

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
ORDERING THE VACATION OF STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS WITHIN THE
MIDDLEFIELD PARK MASTER PLAN ON A 40-ACRE SITE GENERALLY LOCATED AT THE
NORTHEAST CORNER OF ELLIS STREET AND EAST MIDDLEFIELD ROAD AND NORTH OF WEST
MAUDE AVENUE BETWEEN LOGUE AVENUE AND CLYDE AVENUE

WHEREAS, on October 25, 2022, by its adoption of Resolution No. 18720, Series 2022, the City Council of the City of Mountain View, pursuant to the provisions of Part 3, Division 9 (Sections 8300 through 8363) of the Streets and Highways Code of the State (the Public Streets, Highways and Service Easement Vacation Law), declared its intention to vacate street right-of-way and public easements within the Middlefield Park Master Plan on a 40-Acre site generally located at the northeast corner of Ellis Street and East Middlefield Road and north of West Maude Avenue between Logue Avenue and Clyde Avenue; and

WHEREAS, by the said Resolution No. 18720, which Resolution is incorporated by reference as if fully set forth herein, the City Council set Tuesday, November 15, 2022, at 6:30 p.m. as the date and time for hearing all persons interested in or objecting to the proposed vacation, and directed the City Clerk to give notice of said hearing in the manner prescribed by law; and

WHEREAS, on November 15, 2022, the said public hearing was held and evidence was submitted to the City Council, bearing upon the present and prospective use of the street right-of-way and public easements; and

WHEREAS, this vacation is necessary for the development, Application No. PL-2020-149, for a Planned Community Permit for a master plan that includes a mixed-use development with up to 1,900 residential units, 1,317,000 square feet of office/R&D, 50,000 square feet of ground-floor commercial space, approximately 10 acres of public parks and open space, and an optional private district utility system on a 40-acre site generally located at the northeast corner of Ellis Street and East Middlefield Road and north of West Maude Avenue between Logue Avenue and Clyde Avenue; and

WHEREAS, this development shall be completed in multiple phases. The proposed vacations may also occur in phases with only portions of the easements being vacated with each development phase; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View finds, from all the evidence submitted, and the street right-of-way and public easements described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, are unnecessary for present

and prospective public uses and that, therefore, this body orders that the said public easements described herein be, and the same are hereby, vacated, subject to the conditions specified in this Resolution; and be it

FURTHER RESOLVED: that the City Council of the City of Mountain View, in accordance with Streets and Highways Code Section 8324(b), finds that this Resolution shall not be recorded until the following conditions have been satisfied:

1. File with the City of Mountain View approved improvement plans, agreements, and performance bonds as a condition of approval for the project.
2. Submit utility clearance Letters from CPUC regulated utilities stating that the easements are no longer needed.
3. All public utilities within the street right-of-way and/or public easement have been relocated or abandoned per City and/or utility company standards and new easements dedicated.
4. For public easements within the footprint of future buildings where the utility must be relocated prior to the issuance of Building Permit, Item 1 may be exempted with the approval of the Public Works Director.

This Resolution shall be recorded for each portion of street right-of-way or public easement to be vacated in accordance with approved City recording instructions. The recording documents shall include a plat and legal description of the portion of the street right-of-way or public easement to be vacated; and be it

FURTHER RESOLVED: that as finding of fact supporting its decision vacating the said street right-of-way and public easements with the Middlefield Park Master Plan, this body finds as follows, and, in addition, incorporates by reference, as fully set forth herein, the Council report dated November 15, 2022:

1. The street right-of-way is unnecessary for present or prospective public use with the reconfiguration of Logue Avenue in accordance with the East Whisman Precise Plan.
2. The existing utilities within the easement are proposed to either be removed, relocated, or placed underground as part of this project.

3. New street easements and public utility easements to be dedicated are shown on the Vesting Tentative Map (Application No. PL-2021-121).

4. The existing easements are unnecessary for present or prospective public use.

RG/4/RESO
926-11-15-22r

- Exhibits: A. Table of Street Right-of-Way and Public Easements to Be Vacated
B. Map of Street Right-of-Way and Public Easements to Be Vacated

