



Council Agenda Report

From: John Falkenstien, City Engineer

Subject: Acceptance of Final Parcel Map PR 15-0058 (2025 Union Road; Blake Overend) for Recordation and Annexation to Community Facilities District No. 2005-1 for Public Services

Date: December 6, 2016

Facts

1. Tentative Parcel Map PR 15-0058 was conditionally approved by Resolution No. 15-145 of the City Council on December 1, 2015 in conjunction with a planned development overlay rezoning.
2. Applicant, 2025 Union LLC, represented by Blake Overend, has requested that Parcel Map PR 15-0058 be accepted by the City for recordation. The four-lot R-1 zoned parcel map is located at 2025 Union Road.
3. The applicant has signed the Consent and Election to Annex Real Paso Robles Community Facilities District No. 2005-1 and waiving the right to protect the annexation of Parcels 2, 3 and 4 into the Community Facilities District (CFD). There was one existing home on the property, so Parcel 1 is not required to annex.

Options

1. Accept the Final Parcel Map and approve the resolution annexing three new parcels into CFD No 2005-1.
2. Refer back to staff for additional analysis.

Analysis & Conclusion

Parcel Map PR 15-0058 was tentatively approved by Resolution No. 15-145 of the City Council on December 1, 2015. Recordation of the final parcel map is now required. Annexation to the City's Community Facilities District, CFD No. 2005-1 is also necessary to mitigate projected adverse fiscal impacts of new residential development.

All conditions imposed by the Planning Commission have been satisfied.

Fiscal Impact

Neutral with annexation to the CFD.

The purpose of Community Facilities District (CFD) 2005-1 is to off-set the cost of new public services needed by new residential development. The CFD was created in 2005 consistent with General Plan and City Council policy of fiscal neutrality for new development.

Recommendation

1. Approve Draft Resolution A annexing Parcels 2, 3, and 4 of Parcel Map PR 15-0058 to Community Facilities District No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien; and

2. Approve Draft Resolution B accepting the recordation of Parcel Map PR 15-0058, a four-lot residential subdivision located at 2025 Union Road.

Attachments

1. Location Map
2. Draft Resolution A annexing to Community Facilities District
3. Draft Resolution B accepting Final Map PR 15-0058

Attachment 1

Location Map



Project Site
2025 Union Rd.

Attachment 2

Draft Resolution A

RESOLUTION NO. 16-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ANNEXING PARCELS 2, 3 AND 4 OF PARCEL MAP PR 15-0058 INTO COMMUNITY FACILITIES DISTRICT NO. 2005-1

WHEREAS, Tentative Parcel Map PR 15-0058 was conditionally approved by Resolution No. 15-145 of the City Council on December 1, 2015 in conjunction with a planned development overlay rezoning, and

WHEREAS, the purpose of Community Facilities District (CFD) 2005-1 is to off-set the cost of new public services needed by new residential development. The CFD was created in 2005 consistent with General Plan and City Council policy of fiscal neutrality for new development, and

WHEREAS, the owner of the real property described in Exhibit "A" has petitioned to annex Parcels 2, 3 and 4 of Parcel Map PR 15-0058 into the Paso Robles Community Facilities District No. 2005-1 (Public Services).

WHEREAS, there was one existing home on the property, so Parcel 1 is not required to annex, and

WHEREAS, Blake Overend, has signed the Consent and Election to Annex Real Paso Robles Community Facilities District No. 2005-1 and waiving the right to protest (Exhibit A).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. That the City Council 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 No. 2005-1 and that the subject properties shall be subject to a tax lien of \$866.31 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 3. That the City Council 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 2025 Union LLC.

Section 4. That the City Council does hereby declare that the assessment for Parcels 2, 3 and 4 of Parcel Map PR 15-0058 shall begin with the fiscal year 2016-2017.

Section 5. That the City Council does hereby declare that the area annexed shall be designated as Annexation No. 05-052 to the Paso Robles Community Facilities District No. 2005-1.

APPROVED this 6th day of December, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A - Consent and Election to Annex Real Property to an Existing Community Facilities District
Petition for Formation of the District

Exhibit A (Attachment 2)

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)

TO: CITY COUNCIL OF THE CITY OF PASO ROBLES IN ITS CAPACITY AS THE
LEGISLATIVE BODY OF THE ABOVE ENTITLED COMMUNITY FACILITIES
DISTRICT:

1. The undersigned is the owner(s) (the "Owner"), or the duly authorized representative of the Owner, of the real property as described in Exhibit A attached hereto and incorporated herein by reference (the "Property"), and in such capacity, possesses all legal authority necessary to execute this Consent and Election as and on behalf of the Owner in connection with the annexation of the Property to the District (as defined below).

The Owner is: 2025 Union, LLC
P.O. Box 9879
Marina Del Rey, CA 90295


2. The Owner is aware of and understands the following:
 - A. The City of Paso Robles has conducted proceedings pursuant to the "Mello-Roos Community Facilities Act of 1982", (Government Code Section 53311 and following) (the "Act") to form a community facilities district known and designated as COMMUNITY FACILITIES DISTRICT ("CFD") NO. 2005-1 (PUBLIC SERVICES) (the "District") to finance the increased demand for public services (the "Services") resulting from new development within the District. The services to be financed by the CFD comprise services ("Services") authorized to be financed pursuant to Section 53313 and 53313.5 of the Government Code. CFD 2005-01 shall finance Services only to the extent they are in addition to those provided in the territory of CFD 2005-01 before the CFD was created and such Services may not supplant services already available within CFD 2005-01 when the CFD was created.
For a full and complete description of the public services, reference is made to the final CFD Report, a copy of which is on file in the Office of the City Clerk. For all particulars, reference is made to said CFD Report.
 - B. The City has also undertaken proceedings pursuant to Article 3.5 of the Act to provide for the future annexation of certain territory, including the Property, to the District. On April 5, 2005, the City held a public hearing as required by the Act, to consider the future annexation of such territory, including the Property, to the District. Notice of such hearing was given in the form and manner as required by law. A protest to such future annexation was not received from 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be annexed in the future or the owners of one-half or more of the area of land in the territory proposed to be annexed in the future. At the conclusion of such public hearing, the legislative body of the City did approve and provide for the annexation in the future upon the unanimous approval of the owner or owners of each parcel or parcels at the time that such parcel or parcels are annexed, without additional hearings.

Exhibit A (Attachment 2)

THE UNDERSIGNED DOES HEREBY CERTIFY UNDER PENALTY OF PERJURY AS FOLLOWS:

3. The Owner consents and elects to and expressly approves annexation of the Property to the District and the authorization for the levy of the Special Tax within the Property without further public hearing and without an election conducted pursuant to the provisions of Government Code Section 53339.7 and Article 2 of the Act and the Elections Code of the State of California. Owner agrees and intends that such consent and approval constitutes Owner's election to annex the Property to the District and to approve the authorization for the levy of the Special Tax within the Property.
4. The Owner waives any right which the Owner may have, to make any protest or complaint or undertake any legal action challenging the validity of the proceedings of the City or the District to authorize the future annexation of the Property to the District or the authorization for the levy of the Special Tax within the Property, any necessity, requirement, right or entitlement for further public hearing or election pertaining to the annexation of the Property to the District and the levy of the Special Tax within the Property.
5. The Owner specifically authorizes the levy of the Special Tax on the Property pursuant to the rate and method of apportionment set forth in Exhibit B to pay for the authorized Public Services.

EXECUTED this 21st day of November, 2016, in Marina Del Rey, California.


BY: 2025 Union, LLC
P.O. Box 9879
Marina Del Rey, CA 90295

- Note:
1. Signatures of property owner(s) or representatives must be notarized.
 2. Proof of Authorization to sign is required for Corporations, Partnerships, Limited Liability Companies Trusts, etc.

Exhibit A (Attachment 2)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On November 21st 2016 before me, Lisa Michelle Cole, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared

Bryce Overend
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 official seal.

Signature

Signature of Notary Public

Lisa Michelle Cole

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Consent & Election to Annex Real Property to an Existing Community Facilities District
Document Date: 11/21/2016 Number of Pages: 11
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bryce Overend
☒ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Manager for 2025 Union, LLC

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Exhibit A (Attachment 2)

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. 05-052

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

Parcel 2, 3 and 4 of Parcel Map PR 15-0058 in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded _____ in Book _____, Pages _____ of Maps.

Names of the owners of the Annexed Property:

2025 Union, LLC
P.O. Box 9879
Marina Del Rey, CA 90295

Exhibit A (Attachment 2)

EXHIBIT B

CITY OF PASO ROBLES COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

RATE AND METHOD OF APPORTIONMENT

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in City of Paso Robles Community Facilities District No. 2005-1 (Public Services) ("CFD No. 2005-1") and collected each Fiscal Year commencing in Fiscal Year 2005-06, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property," as described below. All of the real property in CFD No. 2005-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2005-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or any designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs to the City, CFD No. 2005-1 or any designee thereof of complying with City, CFD No. 2005-1 or obligated persons disclosure requirements associated with the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2005-1 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2005-1 for any other administrative purposes of CFD No. 2005-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"Blended Consumer Price Index" means the sum of the Los Angeles Urban Consumer Price Index and the San Francisco Urban Consumer Price Index, divided by two.

"CFD Administrator" means an official of the City, or any designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

Exhibit A (Attachment 2)

"CFD No. 2005-1" means City of Paso Robles Community Facilities District No. 2005-1 (Public Services).

"City" means the City of Paso Robles.

"Council" means the City Council of the City, acting as the legislative body of CFD No. 2005-1.

"County" means the County of San Luis Obispo.

"Developed Property" means, for each Fiscal Year, all Assessor's Parcels of Residential Property for which a building permit has been issued on or after April 1, 2005.

"Dwelling Unit" means a building or portion thereof designed for and occupied in whole or part as a residence or sleeping place, either permanently or temporarily, by one family and its guests, with sanitary facilities and one kitchen provided within the unit. Boarding or lodging houses, dormitories, and hotels shall not be defined as Dwelling Units unless the land use permit specifies a residential use.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Land Use Class" means any of the classes listed in Table 1.

"Los Angeles Urban Consumer Price Index" means, for each Fiscal Year, the Consumer Price Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the Los Angeles - Anaheim - Riverside Area, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the City of Los Angeles.

"Maximum Special Tax" means, for each Fiscal Year, the maximum Special Tax, determined in accordance with Section C, below, that can be levied on any Assessor's Parcel.

"Non-Residential Property" means, for each Fiscal Year, all Assessor's Parcels of Developed Property for which a building permit was issued on or after April 1, 2005 for a non-residential use.

"Property Owner Association Property" means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 2005-1 that is owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association.

"Proportionately" means that the ratio of the actual annual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property.

"Public Property" means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 2005-1 that is owned by or irrevocably offered for dedication to the federal government, the State, the City or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act, as such section may be amended or replaced, shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2005-1 that is encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

Exhibit A (Attachment 2)

"Residential Property" means, for each Fiscal Year, all Assessor's Parcels of Developed Property for which a building permit was issued on or after March 1, 2005 for purposes of constructing one or more residential Dwelling Units.

"San Francisco Urban Consumer Price Index" means, for each Fiscal Year, the Consumer Price Index published by the U.S. Bureau of Labor Statistics for All Urban Consumers in the San Francisco – Oakland - San Jose Area, measured as of the month of December in the calendar year that ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the San Francisco – Oakland - San Jose Area.

"Services" means those services authorized to be financed by CFD No. 2005-1 pursuant to Section 53313 and Section 53313.5 of the Act. CFD No. 2005-1 shall finance Services only to the extent that they are in addition to those provided in the territory of CFD No. 2005-1 before the CFD was created and such Services may not supplant services already available within CFD No. 2005-1 when the CFD was created.

"Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement.

"Special Tax Requirement" means that amount to be collected in any Fiscal Year for CFD No. 2005-1 to pay for certain costs as required to meet the needs of the CFD in that Fiscal Year. The costs to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses; less (iii) a credit for funds available to reduce the annual Special Tax levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax Requirement include debt service payments for debt financings by CFD No. 2005-1.

"State" means the State of California.

"Undeveloped Property" means, for each Fiscal Year, all property not classified as Developed Property, Non-Residential Property, Property Owner Association Property, or Public Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Assessor's Parcels, as applicable within CFD No. 2005-1, shall be classified as Developed Property, Non-Residential Property, Undeveloped Property, Property Owner Association Property, or Public Property. However, only Developed Property shall be subject to annual Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below. All Developed Property shall be assigned to Land Use Class

Exhibit A (Attachment 2)

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

a. Maximum Special Tax

The Maximum Special Tax for Fiscal Year 2005-06 for Developed Property is shown below in Table 1. Such Special Taxes shall only be levied for new structures on Residential Property. However, under no circumstances shall a Special Tax be levied on additions to existing Dwelling Units.

TABLE 1

**Maximum Special Taxes for Developed Property
For Fiscal Year 2005-06
Community Facilities District No. 2005-1**

| Land Use Class | Land Use | Maximum Special Tax Per Dwelling Unit |
|----------------|----------------------|---------------------------------------|
| 1 | Residential Property | \$866.31 per Dwelling Unit |

b. Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on that Assessor's Parcel.

c. Increase in the Maximum Special Tax

On each July 1, commencing on July 1, 2006, the Maximum Special Tax for Developed Property shall be increased annually by the greater of the change in the Blended Consumer Price Index during the twelve months prior to December of the previous Fiscal Year, or two percent (2%).

2. Undeveloped Property

No Special Taxes shall be levied on Undeveloped Property.

Exhibit A (Attachment 2)

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2006-07 and for each following Fiscal Year, the Council shall levy the annual Special Tax Proportionately for each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax, until the amount of Special Taxes equals the Special Tax Requirement.

E. EXEMPTIONS

In addition to Undeveloped Property being exempt from annual Special Taxes, no Special Tax shall be levied on Non-Residential Property, Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Non-Residential Property, Public Property or Property Owner Association Property, such Assessor's Parcel shall, upon each reclassification, no longer be exempt from Special Taxes.

F. APPEALS AND INTERPRETATIONS

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for the appellant's disagreement with the CFD Administrator's determination. The CFD Administrator may charge the appellant a reasonable fee for processing the appeal.

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

G. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 2005-1 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

H. TERM OF SPECIAL TAX

The Special Tax shall be levied in perpetuity as necessary to meet the Special Tax Requirement.

Exhibit A (Attachment 2)

CERTIFICATION OF ADEQUACY OF CONSENT
AND ELECTION TO ANNEX REAL PROPERTY
TO AN EXISTING COMMUNITY FACILITIES DISTRICT

ANNEXATION NO. **05-052**

The undersigned is the duly appointed CITY CLERK for the proceedings relating to the annexation of property to the District.

On the _____ day of December, 2016, at Paso Robles, California.

Dennis Fansler, City Clerk
City of Paso Robles, State of California

Exhibit A (Attachment 2)

RECORDING REQUESTED BY AND

WHEN RECORDED RETURN TO:

CITY ENGINEER

COMMUNITY DEVELOPMENT DEPT.

CITY OF EL PASO DE ROBLES

1000 SPRING STREET

PASO ROBLES, CA 93446

AMENDMENT TO THE NOTICE OF SPECIAL TAX LIEN (NOTICE OF ANNEXATION)

ANNEXATION No. 05-052

CITY OF PASO ROBLES COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code and Section 53339.8 of the Government Code, the undersigned City Clerk of the City of Paso Robles, acting for and on behalf of the legislative body of the CITY OF PASO ROBLES, COMMUNITY FACILITIES DISTRICT NO. 2005-1 (Public Services), STATE OF CALIFORNIA, HEREBY GIVES NOTICE that a lien is hereby imposed to secure payment of a special tax which the City Council of the City of Paso Robles, County of San Luis Obispo, State of California, acting in its capacity as the legislative body of such Community Facilities District is authorized to annually levy for the following purpose:

To finance increased demand for public services resulting from new development within the District.

Based on the attached Consent and Election to Annex Real Property to an Existing Community Facilities District, the special tax is authorized to be levied on the property described in "**Exhibit A**" attached hereto (the "Annexed Property") which has been annexed to the District, which has now been officially formed, and the lien of the special tax is a continuing lien, which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied and cancelled in accordance with law or until the special tax ceases to be levied and a Notice of Cessation of Special Tax is recorded in accordance with Section 53330.5 of the Government Code.

Exhibit A (Attachment 2)

The rate and method of apportionment of the authorized special tax is as shown on the attached, referenced and incorporated **Exhibit "B"**, and the special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes; provided, however, as applicable, the legislative body of the District may, by resolution, establish and adopt an alternative or supplemental collection procedure as necessary.

Notice is further given that upon the recording of this notice in the office of the County Recorder, the obligation to pay the special tax levy shall become a lien upon the Annexed Property in accordance with Section 3115.5 of the Streets and Highways Code.

The names of the owners of the Annexed Property as they appear on the last secured assessment roll as of the date of recording of this Notice and Assessor's tax parcels numbers of all parcels or any portion thereof which are included within the Annexed Property are as set forth on the attached, referenced and incorporated **Exhibit "A"**.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the following designated person: Director of the Community Development Department

Dated: _____

Dennis Fansler, City Clerk
City of Paso Robles, State of California

Attachment 3

Draft Resolution B

RESOLUTION NO. 16-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO
DE ROBLES ACCEPTING PARCEL MAP PR 15-0058 FOR RECORDATION
(2025 UNION LLC - OVEREND)**

WHEREAS, Tentative Parcel Map PR 15-0058 was conditionally approved by Resolution No. 15-145 of the City Council on December 1, 2015 in conjunction with a planned development overlay rezoning, and

WHEREAS, the subdivider of Tentative Parcel Map PR 15-0058, located at 2025 Union Road has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of four (4) parcels on a 1.94 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.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby approves the final map for parcel map PR 15-0058 and authorizes the execution and recordation of the parcel map.

Section 3. The City Council accepts the offers of dedication for public right-of-way, public sewer easement, and public utility easements as shown on the final map.

APPROVED this 6th day of December, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Steven W. Martin, Mayor

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A - Final Map for Parcel Map PR 15-0058

OWNER'S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT WE DO HEREBY CONSENT TO THE FILING AND/OR RECORDED OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AN EASEMENT FOR ROAD PURPOSES AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.
2. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND THE BENEFIT OF PUBLIC UTILITIES WHICH ARE AUTHORIZED TO SERVE SAID MAP AND PARCELS, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."
3. WE ALSO HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR PUBLIC SEWER AND SEWER ACCESS AS DELINEATED ON SAID MAP AND ALL USES INCIDENT THERETO.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE CERTAIN PRIVATE RIGHTS, WATER, ACCESS, AND DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PARCELS AND OWNERS OF THE PARCELS AFFECTED BY SUCH EASEMENTS, AS DELINEATED ON SAID MAP.

BY: Blake Overend
BLAKE OVEREND

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE OF ACKNOWLEDGMENT SHALL BE RESPONSIBLE FOR THE TRUTHFULNESS, ACCURACY, AND VALIDITY OF THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
ON APRIL 20, 2016, BEFORE ME S.D. Polo,
A NOTARY PUBLIC, PERSONALLY APPEARED, BLAKE OVEREND, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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.

S.D. Polo NAME PRINTED
NOTARY SIGNATURE
COUNTY OF LOS ANGELES, CA. APRIL 25 2017
NOTARY COMMISSION NUMBER

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 5/14/16 APPROVE THE MAP OF PARCEL MAP PR 15-0058 SHOWN HEREON AND ACCEPTS THE OFFER OF DEDICATION FOR ROAD PURPOSES, PUBLIC SEWER, AND SEWER ACCESS AS SHOWN ON THIS MAP, TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.

WITNESS MY HAND AND SEAL THIS 14 DAY OF MAY, 2016.

DENNIS FANSLER, CITY CLERK

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRIMEST DEVELOPMENT, LLC, IN JUNE 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS SHOWN HEREON ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.



John R. Sanders
JOHN R. SANDERS
L.S. 5812
DATE 5/14/16

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEKED MAP ENTITLED PARCEL MAP PR 15-0058, THAT THE SURVEY HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 5/14/16
JOHN R. FALKENSTEN
CITY ENGINEER
CITY OF PASO ROBLES
R.C.E. 33760

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR PARCEL MAP PR 15-0058 ON DECEMBER 01, 2015.

WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
DATE

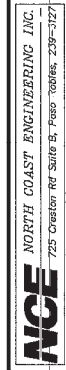
RECORDER'S STATEMENT

FILED THIS 14 DAY OF MAY, 2016, AT EL PASO DE ROBLES, IN BOOK 15-0058, AT THE REQUEST OF JOHN R. SANDERS.
DOCUMENT NO. 15-0058
FEE: 100.00

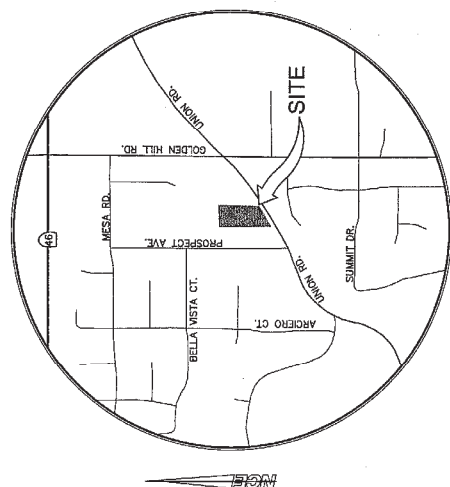
TOMMY GONG
COUNTY RECORDER
DEPUTY RECORDER

PARCEL MAP PR 15-0058

IN THE CITY OF PASO ROBLES, COUNTY OF
SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 30 OF PROSPECT HEIGHTS, ACCORDING
TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 19, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



NORTH COAST ENGINEERING INC.
725 Creator Rd Suite 5, Paso Robles, CA 93227
SHEET 1 OF 3
TITLE: LAWYERS TITLE 716090017



LOCATION MAP
NO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN FOUND MONUMENTS LOCATED AT THE CORNER OF LOT 30 OF PROSPECT HEIGHTS PER 3-183-19 HAVING A BEARING OF N 00°15'00" E PER 57-PM-51.

LEGEND

- FOUND 1" IRON PIPE WITH TAG LS 5751 PER R1
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812" UNLESS OTHERWISE NOTED
- M MEASURED
- CALC CALCULATED
- SNF SEARCHED NOT FOUND

REFERENCES

- R1 3 MB 19
- R2 38 RS 35
- R3 57 PM 51
- R4 63 PM 40

Exhibit A

NCE



PARCEL MAP PR 15-0058

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 30 OF PROSPECT HEIGHTS, ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

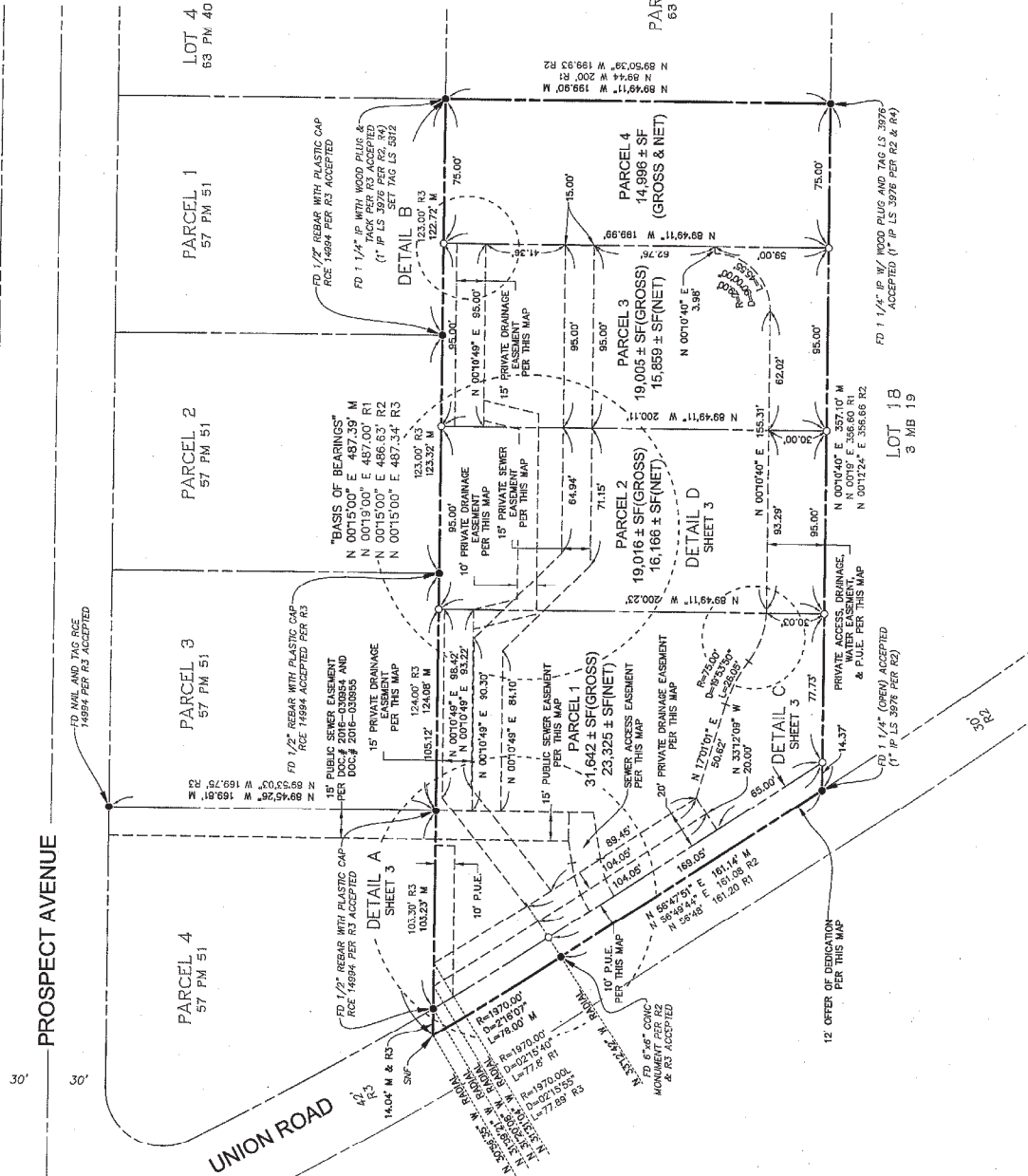
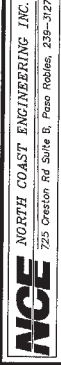


Exhibit A

NCE

LEGEND

- FOUND 1" IRON PIPE WITH TAG LS 5/51 PER R1
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812" UNLESS OTHERWISE NOTED
- M MEASURED
- CALC CALCULATED
- SNF SEARCHED NOT FOUND

PARCEL MAP PR 15-0058

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 30 OF PROSPECT HEIGHTS,
ACCORDING TO THE MAP RECORDED IN BOOK 3 OF MAPS, AT PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NCE
NORTH COAST ENGINEERING INC.
725 Creston Rd Suite B, Paso Robles, 239-3127

SHEET 3 OF 3

