

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Parcel Map 05-0187 for Recordation and Annexation No. 05-022 to Community Facilities District No. 2005-1 for Public Services (Yamasaki)  
**DATE:** December 19, 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 2 of Parcel Map PR 05-0187 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicants John and Tera Yamasaki have requested that Parcel Map PR 05-0187 be accepted by the City for recordation. Parcel Map PR 05-0187 is located at 1928 Vine 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 05-0187.
  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 05-0187 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 05-0187, a two-lot residential subdivision located at 1928 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

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING PARCEL 2 OF PARCEL MAP PR 05-0187 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 2 of Parcel Map PR 05-0187 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 John and Tera Yamasaki.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 2 and of Parcel Map PR 05-0187 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. 05-022 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19<sup>th</sup> day of December, 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

**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. 05-022**

Legal Description: Real property in the City of Paso Robles, County of San Luis Obispo, State of California, described as follows:

Parcel 2 of Parcel Map No. PR 05-0187, in the City of Paso Robles, County of San Luis Obispo, State of California, according to Map recorded \_\_\_\_\_ in Book \_\_\_\_\_ of Parcel Maps at Pages \_\_\_\_\_.

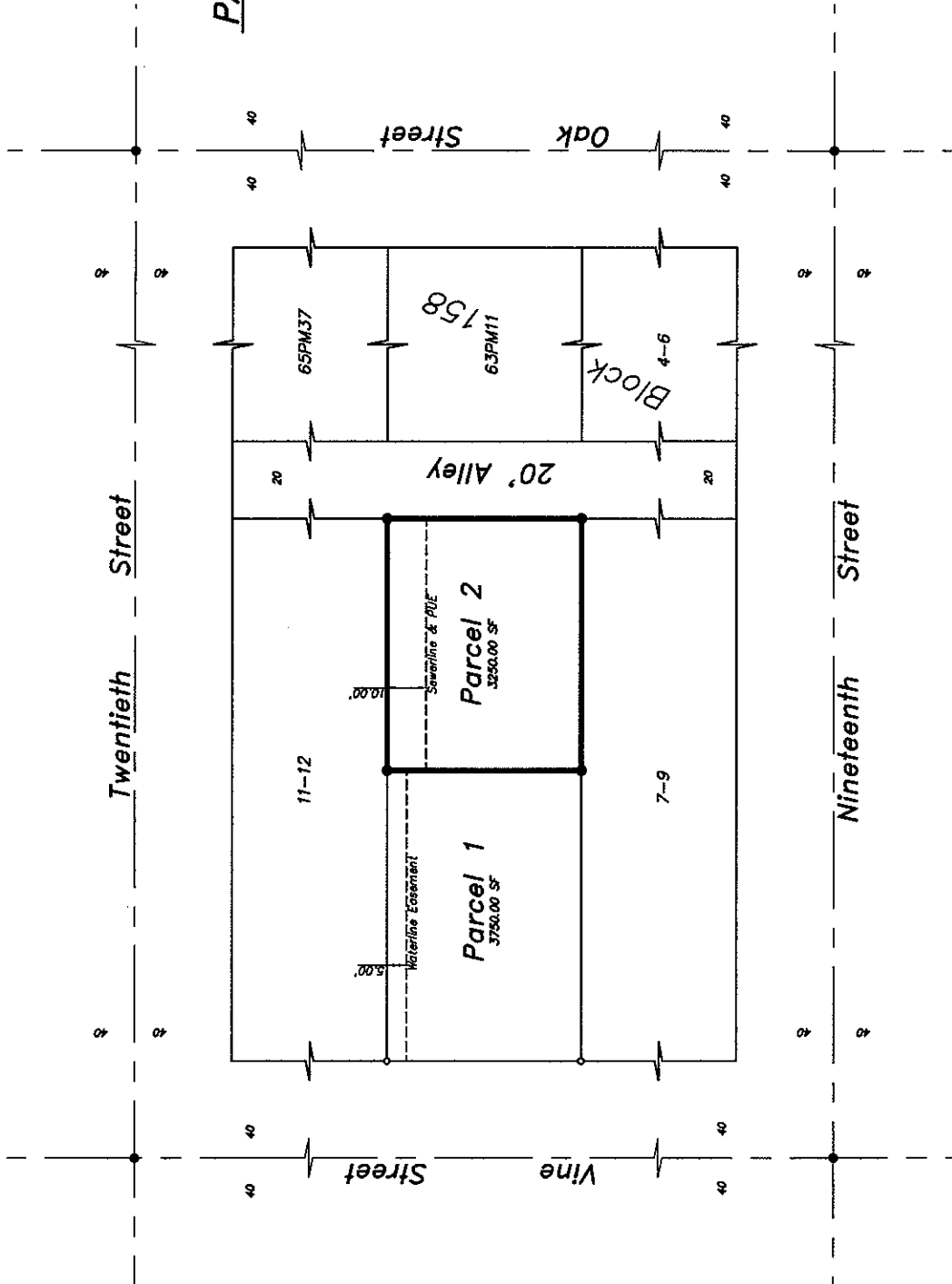
Names of the owners of the Annexed Property:

John Yamasaki and Tera Yamasaki, husband and wife as joint tenants

**EXHIBIT A**

CFD No. 2005-1  
Annexation No. 05-022

**PARCEL MAP PR 05-0187**



**DANIEL J. STEWART & ASSOC.**  
ENGINEERS - SURVEYORS  
607 12th STREET / P.O. BOX 2038  
PASO ROBLES, CA 93446

PS007

SHEET 1 OF 1

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING PARCEL MAP PR 05-0187 FOR RECORDATION  
(YAMASAKI)

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WHEREAS, the subdivider of tentative Parcel Map PR 05-0187, located at 1928 Vine 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 05-0187 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19<sup>th</sup> day of December, 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

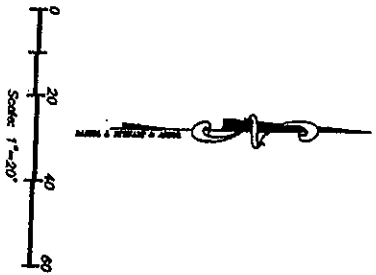
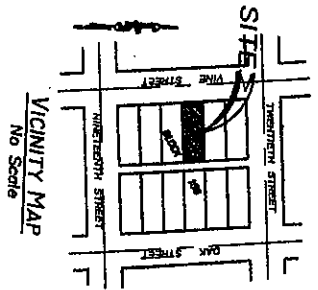
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Frank R. Mecham, Mayor

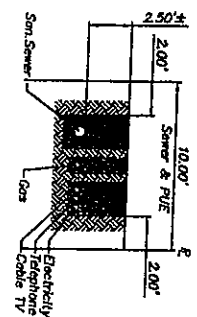
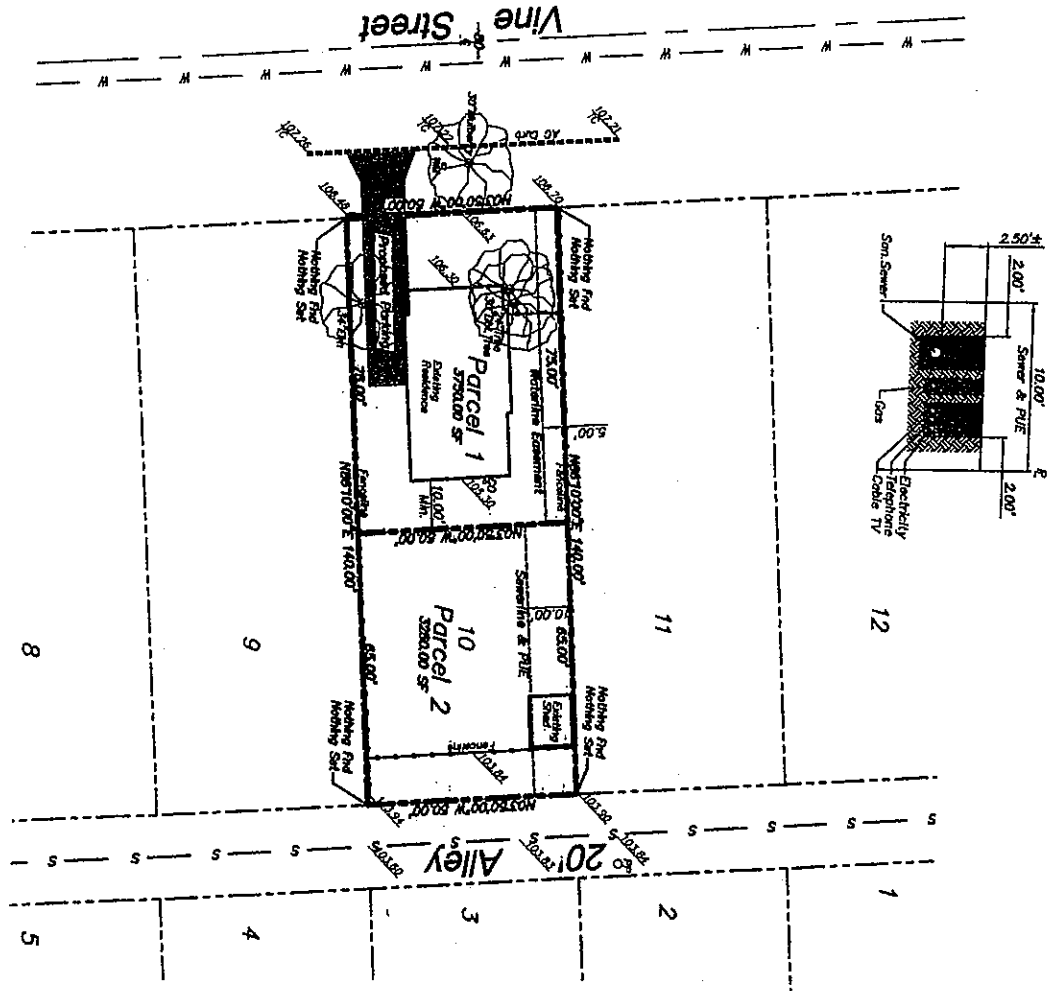
ATTEST:

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Deborah D. Robinson, Deputy City Clerk



**NOTES**  
 Horizontal Datum per (B) and a field survey  
 Vertical Datum is assumed.



TENTATIVE  
**PARCEL MAP PR 05-0187**

BEING A DIVISION OF  
 LOT 10, BLOCK 198,  
 CITY OF EL PASO DE ROBELES,  
 COUNTY OF SAN LUIS OBISPO,  
 STATE OF CALIFORNIA  
 APN 008-231-004

**ENGINEER'S STATEMENT**

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLES WITH THE LOT DIVISION ORDINANCE OF THE CITY OF PASO ROBLES.

DANIEL J. STEWART, REC 14894 (Exp. 3/31/07)

**OWNER'S STATEMENT**

I DO HEREBY APPLY FOR THE APPROVAL OF THE PARCEL MAP AND DIVISION OF THE REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND STATE THAT I AM THE LEGAL OWNER OF THE AUTHORIZED AGENT THEREOF AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

TARGET S. BUILDING  
 1000 VINE STREET  
 PASO ROBLES, CA 93446

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEST FOUND AND ACCEPTED MONUMENTS ALONG THE CENTERLINE OF VINE STREET AS SHOWN AND NOTED AS N 035000°W.

**LEGEND**

- R - A-4405-108
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR w/CAP REC 14894 OR AS NOTED

**DANIEL J. STEWART & ASSOC.**

ENGINEERS - SURVEYORS  
 607 15th STREET / P.O. BOX 2038  
 PASO ROBLES, CA 93446

SHEET 1 OF 1