

TO: James L. App, City Manager

FROM: John Falkenstien, Interim Community Development Director

SUBJECT: Acceptance of Parcel Map 05-0040 for Recordation and Annexation No. 05-011 to Community Facilities District No. 2005-1 for Public Services (Aztec Holdings, LLC)

DATE: February 7, 2006

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 05-0040 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicant William Stoll on behalf of Aztec Holdings, LLC have requested that Parcel Map PR 05-0040 be accepted by the City for recordation. PR 05-0040 is located at 429 Vine 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 05-0040.
 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 Parcel Map PR 05-0040 have given consent and approval that Parcel 2 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 05-0040 was tentatively approved by the Planning Commission on August 23, 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:

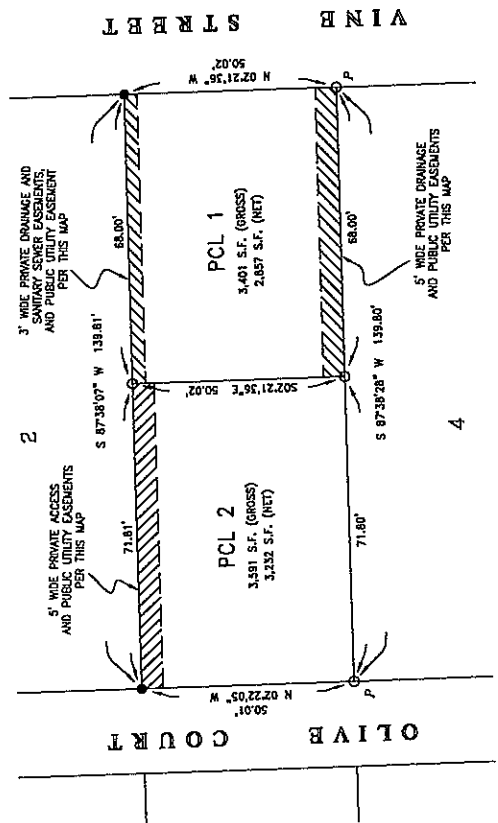
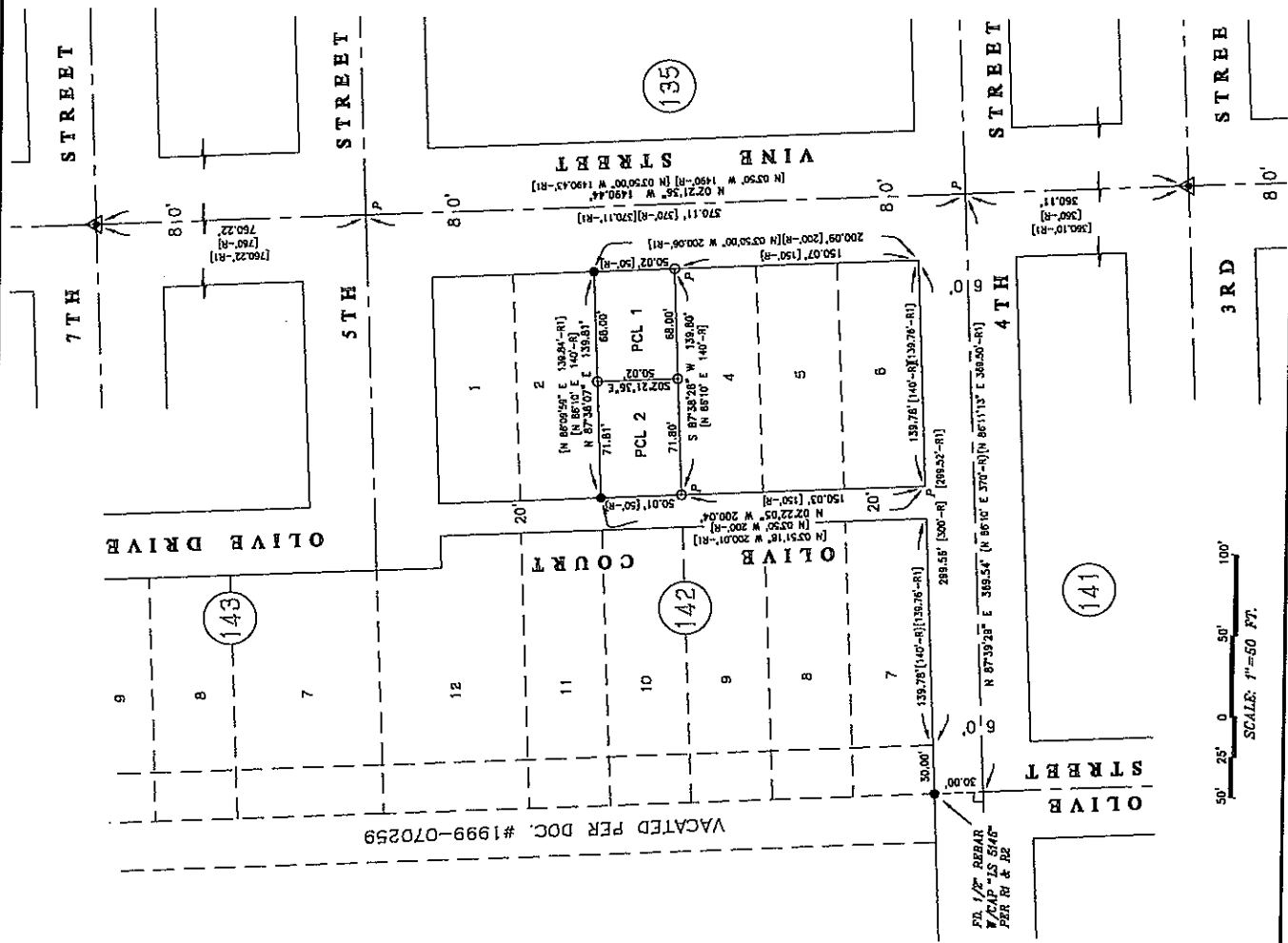
- a.** **(1)** Adopt Resolution No. 06-xx certifying and adding Parcel 2 of Parcel Map PR 05-0040 to CFD No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien; and
- (2)** Adopt Resolution No. 06-xx accepting the recordation of Parcel Map PR 05-0040, a two-lot residential subdivision located at 429 Vine 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 05-0040

BEING A SUBDIVISION OF LOT 3, IN BLOCK 142,
IN THE CITY OF EL PASO DE ROBLES,
FILED IN BOOK A, PAGE 169 OF MAPS,
IN THE COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA



EASEMENTS
SCALE: 1"=20'

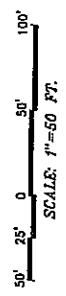
BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THE "MEASURED" BEARINGS SHOWN HEREON IS GRID NORTH PER THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CS 83-ZONE 6). THE MAIN CONVERGENCE ANGLE FOR THIS SITE IS -0°43'07".

MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 0.99999784.

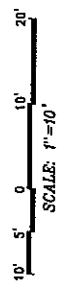
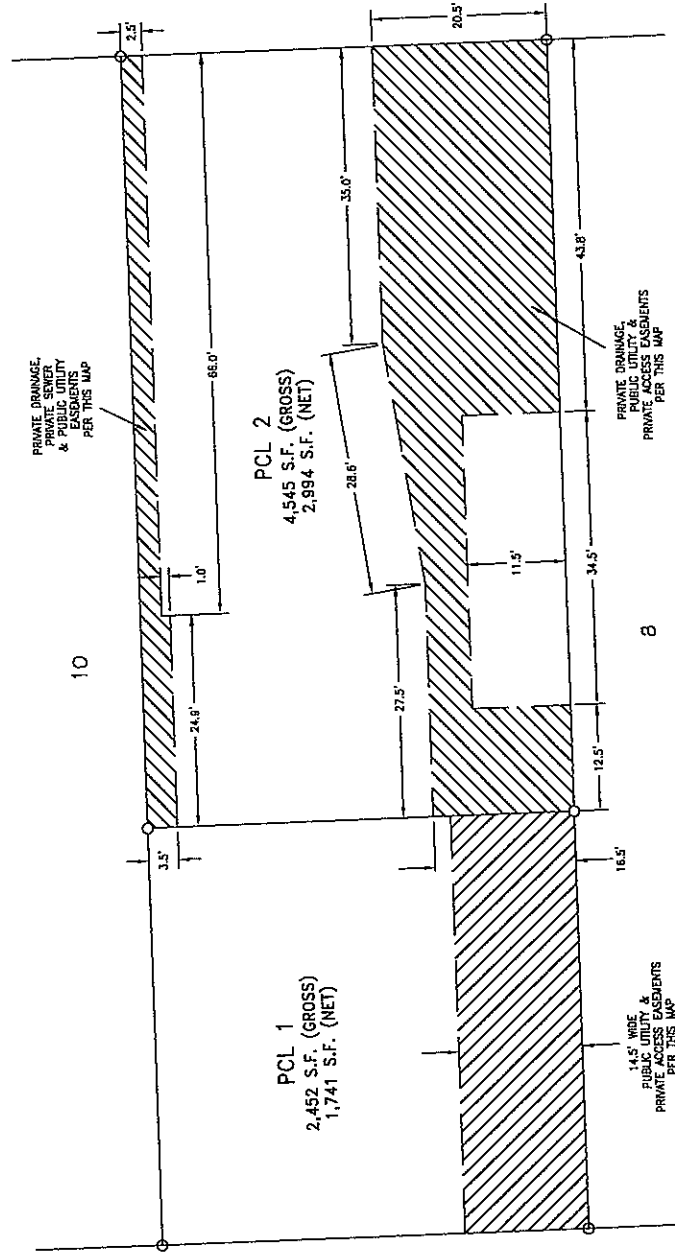
LEGEND:

- O = SETBACK PER 74C - IS 4816 UNLESS OTHERWISE NOTED
- = DIMENSIONS OF CURB PER R.
- ▲ = 2" BRASS CUP IN CONCRETE WELL FOR CENTERLINE INTERSECTION PER R & R2
- P = POINT ESTABLISHED BY SINGLE PROTRATION PER R I.P. = IRON PIPE
- R = A-MAPS-165 (1088)
- R1 = 79-15-18 (2000)
- R2 = 80-15-8 (2000)



PARCEL MAP PR 05-0184

BEING A SUBDIVISION OF LOT 9, IN BLOCK 166,
 IN THE CITY OF EL PASO DE ROBLES,
 FILED IN BOOK A, PAGE 169, OF MAPS,
 IN THE COUNTY OF SAN JUAN, OBISPO,
 STATE OF CALIFORNIA



RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCEL 2 OF PARCEL MAP PR 05-0040 TO THE CITY'S
COMMUNITY FACILITIES DISTRICT NO. 2005-1 (AZTEC HOLDINGS, LLC)

WHEREAS, the owners of the real property described in Exhibit 'A' have petitioned to annex Parcel 2 of Parcel Map PR 05-0040 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 owners 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, are Aztec Holdings, 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 05-0040 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. 05-011 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of February 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0040 FOR RECORDATION (AZTEC HOLDINGS, LLC)

WHEREAS, the subdividers of tentative Parcel Map 05-0040, located at 429 Vine Street have requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two 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 05-0040 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of February 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk