



MEMORANDUM

TO: CITY COUNCIL

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: ROBIN DICKERSON, CITY ENGINEER

SUBJECT: CONSIDERATION TO ADOPT RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR PARCEL MAP AG 14-0098 LOCATED AT 1079 FARROLL AVENUE

DATE: MAY 14, 2019

SUMMARY OF ACTION:

Accepting the public improvements for Parcel Map AG 14-0098 allows the City to release the bonds and start the one-year warranty period.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

As previously approved, the 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 AG 14-0098 constructed by Terence and Linda Fibich.

BACKGROUND:

The proposed project will subdivide a 0.52-acre parcel located in the Single Family (SF) zoning district into two (2) lots of 0.26 acres each. There is an existing single-family home, which will remain on the Parcel 1. Access to Parcel 2 will be provided via the existing private driveway to Farroll Avenue. The Arroyo Grande Planning Commission approved Tentative Parcel Map 14-003 on February 3, 2015. The Final Parcel Map AG 14-0098 was recorded on March 28, 2017.

ANALYSIS OF ISSUES:

The improvement plans were approved on December 21, 2016. The improvements were completed by the developer on May 31, 2017. "As-built" improvement plans were submitted to the City on May 1, 2019. The City Engineer inspected the improvements and found them to be in substantial conformance to the approved plans on April 12, 2019.

The site is designed to contain 100 percent of the storm water and has provided documentation that the infiltration rates are able to support the development. The project has no structural post construction storm water facilities that would require an Operation

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and Maintenance agreement, so an agreement is not required for this project.

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:

The acceptance of public improvements is required to release bonds. This also starts the one-year warranty period on the public improvements.

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

Staff has reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and determined that it is categorically exempt per Section 15315 of the Guidelines (Minor Land Divisions).

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 PARCEL MAP AG 14-0098 CONSTRUCTED BY TERENCE AND LINDA FIBICH

WHEREAS, the Arroyo Grande Planning Commission approved Tentative Parcel Map AG 14-003 on February 3, 2015; and

WHEREAS, the project was conditioned to complete certain public improvements pursuant to Resolution No. 15-2218 adopted Arroyo Grande Planning Commission on February 3, 2015; and

WHEREAS, the Final Parcel Map AG 14-0098 was recorded on March 28, 2017 with the San Luis Obispo County Recorder's Office; and

WHEREAS, the developer has constructed the improvements required by the conditions of approval for Parcel Map AG 14-0098 in May 31, 2017; and

WHEREAS, staff has inspected the improvements on April 12, 2019 and find they are constructed in accordance with the approved plans for the project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Arroyo Grande hereby:

1. Accepts public improvements for Parcel Map AG 11-0046 including drive approach, fire hydrant, sewer and water within public right of way.

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 14th day of May, 2019.

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CAREN RAY RUSSOM, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

JAMES A. BERGMAN, CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY