

**TO:** James L. App, City Manager  
**FROM:** Ron Whisenand, Community Development Director  
**SUBJECT:** Approval of Final Map of Tract 2609, (Harrod) for Recordation and Execution of Subdivision Improvement Agreement  
**DATE:** September 19, 2006

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**Needs:** That the City Council consider taking a series of steps toward recordation of the Final Tract Map for Tract 2609, a residential subdivision.

- Facts:**
1. The applicant, Mike Harrod has requested that Tract 2609 be authorized by the City for recordation. Tract 2609 is a 20-lot subdivision (with three additional open space lots) of an 8.51-acre site located along Meadowlark Road, between Beechwood Drive and Oriole Way (see Attachment 1).
  2. The required public improvements have been completed, and the applicants have signed a Subdivision Improvement Agreement warranting the construction of these improvements for a one-year period. Maintenance bonds have been submitted and placed on file in the office of the City Engineer.
  3. The applicants have signed a petition and voted in favor of annexation into the Landscape and Lighting District.

**Analysis  
and**

**Conclusion:** Tract 2609 was originally approved by the Planning Commission on November 23, 2004.

The property involved in Tract 2609 formed the original Community Facilities District 2005-01, recorded in March, 2005.

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

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

**Policy**

**Reference:** General Plan  
California Government Code Section 66462 (“Subdivision Map Act”)  
Paso Robles Municipal Code Section 22.16.160

**Fiscal**

**Impact:** none with implementation of the Community Facilities District

**Options:** That the City Council accept the subject map and agreement by taking the following actions:

- a. **(1)** Adopt Resolution No. 06-xx authorizing the recordation of Tract 2609, a 20-lot subdivision with three additional open space lots located along Meadowlark Road, between Beechwood Drive and Oriole Way, and authorizing the Mayor to execute the Subdivision Improvement Agreement warranting the construction of the subdivision improvements for a period of one year; and
- (2)** Adopt Resolution No. 06-xx annexing Tract 2609 into the Landscape and Lighting District.
- b. Amend, modify or reject the above option.

Attachments: (3)

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

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND ALL LEGAL HOLDERS OF SECURITY INTEREST IN, AND ALL PARTIES HAVING ANY RECORDABLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AND PROJECTIONS SHOWN ON THIS MAP, AND THAT EACH OF US DOES HEREBY CONSENT TO THE FILING AND/OR RECORDEMENT OF THIS MAP.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND THE EASEMENTS FOR DRAINAGE, WATER, SEWER AND LANDSCAPE PURPOSES SHOWN ON THIS MAP AND ALL USES INCIDENT THEREIN.

WE ALSO HEREBY DEDICATE TO THE CITY OF EL PASO DE ROBLES IN FEE OPEN SPACE AS SHOWN ON THIS 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."

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

HARRROD'S INC., A CALIFORNIA CORPORATION

MICHAEL R. HARRROD, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF SAN LUIS OBISPO }

ON \_\_\_\_\_ 2006, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED MICHAEL R. HARRROD, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ADMITTED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR CAPACITY AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT HE/ SHE/ THEY INTEND TO BE BOUND BY THE TERMS AND CONDITIONS OF SAID INSTRUMENT. I, THE NOTARY, HAVE READ THE INSTRUMENT AND I HEREBY CERTIFY THAT THE PERSON(S) NAMED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF SAN LUIS OBISPO, CA, NOTARY EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF SAN LUIS OBISPO }

ON \_\_\_\_\_ 2006, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ADMITTED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY AND THAT BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT HE/ SHE/ THEY INTEND TO BE BOUND BY THE TERMS AND CONDITIONS OF SAID INSTRUMENT. I, THE NOTARY, HAVE READ THE INSTRUMENT AND I HEREBY CERTIFY THAT THE PERSON(S) NAMED, EXECUTED THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COUNTY OF SAN LUIS OBISPO, CA, NOTARY EXPIRES \_\_\_\_\_

NOTARY COMMISSION NUMBER \_\_\_\_\_

**BENEFICIARY'S STATEMENT**

PACIFIC CAPITAL BANK, N.A., BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 15, 2005, AS DOCUMENT NUMBER 2005-00204A, AND AUGUST 24, 2005 AS DOCUMENT NO. 2005-070682 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_ TITLE \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE \_\_\_\_\_

**PLANNING COMMISSION STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP COMPLIES WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2609 ON NOVEMBER 23, 2004.

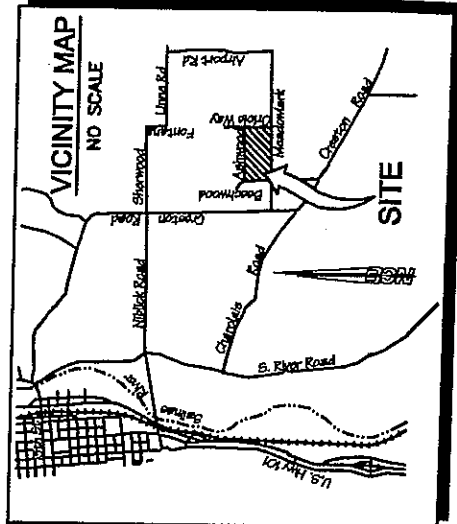
RONALD WISEMANN, COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

**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 \_\_\_\_\_ 2006, APPROVE THE MAP OF TRACT 2609 SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS AND THE EASEMENTS FOR DRAINAGE, WATER, SEWER AND LANDSCAPE PURPOSES SHOWN ON THIS MAP TO THE TERMS OF OFFER OF INDICATION BY THE PARTICIPANTS SHOWN ON THIS MAP. I ALSO DO HEREBY CERTIFY THAT THE CITY COUNCIL HAS ADOPTED THE AMENDMENT FOR SLURVE PURPOSES RECORDED IN BOOK 30489, PAGE 103 OF OFFICIAL RECORDS FOR DECEMBER 6, 2006, IN THE COUNTY CLERK'S OFFICE, AND THE SAME IS HEREBY ABANDONED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66034(a), WITH THE PLANS OF THIS MAP.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

DENNIS FANSLER, CITY CLERK



**ENGINEER'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 SURVEYOR'S MAP ACT AND THE PROVISIONS OF THE SUBDIVISION MAP ACT. I HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED 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.



STEVEN J. SYLVESTER, P.E. 29743 DATE \_\_\_\_\_  
Exp. 3/31/07

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE AMENDED MAP ENTITLED TRACT 2609, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS AND THAT ALL THE PROFESSIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_ JOHN R. FAULSTICH  
CITY ENGINEER  
CITY OF PASO ROBLES  
A.C.E. 33780 (EXP. 6/30/06)

**RECORDER'S STATEMENT**

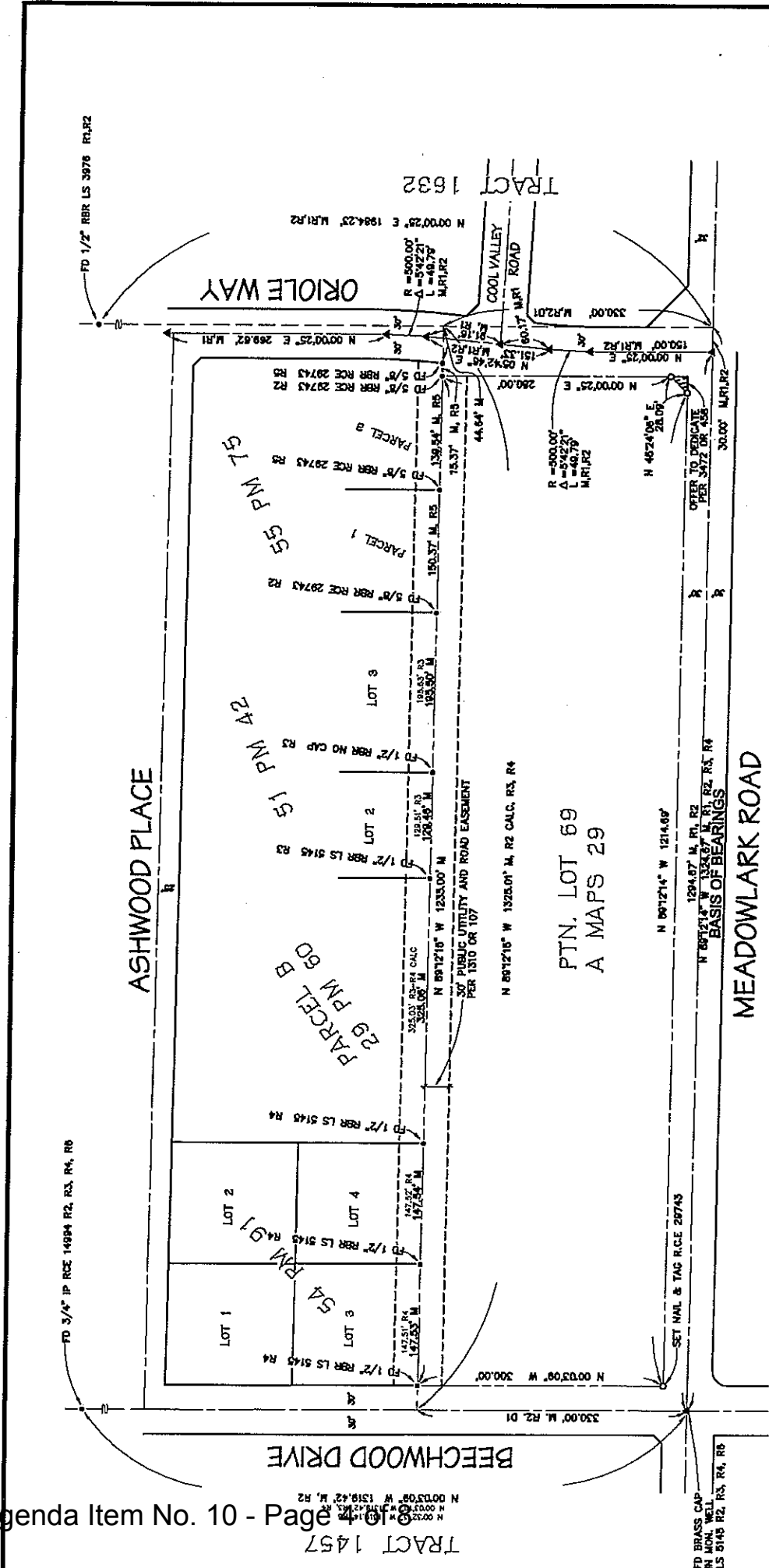
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF MAPS AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF STEVEN J. SYLVESTER.  
DOCUMENT NO. \_\_\_\_\_  
FEE: \_\_\_\_\_

WILLIE L. ROOSENBALD, COUNTY RECORDER  
DEPUTY RECORDER

**TRACT 2609**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 89 OF THE SUBDIVISION OF A RHD SANTA YSABEL & ADJACENT LANDS, RECORDED IN BOOK A OF MAPS, AT PAGE 29, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.





**BASIS OF BEARINGS**

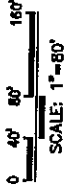
THE BASIS OF BEARINGS HEREIN ARE BASED ON FOUND CENTERLINE MONUMENTS ON MEADOWLARK ROAD AT THE INTERSECTIONS OF BRASSWOOD WAY AND ORIOLE WAY SHOWN HEREIN AS FOUND BRASSWOOD WAY MONUMENT, WELL AND NOTED TO BE N 09°12'14\"/>

**LEGEND**

- ▲ FOUND BRASS CAP IN MONUMENT, WELL R.C.E. 29745 PER R.I. UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8\"/>

**REFERENCES**

- R1 15 MB 46
- R2 15 MB 47
- R3 15 MB 48
- R4 15 MB 49
- R5 15 MB 50
- R6 15 MB 51
- R7 15 MB 52
- R8 15 MB 53
- R9 15 MB 54
- R10 15 MB 55
- R11 15 MB 56
- R12 15 MB 57
- R13 15 MB 58
- R14 15 MB 59
- R15 15 MB 60
- R16 15 MB 61
- R17 15 MB 62
- R18 15 MB 63
- R19 15 MB 64
- R20 15 MB 65
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- R22 15 MB 67
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- R25 15 MB 70
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- R27 15 MB 72
- R28 15 MB 73
- R29 15 MB 74
- R30 15 MB 75
- R31 15 MB 76
- R32 15 MB 77
- R33 15 MB 78
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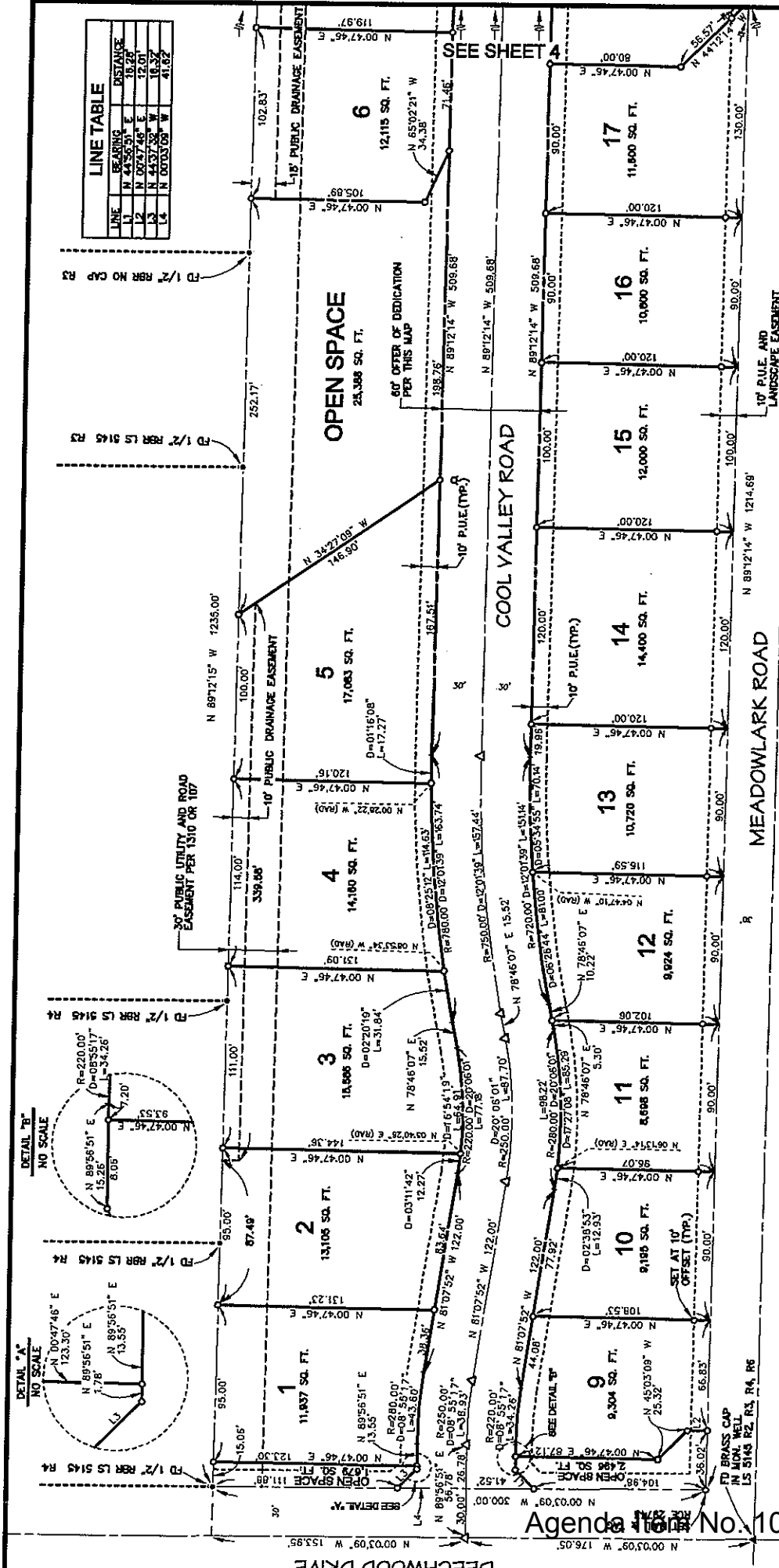


**TRACT 2609**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 69 OF THE SUBDIVISION OF A RHO SANTA YSABEL & ADJACENT LANDS, RECORDED IN BOOK A OF MAPS, AT PAGE 29, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

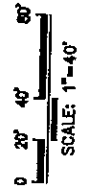
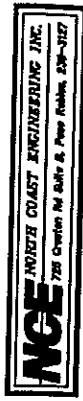


LINE	BEARING	DISTANCE
L1	N 44°56'51" E	16.20'
L2	N 00°47'46" E	12.01'
L3	N 44°57'33" W	16.37'
L4	N 00°03'09" W	41.67'



# TRACT 2609

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION OF LOT 69 OF THE SUBDIVISION OF A RHD SANTA YSABEL & ADJACENT LANDS, RECORDED IN BOOK A OF MAPS, AT PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



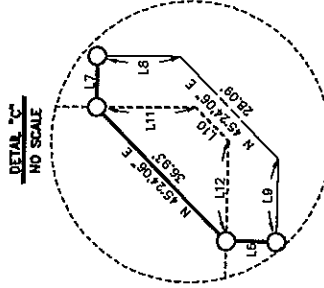
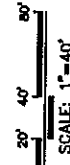
### LEGEND

- FOUND BRASS CAP IN MONUMENT WELL R.C.E. 20743 PER R1 UNLESS OTHERWISE NOTED
- SET BRASS CAP IN MONUMENT WELL R.C.E. 20743 FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP R.C.E. 20743 UNLESS OTHERWISE NOTED

**LEGEND**

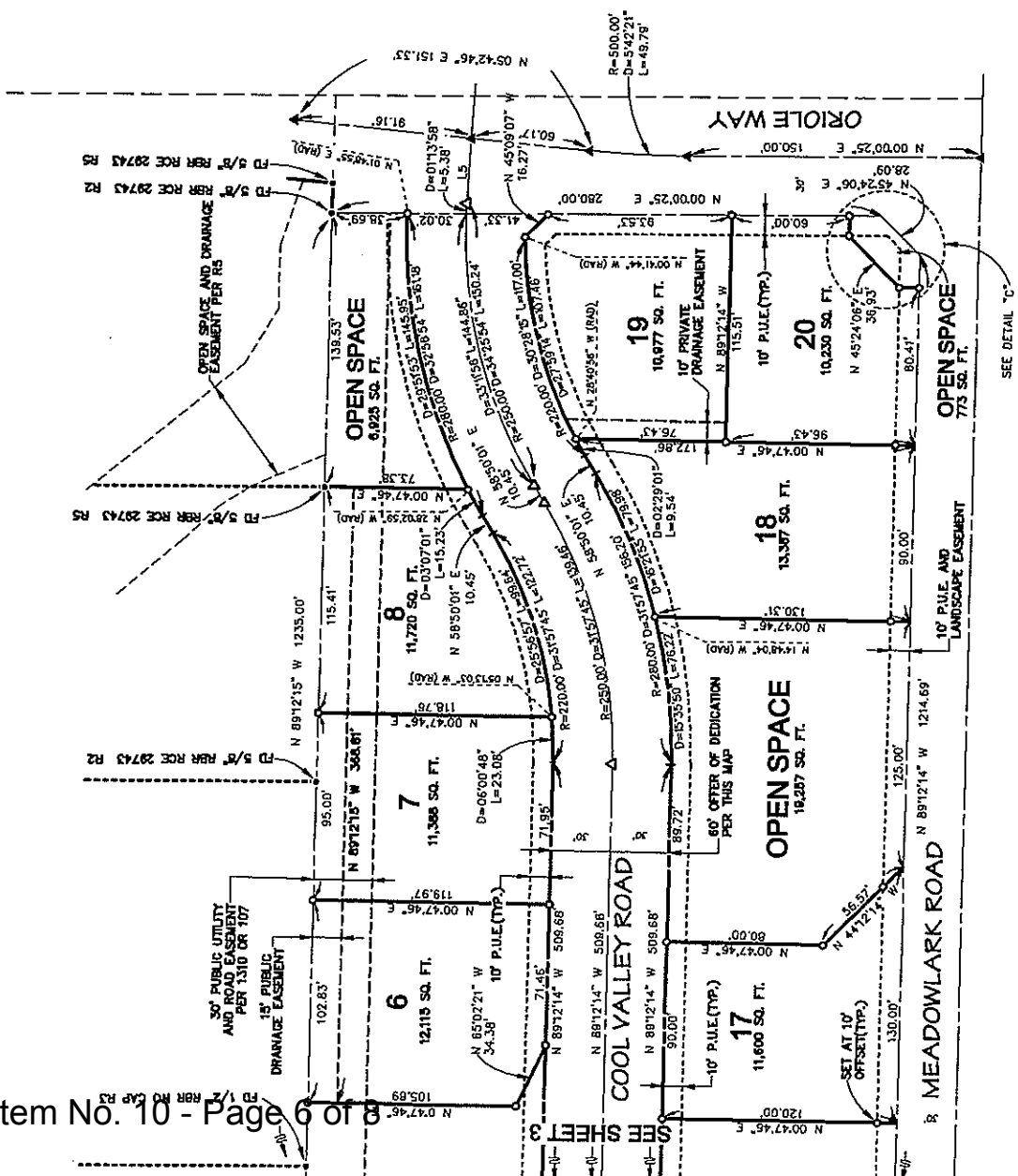
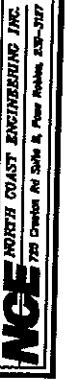
- ▲ PD BRASS CAP IN MONUMENT WELL R.C.E. 20743  
PER R1 UNLESS OTHERWISE NOTED
- △ SET BRASS CAP IN MONUMENT WELL R.C.E. 20743  
UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP R.C.E. 20743  
UNLESS OTHERWISE NOTED

LINE	BEARING	DISTANCE
L5	N 88°44'06" W	33.14'
L6	N 00°47'45" E	10.00'
L7	N 89°59'55" W	10.00'
L8	N 00°07'25" E	16.43'
L9	N 89°12'14" W	16.43'
L10	N 45°24'06" E	9.18'
L11	N 00°00'25" E	19.76'
L12	N 89°12'14" W	19.76'



**TRACT 2609**

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 89 OF THE SUBDIVISION OF A RHO SANTA YSABEL & ADJACENT LANDS RECORDED IN BOOK A OF MAPS, AT PAGE 28, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ACCEPTING AND APPROVING THE EXECUTION AND RECORDATION  
OF THE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR  
TRACT 2609 (HARROD)

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WHEREAS, the Developer has met all conditions of the tentative map, has posted payment and performance securities to warranty the installation of public improvements; and

WHEREAS, City staff has reviewed the final tract map and finds it to be in substantial conformance with the approved tentative map and technically correct.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council of the City of Paso Robles does hereby approve the final map for Tract 2609, and authorize the execution and recordation of the tract map.

SECTION 2. That the City Council of the City of Paso Robles does hereby accept the maintenance securities posted to warranty the installation of the public improvements.

SECTION 3. That the City Council of the City of Paso Robles accept the offers of dedication for Cool Valley Road, public drainage, landscape and public utility easements as shown on the final map.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19<sup>th</sup> day of September 2006 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:

The City of El Paso de Robles  
Public Works Department  
1000 Spring Street  
Paso Robles, CA 93446

Attn.: Ditas Esperanza

**FOR RECORDERS USE ONLY**

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ANNEXING TR 2609 AS PART OF ZONE 02E, SUBAREA 112  
TO THE "PASO ROBLES LANDSCAPE AND LIGHTING DISTRICT NO. 1"  
(STREETS AND HIGHWAYS CODE SECTIONS 22500, ET SEQ.)

WHEREAS, the owner of the real property described in Exhibit 'A' has petitioned for annex of TR 2609 into the Paso Robles Landscape and Lighting District No. 1 ("District").

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED 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 the District and that all landscape and lighting improvements required as conditions of approval of TR 2609 be installed by the developer.

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 Petition for Formation of the District, is Harrod's Inc.

SECTION 3. That the City Council for the City of Paso Robles does hereby declare that the assessment for TR 2609 shall begin with Fiscal Year 2007-2008.

SECTION 4. That the City Council for the City of Paso Robles does hereby declare that the area annexed shall be designated Paso Robles Landscape and Lighting District No. 1, as part of ZONE 02E, Sub-Area 112.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of September 2006 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST:

\_\_\_\_\_  
Deborah D. Robinson, Deputy City Clerk