



COUNCIL REPORT

DATE: September 9, 2025

CATEGORY: Consent

DEPT.: Public Works

TITLE: **1001 North Shoreline Boulevard and
851 and 853 Sierra Vista Avenue—Public
Improvements**

RECOMMENDATION

1. Accept the public improvements and City-funded infrastructure improvements for the development at 1001 North Shoreline Boulevard for maintenance throughout their useful life.
2. Accept the remaining portion of the public improvements for the development at 851 and 853 Sierra Vista 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 or within a City easement. Once accepted, the City takes ownership and maintenance responsibility for the improvements.

The public improvements for these two development projects listed below 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.

1001 North Shoreline Boulevard

This development project consisted of the development of a 203-unit apartment building, a 100-unit residential condominium building, podium parking, retail space, and a parking garage. The public improvement plans for this development were approved for construction on June 24, 2022.

The public improvements include:

Table 1: Public Improvements (Development)

Quantity	Unit	Item Description
60	LF	6" Domestic Water Service
60	LF	2" Domestic Water Service
60	LF	2" Irrigation Water Service
1	EA	6" Gate Valve
1	EA	6" Water Meter
2	EA	2" Water Meter
1	EA	Sanitary Sewer Manhole

This project also included a reimbursement agreement between the City and the developer to design and install City utilities, including a 16" water main and a 21" sewer main within a utility easement through and across the private property to accommodate anticipated future growth in the North Bayshore area.

The reimbursement agreement infrastructure improvements include:

Table 2: Infrastructure Improvements (Reimbursement Agreement)

Quantity	Unit	Item Description
710	LF	16" Water Main
1	EA	16" Gate Valve
1	EA	Air Relief Valve
712	LF	21" Sewer Main
3	EA	Sanitary Sewer Manhole

851 and 853 Sierra Vista Avenue

This development project consists of nine residential rowhouse units. The public improvement plans for this development were approved for construction on November 17, 2021. During the developer's management and monitoring of the project's required elements, there was an oversight regarding the streetlight improvements, necessitating additional time to procure and install the streetlight. The public improvement includes one streetlight. On [January 28, 2025](#), Council accepted the project's other completed improvements, allowing the developer to avoid incurring additional costs with maintenance and bonding obligations for the remaining streetlight improvements due to the delay in procuring and installing the streetlight. The streetlight improvements are now installed, and staff recommends Council accept these final improvements.

FISCAL IMPACT

The off-site public improvements for both development projects were paid for by the developers. Upon acceptance, these improvements become part of the City's infrastructure to be maintained. Any costs associated with the maintenance and replacement of these improvements will be included in future budget requests, as needed. Accepting these improvements does not require an increase in the existing operating budget.

The 1001 North Shoreline Boulevard project has City utility infrastructure improvements within private property, which were performed by the developer and funded by the City. The reimbursement agreement was funded from Water and Sewer Main Replacement at U.S. 101, Project 20-41, which is funded from a combination of Wastewater Debt Proceeds, Shoreline Regional Park Community funds, North Bayshore Water Development Impact Fees, Water Capacity Fees, Water and Wastewater funds, Wastewater Capacity Fees, and North Bayshore Wastewater Development Impact Fees.

The reimbursement agreement with the developer allowed for a reimbursement not to exceed \$4,185,386. The total reimbursement made to the developer was \$3,927,618 and is within the parameters of the reimbursement agreement.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ Competitively bid contract

ALTERNATIVES

1. Determine that the improvements have not been completed or in conformance with City standards and decline to accept the improvements until they are completed to the satisfaction of the City Council.
2. Provide other direction.

PUBLIC NOTICING

Agenda posting. A copy of the Council report was sent to the developers, LH Shoreline Apartments LP and Colony Sierra Homes LLC.

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