

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Acceptance of Parcel Map 04-0626 for Recordation and Annexation No. 05-004 to Community Facilities District No. 2005-1 for Public Services (Bailey)

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 and 3 of Parcel Map 04-0626 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

Facts:

1. Applicants Brian and Susan Bailey have requested that Parcel Map PR 04-0626 be accepted by the City for recordation. PR 04-0626 is located at 535 2nd Street.
2. The owners of the above property were required to annex to the Community Facilities District as a condition of approval of Tentative Parcel Map PR 04-0626.
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 04-0626 was tentatively approved by the Planning Commission on April 26, 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 04-0626, a three-lot residential subdivision located at 535 2nd 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

[illegible]

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } ss
COUNTY OF SAN LUIS OBISPO }
ON _____ 1906, BEFORE ME, a Notary Public for the State of California, personally appeared JULIA B. BAILEY and SUSAN A. BAILEY, personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. They acknowledged on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

SIGNATURE _____ COUNTY OF COMMISSION; _____
COMMISSION NO: _____ EXP. DATE: _____
PRINTED NAME _____

MSB PROPERTIES, INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST DATED NOVEMBER 4, 2003 AND RECORDED NOVEMBER 18, 2003 AS INSTRUMENT NO. 2003-132691 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

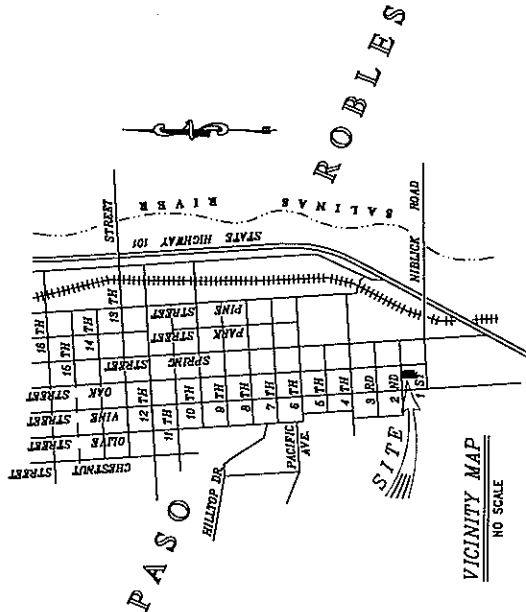
SIGNATURE _____

PRINTED NAME _____

[illegible]

SIGNATURE _____
COUNTY OF COMMISSION: _____
COMMISSION NO: _____
EXP DATE: _____
PRINTED NAME _____

BEING A SUBDIVISION OF PARCEL A OF
PARCEL MAP PR 72-394, IN BLOCK 158
OF THE CITY OF PASO ROBLES,
FILED IN BOOK 11, PAGE 69, OF PARCEL MAPS,
IN THE COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA



USBS PROPERTIES, INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST DATED DECEMBER 6, 2003 AND RECORDED DECEMBER 15, 2003 AS INSTRUMENT NO. 2003-141196 OF OFFICIAL RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

SIGNATURE _____

PRINTED NAME _____

IN AND TO THE EFFECT WHEREOF, BEFORE ME, NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____, OF THE COUNTY OF SAN LUIS OBISPO } ss
ESTATE OF CALIFORNIA }
COUNTY OF SAN LUIS OBISPO }

SIGNATURE _____ COUNTY OF COMMISSION: _____
COMMISSION NO. _____ EXP. DATE _____
PRINTED NAME _____

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAIN BULLETIN SUBDIVISION MAP ACT AND LOCAL ORDINANCES. THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY CHANGES TO ANY OF THE MONUMENTS SHOWN HEREON ARE OF THE NATURE OF CORRECTIONS, THE SAME MAY BE REPERMITTED ON THIS MAP IN SUCH POSITIONS WITHIN ONE YEAR OF THE REPERMITTING OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WM. E. TOUCHON **LS 4845 (EXP. 9-30-2008)**



HERSEY STATE THAT I HAVE EXAMINED THE UNREVOKED MAP ENTITLED PARCEL MAP 34-00-068, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. IF REQUIRED, AND ANY OTHER NECESSARY INFORMATION, I WILL BE AVAILABLE TO THE COMMISSIONERS OF THE REVENUE, THE STATE OF CALIFORNIA AND OF ANY LOCAL AGENCIES OR INDIVIDUALS FOR WHOM THE TENTATIVE MAP WAS PREPARED. I AM NOT PROVIDING ANY OPINION AS TO THE VALIDITY OF THE TENTATIVE MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTIEN, CITY ENGINEER
CITY OF EL PASO DE ROBLES
R.G.E. C99760 (EXP. 6-30-2008)

HERREY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 04-0828, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON APRIL 26, 2006. THIS MAP IS HEREBY APPROVED BY THE CITY OF PASO ROBLES.

ROBERT A. LATA
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF EL PASO DE NOBLES

DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA,
HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE _____ DAY OF
2006, APPROVE THE MAP OF PARCEL MAP PR 04-0826 SHOWN HEREON
AND THE OFFER OF DEDICATION SHOWN HEREON FOR SEWER LINE EASEMENT WAS
ACCEPTED ON BEHALF OF THE PUBLIC, WITNESS MY HAND AND SEAL THIS _____ DAY
OF 2006.

ENNIS FANSLER CITY CLERK

FILED THIS _____ DAY OF _____ 2005, AT _____ M.
 N BOOK _____ OF PARCEL MAPS AT PAGES _____
 T THE REQUEST OF W. E. TOUCHON.
 REC NO: _____ FEE: _____
 COUNTY RECORDER BY: _____ DEPUTY

TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834
SHEET 1 OF 3 JN 04208

BEING A SUBDIVISION OF PARCEL A OF
PARCEL MAP PR 72-394, IN BLOCK 13B
OF THE CITY OF PASO ROBLES,
FILED IN BOOK 11, PAGE 69 OF PARCEL MAPS,
IN THE COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	10.00'	90°00'00"	15.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 67° 24' 34" E	11.44'
L2	N 87° 35' 16" E	7.00'
L3	S 67° 24' 34" E	12.00'
L4	S 67° 24' 34" E	12.00'
L5	S 67° 35' 16" W	3.00'
L6	S 67° 24' 34" E	20.00'
L7	S 87° 35' 16" W	7.00'
L8	N 67° 24' 34" E	12.34'
L9	S 37° 35' 16" W	6.96'
L10	N 67° 25' 22" W	9.55'
L11	N 67° 25' 55" E	44.98'

U - MEASURED

● = PH. MAG NAIL AND WASHER STAMPED
- IS 7918* REF BY DO DO VII 100
R = A-MAPS-109 (1988)

- IS 7318* PER R1,R2,R3 UNLESS OTHERWISE NOTED

R1 = JF-7E-69 (18/3)
R2 = 28-LS-48 (1977)

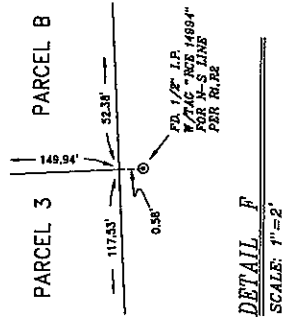
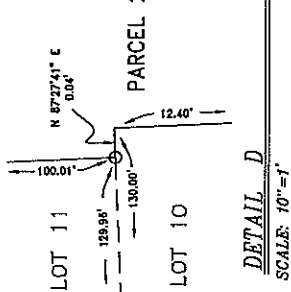
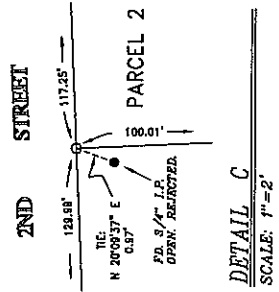
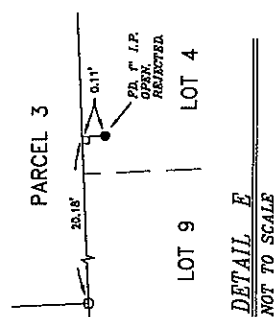
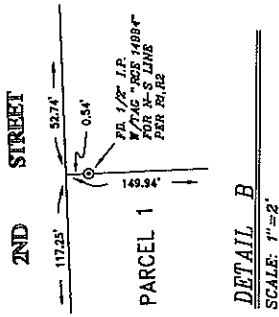
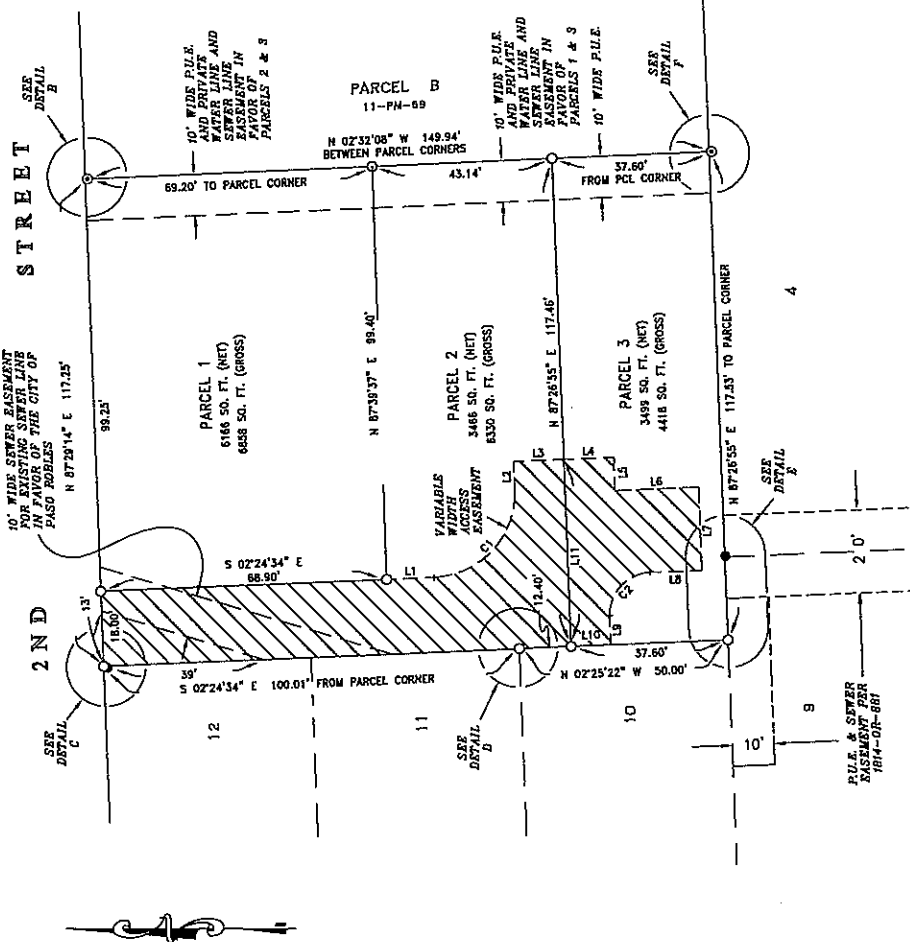
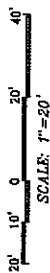
① - FA 2" BRASS CAP IN W/14, PER R4
R3 = 89-15-45 (2002)
R2 = 89-15-45 (2001)
R1 = 89-15-45 (2000)

UNLESS OTHERWISE NOTED

P = POINT DETERMINED BY PROPORTION

R3 = 115B-0A-121
R6 = 1311-0A-718

2
3
5
5
2



BASIS OF BEARINGS

GRID NORTH, BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS89, ZONE 6. THE MEAN MAPPING ANGLE FOR THE SITE IS -732'05".

NOTE: DISTANCES SHOWN HEREON, NOT ENCLOSED
WITHIN BRACKETS [.....] ARE GRID DISTANCES OF
THE CALIFORNIA COORDINATE SYSTEM. CS88, ZONE
5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID
DISTANCES BY THE COMBINED SCALE FACTOR:
0.998996794.

TWIN CITIES SURVEYING, INC.

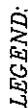
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777

(805) 434-1834
SHEET 2 OF 3
JN 04208

PARCEL MAP PR 04-0626

COORD NORTH, BASED ON THE CALIFORNIA COORDINATE
SYSTEM: CCS83, ZONE 6. THE MEAN MAPPING ANGLE
FOR THE SITE IS $-1^{\circ}32'06''$.

BEING A SUBDIVISION OF PARCEL A OF
PARCEL MAP PR 72-394, IN BLOCK 138
OF THE CITY OF PASO ROBLES,
FILED IN BOOK 11, PAGE 69, OF PARCEL MAPS,
IN THE COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA



○ ○ SET P. I.P. W/BRASS TAG "LS 4866"
 ● PD. MAC NAIL AND WASHING STAMPED
 "LS PER 1498" UNLESS NOTED
 ○ ○ PD. 1/2" I.P. W/TAG "PER 1498" PER
 PD. 2" I.P. W/TAG "PER 1498" PER
 △ PD. 2" BRASS CAP IN TELL PER R4
 UNLESS OTHERWISE NOTED
 P = POINT DETERMINED BY PROBATION
 M = MEASURED
 R = A-WAPS-169 (1988)
 R = 11-PW-63 (1973)
 R = 28-LS-48 (1977)
 R = 88-LS-45 (2003)
 R = 61-PW-45 (2004)
 R = 1189-OR-151
 R = 1311-OR-719

TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 92465-0777
(805) 434-1834
SHEET 3 OF 3 JN 04208

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCELS 2 AND 3 OF PARCEL MAP PR 04-0626 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 04-0626 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 Brian and Susan Bailey.

