



DATE: March 3, 2015

CATEGORY: Consent

DEPT.: Public Works

TITLE: **455 West Evelyn Avenue – Agreement No. 2 – Future Public Street – Accept Improvements**

RECOMMENDATION

Accept the public improvements for the development at 455 West Evelyn Avenue – Agreement No. 2 – Future Public Street, for maintenance throughout their useful lives.

BACKGROUND

Private developers are responsible for construction of improvements in the public right-of-way that are needed to serve new development. Improvements include curbs, gutters, sidewalks, streets, streetlights, and utilities. Plans for these improvements are prepared by the developer and approved by the Public Works Department. When construction is complete, the improvements are accepted and then maintained by the City.

The off-site improvements for the Madera Project at 455 West Evelyn Avenue were completed in two phases. The first phase included improvements on the West Evelyn Avenue, Bush Street, and Villa Street frontages. The second phase is the new public street (Madera Way) on the easterly side of the development and was delayed to be constructed in conjunction with the adjacent development at 405 West Evelyn Avenue.

The improvement plans for the future public street (Madera Way) were approved for construction on August 7, 2012.

ANALYSIS

The public improvements included 10,800 square feet of pavement; 444 lineal feet of curb and gutter; 2,940 square feet of sidewalk; one 24' wide driveway; 4 curb ramps; 140 lineal feet of 15" storm drain pipe; 6 electroliers; and 2,190 square feet of landscaped planter strip. The public improvements have been completed to the satisfaction of the

City Engineer, and it is in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for the development were paid for by the developer.

ALTERNATIVES

Determine that the recommended improvements are not complete or in conformance with City standards and do not accept the improvements.

PUBLIC NOTICING

Agenda posting and copy of the Council report sent to the developer, Prometheus Real Estate Group.

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Approved by:

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City Manager

RZM/7/CAM
919-03-03-15CR-E

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