

TO: James L. App, City Manager
FROM: Ed Gallagher, Community Development Director
SUBJECT: Approval of Final Map for Tract 2805, (Kleck Road, LLC) for Recordation
DATE: November 18, 2014

Needs: That the City Council take a series of steps toward recordation of the final map for Tract 2805, a 13-lot residential subdivision.

Facts:

1. The applicant, Kleck Road, LLC, has requested that the final map for Tract 2805 be authorized by the City for recordation. Tract 2805 is a subdivision of 9.32 acres into 13 lots (see Vicinity/Reduction tract map, Attachment 1).
2. Tract 2805 provides the westerly extension of Kleck Road off of Vista Oaks Way.
3. All subdivision improvements have been completed in accordance with the conditions of approval.
4. The applicants have signed the documents needed for annexation of Lots 1 through 12 into the Community Facilities District (CFD).

Analysis

And

Conclusion: Tentative Tract 2805 was approved by the Planning Commission on July 11, 2006. Annexation of the building lots into the City's Community Facilities District 2005-1 is necessary to mitigate projected adverse fiscal impacts of new residential development.

To date, 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

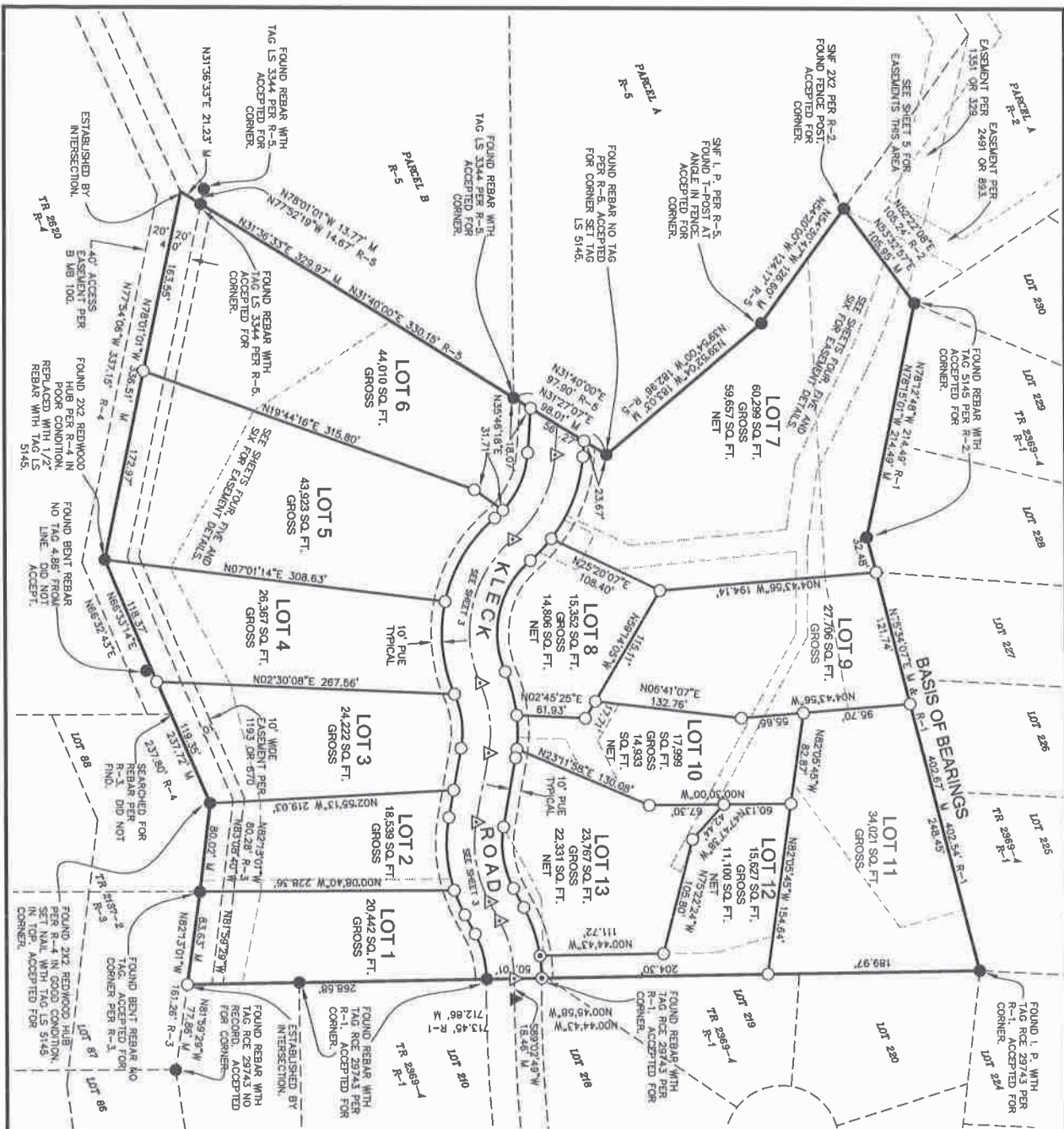
Impact: With annexation to the CFD, none.

Options: That the City Council accept the subject map by taking the following action:

- a. (1) Adopt Resolution No. 14-xxx authorizing the recordation of the final map for Tract 2805, a 13-lot subdivision located on the westerly extension of Kleck Road.
(2) Adopt Resolution No. 14-xxx annexation Lots 1 through 12 into Community Facilities District No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien.
- b. Amend, modify or reject the above option.

Attachments:

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



LEGEND:

- SET 1/2" REBAR WITH TAG LS 5145
- ⊙ SET NAIL AND TAG LS 5145 IN CONCRETE
- FOUND MONUMENT AS NOTED
- △ SET WELL MONUMENT WITH BRASS CAP
- ▲ FOUND WELL MONUMENT PER R-1
- M MEASURED
- R-1 RECORD INFORMATION PER 27 MB 46-51
- R-2 RECORD INFORMATION PER 59 RS 47
- R-3 RECORD INFORMATION PER 19 MB 21
- R-4 RECORD INFORMATION PER 28 MB 63
- R-5 RECORD INFORMATION PER 36 PM 6

NOTES:

1. SEE SHEET THREE FOR INFORMATION ON KLECK ROAD CENTERLINE AND RIGHT OF WAY.
2. SEE SHEETS FOUR, FIVE AND SIX FOR INFORMATION REGARDING EASEMENTS.
3. SEE SHEET SEVEN FOR DEVELOPMENT ENVELOPES.

**TRACT 2805
HIDDEN OAKS**



DAN KING SURVEYING
P O BOX 4305
PASO ROBLES CA 93441-4305
PHONE (805) 298-5417

JOB NO. 14-010

SHEET 2 OF 5 SHEETS

RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING AND APPROVING THE RECORDATION OF THE FINAL MAP FOR
TRACT 2805 (KLECK ROAD, LLC)

WHEREAS, at their meeting of July 11, 2006, the Planning Commission approved Tentative Tract 2805. Tract 2805 is a subdivision of 9.32 acres into 13 residential lots.

WHEREAS, the subdivider has met all conditions of approval of the tentative map; 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 2805, and authorize the execution and recordation of the map.

SECTION 2. That the City Council of the City of Paso Robles does accept the offers of dedication for Kleck Road, public sewer, public water, and public utility easements 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:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk

RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING LOTS 1 THROUGH 12 OF TRACT 2805 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 12 of Tract 2805 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 Kleck Road, LLC.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessments for Lots 1 through 12 of Tract 2805 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. 05-046 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