

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Acceptance of Parcel Map 05-0010 for Recordation and Annexation No. 05-008 to Community Facilities District No. 2005-1 for Public Services (First Press Partners)

DATE: November 1, 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 05-0010 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicants First Press Partners, LLC have requested that Parcel Map PR 05-0010 be accepted by the City for recordation. PR 05-0010 is located at 1949 Oak Street.
 2. The owners of the above property were required to annex any newly created parcels to the Community Facilities District as a condition of approval of Tentative Parcel Map PR 05-0010.
 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 05-0010 was tentatively approved by the Planning Commission on May 10, 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 05-0010, a two-lot residential subdivision located at 1949 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

OWNER'S STATEMENT

I, THE UNDERSIGNED HEREBY STATE THAT I AM THE OWNER OF, AND THE RECORD HOLDER OF SECURITY INTEREST IN, AND THE ONLY PARTY HAVING ANY SECURITY INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PARCEL SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND RECORDATION OF THIS MAP.

JOSHUA M. YAGUDA
FOR FIRST PRESS PARTNERS, LLC

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON _____ 200__ BEFORE ME
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED JOSHUA M. YAGUDA, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY SAID SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE _____
PRINTED NAME _____
COMMISSION # _____ EXP. DATE _____
COUNTY OF _____

BENEFICIARY

ESTATE FINANCIAL, INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 14, 2003 AS INSTRUMENT NO. 2003-057234 OF OFFICIAL RECORDS.

FOR ESTATE FINANCIAL, INC., A CALIFORNIA CORPORATION

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

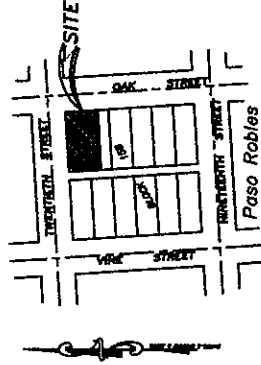
ON _____ 200__ BEFORE ME
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/IT/HER AUTHORIZED CAPACITY AND THAT BY SAID SIGNATURE ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE _____
PRINTED NAME _____
COMMISSION # _____ EXP. DATE _____
COUNTY OF _____

PARCEL MAP PR 05-0010

BEING A DIVISION OF
LOT 1 & NORTH HALF OF LOT 2,
BLOCK 158,
CITY OF EL PASO DE ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA



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 ACT AND LOCAL ORDINANCES AT THE REQUEST OF JOSHUA M. YAGUDA IN AN INSTRUMENT RECORDED AS PARCEL MAP PR 05-0010. THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED _____ DANIEL J. STEWART RCE 14984 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 14984 EXP. 3/31/07

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEKED MAP ENTITLED PARCEL MAP PR 05-0010. THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY PROPOSED ALTERATIONS HEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE PERSONAL OR THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED _____ DAN B. FAULKNER, CITY ENGINEER
CITY OF EL PASO DE ROBLES
R.C.E. 33760 Exp. 6/30/08

CITY PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM IN COMPLIANCE WITH THE ACTION TAKEN BY THE CITY OF PASO ROBLES FOR PARCEL MAP PR 05-0010 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 AND ON THE _____ DAY OF _____ 200__ APPROVE THE MAP OF PARCEL MAP PR 05-0010 SHOWN HEREON.

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

CITY CLERK, DENNIS FANSLER

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

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCEL 2 OF PARCEL MAP PR 05-0010 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 05-0010 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 First Press Partners, LLC.

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 05-0010 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. 05-008 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of November, 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

EXHIBIT A

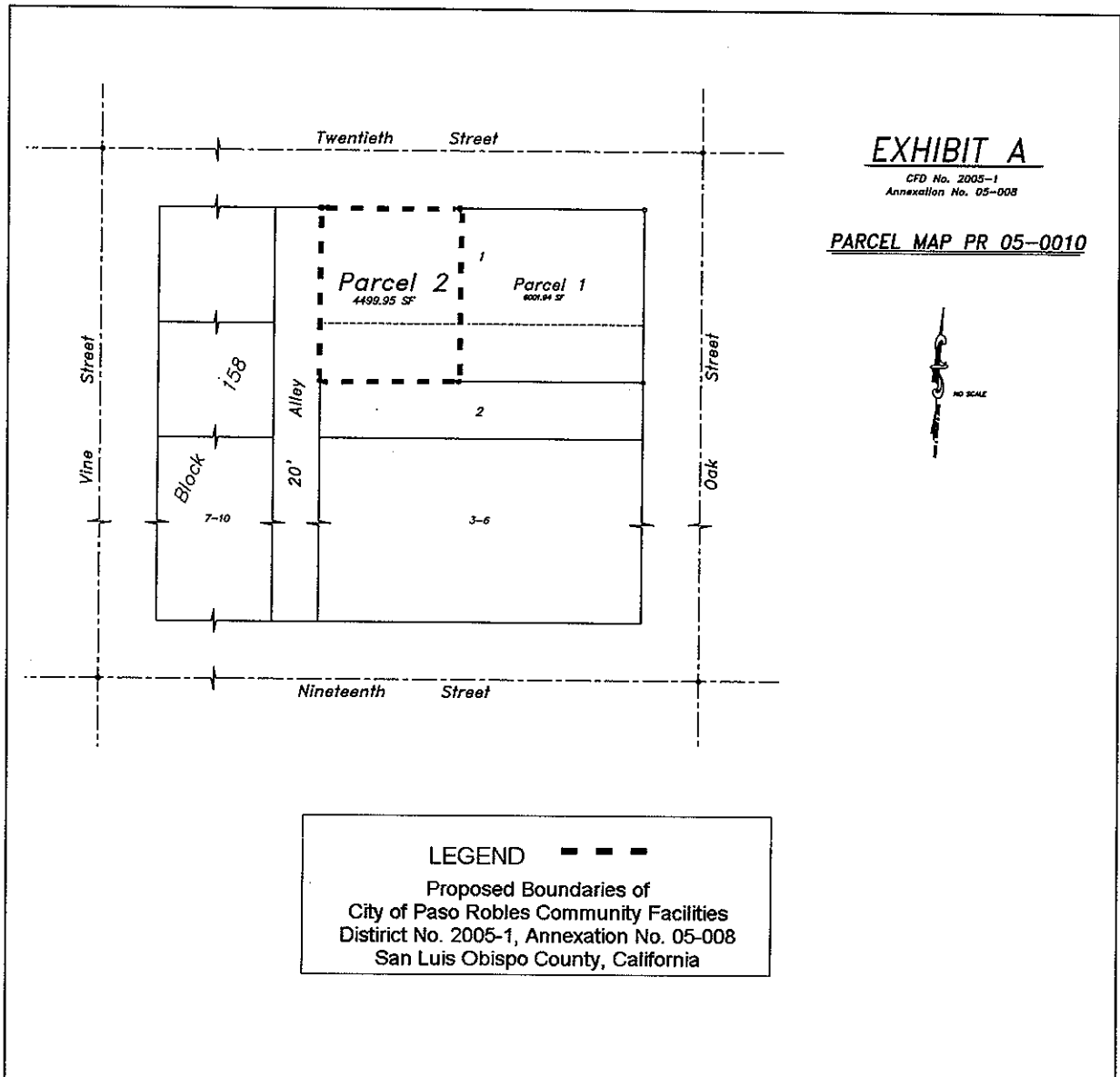
**CONSENT AND ELECTION TO ANNEX REAL PROPERTY TO AN EXISTING
COMMUNITY FACILITIES DISTRICT**

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

ANNEXATION NO. 05-008

Parcel 2 of Parcel Map PR 05-0010 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: First Press Partners, LLC



RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0010 FOR RECORDATION
(FIRST PRESS PARTNERS, LLC)

WHEREAS, the subdividers of tentative Parcel Map 05-0010, located at 1949 Oak Street has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 0.24 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 05-0010 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of November 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk