

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

**FROM:** Ron Whisenand, Community Development Director

**SUBJECT:** Approval of Final Map of Tract 2620, (Vanderlip) for Recordation, Execution of Subdivision Improvement Agreement, and Annexation No. 05-013 to Community Facilities District No. 2005-1

**DATE:** July 18, 2006

---

**Needs:** That the City Council consider taking a series of steps toward recordation of the Final Tract Map for Tract 2620, a residential subdivision.

**Facts:**

1. The applicant, Vince Vanderlip, has requested that Tract 2620 be authorized by the City for recordation. Tract 2620 is a 16-lot subdivision of a 15.22-acre site, including an open space parcel of 8.95 acres, located on the extensions of Via Magnolia and Via Lantana, just east of North River Road (see Attachment 1).
2. Since the required public improvements have not been completed, the applicants have signed a Subdivision Improvement Agreement guaranteeing the construction of these improvements within a one-year period. Payment and Performance Bonds have been submitted and placed on file in the office of the City Engineer.
3. The applicants have signed the documents needed for annexation of Lots 1-16 into the Community Facilities District (CFD).
4. The applicants have signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis  
and**

**Conclusion:** Tract 2620 was originally approved by the Planning Commission on March 22, 2005. Annexation of Lots 1 through 16 in to the City's Community Facilities District 2005-1 is necessary to mitigate projected adverse fiscal impacts of new residential development.

With the exception of the construction of the public improvements, all conditions imposed by the Planning Commission have been satisfied. The Subdivision Map Act and the City of Paso Robles Municipal Code authorizes acceptance of final maps when securities have been posted guaranteeing construction of public improvements.

Acceptance of public improvements and release of the securities occurs only after these improvements have been constructed to the satisfaction of the City Engineer and following the adoption of a resolution of acceptance by the City Council.

**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 authorizing the recordation of Tract 2620, a 16-lot subdivision located on the extensions of Via Magnolia and Via Lantana, and authorizing the Mayor to execute the Subdivision Improvement Agreement guaranteeing the construction of the subdivision improvements with an established deadline of July 18, 2007 to complete these improvements; and
  - (2)** Adopt Resolution No. 06-xx annexing Lots 1 through 16 of Tract 2620 into Community Facilities District No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien; and
  - (3)** Adopt Resolution No. 06-xx annexing Tract 2620 into the Landscape and Lighting District.
- b. Amend, modify or reject the above option.

Attachments: (4)

- 1) Vicinity and Tract Maps
- 2) Resolution Final Map
- 3) Resolution CFD
- 4) Resolution L and L

# OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF (AND ALL CO-OWNERS) OF THE REAL PROPERTY THAT IS DESCRIBED IN THE CITY CLERK'S MAP AND 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 DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP. WE ALSO DEDICATE TO THE PUBLIC THE EASEMENTS FOR TREE PLANTING PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

WE ALSO HEREBY DEDICATE OPEN SPACE IN FEE TO THE CITY OF PASO ROBLES.

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

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

BY: VINCE VANDERLUP, INC. A CALIFORNIA CORPORATION

BY: VINCE VANDERLUP, PRESIDENT

# ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF SAN LUIS OBISPO } s.s.

ON \_\_\_\_\_, 2006, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED VINCE VANDERLUP, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2620 ON MARCH 22, 2005, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_

COUNTY OF SAN LUIS OBISPO, CA.

NOTARY EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

# CITY CLERK'S STATEMENT

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY OF EL PASO DE ROBLES HAS REVIEWED THE CITY CLERK'S MAP AND 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 ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS SHOWN ON THIS MAP. WE ALSO DEDICATE TO THE PUBLIC THE EASEMENTS FOR TREE PLANTING PURPOSES SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

DENNIS FANSLER, CITY CLERK

# TRUSTEE STATEMENT

MSB PROPERTIES, INC., TRUSTEE UNDER A DEED OF TRUST RECORDED MARCH 10, 2006, AS DOCUMENT NO. 2006-016768 OF OFFICIAL RECORDS AND A DEED OF TRUST, RECORDED MARCH 10, 2006 AS INSTRUMENT NO. 2006-016769 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_

BY: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

# ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF SAN LUIS OBISPO } s.s.

ON \_\_\_\_\_, 2006, BEFORE ME, A 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 WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_

COUNTY OF SAN LUIS OBISPO, CA.

NOTARY EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

# PLANNING COMMISSION STATEMENT

I HEREBY 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 FOR TRACT 2620 ON MARCH 22, 2005.

RONALD WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

# ENGINEER'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 VINCE VANDERLUP IN APRIL OF 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND 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.



STEVEN J. SYLVESTER R.C.E. 29743 DATE \_\_\_\_\_

EXP. 3/31/07

# CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2620, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_ JOHN R. FALKENSTEN \_\_\_\_\_

CITY ENGINEER

CITY OF PASO ROBLES

R.C.E. C33760 (EXP. 6/30/06)

# RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT \_\_\_\_\_, M., IN BOOK \_\_\_\_\_

OF MAPS AT PAGES \_\_\_\_\_, AT THE REQUEST OF STEVEN J. SYLVESTER.

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

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

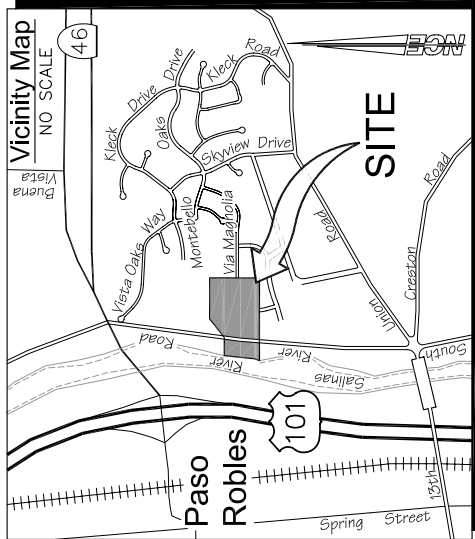
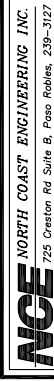
JULIE L. RODEWALD \_\_\_\_\_

COUNTY RECORDER

DEPUTY RECORDER

# TRACT 2620

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 1 OF THE SUBDIVISION OF LOT 11 OF THE SUBDIVISION OF RANCHO SANTA YSABEL, RECORDED IN BOOK B OF MAPS, AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

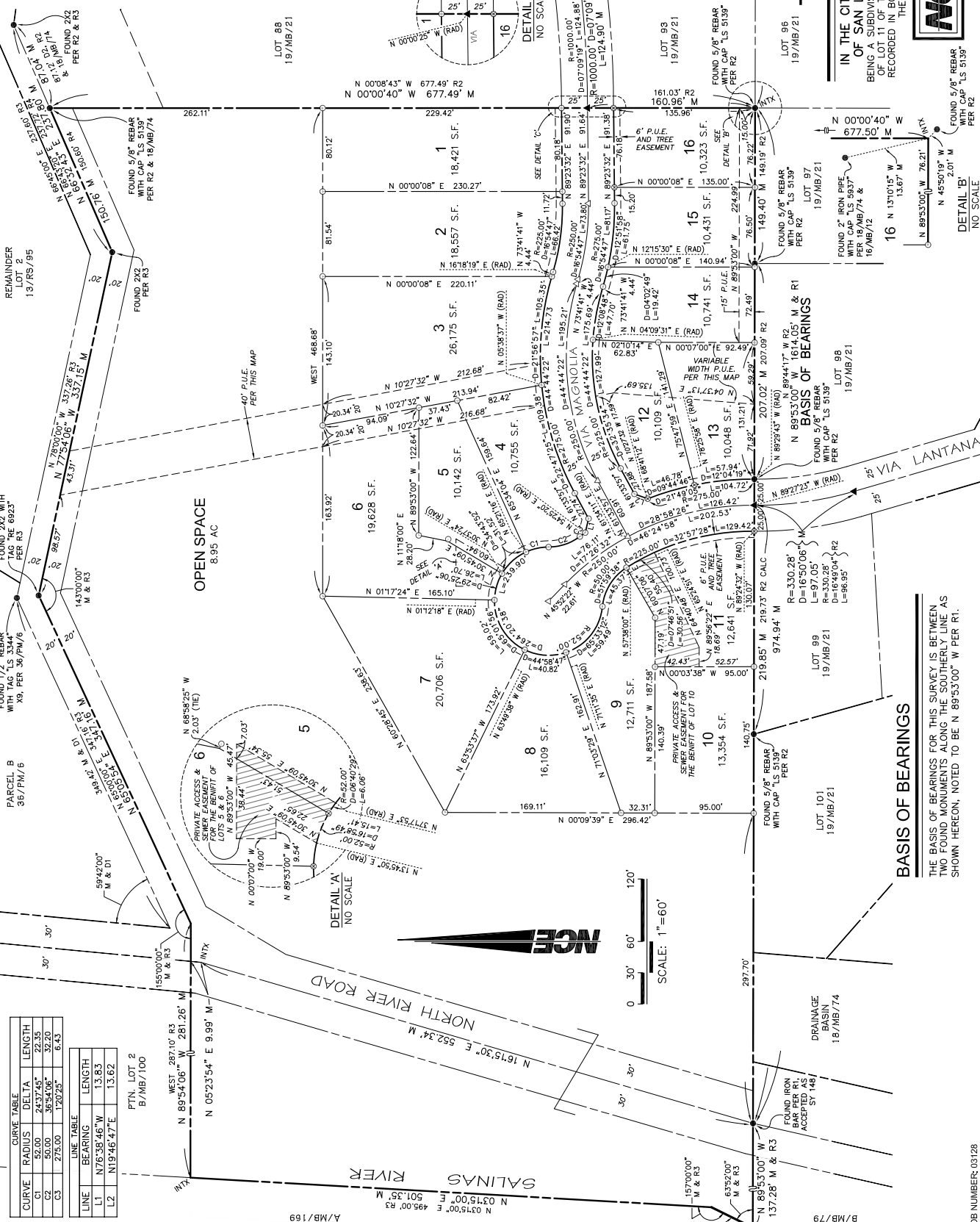


**LEGEND**

- FOUND MONUMENT AS NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5139" PER RZ UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP "RCE 29743"
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "RCE 29743"
- ⊗ SET NAIL & TAG "RCE 29743" ON TOP OF CURB AT PROPERTY LINE EXTENSION
- CALC CALCULATED
- INTX INTERSECTION
- M MEASURED
- (RAD) RADIAL

**REFERENCES**

- R1 RECORD DATA PER 23/MB/39
- R2 RECORD DATA PER 19/MB/21
- R3 RECORD DATA PER B/MB/100
- R4 RECORD DATA PER 16/MB/12
- D1 RECORD DATA PER 932/OR/267
- D2 RECORD DATA PER 112/068/207



**TRACT 2620**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 1 OF THE SUBDIVISION OF LOT 11 OF THE SUBDIVISION OF THE RANCHO SANTA YSABEL, RECORDED IN BOOK B OF MAPS, AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**NCE** NORTH COAST ENGINEERING INC.  
 225 Creston Rd. Suite B, Paso Robles, 239-3127

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	50.00	24.3745°
C2	50.00	36.5406°
C3	275.00	170.25°

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°38'48"W	13.83
L2	N19°46'47"E	13.62

PTN. LOT 2  
 B/MB/100  
 WEST 287.10' B3  
 N 89°54'06" W 261.26' M  
 N 05°23'54" E 9.99' M

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTHERLY LINE AS SHOWN HEREON, NOTED TO BE N 89°53'00" W PER R1.

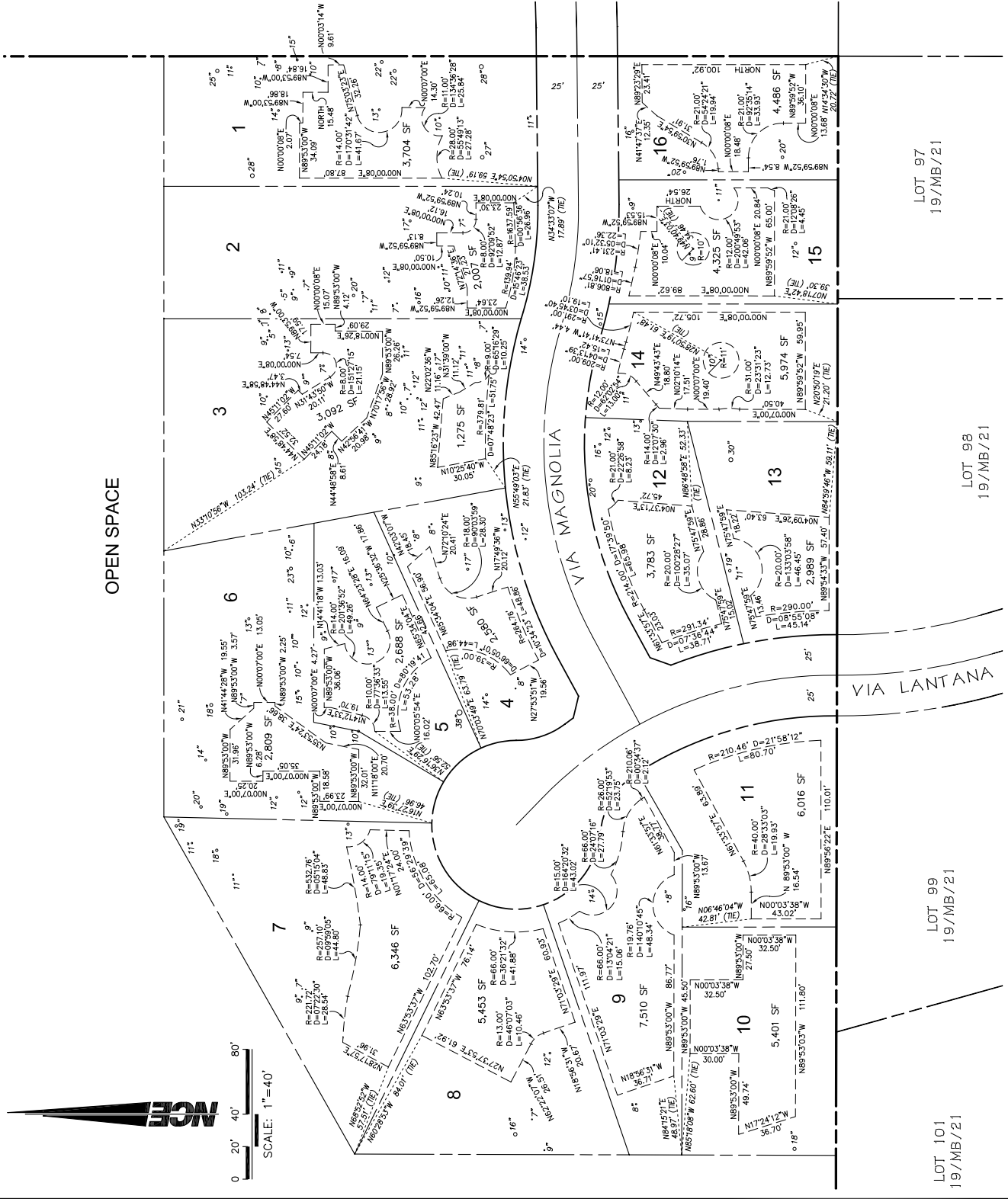
**ADDITIONAL INFORMATION SHEET**  
 THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS DESCRIBING THE CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

THE FOLLOWING RESTRICTIONS APPLY TO THE LOTS SHOWN HEREON IN CONFORMANCE WITH RESOLUTION NUMBER 05-0029, DATED MARCH 22, 2005.

- PER ITEM 11.a., LOT DEVELOPMENT SHALL BE RESTRICTED TO THE BUILDING ENVELOPES SHOWN HEREON.
- PER ITEM 11.c., ANY CONSTRUCTION ON THESE LOTS WILL BE REQUIRED TO STAY OUT OF THE CRITICAL ROOT ZONE OF THE OAK TREES.
- PER ITEM 13, ALL REMAINING OAK TREES SHALL BE PRESERVED WITHIN THE SUBDIVISION BY USE OF CUSTOM AND/OR EXTRAORDINARY GRADING AND HOME DESIGN MEASURES; NO OAK TREE REMOVALS WILL BE ALLOWED IN EXCESS OF THOSE APPROVED WITH CITY COUNCIL RESOLUTION 05-0024.

**LEGEND**

- ◻ EXISTING OAK TREE WITH MEASURED TRUNK DIAMETER
- ◻ BUILDING ENVELOPES



IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 1 OF THE SUBDIVISION OF LOT 11 OF THE SUBDIVISION OF THE RANCHO SANTA YSABEL, RECORDED IN BOOK B OF MAPS, AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION  
OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR  
TRACT 2620 (VANDERLIP)

---

WHEREAS, the Developer has met all conditions of the tentative map, has posted payment and performance securities to guarantee the installation of public improvements, and submitted a certificate of insurance; and

WHEREAS, City staff has reviewed the final tract 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 Tract 2620, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles does hereby accept the Performance and Payment securities posted to guarantee the installation of the public improvements.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for Via Lantana, Via Magnolia, open space, public tree planting, and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18<sup>th</sup> day of July 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

---

Deborah D. Robinson, Deputy City Clerk

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING LOTS 1 THROUGH 16 OF TRACT 2620 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 Lots 1 through 16 of Tract 2620 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 Vince Vanderlip, Inc.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessments for Lots 1 through 16 of Tract 2620 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. 05-013 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18<sup>th</sup> day of July, 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

---

Deborah D. Robinson, Deputy City Clerk

# EXHIBIT A BOUNDARY MAP

RIVERSIDE FARMS  
A/MB/169

PTN, LOT 2  
B/MB/100

PARCEL B  
36/PM/5

REMAINDER  
LOT 2  
13/RS/95

NORTH RIVER ROAD

APN: 025-392-005

NO SCALE



REMAINDER OF  
LOT 13  
B/MB/79

DRAINAGE  
BASIN  
18/MB/74

LOT 101  
19/MB/21

LOT 99  
19/MB/21

LOT 100  
19/MB/21

LOT 98  
19/MB/21

LOT 97  
19/MB/21

LOT 93  
19/MB/21

LOT 92  
19/MB/21

LOT 88  
19/MB/21

LOT 95  
19/MB/21

VIA LANTANA

VIA FUCHSIA

VIA MAGNOLIA

## LEGEND

Proposed Boundaries of City of Paso Robles Community Facilities District 2005-1  
Annexation No. 05-013 San Luis Obispo County, California



RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

The City of El Paso de Robles  
Public Works Department  
1000 Spring Street  
Paso Robles, CA 93446

Attn.: Ditas Esperanza

**FOR RECORDERS USE ONLY**

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING TR 2620 (VANDERLIP) AS PART OF SUBAREA ZONE 01-E  
TO THE "PASO ROBLES LANDSCAPE AND LIGHTING DISTRICT NO. 1"  
(STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)

WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned for annex TR 2620 (Vanderlip) into the Paso Robles Landscape and Lighting District No. 1 ("District").

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED 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 the District and that all landscape and lighting improvements required as conditions of approval of TR 2620 be installed by the developer.

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 Petition for Formation of the District, is Vince Vanderlip.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for TR 2620 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 Paso Robles Landscape and Lighting District No. 1, as part of Sub-Area Zone 01-E.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18<sup>th</sup> day of July 2006 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST:

\_\_\_\_\_  
Deborah D. Robinson, Deputy City Clerk

## EXHIBIT A

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 1 OF THE SUBDIVISION OF LOT 11 OF THE SUBDIVISION OF THE RANCHO SANTA YSABEL ACCORDING TO THE MAP RECORDED IN BOOK B OF MAPS, AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 16 OF TRACT 2620 IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED \_\_\_\_\_, 200\_\_, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.