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 04-0626 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. 05-004 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**

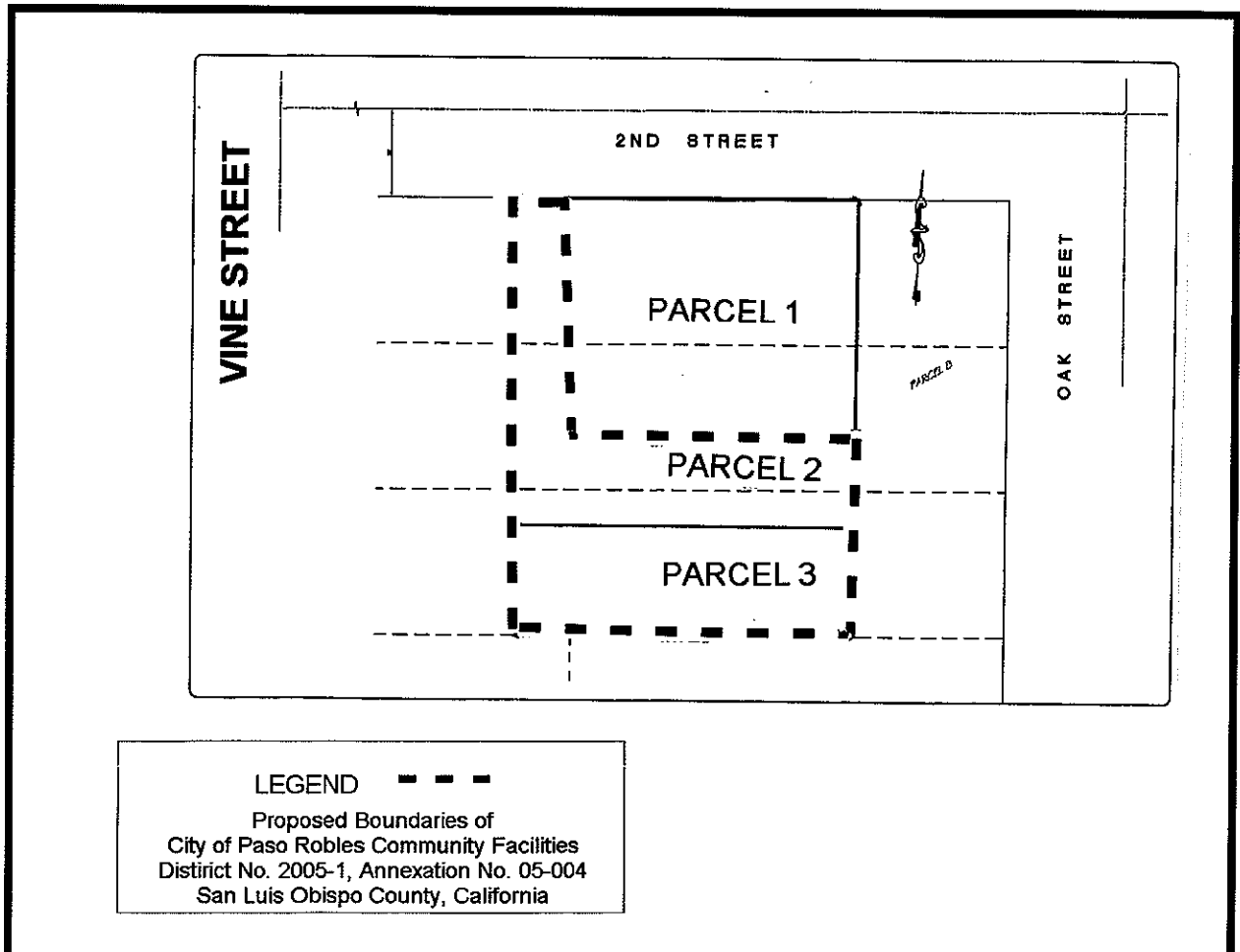
**CITY OF PASO ROBLES
COMMUNITY FACILITIES DISTRICT No. 2005-1
(PUBLIC SERVICES)**

ANNEXATION No. 05-004

Parcel 2 and Parcel 3 of Parcel Map No. PR 04-0626 in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded _____ in Book _____, Pages _____ of Parcel Maps.

Names of the owners of the Annexed Property: Brian B. Bailey and Susan D. Bailey, husband and wife as joint tenants

**CITY OF PASO ROBLES
COMMUNITY FACILITIES DISTRICT No. 2005-1
(PUBLIC SERVICES)**



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 04-0626 FOR RECORDATION (BAILEY)

WHEREAS, the subdividers of tentative Parcel Map 04-0626, located at 535 2nd 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 04-0626 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