



Department: Community Development
Cost Center: 4003
For Agenda of: 2/18/2025
Placement: Consent
Estimated Time: N/A

FROM: Timmi Tway, Community Development Director
Prepared By: Steve LaChaine, Senior Civil Engineer

SUBJECT: APPROVAL OF THE ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR TRACT 2943 PHASE 2, 151 SUBURBAN ROAD (TR 74-07)

RECOMMENDATION

Adopt a Draft Resolution entitled, "A Resolution of the City Council of the City of San Luis Obispo accepting the Public Improvements and certifying completion of the Private Improvements for Tract No. 2943 Phase 2 (151 Suburban Road, TR 74-07)" accepting the public improvements and certifying the completion of the required private subdivision improvements for Tract 2943 Phase 2, 151 Suburban Road.

POLICY CONTEXT

The City Council accepts public improvements and certifies completion of private improvements in accordance with the Subdivision Map Act (California Government Code section 66499) and the City's Subdivision Regulations (San Luis Obispo Municipal Code Section 16.20.230). The acceptance of public improvements is ministerial on the part of the City and is a required step once inspections have determined that the permitted infrastructure was installed per approved plans.

DISCUSSION

Background

A tentative map for Tract 2943 (TR 74-07) located at 151 Suburban Road (see Attachment H for vicinity map) was approved by City Council on December 2, 2008, by Resolution No. 10046 ([Resolution No. 10046](#)). The tentative map (Attachment C) approved creation of 23 commercial lots. Phase 1 of the subdivision created seven commercial lots and left the remainder for phase 2. Phase 2 of the subdivision creates the remainder 16 commercial lots. A Final Map was recorded on December 7, 2021.

Appropriate securities were submitted in 2021 to guarantee the required subdivision improvements as shown in the Subdivision Agreement (attachment F). The resolution approving the final map (Attachment D) had authorized the mayor to sign the Subdivision Agreement requiring the Subdivider to complete the subdivision improvements (Attachment E). The Subdivision Agreement was approved and signed on December 13,

2021.

Previous Council or Advisory Body Action

The Phase 2 final map was approved and recorded in 2021 ([Resolution No. 11198](#)).

Accepting the Public Improvements and Certifying Completion of Private Improvements

Public improvements for this project include new street lights, curb, gutter, sidewalk, curb ramps, driveway approaches, fire hydrant, water main, sewer main, and water services and meters. Additional subdivision improvements are private improvements including but not limited to rough grading for future building on each lot, and storm drain improvements.

The subdivision improvements for Phase 2, as required in the Subdivision Agreement, have been completed and inspected to the satisfaction of the City. The City shall retain ten-percent of the faithful performance bond to insure that the subdivider will remedy any defects in the improvements arising from faulty workmanship or materials or defective construction of said improvements for a period of one year from the date of acceptance.

A Draft resolution Accepting and Certifying Completion of the Subdivision Improvements is attached (Attachment A). This resolution also authorizes the Public Works Director to release the ten-percent security upon completion of the one-year warrantee period to the satisfaction of the City.

CONCURRENCE

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

ENVIRONMENTAL REVIEW

There is no environmental review associated with the acceptance of these improvements. Prior environmental review consisted of the review of the Tentative Tract Map, where the City Council had reviewed and considered the Mitigated Negative Declaration of environmental impact for the project.

FISCAL IMPACT

Budgeted: N/A
Funding Identified: N/A

Budget Year: N/A

Fiscal Analysis:

There is no significant financial impact to the City associated with approving the final map for Tract 2943 Phase 2. However, accepting the public improvements constructed with this subdivision will result in a moderate increase in maintenance costs for the public street, water lines, sewer lines, street lights, and drainage facilities. Cumulative increases in infrastructure eventually require additional resources to maintain. When required, these additional resources would be requested as part of the Financial Plan process, consistent with City policy.

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

ALTERNATIVES

Do not accept the public improvements or certify completion of the private improvements. Staff does not recommend this alternative because all the subdivision improvements have been completed in accordance with the approved plans and specifications and modifications thereof.

ATTACHMENTS

- A - Draft Resolution Approving Tract Improvements
- B - Resolution 10046 Approving Tentative Map
- C - Tentative Map
- D - Tract 2943 Phase 2 Final Map for reference
- E - Subdivision Agreement – Tract 2943 Phase 2
- F - Phase 2 – Improvement Plans for reference
- G - Record Drawings for reference
- H - Vicinity Map for Tract 2943 Phase 2