



CITY COUNCIL STAFF REPORT

ITEM NO. 6.12

DATE: September 8, 2025

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution adding the Arroyo Vista Base Repairs Project SM202629 to the 2025-2030 Capital Improvement Plan and authorizing allocations of \$400,000 of County Measure BB - Local Streets & Roads (Fund 552) in Fiscal Year 2025-26.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution adding the Arroyo Vista Base Repairs Project SM202629 to the 2025-30 Capital Improvement Plan and allocating \$400,000 of County Measure BB - Local Streets & Roads (Fund 552) to the FY 2025-26 budget of the Arroyo Vista Base Repairs Project SM202629.

DECISION TYPE

Administrative

SUMMARY

The proposed Arroyo Vista Base Repairs Project SM202629 will perform base repairs and resurface damaged street sections in the frontage areas of Arroyo Vista Tracts 8714 and 8689 along Las Positas Road, Arroyo Vista, and Bennett Drive as shown in Attachment 1. Staff recommends establishing and allocating funding for a new project to complete the necessary repairs, as they exceed the scope of work assigned to the developer for this area. Having the developer complete these base repairs prior to resurfacing the street will significantly reduce future maintenance costs. The project will be funded by County Measure BB - Local Streets & Roads Funds.

DISCUSSION

On July 24, 2017, the City Council approved Vesting Tentative Tract Map 8379 (SUB16-010) and the conditions of approval for the Arroyo Vista development, consisting of 435 residential units in two phased maps as shown in Attachment 1. The first phase of the tentative map, Tract 8379, consists of 86 single family homes and 109 townhome units, and is located on the west side of the Arroyo Seco Channel along Las Positas Road. The second phase of the tentative map Tract 8689 consists of 108 duet flat

homes and 132 townhome units and is located on the east side of the Arroyo Seco Channel along Las Positas Road. City Council approved final Tract Map 8379 on February 12, 2024, and Tract Map 8689 on September 9, 2024. On July 14, 2025, the City Council approved Tract 8714 as a remapping of Tract Map 8379, which included the widening of certain private alleys to support increased building heights requested by the developer.

During construction of the offsite improvements for Tracts 8714 and 8689, staff observed that the roadway frontages associated with these tracts, located along Las Positas Road, Arroyo Vista, and Bennett Drive, are in deteriorated condition and require base repairs. The project was originally conditioned in 2017 to include micro surfacing and restriping along the frontage. However, the roadway condition has progressively declined over time to the extent that additional base repairs are now necessary to ensure the effectiveness of the micro surfacing and achieve a more durable final roadway condition. Since these improvements extend beyond the developer's original conditions of approval, the developer qualifies for Traffic Impact Fee reimbursements totaling \$400,000 for this project. The project will consist of about 35,130 square feet of base repair along with traffic control and temporary striping in the work areas. The project will extend the life of the road asset and improve public safety by eliminating road hazards.

FISCAL AND ADMINISTRATIVE IMPACTS

Funding for the Arroyo Vista Base Repairs Project SM202629 will come from County Measure BB - Local Streets & Roads Fund 552 in FY 2025-26 which will allow for construction to commence this year. As shown in Attachment 2, total project costs are estimated to be \$400,000. The project will extend the life of the road asset and future maintenance will be performed and funded by the City's Pavement Repair program.

COMMUNITY PILLAR

5: A City That Works

GOAL

14: Develop, operate, and maintain the City's infrastructure

ATTACHMENTS

- [1. Vicinity Map](#)
- [2. CIP Book Page](#)
- [3. Resolution](#)

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