

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Acceptance of Parcel Map 05-0367 for Recordation and Annexation No. 05-031 to Community Facilities District No. 2005-1 for Public Services (Boyd)
DATE: June 19, 2007

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 Parcel 2 of Parcel Map PR 05-0367 into the existing Community Facilities District (CFD) No. 2005-1 for Public Services.

- Facts:**
1. Applicants John and Vaughn Boyd have requested that Parcel Map PR 05-0367 be accepted by the City for recordation. Parcel Map PR 05-0367 is located at 250 Hilltop Drive.
 2. The owner of the above property was required to annex any newly created parcels to the Community Facilities District as a condition of approval of Tentative Parcel Map PR 05-0367.
 3. Resolution No. 05-063 adopted by City Council on April 5, 2005, authorizes the City to annex to CFD 2005-1, properties which will be assessed only for eligible public services, without further public hearings or formal elections upon receipt of written consent from the owners.
 4. The owners of each parcel or parcels have given consent and approval that such parcel or parcels be annexed to CFD No. 2005-1. The owners have agreed and intend that such consent and approval constitutes election to annex to CFD No. 2005-1 and approval of the authorization for the levy of the Special Tax within the property (see Exhibit A).

**Analysis
and**

Conclusion: Parcel Map PR 05-0367 was tentatively approved by the Planning Commission on August 8, 2006. All conditions imposed by the Planning Commission have been satisfied.

Annexation to the City's CFD 2005-1 is necessary to mitigate projected adverse fiscal impacts of new residential development.

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. 07-xx certifying and adding the above properties 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. 07-xx accepting the recordation of Parcel Map PR 05-0367, a two-lot residential subdivision at 250 Hilltop Drive.
- b. Amend, modify, or reject the above option.

Attachments: (4)

- 1) Exhibit A from Consent & Election to CFD
- 2) Vicinity/Reduced size parcel map
- 3) Resolution CFD
- 4) Resolution Final Map

RESERVOIR RESERVATION
B-M-B-22

PARCEL MAP PR 05-0367

BEING A SUBDIVISION OF A PORTION OF LOT 1,
OF KNIX RESUBDIVISION OF VILLA LOT 10,
PER B-4495-38,
IN THE CITY OF EL PASO DE ROBLES,
COUNTY OF SAN JUAN OBISPO,
STATE OF CALIFORNIA.

REFERENCES:

