



COUNCIL REPORT

DATE: September 26, 2023

CATEGORY: Consent

DEPT.: Public Works

TITLE: **982 Bonita Avenue; 349 Martens Avenue; and 900 and 1001 Alta Avenue—Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 982 Bonita Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 349 Martens Avenue for maintenance throughout their useful life.
3. Accept the public improvements for the development at 900 and 1001 Alta Avenue for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

The “acceptance” of developer-installed improvements signifies that the developer has satisfactorily completed improvements in the City’s right-of-way. Once accepted, the City takes ownership of and maintenance responsibility for the improvements.

982 Bonita Avenue

This development project included eight residential condominium units with one level of underground parking. The public improvement plans for this development were approved for construction on May 6, 2020.

The public improvements include:

Quantity	Unit	Item Description
1	EA	1" Water Meter
1	EA	3" Water Meter
25	LF	1" Water Service
25	LF	4" Water Service
29	LF	6" Fire Service
1	EA	4" Gate Valve
3	EA	6" Gate Valve
125	SF	New Sidewalk

349 Martens Avenue

This development project included two new single-family homes, each with a new accessory dwelling unit. The public improvement plans were approved for construction on March 5, 2021.

The public improvements include:

Quantity	Unit	Item Description
1	EA	Storm Curb Inlet
10	LF	12" Storm Drain Lateral
1	EA	Storm Drain Manhole
705	SF	Sidewalk
140	SF	Driveway
141	LF	Concrete Curb

900 and 1001 Alta Avenue

This development project included a four-story parking garage and site improvements. The public improvements included City standard improvements and a raised pedestrian crossing at Alta Avenue with a flashing beacon system. The public improvement plans for this development were approved for construction on October 19, 2021.

The public improvements include:

Quantity	Unit	Item Description
25	LF	2" Domestic Water Service
80	LF	2" Reclaimed Water Service
1	EA	2" Domestic Water Meter
2	EA	2" Reclaimed Water Meter
25	LF	4" Domestic Water Service
2	EA	4" Gate Valve
1	EA	4" Domestic Water Meter
23	LF	4" Reclaimed Water Service
1	EA	3" Reclaimed Water Meter
51	LF	6" Reclaimed Water Main
166	LF	6" Fire Water Service
7	EA	6" Gate Valve
99	LF	8" Fire Service
3	EA	8" Gate Valve
5	EA	Fire Hydrant
7	EA	Storm Drain Manhole
3	EA	Storm Curb Inlet
2	EA	Area Drain Inlet
2	EA	Sanitary Sewer Manhole
209	LF	12" Storm Drain Lateral
4	EA	Streetlights
1	EA	Pedestrian Crossing Warning System

The public improvements for the three development projects have been completed to the satisfaction of the City Engineer and are in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for these developments were paid for by the developers.

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. A copy of the Council report was sent to the developers: 982 Bonita Avenue LLC, Martens 2021 LLC, and Google LLC.

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