



COUNCIL REPORT

DATE: June 28, 2022
CATEGORY: Consent
DEPT.: Public Works
TITLE: **2003 Sunnyview Lane, 1950 Montecito Avenue, 864 Hope Street, and 700 and 800 East Middlefield Road—Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 2003 Sunnyview Lane for maintenance throughout their useful life.
2. Accept the public improvements for the development at 1950 Montecito Avenue for maintenance throughout their useful life.
3. Accept the public improvements for the development at 864 Hope Street for maintenance throughout their useful life.
4. Accept a portion of the public improvements for the development at 700 and 800 East Middlefield Road for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

“Acceptance” of developer-installed improvements signifies that the developer has satisfactorily completed improvements in the City’s right-of-way. Once accepted, the City takes ownership of and maintenance responsibility for the improvements.

2003 Sunnyview Lane

This development project included three new single-family homes. The public improvement plans for this development were approved for construction on December 4, 2018.

The public improvements include:

Quantity	Unit	Item Description
49	LF	Storm Drain Lateral
2	EA	Monuments
126	LF	Curb and Gutter

Quantity	Unit	Item Description
389	SF	Driveway
542	SF	Sidewalk

1950 Montecito Avenue

This development project included a new 33-unit rowhouse complex and two common lots for private streets and open space. The public improvement plans for this development were approved for construction on May 15, 2020.

The public improvements include:

Quantity	Unit	Item Description
1	EA	3/4" Water Meter
33	EA	1" Water Meter
4	EA	8" Gate Valve
72	LF	8" Water Line
27	LF	12" Storm Drain Lateral
1	EA	Storm Drain Curb Inlet
1	EA	Sanitary Sewer Manhole
180	SF	Sidewalk
1	EA	City Monument

864 Hope Street

This development project included three new single-family homes. The public improvement plans for this development were approved for construction on January 6, 2021.

The public improvements include:

Quantity	Unit	Item Description
1	EA	Storm Drain Manhole
44	LF	12" Storm Drain Lateral
18	LF	2" Water Service
3	EA	1" Water Meter
153	SF	Sidewalk

700 and 800 East Middlefield Road

The development project includes three six-story office buildings and two six-level parking structures. Phase I of the project includes one of the office buildings, one of the parking structures, and the public improvements for the entire project. The public improvement plans for this development were approved for construction on December 17, 2019. The development provides for active transportation improvements, including the following:

- Separated sidewalks on East Middlefield Road and Maude Avenue;
- Improved bicycle crossing of East Middlefield Road at the State Route 237 frontage road intersection;
- Replacement of the traffic signal at East Middlefield Road and Bernardo Avenue intersection with a new eight-phase signal;
- Bicycle lanes on Maude Avenue within Mountain View; and
- A publicly accessible multi-use path through the site from East Middlefield Road to Maude Avenue.

All public improvements have been completed except for a new traffic signal at the intersection of Maude Avenue and the project's driveway. The city limits for Mountain View and Sunnyvale run through this intersection; therefore, the traffic signal requires review and approval from both agencies. The permit for the traffic signal was delayed until April 2022 due to a longer-than-expected coordination process with the City of Sunnyvale. Council acceptance of the project's completed improvements allows the developer to avoid incurring additional costs with maintenance and bonding obligations for these public improvements due to the traffic signal permitting delays. The contractual and appropriate bonding requirements for the new traffic signal will remain active and in place until the signal is completed, estimated in March 2023. Staff will return to Council to recommend acceptance of the traffic signal improvements when completed.

The public improvements recommended for acceptance include:

Quantity	Unit	Item Description
3,420	LF	Curb and Gutter
33,400	SF	Asphalt Concrete Pavement Section
14,540	SF	Sidewalk
400	SF	Driveway
440	SF	Concrete Bus Pad

Quantity	Unit	Item Description
70	LF	Concrete Valley Gutter
890	LF	Median Curb
10	EA	Curb Ramps
7,850	SF	Median/Crosswalk Paving
1,709	LF	10" Sanitary Sewer Main
566	LF	8" Sanitary Sewer Main
24	EA	Sanitary Sewer Manhole
472	LF	33" Storm Main
1,767	LF	24" Storm Main
23	EA	Storm Manhole
68	LF	12" Storm Drain Lateral
9	EA	Storm Catch Basin
2,234	LF	12" Water Main
383	LF	8" Water Main
19	EA	Gate Valves
1	EA	1.5" Water Meter
2	EA	2" Water Meter
8	EA	4" Water Meter
11	EA	Domestic Backflow Preventer
4	EA	8" Double Check Detector Assembly (DCDA)
1	EA	12" Double Check Detector Assembly (DCDA)
62	LF	8" Recycled Water Line
55	LF	3" Recycled Water Line
1	EA	8" Recycled Water Meter
1	EA	3" Recycled Water Meter
1	EA	8" Recycled Backflow Preventer
1	EA	3" Recycled Backflow Preventer
13	EA	Streetlight

The public improvements for these four development projects, except for the 700 and 800 East Middlefield Road (Maude Avenue) traffic signal, have been completed. The completed public improvements have been completed to the satisfaction of the City Engineer and are in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for the developments were paid for by the respective developers.

ALTERNATIVES

Determine that the recommended improvements are not complete or in conformance with City standards and do not accept the improvements.

PUBLIC NOTICING

Agenda posting. A copy of the Council report was sent to each developer as follows:

- Sunnyview MV, LLC
- Dividend Homes
- Best Hope, LLC
- LinkedIn Corporation

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