

**TO:** James L. App, City Manager

**FROM:** Ed Gallagher, Community Development Director

**SUBJECT:** Approval of Final Map of Tract 2887-1, (The Cove at River Oaks, LLC) for Recordation, Execution of Subdivision Improvement Agreement, and Annexation No. 05-045 to Community Facilities District No. 2005-1

**DATE:** June 3, 2014

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**Needs:** That the City Council consider taking a series of steps toward recordation of the Final Tract Map for Tract 2887-1, a residential subdivision.

- Facts:**
1. The applicants The Cove at River Oaks, LLC, have requested that Tract 2887-1 be authorized by the City for recordation. Tract 2887-1 is Phase I of a 51-lot subdivision of a 4.28-acre site. Phase I contains 26 lots. The site is located at the southeast corner of River Oaks Drive and Experimental Station Road (see Attachment 1).
  2. Since the required public improvements have not been completed, the applicants have signed a Subdivision Improvement Agreement guaranteeing the construction of these improvements within a one-year period. A Letter of Credit has been submitted and placed on file in the office of the City Engineer.
  3. The applicants have signed the documents needed for annexation of Lots 1 through 17 into the Community Facilities District (CFD).

**Analysis  
and**

**Conclusion:** Tract 2887 was originally approved by the Planning Commission on September 11, 2007. 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.

With the exception of the construction of the public improvements, all conditions imposed by the Planning Commission have been satisfied. The Subdivision Map Act and the City of Paso Robles Municipal Code authorizes acceptance of final maps when securities have been posted guaranteeing construction of public improvements.

Acceptance of public improvements and release of the securities occurs only after these improvements have been constructed to the satisfaction of the City Engineer and following the adoption of a resolution of acceptance by the City Council.

**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. 14-xx authorizing the recordation of Tract 2887-1, a 26-lot subdivision located at the southeast corner of River Oaks Drive and Experimental Station Road, and authorizing the Mayor to execute the Subdivision Improvement Agreement guaranteeing the construction of the subdivision improvements with an established deadline of June 3, 2015 to complete these improvements; and
- (2) Adopt Resolution No. 14-xx annexing Lots 1 through 25 and Lot 27 of Tract 2887-1 into Community Facilities District No. 2005-1, and directing the City Clerk to record the Amendment to the Notice of Special Tax Lien; and
- b. Amend, modify or reject the above option.

Attachments: (3)

- 1) Vicinity and Tract Maps
- 2) Resolution Final Map
- 3) Resolution CFD

**TRACT NO 2887-1**

BEING A SUBDIVISION OF TRACT MAP NO. 1895-2 RECORDED IN BOOK 19, PAGE 35 OF MAPS AND A PORTION OF PARCEL 1 OF PRAL 03-0186, FILED IN BOOK 62 OF PARCEL MAPS AT PAGES 38 THROUGH 41 INCLUSIVE, ALL IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

**REFERENCE:**

- R1 - INDICATES RECORD INFORMATION PER RECORD OF SURVEY OF PRAL 06-000 AS RECORDED IN BOOK 100, PAGE 99 OF SURVEYS.
- R2 - INDICATES RECORD INFORMATION PER TRACT MAP NO. 1895-2 RECORDED IN BOOK 19, PAGE 35 OF MAPS.
- M - MEASURED DATA

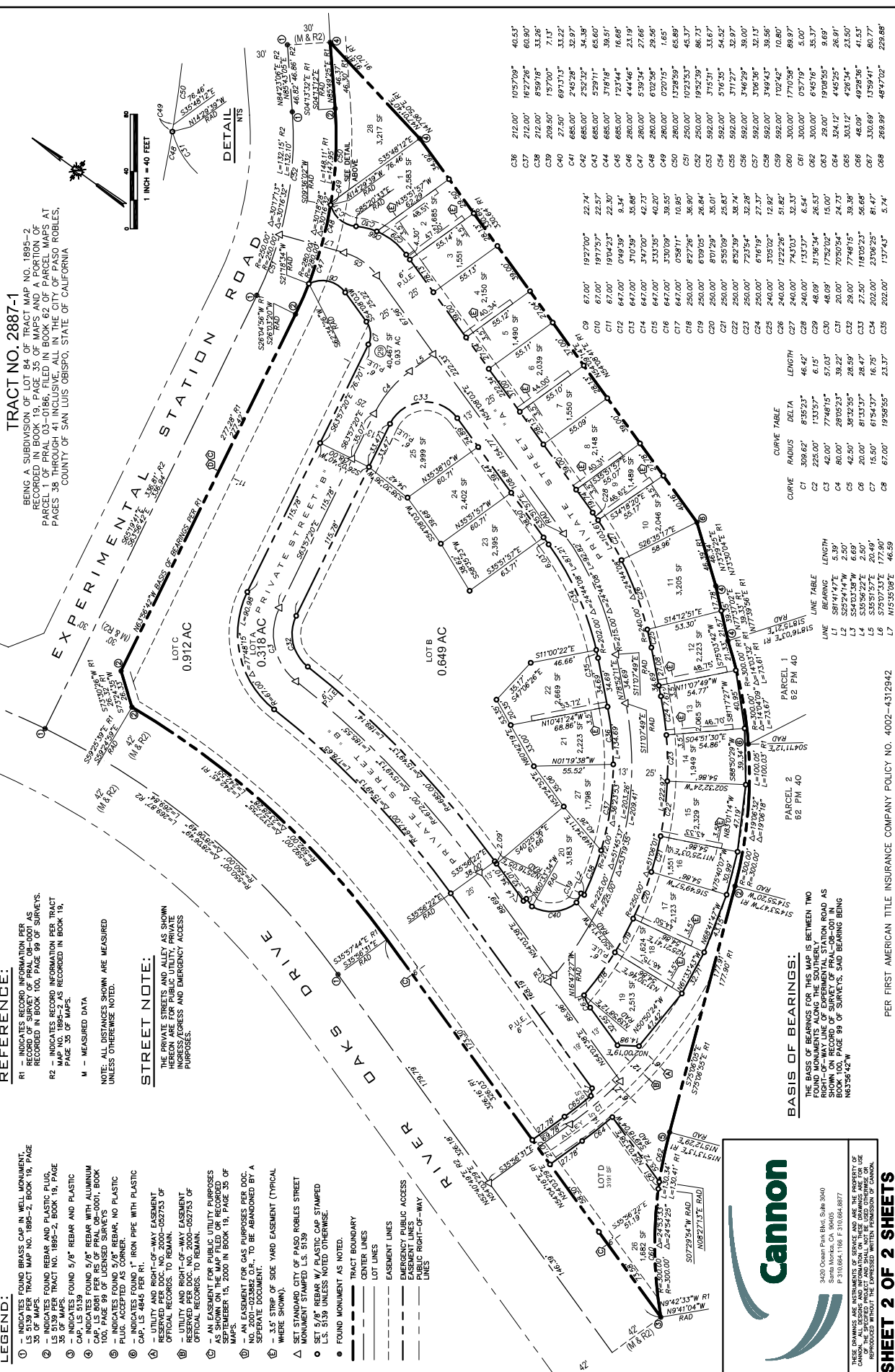
NOTE: ALL DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.

**STREET NOTE:**

THE PRIVATE STREETS AND ALLEY AS SHOWN HEREON ARE FOR PUBLIC UTILITY, PRIVATE INGRESS/EGRESS AND EMERGENCY ACCESS PURPOSES.

**LEGEND:**

- ① - INDICATES FOUND BRASS CAP IN WELL MONUMENT, 1/2" DIA PER TRACT MAP NO. 1895-2, BOOK 19, PAGE 35 OF MAPS.
- ② - INDICATES FOUND REBAR AND PLASTIC PLUG, 1/2" DIA PER TRACT NO. 1895-2, BOOK 19, PAGE 35 OF MAPS.
- ③ - INDICATES FOUND 5/8" REBAR AND PLASTIC PLUG, ACCEPTED AS CORNER.
- ④ - INDICATES FOUND 5/8" REBAR WITH ALUMINUM CAP, 1/2" DIA PER TRACT NO. 1895-2, BOOK 19, PAGE 35 OF MAPS.
- ⑤ - INDICATES FOUND 5/8" REBAR, NO PLASTIC PLUG, ACCEPTED AS CORNER.
- ⑥ - INDICATES FOUND 1" IRON PIPE WITH PLASTIC CAP, 1/2" DIA PER TRACT NO. 1895-2, BOOK 19, PAGE 35 OF MAPS.
- ⑦ - UTILITY AND RIGHT-OF-WAY EASEMENT RESERVED PER DOC. NO. 2000-0227251 OF OFFICIAL RECORDS, TO REMAIN.
- ⑧ - UTILITY AND RIGHT-OF-WAY EASEMENT RESERVED PER DOC. NO. 2000-0227251 OF OFFICIAL RECORDS, TO REMAIN.
- ⑨ - AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THE MAP FILED OR RECORDED SEPTEMBER 15, 2000 IN BOOK 19, PAGE 35 OF MAPS.
- ⑩ - AN EASEMENT FOR GAS PURPOSES PER DOC. NO. 2001-023882, O.R., TO BE ABANDONED BY A SEPARATE DOCUMENT.
- ⑪ - 3.5' STRIP OF SIDE YARD EASEMENT (TYPICAL WHERE SHOWN).
- △ - SET STANDARD CITY OF PASO ROBLES STREET MONUMENT STAMPED L.S. 519
- - SET 5/8" REBAR W/ PLASTIC CAP STAMPED L.S. 518 UNLESS NOTED OTHERWISE.
- - FOUND MONUMENT AS NOTED.
- — — — — TRACT BOUNDARY
- — — — — CENTER LINES
- — — — — LOT LINES
- — — — — EASEMENT LINES
- — — — — EMERGENCY PUBLIC ACCESS EASEMENT LINES
- — — — — UTILITY RIGHT-OF-WAY LINES



**TABLE OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTHERLY BOUNDARY OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY OF PRAL-0001 IN BOOK 100, PAGE 99 OF SURVEYS, SAID BEARING BEING N85°56'42"W

**TABLE OF CURVES:**

CURVE	RADIUS	DELTA	LENGTH
C1	309.82'	85°23'	46.42'
C2	225.00'	1°33'57"	6.15'
C3	42.00'	77°48'15"	57.03'
C4	80.00'	28°05'23"	38.22'
C5	42.00'	38°32'55"	28.59'
C6	20.00'	81°33'37"	28.47'
C7	15.50'	61°54'37"	16.75'
C8	67.00'	19°56'55"	23.37'
C9	67.00'	19°27'00"	22.74'
C10	67.00'	19°04'23"	22.30'
C11	67.00'	0°49'39"	9.34'
C12	647.00'	3°10'39"	36.88'
C13	647.00'	3°10'39"	36.88'
C14	647.00'	3°10'39"	36.88'
C15	647.00'	3°10'39"	36.88'
C16	647.00'	3°10'39"	36.88'
C17	647.00'	3°10'39"	36.88'
C18	250.00'	6°09'05"	26.84'
C19	250.00'	6°09'05"	26.84'
C20	250.00'	6°09'05"	26.84'
C21	250.00'	6°09'05"	26.84'
C22	250.00'	6°09'05"	26.84'
C23	250.00'	6°09'05"	26.84'
C24	250.00'	6°09'05"	26.84'
C25	250.00'	6°09'05"	26.84'
C26	240.00'	7°43'03"	32.13'
C27	240.00'	7°43'03"	32.13'
C28	240.00'	7°43'03"	32.13'
C29	240.00'	7°43'03"	32.13'
C30	240.00'	7°43'03"	32.13'
C31	240.00'	7°43'03"	32.13'
C32	240.00'	7°43'03"	32.13'
C33	240.00'	7°43'03"	32.13'
C34	240.00'	7°43'03"	32.13'
C35	240.00'	7°43'03"	32.13'
C36	240.00'	7°43'03"	32.13'
C37	240.00'	7°43'03"	32.13'
C38	240.00'	7°43'03"	32.13'
C39	240.00'	7°43'03"	32.13'
C40	240.00'	7°43'03"	32.13'
C41	240.00'	7°43'03"	32.13'
C42	240.00'	7°43'03"	32.13'
C43	240.00'	7°43'03"	32.13'
C44	240.00'	7°43'03"	32.13'
C45	240.00'	7°43'03"	32.13'
C46	240.00'	7°43'03"	32.13'
C47	240.00'	7°43'03"	32.13'
C48	240.00'	7°43'03"	32.13'
C49	240.00'	7°43'03"	32.13'
C50	240.00'	7°43'03"	32.13'
C51	240.00'	7°43'03"	32.13'
C52	240.00'	7°43'03"	32.13'
C53	240.00'	7°43'03"	32.13'
C54	240.00'	7°43'03"	32.13'
C55	240.00'	7°43'03"	32.13'
C56	240.00'	7°43'03"	32.13'
C57	240.00'	7°43'03"	32.13'
C58	240.00'	7°43'03"	32.13'
C59	240.00'	7°43'03"	32.13'
C60	240.00'	7°43'03"	32.13'
C61	240.00'	7°43'03"	32.13'
C62	240.00'	7°43'03"	32.13'
C63	240.00'	7°43'03"	32.13'
C64	240.00'	7°43'03"	32.13'
C65	240.00'	7°43'03"	32.13'
C66	240.00'	7°43'03"	32.13'
C67	240.00'	7°43'03"	32.13'
C68	240.00'	7°43'03"	32.13'

**Canon**  
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PER FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 4002-4312942

**SHEET 2 OF 2 SHEETS**

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF AND ALL RECORD OFFERED FOR DEDICATION AND HEREBY DEDICATED FOR PUBLIC UTILITY PURPOSES THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND PROJECT, AND THAT WE HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS THE EASEMENTS FOR PRIVATE VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PRIVATE UTILITY, SLOPES, DRAINAGE, AND LANDSCAPE, EXCLUSIVE OF STRUCTURES AND PRIVATE PATIOS AND DECKS.

WE ALSO RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS CERTAIN SIDE YARD EASEMENT FOR MAINTENANCE, ENCROACHMENT, DRAINAGE AND SEISMIC DEFLECTION PURPOSES FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS SHOWN ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

THOSE EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (PUE) ON THIS MAP ARE OFFERED FOR DEDICATION AND HEREBY DEDICATED FOR PUBLIC UTILITY PURPOSES INCLUDING, BUT NOT LIMITED TO, EGRESS AND ACCESS FOR EMERGENCY, PEDESTRIAN, VEHICULAR, AND ALL OTHER PUBLIC UTILITY PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, INCLUDING THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY OR OTHERWISE CONTROL ANY TREES OR BRUSH. THE PUE'S HEREBY OFFERED FOR DEDICATION SHALL BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

BY: THE COVE AT RIVER OAKS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA } SS  
COUNTY OF SAN LUIS OBISPO }

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO THE 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.

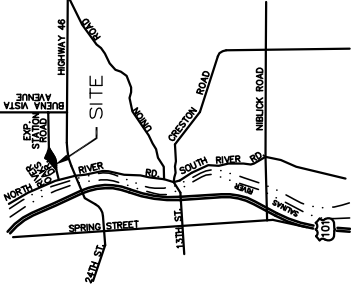
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

**TRACT NO. 2887-1**

BEING A SUBDIVISION OF LOT 84 OF TRACT MAP NO. 1895-2, RECORDED IN BOOK 19, PAGE 35, OF MAPS AND ORDINANCES OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA, PARCELS 19 AND 20, AND PARCELS 21 AND 22 OF TRACT MAPS AT PAGES 38 THROUGH 41 INCLUSIVE, ALL IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.



**VICINITY MAP**

N.T.S.

**BENEFICIARY**

FOUNDERS COMMUNITY BANK UNDER DEED OF TRUST RECORDED APRIL 26, 2013 AS INSTRUMENT NO. 2013-024197

BY: \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA } SS  
COUNTY OF SAN LUIS OBISPO }

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO THE 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 \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION. THE MEASUREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE SUBDIVISION MAP ACT AND I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVE TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL OF THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR OF THE APPROVAL OF THIS MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LESTER CARTER, JR., PLS 6148  
EXPIRATION DATE MARCH 31, 2016

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE SUBDIVISION MAP FOR TRACT NO. 2887-1, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND THAT THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ALL 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 I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE \_\_\_\_\_ JOHN R. FALKENSTEN  
CITY ENGINEER  
CITY OF PASO ROBLES  
R.C.E. C33760 (EXP. 6/30/2014)

**COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED TRACT NO. 2887-1, THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE ACTION TAKE BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF EL PASO DE ROBLES ON SEPTEMBER 11, 2007. THIS MAP IS THEREFORE APPROVED BY THE CITY OF PASO ROBLES.

ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT THE CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, COUNTY OF SAN LUIS OBISPO, HAS REVIEWED THE MAP OF TRACT NO. 2887-1 SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND AGREE TO ACCEPT ON BEHALF OF THE PUBLIC THE EASEMENTS FOR PUBLIC UTILITIES AND EMERGENCY ACCESS SHOWN ON THE SAID MAP, TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND.

I ALSO DO HEREBY STATE THAT THE CITY COUNCIL DID HEREBY ORDER THE ABANDONMENT OF THOSE PORTIONS OF THE UTILITY, RIGHT-OF-WAY AND SIDEWALK EASEMENTS SHOWN ON THE TENTATIVE MAP, AS LISTED BELOW AND THE SAME IS HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66499.20 1/2 WITH THE FILING OF THIS MAP.

**LIST OF EASEMENTS:**

- 11' SIDEWALK EASEMENT PER BOOK 19, PAGE 35 OF TRACT MAP NO. 1895-2
- EASEMENT FOR UTILITY AND RIGHT-OF-WAY PURPOSES RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 2000-052754 OF OFFICIAL RECORDS

WITNESS MY HAND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

DENNIS FANSLER, CITY CLERK \_\_\_\_\_

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF TRACT MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
DOC. NO. \_\_\_\_\_ FEE: \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY  
PER FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 4002-4312942



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**SHEET 1 OF 2 SHEETS**

RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION  
OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR  
TRACT 2887-1 (THE COVE AT RIVER OAKS, LLC)

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WHEREAS, the Developer has met all conditions of the tentative map, has posted payment and performance securities to guarantee the installation of public improvements, and submitted a certificate of insurance; 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 2887-1, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles does hereby accept the Performance and Payment securities posted to guarantee the installation of the public improvements.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3<sup>rd</sup> day of June 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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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 25 AND LOT 27 OF TRACT 2887-1 TO THE CITY'S  
COMMUNITY FACILITIES DISTRICT NO. 2005-1

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WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned to annex Lots 1 through 25 and Lot 27 of Tract 2887-1 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 \$811.44 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 The Cove at River Oaks, LLC.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessments for Lots 1 through 25 and Lot 27 of Tract 2887-1 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. 05-0xx to the Paso Robles Community Facilities District No. 2005-1.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3<sup>rd</sup> day of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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Duane Picanco, Mayor

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Caryn Jackson, Deputy City Clerk