Facts:

1. Applicants Ken and Annette Chatham have requested that Parcel Map PR 05-0084 be accepted by the City for recordation. PR 05-0084 is located at 832 Jackson Drive.
2. The owners of the above property were required to annex to a Community Facilities District as a condition of approval of Tentative Parcel Map PR 05-0084.
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 05-0084 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 agreement by taking the following actions:

- a.** **(1)** Adopt Resolution No. 05-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. 05-xx accepting the recordation of Parcel Map PR 05-0084, a two-lot residential subdivision located at 832 Jackson Drive.
- 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

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT WE DO HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS FOR THE USE AND BENEFIT OF SEVERAL PUBLIC UTILITY 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."

WE ALSO RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS THOSE CERTAIN PRIVATE SEWER AND 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.

KEN CHATHAM

ANNETTE CHATHAM

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON _____ BEFORE ME
NOTARY PUBLIC, FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED
KEN CHATHAM AND ANNETTE CHATHAM, PERSONALLY KNOWN TO ME OR PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE 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 ENTITY UPON
BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

SIGNATURE _____

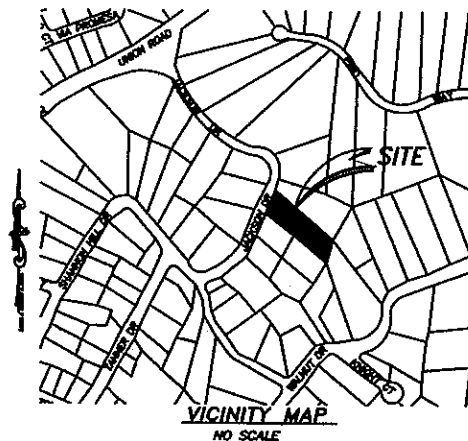
PRINTED NAME _____

COMMISSION # _____ EXP. DATE: _____

COUNTY OF _____

PARCEL MAP PR 05-0084

BEING A DIVISION OF
LOT 74 OF THE ASSOCIATED ALMOND
GROWERS ORCHARD BUNGALOW TRACT
PER 2-MAPS-55
CITY OF EL PASO DE ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA



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 PASO ROBLES FOR PARCEL MAP PR 05-0084 ON THE
DAY OF _____ 200__.

ROBERT A. LATA
COMMUNITY DEVELOPMENT DIRECTOR

DATE _____

CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF PASO ROBLES, CALIFORNIA,
HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE _____
DAY OF _____ 200__ APPROVE THE MAP OF PARCEL MAP PR
05-0084 SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 200__.

CITY CLERK, DENNIS FANSLER

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 ORDINANCES AT THE REQUEST OF KEN CHATHAM
IN JUNE, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY
CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP,
IF ANY.



DATED _____

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

MONUMENT STATEMENT

I, DANIEL J. STEWART, HEREBY STATE THAT ALL MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS SHOWN
HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED _____

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

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL
MAP PR 05-0084, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY
THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY
APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION
MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES
APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN
COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY
CORRECT.

DATED _____

JOHN R. FALKENSTEN, CITY ENGINEER
CITY OF EL PASO DE ROBLES
RCE 33760 EXP. 6/30/06

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. RODEWALD
COUNTY RECORDER

DOC. NO. _____

DEPUTY RECORDER

DANIEL J. STEWART & ASSOC.

ENGINEERS - SURVEYORS

597 12th STREET / P.O. BOX 2038
PASO ROBLES, CA 93446

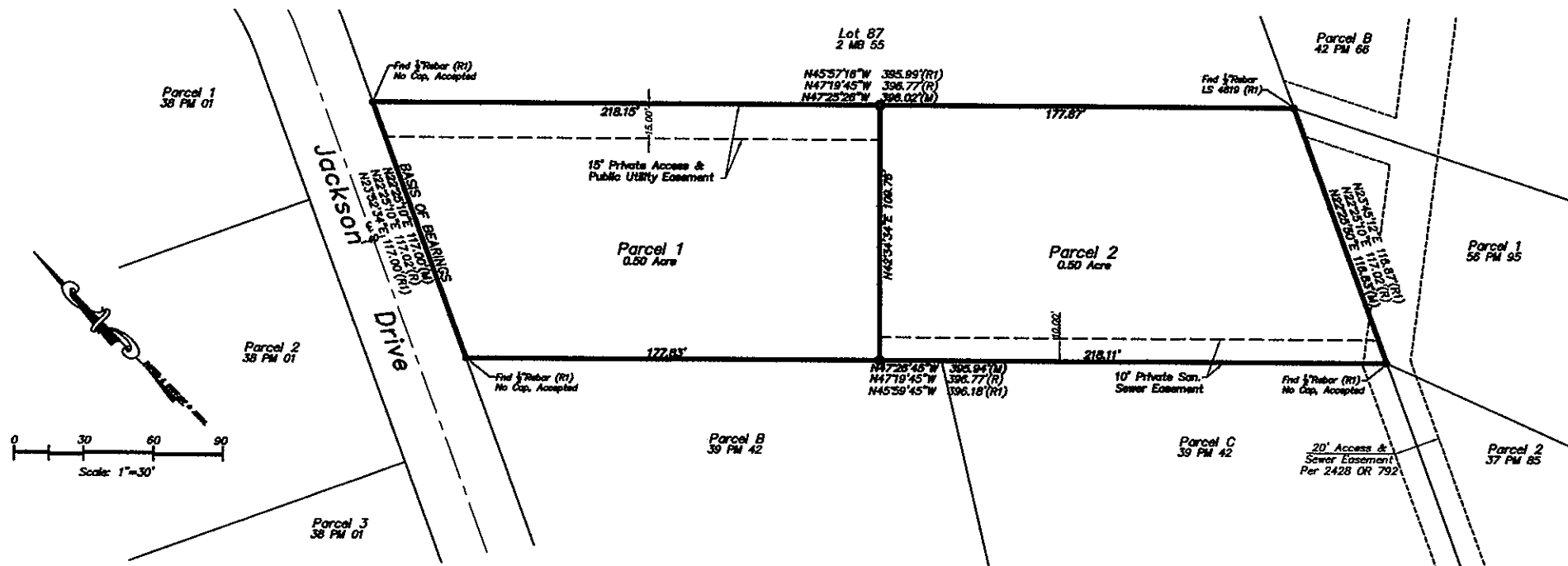
SHEET 1 OF 2

#05011

FIRST AMERICAN 4001-1783047

PARCEL MAP PR 05-0084

BEING A DIVISION OF
LOT 74 OF THE ASSOCIATED ALMOND
GROWERS ORCHARD BUNGALOW TRACT
PER 2-MAPS-55
CITY OF EL PASO DE ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA



BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS SURVEY IS THE TIE
BETWEEN FOUND AND ACCEPTED MONUMENTS ALONG THE
EAST RIGHT-OF-WAY LINE OF JACKSON DRIVE, AS SHOWN
AND NOTED AS BEING N22°25'10"E PER (R).

LEGEND

R = 2-MAPS-55
R1 = 44-RS-63
M = MEASURED
FND = FOUND
● = FOUND MONUMENT AS NOTED
○ = SET 1/2" REBAR w/CAP RICE 14894 OR AS NOTED

DANIEL J. STEWART & ASSOC.

ENGINEERS - SURVEYORS

597 12th STREET / P.O. BOX 2038
PASO ROBLES, CA 93446

SHEET 2 OF 2

#05011

PAYCO 4001-1785047

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCEL 2 OF PARCEL MAP PR 05-0084 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 05-0084 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 Ken and Annette Chatham.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 2 Parcel Map PR 05-0084 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. 05-006 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of October 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT A

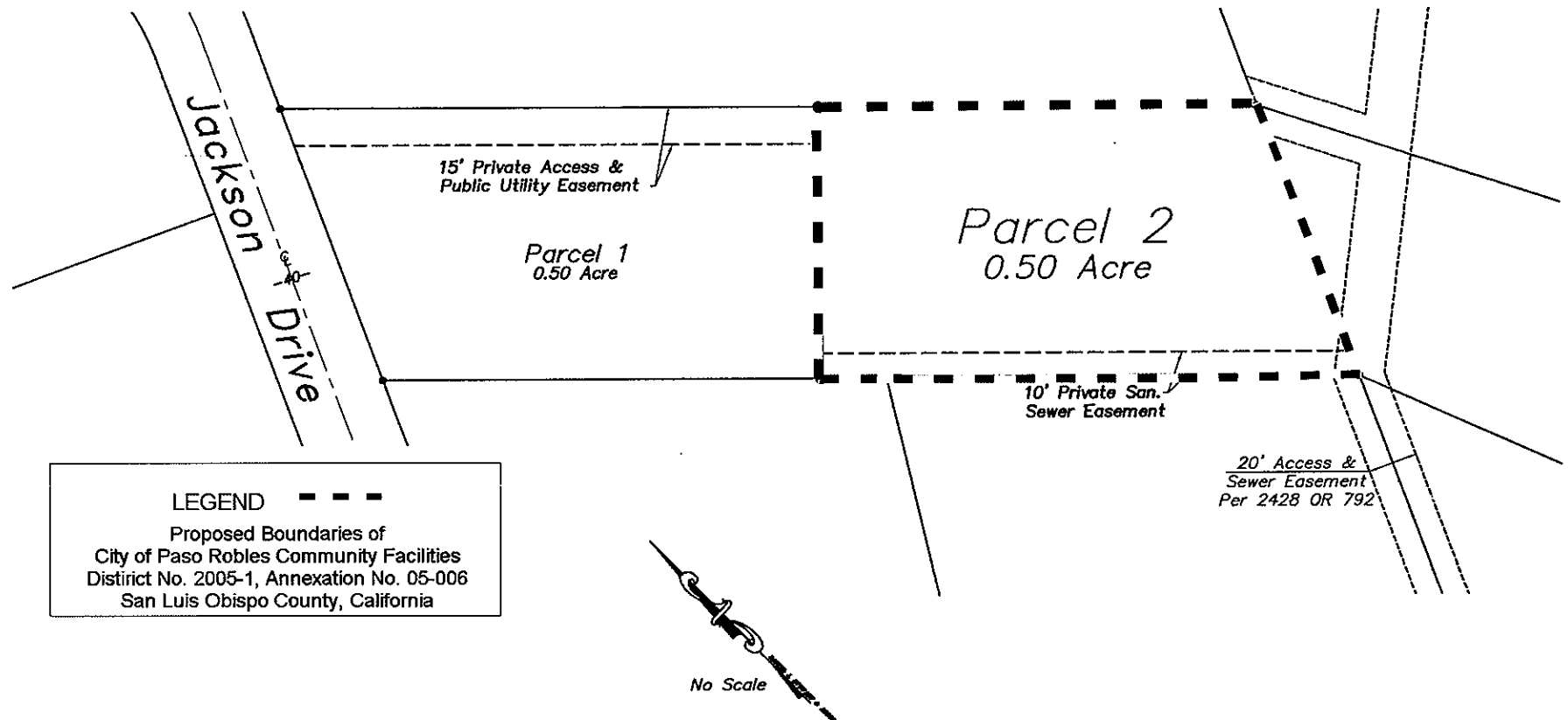
CONSENT AND ELECTION TO ANNEX REAL PROPERTY TO AN EXISTING COMMUNITY FACILITIES DISTRICT

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

ANNEXATION NO. 05-006

Parcel 2 of Parcel Map PR 05-0084 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 _____, Page _____ of Parcel Maps.

Names of the owners of the Annexed Property: Ken & Annette Chatham



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0084 FOR RECORDATION (CHATHAM)

WHEREAS, the subdividers of tentative Parcel Map 05-0084, located at 832 Jackson Drive has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 1.00 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 05-0084 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of October 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk