

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 05-0299 for Recordation and Annexation No. 05-021 to Community Facilities District No. 2005-1 for Public Services (Jorgensen)  
**DATE:** August 1, 2006

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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 Parcel 1 of Parcel Map PR 05-0299 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicants Rick, Randall and Jamie Jorgensen have requested that Parcel Map PR 05-0299 be accepted by the City for recordation. Parcel Map PR 05-0299 is located at 835 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 05-0299.
  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 05-0299 was tentatively approved by the Planning Commission on January 10, 2006. 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.

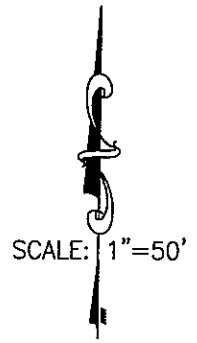
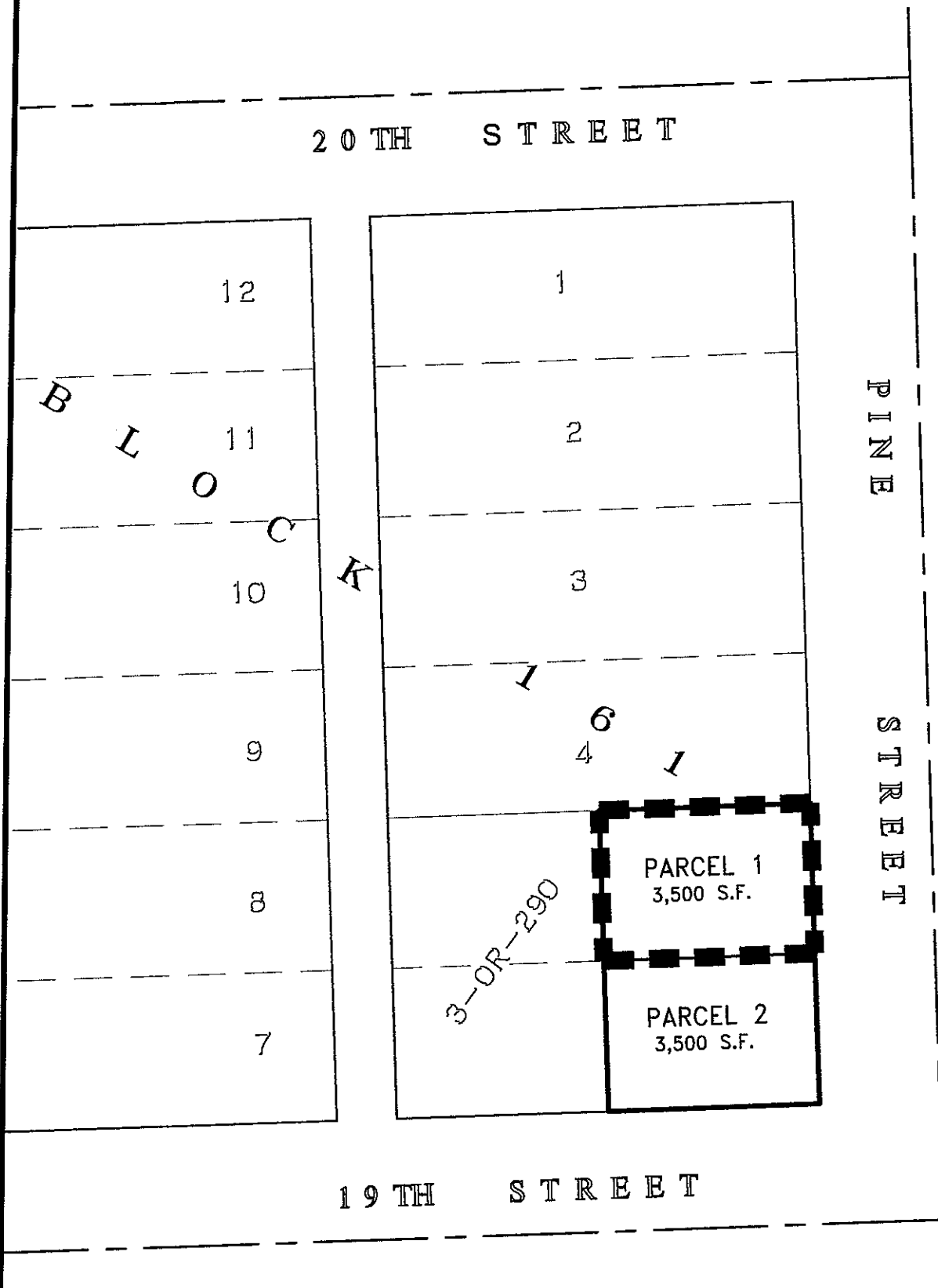
**Options:** That the City Council accept the subject map and agreement by taking the following actions:

- a.
  - (1) Adopt Resolution No. 06-xx certifying and adding 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. 06-xx accepting the recordation of Parcel Map PR 05-0299, a two-lot residential subdivision located at 835 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

**EXHIBIT "A"**  
**CFD No. 2005-1**  
**ANNEXATION No. 05-021**



**LEGEND:**

PROPOSED BOUNDARY OF CITY OF EL PASO DE ROSALES COMMUNITY FACILITIES DISTRICT NO. 2005-1, ANNEXATION No. 05-021 SAN LUIS OBISPO COUNTY, CALIFORNIA

**TWIN CITIES SURVEYING, INC.**  
 TEMPLETON, CALIFORNIA

**OWNERS' STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF, AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE SEVERAL PARCELS OF THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT WE DO HEREBY CONSENT TO THE FILED AND RECORDED OF THIS MAP. WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO CONDUCT SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES, DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

\_\_\_\_\_  
 RICK JORGENSEN

\_\_\_\_\_  
 RANDALL K. JORGENSEN

\_\_\_\_\_  
 JAMIE JORGENSEN

**NOTARY ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO }  
 ON \_\_\_\_\_ 2006, BEFORE ME  
 A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED RANDALL K. JORGENSEN, STATEMENT JORGENSEN, PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF STATEMENT JORGENSEN, AND ACKNOWLEDGED TO ME THAT THEY EXERCISED THE SAME IN THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXERCISED THE SAME IN THE WITHIN INSTRUMENT, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THIS PERSONS, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:  
 SIGNATURE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_  
 COMMISSION NO: \_\_\_\_\_

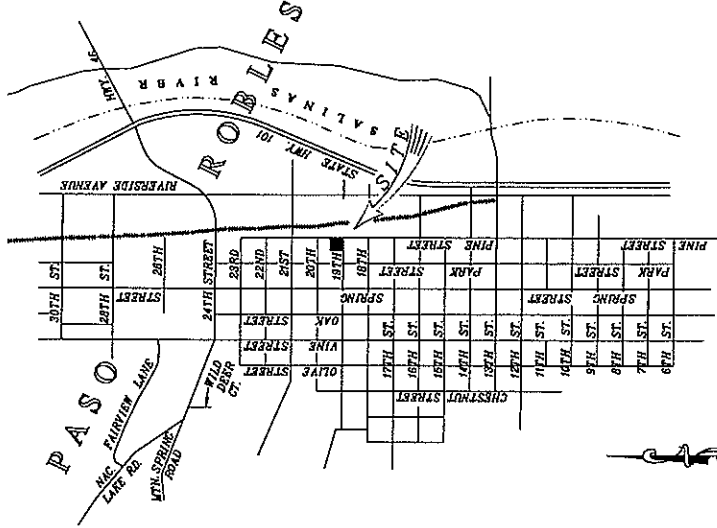
**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO }  
 ON \_\_\_\_\_ 2006, BEFORE ME  
 A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED RICK JORGENSEN, PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF STATEMENT JORGENSEN, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE REPRESENTS THE PERSON, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:  
 SIGNATURE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 COUNTY OF COMMISSION: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_  
 COMMISSION NO: \_\_\_\_\_

**PARCEL MAP PR 05-0299**

BRING A SUBDIVISION OF THE EAST HALF OF LOTS 5 AND 6, OF BLOCK 161, IN THE CITY OF PASO ROBLES, PER A-MAPS-169, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SURVEYING ACT AND LOCAL ORDINANCE AT THE REQUEST OF RICK JORGENSEN IN SEPTEMBER OF 2006. HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONVENTIONALLY APPROVED TENTATIVE MAP IF ANY. I ALSO STATE THAT ALL OF THE INDICATED OR WILL BE SET IN SUCH A MANNER AS TO OCCUPY THE POSITIONS INDICATED ON THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RESTRICED.

WM. E. TOUCHON LS 4846 (EXP. 9-30-2006)



**CITY ENGINEER'S STATEMENT**

I, HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 05-0299, THAT THIS SUBDIVISION CONFORMS TO THE TENTATIVE MAP AS IT APPEARED ON THE TENTATIVE MAP IF ANY, AND ANY APPROVED AFTER THE MAP IS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THIS MAP IS TECHNICALLY CORRECT.

JOHN S. FALKENSTEIN, CITY ENGINEER  
 CITY OF EL PASO DE ROBLES  
 R.C.E. 33780 (EXP. 6-30-2006) \_\_\_\_\_ DATE: \_\_\_\_\_

**COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT**

I, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 05-0299, THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY OF EL PASO DE ROBLES ON JANUARY 10, 2006. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

RONALD WISSHARD, COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF EL PASO DE ROBLES \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY CLERK'S STATEMENT**

I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, APPROVE THE MAP OF PARCEL MAP PR 05-0299 SHOWN HEREON.

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

DENNIS FANSLER, CITY CLERK

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_  
 AT THE REQUEST OF WM. E. TOUCHON.  
 DOC. NO. \_\_\_\_\_  
 JUNE L. RODERWALD, RECORDER  
 COUNTY RECORDER BY \_\_\_\_\_ DEPUTY

**PARCEL MAP PR 05-0299**

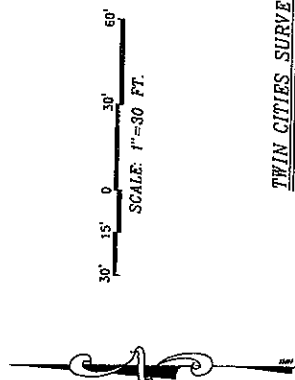
BEING A SUBDIVISION OF THE EAST HALF OF  
 LOTS 6 AND 6, OF BLOCK 161,  
 IN THE CITY OF PASO ROBLES,  
 PER A-ADPS-169,  
 IN THE COUNTY OF SAN LOUIS OBISPO,  
 STATE OF CALIFORNIA

**LEGEND:**

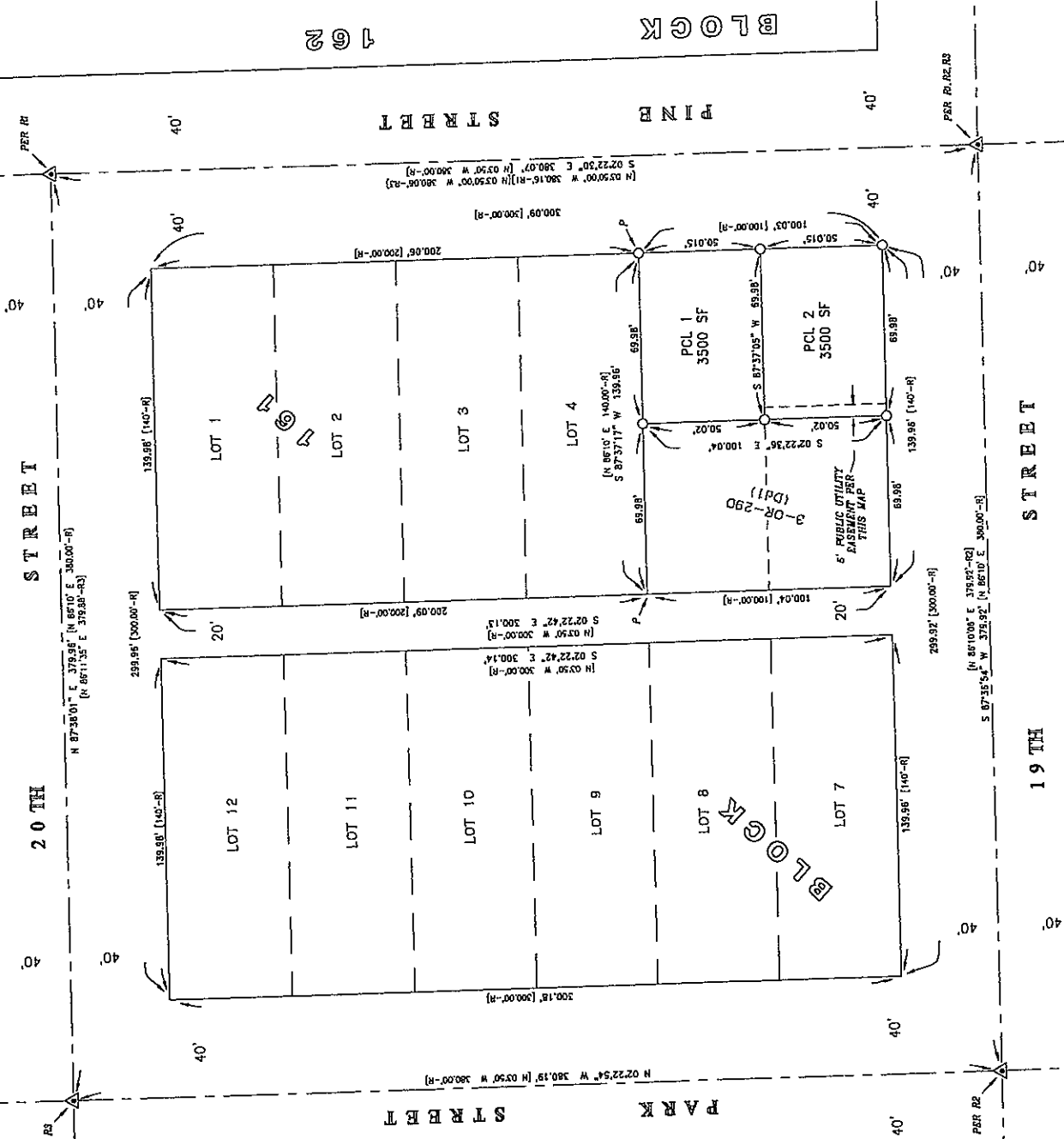
- O = SET I.P. WITH TAG STAMPED "IS 4845" UNLESS OTHERWISE NOTED
- △ = FOUND 2" B.C. IN STANDARD CITY WELL MONUMENT PER AS SHOWN
- P = POINT ESTABLISHED BY SINGLE PRODUCTION
- FD = FOUND
- B.C. = BRASS CAP
- I.P. = IRON PIPE
- SF = SQUARE FEET
- R = 4-1/4" (1889)
- R1 = 30-15-49 (1874)
- R2 = 28-15-49 (1876)
- R3 = 48-15-34 (1891)
- DW = 3-OR-290 (1926)...A DEED ESTABLISHING THE "WEST 1/2" OF LOTS 5 & 6 ESTABLISHED AS A LEGAL LOT PER 3-OR-291.

**BASIS OF BEARING**

THE "BASIS OF BEARINGS" FOR THIS MAP AND SURVEY IS "GRID NORTH" PER CSRS, ZONE 5, WITH A MEAN MAPPING ANGLE OF "-3'53" (1983) TO GROUND SCALE FACTOR OF 0.9999972.



**TWIN CITIES SURVEYING, INC.**  
 615-C S. MAIN STREET / P.O. BOX 777  
 TEMPLETON, CALIFORNIA 93465-0777  
 (805) 434-1854  
 SHEET 2 OF 2  
 JUN 05/16



RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PARCEL 1 OF PARCEL MAP PR 05-0299 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 Parcel 1 Parcel Map PR 05-0299 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 Rick, Randall and Jamie Jorgensen.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 1 of Parcel Map PR 05-0299 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. 05-021 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1<sup>st</sup> day of August, 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 05-0299 FOR RECORDATION  
(JORGENSEN)

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WHEREAS, the subdivider of tentative Parcel Map PR 05-0299, located at 835 Pine Street has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) 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 05-0299 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1<sup>st</sup> day of August 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk