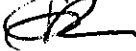


**STAFF REPORT**

**TO: HONORABLE MAYOR AND CITY COUNCIL**   
**FROM: GREG RAY, PUBLIC WORKS DIRECTOR/CITY ENGINEER**  
**SUBJECT: APPROVAL OF FINAL TRACT MAP, TRACT 3038, PHASE 2**

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**BACKGROUND**

At the February 6, 2012 City Council meeting, the Council adopted Resolution No. 12-08 approving Vesting Tentative Tract Map No. 3038 and adopting Conditions of Approval. Tract 3038 consists of a 48 lot phased subdivision of single family homes. The Applicant, Green Park Homes, LLC, is requesting the City file a final map on Phase 2 which consists of 29 lots situated along South 16<sup>th</sup> Street and on private streets within the subdivision.

**DISCUSSION**

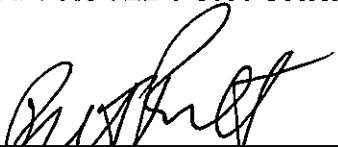
The City Engineer and Community Development Director have reviewed the Final Map for Tract 3038, Phase 2 and the Conditions of Approval. A licensed Land Surveyor acting on behalf of the City Engineer has found that the map is technically correct and the City Engineer and Community Development Director have found that the map is in conformance with the Vesting Tentative Map approved by the Council. The City Engineer and Community Development Director have determined that the Conditions of Approval required prior to map recordation have been complied with. Staff is recommending Council adopt the Resolution authorizing the City to record the Final Map for Tract 3038, Phase 2. The Developer has provided sufficient bonding or other securities to guarantee completion of public improvements and setting of property corner survey monuments.

The Final Map includes offers of dedication for public purposes described as South 16<sup>th</sup> Street, a blanket drainage easement across the entire site except for areas occupied by buildings, and a public utility easement within South 16<sup>th</sup> Street. The City Engineer is recommending the offers be rejected without prejudice until completion of all development within the tract.

As outlined in the October 7, 2013 Staff Report to the City Council, regarding Approval of Final Tract Map, Tract 3038 – Phase 1, the developer has formed a Homeowner's Association (HOA) to provide for ongoing maintenance of tract improvements including pervious pavers located in the streets and underground drainage retention structures. Staff and the City Attorney have reviewed the Covenants, Conditions, and Restrictions (CC&Rs), the proposed HOA budget and the specific maintenance requirements identified in the CC&Rs and have determined that they have been correctly amended to annex Phase 2 and are in compliance with the conditions of

---

**APPROVED FOR FORWARDING**

  
\_\_\_\_\_  
**ROBERT PERRAULT**  
**CITY MANAGER**

**Please Review for the Possibility of a Potential Conflict of Interest:**

- |  |                                  |
|--|----------------------------------|
| <input checked="" type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Bright  |
| <input type="checkbox"/> Shoals                              | <input type="checkbox"/> Nicolls |
| <input type="checkbox"/> Lee                                 | <input type="checkbox"/> Shah    |

Meeting Date: June 8, 2015

Agenda Item No. 1

approval and are sufficient to assure adequate maintenance of the tract improvements including the drainage system, perimeter landscaping, interior streets and lighting. South 16<sup>th</sup> Street, sewer and water mains within the tract and fire hydrants will be maintained by the City once accepted.

The developer entered into an Affordable Housing Agreement to construct five residences restricted for low-income households for 30 years. Staff has prepared the Agreement which requires the developer to construct three low-income residences in Phase 2. The low-income units will be made available for sale at the same time as the market rate units.

### **ALTERNATIVES**

The Council has the following alternatives to consider:

1. Adopt the Resolution authorizing the City to record the Final Map for Tract 3038, Phase 2, rejecting all offers of dedication identified on the map without prejudice, and accepting the bonding and securities provided to guarantee completeness of all public improvements; or
2. Do not adopt the Resolution; or
3. Provide additional direction to staff.

### **RECOMMENDATION**

It is recommended that the Council adopt the Resolution authorizing the City to record the Final Map for Tract 3038, Phase 2, rejecting all offers of dedication identified on the map without prejudice, and accepting the bonding and securities provided to guarantee completeness of all public improvements.

### **FISCAL IMPACT**

No fiscal impact associated with this action.

**PUBLIC NOTIFICATION**

The agenda was posted in accordance with the Brown Act. A copy of this staff report and the meeting agenda were sent to the Applicant.

**ATTACHMENTS**

1. Resolution Authorizing the City to Record the Final Map
2. Reduced Final Map, Tract 3038, Phase 2
3. Engineer's Estimate for Bonding

RESOLUTION NO. 15-\_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA, APPROVING THE FINAL MAP OF TRACT 3038, PHASE 2, REJECTING ALL OFFERS OF DEDICATION IDENTIFIED ON THE MAP WITHOUT PREJUDICE AND ACCEPTING \$97,687.50 IN SECURITIES FROM THE DEVELOPER TO GUARANTEE COMPLETION OF ALL PUBLIC IMPROVEMENTS IDENTIFIED ON THE APPROVED PLANS AND SETTING OF PROPERTY CORNER SURVEY MONUMENTS**

**WHEREAS**, Green Park LLC, a California Limited Liability Corporation, has filed for approval a Final Map designated as Tract No. 3038, Phase 2; and

**WHEREAS**, at the February 6, 2012 City Council meeting, the Council adopted Resolution No. 12-08 adopting Conditions of Approval for Vesting Tentative Tract Map No. 3038 consisting of a 48 lot phased subdivision of single family homes; and

**WHEREAS**, the City Engineer is recommending rejecting all offers of dedication to the public identified on the map without prejudice, which will be accepted by the City at the time the final tract phase is complete and all public improvements are found to be acceptable; and

**WHEREAS**, the certificates which appear on the map have been signed and acknowledged; and

**WHEREAS**, the subdivision lies within the boundaries of the City of Grover Beach; and

**WHEREAS**, the City Engineer and Community Development Director have reviewed the map and have determined that the subdivision shown is substantially the same as it appeared on the tentative map and a licensed Land Surveyor has reviewed the map on behalf of the City and found the map to be technically correct; and

**WHEREAS**, at the time of recording the City Engineer will certify by his signature that the map conforms to the requirements of the Subdivision Map Act of the State of California and all City ordinances, resolutions and standards applicable at the time of approval of the tentative map.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Grover Beach as follows:

1. That the map is hereby approved and all dedications to the public identified on the map are rejected without prejudice, which will be accepted by the City at the time the final tract phase is complete and all public improvements are found to be acceptable.
2. The Council finds that the map is in substantial compliance with the approved tentative map subject to the City Engineer's certification that all conditions of approval have been complied with prior to recordation of the map.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, and on the following roll call vote, to wit:

AYES: Council Members - None  
NOES: Council Members - None  
ABSENT: Council Members - None  
ABSTAIN: Council Members - None

the foregoing Resolution was **PASSED, APPROVED, and ADOPTED** at a special meeting by the City Council of the City of Grover Beach, California this 8<sup>th</sup> day of June, 2015.

**DRAFT**  
\_\_\_\_\_  
JOHN SHOALS, MAYOR

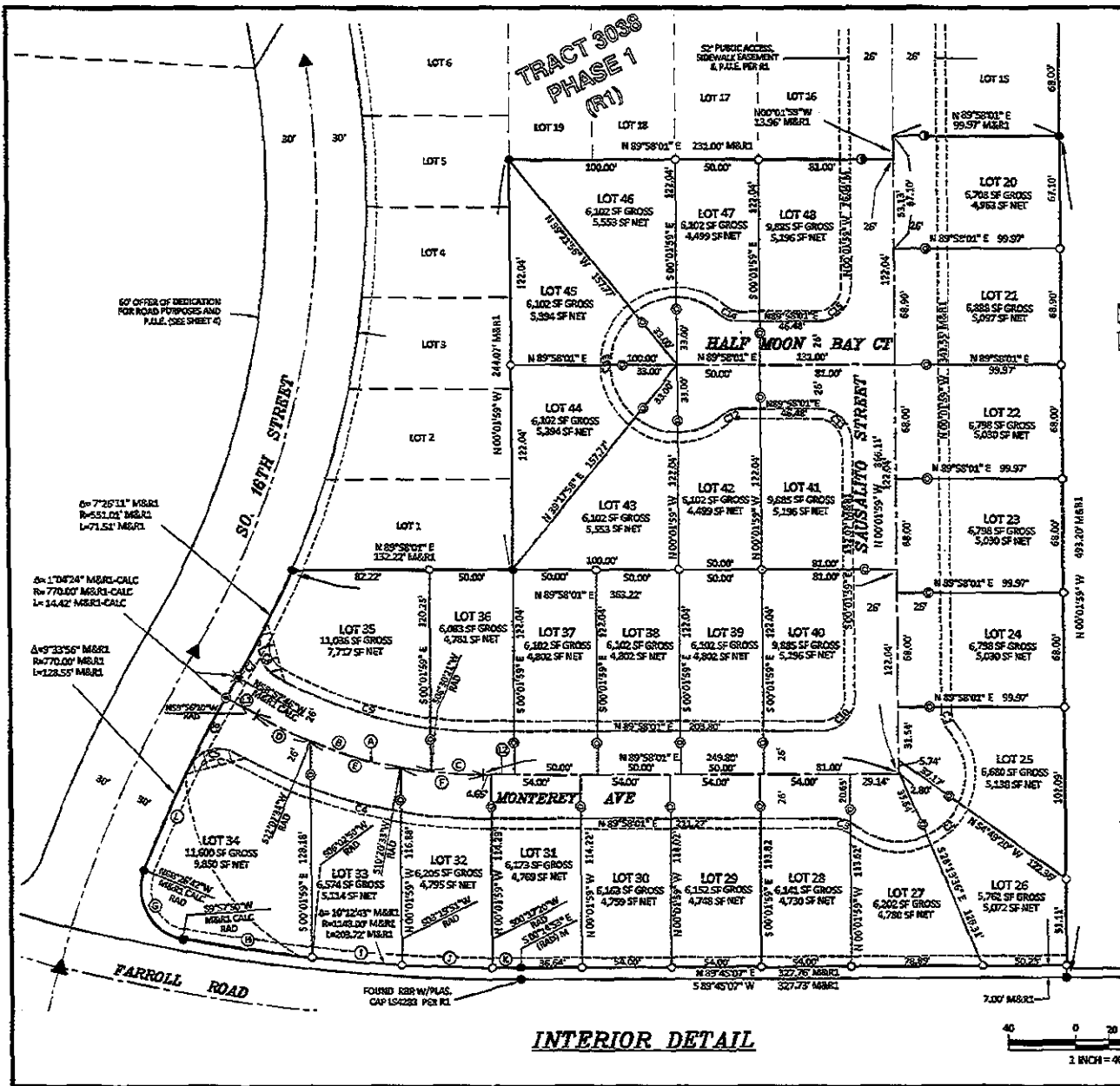
Attest:

\_\_\_\_\_  
DONNA L. McMAHON, CITY CLERK

Approved as to Form:

\_\_\_\_\_  
MARTIN D. KOCZANOWICZ, CITY ATTORNEY





**INTERIOR DETAIL**

- LEGEND**
- R1 TRACT 3038 PH I (R1 MB 1-4)
  - FOUND BRASS CAP IN MONUMENT WELL PER RL
  - FOUND 5/8" REBAR W/PLASTIC CAP PLS 7868 PER RL UNLESS OTHERWISE NOTED
  - SET 5/8" REBAR W/PLASTIC CAP PLS 7868
  - FOUND MET PLS 7868 IN CONCRETE ROLL CURB OR VERTICAL LINE 42" OFFSET TO PROPERTY CORNER PER RL
  - SET MET PLS 7868 IN CONCRETE ROLL CURB ON PROPERTY LINE 42" OFFSET TO LOT CORNER (AT CENTERLINE ROAD) UNLESS OTHERWISE NOTED
  - SET BRASS WASHER W/MAG NAIL PLS 7868 IN AC ROAD
  - FOUND BRASS WASHER W/MAG NAIL PLS 7868 IN AC ROAD PER RL
  - SIGHT DISTANCE EASEMENT PER RL
  - ACCESS DENIAL EASEMENT PER RL
- BASIS OF BEARINGS**  
THE CENTERLINE OF FARROLL ROAD BEARS S 89° 45' 00" W PER RL BETWEEN FOUND CENTERLINE MONUMENTS PER RL.
- NOTE**  
SEE SHEET 4 FOR EASEMENT INFORMATION
- PUBLIC DRAINAGE EASEMENT NOTE**  
A PUBLIC DRAINAGE EASEMENT IS HEREBY CREATED OVER ENTIRE SITE EXCEPTING AREAS OCCUPIED BY BUILDINGS FOR THE PURPOSE OF PRESERVING DRAINAGE FLOW PATTERNS AND DETENTION BASIN INTEGRITY.

**CURVE & LINE DATA TABLE**

CURVE DATA		ACCESS EASEMENT DATA	
A Δ=97°30'4"	R=274.00'	G Δ=101°35'28"	R=20.00'
B Δ=23°04'0"	L=148.64'	H Δ=145°18'	L=43.84'
C Δ=6°32'20"	R=274.00'	I Δ=2°42'59"	R=20.00'
D Δ=7°27'11"	L=135.67'	J Δ=4°42'02"	R=13.43.00'
E Δ=12°49'04"	R=274.00'	K Δ=6°32'13"	R=20.00'
F Δ=10°23'32"	R=274.00'	L Δ=6°24'52"	R=20.00'
		M Δ=10°13'22"	R=20.00'
		N Δ=80°24'55"	R=20.00'
		O Δ=88°06'13"	R=20.00'
		P Δ=90°00'00"	R=20.00'
		Q Δ=90°00'00"	R=20.00'
		R Δ=90°00'00"	R=20.00'
		S Δ=90°00'00"	R=20.00'
		T Δ=90°00'00"	R=20.00'
		U Δ=90°00'00"	R=20.00'
		V Δ=90°00'00"	R=20.00'
		W Δ=90°00'00"	R=20.00'
		X Δ=90°00'00"	R=20.00'
		Y Δ=90°00'00"	R=20.00'
		Z Δ=90°00'00"	R=20.00'

**LINE DATA**

L1	S 80°24'55" E	20.00'
L2	N 89°58'01" E	10.00'

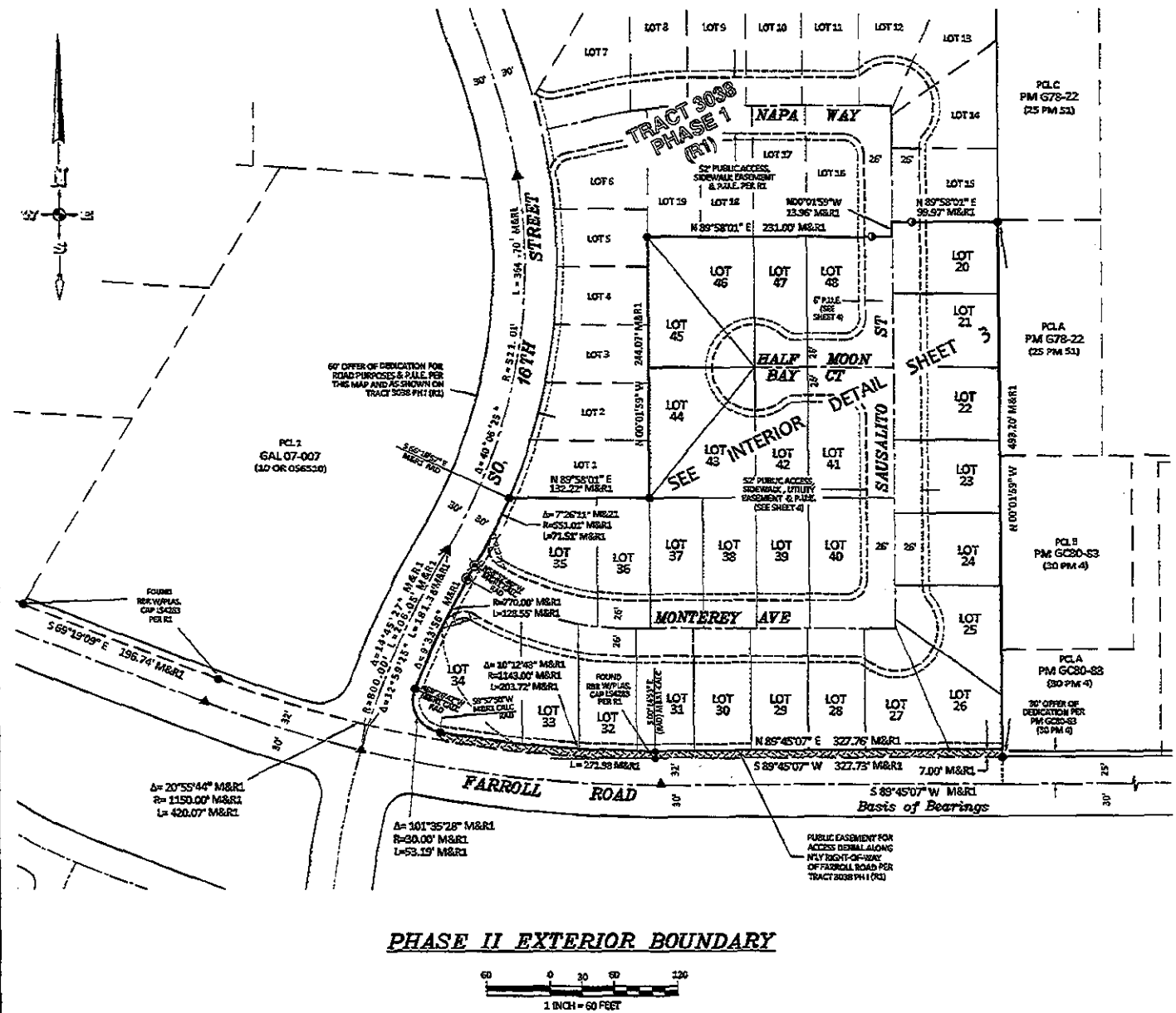
**Green Land Surveys**  
P.O. Box 107, Grover Beach Ca 93483  
725 E. Grand Ave, Arroyo Grande Ca 93420  
Ph: 805-481-0330 / greenlandsurveys.com

**TRACT No. 3038 - PHASE II**  
A 29 LOT SUBDIVISION OF A PORTION OF LOT 8 OF PISMO BEACH GARDENS (3 MB 45)  
  
ALSO BEING A PORTION OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT GAL 07-0250 (INSTRUMENT No. 20100565L1) AS SHOWN ON 99 RS 39  
  
City of Grover Beach  
County of San Luis Obispo  
State of California  
MAY 2015  
  
SHEET 3 OF 4  
G.L.S. JOB# RSCHOFES4001  
FIDELITY NATIONAL TITLE #FSLD-SL1500137-98









- LEGEND**
- RI TRACT 3038 PH I (34 MB 2-4)
  - FOUND BRASS CAP IN MONUMENT WELL PER RL
  - FOUND 5/8" REBAR W/PLASTIC CAP PLS 7868 PER RL UNLESS OTHERWISE NOTED
  - SET 5/8" REBAR W/PLASTIC CAP PLS 7868
  - FOUND NET PLS 7868 IN CONCRETE ROLL CURB ON PROPERTY LINE AT 15' OFFSET TO PROPERTY CORNER PER RL
  - SET NET PLS 7868 IN CONCRETE ROLL CURB ON PROPERTY LINE AT 15' OFFSET TO LOT CORNER (AT CENTERLINE ROAD) UNLESS OTHERWISE NOTED
  - SET BRASS WASHER W/MAG NAIL PLS 7868 IN AC ROAD
  - FOUND BRASS WASHER W/MAG NAIL PLS 7868 IN AC ROAD PER RL
  - STIGHT DISTANCE EASEMENT PER RL
  - ACCESS DENIAL EASEMENT PER RL

**BASIS OF BEARINGS**  
 THE CENTERLINE OF FARROLL ROAD BEARS S 89°45'07" W PER RL BETWEEN FOUND CENTERLINE MONUMENTS PER RL

**NOTE**  
 SEE SHEET 4 FOR EASEMENT INFORMATION

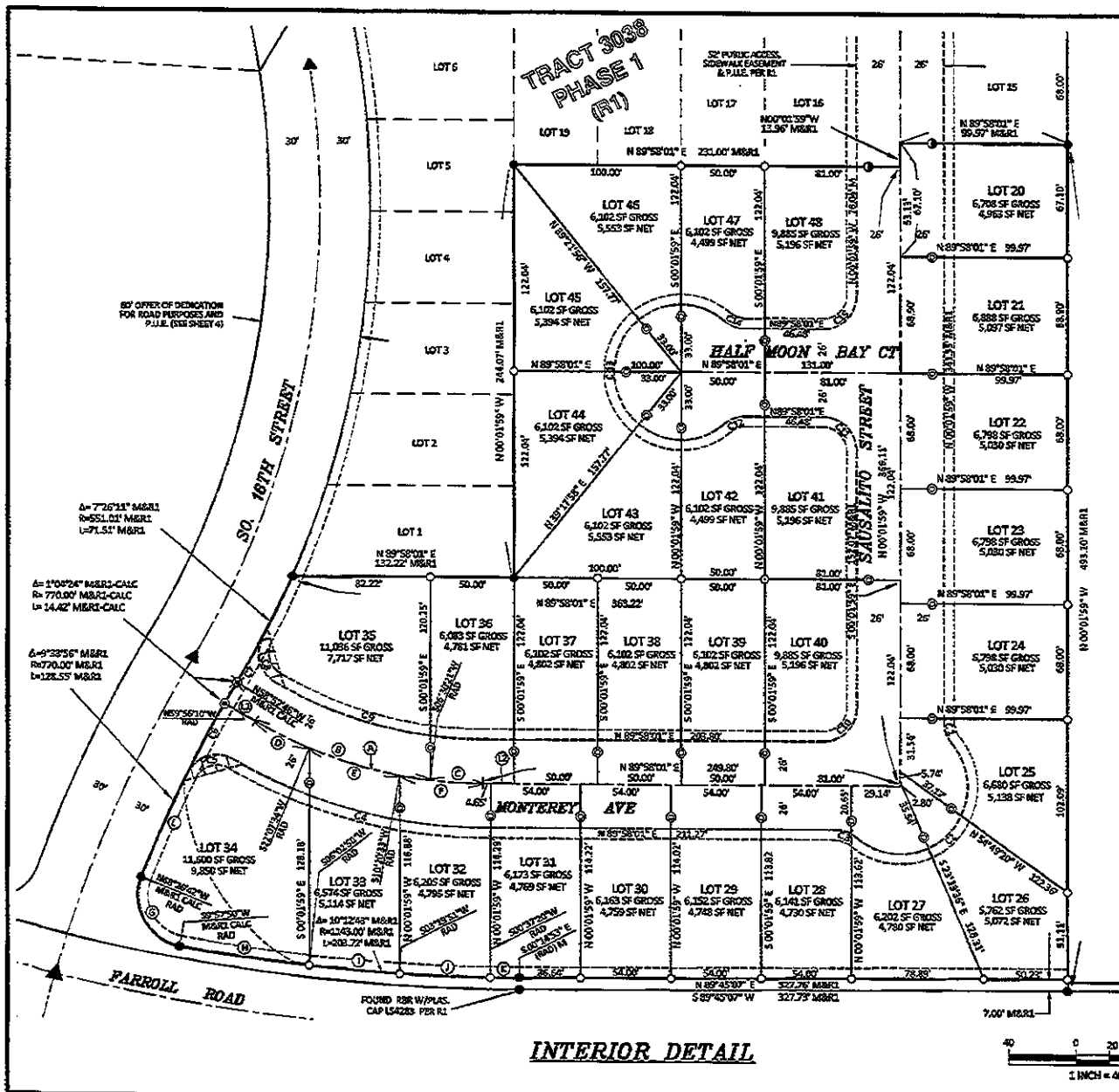
**PUBLIC DRAINAGE EASEMENT NOTE**  
 A PUBLIC DRAINAGE EASEMENT IS HEREBY CREATED OVER ENTIRE SITE EXCEPTING AREAS OCCUPIED BY BUILDINGS FOR THE PURPOSE OF PROCESSING DRAINAGE FLOW PATTERNING AND OBTAINING BASIN EFFICIENCY.

**Green Land Surveys**  
 P.O. Box 107, Grover Beach, Ca 93433  
 723 E. Grand Ave., Arroyo Grande, Ca 93420  
 Ph: 505-451-0330 / greenlandsurveys.com

**TRACT No. 3038 - PHASE II**  
 A 29 LOT SUBDIVISION OF A PORTION OF LOT 8 OF PISMO BEACH GARDENS (3 MB 45)  
 ALSO BEING A PORTION OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT GAL 07-0250 (INSTRUMENT No. 2010056511) AS SHOWN ON 89 RS 39

City of Grover Beach  
 County of San Luis Obispo  
 State of California  
 MAY 2015

SHEET 2 OF 4  
 GLS JOB# BSCHOFF14001  
 FIDELITY NATIONAL TITLE #FSLC-511500087-88



- LEGEND**
- RL TRACT 3038 PH I (24 MS 1-4)
  - FOUND BRASS CAP IN MONUMENT WELL PER RL
  - FOUND 5/8" REBAR W/PLASTIC CAP PLS 7868 PER RL UNLESS OTHERWISE NOTED
  - SET 5/8" REBAR W/PLASTIC CAP PLS 7868
  - FOUND NUT PLS 7868 IN CONCRETE ROLL CURB ON PROPERTY LINE AT 15' OFFSET TO PROPERTY CORNER PER RL
  - SET NUT PLS 7868 IN CONCRETE ROLL CURB ON PROPERTY LINE AT 15' OFFSET TO LOT CORNER (AT CENTERLINE ROAD) UNLESS OTHERWISE NOTED
  - SET BRASS WASHER W/MAG NAIL PLS 7866 IN AC ROAD
  - FOUND BRASS WASHER W/MAG NAIL PLS 7866 IN AC ROAD PER RL
  - SHORT DISTANCE EASEMENT PER RL
  - ACCESS DENIAL EASEMENT PER RL
- BASIS OF BEARINGS**  
THE CONTIGUOUS OF FARROLL ROAD BEARS S 29°45'07" W PER RL BETWEEN FOUND CENTERLINE MONUMENTS PER RL
- NOTE**  
SEE SHEET 4 FOR EASEMENT INFORMATION
- PUBLIC DRAINAGE EASEMENT NOTE**  
A PUBLIC BLANKET DRAINAGE EASEMENT IS HEREBY CREATED OVER ENTIRE SITE EXCEPTING AREAS OCCUPIED BY BUILDINGS FOR THE PURPOSE OF PRESERVING DRAINAGE FLOW PATTERNS AND DETENTION BASIN INTEGRITY.

**CURVE & LINE DATA TABLE**

CURVE DATA		ACCESS EASEMENT DATA	
A	A=29°27'04" R=310.00' L=143.59'	C1	A=29°56'40" R=210.00' L=103.10'
B	A=127°44'48" R=144.00' L=120.37'	H	A=15°57'00" R=144.00' L=120.37'
C	A=4°22'28" R=124.00' L=65.07'	I	A=2°42'59" R=114.00' L=54.04'
D	A=7°27'32" R=124.00' L=65.07'	J	A=2°42'32" R=114.00' L=54.04'
E	A=14°47'01" R=144.00' L=86.35'	K	A=4°52'13" R=114.00' L=54.04'
F	A=10°22'52" R=124.00' L=65.07'	L	A=4°29'22" R=124.00' L=65.07'
<b>LINE DATA</b>		C2	A=40°07'00" R=40.00' L=32.00'
L1 S 60°24'53" E 21.05'		C3	A=39°57'40" R=40.00' L=32.00'
L2 N 89°58'01" E 38.80'		C4	A=39°57'40" R=40.00' L=32.00'
		C5	A=29°56'40" R=210.00' L=103.10'
		C6	A=39°57'40" R=40.00' L=32.00'
		C7	A=15°57'00" R=144.00' L=120.37'
		C8	A=29°56'40" R=210.00' L=103.10'

