

**TO:** James L. App, City Manger  
**FROM:** Ronald Whisenand, Community Development Director  
**SUBJECT:** Acceptance of Public Improvements – Tract 2609 (Harrod)  
**DATE:** September 19, 2006

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**Needs:** That the City Council authorize the acceptance of public improvements resulting from the development of Tract 2609 into the City's maintenance system.

**Facts:**

1. On November 23, 2004, the City Council approved Tract 2609 for recordation.
2. This subdivision is located along Meadowlark Road between Beechwood Drive and Oriole Way (see attached Vicinity Map).
3. The public improvements in Tract 2609 have been constructed to the satisfaction of City staff.
4. The Subdivider has constructed the following streets in Tract 2609 in accordance with the Subdivision Improvement Agreement and in compliance with the improvement plans and all applicable City standards:

<u>STREET NAME</u>	<u>FROM</u>	<u>TO</u>	<u>MILES</u>
Cool Valley Road	Beechwood Drive	Oriole Way	0.24

**Analysis  
and**

**Conclusion:** The public improvements, which the developer was required to install for this subdivision, have been completed. Further, the City will, at a minimum, retain a Maintenance Bond for a period of one year as warranty for the improvements installed.

**Policy**

**Reference:** Paso Robles Municipal Code, Section 22, Subdivision Map Act

**Fiscal**

**Impact:** The Contractor is obligated to maintain all public improvements for a one-year period following acceptance by the City Council. Once the one-year period has been completed, and the Contractor has completed all correction items, the City will assume additional street, sewer and drainage maintenance costs.

Parkway landscaping and street lighting costs will be financed by the benefiting property owners through the Landscape and Lighting District.



**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 RECORDBATION 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 OR PUBLIC EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP.

HARRRO'S INC., A CALIFORNIA CORPORATION

MICHAEL R. HARRRO, PRESIDENT

**ACKNOWLEDGMENT**

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

ON \_\_\_\_\_ 2006, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED MICHAEL R. HARRRO, 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 ACKNOWLEDGED TO ME AND BY HIS SIGNATURE TO BE THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE HE EXECUTED THE INSTRUMENT ON THE ENTIRETY AND ON BEHALF OF WHICH THE PERSON NOTED, EXECUTED THE INSTRUMENT.

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

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

**ACKNOWLEDGMENT**

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

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 ACKNOWLEDGED 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 ARE ON THE ENTIRETY UPON BEHALF OF WHICH THE PERSON(S) ACTED, 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**

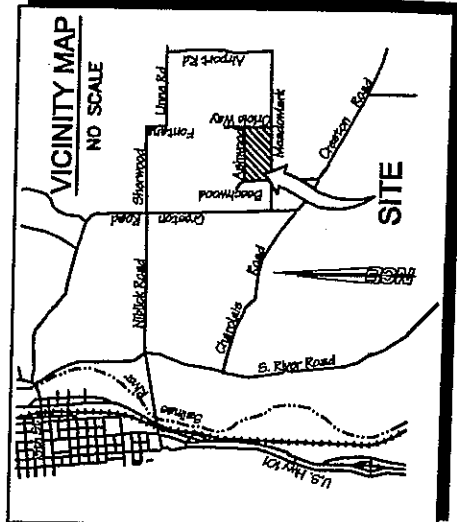
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP COMPLIES WITH THE ACTION TAKEN BY THE CITY OF EL PASO DE ROBLES FOR TRACT 2609 ON NOVEMBER 23, 2004.

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 PUBLIC UTILITIES SHOWN ON THIS MAP TO THE TERMS OF OTHER INDICATION BY THE PATEL'S MAPS SHOWN ON TITLE INTEREST IN SAID LAND. I ALSO DO HEREBY CERTIFY THAT THE CITY COUNCIL HAS REVIEWED THE AMENDMENT FOR SLURP PURPOSES RECORDED IN BOOK 2609, PAGE 063 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 ENGINEERING PROFESSIONAL ACT. THE SURVEY WAS CONDUCTED BY ME AND MY ASSISTANTS ON THE DATE INDICATED AT THE REQUEST OF MICHAEL HARRRO IN MARCH, 2005. I HEREBY CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED MAP OF TRACT 2609, AS SHOWN ON THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA. I ALSO CERTIFY 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 REVIEWED AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
JOHN R. FALGENSTEIN  
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.



