



MEMORANDUM

TO: City Council

FROM: Brian Pedrotti, Community Development Director

BY: Robin Dickerson, PE, City Engineer
John Benedetti, Associate Engineer

SUBJECT: Consideration of a Resolution Accepting Public Improvements Associated with Plot Plan Review 19-011 Located at 329 Traffic Way and Finding the Project Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3)

DATE: January 24, 2023

SUMMARY OF ACTION:

Acceptance of public improvements associated with Plot Plan Review 19-011 for the expansion of Arroyo Grande Chevrolet located at 329 Traffic Way.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The estimated value of the public improvements involved with Plot Plan Review 19-011 is \$28,572.91. Maintenance of the new public improvements will add to the overall costs of the City infrastructure maintenance program.

RECOMMENDATION:

Adopt a Resolution accepting public improvements associated with Plot Plan Review 19-011, located at 329 Traffic Way.

BACKGROUND:

The 0.47-acre project site is located at 329 Traffic Way and is home to the Arroyo Grande Chevrolet dealership. The property is bounded by Allen Street to the south and Traffic Way to the west.

On May 20, 2019, the Community Development Director approved Plot Plan Review 19-011 to permit the expansion of the Arroyo Grande Chevrolet dealership. 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 public improvements for this project as \$28,572.91. Improvements constructed included a fire hydrant and new ADA compliant ramp, curbs, gutters, drive approach, and sidewalks surrounding the

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development. The project also completed asphalt repairs and replacement on Allen Street.

ANALYSIS OF ISSUES:

Improvement plans for the project were issued on July 25, 2019. The improvements were completed by the developer on January 18, 2021. The final plans were submitted on September 16, 2022, and approved by the City Engineer on November 18, 2022. Required post-construction operation and maintenance agreements have been executed and are recorded.

Acceptance of the public improvements allows City staff to release the Faithful Performance and Material and Labor bonds and hold a warrantee bond. This process begins the one-year maintenance period during which the developer will be responsible for maintenance and repair of the public improvements. After the one-year maintenance period, the City will take over the maintenance of the public improvements. Maintenance of the public improvements would become part of future Capital Improvement Projects and budgets. Typically, maintenance work begins to occur 10 to 15 years after the project is completed.

ALTERNATIVES:

1. Adopt a Resolution accepting public improvements associated with Plot Plan Review 19-011;
2. Do not adopt a Resolution accepting public improvements associated with Plot Plan Review 19-011; or
3. Provide other direction to staff.

ADVANTAGES:

By accepting the public improvements, the City will have ownership of facilities in the public right of way and will begin the developer's one-year maintenance period.

DISADVANTAGES:

Acceptance of the public improvements will add to the City's overall ongoing maintenance costs.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA), it has been determined that this project is categorically exempt per Section 15061(b)(3) of the CEQA Guidelines because it is infill development.

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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