



Staff Report

File #: 21-0523

REQUEST FOR CITY COUNCIL ACTION

DATE: 06/02/2021

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

Acceptance of public improvements for Bedford Canyon Road associated with Parcel Map 36311 and release of appropriate Improvement Securities.

EXECUTIVE SUMMARY:

The public improvements for Bedford Canyon Road associated with Parcel Map 36311 have been completed. The proposed action will accept the improvements and release the appropriate securities provided by the developer, Foothill Parkway Shopping Plaza LLC, a California Limited Liability Company.

RECOMMENDED ACTION:

That the City Council:

- a. Accept the Public Improvements for Bedford Canyon Road associated with Parcel Map 36311.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond acceptance of the improvements as security for repair or replacement of any improvements that fail to meet City Standards at the end of the one-year period (PB03138603565).
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security unless any claims are filed (PB03138603565).

BACKGROUND & HISTORY:

Parcel Map 36311 is a single-phase subdivision of 3.6 acres into seven parcels for commercial condominium purposes, originally approved by the City Council on January 19, 2011. The project is located on the north side of Foothill Parkway, west of Interstate 15 in the Commercial designation of

the El Cerrito Specific Plan (SP91-2), as shown on Exhibit "1." The City Council has previously approved Public Improvement, Rough, and Precise Grading Agreements for this project.

ANALYSIS:

All of the improvements for Bedford Canyon secured by these agreements have now been completed and inspected to ensure conformity with the approved plans, which included street and traffic signal improvements at Foothill Parkway. Since the improvements are also within Riverside County jurisdiction, release from Riverside County Transportation Department was confirmed.

Twenty-five percent (25%) of the original amount of Faithful Performance Security for the public improvements will be retained for a period of one-year to guarantee repair or replacement of any improvements that fail prior to the end of the one-year period. Any written claims against the performance security must be made prior to the one-year guarantee period, which is set to expire on June 2, 2022. City Staff will release the Faithful Performance Security one year after acceptance of the improvements by the City Council, pursuant to California Government Code Section 66499.9(c). It is necessary to retain the Labor and Material Security for a period of six months, in accordance with California law.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer. It is the City's responsibility to begin the shared maintenance of the traffic signal improvements one year after the date of acceptance.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA), the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on January 19, 2011, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

PREPARED BY: CHRISTOPHER HORN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: SAVAT KHAMPHOU, ACTING PUBLIC WORKS DIRECTOR

Attachments:

1. Exhibit 1 - Site Plan