



COUNCIL REPORT

DATE:	May 13, 2025
CATEGORY:	Consent
DEPT.:	Public Works
TITLE:	1255 Pear Avenue and 1600 Amphitheatre Parkway—Public Improvements

RECOMMENDATION

1. Accept the public improvements for the development at 1255 Pear Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 1600 Amphitheatre Parkway for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

The “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.

1255 Pear Avenue

This development project consisted of a 231,210 square foot office building and 635 residential units. The public improvement plans for this development were approved for construction on November 22, 2021 and included active transportation elements, such as buffered bicycle lanes, high-visibility crosswalks, and Americans with Disabilities Act-compliant curb ramps, as well as green stormwater infrastructure.

The public improvements include:

Table 1—Public Improvements

Quantity	Unit	Item Description
1,775	LF	12" Domestic Water Main
830	LF	12" Recycled Water Main
8	EA	12" Gate Valve
263	LF	8" Domestic Water Main
6	EA	8" Gate Valve
12	LF	6" Fire Hydrant
14	EA	6" Gate Valve
467	LF	6" Domestic Water Service
2	EA	6" Water Meter
53	LF	2" Recycled Water Service
2	EA	2" Water Meter
35	LF	2" Domestic Water Service
46	LF	3" Recycled Water Service
1	EA	3" Water Meter
3	EA	Sanitary Sewer Manhole
103	LF	21" Storm Drain Main
1,759	LF	18" Storm Drain Main
88	LF	15" Storm Drain Main
339	LF	12" Storm Drain Main
12	EA	Storm Drain Manhole
13	EA	Storm Drain Catch Basin
6,720	SF	Sidewalk
1,275	LF	Curb and Gutter
60,382	SF	Asphalt Pavement
4,584	SF	Green Stormwater Infrastructure
1,080	LF	Buffered Bicycle Lanes
20	EA	36" Box Street Trees
82	EA	24" Box Street Trees

1600 Amphitheatre Parkway

This development project consists of site modifications and relocation of publicly accessible areas with the installation of a multi-use path. The public improvement plans for this development were approved for construction on December 13, 2022.

The public improvements include:

Table 2—Public Improvements

Quantity	Unit	Item Description
2	EA	Traffic Signal Improvements
1	EA	Storm Drain
64	LF	2" Recycled Water Service
1	EA	2" Recycled Water Meter
51	LF	4" Irrigation Water Service
104	LF	1" Irrigation Water Service
1	EA	1" Irrigation Water Meter
49	LF	4" Domestic Water Service
1	EA	4" Domestic Water Meter
10,478	SF	Multi-Use Path (Sidewalk, Bike Path)

The public improvements for these two development projects 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 these developments were paid for by the developers. Accepting these improvements does not cause a need to increase the existing operating budget.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ Competitively bid contract

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 the developers, Sobrato Organization and Google LLC.

Prepared by:

Ashraf Shah
Principal Civil Engineer

Reviewed by:

Edward Arango
Assistant Public Works Director/
City Engineer

Approved by:

Jennifer Ng
Public Works Director

Audrey Seymour Ramberg
Assistant City Manager

AS-EA/LL/4/CAM
950-05-13-25CR
205142

cc: Sobrato Organization
599 Castro Street, Suite 400
Mountain View, CA 94041

Google LLC
1600 Amphitheatre Parkway
Mountain View, CA 94043

APWD—Arango, PCE—Shah, PCE—Byrer, SCE—Avramova, SMA—Goedicke,
cmvgis@mountainview.gov, PA—Li, SMA—Doan, F (1255 Pear Avenue, 1600 Amphitheatre
Parkway)