



CITY COUNCIL AGENDA ITEM NO. E.2
08/08/2023

SUBJECT: Accept the Silvergate Communities, LP, off-site public improvements for maintenance.

DEPARTMENT: Public Works

STAFF: Casey Wichert, Interim Director of Public Works
Allen Baquilar, Interim City Engineer
Heather Silfies, Engineering Services Specialist

TITLE/RECOMMENDATION

Adopt a Resolution accepting off-site O'Hara Avenue and Business Center Drive public improvements for Silvergate Apartments for maintenance, excluding landscaping; accepting the Maintenance Bond; releasing the Improvement Securities and requesting that the City Clerk file this Resolution with the Recorder of Contra Costa County for these improvements, constructed as a part of Silvergate Communities, LP, DR17-003, located south of Sand Creek Road and east of O'Hara Avenue.

FISCAL IMPACT

Upon acceptance of the improvements, the City will incur annual costs in an amount estimated at \$4,874.62, associated with necessary maintenance of the public improvements, which is included in the 2023/24 Operating Budget. Routine roadway and storm drain maintenance in the amount of \$4,027.31 will be funded by the General Fund. Water and wastewater infrastructure maintenance costs, in the amount of \$446.51 and \$400.80 respectively, are funded by the Water and Wastewater Enterprises.

BACKGROUND

This project, located south of Sand Creek Road and east of O'Hara Avenue, is being developed by Silvergate Communities, LP ("Developer"). The design review for DR 17-003, developing a 8.3 acre site, was approved for a 166 unit, three-story apartment complex and recreation center. The portions of public improvements required by the project's Conditions of Approval has been constructed and inspected for conformance with the approved improvement plans including sewer, water, storm drain, sidewalk, masonry wall, and paving. The Parks and Recreation Department will



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accept landscaping once they have deemed the work to be completed in conformance with the approved landscaping plans.

The scope of improvements, which consisted of 250 Lineal Feet ("LF") of pavement, 780 LF of sidewalk, 770 LF of curb and gutter, 334 LF of various size sewer line, 37 LF of 8" size water line, 285 LF of 10" water line, 15,744 LF of various sizes storm drain line, and 1 fire hydrant is now complete and inspected for conformance with the approved improvement plans. The Developer has provided a Maintenance Bond to cover the twelve-month warranty period for the public improvements. With the improvements now installed, it is the appropriate time to accept the improvements and begin the warranty period.

CITY COUNCIL STRATEGIC INITIATIVE

Not Applicable.

PREVIOUS ACTION

Previous Action by the City Council is included on Attachment 1.

DATE OF NOTICE

Not Applicable.

ENVIRONMENTAL DETERMINATION

Not Applicable.

ATTACHMENT(S)

1. Previous Action
2. Resolution
3. Site Map
4. Acceptance Photographs