



**DATE:** February 9, 2021

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **1075 Terra Bella Avenue, 858 Sierra Vista Avenue – Accept Public Improvements**

### **RECOMMENDATION**

1. Accept the public improvements for the development at 1075 Terra Bella Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 858 Sierra Vista Avenue 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.

#### 1075 Terra Bella Avenue

This development project included a new two-story, 19,285 square foot office building. The public improvement plans for the project were approved for construction on February 20, 2020.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
1	EA	Sanitary Sewer Manhole
45	LF	2” Water Service
1	EA	2” Water Meter
45	LF	1” Water Service

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
1	EA	1" Water Meter
70	LF	6" Fire Line
2	EA	Fire Hydrant
55	LF	8" Fire Service
845	SF	New Sidewalk
7	EA	Street Trees

### 858 Sierra Vista Avenue

This development project included four single-family home lots and one common lot for the private street and open space. The public improvement plans for the project were approved for construction on November 5, 2018.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
30	LF	2" Water Service
4	EA	1" Water Meters
115	SF	New Sidewalk
4	EA	Street Trees

The public improvements for the two development projects have been completed to the satisfaction of the City Engineer, and it is 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:

1075 Terra Bella Avenue: MAC REGIONAL, LLC

858 Sierra Vista Avenue: JAGPAC LLC

Prepared by:

Neli Avramova  
Associate Civil Engineer

Vincent Chang  
Associate Civil Engineer

Reviewed by:

Ashraf Shah  
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City Engineer

NA-VC/TS/2/CAM  
941-02-09-21CR  
200765

cc: MAC REGIONAL, LLC  
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San Francisco, CA 94109

JAGPAC, LLC  
2224 Old Middlefield Way, Suite A  
Mountain View, CA 94043

cc: APWD – Arango, PCE – Byrer, PCE – Shah, SCE – Gunn, SPWI, ACE – Avramova,  
AE – Abdon, SCE – Chang, SMA – Goedicke, [cmvgis@mountainview.gov](mailto:cmvgis@mountainview.gov), PA – Li,  
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Approved by:

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