



Approvals:
City Manager JM
Dept. Head WEL
Attorney MR
Finance JV

AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: April 7, 2015

Department: Public Works / Engineering
Prepared By: Tom Bonigut, Assistant City Engineer TB

Subject: ***ADOPT RESOLUTIONS AUTHORIZING THE ACCEPTANCE OF PUBLIC IMPROVEMENTS RELATED TO TRAILS AND WEST AVENIDA VISTA HERMOSA IN THE MARBLEHEAD COASTAL DEVELOPMENT AND ESTABLISHING NO STOPPING ZONES ON WEST AVENIDA VISTA HERMOSA.***

Fiscal Impact: Yes. The value of the improvements added to the City's assets is as follows:

Improvement	Asset Value
AVH Bridge	\$ 9,101,000
AVH Median And Parkway Landscaping	\$ 382,000
Trails	\$ 4,058,000
AVH Street & Sidewalk	\$ 2,298,000
AVH Traffic Signals	\$ 1,771,000

Upon acceptance the City will become responsible for ongoing maintenance of these facilities, the cost for which will be included in future proposed budgets. Beginning in 2016 the City will receive annual payments over the next 28 years for bridge and streetlight operation and maintenance. The first payment will be about \$53,300 and subsequent annual payments will be adjusted (upward only) by the Consumer Price Index.

Summary: Staff recommends City Council approval of two resolutions to accept public improvements related to the trails and West Avenida Vista Hermosa in the Marblehead Coastal development as further discussed below.

Discussion: On June 21, 2005 the City approved a Subdivision Improvement Agreement with SunCal Marblehead, LLC (SunCal) for the public improvements required to be constructed with development of the Marblehead Coastal property. The property ownership has changed twice since then, and Taylor Morrison Homes is currently the developer responsible for completing the public improvements.

City Acceptance of West Avenida Vista Hermosa and Trail System

Taylor Morrison has fully or substantially completed several improvements related the opening of West Avenida Vista Hermosa through the Marblehead Coastal property as summarized in the table on the following page.

Improvement	Status
AVH Bridge	Complete.
AVH Median And Parkway Landscaping	Complete.
Trails	Still need trail signage.
AVH Street & Sidewalk	Need permanent decorative traffic sign poles to replace interim poles.
AVH Traffic Signals	Need permanent decorative street lights at intersections to replace interim lights.

As noted in the table above, the West Avenida Vista Hermosa bridge and landscaping improvements have been completed. The trail system is substantially completed and functional, although the interpretative signs are still in production and not yet installed. Installation of these signs will occur in May. West Avenida Vista Hermosa street and sidewalk improvements are substantially completed and functional, although the current traffic sign poles are interim standard poles. The final decorative poles will be installed by May. Similarly, the traffic signals are complete and functional, except several of the permanent decorative street lights above the traffic signals are still in production. Temporary lights have been installed in those locations and will be replaced with the approved decorative lights in May.

Taylor Morrison has been working diligently to allow opening of West Avenida Vista Hermosa before significant construction begins on the Caltrans I-5 Pico Interchange project (bridge demolition is planned to start by the end of April). Staff has been inspecting the work by Taylor Morrison, and the trail system and roadway-related improvements have been constructed per the approved plans except for the remaining items discussed above. Note that there have been some changes to the plans since their original approvals almost 10 years ago. For example, the striping configuration on West Avenida Vista Hermosa was revised to provide installation of buffered bicycle lanes in this corridor. Also, the trail surface was changed from the planned soil cement surface to a decomposed granite surface (the same as used on the City's Beach Trail) after a field test of the soil cement application resulted in a poor trail surface. Taylor Morrison coordinated any substantive changes with Coastal Commission staff to ensure consistency with applicable requirements of the Coastal Development Permit issued for the project. The interim features such as certain temporary intersection lights and non-decorative street sign poles still provide the intended safety functions per the approved plans thus staff is comfortable recommending City Council acceptance of these improvements to allow use by the public.

Since there are some remaining improvements to be completed by the developer, as well as final actions such as submittal of "as-built" plans and other documentation, staff does not recommend release of the performance and labor/material bonds at this time. Instead, staff recommends that the City Council authorize the Public Works Director/City Engineer to release these bonds and accept required warranty bonds only after completion of all remaining improvements, submittal of required bond release documentation, and expiration of the required Notice of Completion period. Taylor Morrison is aware of and concurs with this approach. The Resolution to accept the West Avenida Vista Hermosa and trail system improvements is provided in Attachment #1.

West Avenida Vista Hermosa Stopping/Parking Restrictions

Before opening West Avenida Vista Hermosa to use by the public, planned parking regulations for this segment of new roadway must be codified to allow enforcement by the Orange County Sheriff Department (OCSD). The original approved plans called for "No Parking" zones to be established along the entire portion of West Avenida Vista Hermosa from Avenida Pico to the Interstate 5 freeway. However, in anticipation of opening this roadway, City and OCSD staff further reviewed the plans and recommend establishing "No Stopping" zones instead, which would allow enforcement of both "No Stopping" and "No Parking" provisions. This distinction is important because it will improve safety by preventing conflicts in the bicycle lanes on West Avenida Vista Hermosa resulting from vehicles that may use the bicycles lanes as a waiting area to drop off or pick up passengers (to/from nearby destinations such as Shorecliffs Middle School, the future Sports Park, the Marblehead Coastal Trail system, and the commercial center). The recommended "No Stopping" zones are depicted in Attachment #2 and would become effective with approval of the Resolution provided in Attachment #3.

Recommended**Action:**

STAFF RECOMMENDS THAT the City Council:

1. Adopt Resolution No. _____ titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF CERTAIN IMPROVEMENTS RELATED TO WEST AVENIDA VISTA HERMOSA AND THE MARBLEHEAD COASTAL TRAIL, AND DELEGATING AUTHORITY TO RELEASE PERFORMANCE AND PAYMENT BONDS;" and
2. Adopt Resolution No. _____ titled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AMENDING MASTER TRAFFIC RESOLUTION NO. 1846, ESTABLISHING "NO STOPPING ZONES" ON WEST AVENIDA VISTA HERMOSA."

Attachment:

1. Resolution accepting improvements.
2. Map of proposed "No Stopping" zones.
3. Resolution establishing "No Stopping" zones.

Notification: None.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF CERTAIN IMPROVEMENTS RELATED TO WEST AVENIDA VISTA HERMOSA AND THE MARBLEHEAD COASTAL TRAIL, AND DELEGATING AUTHORITY TO RELEASE PERFORMANCE AND PAYMENT BONDS

WHEREAS, on June 21, 2005 the City Council approved the Final Map for Tract No. 8817 which included, subject to improvements, acceptance of an irrevocable offer to dedicate in fee simple Avenida Vista Hermosa; and

WHEREAS, on June 21, 2005, the City Council approved a Subdivision Improvement Agreement with SunCal Marblehead, LLC for the public improvements required to be constructed with development of the Marblehead Coastal property in Tract No. 8817; and

WHEREAS, since 2005 the property ownership changed twice, and on April 1, 2014 the City Council approved an agreement to assign certain subdivision improvement obligations to Marblehead Development Partners LLC who is currently responsible for completing the public improvements; and

WHEREAS, on April 2, 2013 the City Council approved changing the name of the portion of Avenida Vista Hermosa in the Marblehead Coastal development to "West Avenida Vista Hermosa;" and

WHEREAS, the Marblehead Development Partners LLC has substantially completed improvements for West Avenida Vista Hermosa and the trail system in accordance with the approved plans and specifications except as follows; and

Improvement	Remaining Work
AVH Bridge	None, work complete.
AVH Median And Parkway Landscaping	None, work complete.
Trails	Trail signage.
AVH Street & Sidewalk	Permanent decorative traffic sign poles to replace interim poles.
AVH Traffic Signals	Permanent decorative street lights at intersections to replace interim lights.

WHEREAS, Marblehead Development Partners LLC will complete remaining needed improvements by May 2015; and

WHEREAS, the City will not release performance and labor/material bonds, and accept warranty bonds, until the West Avenida Vista Hermosa and trail system improvements are completed in full, all required bond release documentation is submitted to the City and the required time has elapsed after filing of the Notice of Completion; and

WHEREAS, the interim features for West Avenida Vista Hermosa such as certain temporary intersection lights and non-decorative street sign poles provide the intended safety functions per the approved plans to allow for use by the public; and

WHEREAS, the City desires to accept the West Avenida Vista Hermosa and the trail system improvements to allow use by the public.

NOW, THEREFORE, The City Council of the City of San Clemente does hereby resolve as follows:

Section 1. The West Avenida Vista Hermosa bridge, median and parkway landscaping, street and sidewalk, and traffic signal improvements, and the trail system improvements, are hereby accepted, except for remaining features as follows which shall be completed by Marblehead Development Partners LLC by May 2015.

Improvement	Remaining Work
Trails	Trail signage.
AVH Street & Sidewalk	Permanent decorative traffic sign poles to replace interim poles.
AVH Traffic Signals	Permanent decorative street lights at intersections to replace interim lights.

Section 2. The Public Works Director/City Engineer is authorized to release the performance and labor/material bonds and accept warranty bonds after completion of all remaining improvements, submittal of required bond release documentation, and expiration of the required Notice of Completion period.

Section 3. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this _____ day of April, 2015.

ATTEST:

 City Clerk of the City of
 San Clemente, California

 Mayor of the City of San
 Clemente, California

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) §
 CITY OF SAN CLEMENTE)

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of April, 2015, by the following vote:

AYES:

NOES:

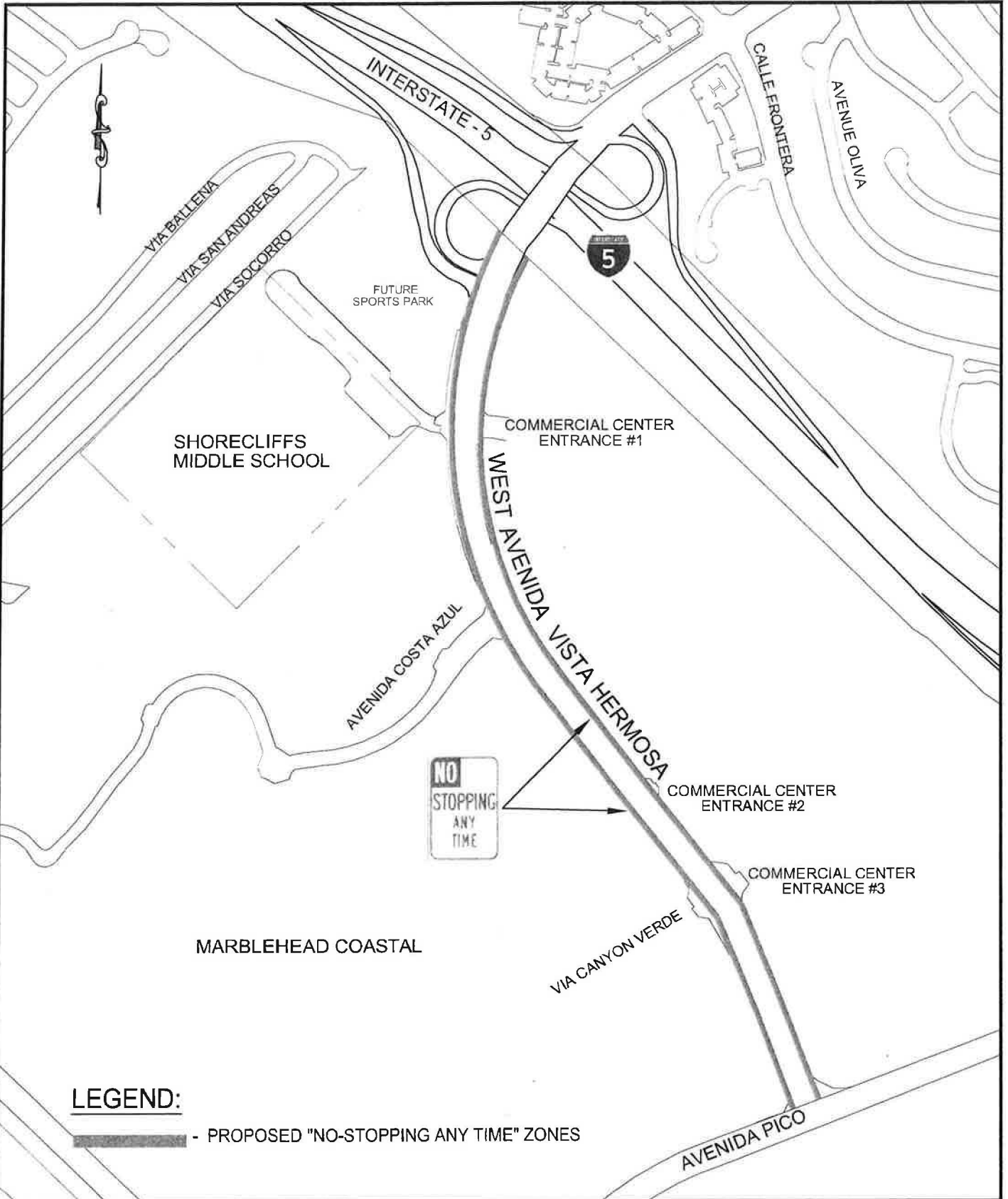
ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of April, 2015.


 CITY CLERK of the City of
 San Clemente, California

Approved as to form:

 City Attorney



LEGEND:

 - PROPOSED "NO-STOPPING ANY TIME" ZONES

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City of San Clemente

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LOCATION MAP

**NO STOPPING ZONES
on WEST AVENIDA VISTA HERMOSA**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, AMENDING MASTER
TRAFFIC RESOLUTION NO. 1846, ESTABLISHING "NO
STOPPING ZONES" ON WEST AVENIDA VISTA HERMOSA

WHEREAS, the developer of the Marblehead Coastal residential development (Tract No. 8817) is required by the Subdivision Improvement Agreement dated June 21, 2005 to complete street improvements for Avenida Vista Hermosa in the Marblehead Coastal development; and

WHEREAS, on April 2, 2013 the City Council approved changing the name of the portion of Avenida Vista Hermosa in the Marblehead Coastal development to "West Avenida Vista Hermosa;" and

WHEREAS, the developer of the Marblehead Coastal residential development is nearing completion of the street improvements for West Avenida Vista Hermosa in anticipation for use by the public; and

WHEREAS, the approved plans for the West Avenida Vista Hermosa Street Improvements called for "No Parking" zones to be established along the entire portion of West Avenida Vista Hermosa from Avenida Pico to the Interstate 5 freeway; and

WHEREAS, the Orange County Sheriff Department (OCSD) recommends establishing "No Stopping" zones on West Avenida Vista Hermosa from Avenida Pico to the Interstate 5 freeway to allow enforcement of both "No Stopping" and "No Parking" provisions; and

WHEREAS, City traffic engineering staff concurs with the OCSD recommendation and recommends City Council approval of this traffic restriction because it will improve safety by preventing conflicts in the bicycle lanes on West Avenida Vista Hermosa.

NOW, THEREFORE, The City Council of the City of San Clemente does hereby resolve as follows:

Section 1. Master Traffic Resolution No. 1846 is hereby amended by adding to Section 25, entitled "No Stopping Zones" the following subsection:

25.v-1 Vista Hermosa West, Avenida, both sides, from Avenida Pico to the Interstate 5 freeway.

Section 2. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this _____ day of April, 2015.

ATTEST:

City Clerk of the City of
San Clemente, California

Mayor of the City of San
Clemente, California

STATE OF CALIFORNIA)
 COUNTY OF ORANGE) §
 CITY OF SAN CLEMENTE)

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of April, 2015, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of April, 2015.

 CITY CLERK of the City of
 San Clemente, California

Approved as to form:

 City Attorney