

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Acceptance of Parcel Map PR 03-0338 for Recordation and Annexation to Community Facilities District No. 2005-1 for Public Services (Harrod)
DATE: November 18, 2014

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 Parcels 2, 3 and 4 of Parcel Map PR 03-0338 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

Facts:

1. Applicant Mike Harrod has requested that Parcel Map PR 03-0338 be accepted by the City for recordation. Parcel Map PR 03-0338 is located at 2330 Ashwood Place, east of Beechwood Drive.
2. All subdivision improvements have been completed in accordance with the conditions of approval.
3. The applicant has signed the documents needed for annexation of Parcels 2, 3 and 4 into the Community Facilities District (CFD).

**Analysis
and**

Conclusion: Parcel Map PR 03-0338 was tentatively approved by the Planning Commission on September 25, 2007. Annexation to the City's CFD 2005-1 is necessary to mitigate projected adverse fiscal impacts of new residential development.

All conditions imposed by the Planning Commission have been satisfied.

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:

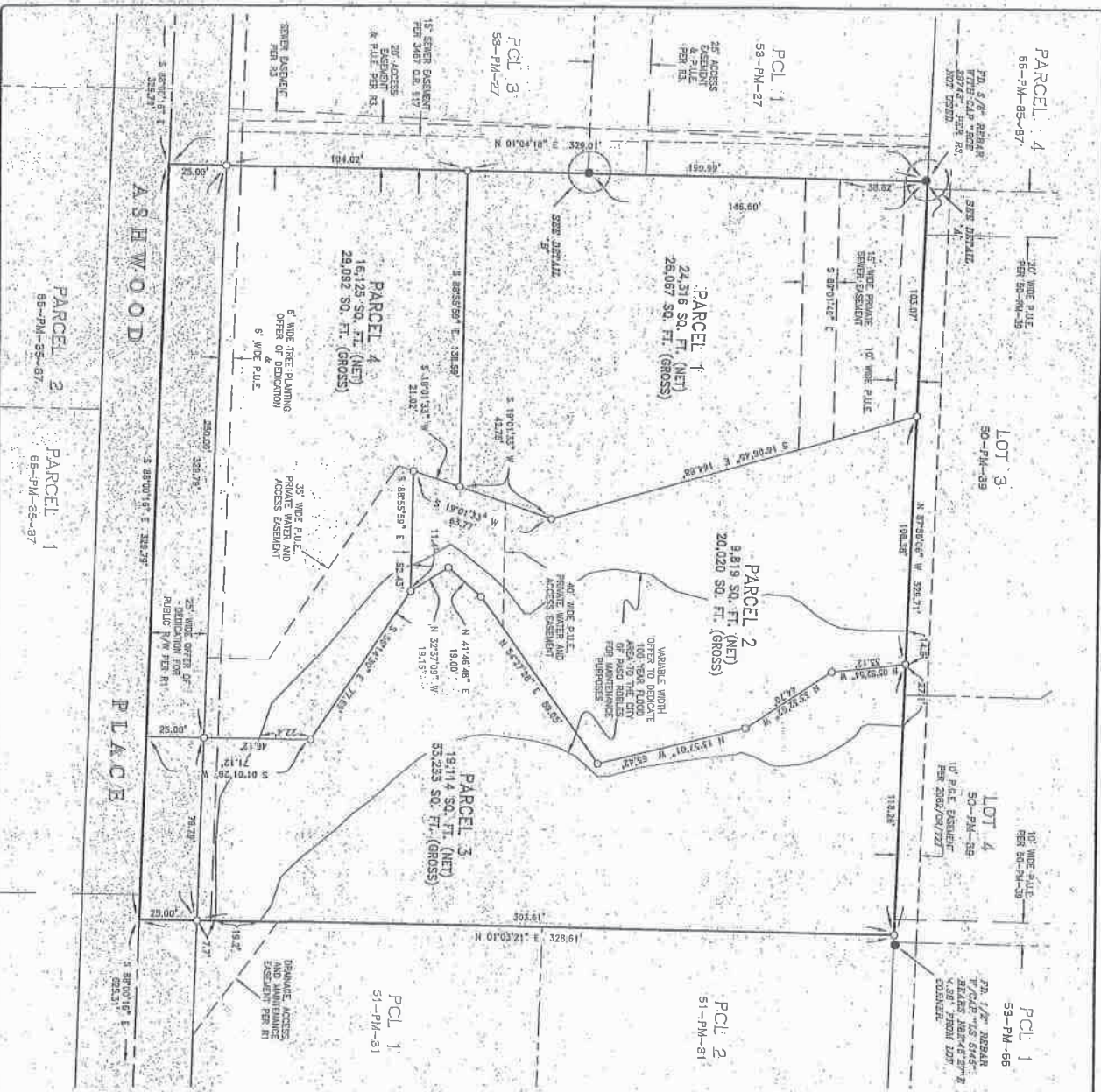
- a. (1) Adopt Resolution No. 14-xx annexing Parcels 2, 3 and 4 of Parcel Map PR 03-0338 to CFD No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien; and
(2) Adopt Resolution No. 14-xx accepting the recordation of Parcel Map PR 14-0338, a four-lot residential subdivision located at 2330 Ashwood Place.
- b. Amend, modify, or reject the above option.

Attachments:

- 1) Vicinity/Reduced size parcel map
- 2) Resolution CFD
- 3) Resolution Final Map

PARCEL MAP PR 03-0338

A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 00 77-348 AS RECORDED IN BOOK 28 OF PARCEL MAPS, PAGE 94, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



DETAIL A SCALE: 1"=2'

DETAIL B NOT TO SCALE

LEGEND:

- - SET T. I.P. T/BASIS TAG *LS 4845*
- - SET AS NOTED ON SHEET 2
- - 1" PILE TO BE SET IN PLACE
- △ - 2" BRASS CAP IN STANDARD STREET WALL FOR CENTERLINE CROSS, OTHERWISE NOTED
- - PILE FOUND MONUMENT
- I.P. - IRON SPIRE
- ∩ - POINT DETERMINED BY INTERSECTION
- P - POINT DETERMINED BY PROVISION
- M - MEASURED
- P.U.E. - PUBLIC UTILITY EASEMENT
- R/W - RIGHT OF WAY
- RR - RAILROAD
- ER - 25'-30'-46' (1878)
- SI - 25'-30'-64' (1980)
- SI - 25'-30'-61' (1984)
- NS - 25'-30'-61' (1984)
- NS - 25'-30'-61' (2004)
- NS - 130'-DEERS-107 (1984)

BASIS OF BEARINGS

THE BEARINGS SHOWN HERON, NOT BASED ON THE CALIFORNIA COORDINATE SYSTEM, ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, WHICH IS THE BASIS OF THE DISTANCES SHOWN HERON. THE DISTANCES SHOWN HERON, NOT BASED ON THE CALIFORNIA COORDINATE SYSTEM, ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, WHICH IS THE BASIS OF THE DISTANCES SHOWN HERON.

TWIN CITIES SURVEYING, INC
 815 - E. MAIN STREET / P.O. BOX 777
 TAMPA, FLORIDA 33606-0777
 (813) 941-1551 FAX (813) 941-1552

RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCELS 2, 3 AND 4 OF PARCEL MAP PR 03-0338 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 Parcels 2, 3 and 4 of Parcel Map PR 03-0338 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 \$827.68 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 Harrod Paso, LP.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcels 2, 3 and 4 of Parcel Map PR 03-0338 shall begin with Fiscal Year 2014-2015.

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. 05-047 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of November, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PASO ROBLES ACCEPTING PARCEL MAP PR 03-0338 FOR RECORDATION
(HARROD)

WHEREAS, the subdivider of tentative Parcel Map PR 03-0338, located at 2330 Ashwood Place, east of Beechwood Drive, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (4) parcels on a 2.49 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 03-0338 and authorize the execution and recordation of the parcel map.

SECTION 2. That the City Council of the City of Paso Robles accept the offer of dedication for road purposes on Ashwood Place, the public utility easement and the flood area as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of November, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk