

**TO:** James L. App, City Manager  
**FROM:** Ronald Whisenand, Community Development Director  
**SUBJECT:** Intent to Annex to Landscape and Lighting District; Tracts 2772-1, 2772-2 and PR 07-0294 (Mondo etal)  
**DATE:** September 16, 2008

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**Needs:** That the City Council take the initial steps towards annexation to the Landscape and Lighting District Tracts 2772-1, 2772-2 and Parcel Map PR 07-0294.

**Facts:**

1. In accordance with conditions of approval of Tracts 2772-1, 2772-2 and PR 07-0294, the applicants, Hogue Brothers, Airport Road Business Park and Dry Creek Partners, have requested that lots within these subdivisions be annexed to the Landscape and Lighting District (see Vicinity/Reduction tract map, Attachment 1).
2. Improvements to be maintained by the Landscape and Lighting District include maintenance of the landscaping in the center median of Dry Creek Road and all streets lights within the subdivisions.

**Analysis  
and**

**Conclusion:** Tract 2772 was approved by the Planning Commission on October 10, 2006. Parcel Map PR 07-0294 was approved by the Planning Commission on April 22, 2008. Annexation to the Landscape and Lighting District is a condition of approval imposed by the Planning Commission on both subdivisions.

**Policy**

**Reference:** General Plan  
California Government Code Section 22500 ("Streets and Highways Code")

**Fiscal**

**Impact:** None.

**Options:** That the City Council take the following actions:

- a. Adopt Resolution No. 08-xxx initiating proceedings for the annexation of Tracts 2772-1, 2772-2 and Parcel Map PR 07-0294 to the Paso Robles Landscape and Lighting Maintenance District No 1; and the levy and collection of assessments related thereto commencing with fiscal year 2009/2010; and
- b. Adopt Resolution No. 08-xxx declaring its intention to annex Tracts 2772-1, 2772-2 and Parcel Map PR 07-0294 to the Paso Robles Landscape and

Lighting Maintenance District No. 1; and declaring its intention to conduct a property owner protest ballot proceeding on the matter of the new assessments related thereto commencing with fiscal year 2009/2010.

- c. Amend, modify or reject the above option.

Attachments: (4)

- 1) Vicinity/Reduced size tract map
- 2) Engineer's Report Sub-Area 116
- 3) Resolution Initiating Proceedings
- 4) Resolution of Intention

**OWNERS STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF (AND ALL RECORDED EASEMENTS AND RIGHTS OF USE) IN THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES SO DESIGNATED ON SAID MAP AS PUBLIC UTILITY EASEMENT OR P.U.E..

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS, CERTAIN PRIVATE ACCESS, DRAINAGE, LANDSCAPING AND OPEN SPACE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

BY: \_\_\_\_\_  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_  
BY: HOJUE BROTHERS, INC., A CALIFORNIA CORPORATION  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_

BY: AIRPORT ROAD BUSINESS PARK, LP, A CALIFORNIA LIMITED PARTNERSHIP  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_  
BY: PRINTED NAME AND TITLE \_\_\_\_\_  
BY: \_\_\_\_\_  
BY: PRINTED NAME AND TITLE \_\_\_\_\_  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_  
BY: PRINTED NAME AND TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.  
ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 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 PARAGRAPHS IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ CA, NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.  
ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 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 PARAGRAPHS IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ CA, NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.  
ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 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 PARAGRAPHS IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ CA, NOTARY EXPIRES \_\_\_\_\_ 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, APPROVE THE MAP OF TRACT 2772-1 SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC THE RIGHT-OF-WAYS FOR ROAD PURPOSES AND THE SEWER & WATER EASEMENTS TO THE TERMS OF OFFER OF DONATION BY THE PARTIES HAVING AN INTEREST IN SAID LAND. I ALSO DEPARTMENT OF THE DRY CREEK ROAD RIGHT-OF-WAY RULE. I TREE PLANTING EASEMENT AND VARIABLE WIDTH COUNTY ROAD EASEMENT AS DELINEATED ON SAID MAP AND THE SAME IS HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66499.20-1/2, WITH THE FILING OF THIS MAP.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008  
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 STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL 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.

JOHN R. SANDERS LS 5812 DATE \_\_\_\_\_  
Exp. 6/30/08  
JOHN R. SANDERS  
L.S. 5812  
Exp. 6/30/08  
STATE OF CALIFORNIA

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED TRACT 2772-1, THAT THE SUBDIVISION AS SHOWN 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: \_\_\_\_\_  
JOHN R. FALKENSTEIN  
CITY ENGINEER  
CITY OF PASO ROBLES  
R.C.E. C3780 (Exp. 6/30/08)

**PLANNING COMMISSION STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2772-1 ON OCTOBER 10, 2006.

**RECORDERS STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_\_, CA, IN BOOK \_\_\_\_\_  
OF MAPS AT PAGES \_\_\_\_\_, AT THE REQUEST OF JOHN R. SANDERS.  
DOCUMENT NO. \_\_\_\_\_  
FEE: \_\_\_\_\_  
JULIE L. ROOSEWALD  
COUNTY RECORDER  
DEPUTY RECORDER  
TRACT 2772-1

**NCF** NORTH COAST ENGINEERING, INC.  
725 Cavalon Rd Suite B, Paso Robles, CA 93227

**TRUSTEE'S STATEMENT**

UNITED GENERAL TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-048084 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED 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 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**TRUSTEE'S STATEMENT**

PACIFIC COAST NATIONAL BANK, TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-022117 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED 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 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**SIGNATURE OMISSIONS**

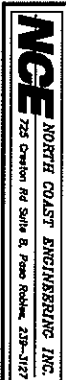
PURSUANT TO SECTION 66433, SUBSECTION (G)-(3)-(A)-(1) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN IN A FEE TITLE & SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.  
PACIFIC TELEPHONE & TELEGRAPH WHICH IS AUTHORIZED TO SERVE IN THE COUNTY OF SAN LUIS OBISPO AS EASEMENT HOLDERS PER THE DOCUMENTS RECORDED AUGUST 9, 1962 IN 1196/0R/110, AND APRIL 7, 1967 IN 1430/0R/742.

**UNPLOTTABLE EASEMENTS**

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY: PLOT EASEMENT PER 1430/0R/742

**TRACT 2772-1**

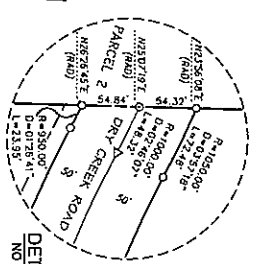
IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. \_\_\_\_\_, RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ OF THE COUNTY RECORDER OF SAID COUNTY



**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS ON THE CENTERLINE OF DRY CREEK ROAD BETWEEN TWO FOUND MONUMENTS HAVING A BEARING OF N 89°28'20" W PER R.

N.E. 1/4 S.W. 1/4 SECTION 14



DETAIL 'A'  
NO SCALE

CALIFORNIA YOUTH AUTHORITY  
N. 1/2, S.E. 1/4 SECTION 14

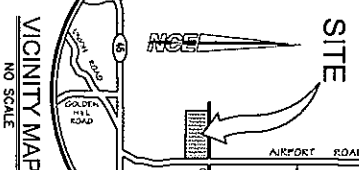
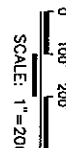
BUENA VISTA DRIVE

BASIS OF BEARINGS  
N 89°28'20" W 2840.50' M & R  
2171.30' M & R

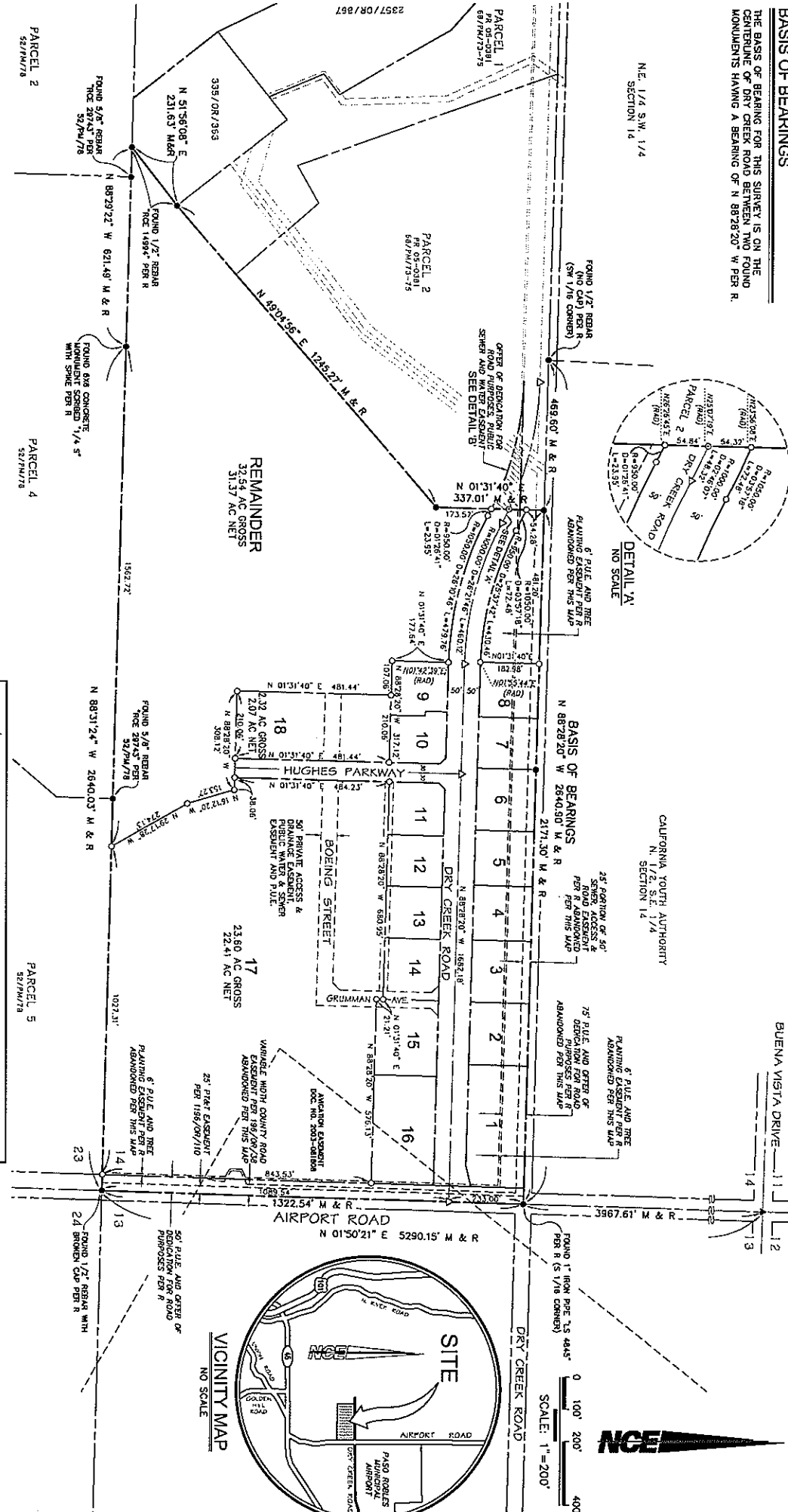
25' PORTION OF 50' SEWER ACCESS & PUBLIC WATER & SEWER EASEMENT PER R. ABANDONED PER THIS MAP

75' PILE AND GREEK OR SEWER ACCESS & PUBLIC WATER & SEWER EASEMENT PER R. ABANDONED PER THIS MAP

FOUND 1" IRON PIPE 'L.S. 4445' PER R (S 1/16 CORNER)



VICINITY MAP  
NO SCALE

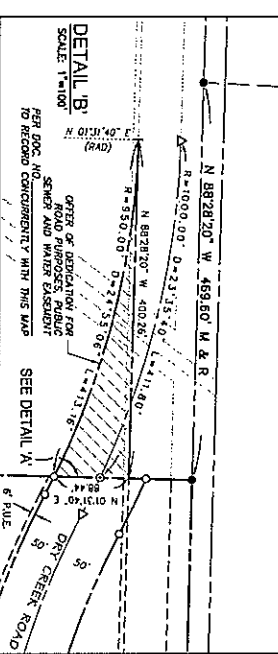


**LEGEND**

- FOUND 1" IRON PIPE WITH TAG 'L.S. 4445' PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS TOP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED 'L.S. 5812'
- SET 5/8" REBAR WITH PLASTIC CAP 'L.S. 5812'
- ◊ SET NAIL & TAG 'L.S. 5812' UNLESS OTHERWISE NOTED

**REFERENCES**

R 64/PW/95-98



DETAIL 'B'  
SCALE 1"=100'

**TRACT 2772-1**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL 18, AS SHOWN ON THE PLAT MAPS, AT PAGES 65, 66, AND 67 OF THE COUNTY RECORDER OF SAID COUNTY

**NCE** NORTH COAST ENGINEERING INC.  
725 Oxnard Rd Suite B, Paso Robles, 239-1127



SEE SHEETS 4 & 7

15

16

SEE SHEET 3E

15' PRIVATE LANDSCAPE & ORNAMENTAL PLANTING EASEMENT  
 25' PRIVATE ACCESS EASEMENT & P.U.E.  
 50' PRIVATE ACCESS & PLANTING EASEMENT AND P.U.E.  
 50' PRIVATE ACCESS & PUBLIC UTILITY & SEWER EASEMENT AND P.U.E.

BOEING STREET

GRUMMAN AVE.

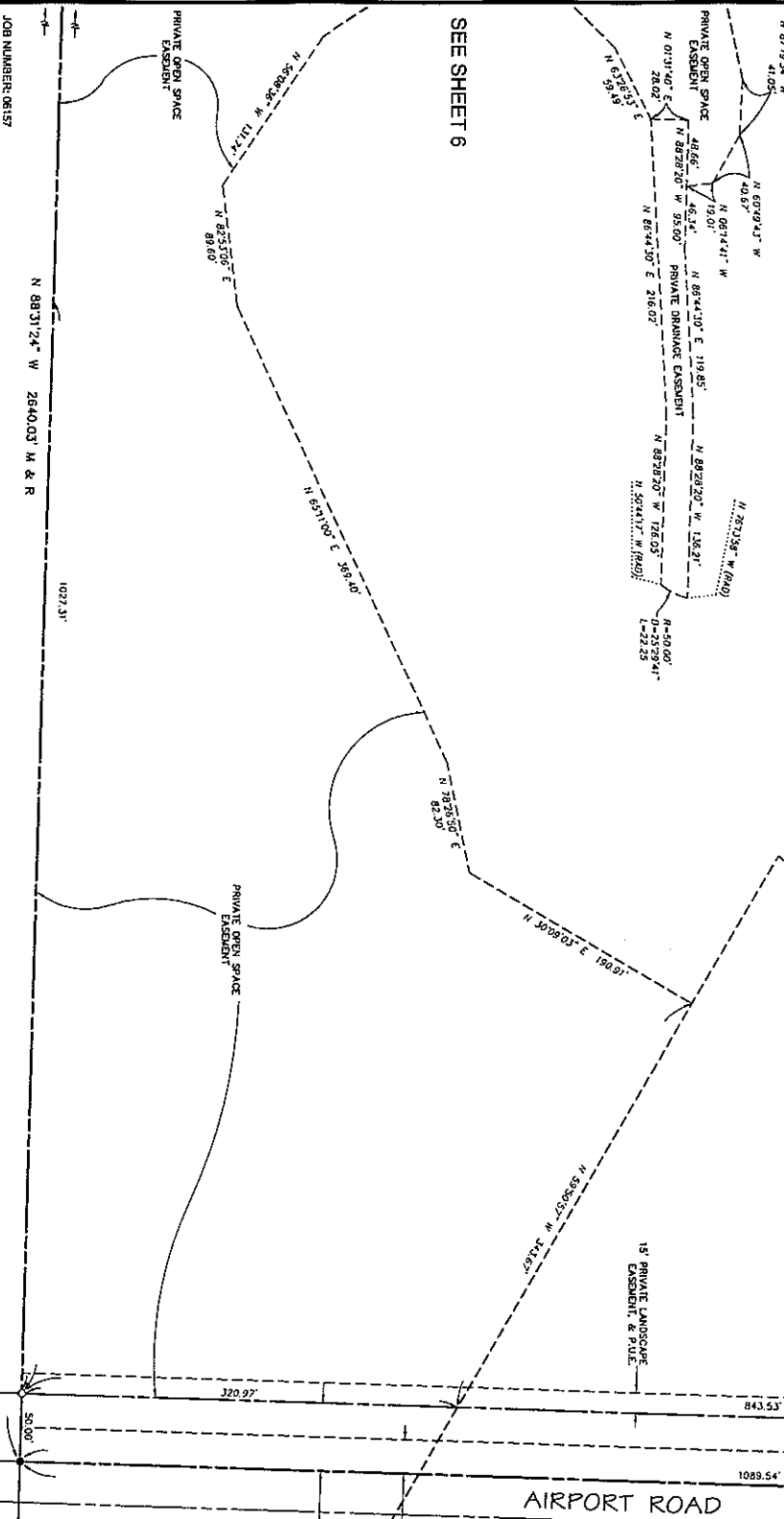
15' PRIVATE LANDSCAPE EASEMENT & P.U.E.

AVIATION EASEMENT  
 DCC. NO. 2003-081908

SEE SHEET 6

17  
 23.60 AC GROSS  
 22.41 AC NET

AIRPORT ROAD



**BASIS OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 89°31'24" W PER R.

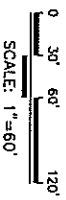
**LEGEND**

- FOUND 1" IRON PIPE WITH TAG 'LS 4945' PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED 'LS 5812' SET 5/8" REBAR WITH PLASTIC CAP 'LS 5812'
- SET NAIL AND TAG 'LS 5812'
- ⊙ INTERSECTION
- INTX MEASURED
- M SINGLE PROPORTION
- SP TREE PLANTING EASEMENT

**REFERENCES**

R 64/PK/96-98

LINE	BEARING	LENGTH
L1	N 45°31'40" E	25.36'
L2	N 43°28'20" W	25.36'
L3	N 46°31'40" E	25.36'
L4	N 43°28'20" W	25.36'
L5	N 46°31'40" E	32.43'
L6	N 43°28'20" W	33.64'
L7	N 46°31'40" E	33.64'



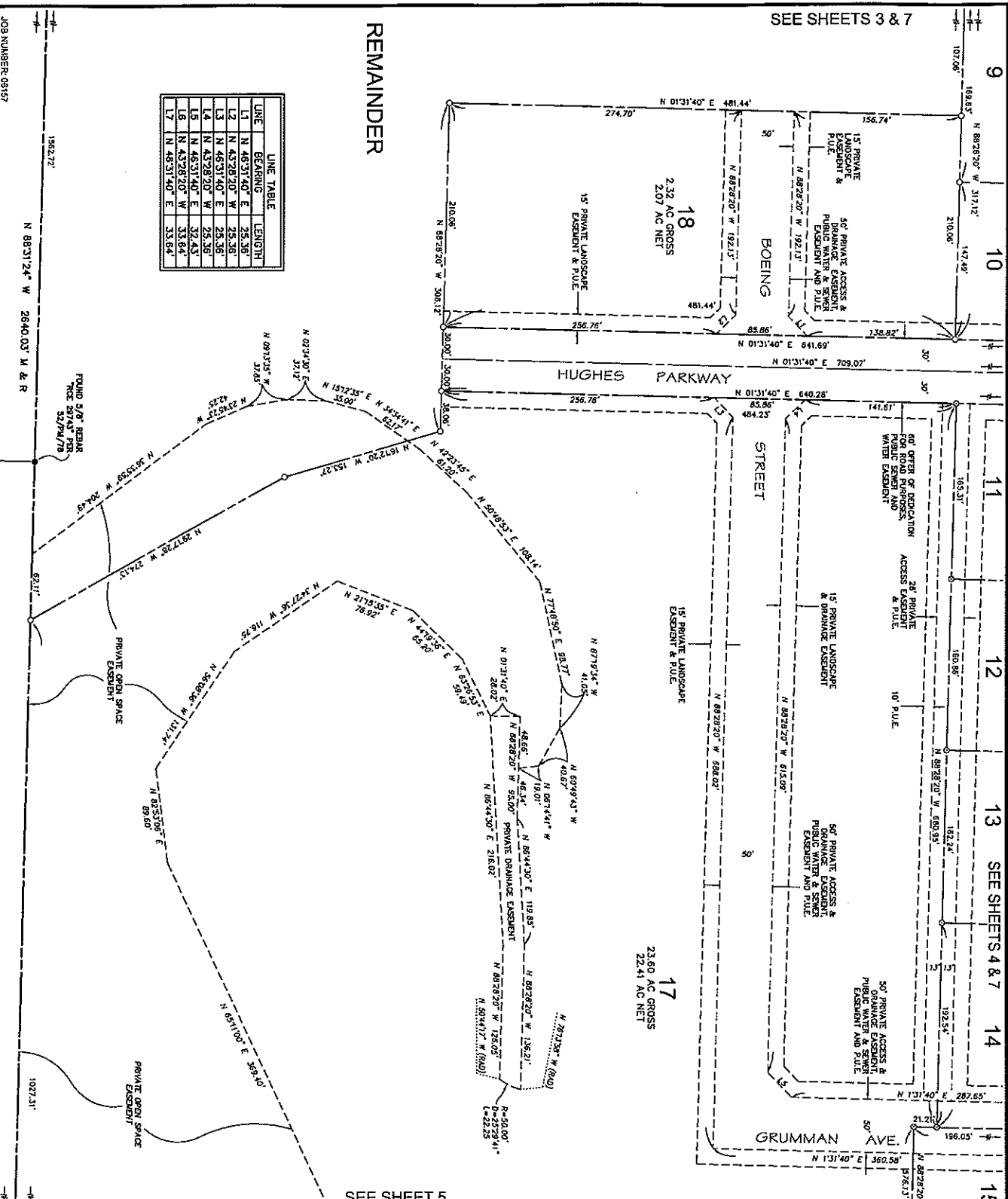
**TRACT 2772-1**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING AN SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAPS, AT PAGES 96-98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**NCE** NORTH COAST ENGINEERING INC.  
 724 Ocean Rd Suite B, Paso Robles, CA 93427

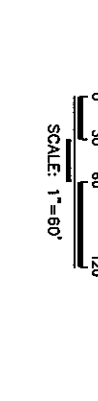
REMAINDER

LINE	BEARING	LENGTH
1	N 46°31'40" E	25.38'
2	N 43°28'20" W	25.38'
3	N 46°31'40" E	25.38'
4	N 43°28'20" W	25.38'
5	N 46°31'40" E	32.43'
6	N 43°28'20" W	33.64'
7	N 46°31'40" E	33.64'



JOB NUMBER 08167  
 NORTH COAST ENGINEERING, INC. copyright © 2008

FOUND 5/8" REBAR  
 NCE 2772-1  
 1027.31'



SEE SHEET 5

TRACT 2772-1

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN JUAN, ORISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0078, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGES 96-98 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**NCE** NORTH COAST ENGINEERING, INC.  
 725 Cowden Rd Suite 8, Paso Robles, 288-3127

SHEET 1 OF 8

**LEGEND**

- FOUND 1" IRON PIPE WITH TAG 'LS 4845' PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED 'LS 5812' 'LS 5812'
- SET 5/8" REBAR WITH PLASTIC CAP 'LS 5812'
- ◇ SET NAIL AND TAG 'LS 5812'

**REFERENCES**

R 64/PM/96-98

**LEGEND**

- INTX INTERSECTION
- M MEASURED
- SP SINGLE PROPORTION
- T.P.E. TREE PLANTING EASEMENT

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

**LEGEND**

- FOUND 1" IRON PIPE WITH TAG 'LS 4845' PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED 'LS 5812' 'LS 5812'
- SET 5/8" REBAR WITH PLASTIC CAP 'LS 5812'
- ◇ SET NAIL AND TAG 'LS 5812'

**REFERENCES**

R 64/PM/96-98

**LEGEND**

- INTX INTERSECTION
- M MEASURED
- SP SINGLE PROPORTION
- T.P.E. TREE PLANTING EASEMENT

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

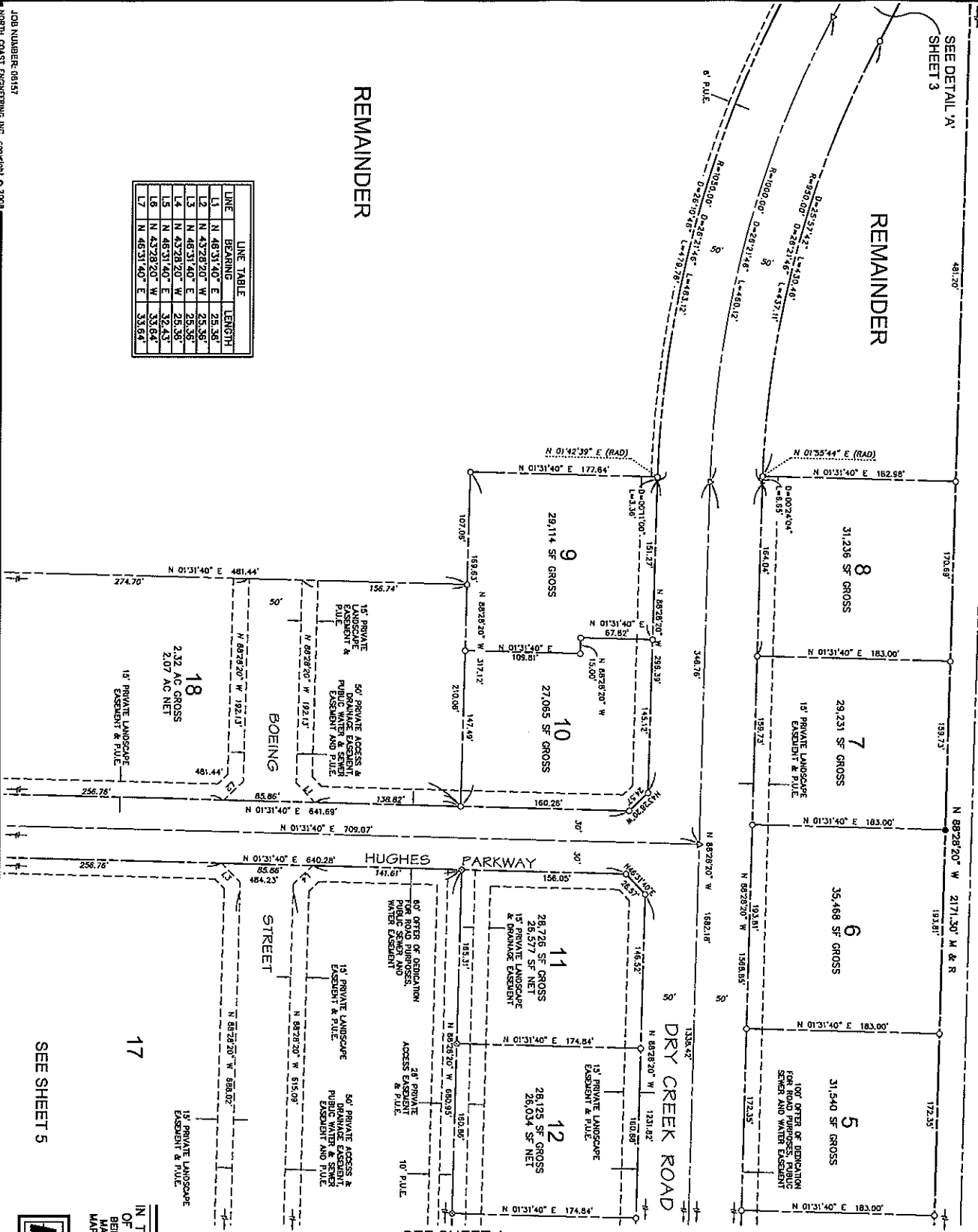


SEE DETAIL 'A'  
SHEET 3

REMAINDER

REMAINDER

LINE	BEARING	LENGTH
L1	N 48°31'40" E	25.36'
L2	N 43°28'20" W	25.36'
L3	N 48°31'40" E	25.36'
L4	N 43°28'20" W	25.36'
L5	N 48°31'40" E	32.43'
L6	N 43°28'20" W	33.64'
L7	N 48°31'40" E	33.64'



**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCELS 1 & 2, HAVING A BEARING OF N 88°31'24" W PER R.

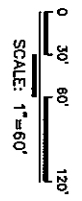
**LEGEND**

- FOUND 1" IRON PIPE WITH TAG 'LS 4845' PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED 'LS 5812 SET 5/8" REBAR WITH PLASTIC CAP 'LS 5812'
- SET MNL WITH TAG 'LS 5812'
- ⊙ INTERSECTION
- INX MEASURED
- M SINGLE PROPORTION
- SP TREE PLANNING EASEMENT
- T.P.E.

**REFERENCES**

R 644/PM/98-98

SEE SHEET 4



**TRACT 2772-1**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP PR 04-0078, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PAGES 98-99 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

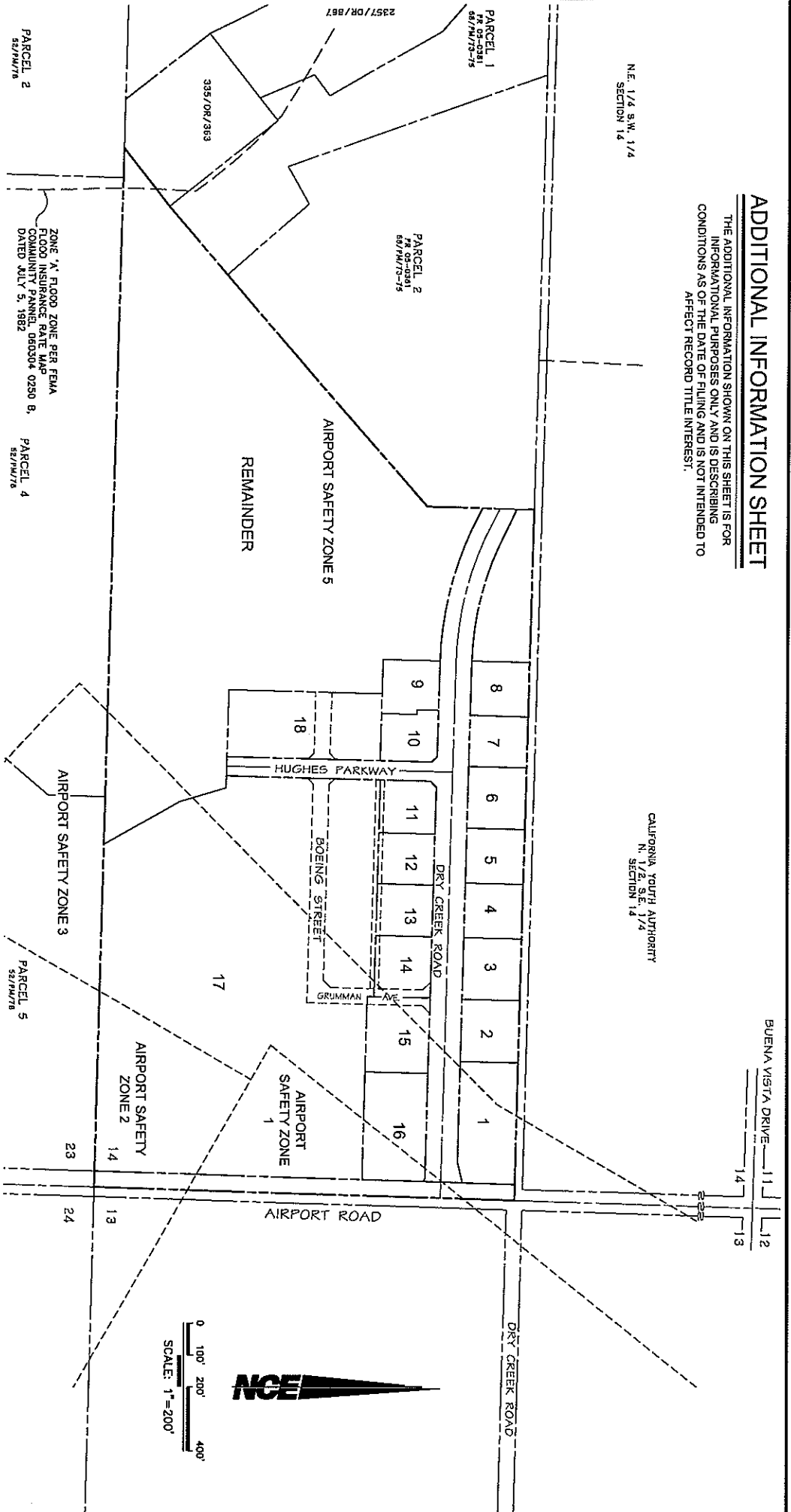
**NCE** NORTH COAST ENGINEERING INC.  
725 Overton Rd Suite B, Paso Robles, 239-3127

# ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN 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.

N.E. 1/4 S.W. 1/4  
SECTION 14

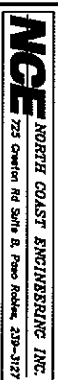
CALIFORNIA YOUTH AUTHORITY  
N. 1/2, S.E. 1/4  
SECTION 14



ZONE 'X' FLOOD ZONE PER FEMA  
FLOOD INSURANCE RATE MAP  
COMMUNITY PLAN, 060304 0250 B,  
DATED JULY 5, 1982

## TRACT 2772-1

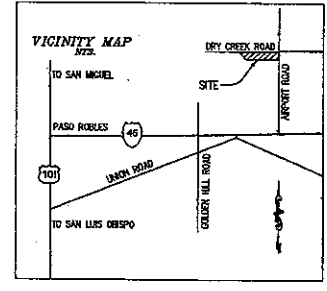
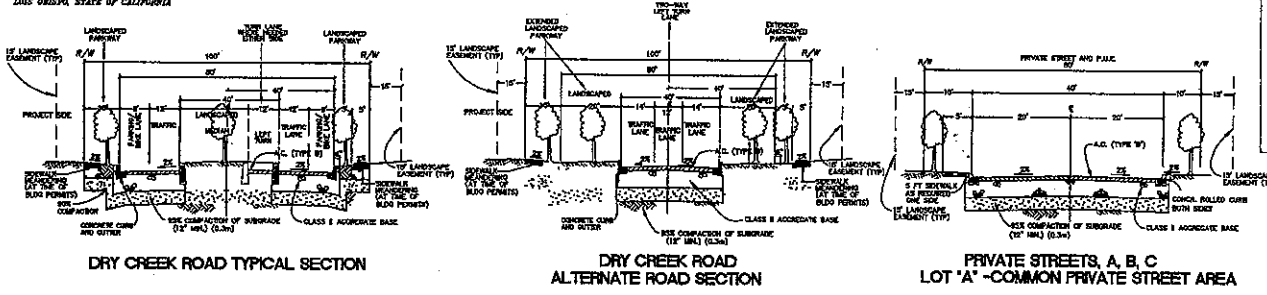
IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 04078, RECORDED IN BOOK 64 OF PARCEL MAPS, AT PARCEL 18, COUNTY OF SAN JOAQUIN, RECORDERS OF SAID COUNTY



TENTATIVE TRACT MAP 2772

TENTATIVE TRACT MAP 2772  
A SUBDIVISION OF PARCELS 1 AND 2 OF PR 04-078  
IN THE CITY OF EL PASO DE ROBLES

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF  
PARCELS 1 AND 2 OF PR 04-078 AS RECORDED IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA



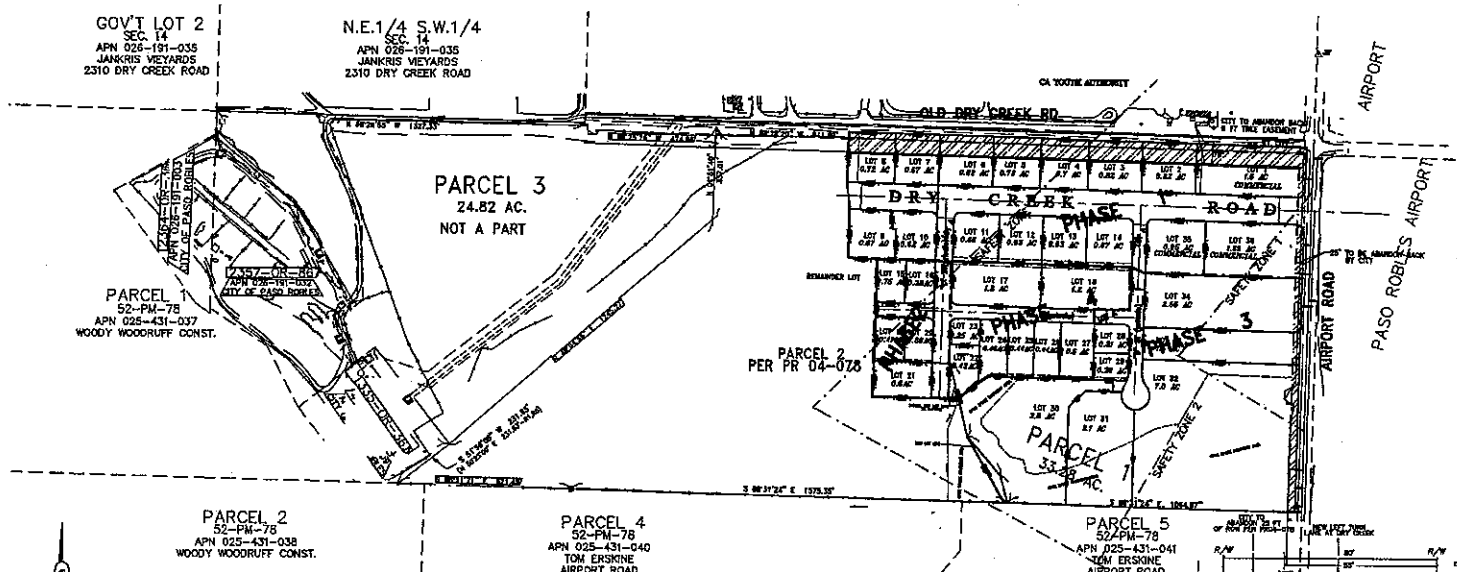
General Notes:

PROJECT - BUSINESS PARK  
PLANNED DEVELOPMENT AND  
SUBDIVISION.

PARCEL 1& A PORTION OF  
LOT 2 OF PARCEL MAP PR  
04-0078.

TOTAL ACREAGE OF  
DEVELOPMENT AREA  
= 36.55 AC

36 LOTS PLUS LOT "A" FOR  
PRIVATE STREETS, RANGING  
FROM 0.25 ACRES TO 7  
ACRES IN SIZE.



**OWNER'S STATEMENT**  
I HEREBY REQUEST APPROVAL OF THIS DIVISION OF REAL PROPERTY SHOWN ON THIS TENTATIVE MAP AND CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNERS AND THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JIM R. MCARTHY, REC 23467 DATE  
EXPIRES 05/31/2007

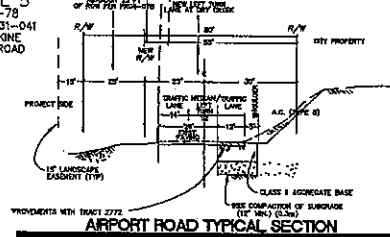
**GENERAL INFORMATION**

PROPERTY OWNERS: AIRPORT ROAD BUSINESS PARK MANAGEMENT LTD  
1000 MONTE MARINO BLVD, SUITE 200  
215 SILENT HOLLOW DR, PASO ROBLES, CA 95448

SITE ADDRESS: SOUTH WEST CORNER OF AIRPORT AND DRY CREEK ROADS, PASO ROBLES, CA 95448

ZONING: AP-70 GENERAL PLAN: DP

APN 025-431-038 REPRESENTATIVE: MCARTHY ENGINEERING 707 ORCHARD DR, PASO ROBLES, CA 95448



RECEIVED  
AUG 09 2006  
Engineering Division

Exhibit B  
Tentative Tract Map  
Tract 2772 & PD 05-016  
(Mondo)

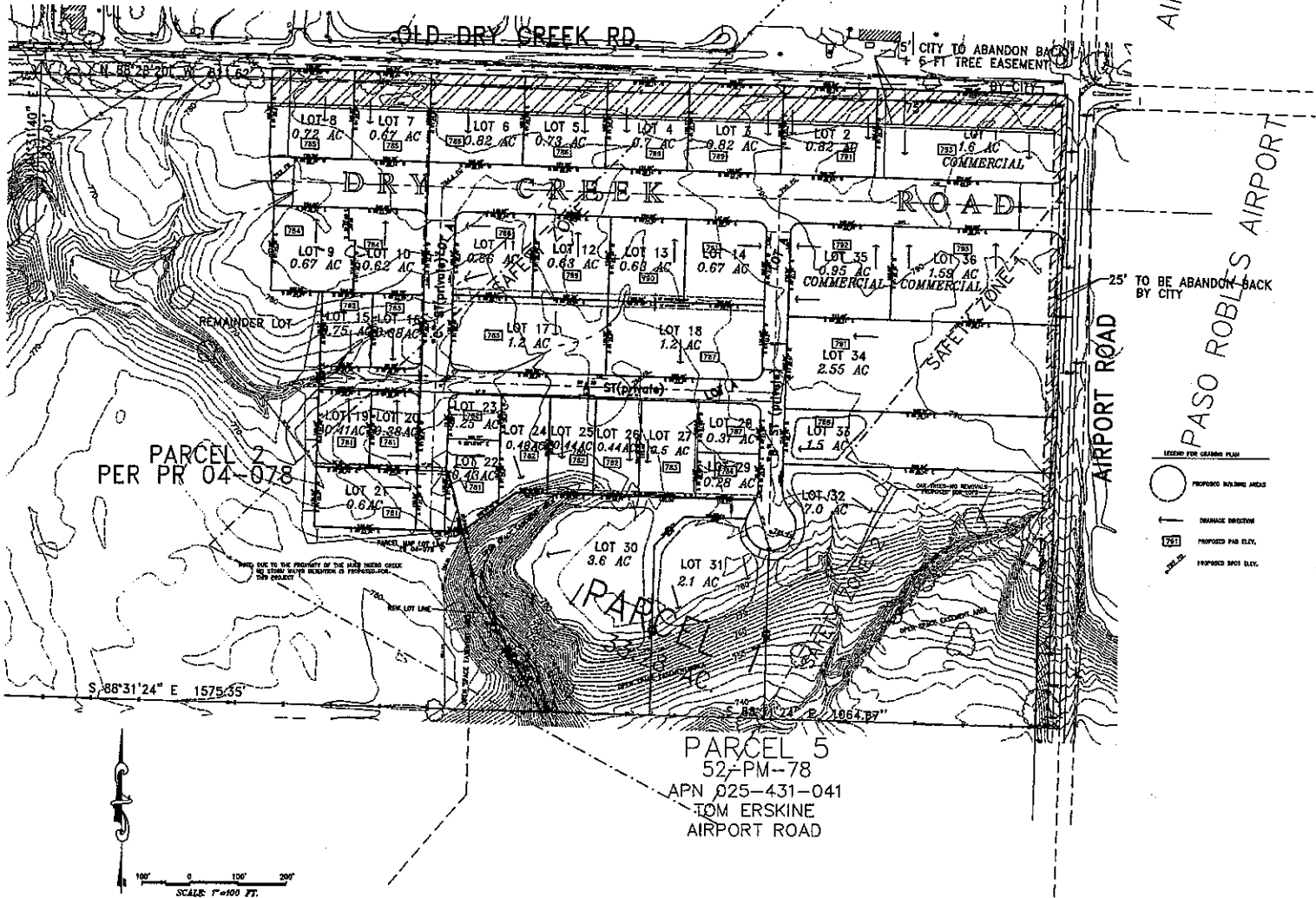
No.	Revision/Issue	Date

Project	Sheet
8-9-06	1 OF 7
Scale	1" = 100'


**TENTATIVE TRACT MAP 2772**  
 IN THE CITY OF EL PASO DE ROBLES  
 PRELIMINARY GRADING AND DRAINAGE PLAN

CA YOUTH AUTHORITY



AIRPG  
 PASO ROBLES AIRPORT  
 25' TO BE ABANDON BACK BY CITY

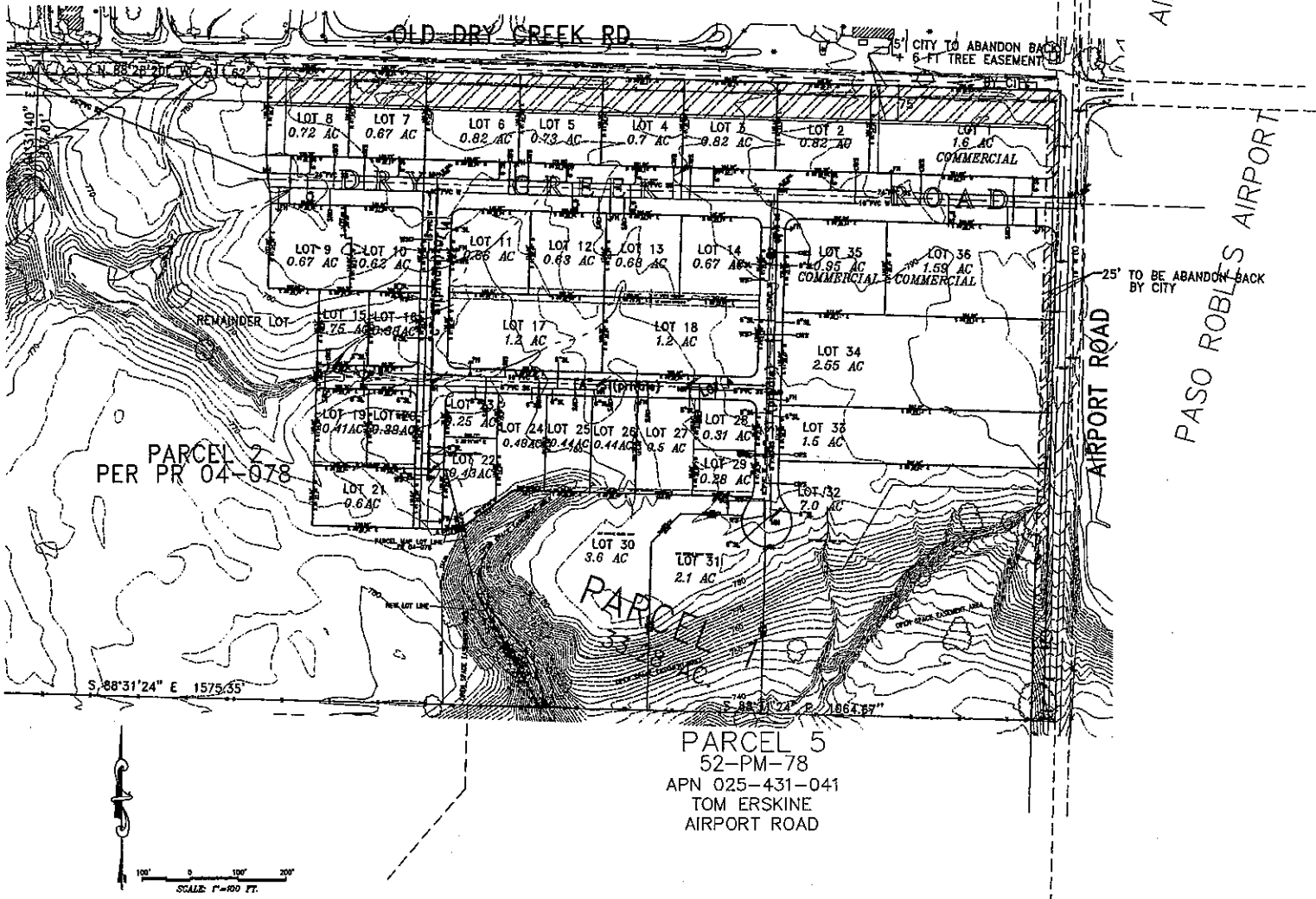
- LEGEND
- PROPOSED BUILDING AREA
  - DRAINAGE DIRECTION
  - PROPOSED PAV. SLAT.
  - PROPOSED SPOT ELEV.

General Notes		
No.	Revision/Issue	Date
 City of El Paso de Robles Planning Department 1000 Main Street El Paso de Robles, CA 94025		
TRACT 2772 AIRPORT ROAD BUSINESS PARK MANAGEMENT LLC BUSINESS PARK		
Project		
Date	8-9-06	2 OF 7
Scale	1" = 100'	

**Exhibit C**  
 Prelim. Grading/Drainage  
 Tract 2772 & PD 05-016  
 (Mondo)

**TENTATIVE TRACT MAP 2772**  
 IN THE CITY OF EL PASO DE ROBLES  
 PRELIMINARY UTILITY PLAN

CA YOUTH AUTHORITY



PARCEL 2  
 PER PR 04-078

PARCEL 5  
 52-PM-78  
 APN 025-431-041  
 TOM ERSKINE  
 AIRPORT ROAD

AIRPG  
 PASO ROBLES AIRPORT

General Notes		
No.	Revision/Issue	Date
AIRPORT ROAD BUSINESS PARK MANAGEMENT LLC UTILITY LAYOUT		
Sheet	Sheet	
8-9-06	3 OF 7	
1" = 100'		

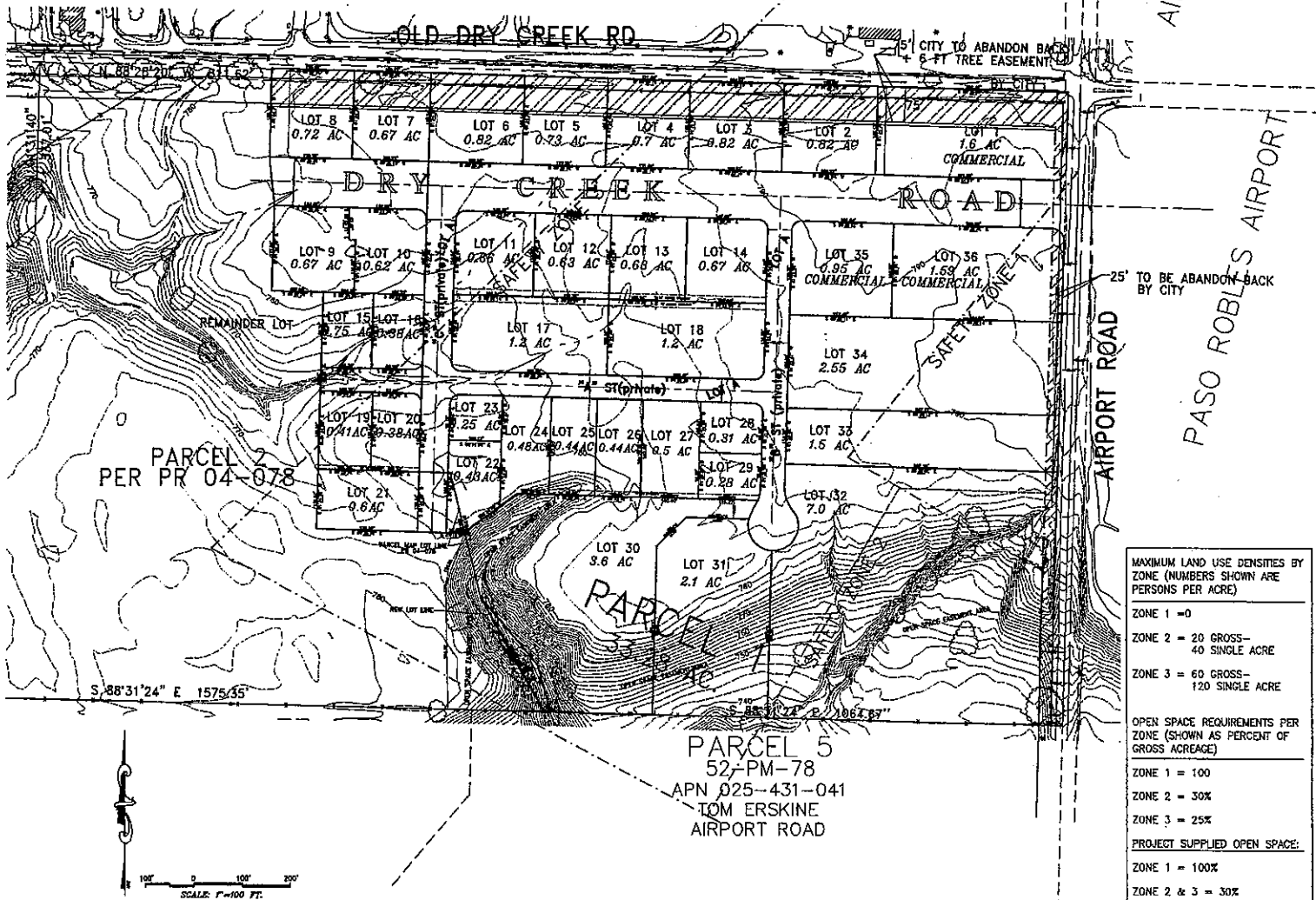
**Exhibit D**  
 Utility Layout Plan  
 Tract 2772 & PD 05-016  
 (Mondo)

# TENTATIVE TRACT MAP 2772

IN THE CITY OF EL PASO DE ROBLES

AIRPORT OVERLAY ZONES

CA YOUTH AUTHORITY

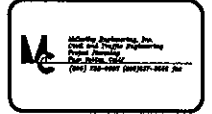


MAXIMUM LAND USE DENSITIES BY ZONE (NUMBERS SHOWN ARE PERSONS PER ACRE)	
ZONE 1	= 0
ZONE 2	= 20 GROSS- 40 SINGLE ACRE
ZONE 3	= 60 GROSS- 120 SINGLE ACRE
OPEN SPACE REQUIREMENTS PER ZONE (SHOWN AS PERCENT OF GROSS ACREAGE)	
ZONE 1	= 100
ZONE 2	= 30%
ZONE 3	= 25%
PROJECT SUPPLIED OPEN SPACE:	
ZONE 1	= 100%
ZONE 2 & 3	= 30%

- General Notes
- PROJECT - BUSINESS PARK
  - COMPLETE 3 LOT PARCEL MAP
  - PREPARE CONCEPTS FOR DEVELOPMENT OF PARCEL 1.
  - START ENVIRONMENTAL WORK FOR PARCEL ONE
  - KIT FOX STUDY - FISH AND GAME
  - BIOLOGY REPORT ON SITE
  - ARCHEOLOGIST REVIEW
  - TRAFFIC REPORT

- PERMITTED MANUFACTURING PER EACH AIRPORT ZONE TYPE: (NOTE: ALL USES ARE SUBJECT TO DENSITY RESTRICTIONS FOR EACH ZONE.)
- ZONE 1 - VERY RESTRICTED, NONE ALLOWED, PARKING OR OPEN SPACE ONLY.
- ZONE 2 - PARKING OR OPEN SPACE ONLY, SOME WAREHOUSING MAY BE PERMITTED BY CITY.
- ZONE 3 - INDOOR AND OUTDOOR FABRICATION ALLOWED, WAREHOUSE AND WHOLESALE DISTRIBUTING ALLOWED, COMMERCIAL RETAIL.

No.	Revision/Date	Date



AIRPORT ROAD BUSINESS PARK

Project	Sheet
8-9-06	4 OF 7
Scale: 1" = 100'	

**Exhibit E**  
**Airport Overlay Zones**  
**Tract 2772 & PD 05-016**  
**(Mondo)**

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF (AND ALL RECORDHOLDERS OF SECURITY INTEREST IN), AND ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECT SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND THE SEWER AND WATER EASEMENTS SO DESIGNATED ON THIS MAP AND ALL USES INCIDENT THERETO.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN PRIVATE LANDSCAPING EASEMENT FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS FOR THE USE AND BENEFIT OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, EASEMENTS FOR PUBLIC UTILITY PURPOSES DELINEATED ON SAID MAP AS "PUBLIC UTILITY EASEMENT" OR "P.U.E."

BY: HOGUE BROTHERS, INC., A CALIFORNIA CORPORATION

BY: \_\_\_\_\_  
PRINTED NAME AND TITLE

BY: AIRPORT ROAD BUSINESS PARK, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
PRINTED NAME AND TITLE

BY: DRY CREEK PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINTED NAME AND TITLE

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } s.s.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } s.s.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } s.s.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, APPROVE THE MAP OF PARCEL MAP PR 07-0298 SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC THE RIGHT-OF-WAYS FOR ROAD PURPOSES AND THE SEWER & WATER EASEMENTS TO THE TERMS OF OFFER OF DEDICATION BY THE PARTIES HAVING A RECORD TITLE INTEREST IN SAID LAND WITH THE FILING OF THIS MAP.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

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 JOHN MCCARTHY IN MAY OF 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL 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.

JOHN R. SANDERS L.S. 5812 DATE \_\_\_\_\_  
EXP. 6/30/08



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP ENTITLED PARCEL MAP PR 07-0298, THAT THE SUBDIVISION AS SHOWN 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: \_\_\_\_\_  
JOHN R. FALKENSTEN  
CITY ENGINEER  
CITY OF PASO ROBLES  
R.C.E. C33760 (EXP. 6/30/08)

**PLANNING COMMISSION STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR PARCEL MAP PR 07-0298 ON APRIL 22, 2008.

RONALD WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PARCEL MAPS AT PAGE \_\_\_\_\_, AT THE REQUEST OF JOHN R. SANDERS.

DOCUMENT NO. \_\_\_\_\_  
FEE: \_\_\_\_\_

JULIE L. ROEWALD  
COUNTY RECORDER DEPUTY RECORDER

**PARCEL MAP PR 07-0294**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



**TRUSTEE'S STATEMENT**

UNITED GENERAL TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-048084 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
 BY: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
 COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY 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 THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436, SUBSECTION (a-3-A-1) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN IN A FEE TITLE & SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

PACIFIC TELEPHONE & TELEGRAPH WHICH IS AUTHORIZED TO SERVE IN THE COUNTY OF SAN LUIS OBISPO AS EASEMENT HOLDERS PER THE DOCUMENTS RECORDED AUGUST 9, 1982 IN 1196/OR/110, AND APRIL 7, 1967 IN 1430/OR/742.

**TRUSTEE'S STATEMENT**

PACIFIC COAST NATIONAL BANK, TRUSTEE UNDER A DEED OF TRUST RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-022117 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
 BY: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA }  
 COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, 2008, BEFORE ME \_\_\_\_\_, WHO A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, 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 CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

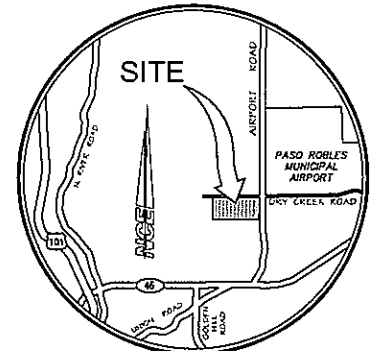
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_, CA. NOTARY EXPIRES \_\_\_\_\_ NOTARY COMMISSION NUMBER \_\_\_\_\_

**UNPLOTTABLE EASEMENTS**

THERE ARE CERTAIN UNPLOTTABLE EASEMENTS AFFECTING THIS PROPERTY:

PT&T EASEMENT PER 1430/OR/742



**VICINITY MAP**  
 NO SCALE

**PARCEL MAP PR 07-0294**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY





**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS ON THE SOUTH LINE OF LOT 17 OF TRACT 2772-1, BETWEEN TWO FOUND MONUMENTS HAVING A BEARING OF N 88°31'24" W PER R.

**LEGEND**

- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5812" OR NAIL & TAG "LS 5812" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- INTX INTERSECTION
- M MEASURED
- T.P.E. TREE PLANTING EASEMENT

PARCEL 2  
PR 05-0381  
68/PM/73-75

PARCEL 1  
PR 05-0381  
68/PM/73-75

REMAINDER  
29.11 AC GROSS  
27.96 AC NET



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	470.00'	02°43'07"	22.30'
C2	470.00'	07°54'11"	64.83'
C3	20.00'	82°05'49"	28.66'
C4	20.00'	111°04'58"	38.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°31'40" E	59.91'
L2	N 01°31'40" E	59.91'
L3	N 01°31'40" E	59.91'

335/OR/363

FOUND 5/8" REBAR  
"RCE 29743" PER  
52/PM/78

N 88°29'22" W 821.49' M & R

FOUND 6x8 CONCRETE  
MONUMENT SCRIBED 1/4" S"  
WITH SPIKE PER R

N 88°31'24" W 1562.72' M & R  
BASIS OF BEARINGS

**PARCEL MAP PR 07-0294**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK \_\_\_ OF MAPS, AT PAGES \_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**REFERENCES**

R XX/MB/XX-XX

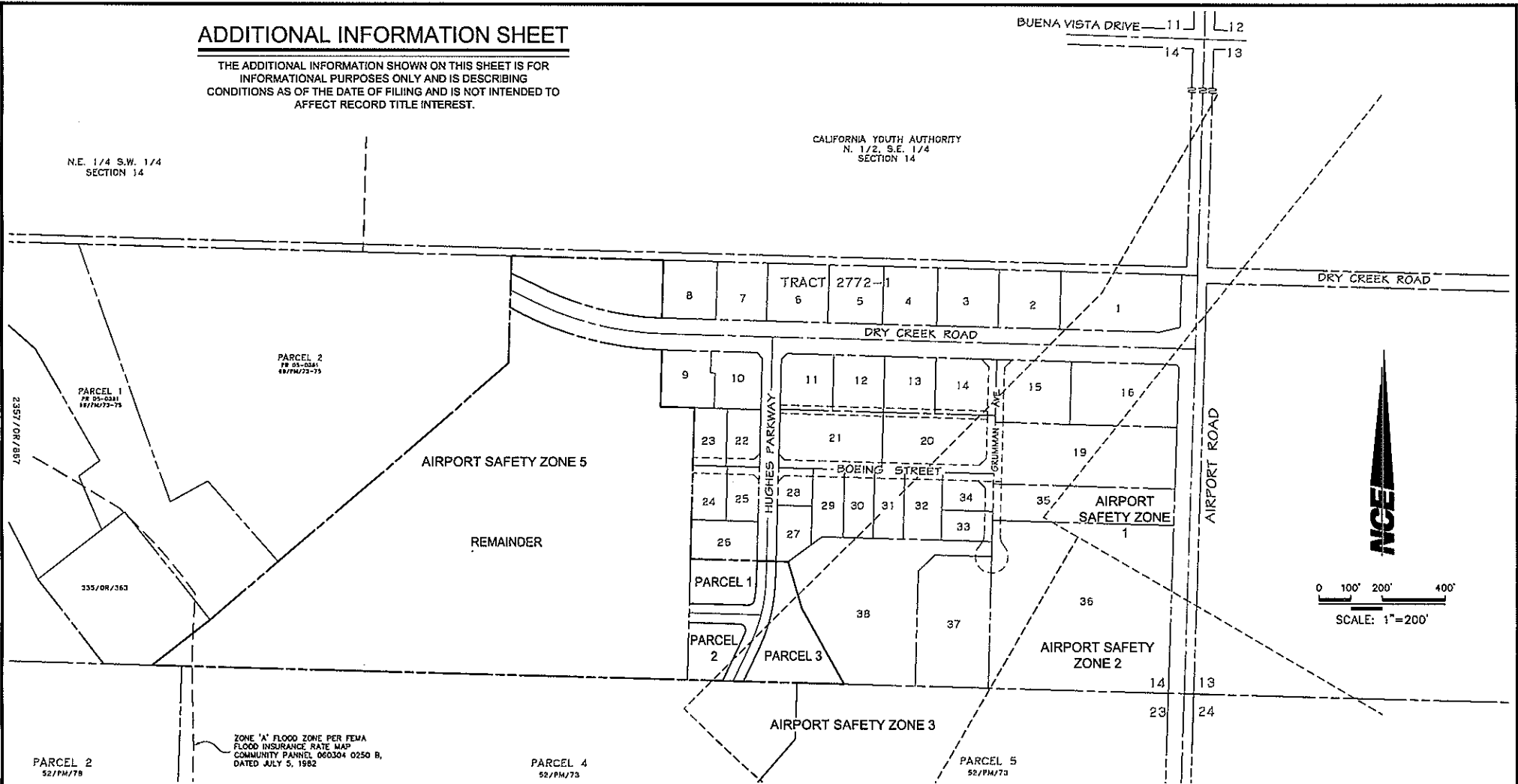
JOB NUMBER: 06157  
NORTH COAST ENGINEERING INC. copyright © 2008

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

SHEET 3 OF 4

# ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN 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.



## PARCEL MAP PR 07-0294

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK \_\_\_ OF MAPS, AT PAGES \_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



# CITY OF PASO ROBLES

## ENGINEER'S REPORT

### PASO ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1

#### ANNEXATION OF

TRACT 2772-1 TRACT 2772-2 AND PARCEL MAP PR 07-0294  
(AIRPORT BUSINESS PARK)

AS SUB-AREA 116

FISCAL YEAR 2009-2010



Intent Meeting: September 2, 2008  
Public Hearing: October 21, 2008



#### *Corporate Office*

27368 Via Industria  
Suite 110  
Temecula, CA 92590  
Tel: (951) 587-3500  
Tel: (800) 755-MUNI (6864)  
Fax: (951) 587-3510

#### *Office Locations*

Anaheim, CA	Orlando, FL
Lancaster, CA	Phoenix, AZ
Memphis, TN	Sacramento,
Oakland, CA	Seattle, WA

[www.willdan.com](http://www.willdan.com)

**ENGINEER'S REPORT AFFIDAVIT**

**Annexation of**

**Tract 2778-1, Tract 2772-2 and Parcel Map PR 07-0294  
Airport Business Park**

**to**

**Paso Robles Landscape and Lighting Maintenance District No. 1  
As Sub-Area 116- Airport Road Business Park**

**Establishment of Annual Assessments**

This Report outlines the proposed annexation of specific parcels of land (Assessor's Parcel Numbers 025-435-013 and 025-435-014) to the District; said parcels being comprised of the commercial developments known as the Airport Business Park that are identified as Tract 2772-1, Tract 2772-2, Parcel Map PR 07-0294 and associated undeveloped land (remainder parcels and open spaces) and for purposes of this Report is referred to as the Annexation Territory. The Annexation Territory shall be established as Sub-Area 116 within the District commencing with Fiscal Year 2009-2010 and shall be levied annual assessments connected therewith pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, and in compliance with the substantive and procedural requirements of Article XIIIID of the California State Constitution. This Report includes a description of the improvements, an assessment diagram, an estimate of the annual expenses and assessments proposed for said Annexation Territory. Reference is hereby made to the San Luis Obispo County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each parcel within the Annexation Territory. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

MuniFinancial  
Assessment Engineer  
On Behalf of the City of Paso Robles

By: \_\_\_\_\_  
Jim McGuire  
Senior Project Manager

By: \_\_\_\_\_  
Richard Kopecky  
R. C. E. # 16742

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## INTRODUCTION

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Pursuant to the provisions of the *Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the “1972 Act”), and in compliance with the substantive and procedural requirements of *Article XIID of the California State Constitution* (hereafter referred to as the “California Constitution”), the City Council of the City of Paso Robles, County of San Luis Obispo, State of California (hereafter referred to as the “City”), has previously formed and annually levied special benefit assessments within the **Paso Robles Landscape and Lighting Maintenance District No. 1** (hereafter referred to as the “District”) for the maintenance and operation of local street lighting and landscape improvements that provide special benefits to the properties therein. Within this District, numerous Sub-Areas have been established based on variations in the nature, location, and extent of the specific local improvements that provide special benefits to the properties within each of those Sub-Areas. In addition to the Sub-Area designations, thirteen (13) Zones have been established that are comprised of one or more of the District’s Sub-Areas based on similarity and/or shared special benefits from various improvements provided and maintained by the District. However, many of the District’s Sub-Areas are considered stand-alone Sub-Areas that have specific improvements that provide a direct and special benefit to only the developments and properties within those respective Sub-Areas.

This Engineer’s Report (“Report”) has been prepared in connection with the proposed annexation of specific parcels of land within the City (Assessor’s Parcel Numbers 025-435-013 and 025-435-014) to the District pursuant to *Chapter 2, Article 2* of the 1972 Act. These two parcels are comprised of the commercial developments identified as Tract 2772-1, Tract 2772-2, Parcel Map PR 07-0294 and associated undeveloped land (remainder parcel, airport safety zone, and/or open space) hereafter referred to collectively as “Airport Business Park Development”. Accordingly, the City Council has by resolution, initiated proceedings for the annexation of the parcels of land within the Airport Business Park Development to the District as Sub-Area 116 (new Sub-Area), and herein designated as:

### **Sub-Area 116 Airport Business Park**

(hereafter referred to as the “Annexation Territory”). This Report provides the required documentation that describes the Annexation Territory, the improvements and assessments related thereto as required pursuant to *Chapter 1, Article 4* of the 1972 Act and the provisions of the California Constitution. The approved development plans and specifications for the Airport Business Park Developments within the Annexation Territory are on file in the City’s Community Development Department, and by reference these plans and specifications are made part of this Report.

The City Council proposes to annex the parcels of land within the Annexation Territory to the District as Sub-Area 116, and to levy and collect annual assessments on the County tax rolls on parcels therein commencing in Fiscal Year 2009-2010, to fund the costs and expenses to service and maintain the local landscaping and lighting improvements that provide special benefits to those parcels including, but not limited to, the improvements constructed and installed in connection with the development of such properties.

This Report describes the Annexation Territory, the improvements, and the proposed assessments to be imposed upon properties in connection with the special benefits the properties will receive from the maintenance and servicing of the improvements. The annual assessments to be levied on such properties together with the assessment range formula, will provide the necessary funding for the continued operation and maintenance of local landscaping and lighting improvements installed in connection with the development of those properties and such assessments as described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of the California Constitution.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the San Luis Obispo County Assessor's Office. The San Luis Obispo County Auditor/Controller uses APNs and specific fund numbers to identify properties to be assessed on the tax roll for special benefit assessments.

Pursuant to the provisions of *Article XIII D, Section 4* of the California Constitution the City shall conduct a property owner protest ballot proceeding (referred to as "Ballot Proceeding") for the proposed levy of a new assessment as described in this Report. In conjunction with this Ballot Proceeding, the City Council will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the annexation, and the levy of the proposed new assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists:

*"A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property."*

After completion of the ballot tabulation, the City Council will confirm the results of the balloting. If majority protest exists, proceedings for the annexation and levy of assessments shall be abandoned. If tabulation of the ballots indicates that majority protest does not exist for the assessments and the assessment range formula presented and described herein, the City Council may approve this Report, as submitted or amended, order the annexation of the Annexation Territory to the District as Sub-Area 116, approve the assessment diagram contained herein; and order the improvements to be made. In such case, the assessments for the Annexation Territory for Fiscal Year 2009-2010, as outlined herein, shall be reviewed and confirmed by the City Council at the annual public hearing for the entire District. The annual assessments approved and adopted for Fiscal Year 2009-2010 at that conclusion of that public hearing shall be submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each affected parcel.

Each subsequent fiscal year, an engineer's report for the District shall be prepared and presented to the City Council. Said Report shall address any proposed changes to the improvements, budgets and assessments related to Sub-Area 116 for that fiscal year. The City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the levy of assessments.

This Report consists of five (5) parts:

## Part I

**Plans and Specifications:** A description of the boundaries of the Annexation Territory (Airport Road Business Park Development) and the proposed improvements associated with said Annexation Territory.

## Part II

**Method of Apportionment:** A discussion of benefits the improvements and services provide to properties within the Annexation Territory (Airport Road Business Park Development), and the method of calculating each property's proportional special benefit and annual assessment. This section also identifies and outlines an assessment range formula that provides for an annual adjustment to the maximum assessment rate that establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation without the added expense of additional balloting.

## Part III

**Budget:** An estimate of the annual costs to operate, maintain, and service the landscaping, lighting, and appurtenant facilities associated with the Annexation Territory including, but not limited to those improvements installed and constructed in connection with the development of properties therein. This budget includes an estimate of direct annual maintenance costs, installments for long term maintenance activities and incidental expenses authorized by the 1972 Act including, but not limited to, administration expenses and collection of appropriate fund balances. The maximum assessment rate identified in this budget and the amount to be balloted for each parcel with the Annexation Territory represents that parcel's proportional special benefit of the net annual costs to provide the improvements and excludes any costs that are considered general benefit or are funded by other revenue sources. The proposed maximum assessment rate identified in the budget of this Report establishes the initial maximum assessment for fiscal year 2009-2010 and shall be adjusted annually by the Assessment Range Formula described in Part II of this Report.

## Part IV

**Assessment Diagram:** A Diagram showing the exterior boundaries of the Annexation Territory that encompasses each parcel determined to receive special benefits from the improvements. Parcel identification, and the lines and dimensions of each lot and parcel of land within the Annexation Territory, is inclusive of all lots and parcels of land currently identified as Parcels 13 and 14 on Page 435 of Book 025 of the San Luis Obispo County Assessor's Parcel Maps, and shall include any subsequent subdivisions, lot line adjustments, development changes and/or parcel changes therein. Reference is hereby made to the San Luis Obispo County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the Annexation Territory, and for further reference, a boundary map of the Annexation Territory is provided in this section of the Report.



## Part V

**Assessment Roll:** A listing of the proposed assessment amount (initial maximum assessment amount) to be presented to the property owner(s) of record in the Ballot Proceedings required pursuant to the provisions of the California Constitution. The proposed maximum assessment amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment and the proposed initial maximum assessment rate. Each parcel's actual assessment amount for Fiscal Year 2009-2010 may be less than or equal to this adjusted maximum assessment and will be based on the budget and assessment rates approved and adopted by the City Council as part of the annual levy of assessments for the entire District prior to the submittal of such assessments to the County of San Luis Obispo for the 2009-2010 County Tax Rolls.

## PART I — PLANS AND SPECIFICATIONS

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### Description of the Annexation Territory

The Annexation Territory identified by this Report consists of the lots and parcels of land within the planned commercial development known as the Airport Road Business Park consisting of Tract 2772-1, Tract 2772-2, Parcel Map PR 07-0294 and associated undeveloped land (remainder parcel, airport safety zone, and/or open spaces). The Annexation Territory is generally located west of Airport Road and south of Dry Creek Road.

The Annexation Territory is currently identified as Parcels 13 and 14 on Page 435 of Book 025 of the San Luis Obispo County Assessor's Parcel Maps, totaling approximately seventy-eight acres (78.13). The current development plans for these two parcels include:

- ❖ Parcel 025-435-013 (approximately 38.77 acres):
  - Parcel Map PR 07-0294 consisting of three (3) planned commercial lots totaling approximately 2.59 net acres with 1.29 acres of roads and easements;
  - A remainder lot comprised of a portion of the new Dry Creek Road (approximately 1.06 acres) and approximately 33.83 acres of undeveloped land within the airport safety zone 5.
- Parcel 025-435-014 (approximately 39.36 acres):
  - Tract 2772-1 consisting of twenty (21) planned commercial lots totaling approximately 15.25 net acres with approximately 4.76 acres of roads and easements; and
  - Tract 2772-2 consisting of twenty (15) planned commercial lots totaling approximately 10.71 net acres with approximately 1.88 acres of roads and easements and 6.76 acres of open space.

The three commercial lots identified by Parcel Map PR 07-0294, comprises only a small portion of Parcel 025-435-013 and therefore this parcel shall be assessed based upon the net usable acreage (net acreage of the three planned commercial lots) with the **undeveloped portion** (remainder lot) not being assessed until such time that all or a portion of that remainder lot **has an approved development plan or is actually developed**. Similarly, Parcel 025-435-013 shall be assessed based upon the net usable acreage of the planned commercial lots identified for Tract 2772-1 and Tract 2772-2, and the remaining open space areas, roads and easements shall not be assessed.

## Improvements and Services

### **Improvements and Services Authorized by the 1972 Act**

As generally defined by the 1972 Act, the improvements and services applicable to Sub-Area 116 of the District (the Annexation Territory), may include one or more of the following:

- ❖ The installation or planting of landscaping;
- ❖ The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- ❖ The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- ❖ The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- ❖ The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- ❖ The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
  - Repair, removal, or replacement of all or any part of any improvements;
  - Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
  - Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
  - The removal of trimmings, rubbish, debris, and other solid waste;
  - The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
  - Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
  - Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- ❖ Incidental expenses associated with the improvements including, but not limited to:
  - The costs of the report preparation, including plans, specifications, estimates, diagram, and assessment;
  - The costs of printing and advertising, and publishing, posting and mailing of notices;
  - Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Costs associated with any elections held for the approval of a new or increased assessment.

## **Annexation Territory Improvements**

The properties and parcels within the Annexation Territory represent a new commercial development within the City with local landscaping and lighting improvements installed in connection with the development of such properties. The purpose of this annexation to the District is to ensure the appropriate and adequate maintenance, operation and servicing of those local landscaping and lighting improvements for which these properties proportionately share and receive special benefits. The improvements to be provided and maintained generally include median landscaping on Dry Creek Road and street lighting within and adjacent to the developments.

The maintenance and servicing of the improvements generally include, but are not limited to all materials, equipment, utilities, labor and incidental expenses including administrative expenses required for the annual operation, as well as the performance of periodic repairs, replacement and expanded maintenance activities as needed to provide for the growth, health, and beauty of landscaping and/or the proper operation and functioning of lighting, irrigation and drainage systems. Detailed maps and descriptions of the location and extent of the improvements to be maintained are on file at the City in the Community Development Department, and by reference are made part of this Report.

## **Landscape Improvements**

The local landscape improvements to be funded by the assessments may include, but are not limited to: turf; shrubs and plants; trees; ground cover (both hardscape and vegetation); weed and vector control; irrigation and drainage systems; related hardscapes and associated appurtenant facilities that have been or will be installed in connection with and/or for the direct and special benefit of the developments and properties within the Annexation Territory (Sub-Area 116), including but not limited to the :

- ❖ Landscaped median islands on Dry Creek Road totaling approximately 53,730 square feet of ground cover and shrubs, 32 California Sycamore trees, and 18 Live Oak trees located:
  - Between Airport Road and Grummar Avenue; and
  - Between Grummar Avenue and Hughes Parkway; and
  - From Hughes Parkway, west to the end of Tract 2772, spanning a distance of approximately 400 feet.

### **Public Street Lighting Improvements**

Local street lighting improvements to be funded by the annual assessments may include, but are not limited to: electrical energy; lighting fixtures; poles; meters; conduits; electrical cable and associated appurtenant facilities associated with the thirty-nine (39) local street lighting poles within and/or adjacent to Sub-Area 116 (the Annexation Territory) including:

- ❖ Within Tract 2772-1 and Tract 2772-2:
  - Eighteen (18) street lights located on both sides of Dry Creek Road between Airport Road and the western edge of Tract 2772; and
  - Five (5) street lights on Grumman Avenue; and
  - Nine (9) street lights on Boeing Street between Grumman Avenue and Hughes Parkway; and
  - Four (4) street lights on Hughes Parkway.
- ❖ Within Parcel Map PR 07-0294:
  - Two (2) street lights on Hughes Parkway.
  - One (1) street light on "A" Street (to be named later).

## PART II — METHOD OF APPORTIONMENT

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The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which includes the construction, maintenance, and servicing of public lights, landscaping, parks and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

*“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of the California Constitution. The formula used for calculating assessments in the Annexation Territory and ultimately Sub-Area 116, reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on the proportional special benefits to each parcel or lot.

### Benefit Analysis

The improvements to be maintained within the Annexation Territory (Sub-Area 116) of the District and for which properties shall be assessed resulted from the development of those properties and would otherwise not have been constructed and installed. Likewise, without such improvements and facilities the properties therein would not be developed to their fullest potential, consistent with the development plans and applicable portions of the City's General Plan. As such, these improvements were necessary, desired and required only for the orderly development of such properties and the ongoing maintenance and operation of such improvements would be necessary for the individual property owners even if such improvements were privately owned.

In reviewing the improvements associated with the Annexation Territory, the proximity of those improvements to each of the properties within these planned developments as well as nearby properties, it is clear that the reasons for installing and constructing such improvements and the need to maintain such improvements are exclusively the result of property development within the Annexation Territory. As such the condition of these improvements and the level of service associated with such improvements will directly affect only the properties within these developments and although the improvements are within public right-of-ways or easements that may be visible to the public at large, the construction and installation of these improvements were only necessary for the development of these properties and were neither required nor necessarily desired by any properties or developments outside these developments or the public at large. Therefore, any public access or use of these local improvements is directly associated with the properties themselves and therefore a direct special benefit to such properties and the improvements provide no measurable benefit (special or general) to properties outside the Sub-Area or to the public at large.

Therefore, the annual costs of ensuring the maintenance and operation of the improvements are considered entirely the financial obligation of the properties within the Annexation Territory, and such improvements provide a distinct and special benefit to only those properties.

## Assessment Methodology

The method of apportionment (also referred to as the “method of assessment”) established herein is based on the premise that each assessed parcel receives similar special benefits from the improvements considering their overall proximity to the improvements and land use (commercial use). It has been determined that the security, use, access, appearance and desirability of those properties is enhanced by the presence of adequate street lighting and well-maintained landscaping in close proximity to those properties and such enhancements are a direct and distinct special benefit to those properties.

Upon review of the proposed improvements, it has been determined that each of the planned commercial lots within the Annexation Territory will receive substantially similar special benefits from the improvements to be provided, but the proportionality of such benefits is best reflected by the net usable acreage (developed acreage) of each respective parcel or lot. Since the properties within the Annexation Territory (Sub-Area 116) will contain only commercial use properties, an acreage apportionment (size of the property) provides a reasonable proportionality of each parcel's special benefit compared to other parcels because it provides a combined comparison of each parcel's relative street frontage, potential trip generations and ultimate use and need for such improvements. The net-useable acreage of a parcel is the amount of acreage that is available for development, and excludes non-developable acreage such as open space area easements and major slopes. The following formula is used to arrive at the levy amount for each parcel within the Annexation Territory.

$$\frac{\text{Total Balance to Levy}}{\text{Total Net Useable Acres}} = \text{Levy per Net Useable Acre (Rate)}$$

$$\text{(Rate) x Parcel's Net-useable Acreage} = \text{Parcel Levy Amount}$$

Note: The Annexation Territory (Sub-Area 116) is currently identified by two Assessor's Parcel Numbers (025-435-013 and 025-435-014) that collectively represent thirty-nine (39) planned commercial lots, roads and undeveloped land (remainder lots and open space). The proportional special benefit to these parcels is based on the net acreage of the thirty-nine commercial lots rather than the two overall parcels.

The undeveloped portions of parcels 025-435-013 and 025-435-014 that are not contained within the approved Parcel Map PR 07-0294 or Tract 2772 (remainder lots and open space) shall be exempt from assessment unless and until such land is developed or has an approved development plan. At such time, the lots and parcels of land within those developments and/or planned developments shall be subject to annual assessment pursuant to the method of apportionment and the adjusted maximum assessment rate as described herein.

## Assessment Range Formula

It is recognized that the annual cost of providing the improvements (identified by various budgetary line items) will be impacted by inflation in subsequent years. In an effort to minimize this impact and ensure adequate funding in future years, a formula for an inflationary adjustment is included as part of the assessments to be presented to the property owner(s) of record within the Annexation Territory for approval. This formula, referred to as the "Assessment Range Formula", allows for annual inflationary adjustments to be made to budget and the resulting maximum assessment rate outlined in this Report for the Annexation Territory. This Assessment Range Formula is consistent with the inflationary adjustments previously approved for many of the existing Sub-Areas within the District.

The Assessment Range Formula provides for reasonable incremental increases to the maximum assessment rate each year for inflation without requiring the costly noticing and balloting procedures, which would otherwise add to the overall costs and assessments. The Assessment Range Formula provides for an annual adjustment to the Maximum Rate based on the percentage change in the Consumer Price Index reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers.

The Maximum Assessment Rate shall be adjusted annually, and is calculated independent of the Sub-Area's annual budget and proposed annual assessments. Commencing with Fiscal Year 2010/2011) and then each fiscal year thereafter, the Maximum Assessment Rate identified in this Report will be recalculated and a new Maximum Assessment Rate will be established for Sub-Area 116. Although the Maximum Assessment will increase each year, the actual levied assessments may be less than the maximum rate.



## PART III — BUDGET

The following budget outlines the estimated costs to maintain the planned improvements described in this Report and the resulting initial Maximum Assessment per net-useable acre (Maximum Assessment Rate) based on the planned development within the Annexation Territory.

BUDGET ITEMS	(Maximum) Total Budget Sub-Area 116
<b>DIRECT COSTS</b>	
Street Lighting (Energy, Maintenance & Repair)	\$ 7,215
Landscape Maintenance (Medians)	28,690
Landscape Water	6,720
Landscape Electricity	800
Landscape Materials & Miscellaneous Repairs	1,434
<b>Direct Costs (Subtotal)</b>	<b>44,859</b>
<b>ADMINISTRATION COSTS</b>	
District Administration	4,486
County Administration Fee	78
<b>Total Administration Expenses</b>	<b>4,564</b>
<b>LEVY ADJUSTMENTS</b>	
Operational Reserves & Rehab	5,918
Contributions from General Fund	-
<b>Total Levy Adjustments</b>	<b>5,918</b>
<b>Balance to Levy</b>	<b>\$ 55,341</b>
<b>Balloted Amount</b>	<b>\$ 55,387</b>
<b>SUB-AREA STATISTICS</b>	
Total Parcels	2
Total Assessable Lots	39
Total Net-useable Acres (Assessed Acres)	28.55
Total Acreage	78.13
<b>Proposed Levy per Assessed Acre</b>	<b>\$ 1,938.38</b>
<b>Proposed Maximum Rate per Assessed Acre</b>	<b>\$1,940.00</b>

## **PART IV — ASSESSMENT DIAGRAM**

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The parcels within the Annexation Territory consist of all lots and parcels of land within and associated with the planned commercial development known as Airport Road Business Park. The Annexation Territory covers approximately seventy-eight acres (78.13 acres) within the City of Paso Robles.

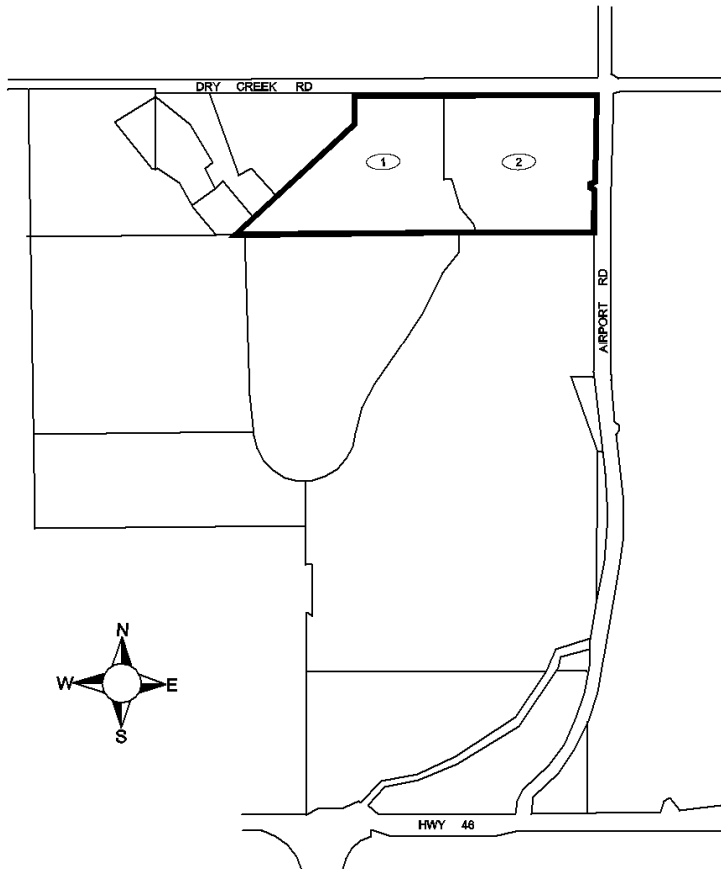
The parcels of land within the Annexation Territory are inclusive of San Luis Obispo County Assessor's Parcel Map Book 025; Page 435; Parcels 13 and 14 and by reference this map and lines and dimensions described therein are made part of this Report. The Annexation Territory is comprised of Tract 2772-1 Tract 2772-1 and Parcel Map PR 07-0294 which has a total of thirty-nine (39) planned commercial lots, with the remaining acreage currently being designated as remainder parcels (undeveloped land) and open space area.

The following page provides a boundary map that displays parcels within and associated with Airport Road Business Park, as the same existed at the time this Report was prepared. The combination of this map and the assessment roll contained in this Report constitute the Assessment Diagram for the Annexation Territory and the newly established Sub-Area 116 as part of this annexation proceeding.

**PROPOSED BOUNDARIES OF THE ANNEXATION OF AIRPORT ROAD BUSINESS PARK  
(TENTATIVE TRACT MAP 2772 AND PARCEL MAP PR 07-0294)  
AS SUB-AREA 116 INTO THE  
PASO ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1**

SHEET 1 OF 1

CITY OF PASO ROBLES  
COUNTY OF SAN LUIS OBISPO  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS \_\_\_\_\_ DAY OF  
2008.

CITY CLERK  
CITY OF PASO ROBLES

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN LUIS OBISPO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE SAN LUIS OBISPO COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAIL CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

**LEGEND**

 ANNEXATION BOUNDARY

 MAP REF. NO.

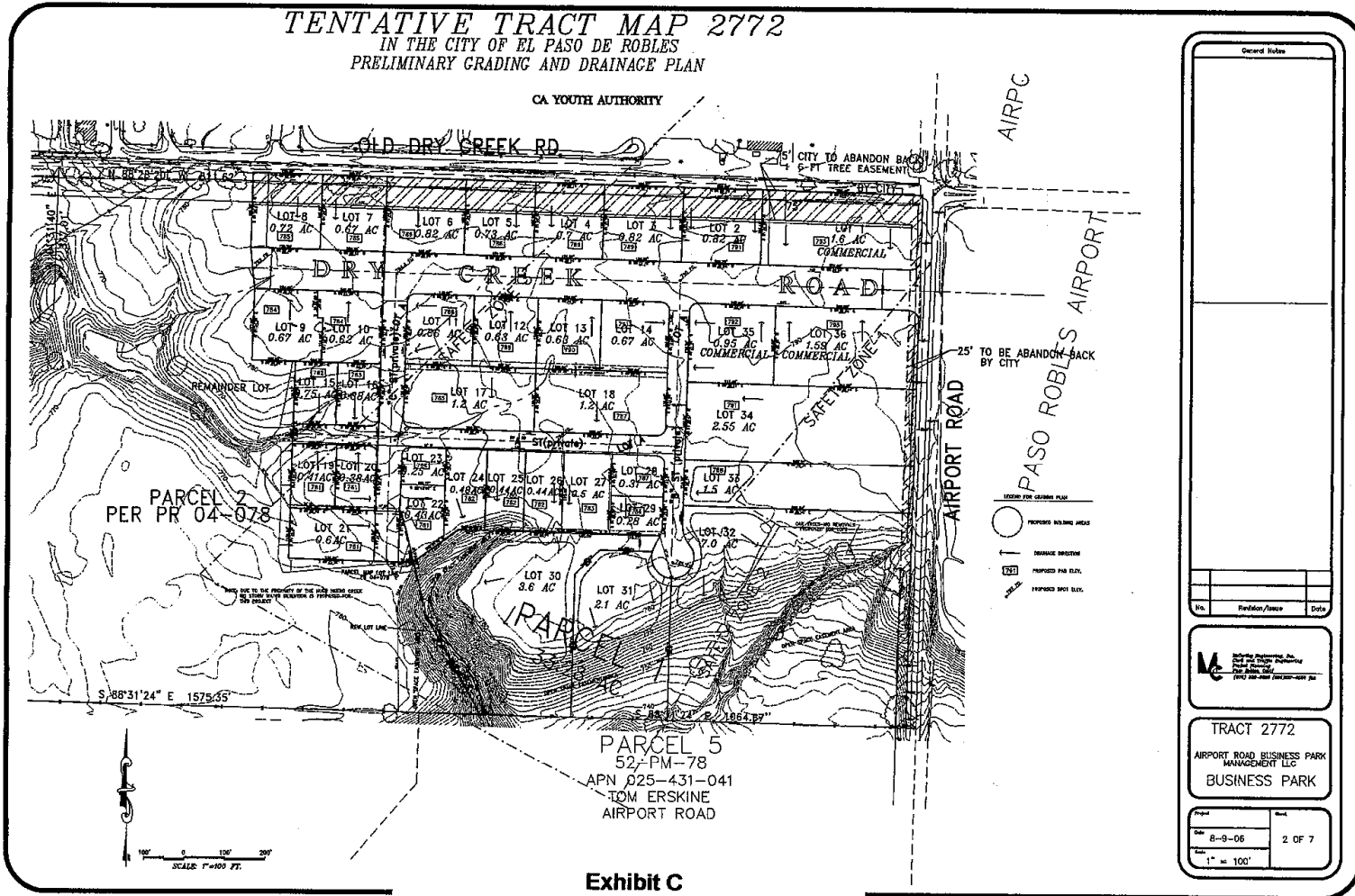
MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	025-435-013
2	025-435-014



27368 Via Industria, Suite 110  
Temecula, California 92590-3981  
(951) 987-5500 Fax (951) 987-3810

**TENTATIVE TRACT MAP 2772**  
 IN THE CITY OF EL PASO DE ROBLES  
 PRELIMINARY GRADING AND DRAINAGE PLAN

CA YOUTH AUTHORITY



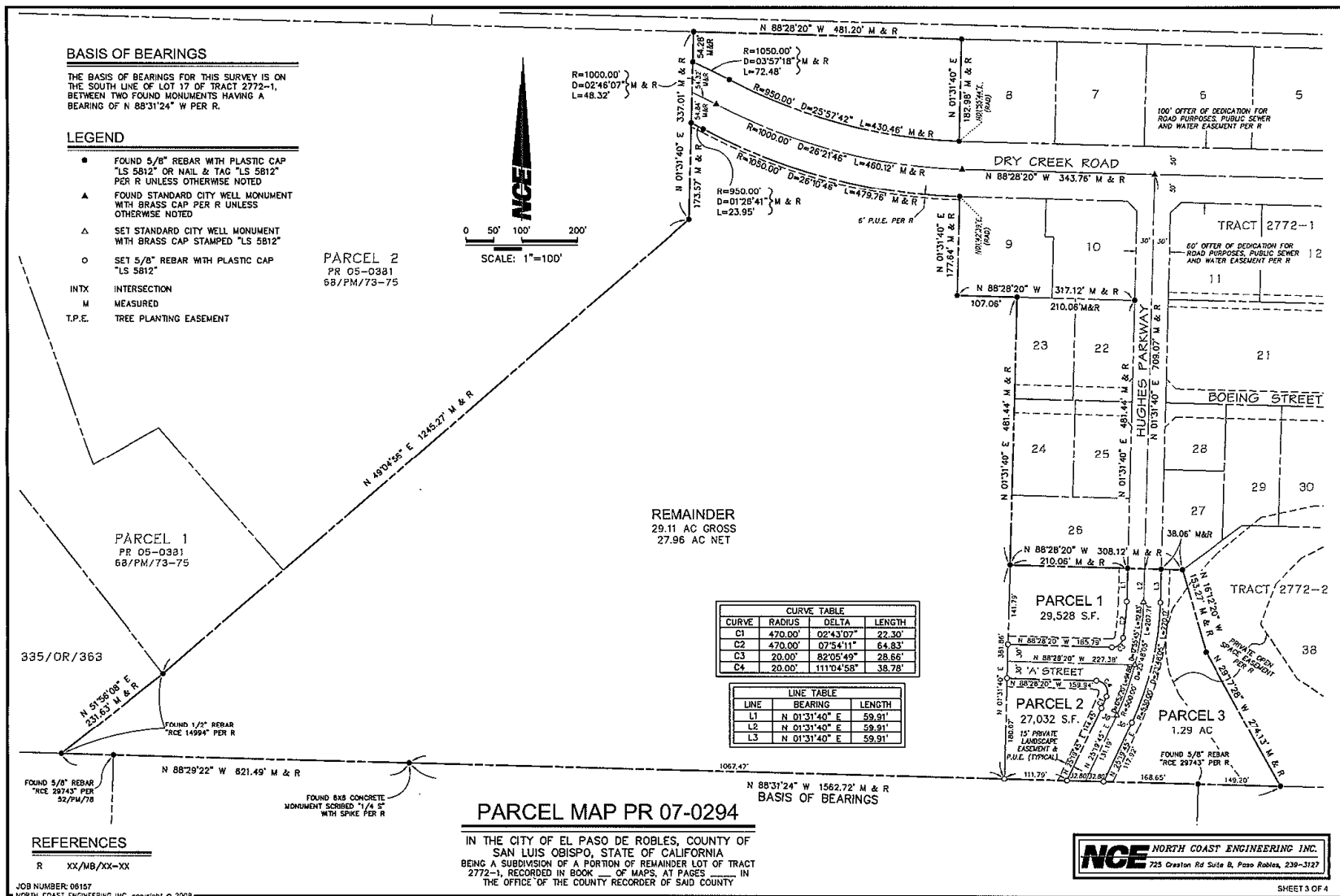
**Exhibit C**  
 Prelim. Grading/Drainage  
 Tract 2772 & PD 05-016  
 (Mondo)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS ON THE SOUTH LINE OF LOT 17 OF TRACT 2772-1, BETWEEN TWO FOUND MONUMENTS HAVING A BEARING OF N 88°31'24" W PER R.

**LEGEND**

- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 5812" OR NAIL & TAG "LS 5812" PER R UNLESS OTHERWISE NOTED
- ▲ FOUND STANDARD CITY WELL MONUMENT WITH BRASS CAP PER R UNLESS OTHERWISE NOTED
- △ SET STANDARD CITY WELL MONUMENT WITH BRASS CAP STAMPED "LS 5812"
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5812"
- INTX INTERSECTION
- M MEASURED
- T.P.E. TREE PLANTING EASEMENT



PARCEL 2  
PR 05-0381  
68/PM/73-75

PARCEL 1  
PR 05-0381  
68/PM/73-75

REMAINDER  
29.11 AC GROSS  
27.96 AC NET

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	470.00'	02°43'07"	22.30'
C2	470.00'	07°54'11"	64.83'
C3	20.00'	82°05'49"	28.66'
C4	20.00'	111°04'58"	38.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°31'40" E	59.91'
L2	N 01°31'40" E	59.91'
L3	N 01°31'40" E	59.91'

**PARCEL MAP PR 07-0294**

IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF REMAINDER LOT OF TRACT 2772-1, RECORDED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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

**REFERENCES**  
R XX/MB/XX-XX

JOB NUMBER: 06157  
NORTH COAST ENGINEERING INC. copyright © 2008

SHEET 3 OF 4

## **PART V — ASSESSMENT ROLL**

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Parcel identification for each lot or parcel within the Annexation Territory is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office. A listing of the existing parcels (APNs) to be assessed within this Annexation Territory, along with the Maximum Assessment (Amount to be balloted) is provided herein:

APN	Tract	Acreage	Land Use	Estimated Net Useable Acres	(Balloted) Maximum Assessment
025-435-013	PM 07-0294	38.77	Commercial	2.59	\$ 5,024.60
025-435-014	TR 2772	39.36	Commercial	25.96	\$ 50,362.40
<b>Totals:</b>		<b>78.13</b>		<b>28.55</b>	<b>\$ 55,387.00</b>

If any APN submitted for collection of the assessments is identified by the County Auditor/Controller of the County of San Luis Obispo to be an invalid parcel number for any fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved and adopted by the City Council.

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**

RESOLUTION NO. 08-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES,  
INITIATING PROCEEDINGS FOR THE ANNEXATION OF TRACT 2772-1,  
TRACT 2772-2 AND PARCEL MAP PR 07-0294 TO THE PASO ROBLES  
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1; AND THE  
LEVY AND COLLECTION OF ASSESSMENTS RELATED THERETO  
COMMENCING WITH FISCAL YEAR 2009/2010

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WHEREAS, the City Council of the City of Paso Robles (the "City") has by previous resolutions established and levied annual assessments for the Paso Robles Landscape and Lighting District No. 1 (hereinafter referred to as the "District"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (hereinafter referred to as the "Act") that provides for the collection of assessments by the County of San Luis Obispo on behalf of the City to pay for the annual maintenance and servicing of local landscaping and lighting improvements and facilities related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the annexation of Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294 (hereinafter referred to as the "Annexation Territory"), to the District as Sub-Area 116, and to levy and collect annual assessments against lots and parcels of land within the Annexation Territory commencing in fiscal year 2009/2010 to pay for the operation, maintenance and servicing of local landscaping and lighting improvements, and appurtenant facilities related thereto that will provide special benefits to those properties pursuant to the Act and the provisions of the California Constitution Article XIID (hereafter referred to as the "California Constitution"); and,

WHEREAS, the City has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annexation of the Annexation Territory, the establishment of annual assessments, and to prepare and file an Engineer's Report with the City Clerk in accordance with Chapter 4 Article 2 of the Act and the provisions of the California Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF EL PASO de ROBLES AS FOLLOWS:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Annexation Territory: The territory of land to be annexed to the District is inclusive of San Luis Obispo County Assessor's Parcel Numbers 025-435-013 and 025-435-014, which incorporates all of the lots and parcels of land within the commercial developments designated as Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294, as well as the surrounding undeveloped land (remainder parcels and/or open space areas) associated with such developments.

SECTION 3. Improvements: The proposed improvements and services to be provided and for which properties shall be assessed, include but are not limited to the regular maintenance, operation and incidental expenses related to the local landscaping and lighting improvements within the public right-of-ways or easements associated with the development of properties within the Annexation Territory and subsequently Sub-Area 116 of the District which may include but are not limited to local: landscaped medians, parkways, slopes, drainage facilities, open space and other public areas; and street lighting improvements which shall be maintained by the City for the special benefit of the properties therein. The Engineer's Report to be prepared in connection with these proceedings shall provide a more detailed description of the improvements and associated costs.

SECTION 4. Assessments: The City Council hereby determines that in order to provide an appropriate level of maintenance and related services and activities for the improvements within the Annexation Territory as generally described in section 3 of this resolution, it is necessary to levy annual special benefit assessments on the lots and parcels within the Annexation Territory identified in section 2, commencing in fiscal year 2009/2010.

SECTION 5. Engineer's Report: The City Council hereby orders the Assessment Engineer to prepare and file with the City Clerk an Engineer's Report concerning the proposed annexation of the Annexation Territory to the District, and the proposed levy of special benefit assessments for properties beginning the fiscal year commencing July 1, 2009 and ending June 30, 2010., in accordance with Chapter 3 Section 22622 of the Act. Said Engineer's Report shall establish the estimated budget of anticipated expenses and the resulting proposed maximum assessments including an annual inflationary adjustment, that will be necessary to provide ongoing funding for the maintenance and servicing of the improvements being proposed; and the assessments so described may only be imposed pursuant to the provisions of the Act and the California Constitution, Article XIII D.

BE IT FURTHER RESOLVED that the City Clerk of the City of Paso Robles cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 16th day of September, 2008 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



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**

RESOLUTION NO. 08-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES, DECLARING ITS INTENTION TO ANNEX TRACT 2772-1, TRACT 2772-2 AND PARCEL MAP PR 07-0294 TO THE PASO ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1; AND DECLARING ITS INTENTION TO CONDUCT A PROPERTY OWNER PROTEST BALLOT PROCEEDING ON THE MATTER OF THE NEW ASSESSMENTS RELATED THERETO COMMENCING WITH FISCAL YEAR 2009/2010

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WHEREAS, the City Council of the City of Paso Robles (the "City") pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2, Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "Act"), did by previous Resolution, initiate proceedings for the annexation of Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294 (hereinafter referred to as the "Annexation Territory") to the Paso Robles Landscape and Lighting Maintenance District No. 1 (hereafter referred to as the "District"), and the proposed levy and collection of annual special benefit assessments related thereto commencing in Fiscal Year 2009/2010; and,

WHEREAS, the City Council desires to annex to the District as Sub-Area 116 the Annexation Territory, and to levy and collect annual assessments against lots and parcels of land within said territory to pay the cost and expenses related to the maintenance, servicing and operation of local landscaping and lighting improvements that provide special benefits to the parcels of land therein as authorized by the Act and the provisions of the California Constitution Article XIID (hereafter referred to as the "California Constitution"); and,

WHEREAS, the Assessment Engineer of Work has prepared and filed with the City Clerk an Engineer's Report (hereafter referred to as the "Report") in connection with such annexation proceedings and the proposed levy of assessments commencing with fiscal year 2009/2010 (said fiscal year beginning July 1, 2009 and ending June 30, 2010); in accordance with the Act and the California Constitution; and said Report has been presented to the City Council.

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

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Annexation Territory: The territory of land to be annexed to the District is inclusive of San Luis Obispo County Assessor's Parcel Numbers 025-435-013 and 025-435-014, which incorporates all of the lots and parcels of land within the commercial developments designated as Tract 2772-1, Tract 2772-2 and Parcel Map PR 07-0294, as well as the surrounding undeveloped land (remainder parcels and/or open space areas) associated with such development.

SECTION 3. Improvements: The proposed improvements and services to be provided and for which properties shall be assessed, include but are not limited to the regular maintenance, operation and incidental expenses related to the local landscaping and lighting improvements within the public right-of-ways or easements associated with the development of properties within the Annexation Territory which may include but are not limited to local: landscaped medians, parkways, slopes, drainage facilities, open space and other public areas; and street lighting improvements which shall be maintained by the City for the special benefit of the properties therein. The Engineer's Report to be prepared in connection with these proceedings shall provide a more detailed description of the improvements and associated costs.

SECTION 4. Engineer's Report: The Report as presented consists of the following:

- 4a) A Description of the Improvements (Plans and Specifications); and,
- 4b) The Method of Apportionment that details the method of calculating the proportional special benefits and the annual assessment obligation for each affected parcel including a description of an "Assessment Range Formula" that provides for an annual inflationary adjustment to the maximum assessment rate; and,
- 4c) The estimated annual costs and expenses to provide the improvements (Budget) that establishes the proposed initial "Maximum Assessment Rate"; and,
- 4d) An Assessment Diagram (Boundary Map); and,
- 4e) An Assessment Roll containing the assessment to be levied for each Assessor Parcel Number within the Annexation Territory based on the maximum assessment rate and method of apportionment described therein.

SECTION 5. Report Approval: The Report presented is hereby approved on a preliminary basis as submitted or amended by direction of this City Council, and is hereby ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 6. Intention: The City Council hereby declares its intention to annex the territory of land designated as the Annexation Territory to the District as Sub-Area 116, and to levy and collect annual assessments against parcels of land within said territory to fund the ongoing cost and expenses of maintaining, operating and servicing the improvements determined to be of special benefit to the parcels of land therein as outlined in the Report prepared in connection therewith, commencing with fiscal year 2009/2010; and,

The City Council further declares its intention to conduct a public hearing regarding the annexation of the Annexation Territory to the District, and the proposed levy of assessments connected therewith; and calls for a property owner protest balloting proceeding in accordance with the provisions of the California Constitution Article XIIIID. The City Council finds that the public's best interest requires such action and levy of assessments.

SECTION 7. Public Hearing: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the Annexation Territory in accordance with Government Code, Section 54954.6 and California Constitution, Article XIID, Section 4(e); and,

Notice is hereby given that a public hearing on these matters will be held by the City Council on Tuesday, October 21, 2008 at 7:30 P.M., or as soon thereafter as feasible in the City Council Chambers, located at 1000 Spring Street, Paso Robles CA 93446. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.

SECTION 8. Assessment Balloting: Pursuant to Article XIID of the California Constitution, an assessment ballot proceeding is hereby called on the matter of confirming the proposed assessments for the Annexation Territory. The ballots and notices so authorized shall be distributed by first class mail to the property owners of record as of the last County equalized roll, and property owner or owners of each affected parcel may return the ballot by mail or in person to the City Clerk not later than the conclusion of the public hearing for these matters.

SECTION 9. Notice and Ballots: The City Council hereby authorizes and directs the City Clerk or their designee to prepare and mail notice of the Public Hearing and property owner protest ballots to the property owners of record regarding the proposed assessments including the assessment range formula as outlined in the Report, for return receipt prior to the date and time of the public hearing set forth in this Resolution; and,

The notice of the hearing and ballot shall be distributed by first class mail to the property owner(s) of record for each parcel within the Annexation Territory subject to an assessment, not less than 45 days before the date of the public hearing pursuant to the California Constitution.

SECTION 10. Protest Proceedings: The property owner protest ballot proceeding conducted for the Annexation Territory shall constitute the property owners' approval or rejection of the annual levy of assessments and assessment range formula described in the Report presented and previously approved by the City Council. Each property owner may return the ballot by mail or in person to the City Clerk no later than the conclusion of the public hearing scheduled for Tuesday, October 21, 2008. After the close of the Public Hearing, pursuant to Section 4 (e) of the California Constitution, the City Clerk or their designee shall open and tabulate the ballots returned to determine if majority protest exists. Only those ballots issued by or on behalf of the City and signed by the property owner of record or authorized representative, shall be considered as valid ballots and shall be weighted according to the proportional financial obligation of each affected property. Majority protest exists if, upon the conclusion of the hearing, valid ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment; and,

In addition to the ballot proceedings, property owners may also file a separate written protest with the City Clerk prior to the conclusion of the hearing, or having previously filed such protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and shall contain a description sufficient to identify the property owned by such property owner. At the public hearing, all interested persons shall be afforded the opportunity to hear and be heard.

BE IT FURTHER RESOLVED that the City Clerk of the City of Paso Robles cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 16th day of September, 2008 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