



MEMORANDUM

TO: CITY COUNCIL

FROM: BILL ROBESON, ASSISTANT CITY MANAGER/PW DIRECTOR
BRIAN PEDROTTI, DIRECTOR OF COMMUNITY DEVELOPMENT

BY: ROBIN DICKERSON, PE, CITY ENGINEER
JOHN BENEDETTI, ASSOCIATE ENGINEER

SUBJECT: CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR PARCEL MAP 15-0012 (VESTING TENTATIVE PARCEL MAP 15-001) AND PLANNED UNIT DEVELOPMENT 15-001 LOCATED AT 1181 AND 1183 ASH STREET

DATE: JULY 27, 2021

SUMMARY OF ACTION:

Acceptance of public improvements for Parcel Map 15-0012 (Vesting Tentative Parcel Map (VTPM) 15-001) and Planned Unit Development 15-001, located at 1181 and 1183 Ash Street.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The estimated value of the public improvements for Parcel Map 15-0012 (VTPM 15-001) and PUD 15-001 was \$81,234.00. 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 Parcel Map 15-0012 (VTPM 15-001) and PUD 15-001, located at 1181 and 1183 Ash St.

BACKGROUND:

Located on the southern side of Ash Street, near the intersection of South Elm and Ash Streets, the project site is approximately 0.22 acres and is zoned Multi-Family (MF). The project includes four residential lots, consisting of two structures with connected units.

The Planning Commission approved Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001 on November 15, 2016 after a duly noticed Public Hearing.

As a condition of approval of the VTPM 15-001 and PUD 15-001, the applicant was required to construct a number of public improvements, including utility connections, water and sewer mains, curbs, gutters, drive approach, and sidewalk. The engineer of

CITY COUNCIL

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JULY 27, 2021

PAGE 2

work for the project estimated the cost of the improvements for this project at eighty-one thousand two hundred and thirty-four dollars (\$81,234.00). The project also completed concrete and asphalt repairs on Ash Street.

ANALYSIS OF ISSUES:

Improvement plans for the project were issued on January 27, 2020. Final Parcel Map 15-0012 was recorded on September 14, 2020 with the San Luis Obispo County Recorder's Office. The improvements were completed by the developer on May 25, 2021, and "as-built" plans were approved on June 28, 2021. Post-construction operation and maintenance agreements were required and have been executed, and are currently in the process of being recorded. The developer has provided the necessary ten percent (10%) warranty bond to be held for one year from the time of acceptance of the public improvements. Acceptance of the public improvements begins the one-year maintenance period, during which time 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 in perpetuity.

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 take ownership of facilities in the public right of way and within the public easements. The project provides the community with residential infill and four (4) new home sites for housing opportunities.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

Planning Commission reviewed the project in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and determined that this project is categorically exempt per Section 15315 of the CEQA Guidelines. 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.

**CITY COUNCIL
CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR
PARCEL MAP 15-0012 (VESTING TENTATIVE PARCEL MAP 15-001) AND PLANNED
UNIT DEVELOPMENT 15-001 LOCATED AT 1181 AND 1183 ASH STREET
JULY 27, 2021
PAGE 3**

Attachment:

1. Proposed Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ACCEPTING PUBLIC IMPROVEMENTS FOR PARCEL MAP 15-0012 (VESTING TENTATIVE PARCEL MAP 15-001) AND PLANNED UNIT DEVELOPMENT 15-001, LOCATED AT 1181 AND 1183 ASH STREET.

WHEREAS, the Planning Commission approved Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001 for a 4-lot residential subdivision on November 15, 2016; and

WHEREAS, the project was conditioned to complete certain public improvements pursuant to Planning Commission Resolution No. 16-2263 approved by the Planning Commission on November 15, 2016; and

WHEREAS, Final Parcel Map 15-0012 was recorded on September 14, 2020 with the San Luis Obispo County Recorder's Office; and

WHEREAS, the developer has constructed and completed the improvements required by the conditions of approval for Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001; 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 the City approved the necessary "as-built" improvement plans on June 28, 2021.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Arroyo Grande hereby accepts public improvements for Parcel Map 15-0012 (Vesting Tentative Parcel Map 15-001) and Planned Unit Development 15-001, located at 1181 and 1183 Ash Street, including paving, curb, gutter, drive approach, sidewalk, utility connections, 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 27th day of July, 2021.

**RESOLUTION NO.
PAGE 2**

CAREN RAY RUSSOM, MAYOR

ATTEST:

JESSICA MATSON, CITY CLERK

APPROVED AS TO CONTENT:

WHITNEY McDONALD, CITY MANAGER

APPROVED AS TO FORM:

TIMOTHY J. CARMEL, CITY ATTORNEY

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