**Green Land Surveys**  
P.O. Box 107, Grover Beach, CA 93483  
723 E. Grand Ave, Arroyo Grande, CA 93420  
Ph: 805-481-6590 / greenlandsurveys.com

**TRACT No. 3038 - PHASE II**  
A 29 LOT SUBDIVISION OF A PORTION OF LOT 8 OF PISMO BEACH GARDENS (3 MS 45)

ALSO BEING A PORTION OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT GAL 07-0250 (INSTRUMENT No. 2010056511) AS SHOWN ON 99 RS 39

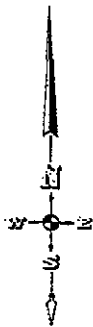
City of Grover Beach  
County of San Luis Obispo  
State of California  
MAY 2015

SHEET 3 OF 4  
GLS 1088 BSCHOFF24001  
ROBILITY NATIONAL TITLE #PLOS-211300237-88



**LEGEND**

- RL TRACT 3038 PH I (34 MR 1-4)
- FOUND BRASS CAP IN MONUMENT WELL PER RL
- FOUND 5/8" REBAR W/PLASTIC CAP PLS 7868 PER RL UNLESS OTHERWISE NOTED
- SET 5/8" REBAR W/PLASTIC CAP PLS 7868
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- SIGHT DISTANCE EASEMENT PER RL
- ACCESS DENIAL EASEMENT PER RL



**EASEMENT CURVE & LINE TABLE**

ACCESS EASEMENT DATA			
C1	A=89°56'42"	R=20.00'	L=243.94'
C2	A=109°53'20"	R=42.00'	L=118.60'
C3	A=39°56'42"	R=20.00'	L=33.94'
C4	A=29°57'04"	R=20.00'	L=33.94'
C5	A=99°02'27"	R=20.00'	L=43.54'
C6	A=4°34'56"	R=20.00'	L=33.94'
C7	A=73°37'22"	R=20.00'	L=33.94'
C8	A=89°06'12"	R=20.00'	L=33.94'
C9	A=29°56'42"	R=20.00'	L=33.94'
C10	A=90°00'00"	R=20.00'	L=33.94'
C11	A=39°56'42"	R=20.00'	L=33.94'
C12	A=89°56'42"	R=20.00'	L=33.94'
C13	A=29°56'42"	R=20.00'	L=33.94'
C14	A=39°56'42"	R=20.00'	L=33.94'
C15	A=89°06'12"	R=20.00'	L=33.94'

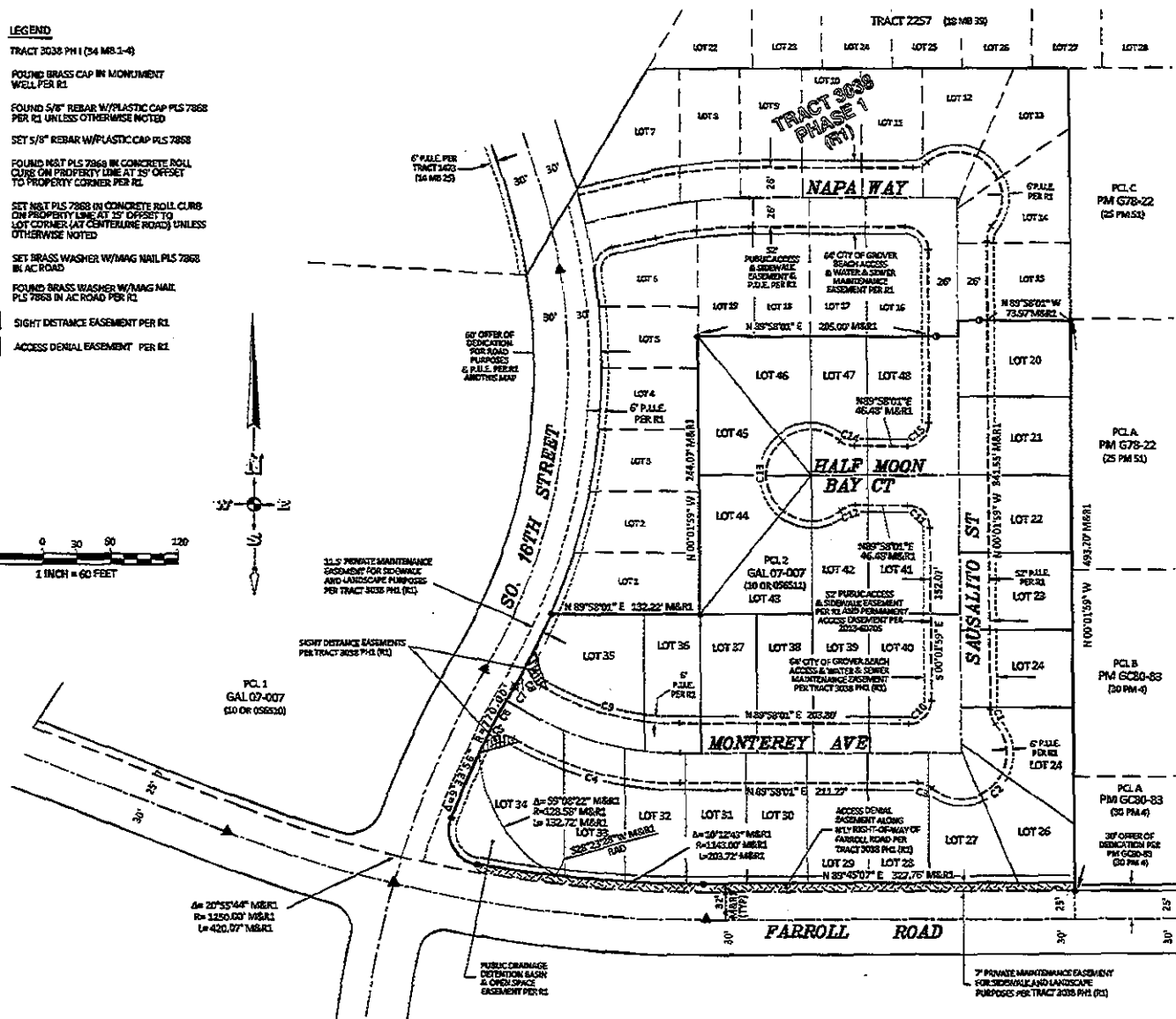
**BLANKET EASEMENT NOTES**  
 A PUBLIC BLANKET DRAINAGE EASEMENT IS HEREBY CREATED OVER ENTIRE SITE EXCEPTING AREAS OCCUPIED BY BUILDINGS FOR THE PURPOSE OF PRESERVING DRAINAGE FLOW PATTERNS AND DETENTION BASIN INTEGRITY.

SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER TRACT 3038-02269  
 ALL STREETS AND LOTS EXCEPT WHERE OCCUPIED BY PERMANENT BUILDINGS OR STRUCTURES.

**Green Land Surveys**  
 P.O. Box 107, Grover Beach, CA 93483  
 723 E. Grand Ave., Arroyo Grande, CA 93420  
 Ph: 805-481-0330 / greenlandsurveys.com

**TRACT No. 3038 - PHASE II**  
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 ALSO BEING A PORTION OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT GAL 07-0256 (INSTRUMENT No. 2010056511) AS SHOWN ON 99 25 39  
 City of Grover Beach  
 County of San Luis Obispo  
 State of California  
 MAY 2015  
 SHEET 4 OF 4  
 GLS 1038 BISCOROFF14001  
 FIDELITY NATIONAL TITLE #P32.C-531509137-8B

**EASEMENT DATA**





# William R. Dyer

Civil Engineering

163 North 8th Street, Suite B  
 P. O. Box 432  
 Grover Beach CA 93483-0432

Phone - (805) 481-1223  
 Fax - (805) 481-1323

## CONSTRUCTION COST ESTIMATE

Client: **Green Park LLC**  
 Location: **Tract 3038 - Phase II**  
 Based Upon: **Client Input**

Date: **6/3/2015**  
 Job No: **Bis11202**

Item	Quantity	Units	Rate	Total
Set Property Corners	1	ls	10,000.00	10,000
Inspection & Testing	1	ls	12,000.00	12,000
Stop-Bar Striping	3	ea	500.00	1,500
Farroll Road Traffic Control & Implementation	1,000	lf	1.00	1,000
Farroll Road Striping	600	lf	5.00	3,000
Phase II Erosion Control Plan Implementation	1	ls	5,325.00	5,325
Phase II As-Built Plans	1	ls	1,500.00	1,500
Stock Pile Removal	1,200	cy	10.00	12,000
Permeable Pavers Performance Testing	12	ea	500.00	6,000
Phase I and II Perimeter Wall Cap	1	ls	4,200.00	4,200
Air-Vac Covers	3	ea	300.00	900
Manhole & Water Valve Concrete Collars	18	ea	150.00	2,700
Water Valve Well Riser Repl, etc	1	ls	1,500.00	1,500
Fire Hydrant Concrete Pads, Red Curb	4	ea	750.00	3,000
Abandon 3 inch Waterline in 16th St	1	ls	500.00	500
<b>Total Construction Costs</b>				<b>\$65,125.00</b>
Administration	15 %			\$9,768.75
Contingency & Inflation	35 %			\$22,793.75
<b>Grand Total</b>				<b>\$97,687.50</b>

