



## MEMORANDUM

**TO:** CITY COUNCIL

**FROM:** WHITNEY MCDONALD, COMMUNITY DEVELOPMENT DIRECTOR

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

**SUBJECT:** CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 3072, LOCATED AT THE INTERSECTION OF ELDERBERRY COURT AND COURTLAND STREET

**DATE:** MARCH 10, 2020

### **SUMMARY OF ACTION:**

Acceptance of public improvements for Tract 3072, located at the intersection of Elderberry Court and Courtland Street.

### **IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

Maintenance of the new public improvements will add to the overall costs of the City infrastructure maintenance program. Over time, the improvements would be repaired or replaced as part of the City's Capital Improvements Program.

### **RECOMMENDATION:**

It is recommended the City Council adopt a Resolution accepting public improvements for Tract 3072, located at the intersection of Elderberry Court and Courtland Street.

### **BACKGROUND:**

Tract 3072 was part of the Berry Gardens Specific Plan. Located on the south west corner of Grand Avenue and Courtland Street, the project site is approximately 4.47 acres in size and is zoned Gateway Mixed Use (GMU). The project includes 3 commercial lots totaling 15,600 sq. ft. of commercial floor space on the north side, 36 single family residential townhomes and a common area.

This project was reviewed by Planning Commission, Architectural Review Committee, Traffic Commission and Staff Advisory Committee prior to being approved by the City Council. The City Council approved General Plan Amendment 14-002, Specific Plan Amendment 14-001, Conditional Use Permit 14-009, and Vesting Tentative Tract Map 14-001 on October 8, 2015.

**CITY COUNCIL**

**CONSIDERATION OF A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 3072, LOCATED AT THE INTERSECTION OF ELDERBERRY COURT AND COURTLAND STREET BY WATHEN CASTANOS HOMES**

**MARCH 10, 2020**

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**ANALYSIS OF ISSUES:**

As a condition of approval, 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 \$3,317,396.00. Improvements constructed included utility connections, water and sewer mains, six (6) new fire hydrants, various storm drain mains of different sizes, curbs, gutters and sidewalks within and surrounding the development, and concrete and asphalt repairs and replacement.

The improvement plans were approved on September 21, 2016. The public improvements were completed by the developer in December 2019. The City Engineering Division inspected the improvements and found them to be in substantial conformance with the approved plans on January 29, 2020. "As-built" improvement plans were approved by the City on January 14, 2020. A Storm Water Operation and Maintenance Agreement has been recorded in accordance with City Municipal Code section 13.24.110.

**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.

**DISADVANTAGES:**

No disadvantages have been identified.

**ENVIRONMENTAL REVIEW:**

A Mitigated Negative Declaration was adopted for the project by the City Council on October 8, 2015, 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.

**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 3072, LOCATED AT THE INTERSECTION OF ELDERBERRY COURT AND COURTLAND STREET BY WATHEN CASTANOS HOMES**

**WHEREAS**, the City Council approved General Plan Amendment 14-002, Specific Plan Amendment 14-001, Conditional Use Permit 14-009, and Vesting Tentative Tract Map 14-001 on October 8, 2015; and

**WHEREAS**, the project was conditioned to complete certain public improvements pursuant to City Council Resolution No. 4690 adopted by the Arroyo Grande City Council on October 8, 2015; and

**WHEREAS**, the developer has constructed the improvements required by the conditions of approval for Tract 3072 in December 2019; and

**WHEREAS**, staff has inspected the improvements on January 29, 2020 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 accepts public improvements for Tract 3072, located at the intersection of Elderberry Court and Courtland Street, including public curb, gutter, drive approach, sidewalk on East Grand Avenue and Courtland Street, water lines, sewer lines and drainage improvements.

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 10th day of March, 2020.

**RESOLUTION NO.  
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\_\_\_\_\_  
**CAREN RAY RUSSOM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KELLY WETMORE, CITY CLERK**

**APPROVED AS TO CONTENT:**

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**JAMES A. BERGMAN, CITY MANAGER**

**APPROVED AS TO FORM:**

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**TIMOTHY J. CARMEL, CITY ATTORNEY**