

TO: James L. App, City Manager
FROM: Warren Frace, Community Development Director
SUBJECT: Acceptance of Parcel Map PR 13-0052 for Recordation and Annexation to Community Facilities District No. 2005-1 for Public Services (Domanico)
DATE: December 1, 2015

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 and 3 of Parcel Map PR 13-0052 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicant Lee Domanico has requested that Parcel Map PR 13-0052 be accepted by the City for recordation. Parcel Map PR 13-0052 is located at 25 21st Street, the west extent of City limits.
 2. All subdivision improvements have been completed, or financially guaranteed to be completed, in accordance with the conditions of approval.
 3. The applicant has signed the documents needed for annexation of Parcels 2 and 3 into the Community Facilities District (CFD).

**Analysis
and**

Conclusion: Parcel Map PR 13-0052 was tentatively approved by the Planning Commission on September 10, 2013. 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. 15-xx annexing Parcels 2 and 3 of Parcel Map PR 13-0052 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. 15-xx accepting the recordation of Parcel Map PR 13-0052, a three-lot residential subdivision located at 25 21st Street.

b. Amend, modify, or reject the above option.

Attachments: (3)

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

RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCELS 2 AND 3 OF PARCEL MAP PR 13-0052 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 and 3 of Parcel Map PR 13-0052 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 Lee Domanico and Mariko Blouin, Trustees of the Domanico Blouin 2003 Revocable Trust.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcels 2 and 3 of Parcel Map PR 13-0052 shall begin with Fiscal Year 2015-2016.

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. 05-049 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of December, 2015 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

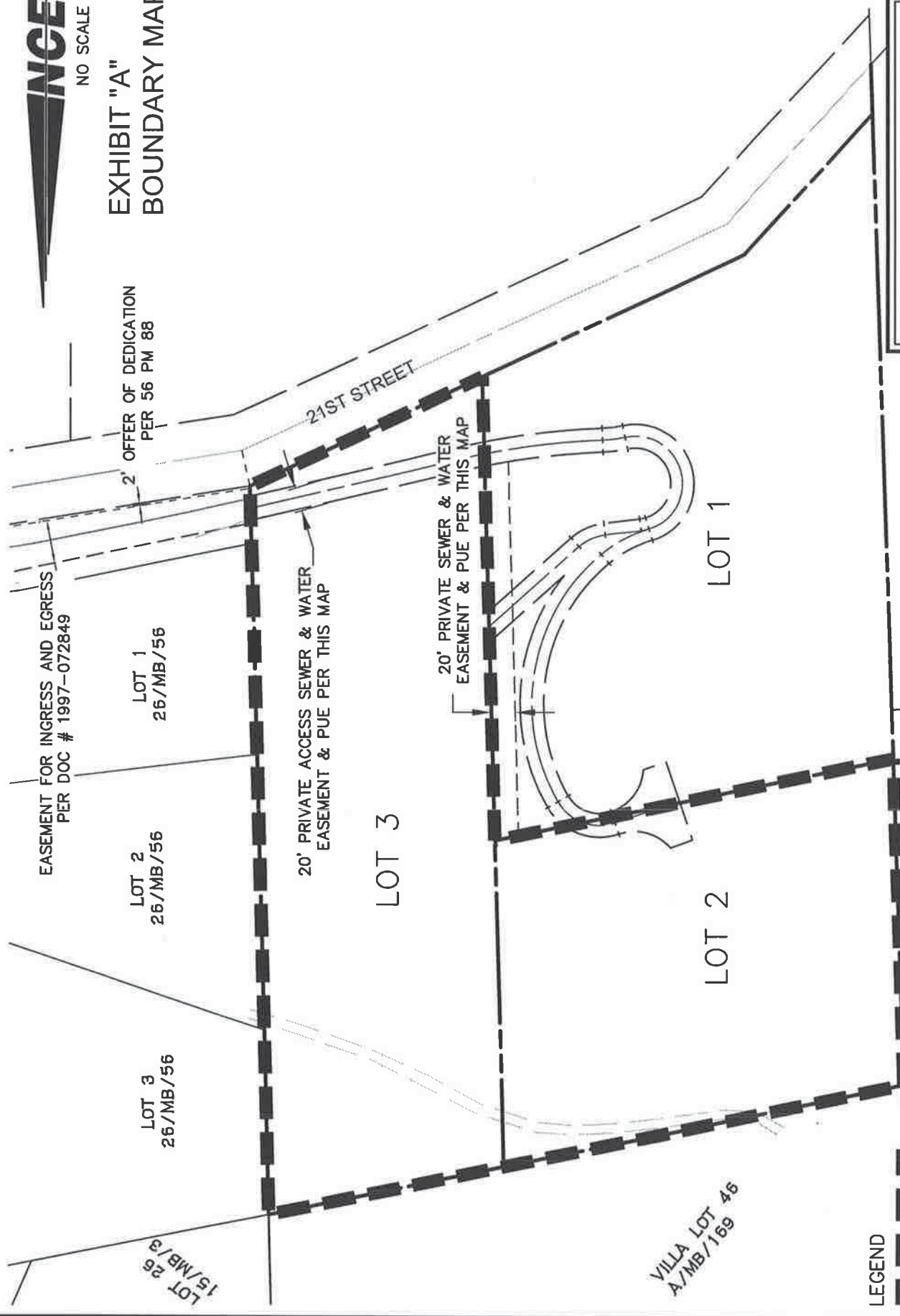
Steve Martin, Mayor

ATTEST:

Kristy Buxkemper, Deputy City Clerk



EXHIBIT "A"
BOUNDARY MAP

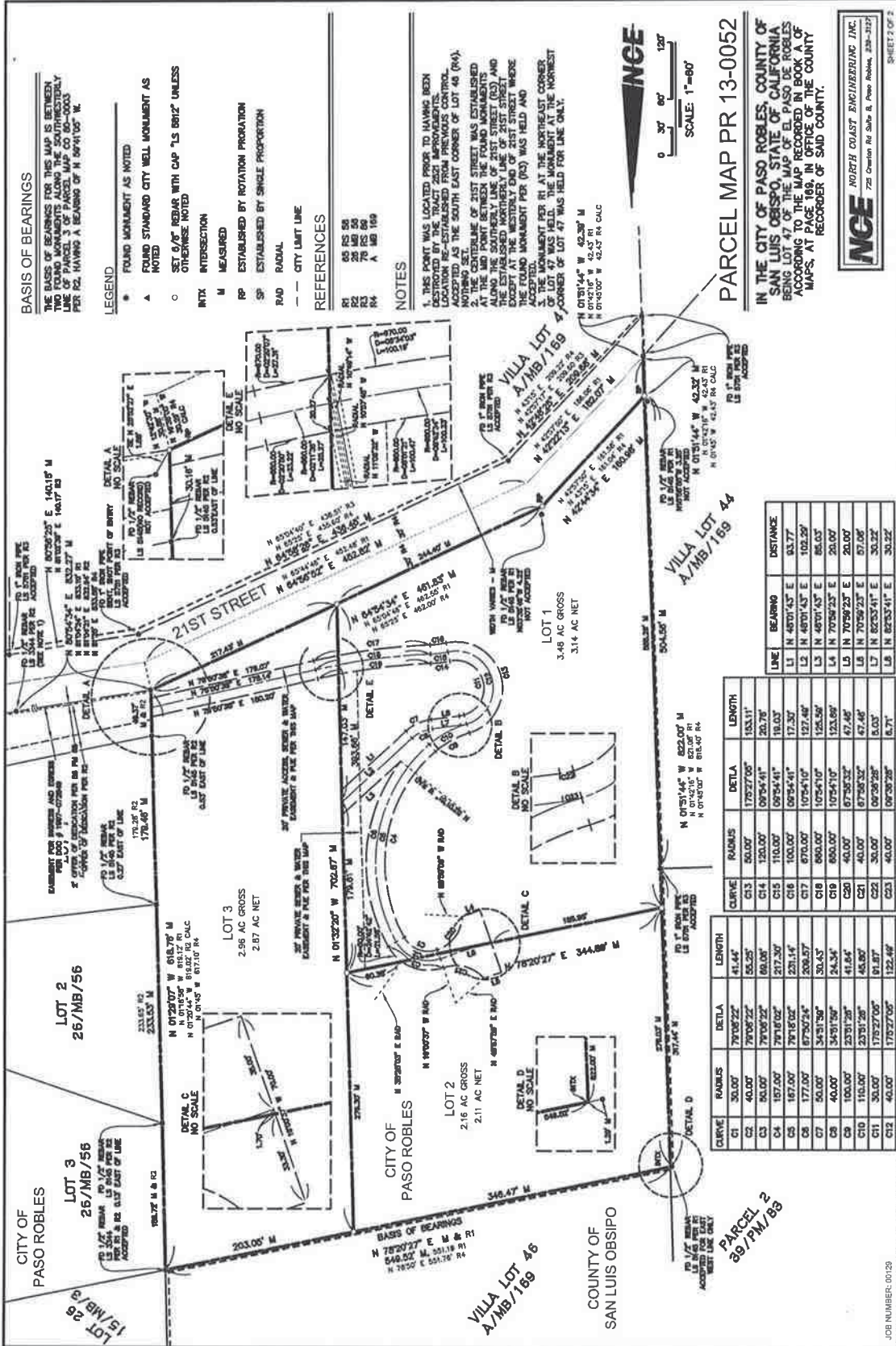


LEGEND



Proposed Boundaries of City of Paso Robles Community Facilities District 2005-1
Annexation No. 05-049, San Luis Obispo, California

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BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN TWO POINTS LOCATED IN THE SOUTHWEST CORNER OF BLOCK 26, AND A POINT LOCATED IN THE SOUTHWEST CORNER OF BLOCK 29, HAVING A BEARING OF N 90°41'00" W.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ▲ FOUND STANDARD CITY WELL MONUMENT AS NOTED
 - SET 0.1" REBAR WITH CAP "LS 0812" UNLESS OTHERWISE NOTED
 - INTX INTERSECTION
 - M MEASURED
 - RP ESTABLISHED BY ROTATION PROPORTION
 - SP ESTABLISHED BY SINGLE PROPORTION
 - RAD RADIAL
 - CITY LIMIT LINE

REFERENCES

- R1 65 RS 08
- R2 70 RS 08
- R3 75 RS 08
- R4 A 100 169

NOTES

1. THIS POINT WAS LOCATED PRIOR TO HAVING BEEN DESTROYED BY THE TRACT 2021 IMPROVEMENTS. LOCATION RE-ESTABLISHED FROM PREVIOUS CONTROL MONUMENT SET.
2. THE CENTERLINE OF 21ST STREET WAS ESTABLISHED AT THE MID POINT BETWEEN THE FOUND MONUMENTS EXCEPT AT THE WESTERN END OF 21ST STREET WHERE THE FOUND MONUMENT PER (R4) WAS HELD AND THE MONUMENT PER R1 AT THE NORTHEAST CORNER OF LOT 47 WAS HELD. THE MONUMENT AT THE NORTHEAST CORNER OF LOT 47 WAS HELD FOR LINE ONLY.



PARCEL MAP PR 13-0052

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING LOT 47 OF THE MAP OF EL PASO DE ROBLES ACCORDING TO THE MAP RECORDED IN BOOK A OF MAPS, AT PAGE 189, IN OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



SHEET 2 OF 2

LINE	BEARING	DISTANCE
L1	N 48°01'43" E	63.77'
L2	N 48°01'43" E	102.29'
L3	N 48°01'43" E	86.03'
L4	N 70°59'23" E	20.00'
L5	N 70°59'23" E	20.00'
L6	N 70°59'23" E	87.00'
L7	N 82°53'41" E	30.32'
L8	N 82°53'41" E	30.32'

CURVE	RADIUS	DELTA	LENGTH
C13	50.00'	170°27'00"	153.11'
C14	120.00'	09°54'41"	20.76'
C15	110.00'	09°54'41"	18.03'
C16	100.00'	09°54'41"	17.35'
C17	670.00'	10°54'10"	127.48'
C18	600.00'	10°54'10"	125.58'
C19	60.00'	67°58'32"	47.48'
C20	40.00'	67°58'32"	47.48'
C21	40.00'	67°58'32"	47.48'
C22	30.00'	09°58'28"	8.03'
C23	40.00'	09°58'28"	8.71'

CURVE	RADIUS	DELTA	LENGTH
C1	30.00'	78°05'22"	41.44'
C2	40.00'	78°05'22"	55.25'
C3	50.00'	78°05'22"	69.06'
C4	107.00'	78°16'02"	217.30'
C5	107.00'	78°16'02"	231.14'
C6	177.00'	67°50'24"	206.57'
C7	50.00'	34°51'58"	30.43'
C8	40.00'	34°51'58"	24.34'
C9	100.00'	23°31'20"	41.64'
C10	110.00'	23°31'20"	45.80'
C11	30.00'	170°27'00"	81.87'
C12	40.00'	170°27'00"	122.44'

JOB NUMBER: 00129
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RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PASO ROBLES ACCEPTING PARCEL MAP PR 13-0052 FOR RECORDATION
(DOMANICO)

WHEREAS, the subdivider of tentative Parcel Map PR 13-0052, located at 25 21st Street, at the west boundary of City limits, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of three (3) parcels on a 9.03 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 13-0052 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 the public utility easement as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of December, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steve Martin, Mayor

ATTEST:

Kristy Buxkemper, Deputy City Clerk