

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION APPROVING A PRELIMINARY PARCEL MAP
TO CREATE A TWO-UNIT CONDOMINIUM SUBDIVISION
ON A 0.25-ACRE SITE
AT 701 TO 747 WEST EVELYN AVENUE

WHEREAS, an application was received from Marwood MV Manager, LLC, for a Preliminary Parcel Map to create a two-unit condominium at 701 to 747 West Evelyn Avenue (Application No. PL-2019-206); and

WHEREAS, on October 23, 2019, at a duly noticed public hearing, the Subdivision Committee considered this request and recommended the Tentative Subdivision Map be approved subject to the attached conditions of approval; and

WHEREAS, on November 18, 2019, the City Council held a public hearing on said request and received and considered all evidence presented at said hearing, including the attached conditions of approval;

NOW, THEREFORE, BE IT RESOLVED, pursuant to the Subdivision Map Act, that the City Council of the City of Mountain View finds:

1. The project qualifies as categorically exempt per Section 15332 (“Infill Development Projects”) of the CEQA Guidelines because the project is consistent with the applicable General Plan and Zoning designation and regulations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; contains no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

2. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan Land Use Designation of Downtown Mixed-Use of the City, including all required elements therein applicable to said property.

3. That the Preliminary Parcel Map for 701 to 747 West Evelyn Avenue is hereby approved subject to the subdivider's compliance with all of those conditions of approval as required by the Subdivision Committee and attached hereto and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

EA/5/RESO
899-11-18-19r

Exhibits: A. Subdivision Conditions of Approval
B. Preliminary Parcel Map

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2019-206
701 TO 747 WEST EVELYN AVENUE

1. **MAP SUBMITTAL:** File a parcel map for approval and recordation in accordance with the City Code and the California Subdivision Map Act prior to the issuance of any building permit for the property within the subdivision. All existing and proposed easements are to be shown on the map. Submit two black-line copies of the map to the Public Works Department for review together with all items on the Map Checklist concurrent with the Off-Site Improvement Plans.
2. **MAP DOCUMENTS:** Prior to the approval and recordation of the map, submit a subdivision guarantee, County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments.
3. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the parcel map. Submit a copy of the report with the first submittal of the parcel map.
 - a. As required by the State Seismic Hazards Mapping Act, a project site-specific geotechnical investigation shall be conducted by a registered soils/geologist identifying any seismic hazards and recommending mitigation measures to be taken by the project. The applicant, through its registered soils engineer/geologist, shall certify the project complies with the requirements of the State Seismic Hazards Mapping Act. Indicate the location (page number) within the geotechnical report of where this certification is located, or provide a separate letter stating such.
4. **PARCEL MAP APPROVAL:** When all subdivision-related materials and agreements have been completed, the original parcel map shall be signed and notarized by the owners and engineer/surveyors and submitted to the Public Works Department. The City will sign the map and provide a Xerox Mylar copy. The applicant's title company shall have the County Recorder's Office record the original and endorse the Xerox Mylar copy. The endorsed Xerox Mylar copy and PDF shall be returned to the Public Works Department within one week after recording the map.
5. **SUBDIVISION FEES:** Pay all subdivision fees due in accordance with the rates in effect at the time of payment prior to the approval of the parcel map.
6. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, as applicable, the applicant shall pay the map plan check fee in accordance with Sections 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial map plan check submittal.

7. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial improvement plan check submittal based on the initial cost estimate for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums.

Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts,

plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

8. **WATER AND SEWER CAPACITY CHARGES:** The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, and the building area and building use, respectively. Credit is given for the demand of the improvements that previously existed on the site. Fees need to be paid per the Public Works Fee Schedule prior to Public Works approving the parcel map.
9. **EASEMENT ABANDONMENT:** Complete the application process to vacate all existing easements that are or will no longer be needed or conflict with the proposed building. All vacations shall be completed and recorded after approval and issuance of building demolition permit and existing building is demolished.
10. **STREET DEDICATION:** Dedicate a public street in fee/easement on the face of the map, as required by the Public Works Director, to widen a portion of West Evelyn Avenue an additional 5’.
11. **STREET CORNER DEDICATION:** Maintain a 20’ radius public street corner return, as required by the Public Works Director, at West Evelyn Avenue and Hope Street.
12. **UTILITY EASEMENT AND APPROVALS:** Dedicate utility easements, as required by the utility companies and as approved by the Public Works Director. All street and public service easement dedications are to be shown on the parcel map. The subdivider shall submit two copies of the map to PG&E, AT&T (SBC), and Comcast for their review and determination of easement needs. The public service easement dedications must be approved by the utility companies prior to the approval of the parcel map.
13. ~~**RECIPROCAL ACCESS EASEMENT AGREEMENT:** Prior to issuance of any building permits and prior to approval of the parcel map, the owner all obtain a reciprocal access easement agreement under price, terms, and conditions acceptable to the City.~~
13. **AGREEMENTS:** Access for the project is dependent on the construction of the underground parking garage as part of the development of City Lot 4 (Application No. PL-2018-084). Prior to building permit issuance or parcel map approval, the applicant shall enter into agreements with the City and the leaseholder of City Lot 4 to obtain reciprocal access between City Lot 4 and 701 to 747 West Evelyn Avenue ~~allow access across City Lot 4~~. The City’s terms of the agreement include, but are not limited to:
 - a. Provision, operation, and maintenance of 25 parking stalls in the project garage condominium for the life of the access easement, available to the public 24 hours a day, 7 days a week, with monitoring, enforcement, and penalties to ensure the project’s private vehicles (including, but not limited to, visitors and employees of the project’s tenants) are not using those stalls. The City may, at the 701 to 747 West Evelyn Avenue building owner’s expense, take measures to monitor and confirm private vehicles are not using public parking stalls. Public parking stalls shall be located on the upper floors of the garage and shall be clearly marked. Time restrictions and fee rates for public stalls shall be consistent with restrictions and fee rates enforced on City Lot 4.
 - b. Public access to the remaining parking stalls in the garage condominium, consistent with the terms of the City Lot 4 ground lease, which allows public use of private stalls if there is excess capacity among the private stalls and excess demand of public parking.
 - c. Execution of a purchase and sale agreement for an agreed-upon amount with the City for \$6 million.
 - d. The access easement will expire upon demolition of the proposed 701 to 747 West Evelyn Avenue building,

or when the City approves the ~~termination~~ cessation of parking in the garage, which would eliminate the purpose of the easement.

~~14. **LIMITS OF OWNERSHIP:** Prior to parcel map approval, the applicant shall provide a legally enforceable instrument limiting the garage condominium ownership to the City, the leaseholder of City Lot 4, or the owner(s) of the building on 701 to 747 West Evelyn Avenue (which shall be the association if there are different owners among the building's condominiums). Upon termination of the City Lot 4 Ground Lease, the garage condominium shall be transferred to the City. Upon termination of the reciprocal access easement across Lot 4, if prior to the termination of the Lot 4 Ground Lease, the garage condominium shall be transferred to the 701 to 747 West Evelyn Avenue building.~~

14. **LIMITS OF OWNERSHIP:** Prior to parcel map/building permit approval, the applicant shall provide a legally enforceable instrument limiting the garage condominium ownership to the City, the leaseholder of City Lot 4, or the owner(s) of the building on 701 to 747 West Evelyn Avenue (which shall be the building owners association if there are different owners among the building's condominiums). This shall be effected through either of the following means:

a. The applicant deeds the garage condominium to the City, who will then lease it to the leaseholder of City Lot 4; or

b. The applicant provides for special ownership circumstances in the garage condominium grant deed, in a form reasonably acceptable to the City, and a separate ownership-transfer agreement between the owner(s) of the building on 701 to 747 West Evelyn Avenue and the City, as described below.

Upon transfer or termination of the City Lot 4 Ground Lease, the garage condominium shall be transferred to the City or whomever the City shall determine (in the case of transfer, to the new leaseholder at Lot 4). To effect this, the grant deed shall grant the City a right of termination of the garage ownership if the garage ownership is different than the leaseholder at Lot 4, or if there is no lease at Lot 4. In addition, the applicant shall enter into an agreement with the City allowing the City to determine who shall own the garage condominium if the City executes its right of termination.

Upon termination of the reciprocal access easement across Lot 4, the garage condominium shall be transferred to the 701 to 747 West Evelyn Avenue building owner(s). To effect this, the grant deed shall grant the building owner a right of termination of the garage ownership upon demolition of the new building at 701 to 747 West Evelyn Avenue or when the City approves cessation of parking uses in the 701 to 747 West Evelyn Avenue garage. [This is necessary so that RGC, or successor, does not keep Marwood from redeveloping if they want to.]

The grant deed shall be approved prior to parcel map/building permit approval, and the City will verify that it was recorded prior to Final Certificate of Occupancy. The ownership-transfer agreement shall be approved and executed prior to parcel map/building permit approval. The applicant shall provide the City with a legal opinion that all transfer documents, any agreements with the City giving the City rights to determine ownership of the garage or exercise a power of termination, and all covenants and restrictions in such instruments and agreement are valid and legally enforceable.

15. **CC&Rs:** Covenants, Conditions, and Restrictions (CC&Rs) for the building owners association, together with a completed CC&R checklist, shall be submitted to and approved by the City Attorney's Office and the Community Development Department prior to approval and recordation of the map. The said covenants shall include and stipulate all of the provisions which are included in the project and subdivision conditions of approval, and any other relevant provisions of local ordinance standard provisions which are shown on the attached sheet. The ~~checklist and~~ proposed CC&Rs shall be annotated to show exactly where each of the standard provisions have been incorporated into the CC&R document.

16. **CC&Rs, SPECIAL PAVEMENT MAINTENANCE:** The building owners association shall be responsible for replacing any special pavers or textured/colored concrete that is removed by the City to repair, replace, or maintain any City underground utilities located within private streets, driveways, or easement areas. This requirement shall be stated in the Covenants, Conditions, and Restrictions (CC&Rs). A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
17. **CC&Rs, PRIVATE UTILITY MAINTENANCE PLAN AND SANITARY SEWER OVERFLOW PLAN:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision that the building owners association prepare a private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include elements such as, but not limited to, flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blowoffs). The CC&Rs shall also include a provision that the building owners association prepare a sanitary sewer overflow plan, which includes elements such as 24-hour contact information, response times, confinement, and methods to contain and remediate spills. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
18. **CC&Rs, GARBAGE PICKUP (SHARED SERVICE):** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating the building owners are responsible for the removal of all the trash and refuse to the central trash collection point. The building owners association shall be responsible for the maintenance of the central trash collection point and for the periodic removal therefrom. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Community Development Department for review and approval by the Public Works Department.
19. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, the following improvements: new curb, gutter, ADA ramp, and sidewalk on Hope Street and West Evelyn Avenue; new curb along Blossom Lane; new water, sewer, gas, electric, and telecommunications utilities; storm laterals; new streetlights; new striping, conforms, and overlay of Hope Street, West Evelyn Avenue, and Blossom Lane.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the parcel map.
 - b. **BONDS/SECURITIES:** Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or cash security (100 percent) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security are available at the Public Works Department.
 - c. **INSURANCE:** Provide a Certificate of Insurance, Commercial General Liability endorsement, and Automobile Liability endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the parcel map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, Professional Liability, Pollution Legal Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.

20. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24" x 36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets. Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval. Off-site improvement plans (10 sets), an initial plan check fee and map plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 full-size and two half-size black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the approval of the parcel map. CAD files shall meet the City's Digital Data Submission Standards.
21. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a completed construction cost estimate form indicating the quantities of the street and utility improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans.
22. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric and telecommunication facilities serving the subdivision are to be placed underground including transformers. Private transformers shall be placed on-site and out of City right-of-way and public easements. The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision.
23. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate public utility easements that are necessary for the common utility on the parcel map.
24. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
25. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the parcel map.
26. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the parcel map.
27. **SUBDIVISION AND DESIGN CRITERIA PROVISIONS:** It is the applicant's responsibility to comply with relevant provisions of Chapter 28 of the City Code and with the City's Design Criteria for Common Green Developments and Townhouse-Type Condominiums.

28. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Development Permit and Development Review Permit, Application No. PL-2018-025. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the parcel map.
29. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire. The map is eligible for an extension of an additional twelve (12) months, provided the request for extension is filed by the applicant prior to the expiration of the original map. Upon filing a timely application for extension, the map shall automatically be extended for sixty (60) days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first.

DRAFT

PRELIMINARY PARCEL MAP
 FOR A ONE LOT SUBDIVISION
 FOR CONDOMINIUM PURPOSE
 CONSISTING OF 2 CONDOMINIUM UNITS
 CITY OF MOUNTAIN VIEW
 COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
 SCALE: 1" = 30', NOVEMBER, 2019

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 Phone (408) 727-6665
 Santa Clara, California 95054 Fax (408) 727-5641
 www.kierwright.com

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°16'11"E	15.00'
L2	S26°17'16"W	6.32'
L3	N26°19'35"E	30.00'
L4	N26°17'05"E	20.02' (S26°00'00"E)Ⓢ (20.03')Ⓢ
L5	S63°40'25"E	37.04' (S63°57'30"E)Ⓢ (37.02')Ⓢ

LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	MONUMENT/MONUMENT LINE
	LOT LINE TO BE REMOVED

ABBREVIATIONS

DOC.	DOCUMENT
FND	FOUND
NO.	NUMBER

REFERENCE

①	PARCEL MAP	(459 M 50)
②	RECORD OF SURVEY	(627 M 35-37)
③	PARCEL MAP	(763 M 28-29)
④	GRANT DEED	(Doc. No. 23483291)
⑤	GRANT DEED	(Doc. No. 23064815)

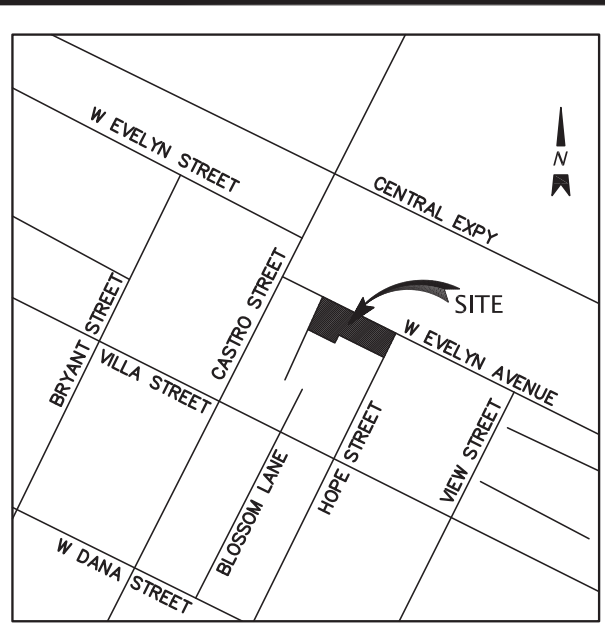
11-08-2019
 DATE PREPARED BY OR UNDER THE SUPERVISION OF
 RYAN M. AMAYA L.S. 8134



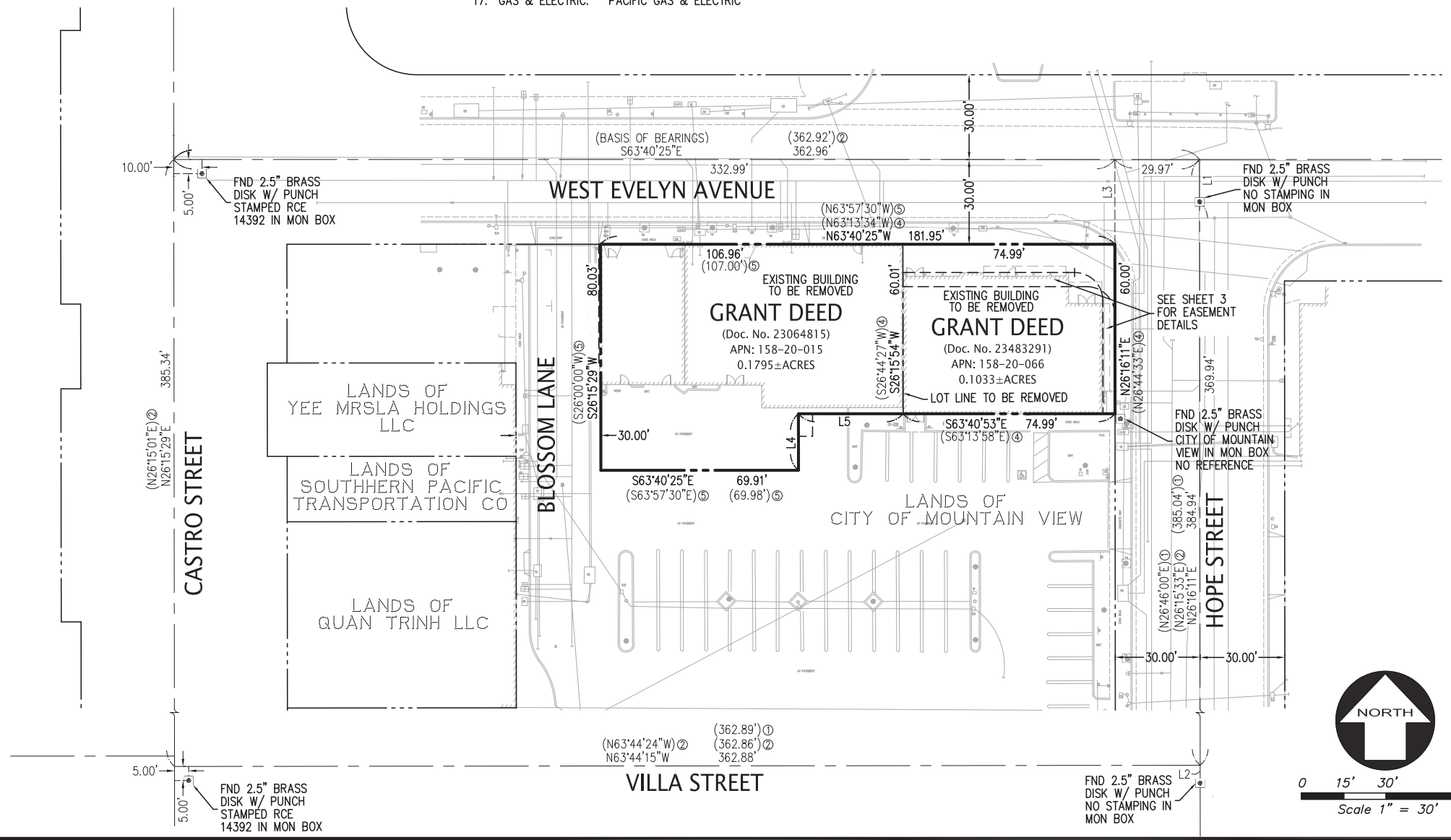
EXISTING CONDITIONS

- NOTES**
- OWNERS:
C-M EVELYN STATION, LLC
C/O MARWOOD MANAGEMENT
1999 S. BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008
 - SUBDIVIDER & MAP PREPARED BY:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CALIFORNIA 95054
(408) 727-6665
ATTN: RYAN M. AMAYA, PLS 8134
 - A.P.N.: 158-20-015 AND 158-20-066
 - EXISTING ZONING: "P(19)"; DOWNTOWN PRECISE PLAN
 - EXISTING USE: OFFICE/RETAIL
 - PROPOSED USE: OFFICE/RETAIL
 - GENERAL PLAN LAND USE: COMMERCIAL
 - PROPOSED NUMBER OF PARCELS: 1
 - PROPOSED NUMBER OF UNITS: 2
 - GROSS AREA = 12,318±SQ.FT. OR 0.2828±ACRES,
NET AREA = 11,322±SQ.FT. OR 0.2599±ACRES
 - NO NEW PUBLIC STREET NAMES INVOLVED.
 - ALL DISTANCES, AREAS & LOT DIMENSIONS SHOWN ARE APPROXIMATE.
 - ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - SANITARY SEWER: CITY OF MOUNTAIN VIEW
 - STORM DRAIN: CITY OF MOUNTAIN VIEW
 - WATER: CITY OF MOUNTAIN VIEW
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
 - BASIS OF BEARINGS:
THE BEARING OF SOUTH 63°40'25" EAST TAKEN ON THE CENTERLINE OF EVELYN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON SEPTEMBER 2, 2003 IN BOOK 763 OF MAPS AT PAGE 28-29, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
 - BENCHMARK:
CITY OF MOUNTAIN VIEW BM IV-49; WEST EVELYN AVENUE AT CASTRO STREET, BRONZE DISK, ON TOP OF CURB, AT WEST END OF THE NORTHWEST RETURN OF WEST EVELYN AVENUE.
ELEVATION: 71.745 FEET (DATUM) NAVD 1988
 - FLOOD ZONE NOTE:
THIS SITE IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060347 0039 H DATED MAY 18, 2009.
 - SEISMIC HAZARD ZONE:
THIS SITE IS IN A SEISMIC HAZARD ZONE (LIQUEFACTION) PER THE STATE OF CALIFORNIA SEISMIC HAZARD ZONE MAP, MOUNTAIN VIEW QUADRANGLE OFFICIAL MAP RELEASED OCTOBER 18, 2006.

AREAS WHERE HISTORICAL OCCURRENCE OF LIQUEFACTION, OR LOCAL GEOLOGICAL, GEOTECHNICAL AND GROUND-WATER CONDITIONS INDICATE A POTENTIAL FOR PERMANENT GROUND DISPLACEMENTS SUCH THAT MITIGATION AS DEFINED IN PUBLIC RESOURCE CODE SECTION 2693(C) WOULD BE REQUIRED.



VICINITY MAP
 NOT TO SCALE












0 15' 30' 60'
 Scale 1" = 30'

PRELIMINARY PARCEL MAP
 FOR A ONE LOT SUBDIVISION
 FOR CONDOMINIUM PURPOSE
 CONSISTING OF 2 CONDOMINIUM UNITS
 CITY OF MOUNTAIN VIEW
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 SCALE: 1" = 30', NOVEMBER, 2019

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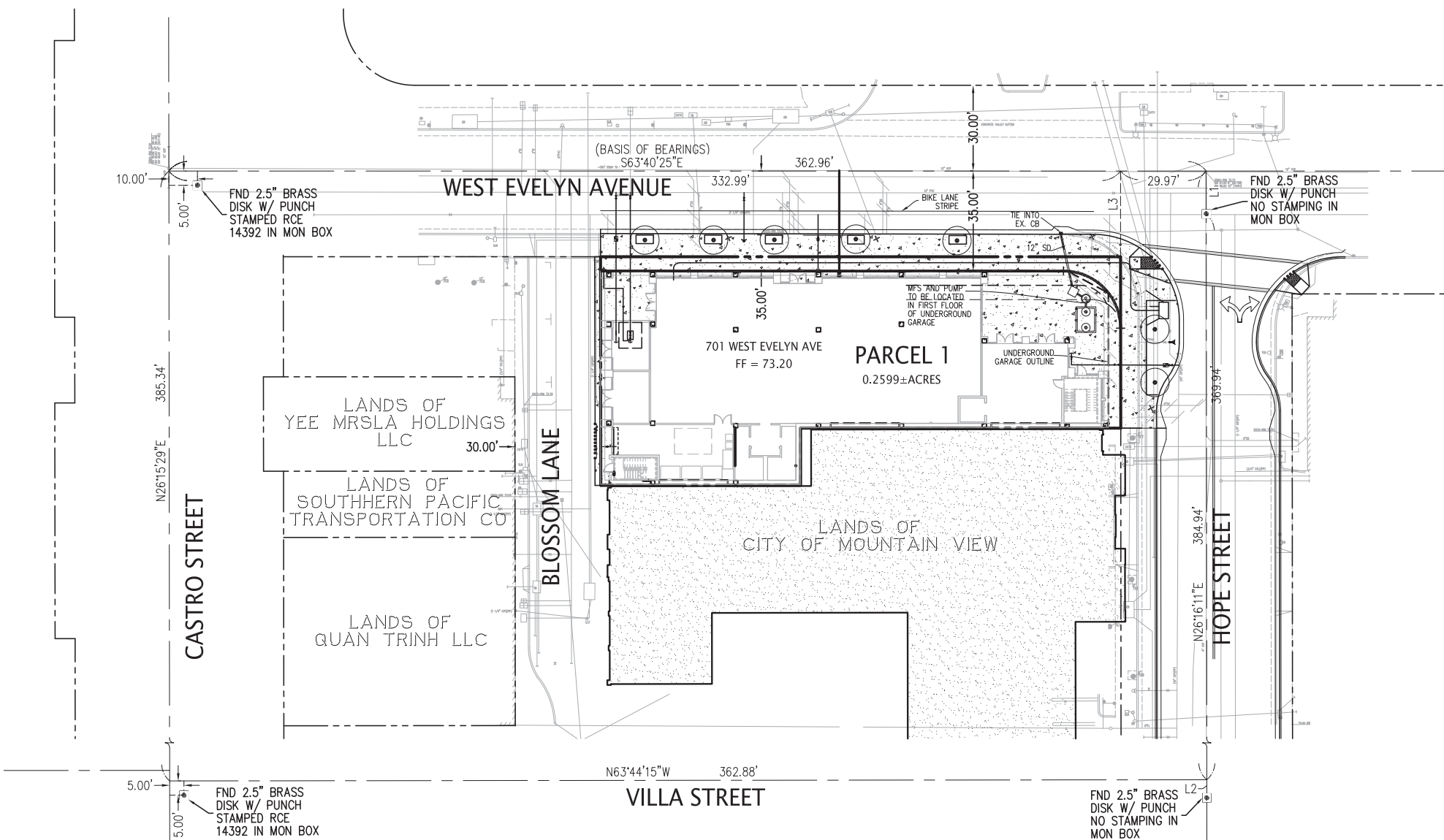
LEGEND

-  PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  ADJACENT LOT LINE
-  UNDERGROUND GARAGE OUTLINE
-  MONUMENT/MONUMENT LINE
-  OLD LOT LINE
-  CENTERLINE
-  PROPOSED STORM DRAIN LINE
-  MEDIA FILTRATION STRUCTURE

ABBREVIATIONS

- CB CATCH BASIN
- DOC. DOCUMENT
- FF FINISH FLOOR
- FND FOUND
- GFF GARAGE FINISH FLOOR
- MFS MEDIA FILTRATION STRUCTURE
- NO. NUMBER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°16'11"E	15.00'
L2	S26°17'16"W	6.32'
L3	N26°19'35"E	30.00'










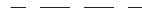



0 15' 30' 60'
 Scale 1" = 30'

PROPOSED CONDITIONS

JOB NO.: A15103-3

SHEET 2 OF 3

LEGEND

-  PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  ADJACENT LOT LINE
-  TIE LINE
-  EASEMENT LINE
-  MONUMENT/MONUMENT LINE
-  LOT LINE TO BE REMOVED
-  CENTERLINE
-  STREET VACATION AREA (PER Doc. No. 16107726)
-  STREET VACATION AREA
-  4.25' STREET & UTILITY EASEMENT (PER Doc. No. 16148978 & 16148979)

ABBREVIATIONS

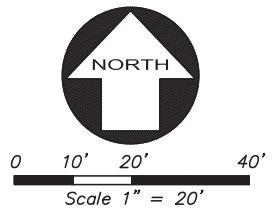
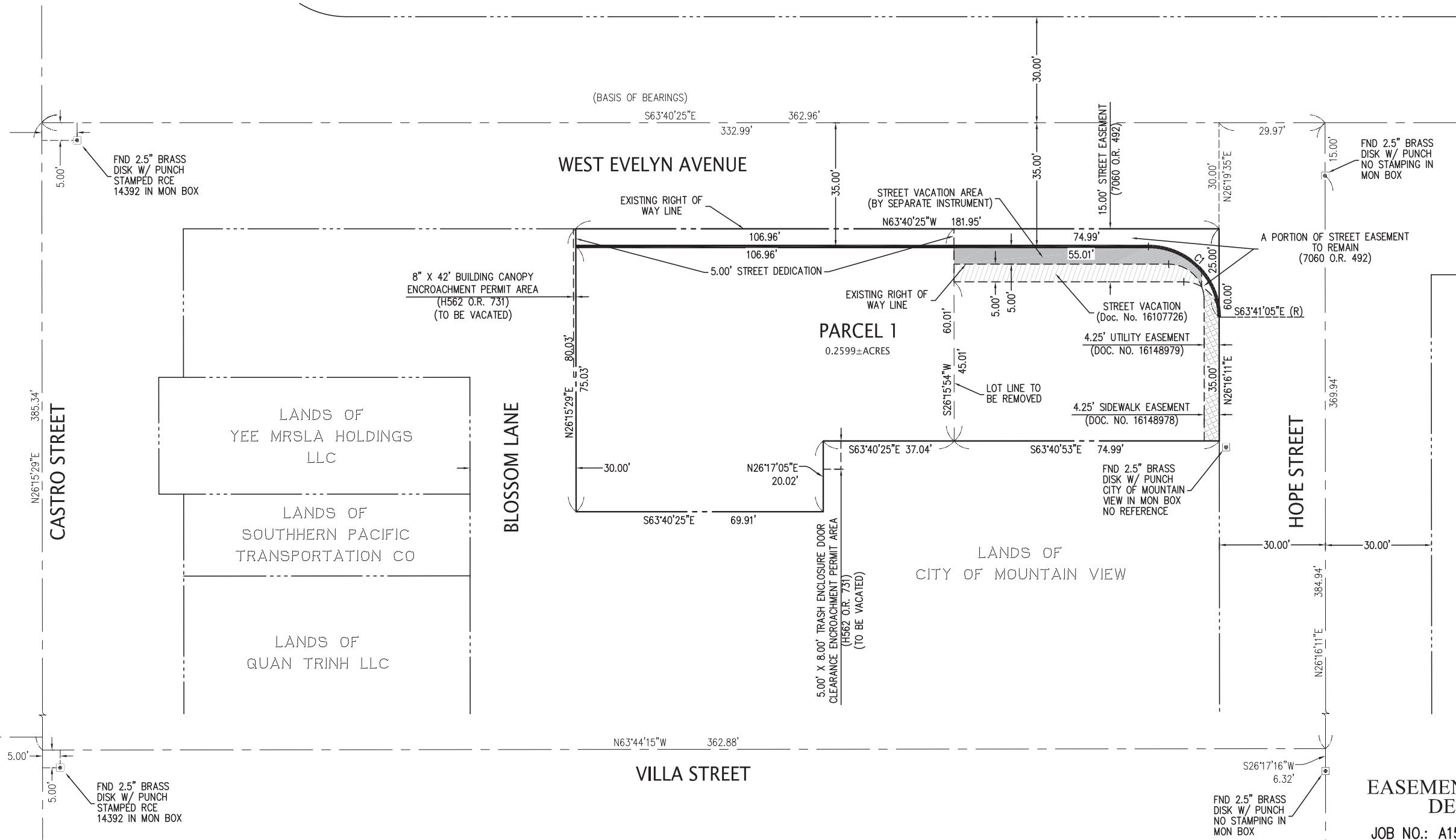
- DOC. DOCUMENT
- FND FOUND
- NO. NUMBER
- O.R. OFFICIAL RECORD
- W/ WITH

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	89°59'20"	31.41'

PRELIMINARY PARCEL MAP
 FOR A ONE LOT SUBDIVISION
 FOR CONDOMINIUM PURPOSE
 CONSISTING OF 2 CONDOMINIUM UNITS
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**EASEMENTS & BOUNDARY
 DETAIL SHEET**
 JOB NO.: A15103-3 SHEET 3 OF 3