



Department: Community Development
Cost Center: 4003
For Agenda of: 10/15/2024
Placement: Consent
Estimated Time: N/A

FROM: Timmi Tway, Community Development Director
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SUBJECT: FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR TRACT 2428
PHASE 3 – A RESIDENTIAL SUBDIVISION AT 3000 CALLE MALVA

RECOMMENDATION

Adopt a Draft Resolution entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, accepting the completed Public Improvements for Tract 2428 Phase 3; certifying the completed Private Subdivision Improvements for Tract 2428 Phase 3; releasing the securities for the completed portions of Tract 2428 Phase 3; and authorizing the Director of Public Works to release the remaining securities once all Tract 2428 Phase 3 improvements are deemed complete.”

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.

DISCUSSION

Background

Tract 2428 (Toscano), located at 3000 Calle Malva as shown on the attached Vicinity Map (Attachment B, Vicinity Map), includes a total of 172 lots consisting of 161 single-family lots, five lots for up to 26 units of affordable housing, five lots for riparian open space, and one 71-acre hillside lot for permanent open space (Attachment C, Tentative Map).

Tract 2428 is recorded in three phases (Attachment D, Phasing Plan). Phase 1 created 45 single-family lots (Lots 1-14, 72 to 80, and 86 to 107), two lots for riparian open space (Lots 81 and 84), one 71-acre hillside lot that was dedicated to the City for permanent open space (Lot 172), and one Remainder lot for the future phases. Phase 2 created 36 single-family lots, (Lots 62 to 71, Lots 139 to 162, and Lots 170 to 171), three lots for riparian open space (Lots 82, 83 and 85), seven lots for affordable housing (Lots 163 to 169) for up to 26 affordable housing units, and two lots for future phases (Lots A and B). Both phases 1 and 2 are completed and accepted.

Item 5g

Phase 3 includes 80 lots consisting of 78 single-family lots and two lots for riparian open space.

Maps for Phases 1 and 2 of Tract 2428 have been recorded and construction has been completed and accepted. This is the 3rd and final phase of Tract 2428 and will finalize the creation of 78 single-family residential lots.

Acceptance of Phase 3 Improvements

Improvement work has been completed for Phase 3. In general, the improvements consist of:

- street construction;
- construction of medians, curbs, gutters, sidewalks;
- installation of streetlights, and fire hydrants;
- water main and sewer main extensions;
- reclaimed water main and storm drain improvements; and,
- landscaping.

There are no off-site improvements with Phase 3 of Tract 2728. A map depicting the completed Phase 3 improvements is included as Attachment E.

Previous Council Action

The tentative subdivision map for Tract 2428 was approved by City Council on July 3, 2007, by [Resolution No. 9917 \(2007 Series\)](#).

Revised conditions that superseded the previous tentative map conditions were approved by Council on April 15, 2014, by [Resolution No. 10514 \(2014 Series\)](#).

The public and private improvements for tract 2428 phase 1 were accepted by City Council on March 19, 2020, by [Resolution No. 11089 \(2020 Series\)](#).

The public and private improvements for tract 2428 phase 2 were accepted by City Council on January 18, 2022, by [Resolution No. 11302 \(2022 Series\)](#).

The final map for Phase 3 was approved by City Council on January 8, 2019, by [Resolution No. 10971 \(2019 Series\)](#) (Attachment F – Recorded Phase 3 Final Map).

Public Engagement

Public engagement was completed with the approval of the Tentative Map and the development of the Orcutt Area Specific Plan.

CONCURRENCE

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

ENVIRONMENTAL REVIEW

The Margarita Area Specific Plan and its Final Environmental Impact Report were approved and certified on October 12, 2004. Tract 2428 was analyzed in a project-specific Initial Study/Mitigated Negative Declaration, and consistent with Public Resources Code § 21080.7, Architectural Review Commission determined by way of Resolution No. ARC-1008-15, on May 18, 2015, that no additional environmental review was required since the tentative map is in a urbanized area, the project involves construction of housing that is consistent with a specific plan that has a certified EIR that was adopted not more than five years prior, and the initial study (IS) prepared for the project identified no new impacts. Both the FEIR and subsequent IS constitute the complete environmental determination for the project. The final map is substantially in compliance with the tentative map evaluated with this prior environmental determination.

FISCAL IMPACT

Budgeted: No
 Funding Identified: No

Budget Year: N/A

Fiscal Analysis:

Funding Sources	Total Budget Available	Current Funding Request	Remaining Balance	Annual Ongoing Cost
General Fund	N/A	\$	\$	\$
State				
Federal				
Fees				
Other:				
Total	\$0	\$	\$	\$0

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 these improvements is evaluated and adjusted as needed with the city’s adoption of its two-year budget. However, the council action of accepting these improvements in itself does not have an associated budget increase.

ALTERNATIVES

Limited alternatives exist only in regard to the timing of the acceptance of these improvements. Ultimately, acceptance of these public improvements is required in accordance with the MASP (Margarita Area Specific Plan) and approved Tentative Map conditions of approval.

ATTACHMENTS

- A - Draft Resolution adopting Toscano Phase 3 Acceptance
- B - Vicinity Map
- C - Tentative Map
- D - Phasing Plan
- E - Excerpt of Record Drawings-PH-3 Improvements
- F - Recorded Phase 3 Final Map