



COUNCIL REPORT

DATE: January 28, 2025
CATEGORY: Consent
DEPT.: Public Works
TITLE: **186 East Middlefield Road and 851 and 853 Sierra Vista Avenue—Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 186 East Middlefield Road for maintenance throughout their useful life.
2. Accept a portion of the public improvements for the development at 851 and 853 Sierra Vista Avenue 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.

186 East Middlefield Road

This development project consists of an eight-unit condominium complex. The public improvement plans for this development were approved for construction on March 12, 2019.

The public improvements include:

Table 1: Public Improvements

Quantity	Unit	Item Description
36	LF	1” Irrigation Water Service
1	EA	1” Irrigation Water Meter
36	LF	4” Domestic Water Service
1	EA	4” Domestic Water Meter
38	LF	6” Fire Water Service
1	EA	6” Gate Valve

Quantity	Unit	Item Description
1	EA	4" Gate Valve
72	LF	15" Storm Lateral
195	SF	Driveway (Concrete)
115	SF	Sidewalk (Concrete)
3	EA	Street Trees

851 and 853 Sierra Vista Avenue

This development project consists of nine residential rowhouse units. The public improvement plans for this development were approved for construction on November 17, 2021. All public improvements have been completed, except for a new streetlight along the development's Sierra Vista Avenue frontage. During the developer's management and monitoring of the project's required elements, there was an oversight of the streetlight component. The developer requires additional time to procure and install the streetlight. 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 delay in procuring and installing the streetlight. The contractual and appropriate bonding requirements for the new streetlight will remain active and in place until this work is completed, estimated in April 2025. Staff will return to Council to recommend acceptance of the streetlight when completed.

The public improvements include:

Table 2: Public Improvements

Quantity	Unit	Item Description
15	LF	1" Irrigation Water Service
1	EA	1" Irrigation Water Meter
185	LF	1" Water Service
9	EA	1" Water Meter
300	LF	6" Water Service
40	LF	8" Fire Water Service
1	EA	8" Gate Valve
1	EA	6" Gate Valve
1	EA	End of Line Blow-off
128	LF	15" Storm Lateral
1	EA	Sanitary Sewer Manhole
2	EA	Storm Drain Manhole
245	SF	Sidewalk (Concrete)
1	EA	ADA Curb Ramp
4	EA	Street Trees

The public improvements for these two development projects, except for the 851 and 853 Sierra Vista Avenue streetlight, 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.

SUBJECT TO THE LEVINE ACT

Land development entitlements

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, Grandwell LLC and Colony Sierra Homes, LLC.

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