



# COUNCIL REPORT

**DATE:** October 25, 2022

**CATEGORY:** Consent

**DEPT.:** Public Works

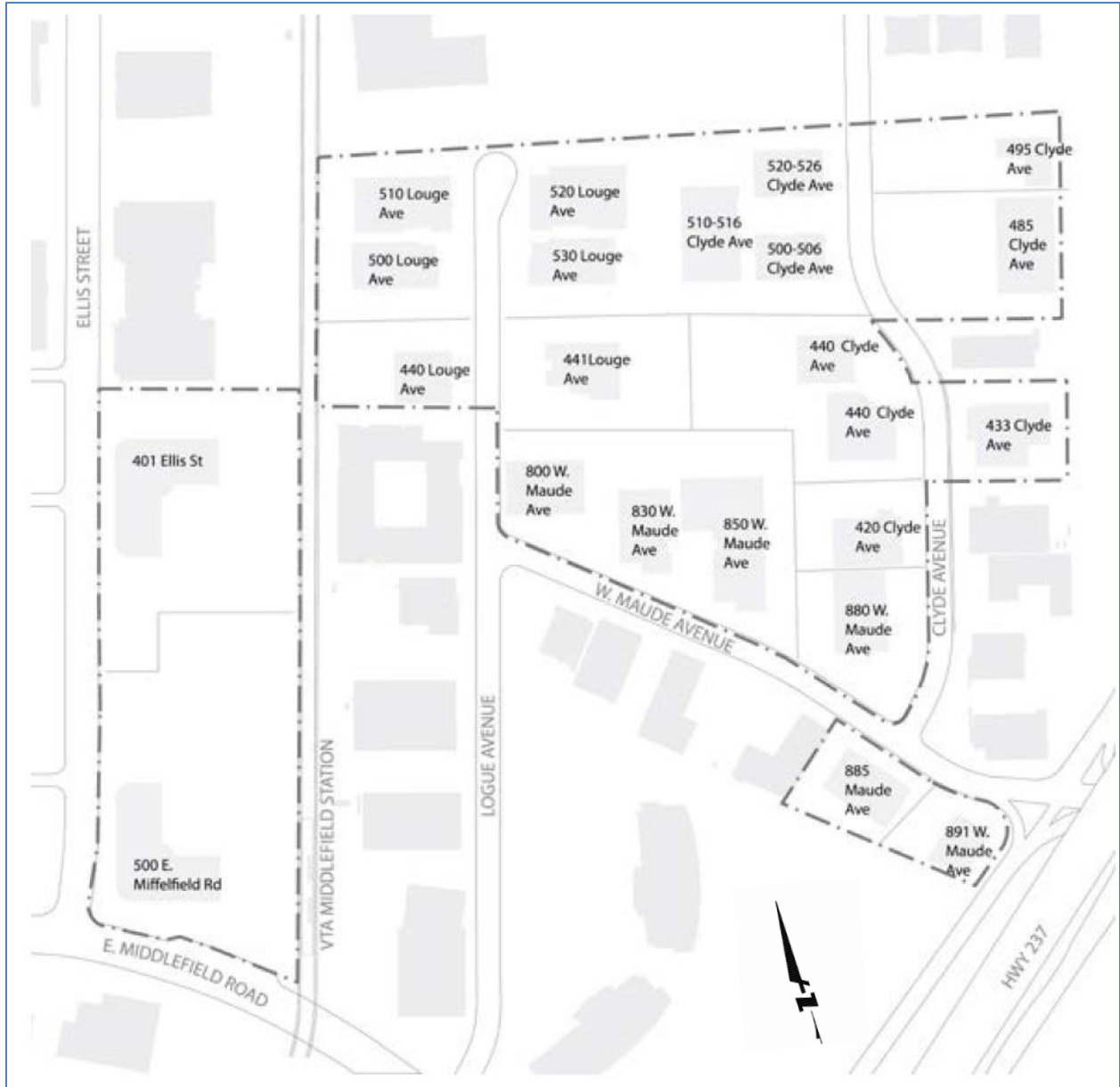
**TITLE:** **Notice of Intention to Vacate Street Right-of-Way and Public Easements within the Middlefield Park Master Plan on a 40-Acre Site Located at the Northeast Corner of Ellis Street and East Middlefield Road and North of Maude Avenue Between Logue and Clyde Avenues**

## **RECOMMENDATION**

Adopt a Resolution of Intention of the City Council of the City of Mountain View to Vacate Street Right-of-Way and Public Easements within the Middlefield Park Master Plan on a 40-Acre Site Located at the Northeast Corner of Ellis Street and East Middlefield Road and North of Maude Avenue Between Logue and Clyde Avenues, to be read in title only, further reading waived (Attachment 2 to the Council report), and set a date for a public hearing to consider the vacation for November 15, 2022.

## **BACKGROUND**

On November 15, 2022, the City Council will consider a Master Plan Planned Community Permit to construct on a 40-acre site a mixed-use project with up to 1,900 residential units, 1,317,000 square feet of office/R&D, 50,000 square feet of ground-floor commercial space, and 10.15 acres of public parks and open space generally located at the northeast corner of Ellis Street and East Middlefield Road and north of Maude Avenue between Logue and Clyde Avenues, referred to as the Middlefield Park Master Plan (see Figure 1).



**Figure 1: Middlefield Park Master Plan Area**

The applicant has requested that the City vacate existing street right-of-way and public easements (see Attachment 1). Table 1 provides a summary of the easements proposed to be vacated. The existing utilities within the easements are proposed to be relocated or would no longer be required for the project or the surrounding area. The street right-of-way proposed for

vacation consists of portions of the cul-de-sac of Logue Avenue. Consistent with the East Whisman Precise Plan, Logue Avenue is proposed to be extended north with new street easements, and these portions of the cul-de-sac would no longer be needed.

**Table 1: Summary of Easements Proposed for Vacation**

Type of Easement	Area (Sq. Ft.)
Public Service Easement	2,976
Sidewalk Easement	4,374
Street Utility Easement	5,168
Pedestrian/Bicycle Path and Maintenance Road Easement	9,833
Sanitary Sewer and Storm Drain Easement	7,175
Public Utilities Easement	56,051
Wire Clearance Easement	29,275
Anchor Easement	50
Pole and Wire Easement	1,271
Right-of-Way Vacation	3,488

**ANALYSIS**

Pursuant to Section 8320(b)(2) of the Streets and Highways Code, to allow for the possibility of Council approving the street right-of-way and public easement vacations on November 15, 2022, Council must adopt a Resolution of Intention to vacate the street right-of-way and public easements and set a date for the public hearing to consider the vacations. The recommended actions accomplish this requirement. They do not obligate Council to approve the vacations or the proposed development. Council will continue to have full latitude to consider the proposed development and street right-of-way and public easement vacations at its November 15, 2022 meeting.

**FISCAL IMPACT**

There is no fiscal impact associated with the setting of the hearing date. The applicant has paid the necessary fees to the City to process the request.

**ALTERNATIVES**

1. Determine not to move forward with the street right-of-way and public easement vacation proceedings.
2. Designate an alternate date for the public hearing to consider adoption of a Resolution of Intention to vacate, with that date being not less than 15 days from the date of this Council meeting.

**PUBLIC NOTICING**

Agenda posting. In accordance with Sections 8322 and 8323 of the Streets and Highways Code, notices of the Resolution of Intention, if adopted, will be posted along the easements to be vacated and published in the newspaper.

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923-10-25-22CR  
201759

- Attachments:
1. Figure of Street Right-of-Way and Public Easements to Be Vacated
  2. Resolution

cc: ZA, APWD—Arango, PCE—Byrer, SCE—Gunn, File (Middlefield Park Master Plan), SC/T