

**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











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

