



COUNCIL REPORT

DATE: December 10, 2024

CATEGORY: Consent

DEPT.: Public Works

TITLE: **779 East Evelyn Avenue, 855-1023 West El Camino Real, 2019 Leghorn Street, and Plymouth/Alta/Huff/Joaquin Improvements—Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 779 East Evelyn Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 855-1023 West El Camino Real for maintenance throughout their useful life.
3. Accept the public improvements for the development at 2019 Leghorn Street for maintenance throughout their useful life.
4. Accept the public improvements at Plymouth Street, Alta Avenue, Huff Avenue, and Joaquin Road for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

The “acceptance” of developer and private entity-installed improvements signifies that the developer and private entity has satisfactorily completed improvements in the City’s right-of-way. Once accepted, the City takes ownership of, and maintenance responsibility for, the improvements.

779 East Evelyn Avenue

This development project consists of a four-story 116-unit residential affordable apartment building with two manager units and one level of underground parking. The public improvement plans for this development (Table 1) were approved for construction on September 26, 2016.

Table 1—Public Improvements

Quantity	Unit	Item Description
21	LF	1" Irrigation Water Service
1	EA	1" Irrigation Water Meter
20	LF	4" Domestic Water Service
1	EA	4" Domestic Water Meter
63	LF	6" Fire Water Service
2	EA	6" Gate Valve
1	EA	4" Gate Valve
1	EA	Fire Hydrant
410	SF	Sidewalk
4,000	SF	Green Bike Lane Striping

855-1023 West El Camino Real

This development project consists of a three-story, mixed-use building with a senior memory care facility. The public improvement plans for this development (Table 2) were approved for construction on June 27, 2022.

Table 2—Public Improvements

Quantity	Unit	Item Description
50	LF	2" Domestic Water Service
2	EA	2" Domestic Water Meter
25	LF	1" Irrigation Water Service
1	EA	1" Irrigation Water Meter
50	LF	6" Fire Water Service
2	EA	6" Gate Valve
1	EA	Fire Hydrant
42	LF	18" Storm Laterals
1	EA	Streetlights
1,500	SF	Sidewalk

2019 Leghorn Street

This development project consists of a 12,048 square foot, two-story office building. The public improvement plans for this development (Table 3) were approved for construction on April 21, 2022.

Table 3—Public Improvements

Quantity	Unit	Item Description
1	EA	Blow-Off Valve
1	EA	1" Irrigation Water Meter
1	EA	2" Domestic Water Meter
41	LF	4" Domestic Water Service
42	LF	6" Fire Water Service
1	EA	6" Gate Valve
1	EA	4" Gate Valve
1	EA	Storm Drain Manhole
1	EA	Storm Curb Inlet
2,736	SF	Asphalt Pavement

Plymouth/Alta/Huff/Joaquin Improvements

A private entity (Google LLC) voluntarily installed improvements to Plymouth Street (Alta Avenue to Joaquin Road), Alta Avenue (portions between Charleston Road and Plymouth Street), Huff Avenue (portions between Charleston Road and Plymouth Street), and Joaquin Road (portions between Charleston Road and Plymouth Street). The improvements included pavement resurfacing and reconstruction, pavement striping, high-visibility crosswalks, bike lane and bike/vehicle shared-lane markings (sharrows), and signage. The public improvement plans for this project were approved for construction on August 2, 2024.

The public improvements for the three development projects and one voluntary project 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 projects were paid for by the developers and the private entity, Google LLC. 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 \$250 from a party, participant, or agent of a party or participant in the proceeding within the last 12 months. A city official is similarly prohibited from accepting, soliciting, or directing a campaign contribution exceeding

\$250 from a party, participant, or agent of a party or participant to any proceeding involving a license, permit, or other entitlement for use for 12 months after a final decision is rendered in said proceeding.

Please refer to the “X” in the checklist 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
- Other permit, license, or entitlement for use
- Contract or franchise

EXEMPT FROM THE LEVINE ACT

- Competitively bid contract
- Labor or personal employment contract
- General policy and legislative actions

For more information about the Levine Act, please see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

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 and the private entity: Evelyn Avenue Family Apartments, L.P., D’Ambrosio Property MV LLC, Leghorn, LLC, and Google LLC.

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