



MEMORANDUM

TO: CITY COUNCIL

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

BY: ROBIN DICKERSON, PE, CITY ENGINEER
SHAYNA GROPEN, PERMIT TECHNICIAN

SUBJECT: CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND EASEMENTS FOR TRACT 3079 LOCATED AT RODEO COURT

DATE: JANUARY 26, 2021

SUMMARY OF ACTION:

Acceptance of public improvements and easements for Tract 3079, located at Rodeo Court.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The estimated value of the public improvements for Tract 3079 is \$1.9 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 and easements for Tract 3079, located at Rodeo Court.

BACKGROUND:

Tract 3079 is included in a project that involved amending the Arroyo Grande Municipal Code to allow additional residential units located within the Royal Oaks Planned Development (PD) and subdividing 7.52-acre project site into seven (7) residential lots ranging in size from 0.58 to 1.32 acres. The property is bounded by Rodeo Drive to the south and Grace Lane to the east. The City Council approved Development Code Amendment 17-001, Vesting Tentative Tract Map 16-001 (Tract 3079) and a Mitigated Negative Declaration for a 7-lot residential subdivision on May 9, 2017.

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 \$1.9 million. Improvements constructed included utility connections, water and sewer mains, two (2) new fire hydrants, a new public residential street (Rodeo Court), two (2) new ADA compliant

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ramps, curbs, gutters, drive approaches, sidewalks, striping, and signage within and surrounding the development. The project also completed concrete and asphalt repairs and replacement on Rodeo Drive and Grace Lane.

ANALYSIS OF ISSUES:

Improvement plans for the project were issued on September 26, 2019. The improvements were completed by the developer on January 18, 2021, and “as-built” plans were approved on January 11, 2021. Required post-construction operation and maintenance agreements have been executed and are currently being recorded. The developer is providing the necessary 10% warranty bond to be held for one year from the time of acceptance. This 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.

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 other 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. The project will provide the community with residential infill and seven (7) new home sites for housing opportunities.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration was prepared for this project and was adopted by Council on May 9, 2017. No further CEQA action is required.

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.

Attachment:

1. Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ACCEPTING PUBLIC IMPROVEMENTS AND EASEMENTS FOR TRACT 3079, LOCATED AT RODEO COURT

WHEREAS, the City Council approved Development Code Amendment 17-001, Vesting Tentative Tract Map 16-001 (Tract 3079) and a Mitigated Negative Declaration for a 7-lot residential subdivision on May 9, 2017; and

WHEREAS, the project was conditioned to complete certain public improvements pursuant to City Council Resolution No. 4793 approved by the City Council on May 9, 2017; and

WHEREAS, the developer has constructed the improvements required by the conditions of approval for Development Code Amendment 17-001 and Vesting Tentative Tract Map 16-001 (Tract 3079); 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 the City approved the necessary “as-built” improvement plans on January 11, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Arroyo Grande hereby accepts public improvements and easements for Tract 3079, located at Rodeo Court, including paving, curb, gutter, drive approaches, Americans with Disabilities Act-compliant ramps, sidewalks, striping and signage on Rodeo Court, Rodeo Drive, and Grace 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 26th 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**