



MEMORANDUM

TO: CITY COUNCIL

FROM: WHITNEY McDONALD, CITY MANAGER / ACTING COMMUNITY DEVELOPMENT DIRECTOR

BY: ROBIN DICKERSON, PE, CITY ENGINEER
PATRICK HOLUB, ASSISTANT PLANNER

SUBJECT: CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 3045 LOCATED AT 1051 HUASNA ROAD

DATE: JANUARY 12, 2021

SUMMARY OF ACTION:

Acceptance of public improvements for Tract 3045, located at 1051 Huasna Road.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The estimated value of the public improvement for Tract 3045 is \$1.2 million. Maintenance of the new public improvements will add to the overall costs of the City infrastructure maintenance program.

RECOMMENDATION:

It is recommended the City Council adopt a Resolution accepting public improvements for Tract 3045, located at 1051 Huasna Road.

BACKGROUND:

The Planning Commission approved Vesting Tentative Tract Map 13-001 and Planned Unit Development 13-001 on October 15th, 2013. This decision was appealed to the City Council and on December 10, 2013, the Council adopted Resolution 4560 denying the appeal and approving Vesting Tentative Tract Map 13-001 and Planned Unit Development 13-001. Located at 1051 Huasna, the project site is approximately 4.85 acres in size. It is zoned Residential Suburban (RS) and includes 12 residential lots and 2 drainage basins.

As a condition of approval of the tentative tract map, the applicant was required to construct a number of public improvements. The engineer of work for the project estimated the cost of the improvements for this project as \$1.2 million. Improvements constructed included utility connections, water and sewer mains, three (3) new fire hydrants, a new public residential street (Ralph Beck Lane), two (2) new ADA compliant ramps, curbs, gutters, drive approaches, sidewalks, striping, and signage within and

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surrounding the development. The project also completed concrete and asphalt repairs and replacement on Huasna Road.

ANALYSIS OF ISSUES:

Improvement plans for the project were approved on November 13, 2015. The improvements were substantially completed by the developer in October 2017 and remaining issues with completion of the improvements were resolved in March 2020. "As-built" improvement plans were received by the City on December 9, 2020, and approved on December 12, 2020. Approval of the "as-built" plans was the final requirement before acceptance of the improvements could be considered. Because the tentative tract was approved prior to April 2014, an operation and maintenance agreement for storm water post construction requirements was not required.

Acceptance of the public improvements allows City staff to release the Faithful Performance and Material and Labor bonds and hold a warrantee bond. This process begins the one-year maintenance period during which the developer will be responsible for maintenance and repair of the public improvements. After the one-year maintenance period, the City will take over the maintenance of the public improvements. Maintenance of the public improvements would become part of future Capital Improvement Projects and budgets. Typically, maintenance work begins to occur 10 to 15 years after the project is completed.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Approve staff's recommendation;
2. Do not approve staff's recommendation;
3. Modify as appropriate and approve staff's recommendation; or
4. Provide direction to staff.

ADVANTAGES:

By accepting the public improvements, the City will have ownership of facilities in the public right of way and within the easements.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration evaluating Vesting Tentative Tract Map 13-001 and Planned Unit Development 13-001 was adopted by the City Council on December 10, 2013, in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines and the City of Arroyo Grande Rules and Procedures for implementation of CEQA. No further CEQA action is required.

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PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. At the time of report publication, no comments have been received.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 3045, LOCATED AT 1051 HUASNA ROAD

WHEREAS, the City Council approved Vesting Tentative Tract Map 13-001 and Planned Unit Development 13-001 on December 10, 2013; and

WHEREAS, the project was conditioned to complete certain public improvements pursuant to City Council Resolution No. 4560 adopted by the Arroyo Grande City Council on December 10, 2013; and

WHEREAS, the developer has constructed the improvements required by the conditions of approval for Vesting Tentative Tract Map 13-001 and Planned Unit Development 13-001; and

WHEREAS, City staff has inspected the improvements and find they are constructed in accordance with the approved plans for the project; and

WHEREAS, as required by the conditions of approval, the developer has provided and City approved the “as-built” improvement plans on December 12, 2020.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Arroyo Grande hereby accepts public improvements and easements for Tract 3045, located at 1051 Huasna Road, including paving, curb, gutter, drive approaches, Americans with Disabilities Act-compliant ramps, sidewalks, striping and signage on Huasna Road and Ralph Beck Lane, utility connections, fire hydrants, water lines, and sewer lines.

On motion of Council Member _____, seconded by Council Member _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was passed and adopted this 12th day of January, 2021.

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CAREN RAY RUSSOM, MAYOR

ATTEST:

ANNAMARIE PORTER, INTERIM CITY CLERK

APPROVED AS TO CONTENT:

WHITNEY McDONALD, CITY MANAGER

APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

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