Easement Number from Map	Easement Title	Document Reference	In Favor of/ For the Purpose of	Project APN(s)
1	5' PUBLIC SERVICE EASEMENT	4704 O.R. 510	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.	160-58-017 , 160-58-016
3	4' SIDEWALK EASEMENT	INSTRUMENT NO. 13760875	CITY OF MOUNTAIN VIEW AN EASEMENT FOR SIDEWALK EASEMENT AND INCIDENTAL PURPOSES.	160-58-017 , 160-58-016
4	4' SIDEWALK EASEMENT	INSTRUMENT NO. 13760876	CITY OF MOUNTAIN VIEW AN EASEMENT FOR SIDEWALK EASEMENT AND INCIDENTAL PURPOSES.	160-58-017
5	5' STREET UTILITY EASEMENT	INSTRUMENT NO. 13760877	CITY OF MOUNTAIN VIEW AN EASEMENT FOR STREET AND FOR THE PURPOSE OF LAYING, INSTALLING, MAINTAINING, REPAIRING, PROTECTING AND REPLACING SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, POLES, OVERHEAD AND UNDERGROUND ELECTRICAL AND TELEPHONE WIRE, ELECTROLIERS, CABLE TELEVISION, AND OTHER MUNICIPAL USES AND INCIDENTAL PURPOSES.	160-58-017
6A	5' STREET UTILITY EASEMENT	INSTRUMENT NO. 13760878	CITY OF MOUNTAIN VIEW AN EASEMENT FOR STREET AND FOR THE PURPOSE OF LAYING, INSTALLING, MAINTAINING, REPAIRING, PROTECTING AND REPLACING SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, POLES, OVERHEAD AND UNDERGROUND ELECTRICAL AND TELEPHONE WIRE, ELECTROLIERS, CABLE TELEVISION, AND OTHER MUNICIPAL USES AND INCIDENTAL PURPOSES.	160-58-016
8	MAINTENANCE & PEDESTRIAN PATH	INSTRUMENT NO. 13899267	MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DEFERRED LIGHT RAIL STATION AREA IMPROVEMENT" DATED JUNE 06, 1997, EXECUTED BY AND BETWEEN CITY OF MOUNTAIN VIEW AND MIDDLEFIELD/ELLIS ASSOCIATES, RECORDED FEBRUARY 09, 1998, INSTRUMENT NO 14044593, OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS OR PROVIDES: TERMS AND CONDITIONS AS CONTAINED THEREIN. GRANT OF EASEMENT EXECUTED BY CITY OF MOUNTAIN VIEW, TO SANTA CLARA COUNTY TRANSIT	160-58-016, 160-58-017
9	SANITARY SEWER AND STORM DRAIN EASEMENT	6058 O.R. 458	CITY OF MOUNTAIN VIEW AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SANITARY SEWER MAINS, STORM DRAIN AND INCIDENTAL PURPOSES.	160-57-008
14A	20' PUBLIC UTILITIES EASEMENT	6805 O.R. 6	CITY OF MOUNTAIN VIEW, A MUNICIPAL CORPORATION AN EASEMENT, WITH RIGHTS OF INGRESS AND EGRESS, FOR THE PRUPOSE OF LAYING, INSTALLING, MAINTAINING, REPAIRING, PROTECTING AND REPLACING SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, POLES, OVERHEAD AND UNDERGROUND ELECTRICAL AND TELEPHONE WIRES, ELECTROLIERS, AND OTHER UTILITY AND MUNICIPAL PURPOSES.	160-57-009, 160-57-012
14B	5' WIRE CLEARANCE EASEMENT	6805 O.R. 6	CITY OF MOUNTAIN VIEW, A MUNICIPAL CORPORATION A PERPETUAL EASEMENT FOR WIRE CLEARANCE PURPOSES ONLY.	160-57-009, 160-57-012
17	10' PUBLIC UTILITY EASEMENT	7342 O.R. 118	CITY OF MOUNTAIN VIEW AN EASEMENT FOR ALL UTILITY AND MUNICIPAL PURPOSES AND INCIDENTAL PURPOSES.	160-57-009
18	5' WIRE CLEARANCE EASEMENT	7342 O.R. 118	CITY OF MOUNTAIN VIEW AN EASEMENT FOR ALL UTILITY AND MUNICIPAL PURPOSES AND INCIDENTAL PURPOSES.	160-57-009
25	PUBLIC UTILITY EASEMENT	121 MAPS 40; INSTRUMENT NO. 13702085	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 2724 (121 MAPS 40) FOR PUBLIC UTILITIES.	160-58-017 , 160-58-016

Easement Number from Map	Easement Title	Document Reference	In Favor of/ For the Purpose of	Project APN(s)
26	WIRE CLEARANCE EASEMENT	121 MAPS 40; INSTRUMENT NO. 13702085	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 2724 (121 MAPS 40) FOR WIRE CLEARANCE.	160-58-017 , 160-58-016
27	ANCHOR EASEMENT	121 MAPS 40	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP FOR ANCHOR AND INCIDENTAL PURPOSES.	160-58-017
28	PUBLIC UTILITY EASEMENT	138 MAPS 24	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 2917 (138 MAPS 24) FOR PUBLIC UTILITIES. FOR PUBLIC UTILITY, WIRE CLEARANCE, AND INCIDENTAL PURPOSES	160-57-004,160-57-006, 160-57-007, 160-57-009, 160-57-013, 160-58-001
29	WIRE CLEARANCE EASEMENT	138 MAPS 24	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 2917 (138 MAPS 24) FOR WIRE CLEARANCE. FOR PUBLIC UTILITY, WIRE CLEARANCE, AND INCIDENTAL PURPOSES	160-57-004,160-57-006, 160-57-007, 160-57-009, 160-57-013, 160-58-001
30	PUBLIC UTILITY EASEMENT	189 MAPS 32	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 3813 (189 MAPS 32) FOR PUBLIC UTILITIES. FOR PUBLIC UTILITY, WIRE CLEARANCE, AND INCIDENTAL PURPOSES	160-57-009, 160-57-010, 160-57-011
31	WIRE CLEARANCE EASEMENT	189 MAPS 32	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 3813 (189 MAPS 32) FOR WIRE CLEARANCE. FOR PUBLIC UTILITY, WIRE CLEARANCE, AND INCIDENTAL PURPOSES	160-57-009, 160-57-010, 160-57-011
39	PUBLIC UTILITY EASEMENT	524 MAP 27	CITY OF MOUNTAIN VIEW AN EASEMENT SHOWN ON THE MAP OF PARCEL MAP FOR PUBLIC SERVICE AND INCIDENTAL PURPOSES. (524 MAP 27). FOR PUBLIC SERVICE AND INCIDENTAL PURPOSES.	160-57-013
43	10' POLE AND WIRE EASEMENT	F858 O.R. 342	CITY OF MOUNTAIN VIEW AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES.	160-59-006
44	5' WIRE CLEARANCE EASEMENT	F858 O.R. 347	CITY OF MOUNTAIN VIEW AN EASEMENT FOR WIRE CLEARANCE AND INCIDENTAL PURPOSES.	160-59-006
46	5' PUBLIC UTILITY EASEMENT	4769 O.R. 501; 4922 O.R. 461	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC UTILITIES AND WIRE CLEARANCES AND INCIDENTAL PURPOSES.	160-59-005
N/A	Logue Avenue Cul-de-sac (in fee)	8869 Page 205	CITY OF MOUNTAIN VIEW GRANT DEED (FEE SIMPLE) FOR STREET.	Logue Avenue

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ABBREVIATIONS

SYMBOL	DESCRIPTION
APN	ACCESSOR'S PARCEL NUMBER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DN	DOCUMENT NUMBER
DSE	DISTRICT SYSTEMS EASEMENT
E	EAST
EG	EXISTING GROUND
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EWPP	EAST WHISMAN PRECISE PLAN
EX	EXISTING
EXFC	EXISTING FACE OF CURB
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FW	FIRE WATER
HP	HIGH POINT
L	LENGTH
LG	LIP OF GUTTER
LP	LOW POINT
LS	LANDSCAPE
N	NORTH
NTS	NOT TO SCALE
OH	OVER HEAD POLE/ELECTRICAL
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
POPA	PRIVATELY-OWNED, PUBLICLY-ACCESSIBLE
PR	PROPOSED
PRFC	PROPOSED FACE OF CURB
PUC	PUBLIC UTILITY COMMISSION
PUE, P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
RIM	RIM ELEVATION
ROW	RIGHT OF WAY
RW	RECYCLED WATER
S	SOUTH
SD	STORM DRAIN
S.E.	STREET EASEMENT
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STEEL
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
VTA	VALLEY TRANSPORTATION AUTHORITY
W	WATER/WEST
W.C.E.	WIRE CLEARANCE EASEMENT

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
EASEMENT LINE		
CENTER LINE		
STORM DRAIN SUBDRAIN		
STORM DRAIN		
STORMWATER FORCE		
DOMESTIC WATER		
FIRE SERVICE (BUSINESS AS USUAL/TYPICAL IMPROVEMENT STANDARDS)		
FUTURE RECYCLED WATER		
RECYCLED WATER		
RECYCLED WATER LINE (BY OTHERS)		
SANITARY SEWER		
FIBER OPTIC		
ELECTRICAL		
GAS		
JOINT TRENCH		
TELEPHONE		
OVERHEAD		
LIMIT OF WORK		
STORM DRAIN MANHOLE		
SANITARY SEWER MANHOLE		
AREA DRAIN		
CATCH BASIN		
BACKFLOW PREVENTOR		
DCDA		
WATER METER		
WATER VALVE		
FIRE HYDRANT		
FDC		
PIV		
STORM DRAIN CLEANOUT		
SITE LIGHT		
GUY ANCHOR		
JOINT POLE		
SANITARY SEWER CLEANOUT		

EXISTING EASEMENT TABLE

1	5' PUBLIC SERVICE EASEMENT, 4704 O.R. 510	30	PUBLIC UTILITY EASEMENT, 189 MAPS 32
2	10' PG&E UNDERGROUND UTILITIES, INSTRUMENT NUMBER 13706881	31	WIRE CLEARANCE EASEMENT, 189 MAPS 32
3	4' SIDEWALK EASEMENT, INSTRUMENT NUMBER 13760875	32	NOT USED
4	4' SIDEWALK EASEMENT, INSTRUMENT NUMBER 13760876	33	NOT USED
5	5' STREET UTILITY EASEMENT, INSTRUMENT NUMBER 13760877	34	NOT USED
6	A) 5' STREET STREET EASEMENTS, 4704 O.R. 510	35	NOT USED
6	B) 10' STREET UTILITY EASEMENT INSTRUMENT NUMBER 13760878	36	NOT USED
7	NOT USED, SEE 8	37	NOT USED
8	MAINTENANCE AND PEDESTRIAN PATH, INSTRUMENT NUMBER 13899267	38	NOT USED
9	SANITARY SEWER AND STORM DRAIN EASEMENT, 6058 O.R. 458	39	PUBLIC SERVICE EASEMENT, 524 MAPS 27
10	10' PG&E EASEMENT, 9210 O.R. 645	40	NOT USED
11	10' PG&E EASEMENT, 0233 O.R. 131	41	NOT USED
12	15' PG&E EASEMENT, 1206 O.R. 276	42	NOT USED
13	20' RAILROAD EASEMENT, 6689 O.R. 680	43	10' POLE AND WIRE EASEMENT, F858 O.R. 342
14	A) 20' PUBLIC UTILITIES EASEMENT, 6805 O.R. 6	44	5' WIRE CLEARANCE EASEMENT, F858 O.R. 347
14	B) 5' WIRE CLEARANCE EASEMENT, 6805 O.R. 6	45	NOT USED
15	10' PG&E & PACIFIC TELEPHONE POLE LINE EASEMENT, 6512 O.R. 353	46	5' PUBLIC UTILITY EASEMENT, 4769 O.R. 501 & 4922 O.R. 461
16	NOT USED, SEE 15	47	5' WIRE CLEARANCE EASEMENT, 4922 O.R. 461
17	10' PUBLIC UTILITY EASEMENT, 7342 O.R. 118	48	ABUTTER'S RIGHTS RELINQUISHED, N544 O.R. 2046
18	5' WIRE CLEARANCE EASEMENT, 7342 O.R. 118	49	2'x25' ANCHOR EASEMENT, 4818 O.R. 68 & 4922 O.R. 468
19	10' PG&E EASEMENT, 8304 O.R. 692	50	5' NITROGEN PIPELINE, G906 O.R. 545
20	10' PG&E PUBLIC UTILITY EASEMENT, 9886 O.R. 17		
21	NOT USED		
22	5' NITROGEN PIPELINE, G942 O.R. 76		
23	20' RAILROAD EASEMENT, 7321 O.R. 49		
24	NOT USED		
25	PUBLIC UTILITY EASEMENT, 121 MAPS 40, MODIFIED BY DN. 13702085		
26	5' WIRE CLEARANCE EASEMENT, 121 MAPS 40, MODIFIED BY DN. 13702085		
27	ANCHOR EASEMENT, 121 MAPS 40		
28	PUBLIC UTILITY EASEMENT, 138 MAPS 24		
29	WIRE CLEARANCE EASEMENT, 138 MAPS 24		

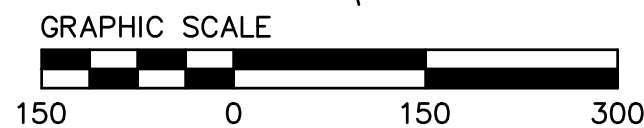
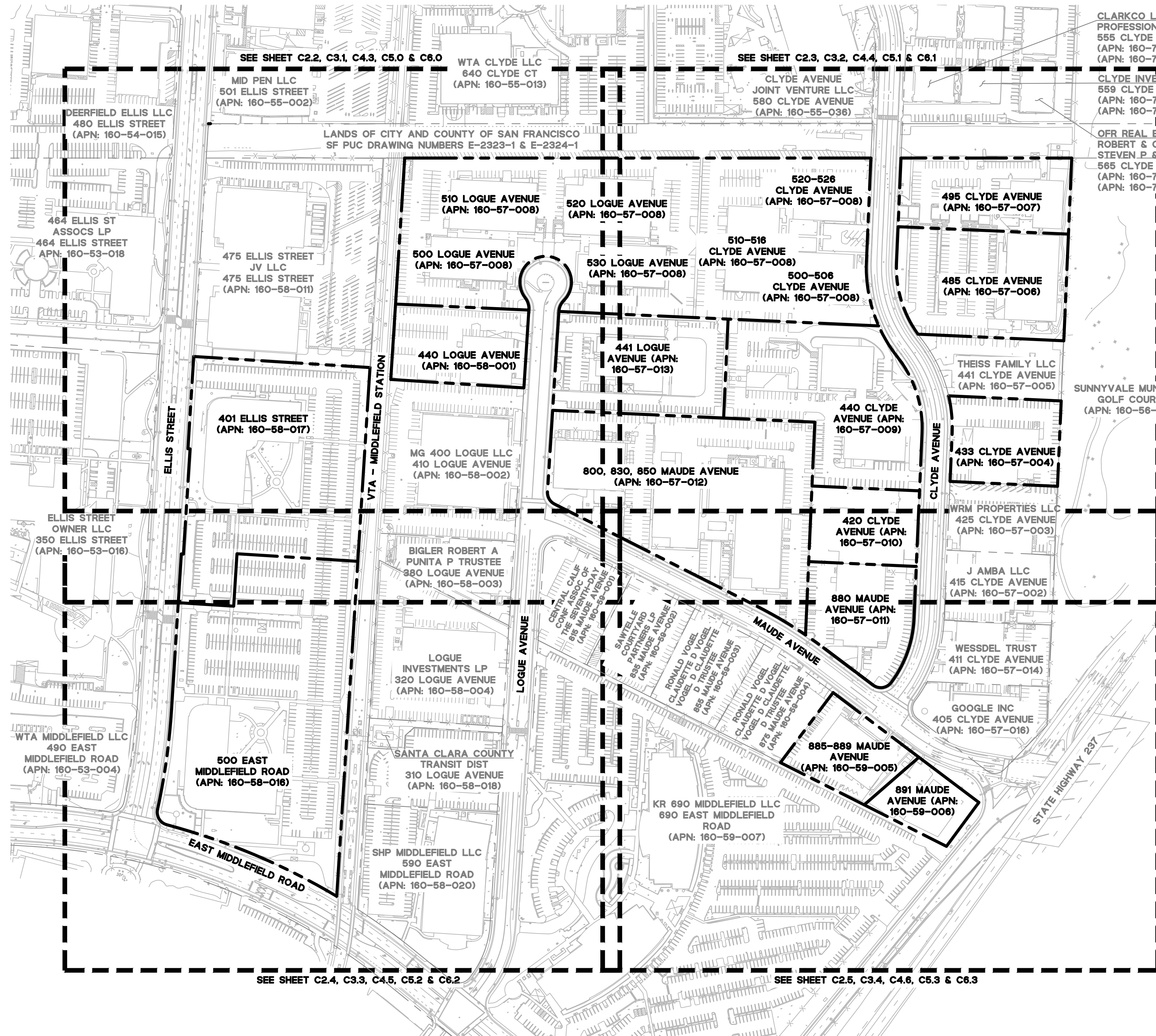


