



COUNCIL REPORT

DATE: September 10, 2024
CATEGORY: Consent
DEPT.: Public Works
TITLE: **831 Independence Avenue—Public Improvements**

RECOMMENDATION

Accept the public improvements for the development at 831 Independence 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.

This development project included a 1,000 square foot commercial office building and a 400 square foot warehouse/storage building. The public improvement plans were approved for construction on June 11, 2021.

The public improvements include:

Quantity	Unit	Item Description
1	EA	Fire Hydrant
1	EA	6” Gate Valve
30	LF	6” Fire Service
1	EA	3/4” Water Meter

The public improvements for the development 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 this development were paid for by the developer.

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 owner/developer, Homan Toussimehr.

Prepared by:

Vincent Chang
Associate Civil Engineer

Reviewed by:

Ashraf Shah
Principal Civil Engineer

Quynh Byrer
Acting Assistant Public Works Director/
City Engineer

Approved by:

Edward Arango
Acting Public Works Director

Audrey Seymour Ramberg
Assistant City Manager

VC/LL/4/CAM
981-09-10-24CR
204372

cc: Homan Toussimehr
1239 West El Camino Real
Mountain View, CA 94040

APWD(A)—Byrer, PCE—Shah, PCE(A)—Gunn, ACE—Chang, SPWI, SMA—Goedicke,
cmvgis@mountainview.gov, PA—Li, SMA—Doan, F (831 Independence Ave)