



## MEMORANDUM

**TO:** City Council

**FROM:** Bill Robeson, Assistant City Manager/Public Works Director

**BY:** Robin Dickerson, City Engineer  
Jill McPeck, Capital Improvement Project Manager

**SUBJECT:** Consideration of Resolution Accepting an Offer of Dedication for Street, Drainage, Slope and Public Utility Easements Per Parcel Map AG PM 06-0004 and Acceptance of Castillo Del Mar Extension Project Improvements, PW 2021-05

**DATE:** February 22, 2022

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### **SUMMARY OF ACTION:**

Rescind the previous City Council action rejecting the Offer of Dedication on August 11, 2009 and accept the offer of dedication for street, drainage, slope and public utility easements for Parcel Map AG PM 06-0004, accept the offer for a 64' wide public street known as Castillo Del Mar per Parcel Map AG PM 06-0004, and accept the Castillo Del Mar Extension Project improvements and begin the one-year warranty period for defects that may arise.

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

The amended FY 2020/21 and FY 2021/22 Capital Improvement Program budgets included \$1,095,370.64 for the Castillo Del Mar Extension Project consisting of \$536,500 of developer contributions, \$478,121.01 of Sales Tax funds and \$80,749.63 from the Lucia Mar Unified School District (LMUSD). The final contract and change orders resulted in a total cost of \$1,042,452.35, \$930,943.20 for the direct contract amount and \$111,509.15 in additional quantities placed and contract change orders. The recommended action will not impact staff resources.

### **RECOMMENDATION:**

Adopt a Resolution: 1) rescinding the action to reject the offer of dedication for street, drainage, slope and public utility easements, 2) accepting the offer of dedication for street, drainage, slope and public utility easements known as Castillo Del Mar as identified on Parcel Map AG PM 06-0004, and 3) accepting the project improvements as constructed by J.J. Fisher Construction, Inc. in accordance with the plans and specifications for the Castillo Del Mar Extension Project, PW 2020-05; and direct staff to file a Notice of

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Completion, and authorize release of retention, thirty-five (35) days after the Notice of Completion has been recorded, if no liens have been filed.

#### **BACKGROUND:**

In May 2006 the City entered into a Memorandum of Understanding (MOU) with the Lucia Mar Unified School District, JH Land Partnership, and John Taylor, Trustee to enable the City to accomplish the extension of Castillo Del Mar to Valley Road. The MOU also provided for the preparation of a tentative parcel map. The tentative parcel map was prepared creating 4 parcels and the offer of dedication for the extension of Castillo Del Mar to Valley Road. On August 11, 2009, the City Council approved Parcel Map AG PM 06-0004. As part of that action, the City Council rejected without prejudice the offer of dedication of Castillo Del Mar for street, drainage, slope and public utility easements. At the time of the final Parcel Map approval staff recommended rejecting the Castillo Del Mar offer of dedication until such time that JH Land Partnership provided payment as required by the MOU and the construction plans were completed. The Parcel Map was subsequently recorded on May 31, 2011.

On January 12, 2021, the City Council awarded a construction contract for the Castillo Del Mar Extension Project to J.J. Fisher Construction, Inc. in the amount of \$930,943.20 and authorized the City Manager to approve change orders in the amount of \$111,509.15. On September 28, 2021, and on November 23, 2021, the Council augmented the project budget, providing for a total amount available for construction of \$1,044,900.20. The contractor's final construction cost for the project is \$1,042,452.35.

The general scope of work involved the demolition of portions of the existing Castillo Del Mar roadway and Arroyo Grande High School (AGHS) parking lot and the construction of public improvements within a new right-of-way that realigned Castillo Del Mar to a new connection point with Valley Road. The scope of work also included a multi-use path, drainage improvements, waterline relocation, landscaping, street lighting, parking lot striping, and an access drive that connects the two AGHS parking lots and provides additional parking for the high school. Costs associated with the improvements to the high school parking lot were covered by the Lucia Mar Unified School District.

#### **ANALYSIS OF ISSUES:**

Although the offer of dedication for street, drainage, slope and public utility easements for Castillo Del Mar were originally rejected without prejudice, per Government Code Section 66477.2 (a), the offer of dedication shall remain open and the legislative body may by resolution at any later date, and without further action by the subdivider, rescind its action and accept the offer of dedication, which acceptance shall be recorded in the office of the County Recorder. With the completion of the Castillo Del Mar improvements, it is recommended that the City Council rescind the rejection and accept on behalf of the

**Item 8.h.**

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public the offer of dedication for street, drainage, slope and public utility easements for Castillo Del Mar as shown on Parcel Map AG PM 06-0004.

The contractor has completed the work in accordance with the approved plans and specifications within schedule, within the available budget, and there are no outstanding issues. It is, therefore, recommended that the City accept the Castillo Del Mar Extension Project and begin the one-year warranty period for defects that may arise.

**ALTERNATIVES:**

The following alternatives are provided for the Council's consideration:

1. Approve staff's recommendations;
2. Do not approve staff's recommendation and request further information;
3. Modify staff's recommendation and approve; or
4. Provide other direction to staff.

**ADVANTAGES:**

Now that the improvements have been completed the City Council on behalf of the public is able to accept the offer of dedication for street, drainage, slope and public utility easements for Castillo Del Mar per Parcel Map AG PM 06-0004. The project is complete and accepting the improvements will allow staff to close out the project. The street extension of Castillo Del Mar provides improved access for the Vista Del Mar and the Heights at Vista Del Mar developments, and will help relieve congestion related to traffic surrounding Arroyo Grande High School.

**DISADVANTAGES:**

No disadvantages have been identified.

**ENVIRONMENTAL REVIEW:**

No environmental review is required for this item.

**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.

Attachments:

1. Proposed Resolution
2. Parcel Map AG PM 06-0004
3. Notice of Completion