

**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

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**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

**OWNERS' STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL PARTIES HAVING ANY RESEMBLING TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND/OR RECORDED ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDED OF THIS MAP.

VACCHIN MARY BOYD, TRUSTEE }  
 JOHN BOYD, TRUSTEE }  
 TRUSTEES OF THE JOHN BOYD & VACCHIN MARY BOYD 2005  
 REMOVABLE TRUST DTD JANUARY 13, 2001.

**NOTARY ACKNOWLEDGEMENTS**

STATE OF CALIFORNIA }  
 COUNTY OF SAN LUIS OBISPO } ss

ON A CERTAIN DATE TO WIT: BEFORE ME, JESSICA, PERSONALLY APPEARING, JOHN BOYD AND VACCHIN MARY BOYD, PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SUFFICIENT EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS WERE, EXECUTED THE INSTRUMENT.

WITNESS MY HAND \_\_\_\_\_ PRINTED NAME

COUNTY OF COMMISSION: \_\_\_\_\_

**PARCEL MAP PR 05-0367**

BEING A SUBDIVISION OF A PORTION OF LOT 1,  
 OF KNOX RESUBDIVISION OF VILLA LOT 10,  
 PER B-1485-23,  
 IN THE CITY OF EL PASO DE ROBLES,  
 COUNTY OF SAN LUIS OBISPO,  
 STATE OF CALIFORNIA

**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 JOHN McGRATH, IN DECEMBER OF 2005. I CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING AND THE TECHNICAL CODES OF THE STATE OF CALIFORNIA. 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 RETRACTED.

W. E. TOUCHON L.S. 4845 (EXPIRE 9-30-2008)

**CITY ENGINEER'S STATEMENT**

I, HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 05-0367, AND THE INSTRUMENTS AND RECORDS THEREON, AND I AM SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE INSTRUMENTS, MAP HAS BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JOHN R. BLAUGHER, CITY ENGINEER DATE \_\_\_\_\_  
 CITY OF EL PASO DE ROBLES  
 P.O. BOX 32780 (EXPIRE 6-30-2009)

**COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT**

I, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED PR 05-0367, AND I AM SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE INSTRUMENTS, MAP HAS BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

RON WISEMANN DATE \_\_\_\_\_  
 COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF EL PASO DE ROBLES

**CITY CLERK'S STATEMENT**

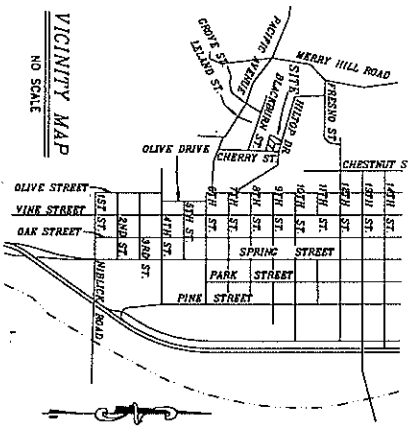
I, DENNIS FANSLER, CITY CLERK OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY DID ON THE 8TH DAY OF AUGUST, 2005, APPROVE THE MAP OF PARCEL MAP PR 05-0367 SHOWN HEREIN.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGES \_\_\_\_\_  
 AT THE REQUEST OF W. E. TOUCHON.  
 DOC. NO. \_\_\_\_\_ PER: \_\_\_\_\_  
 DAVID L. ROBERTSON BY: DEBORTY  
 COUNTY RECORDER

**TWIN CITIES SURVEYING, INC.**  
 615-C-S WALK STREET / P.O. BOX 777  
 TEMPLETON, CALIFORNIA 93465-0777  
 SHEET 1 OF 3



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:

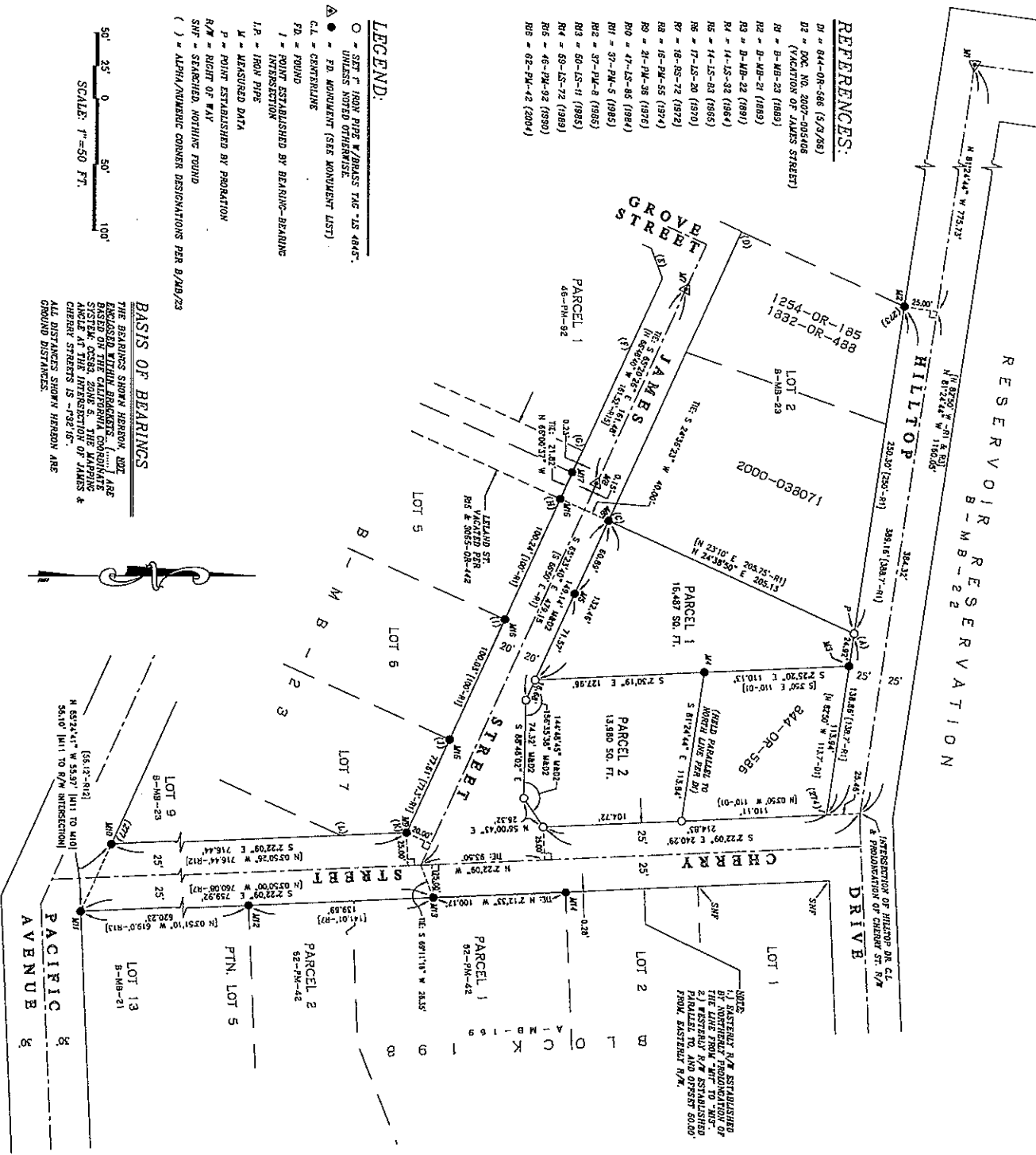
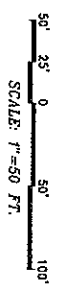
- D1 = 644-OR-666 (5/2/86)
- D2 = 606 NO. 2027-DIVISIONE (VACATION OF JAMES STREET)
- R1 = 6-48-20 (1889)
- R2 = 6-48-21 (1889)
- R3 = 6-48-22 (1889)
- R4 = 14-15-32 (1984)
- R5 = 14-15-33 (1985)
- R6 = 17-15-20 (1970)
- R7 = 18-05-72 (1972)
- R8 = 18-05-73 (1974)
- R9 = 21-05-36 (1976)
- R10 = 47-15-65 (1984)
- R11 = 37-05-5 (1985)
- R12 = 37-05-8 (1985)
- R13 = 60-15-11 (1985)
- R14 = 60-15-72 (1989)
- R15 = 45-05-92 (1989)
- R16 = 62-05-42 (2004)

LEGEND:

- O = 5/8" IRON PIPE W/ BRASS TAG - 1/2" DIA.
- = FD MONUMENT (SEE MONUMENT LIST)
- CL = CENTERLINE
- PD = POINT
- 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, AND ENCLOSED WITHIN BRACKETS, [ ] ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 5. THE MAPPING & CHECK STREETS IS 1927107.



MONUMENT LIST:

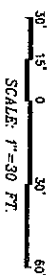
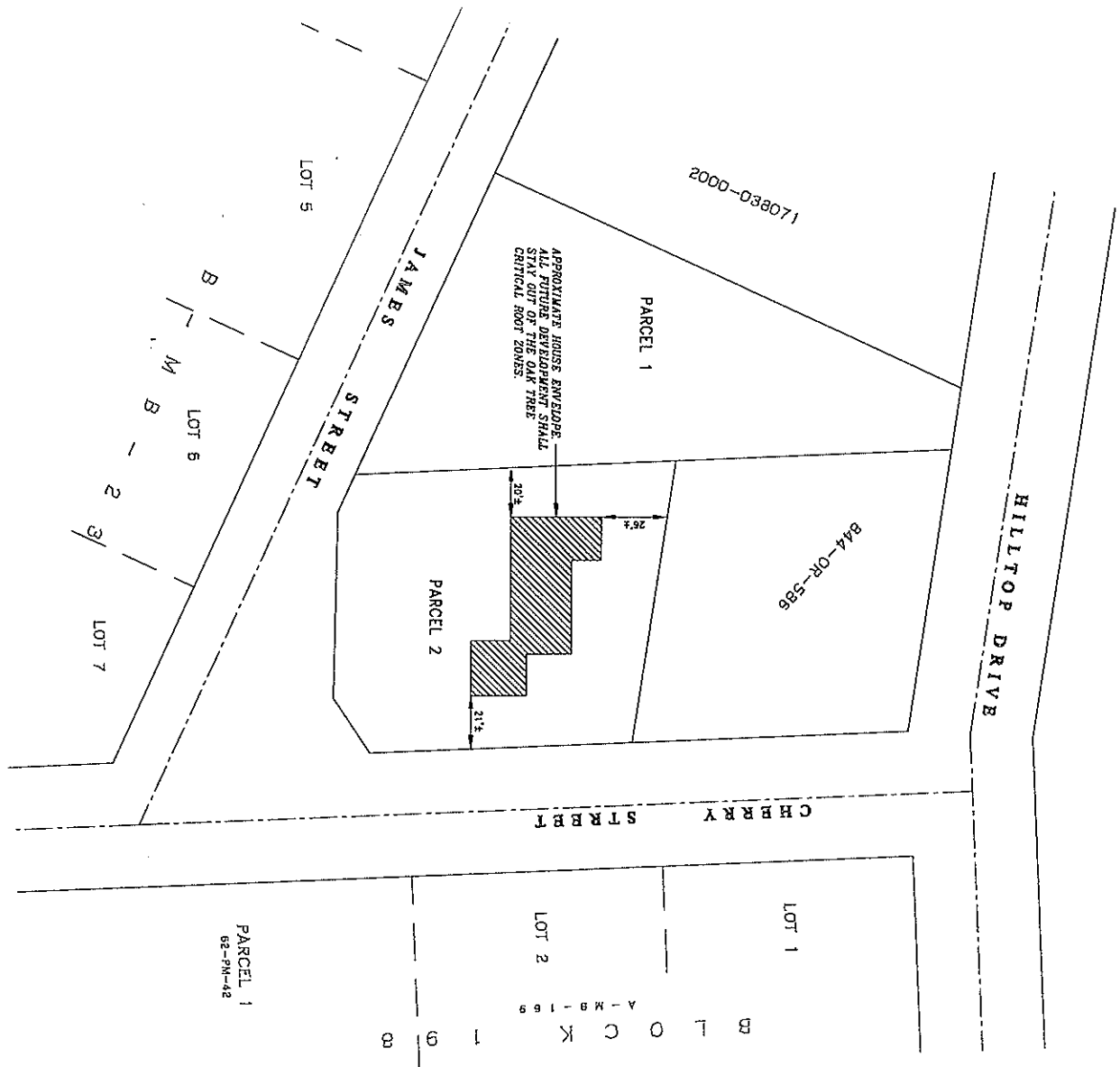
- M1 PD, 7" BRASS CAP W/ PUNCH IN MONUMENT WELL PER R1 & R2, HELD FOR CENTERLINE.
- M2 PD, 3/4" I.P. (OPEN) PER R4, R5, & R6, HELD FOR R/W & LOT CORNER.
- M3 PD, 1/2" REBAR WITH CAP - "RCE 14994", NO RECORD, ACCEPTED FOR DEED LINE & R/W.
- M4 PD, 1/2" REBAR WITH CAP - "RCE 14994", NO RECORD, ACCEPTED 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 54S" IN MONUMENT WELL PER R5, HELD FOR CENTERLINE.
- M8 PD, BRASS CAP - "1S 54S" 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 1/2" REBAR CAP - "RCE 14994" PER R2, & R4 & R5, HELD FOR R/W CORNER OF LOT 7.
- M10 PD, 1/2" REBAR (NO CAP), PER R2 & R4, 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 3/4" REBAR) HELD FOR R/W OF CHERRY ST. & PACIFIC AVE.
- M12 PD, 1/2" REBAR WITH CAP - "1S 54S" PER R6 ACCEPTED FOR R/W.
- M13 PD, 1-1/2" I.P. WITH PLUG, TACK & TAG - "RCE 14994" PER R2, HELD FOR R/W.
- M14 PD, 1-1/2" I.P. WITH TAG - "RCE 14994" PER R2, 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 54S" PER R5, DOES NOT AGREE WITH OTHER R/W MONUMENTS, REJECTED.

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

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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 19<sup>th</sup> day of June, 2007 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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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)

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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 19<sup>th</sup> day of June, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk