



DATE: March 9, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **2268 West El Camino Real, 1701 and 1707 West El Camino Real, and 600 Clyde Avenue – Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 2268 West El Camino Real for maintenance throughout their useful life.
2. Accept the public improvements for the development at 1701 and 1707 West El Camino Real for maintenance throughout their useful life.
3. Accept the public improvements for the development at 600 Clyde 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.

2268 West El Camino Real

This development project included a new 204-unit apartment complex in three- and four-story buildings with common open space and one level of underground parking. The public improvement plans for the project were approved for construction on December 8, 2017.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
2	EA	Sanitary Sewer Manhole
2	EA	Storm Drain Manhole
33	LF	12" Storm Drain
265	LF	15" Storm Drain
1	EA	Storm Drain Inlet
45	LF	6" Fire Service
37	LF	6" Water Service
37	LF	2" Irrigation Service
1	EA	6" Water Meter
1	EA	2" Water Meter

1701 and 1707 West El Camino Real

This development project included a new five-story, 67-unit affordable apartment building with one level of underground parking. The public improvement plans for the project were approved for construction on June 6, 2017.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
60	LF	6" Fire Service
42	LF	4" Water Service
1	EA	2" Water Meter
1	EA	4" Water Meter
38	LF	15" Storm Drain
1	EA	Storm Drain Inlet
500	SF	Sidewalk

600 Clyde Avenue

This development project included a new five-story, 178,477 square foot office building and four-level parking garage. The public improvement plans for the project were approved for construction on December 20, 2018.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
2	EA	Storm Drain Manhole
59	LF	12" Storm Drain
37	LF	15" Storm Drain
1	EA	Storm Drain Inlet
55	LF	4" Water Service
2	EA	4" Water Meter
40	LF	6" Fire Line
2	EA	Fire Hydrant
42	LF	8" Fire Service
3	EA	ADA Curb Ramp
1,930	SF	Sidewalk
12	EA	Street Trees

The public improvements for the three 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:

2268 West El Camino Real: LMV Mountain View Holdings II, LP
1701 and 1707 West El Camino Real: El Camino Property LLC
600 Clyde Avenue: Clyde Avenue Joint Venture LLC

Prepared by:

Ashraf Shah
Principal Civil Engineer

James Panganiban
Public Works Inspector II

Reviewed by:

Edward Arango
Assistant Public Works Director/
City Engineer

Approved by:

Dawn S. Cameron
Public Works Director

Audrey Seymour Ramberg
Assistant City Manager/
Chief Operating Officer

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cc: LMV Mountain View Holdings II, LP
95 Enterprise, Suite 200
Aliso Viejo, CA 92656

El Camino Property LLC
725 Alma Street
Palo Alto, CA 94301

Clyde Avenue Joint Venture LLC
625 Ellis Street, Suite 101
Mountain View, CA 94043

cc: APWD – Arango, PCE – Byrer, PCE – Shah, ACE – Fung, SPWI, SCE –
Chekmareva, SMA – Goedicke, cmvgis@mountainview.gov, PA – Li, SMA – Doan,
File