MIDDLEFIELD PARK MASTER PLAN
VESTING TENTATIVE MAP
LEGEND AND ABBREVIATIONS
CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Date	Revisions
07/27/2022	No.
Scale N/A	
Design LB	
Drawn CF/JL	
Approved JD	
Job No 20201347	

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MIDDLEFIELD PARK MASTER PLAN
 VESTING TENTATIVE MAP
 EXISTING BOUNDARY KEY MAP

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

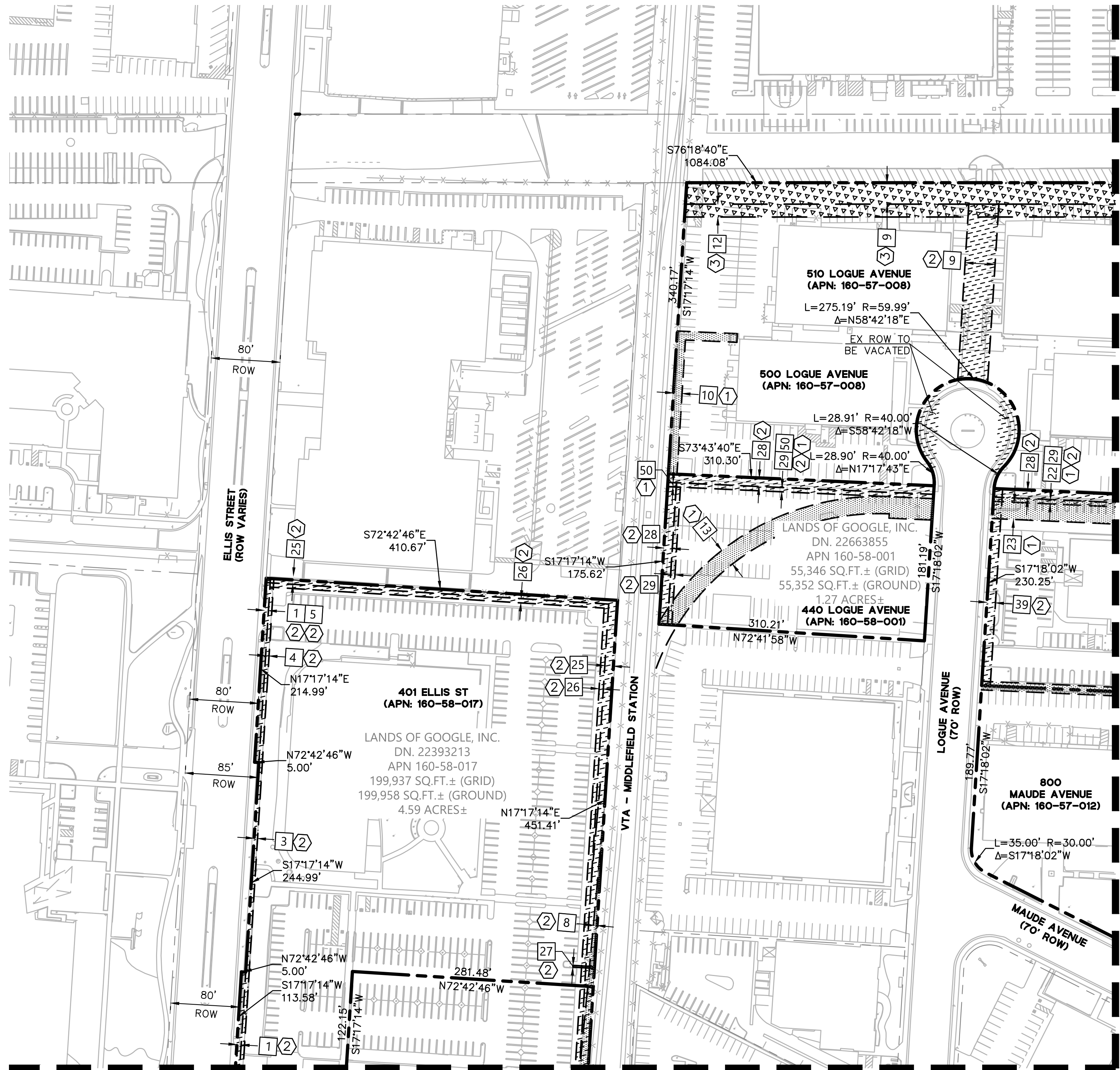
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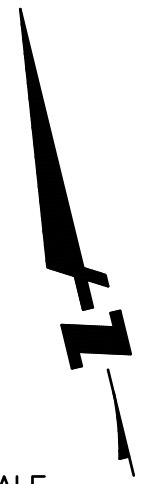
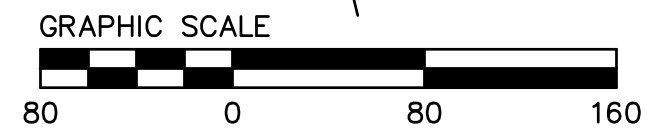
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SEE SHEET C2.4 FOR CONTINUATION

SEE SHEET C2.3 FOR CONTINUATION



NOTES:

- SEE SHEET C1.1 FOR INFORMATION ON EASEMENT KEYNOTES.
- PUBLIC EASEMENTS OR RIGHT-OF-WAY SHOWN TO BE VACATED SHALL FOLLOW THE CITY OF MOUNTAIN VIEW MUNICIPAL CODE EASEMENT VACATION PROCESS AND CALIFORNIA STREETS AND HIGHWAY CODE.

KEYNOTE	HATCH	DESCRIPTION
①	[Hatch pattern]	EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT.
②	[Hatch pattern]	EASEMENT OR RIGHT-OF-WAY TO BE VACATED PER CALIFORNIA STREETS AND HIGHWAYS CODE.
③	[Hatch pattern]	EASEMENT WITHIN PROPOSED PARCELS TO REMAIN

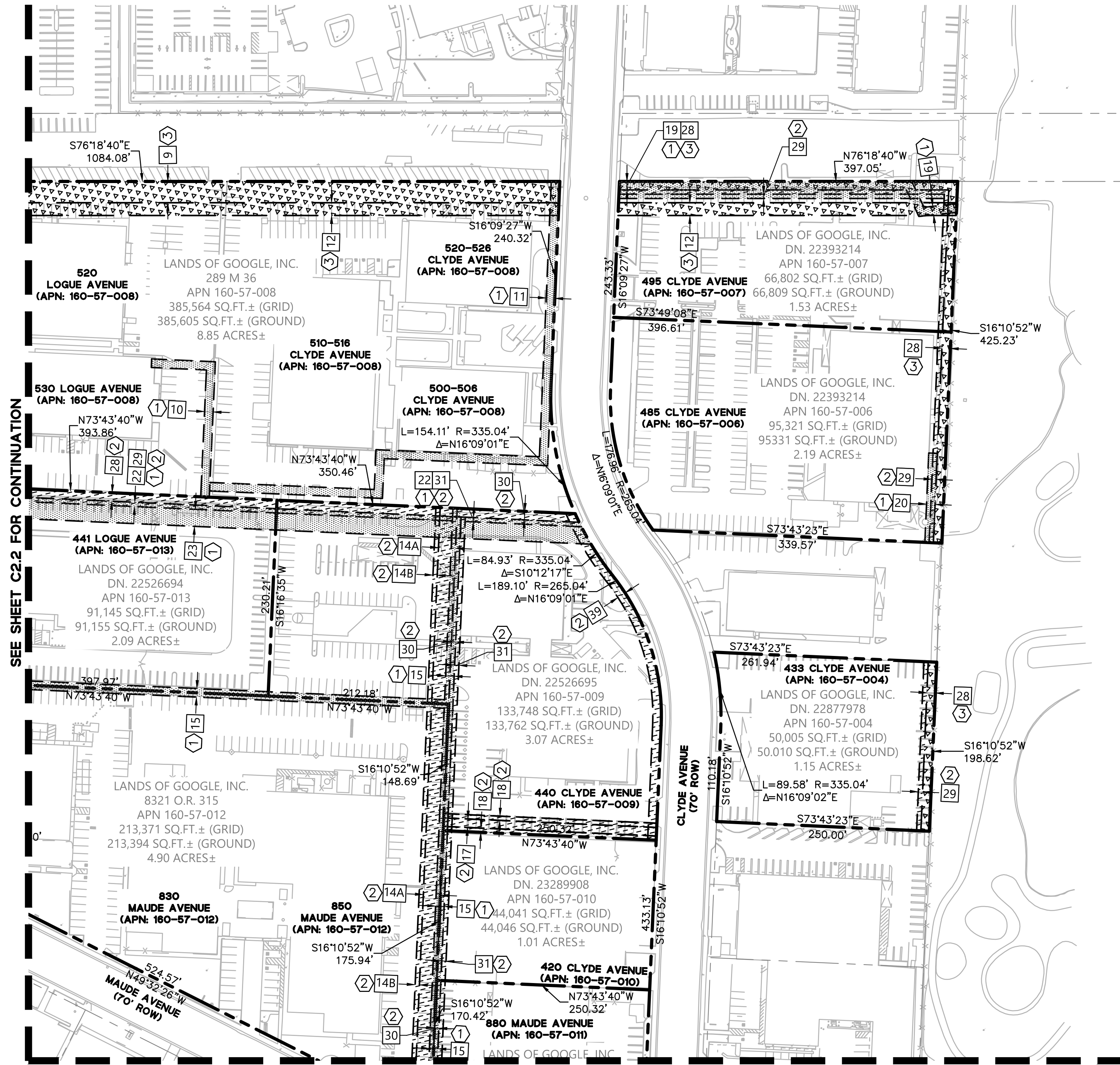
**MIDDLEFIELD PARK MASTER PLAN
 VESTING TENTATIVE MAP
 EXISTING BOUNDARY & EASEMENTS**

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

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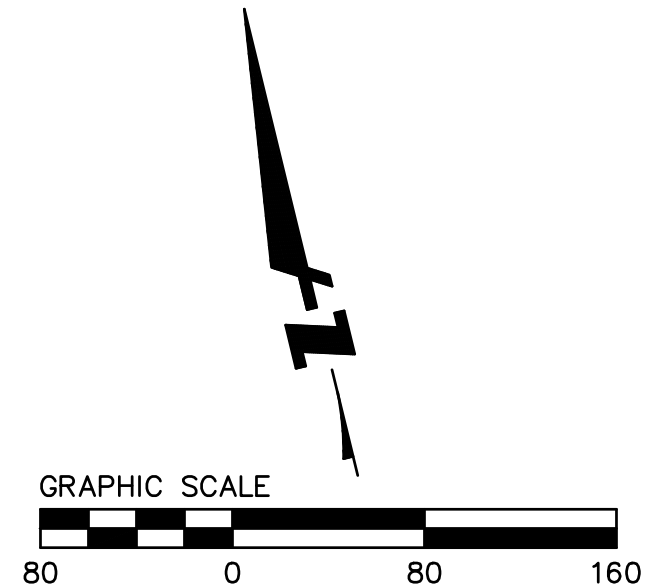
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SEE SHEET C2.2 FOR CONTINUATION

SEE SHEET C2.5 FOR CONTINUATION



- NOTES:**
- SEE SHEET C1.1 FOR INFORMATION ON EASEMENT KEYNOTES.
 - PUBLIC EASEMENTS OR RIGHT-OF-WAY SHOWN TO BE VACATED SHALL FOLLOW THE CITY OF MOUNTAIN VIEW MUNICIPAL CODE EASEMENT VACATION PROCESS AND CALIFORNIA STREETS AND HIGHWAY CODE.

KEYNOTE	HATCH	DESCRIPTION
①	[Hatch pattern]	EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT.
②	[Hatch pattern]	EASEMENT OR RIGHT-OF-WAY TO BE VACATED PER CALIFORNIA STREETS AND HIGHWAYS CODE.
③	[Hatch pattern]	EASEMENT WITHIN PROPOSED PARCELS TO REMAIN



MIDDLEFIELD PARK MASTER PLAN
VESTING TENTATIVE MAP
EXISTING BOUNDARY & EASEMENTS
 CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Revisions	No.	Date
		07/27/2022

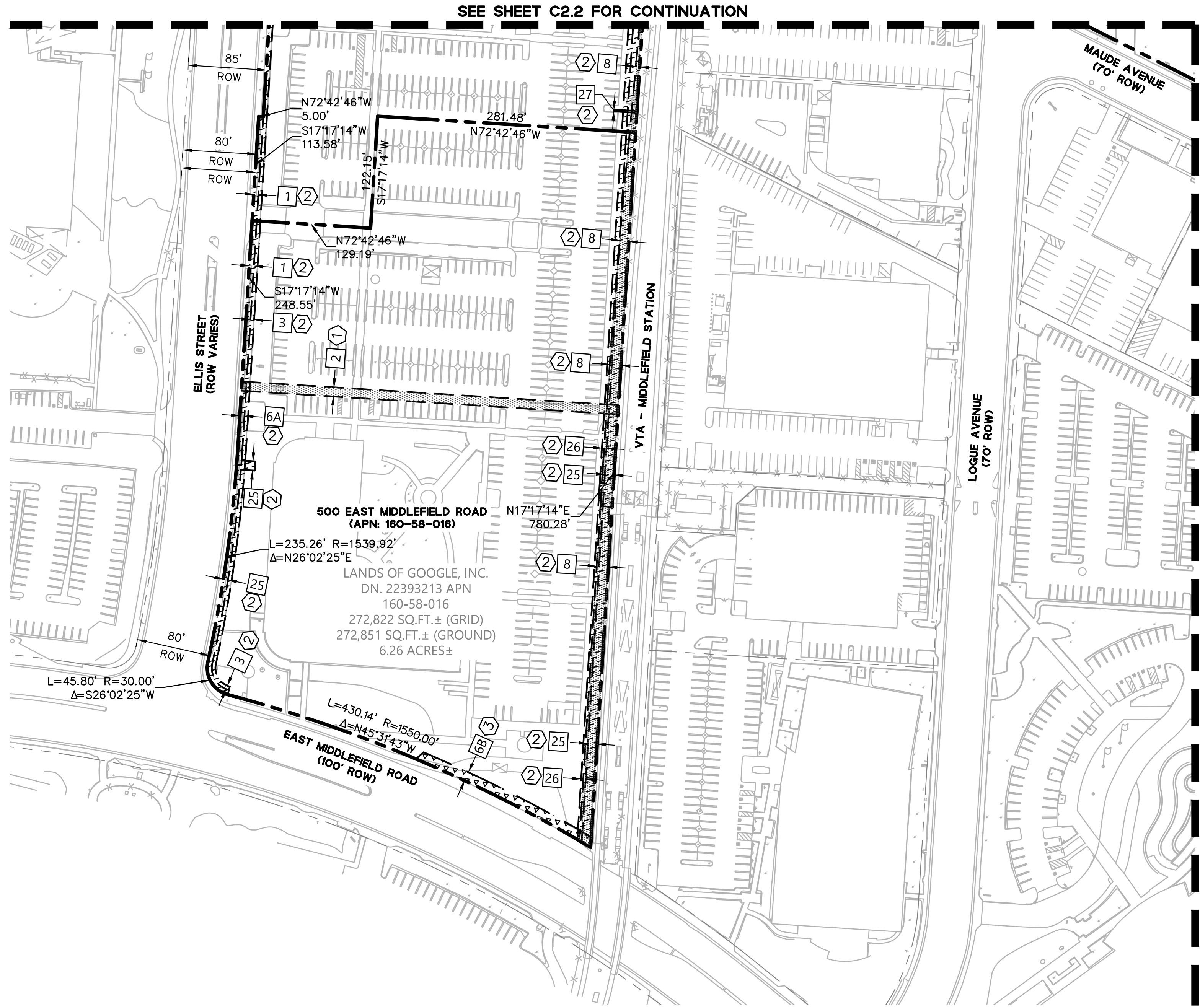
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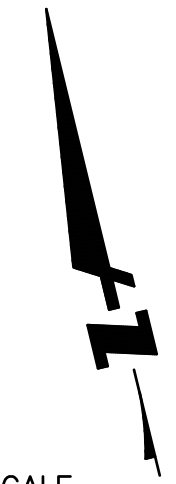
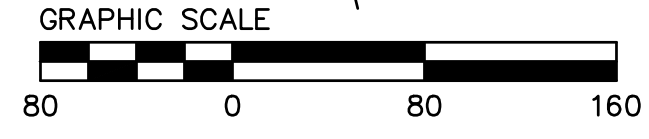
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SEE SHEET C2.2 FOR CONTINUATION

SEE SHEET C2.5 FOR CONTINUATION



- NOTES:**
- SEE SHEET C1.1 FOR INFORMATION ON EASEMENT KEYNOTES.
 - PUBLIC EASEMENTS OR RIGHT-OF-WAY SHOWN TO BE VACATED SHALL FOLLOW THE CITY OF MOUNTAIN VIEW MUNICIPAL CODE EASEMENT VACATION PROCESS AND CALIFORNIA STREETS AND HIGHWAY CODE.

KEYNOTE	HATCH	DESCRIPTION
①	[Dotted Hatch]	EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT.
②	[Diagonal Line Hatch]	EASEMENT OR RIGHT-OF-WAY TO BE VACATED PER CALIFORNIA STREETS AND HIGHWAYS CODE.
③	[Triangle Hatch]	EASEMENT WITHIN PROPOSED PARCELS TO REMAIN

**MIDDLEFIELD PARK MASTER PLAN
 VESTING TENTATIVE MAP
 EXISTING BOUNDARY & EASEMENTS**

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

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