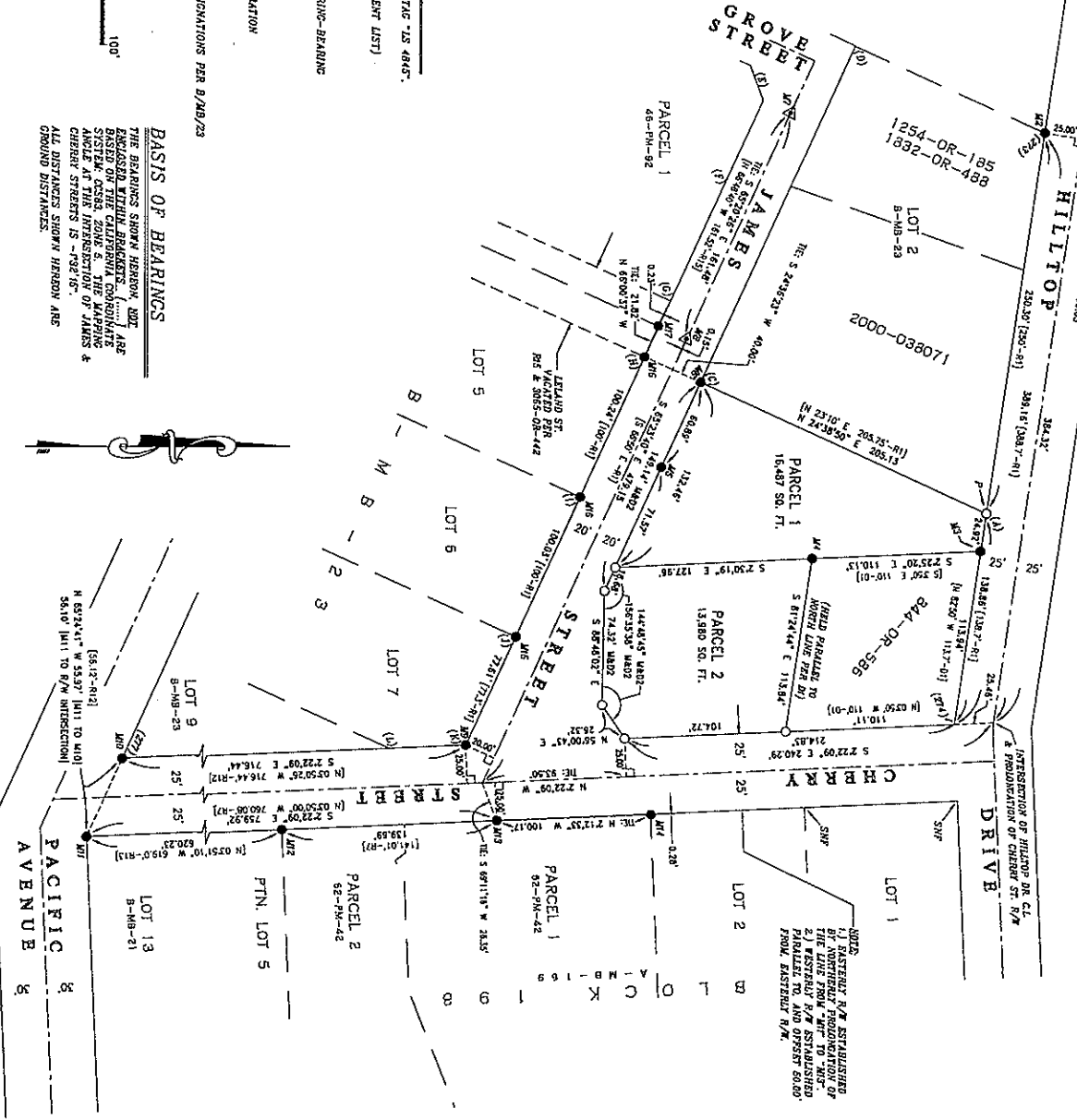
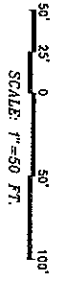
- D1 = 644-OR-666 (5/2/86)
- D2 = DCC NO. 2007-D0548E (VACATION OF JAMES STREET)
- R1 = 9-4B-20 (1889)
- R2 = 9-4B-21 (1889)
- R3 = 9-4B-22 (1889)
- R4 = 14-1S-32 (1984)
- R5 = 14-1S-33 (1984)
- R6 = 17-1S-20 (1970)
- R7 = 18-0S-72 (1972)
- R8 = 18-0S-55 (1974)
- R9 = 21-1S-36 (1976)
- R10 = 47-1S-65 (1984)
- R11 = 37-1S-5 (1985)
- R12 = 37-1S-8 (1985)
- R13 = 60-1S-41 (1985)
- R14 = 60-1S-72 (1989)
- R15 = 45-1S-92 (1989)
- R16 = 62-1S-42 (2004)

LEGEND:

- O = 5/8" IRON PIPE W/ BRASS TAG - 1S 4845"
- = FD MONUMENT (SEE MONUMENT LIST)
- CL = CENTERLINE
- PD = FOUND
- I = POINT ESTABLISHED BY BEARING-BEARING
- IP = IRON PIPE
- M = MEASURED DATA
- P = POINT ESTABLISHED BY PROPORTION
- R/W = RIGHT OF WAY
- SNP = STAKEHOLD NOTHING FOUND
- () = ALPHA NUMERIC CORNER DESIGNATIONS PER B/AB/23

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON, NOT ENCLOSURED WITHIN BRACKETS, [...] ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 5. THE MAPPING & CHECK STREETS IS 192710". ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



MONUMENT LIST:

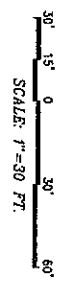
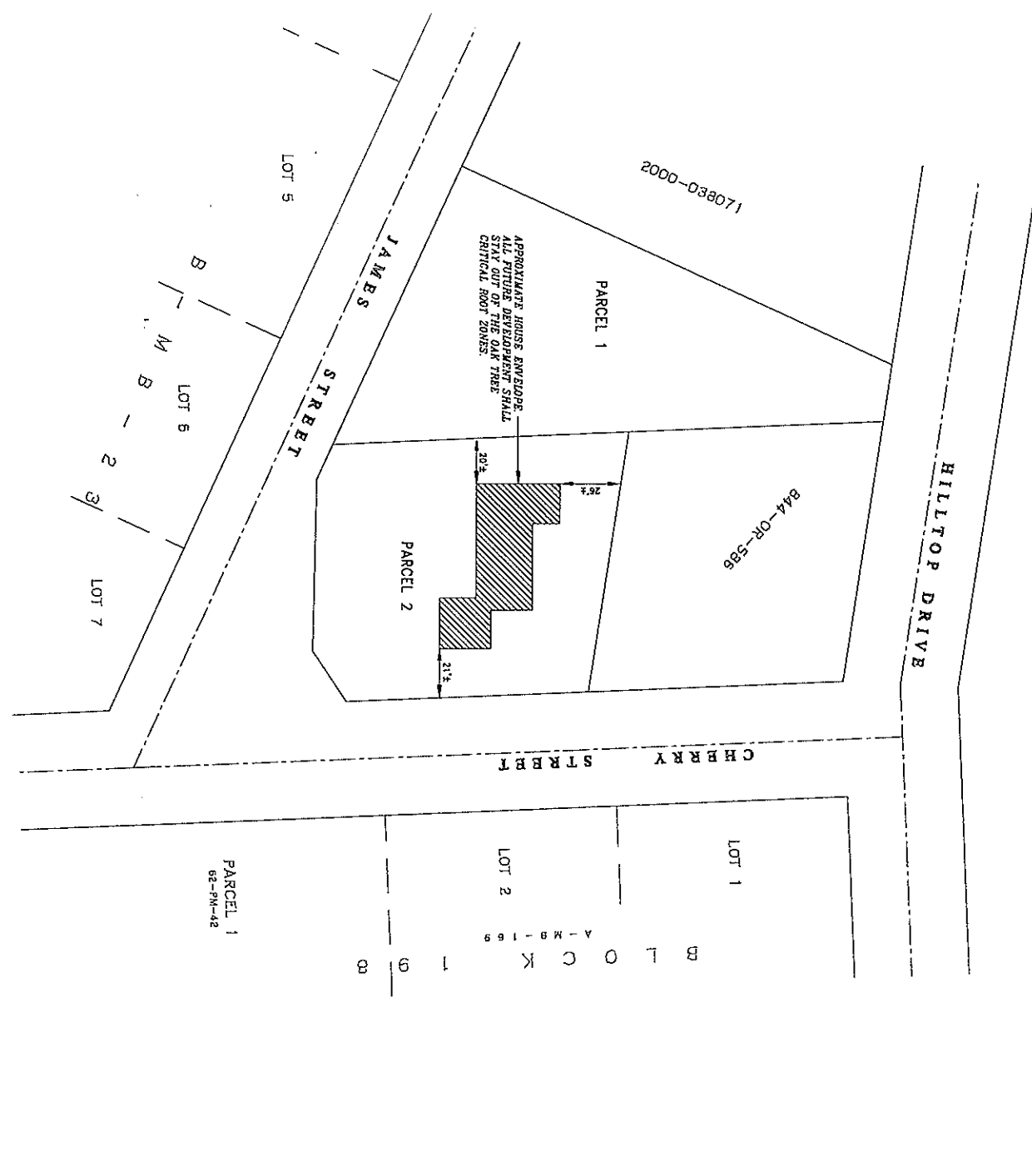
- M1 PD, 7" BRASS CAP W/ PUNCH IN MONUMENT WELL PER R16 & R18, HELD FOR CENTERLINE.
- M2 PD, 3/4" I.P. (OPEN) PER R4, R5, & R6, HELD FOR R/W & LOT CORNER.
- M3 PD, 1/2" REBAR WITH CAP - "RCE 14994", NO RECORD, ACCEPTED FOR DEED LINE & R/W.
- M4 PD, 1/2" REBAR WITH CAP - "RCE 14994", NO RECORD, ACCEPTED FOR DEED PARCEL CORNER ON R/W.
- M5 PD, 1/2" REBAR (NO CAP), NO RECORD, FALLS ON R/W.
- M6 PD, 1/2" REBAR WITH CAP - "RCE 14994", NO RECORD, ACCEPTED FOR LOT LINE & R/W.
- M7 PD, BRASS CAP - "1S 545" IN MONUMENT WELL PER R5. HELD FOR CENTERLINE.
- M8 PD, BRASS CAP - "1S 545" IN MONUMENT WELL PER R5. DID NOT AGREE WITH OTHER MONUMENTS AS SHOWN HEREON. REJECTED.
- M9 PD, 1/2" REBAR (NO CAP) BENT, ACCEPTED FOR R/W. REBAR CAP - "RCE 14994" PER R2, & R4 & R5. HELD FOR R/W CONSIDER OF LOT 7.
- M10 PD, 1/2" REBAR (NO CAP), PER R12 & R14, ACCEPTED FOR R/W OF PACIFIC AVE. & REJECTED FOR R/W OF CHERRY ST.
- M11 PD, 1/2" REBAR W/ ROBERTY CAP - "RCE 14994" PER R5. (72" DIA. BUT CALL FOR 3/2" REBAR) HELD FOR R/W OF CHERRY ST. & PACIFIC AVE.
- M12 PD, 1/2" REBAR WITH CAP - "1S 545" PER R16, ACCEPTED FOR R/W.
- M13 PD, 1-1/2" I.P. WITH PLUG, TACK & TAG - "RCE 14994" PER R1, HELD FOR R/W.
- M14 PD, 1-1/2" I.P. WITH TAG - "RCE 14994" PER R1, DID NOT AGREE WITH OTHER R/W MONUMENTS AS SHOWN HEREON. REJECTED.
- M15 PD, 1/2" REBAR WITH CAP - "RCE 14994" PER R4, & R5, ACCEPTED FOR R/W.
- M16 PD, 1/2" REBAR WITH CAP - "RCE 14994", NO RECORD, FALLS ON R/W AS ESTABLISHED, ACCEPTED FOR R/W.
- M17 PD, 1/2" REBAR WITH CAP - "1S 545" PER R6, DOES NOT AGREE WITH OTHER R/W MONUMENTS. REJECTED.

TWIN CITIES SURVEYING, INC.
615 - S. MAIN STREET / P.O. BOX 777
FOLSOM, CALIFORNIA 95630-0777
SHEET 2 OF 3 1434-1834 UN 05193

PARCEL MAP PR 05-0367

ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY, AND IS DESCRIBING CONDITIONS AS OF THE DATE OF FILING AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.



TWIN CITIES SURVEYING, INC.
 615-C-5, MAIN STREET / P.O. BOX 777
 TIDEWATER, CALIFORNIA 92465-0777
 SHEET 3 OF 3 (805) 434-1834 JN 05193

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ANNEXING PARCEL 2 OF PARCEL MAP PR 05-0367 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 05-0367 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 \$657 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 John and Vaughn Boyd.

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 05-0367 shall begin with Fiscal Year 2006-2007.

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. 05-031 to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of June, 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

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. 05-031

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

Parcel 2 of Parcel Map No. PR 05-0367, in the City of Paso Robles, County of San Luis Obispo, State of California, according to Map recorded _____ in Book _____ of Parcel Maps at Pages _____.

Names of the owners of the Annexed Property:

John Boyd and Vaughn Mary Boyd
Trustees of the John Boyd and Vaughn Mary Boyd 2005 Revocable Trust UDT January 13, 2006

Exhibit A

CFD No. 2005-1
ANNEXATION No. 05-031

RESERVOIR RESERVATION
B - M B - 2 2

HILLTOP

DRIVE

2000-038071

844-OR-586

PARCEL 1
16,487 SQ. FT.

PARCEL 2
13,980 SQ. FT.

PARCEL MAP
05-0367

CHERRY

STREET

BLOCK 198
A - M B - 1 6 9

JAMES

STREET

LOT 5

LOT 6

LOT 7



1" = 40'

LEGEND

— — — — — PROPOSED BOUNDARY OF CITY OF EL PASO DE
ROBLES COMMUNITY FACILITIES DISTRICT NO.
2005-1, ANNEXATION NO. 05-031 SAN LUIS
OBISPO COUNTY, CALIFORNIA.

TWIN CITIES SURVEYING, INC.

TEMPLETON, CALIFORNIA 93465-0777

JN 05193

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ACCEPTING PARCEL MAP PR 05-0367 FOR RECORDATION
(BOYD)

WHEREAS, the subdivider of tentative Parcel Map PR 05-0367, located at 250 Hilltop Drive, has requested recordation of the final map; and

WHEREAS, the parcel map allows for the creation of two (2) parcels on a 0.70 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 05-0367 and authorize the execution and recordation of the parcel map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of June, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk