



COUNCIL REPORT

DATE: September 23, 2025

CATEGORY: Consent

DEPT.: Public Works

TITLE: 1555 West Middlefield Road—Public Improvements

RECOMMENDATION

Accept the public improvements for the development at 1555 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.

The public improvements for the development project listed below 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.

This development consisted of a 115-unit rowhouse project at 1555 West Middlefield Road. The public improvement plans for this development were approved for construction on May 21, 2021.

The public improvements are shown in Table 1 below.

Table 1: Public Improvements

Quantity	Unit	Item Description
40	LF	15” Storm Drain Lateral
4	EA	Storm Drain Manhole
2	EA	Sanitary Sewer Manhole
2,000	SF	Sidewalk
2	EA	ADA Curb Ramps
60	LF	8” Domestic Water Service
60	LF	8” Fire Water Service

Quantity	Unit	Item Description
4	EA	8" Gate Valve
40	LF	6" Fire Water Service
3	EA	6" Gate Valve
3	EA	Fire Hydrant
31	EA	Street Trees
115	EA	1" Water Meter
2	EA	Streetlight

FISCAL IMPACT

Acceptance of the improvements will not result in immediate costs to the City, as all public improvement costs for this development were paid for by the developer. Upon acceptance, the City will assume responsibility for ongoing maintenance and future replacement, however, there is no need to increase the existing operating budget at this time.

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.

EXEMPT FROM THE LEVINE ACT

☒ Competitively bid contract

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, Summerhill W. Middlefield LLC.

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PWK/LL/VC-09-23-25CR

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