



COUNCIL REPORT

DATE: June 24, 2025
CATEGORY: Consent
DEPT.: Public Works
TITLE: **777 West Middlefield Road—Public Improvements**

RECOMMENDATION

Accept the public improvements for the development at 777 West Middlefield Road 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 consisted of 716 new rental units, 572 of which would be market-rate apartments within two buildings, and 144 units would be below-market-rate units in a separate building, all on the same project site. Of the 144 affordable units, 124 units would be for teacher and staff housing units for the Mountain View Whisman School District, and 20 units available to City staff. The public improvement plans for this development were approved for construction on August 1, 2022.

The public improvements include:

Table 1: Public Improvements

| Quantity | Unit | Item Description |
|-----------------|-------------|-------------------------------|
| 119 | LF | 8” Domestic Water Line |
| 119 | LF | 6” Domestic Water Line |
| 123 | LF | 6” Fire Service Line |
| 42 | LF | 6” Fire Hydrant Service Line |
| 2 | EA | 6” Fire Hydrant |
| 2 | EA | 2” Irrigation Service Lateral |
| 142 | LF | 8” Sanitary Sewer Line |

| Quantity | Unit | Item Description |
|-----------------|-------------|---------------------------|
| 18 | LF | 6" Sanitary Sewer Line |
| 7 | EA | Sanitary Sewer Manhole |
| 107 | LF | 18" Storm Drain Line |
| 67 | LF | 15" Storm Drain Line |
| 6 | LF | Storm Drain Manhole |
| 46 | LF | 3" Recycled Water Service |
| 1 | EA | 3" Water Meter |
| 3 | EA | Sanitary Sewer Manhole |

The public improvements for this 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. Accepting these improvements does not require an increase in 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 developer, Mountain View Owner, LLC.

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