

TO: Thomas Frutchey, City Manager

FROM: Warren Frace, Community Development Director

SUBJECT: Acceptance of Parcel Map PR 14-0027 for Recordation and Annexation to Community Facilities District No. 2005-1 for Public Services (Ridino)

DATE: February 2, 2016

Needs: That the City Council authorize the approval of the annexation of Parcel 2 of Parcel Map PR 14-0027 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services and accept Parcel Map PR 14-0027 for recordation.

Facts:

1. Applicant Bill Ridino has requested that Parcel Map PR 14-0027 be accepted by the City for recordation. The two-lot, R1-zoned Parcel Map PR 14-0027 is located between James and Blackburn Streets, 200 feet east of Grove Street.
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 Parcel 2 into the Community Facilities District (CFD). The impact of the subdivision on the community is the creation of only one additional parcel, therefore only one of the two parcels in the subdivision is subject to the CFD.

**Analysis
and**

Conclusion: Parcel Map PR 14-0027 was tentatively approved by the Planning Commission on November 25, 2014. 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
City Council Resolution 04-233 Goals and Policies Pursuant to Formation of a CFD

Fiscal

Impact: With annexation to the CFD, the project will be revenue neutral.

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

- a. (1) Adopt Resolution No. 16-xx annexing Parcel 2 of Parcel Map PR 14-0027 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. 16-xx accepting the recordation of Parcel Map PR 14-0027, a two-lot residential subdivision located between James and Blackburn Streets, 200 feet east of Grove Street.

- b. Amend the above option.
- c. Refer back to staff for additional analysis

Attachments: (3)

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

OWNERS' STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE SOLE OWNER OF, AND SOLE PARTY HAVING ANY RECORDABLE INTEREST IN THE REAL PROPERTY INCURRED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT I DO HEREBY CONSENT TO THE FILING AND/OR RECORDED OF THIS MAP.

I ALSO HEREBY RESERVE TO MYSELF, MY HEIRS, AND ASSIGNS THE PRIVATE (UTILITY) EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFLICTED BY SUCH EASEMENTS, AS DELINEATED ON SAID MAP.

THE REAL PROPERTIES DESCRIBED BELOW ARE DEDICATED, AS EASEMENTS FOR PUBLIC PURPOSES (1.) THE WESTERLY 10 FEET OF PARCELS 1 & 2 AS SHOWN AND DELINEATED HEREON (SHEET 2) AS "TO" PRIVATE UTILITY EASEMENT AND RULE PER THIS MAP.

WILLIAM RUDOW (PRESIDENT)
WILLIAM RUDOW CONSTRUCTION COMPANY, INC.

NOTARY ACKNOWLEDGEMENT

I, NOTARY PUBLIC OR OTHER OFFICER, CERTIFYING THIS CERTIFICATE FURNISHES ONLY THE EVIDENCE OF THE SIGNATURE OF THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

ON 2019-02-20 PM, BEFORE ME, Shelley McNeil, PERSONALLY APPEARED WILLIAM RUDOW, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY SIGNING THE SAME HE INTENDED TO EXECUTE THE SAME AS A DEED, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

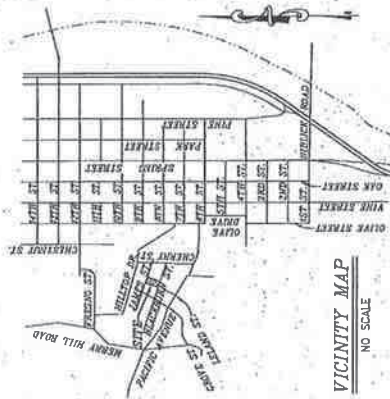
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL OF OFFICE, Shelley McNeil, PRINTED NAME
COUNTY OF SAN LUIS OBISPO
COMMISSION NO: 2100937 EXPI. DATE: 2/22/19

PARCEL MAP PR 14-0027

BEING A SUBDIVISION OF LOT 5, AND THE EAST HALF OF THE ADJACENT ALLEY BETWEEN JAMES STREET AND BLACKBURN STREET OF KNOX'S RESUBDIVISION OF LOT 10 OF KNOX'S RESUBDIVISION OF LOT 10.

AS FILED PER BOOK B PAGE 23 OF MAPS, AND AS SHOWN ON CERTIFICATE OF COMPLIANCE 2008-060354, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



VICINITY MAP
NO SCALE

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 THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THE LOCAL ORDINANCES AT THE REQUEST OF WILLIAM RUDOW IN NOVEMBER OF 2018. HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS OF THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

Wm. E. Fung
WILLIAM E. FUNG
15 4846
01-19-2016
DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNOTED MAP ENTITLED PARCEL MAP PR 14-0027 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP PR 14-0027, AND THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. FALKENSTEIN, CITY ENGINEER
CITY OF EL PASO DE ROBLES
R.C.L. 33760
DATE



COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 14-0027, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP PR 14-0027, AND THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

WARREN FRANK
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 ____ 2018, APPROVE THE MAP OF PARCEL MAP PR 14-0027 SHOWN HEREON, AND THE OFFER OF DEDICATION SHOWN HEREON FOR PUBLIC UTILITY EASEMENT PURPOSES IS ACCEPTED TO THE TERMS OF OFFERS OF DEDICATION BY THE PARTIES HAVING A RECORDABLE TITLE INTEREST IN SAID LAND.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____ 2018.

DENNIS FANSLER, CITY CLERK

RECORDER'S STATEMENT

FILED THIS ____ DAY OF ____ 2018, AT ____

IN BOOK ____ OF PARCEL MAPS AT PAGES ____

AT THE REQUEST OF W. E. FUNG

DOC. NO. ____

FILED

TOMMY GOMEZ, COUNTY RECORDER

BY: DEPUTY

TWIN CITIES SURVEYING, INC.
615-C S. MAIN STREET / P.O. BOX 777
TAMPA, FLORIDA 33485-0777
SHEET 1 OF 2

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES ANNEXING PARCEL 2 OF PARCEL MAP PR 14-0027 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 Parcel 2 of Parcel Map PR 14-0027 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 William Ridino, President of the Ridino Construction Company, Inc.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for Parcel 2 of Parcel Map PR 14-0027 shall begin with Fiscal Year 2016-2017.

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. 05-051 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2nd day of February, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Steven W. Martin, Mayor

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES ACCEPTING PARCEL MAP PR 14-0027 FOR RECORDATION (RIDINO)

WHEREAS, the subdivider of tentative Parcel Map PR 14-0027, located between James and Blackburn Streets, 200 feet east of Grove Street, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 0.83 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 14-0027 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 2nd day of February, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk