



## Council Agenda Report

Item 5h

**Department:** Community Development  
**Cost Center:** 4003  
**For Agenda of:** 8/24/2021  
**Placement:** Consent  
**Estimated Time:** N/A

**FROM:** Michael Codron, Community Development Director  
**Prepared By:** Dan Van Beveren, Senior Civil Engineer

**SUBJECT:** PARTIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 3096, SAN LUIS RANCH

### RECOMMENDATION

Adopt a Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, accepting the completed Public Improvements of Tract 3096; certifying the completed Private Subdivision Improvements of Tract 3096; releasing the Securities for the completed portions of Tract 3096; and authorizing the Director of Public Works to accept the remaining improvements and to release the remaining Securities once all the improvements are deemed complete."

### DISCUSSION

#### Background

Tract 3096 is a subdivision of a property known as San Luis Ranch. In 2017, a Tentative Map was submitted to the City, and proposed the creation of 304 lots consisting of:

1. 282 single family residential lots
2. Two multi-family residential lots
3. 14 park lots
4. One open space lot
5. One agricultural land lot
6. Three commercial lots
7. One lot to be used for a required Agricultural Heritage and Learning Center

Construction of the improvements began in 2019 and is still ongoing.

#### Partial Acceptance of a Portion of Improvements

The improvements within the subdivision will consist of new street construction, three new roundabouts, medians, curb, gutter, sidewalks, Class 1 multi-use paths, streetlights, domestic water and recycled water mains, sewer mains, fire hydrants, storm drain improvements, and landscaping. Thus far, work has been completed for some of the required public improvements including the domestic and recycled water mains and the sewer collection system.

The recommended action includes the acceptance of the completed items, reduces the securities for the work that is completed, and authorizes the Public Works Director to accept the remaining public improvements once they are deemed complete and to release the remaining securities on behalf of the City Council once the work is completed.

**Previous Council Action**

The Tentative Map for Tract 3096 was approved by City Council on July 18, 2017 by Resolution No. 10822 (2017 Series).

A supplemental Final Environmental Impact Report (FEIR) was approved by City Council on July 17, 2018 by Resolution No. 10927 (2018 Series).

A Development Agreement with the Subdivider was approved by City Council on August 21, 2018 by Ordinance No. 1649 (2018 Series).

The final map for Tract 3096 was approved by City Council on November 27, 2018 by Resolution No. 10961 (2018 Series).

**Policy Context**

The City Council accepts public improvements and certifies completion of private improvements in accordance with the Subdivision Map Act and the City's Subdivision Regulations.

**Public Engagement**

The Public Engagement process was completed with the approval of the Tentative Map.

**CONCURRENCE**

The Public Works Director and the Utilities Director concur with the recommended action.

**ENVIRONMENTAL REVIEW**

The San Luis Ranch Specific Plan, General Plan Amendment, Vesting Tentative Tract Map 3096 and related entitlements and the associated Final Environmental Impact Report (EIR) and Mitigation, Monitoring, and Reporting Plan were approved and certified on July 18, 2017 (Resolution 10822, 2017 Series). On July 17, 2018, the City Council approved an amendment to the San Luis Ranch Specific Plan, approved the Development Agreement to implement the project, and certified the associated Final Supplemental EIR and modified Mitigation, Monitoring, and Reporting Plan (Resolution 10927, 2018 Series). Ordinance 1649 (2018 Series) was adopted by the City Council on August 21, 2018 approving the Development Agreement. The necessary findings and environmental review requirements related to the development of Tract 3096, including associated improvements, were made with the Specific Plan, Development Agreement, and tentative map approvals; therefore, no further environmental review is required as part of this Council action.

**FISCAL IMPACT**

Budgeted: No  
Funding Identified: No

Budget Year: N/A

**Fiscal Analysis:**

| <b>Funding Sources</b> | <b>Total Budget Available</b> | <b>Current Funding Request</b> | <b>Remaining Balance</b> | <b>Annual Ongoing Cost</b> |
|------------------------|-------------------------------|--------------------------------|--------------------------|----------------------------|
| General Fund           | N/A                           |                                |                          |                            |
| State                  |                               |                                |                          |                            |
| Federal                |                               |                                |                          |                            |
| Fees                   |                               |                                |                          |                            |
| Other:                 |                               |                                |                          |                            |
| <b>Total</b>           |                               |                                |                          |                            |

Typical maintenance and operation of newly accepted public facilities will be required for the street and utility improvements. Increasing the maintenance budget for the small, incremental increase in infrastructure to be maintained does not occur with each acceptance of public facilities. The maintenance budget for the improvements is evaluated and adjusted as needed with the City's adoption of its two-year financial plan, which will reflect the increased need in maintenance cost.

**ALTERNATIVES**

Council could reject the staff recommendation delegating the authority to the Public Works Director to accept the remaining improvements and require that the acceptance be returned to a future Council meeting for acceptance by the City Council. This alternative is not recommended because the oversight by the Public Works Director will ensure that all improvements are completed to City standards prior to the release of financial guarantees. Ultimately, acceptance of the public improvements is required in accordance with the Tentative Map approvals, Department of Real Estate process assumptions, and Homeowners Association CC&R's.

**ATTACHMENTS**

- A – Draft Resolution to partially accept Public Improvements for Tract 3069
- B – Vicinity Map for Tract 3069
- C – Site Map for Tract 3069