

**TO:** James L. App, City Manager

**FROM:** Robert A. Lata, Community Development Director

**SUBJECT:** Acceptance of Parcel Map 05-0088 for Recordation and Annexation No. 05-010 to Community Facilities District No. 2005-1 for Public Services (Mulholland Construction, Inc.)

**DATE:** December 6, 2005

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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 Parcels 2 and 3 of Parcel Map 05-0088 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicant Gary Mulholland has requested that Parcel Map PR 05-0088 be accepted by the City for recordation. PR 05-0088 is located at 1435 Pine 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 05-0088.
  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 05-0088 was tentatively approved by the Planning Commission on June 14, 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 05-0088, a three-lot residential subdivision located at 1435 Pine 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 TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN 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.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

MULHOLLAND CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: GARY MULHOLLAND  
PRESIDENT

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_, PERSONALLY  
APPEARED \_\_\_\_\_, A NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

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 FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROSENEY HANDBOOK ON AUGUST, 2005. 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, 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.

KENNETH D. WILSON  
2571  
EXPIRATION DATE 9/30/2007

DATE \_\_\_\_\_



**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 ROBLES ON FEBRUARY 10, 2004.

ROBERT A. LATA  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF EL PASO DE ROBLES, CALIFORNIA

DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT**

I, DENNIS FANSTER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID ON THE \_\_\_\_\_ DAY OF 05-0088 SHOWN HEREON. 20 \_\_\_\_\_ APPROVE THE MAP OF PARCEL MAP PR \_\_\_\_\_

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

DENNIS FANSTER, CITY CLERK  
CITY OF EL PASO DE ROBLES, CALIFORNIA

DATE \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL NO. PR 05-0088, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN FULLY COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEIN  
CITY ENGINEER, CITY OF PASO ROBLES  
P.E. 33760 EXPIRES 3-30-2006

DATE \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF KENNETH D. WILSON.

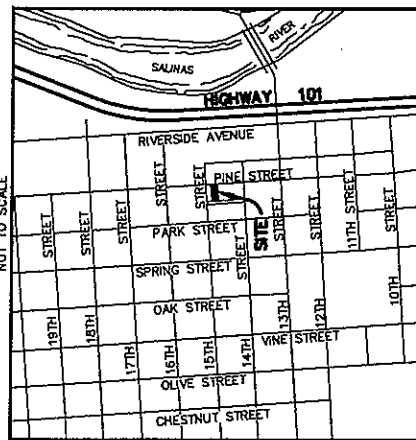
DOCUMENT NO. \_\_\_\_\_

FEE: \_\_\_\_\_

JULIE L. ROSEWALD  
COUNTY RECORDER

DEPUTY RECORDER \_\_\_\_\_

**VICINITY MAP**  
NOT TO SCALE

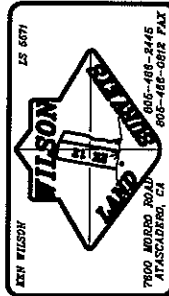


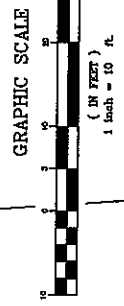
**PARCEL MAP PR 05-0088**  
AS REQUESTED BY:  
**GARY MULHOLLAND**

LEGAL DESCRIPTION:  
A SUBDIVISION OF LOT 2 BLOCK 32  
OF PARCEL MAP PR 05-0088,  
STATE OF CALIFORNIA PER T.A. 103 1981.

APN: 008-324-007  
DATE: AUGUST 12, 2005  
FIELD BOOK: 211 PB 40

PROJECT: U-023  
JOB NUMBER: U-023  
SHEET: 1 OF 2





15TH STREET

PINE STREET

ALLEY WAY

LOT 1

LOT 12

LOT 11

LOT 10

PARCEL 1  
3,548 SQ. FT.

PARCEL 2  
1,726 SQ. FT.

PARCEL 3  
1,723 SQ. FT.

BLOCK

FOUND 5/8" REBAR  
LS 5571 PER R

FOUND 5/8" REBAR  
LS 5571 PER R

5' WIDE PRIVATE UTILITY  
EASEMENT (HATCHED AREA)

5' WIDE PUBLIC UTILITY  
EASEMENT (HATCHED AREA)

5' WIDE PRIVATE UTILITY  
EASEMENT (HATCHED AREA)

5' WIDE PUBLIC UTILITY  
EASEMENT (HATCHED AREA)

FOUND 5/8" REBAR  
LS 5571 PER R

FOUND 5/8" REBAR  
LS 5571 PER R

5.0'

10.93' M

5.0'

S 03°50'31" E 49.08' M&R

71.02' M

S 86°11'24" W 140.02' M&R

LOT 3

49.97' M

24.97' M

5.0'

S 03°48'08" E

25.00' M

5.0'

49.03' M

24.98' M

5.0'

S 98°11'54" W 68.07' M

25.00' M

24.98' M

5.0'

N 03°50'14" W 49.08' M&R

24.98' M

5.0'

49.03' M

24.98' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.98' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

5.0'

S 03°50'31" E 49.08' M&R

25.00' M

24.97' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.97' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

5.0'

S 03°50'31" E 49.08' M&R

25.00' M

24.97' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.97' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

5.0'

S 03°50'31" E 49.08' M&R

25.00' M

24.97' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.97' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

5.0'

S 03°50'31" E 49.08' M&R

25.00' M

24.97' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.97' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

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S 03°50'31" E 49.08' M&R

25.00' M

24.97' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.97' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

5.0'

S 03°50'31" E 49.08' M&R

25.00' M

24.97' M

5.0'

S 86°11'24" W 140.02' M&R

25.00' M

24.97' M

5.0'

S 03°48'08" E

49.97' M

24.97' M

5.0'

S 03°50'31" E 49.08' M&R

25.00' M

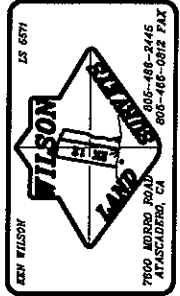
24.97' M

5.0'

**PARCEL MAP PR 05-0088**  
AS REQUESTED BY:  
**GARY MULHOLLAND**

LEGAL DESCRIPTION:  
A SUBDIVISION OF LOT 2 BLOCK 32  
THE CITY OF SAN PABLO DE BORBES, COUNTY OF SAN LUIS OBISPO,  
STATE OF CALIFORNIA PER A 183 198.

APP: 008-324-307  
DATE: AUGUST 12, 2005  
FILENAME: U-023 Mulholland Parc S1 P34 PLOT  
FIELD BOOK: 211 PB 40  
DRAWN BY: RWH  
SCALE: 1"=10'  
PROJECT: U-023  
JOB NUMBER: U-023  
SHEET: 2 OF 2



**LEGEND**

- FOUND AS NOTED
- SET 5/8" REBAR LS 5571
- R 91 LS 72

**BASES OF BEARINGS**  
FOR THIS SURVEY IS NORTH, BEARING EAST BEING THE BEARING  
BETWEEN THE TWO FOUND MONUMENTS ON THE MOST  
NORTHERLY LINE OF LOT 2 PER R (91 LS 72).

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PARCELS 2 AND 3 OF PARCEL MAP PR 05-0088 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 Parcels 2 and 3 of Parcel Map PR 05-0088 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 Mulholland Construction, Inc.

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 05-0088 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. 05-010 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6<sup>th</sup> day of December, 2005 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

**EXHIBIT A**

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

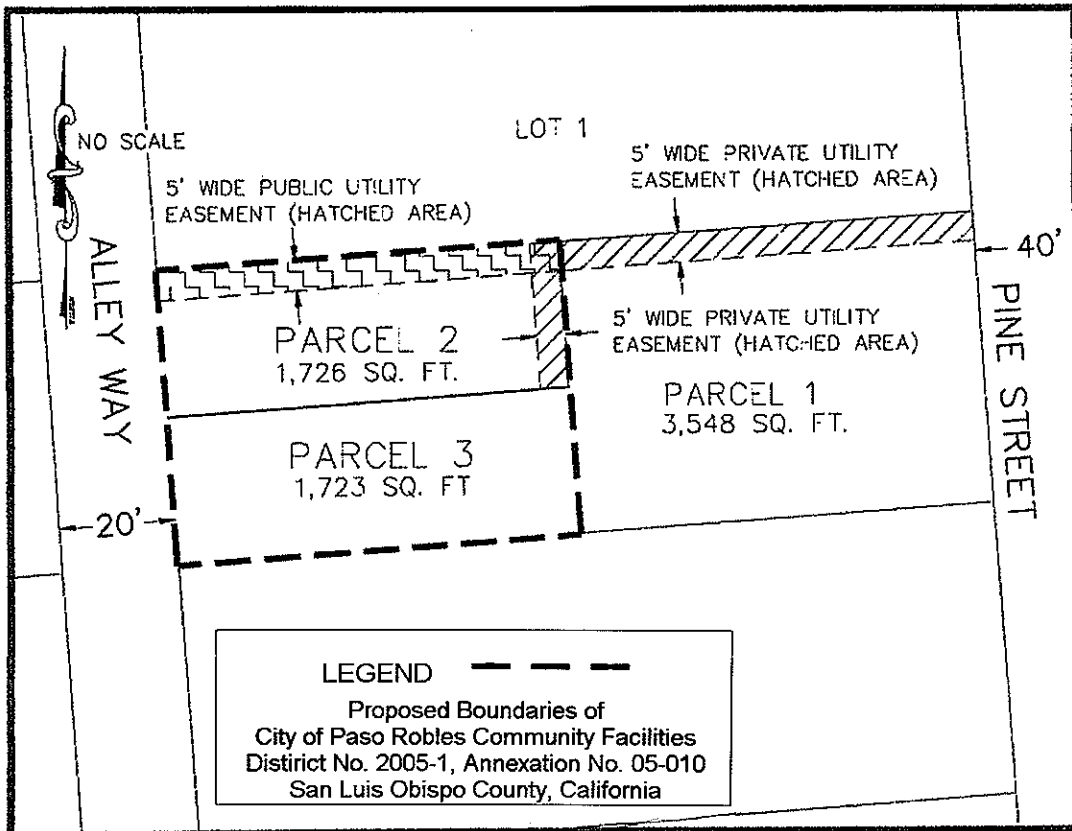
**CITY OF PASO ROBLES  
COMMUNITY FACILITIES DISTRICT No. 2005-1  
(PUBLIC SERVICES)**

**ANNEXATION No. 05-010**

Parcel 2 and Parcel 3 of Parcel Map PR 05-0088 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 \_\_\_\_\_ and Page \_\_\_\_\_ of Parcel Maps.

Names of the owners of the Annexed Property: Mulholland Construction, Inc., a California Corporation

**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 05-0088 FOR RECORDATION  
(MULHOLLAND)

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WHEREAS, the subdivider of tentative Parcel Map 05-0088, located at 1435 Pine Street has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) 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 05-0088 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6<sup>th</sup> day of December 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk