

MOTION

In June 2017, Shapell Liberty Investment Properties (Shapell), a joint venture of Shapell Properties and Liberty Building Company, broke ground on the \$150 million "The Vineyard at Porter Ranch" (The Vineyards). The Vineyards is a 345,000 square foot mixed-use development which will feature a 220,000 square foot lifestyle center, a 100 room hotel, a 50,000 square foot Kaiser medical office building, and a gated 266 residence luxury apartment complex.

The Vineyards is located on a hillside at the intersection of Rinaldi Street and Porter Ranch Drive and provides direct access to and from California State Route 118. Its pedestrian friendly design is intended to be an inviting place to welcome local residents and visitors. With an aesthetic inspired by California's wine-making regions, the project incorporates active vineyards, ancient field-grown olive trees and oak trees throughout.

As part of the development, Shapell has proposed the installation of new landscaping and irrigation within a roughly 4 acre area of State Highway right-of-way adjacent to California State Route 118. Authorization to perform the installation and maintenance of landscaping within State Highway right-of-way must be obtained through the execution of a Landscape Maintenance Agreement (LMA) with the California Department of Transportation (Caltrans).

Per Caltrans policy, Caltrans will not execute a LMA with non-governmental entities. To install and maintain the desired improvements, Shapell has requested that the City enter into a LMA with Caltrans on Shapell's behalf. Prior to the execution of a LMA, the City must negotiate an agreement with Shapell outlining Shapell's obligations to improve and maintain Caltrans' right-of-way and clarifying that the City will not assume liability, cost, or other responsibilities outlined in the LMA.

I THEREFORE MOVE that the Board of Public Works, with the assistance of the City Attorney, City Administrative Officer, and the Chief Legislative Analyst, be instructed to negotiate an agreement with Shapell Liberty Investment Properties relative to the proposed installation and maintenance of landscaping improvements within State Highway right-of-way adjacent to California State Route 118, and report to Council for authorization to execute the final agreement.

PRESENTED BY:

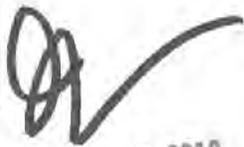

GREIG SMITH

Councilmember, 12th District

SECONDED BY:



jmq


JUN 25 2019

ORIGINAL