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

OWNERS' STATEMENT

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KETEC HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COUPANY

WILLIAU C. STOLL, MANAGING PARTHER

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA COUNTY OF SAH LUIS OBISFO

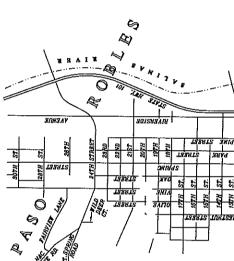
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SHAN GATHER		RYP DATE
SICHATURE	COUNTY OF COMMISSION:	COMMISSION NO:

05-0040 рВ MAPPARCEL

BRING A SUBDIVISION OF LOT 3, IN BLOCK 142, IN THE CITY OF RI. PASO DE ROBLES, FILED IN BOOK A, PACE 189 OF MAPS, IN THE COUNTY OF SAN LIIS OBISPO, STATE OF CALIFORNIA



CITY ENGINEER'S STATEMENT

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JOHN R. PALKENSTIEN, CITY ENCINEER CITY OF EL PASO DE ROBLES R.C.E. CSSTGO (EXP. 8-30-2008)

DATE

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAR ENTITLED PR 06-0040, THAT SALD MAP SUBSTANMALLY CONDOMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PAGO DE ROBLES. ON AGENTS 23, 2006. THIS MAP IS THEREVOLE APPROVED BY THE

JOHN R. PALKENSTIEN INTERIU COLLUNITY DEVELOPLIENT DIRECTOR CITY OF EL PASO DE ROBLES

DATE

CITY CLERK'S STATEMENT

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DENNIS FANSLER, CITY CLERK

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RECORDER'S STATEMENT

2008, OF PARCEL MAPS AT PACES AT THE REQUEST OF WILL E. TOUCHON. FILED THIS DAY OF IN BOOK

BY: DEPUTY COUNTY RECORDER

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VICINITY MAP

NO SCALE

TWIN CITIES SURVEYING, INC. 615-C S. MAN STRET / P.O. BOX 77 TEMPLETON, CALIFORNIA 93465-0777 (805) 434-1834 SHEET 1 OF 2

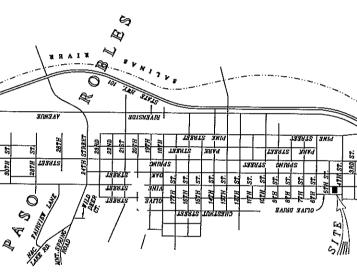
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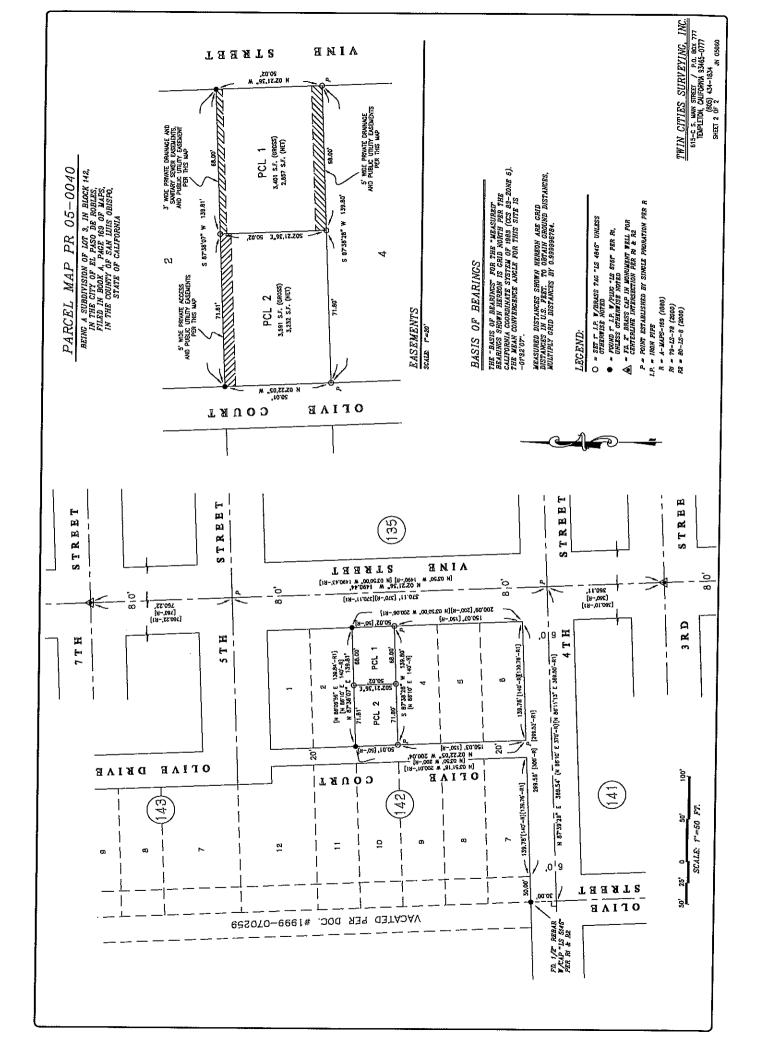
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SURVEYOR'S STATEMENT

LS 4845 (EXP. 9-30-2006)

WM. E. TOUCHON





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 LUIS 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:

<u>SECTION 1</u>. 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.

<u>SECTION 2</u>. 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.

<u>SECTION 4.</u> 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:		
ATTEST:	Frank R. Mecham, Mayor	
Cathy M. David, Deputy City Clerk		

EXHIBIT "A" CFD No. 2005-1 ANNEXATION No. 05-011 STREET 5 T H 12 1 0 F \mathbb{Z} Ħ \triangleleft 団 2 11 PARCEL MAP TPR 05-0040 B₁₀Z SCALE: 1"=50" PARCEL 1 PARCEL 2 3,401 S.F. 3,591 S.F. 0 \mathbb{C} A 9 4 **⊢**! \bowtie I 田 0 5 田! 8 \Box H \bowtie \rightrightarrows 6 7 STREET 4 T H **LEGEND** PROPOSED BOUNDARY OF CITY OF EL PASO DE ROBLES COMMUNITY FACILITIES DISTRICT NO. 2005-1, ANNEXATION NO. 05-011 SAN LUIS OBISPO COUNTY, CALIFORNIA TWIN CITIES SURVEYING, INC. JN 05060 TEMPLETON, CALIFORNIA 93465-0777

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:

<u>SECTION 1.</u> 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:		
ATTEST:	Frank R. Mecham, Mayor	
Cathy M. David, Deputy City Clerk		