



Legislation Details (With Text)

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Staff Report for a Resolution Accepting the Work for the Public Improvements on San Leandro Boulevard and Polar Way

SUMMARY AND RECOMMENDATIONS

This public improvement included construction of a traffic signal system at the intersection of San Leandro Boulevard and Polar Way, improved driveway access over the existing Union Pacific Railroad tracks and installation of fiber optic conduit and concrete sidewalk along the facility's frontage.

Staff recommends the acceptance of the work by Chill Build, LLC, filing of the Notice of Completion, authorizing the City Manager to release the performance and payment bonds, and upon completion to the satisfaction of the City Engineer of the one-year maintenance period, to release the Maintenance Bond for the subject project.

BACKGROUND

As part of the entitlements for the construction of the Preferred Freezer facility at 400 Polar Way, the City required Chill Build, LLC (Chill Build) to mitigate the impacts of the new facility and make improvements to the proposed facility's frontage. Based on these requirements, Chill Build and the City entered into a public improvement agreement, which permitted Chill Build to comply with the project's impact mitigation measures.

Chill Build's public improvements to mitigate the impact of Preferred Freezer's facilities included the installation of a traffic signal system at the intersection of Polar Way and San Leandro Boulevard. Subsequent to installation, the City required interconnection of this traffic system with the City's traffic system network using its fiber network and coordination with the closest existing signal at Marina

Boulevard. The improvements also reconfigured and realigned the raised medians at the subject intersection and created a left turn lane that delivery trucks now utilize upon exiting or entering the facility. Additionally, the improvements included the widening of Polar Way, which is the driveway access over the existing Union Pacific railroad tracks, and construction of concrete sidewalk along the entire San Leandro Boulevard frontage of the facility. The original project also included the installation of a 350 linear foot soundwall on the east side of San Leandro Boulevard from Hudson Lane north. Unfortunately this wall could not be installed without acquisition of a three (3) foot easement onto adjacent residential properties due to the discovery of a high voltage underground power line at the public right-of-way property lines. The adjacent property owners declined the installation of the soundwall because of the required encroachment and resulting loss of use of a portion of their backyards. The City's Community Development Department has been working with the developer to administratively exclude from the original Conditions of Approval the soundwall installation from the project.

The incorporation of a traffic signal system at this intersection increases public safety and improves the ability for delivery trucks to quickly get onto arterial roadways. These roadways are designed and constructed to handle the type of loading associated with such trucks and thus, local streets will experience little or no impact from the operations of the facility. With the addition of fiber optic conduit and cables in this corridor, the City is now able to provide internet access to more businesses and residents in the area in and adjacent to the public improvements. Providers such as Lit San Leandro can utilize these conduits to extend their services to interested businesses in this corridor.

Analysis

The public improvement work is complete and in compliance with the public improvement agreement between the City and Chill Build. The City's Community Development Department is working with the developer to remove of the installation of the soundwall from the Conditions of Approval for the development. Chill Build submitted the maintenance bond, which guarantees the improvement for a period of twelve months from the date of recordation of the Notice of Completion.

Previous Actions

- On July 21, 2014, by Resolution No. 2014-082, the City Council authorized the City Manager to enter into a public improvement agreement with Chill Build, LLC for the public improvements at Polar Way and San Leandro Boulevard.
- On October 6, 2014, by Resolution No. 2014-109, the City Council authorized the City Manager to enter into a Memorandum of Understanding with Union Pacific Railroad for the modification of the railroad crossing at Polar Way.

Applicable General Plan Policies

The project conforms to the City's General Plan.

Environmental Review

This project is categorically exempt pursuant to subsection (c) of section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

Board/Commission Review and Actions

The Board of Zoning Adjustment recommended the project for approval on September 6, 2007.

Summary of Public Outreach Efforts

Chill Build's contractor kept all surrounding businesses informed of changes in traffic flow during construction with hand-delivered notices and the use of advanced electronic message boards.

Fiscal Impacts

- There is no fiscal impact on the City resulting from this project.
- Chill Build paid for all costs to prepare and process plans and all construction and inspection costs.

ATTACHMENTS

- Public Improvement Agreement between City and Chill Build, LLC.
- Pictures of the completed project.

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