

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2018

A RESOLUTION CONDITIONALLY APPROVING
A TENTATIVE SUBDIVISION MAP AT 1255 PEAR AVENUE

WHEREAS, an application was received from the Sobrato Organization for a Tentative Subdivision Map at 1255 Pear Avenue (Application No. PL-2017-381); and

WHEREAS, on October 10, 2018, 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 October 23, 2018, 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. An Initial Study of Environmental Significance was prepared for the project in conforming with the California Environmental Quality Act (CEQA) and the analysis determined that all of the environmental impacts associated with the project have been avoided or reduced to a less-than-significant level through the incorporation of mitigation measures.

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 North Bayshore Mixed-Use of the City, including all required elements therein applicable to said property.

3. That the Tentative Subdivision Map at 1255 Pear 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.

MA/2/RESO
891-10-23-18r-4

- Exhibits: A. Subdivision Conditions of Approval
 B. Tentative Map

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2017-381
1255 PEAR AVENUE

1. **PHASED FINAL MAPS (OR PARCEL MAPS):** Multiple final maps or parcel maps may be filed prior to the expiration of the tentative map. The subdivision conditions of approval shall be satisfied prior to the approval and recordation of the first map.
2. **MAP SUBMITTAL:** File a final 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.
3. **MAP DOCUMENTS:** 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 prior to the approval and recordation of the map.
4. **SOILS REPORT:** Soils and geotechnical reports prepared for the subdivision shall be indicated on the final map. Submit a copy of the report with the final 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.
5. **FINAL MAP APPROVAL:** The final map shall be signed and notarized by the owner and engineer/surveyor and submitted to the Public Works Department with an 8.5"x11" reduction of the map. In order to place the approval of the final map on the agenda for the City Council, all related materials and agreements must be completed, signed, and received by the Public Works Department 40 calendar days prior to the Council meeting. After City Council approval, 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.
6. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final 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 fee schedule shall be paid at the time of initial map plan check submittal.
7. **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 final map.
8. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the final map as applicable, the applicant shall pay the Park Land Dedication Fee for each new residential unit in accordance with Chapter 41 of the City Code in effect at the time of the issuance of the building permit.

9. **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 issuance of any building permits and prior to Public Works approving the final map.
10. **STREET DEDICATION (INIGO WAY EXTENSION):** Dedicate a 78' wide public street easement between Pear Avenue and Space Park Way as required by the Public Works Director, on the face of the map, to accommodate dual vehicular lanes, separated bicycle lanes, landscaping areas, sidewalk areas, and bioretention facilities for the Inigo Way Extension as identified within the North Bayshore Precise Plan.
11. **STREET DEDICATION (PEAR AVENUE):** Dedicate a public street easement, as required by the Public Works Director, on the face of the map to widen Pear Avenue to a uniform right-of-way width of 78' (39' half-street requirement) per the North Bayshore Precise Plan.
12. **STREET DEDICATION (INIGO WAY):** Dedicate a public street easement, as required by the Public Works Director, on the face of the map to widen Inigo Way to a full uniform right-of-way width of 78' (39' half-street requirement) per the North Bayshore Precise Plan.
13. **STREET DEDICATION (LA AVENIDA):** Dedicate a public street easement, as required by the Public Works Director, on the face of the map to widen La Avenida to a full uniform right-of-way width of 74' (37' half-street requirement) per the North Bayshore Precise Plan.
14. **STREET DEDICATION (SPACE PARK WAY):** Dedicate a public street easement, as required by the Public Works Director, on the face of the map to widen Space Park Way to a full uniform right-of-way width of 78' (39' half-street requirement) per the North Bayshore Precise Plan.
15. **STREET CORNER DEDICATION (PEAR AVENUE/INIGO WAY EXTENSION):** Dedicate two (2) public street corner return easements, as required by the Public Works Director, on the face of the map, at Pear Avenue and Inigo Way Extension.
16. **STREET CORNER DEDICATION (SPACE PARK WAY/INIGO WAY EXTENSION):** Dedicate a public street corner return easement, as required by the Public Works Director, on the face of the map, at Space Park Way and Inigo Way Extension.
17. **STREET CORNER DEDICATION (PEAR AVENUE/INIGO WAY):** Dedicate a public street corner return easement, as required by the Public Works Director, on the face of the map, at the Pear Avenue and Inigo Way southeast corner intersection.
18. **STREET CORNER DEDICATION:** Dedicate two (2) public street corner return easements, as required by the Public Works Director, on the face of the map, at Space Park Way and Inigo Way Extension.
19. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES – EASTERN EDGE OF PARCELS 1 AND 4):** Prior to issuance of any building permits or approval of a Final Map, the owner shall dedicate a minimum 26' wide public access easement, covenants, agreements, and deed restrictions (PAE) on private property along the eastern portion of this development as identified within the North Bayshore Precise Plan. The dedication shall indicate that:
 - a. Public access shall be granted for nonautomotive use;

- b. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the American with Disabilities Act (ADA);
- c. The PAE shall run with the land and be binding upon any successors;
- d. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
- e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

A legal description and plat of: (1) Owner's property; and (2) the PAE area, shall be prepared by Owner in accordance with the City's Legal Description and Plat Requirements and submitted to the City for review.

Associated improvements within the PAE (PAE Improvements) shall be constructed by Owner and approved by the City.

20. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES – WESTERN EDGE OF PARCEL 5):** Prior to issuance of any building permits or approval of a Final Map, the owner shall dedicate a 19' wide public access easement, covenants, agreements and deed restrictions (PAE) on private property along the eastern portion of this development as identified within the North Bayshore Precise Plan. The dedication shall indicate that:

- a. Public access shall be granted for nonautomotive use;
- b. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the American with Disabilities Act (ADA);
- c. The PAE shall run with the land and be binding upon any successors;
- d. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
- e. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.

A legal description and plat of: (1) the owner's property; and (2) the PAE area, shall be prepared by Owner in accordance with the City's Legal Description and Plat Requirements and submitted to the City for review.

Associated improvements within the PAE (PAE Improvements) shall be constructed by Owner and approved by the City.

21. **EASEMENT VACATIONS AND QUITCLAIMS:** All existing easements that are or will no longer be needed or conflict with the proposed buildings and structures shall be vacated by the City or quitclaimed.

The following easements shall be vacated from this property for this proposed development:

Vacations:

- 1.5' Sidewalk Easement (867 M42-44)
- 2.5' Sidewalk Easement (867 M 42-44)
- Sidewalk Easement "1" (867 M 42-44)
- Sidewalk Easement "2" (867 M 42-44)
- 10' Public Service Easement (536 M 2)
- 10' Public Service Easement (552 M 44)

Quitclaims:

- 10' PG&E and PT&T Easement (7310 OR 477, 8518 OR 467)
- 5' PG&E and PT&T Easement (0163 OR 482, 7451 OR 80)
- 3' PG&E and PT&T Easement (0163 OR 482)
- 10' Private Utility Easement (4654 OR 382, 4681 OR 366, 4654 OR 382)
- 10' Ingress and Egress Easement (7393 OR 656)

All vacations and quitclaims shall be recorded prior to the issuance of the building permit for all easements located beneath this proposed building construction.

22. **PUBLIC UTILITY EASEMENT (WATER):** Dedicate a 20' public utility easement for the new 12" water main along the eastern edge of Parcel 1 between La Avenida and Pear Avenue.
23. **PUBLIC WATER METER EASEMENTS:** Dedicate two (2) 15' by 6' public water meter easements along the La Avenida project frontage and one (1) 15' by 6' public water meter easement along the Space Park Way project frontage as identified on Sheet C400 of the planning application.
24. **PUBLIC SIDEWALK EASEMENT:** Dedicate a public sidewalk easement at the southeast corner of the Pear Avenue and Inigo Way intersection as identified on Sheet TM-2 of the planning application.
25. **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 final 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 final map.
26. **CC&Rs:** Covenants, Conditions, and Restrictions (CC&Rs) for the owners, 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 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.
27. **CC&Rs, PARKING PROHIBITION:** All parking prohibitions shall be stated within the Covenants, Conditions, and Restrictions (CC&Rs). Submit a copy of the CC&Rs with this provision highlighted to the Public Works Department for review and approval. The common driveway shall be signed and/or striped as "No Parking" or "No Parking – Fire Lane."
28. **CC&Rs, SPECIAL PAVEMENT MAINTENANCE:** The owners 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, Pear Avenue Extension Plaza, 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 Public Works Department for review and approval.

29. **CC&Rs, GARBAGE PICKUP:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating that the homeowners are responsible for bringing their garbage cans, totes, and recycling containers to the curb along the public street on garbage collection days. An exhibit indicating the location of the bins on pick-up day shall be included. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for review and approval.
30. **CC&Rs, PRIVATE UTILITY MAINTENANCE PLAN, AND SANITARY SEWER OVERFLOW PLAN:** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision that the owners prepare a private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include such elements as 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 owners 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.
31. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision along the Inigo Way extension and the existing La Avenida, Inigo Way, Pear Avenue, and Space Park Way frontages per the North Bayshore Precise Plan and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, new full-street construction (Inigo Way extension); curbs, gutters, driveways, curb ramps, and sidewalks; AC pavement overlay improvements; streetlights and appurtenances; fire hydrants; utility mains, services, laterals, meters, and appurtenances; street trees; streetlights and appurtenances; bioretention facilities; striping, signage, markings and crosswalks.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to issuance of any building permits and prior to the approval of the final map. 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 and on-site common 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. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
- b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to issuance of any building permits and prior to the approval of the final map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
32. **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"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. 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 improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, 1 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 issuance of any building permits and prior to the approval of the final map. CAD files shall meet the City's Digital Data Submission Standards.

33. **INFRASTRUCTURE QUANTITIES:** Submit a completed construction cost estimate form indicating the quantities of the 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 and stamped and signed.
34. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric, telephone, and cable television services serving the subdivision are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services are to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision.
35. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined with and made part of the improvement plans. Dedicate public utility easements that are necessary for the common utility on the final map.
36. **UNDERGROUNDING OF OVERHEAD STREET FRONTAGE LINES:** Underground existing overhead telephone, electric, and cable television facilities fronting the property along eastern edge of Parcel 4. The undergrounding work shall be constructed in conjunction with any applicable off-site improvements and completed prior to issuance of a Certificate of Occupancy for any new unit. All poles fronting the property are to be removed. Prior to approval of the final map, subdivider shall sign an underground utility agreement and provide a performance bond or other suitable guarantee securing performance of the work in the estimated amount of the cost of underground work until such time as prepaid or secured contracts are entered into by the subdivider with PG&E, AT&T (SBC), and Comcast that provides for all of the required underground work.
37. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
38. **STORM DRAIN HOLD HARMLESS AGREEMENT:** Prior to the approval of the final map, sign a storm drain hold harmless agreement if there are any proposed on-site storm inlets with grates below the elevation of street curb to be connected to the City's storm drain system.
39. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** Prior to the approval of the final map, 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, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that result in on-site damage.
40. **RETAINING WALL:** Retaining walls shall have a maximum height of 18", unless an exception is granted by the Community Development and Public Works Departments. Retaining walls along the perimeter of the subdivision shall be maintained by the owners. The maintenance of the retaining walls shall be included in the Covenants, Conditions, and Restrictions (CC&Rs).
41. **SURFACE DRAINAGE RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.

42. **SURFACE DRAINAGE:** Each residential lot shall be designed to drain toward the streets, alleys, common driveways, or common areas. The drainage paths for the privately owned lots shall be designed such that the drainage paths do not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).
43. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit, Application No. PL-2017-380. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the final map.
44. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire. Upon application of the subdivider, an extension of time not to exceed an additional twelve (12) months may be granted by the Subdivision Committee. Prior to the expiration of an approved or conditionally approved tentative map, upon the application by the subdivider to extend that map, 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.

LEGEND

DISTINCTIVE BORDER LINE	---
PROPERTY LINE TO BE REMOVED	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
MONUMENT LINE	---
EXISTING EASEMENT	---
FOUND MONUMENT AS NOTED	●

ABBREVIATIONS

DOC. NO.	DOCUMENT NUMBER
ESMT	EASEMENT
I.E.E.	INGRESS & EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.E.	PUBLIC SERVICE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
(R)	RADIAL
S.W.E.	SIDEWALK EASEMENT
(T)	TOTAL
W.M.E.	WATER METER EASEMENT

TENTATIVE MAP

CITY OF MOUNTAIN VIEW

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

1255 PEAR AVENUE & SPACE PARK WAY

(FOR SHEET 1 ONLY)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S87°00'10"E	1.00'
L2	S0°05'37"E	35.05'
L3	N0°02'08"E	35.05'
L4	S87°01'22"E	114.62'
L5	N0°02'08"E	56.00'
L6	S89°33'18"E	146.29'
L7	S0°28'42"W	130.00'

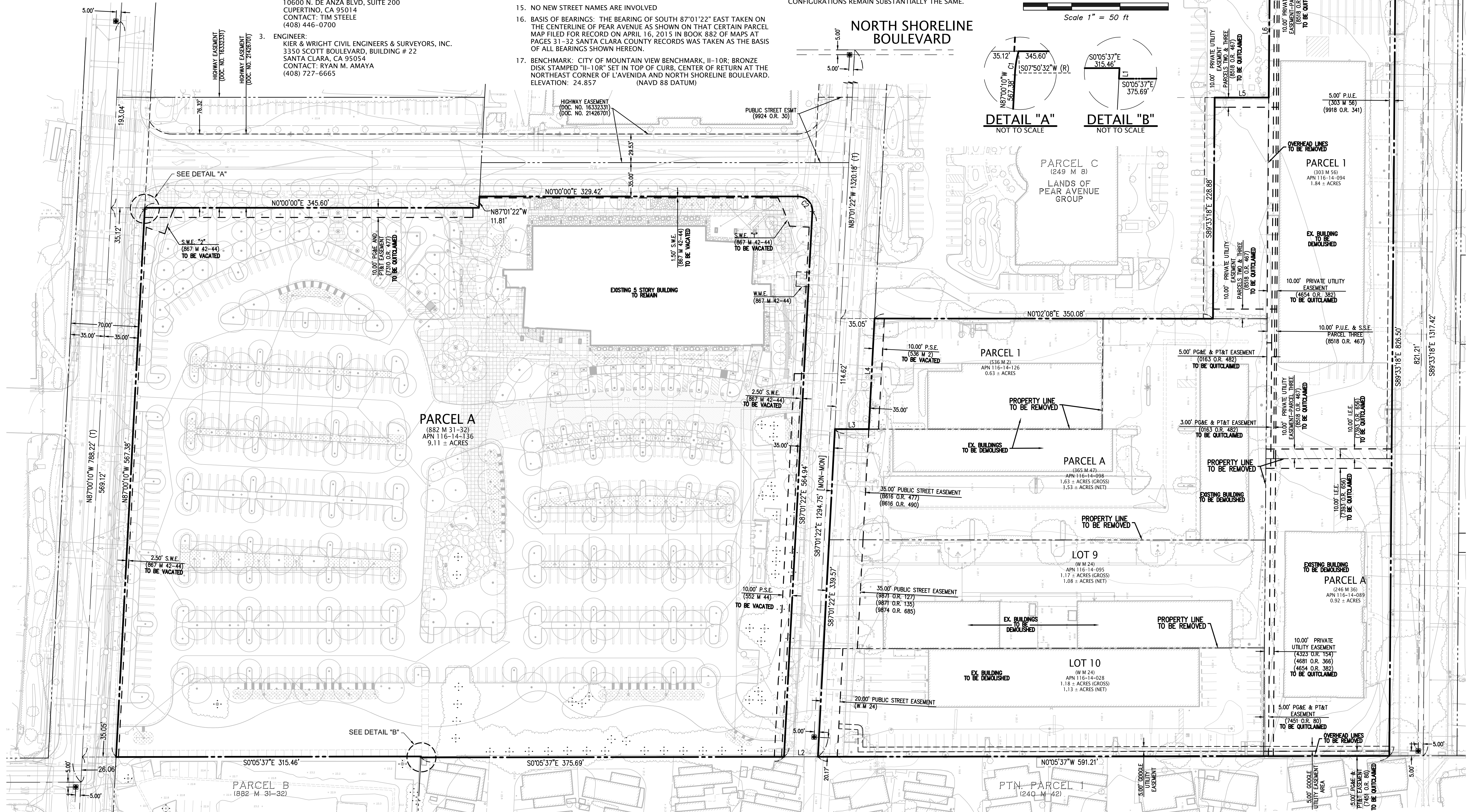
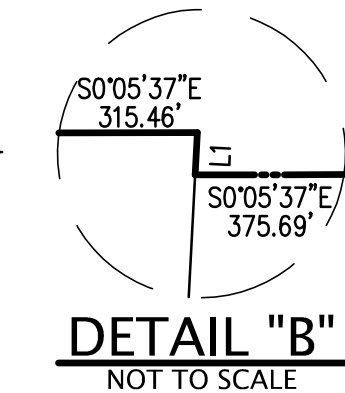
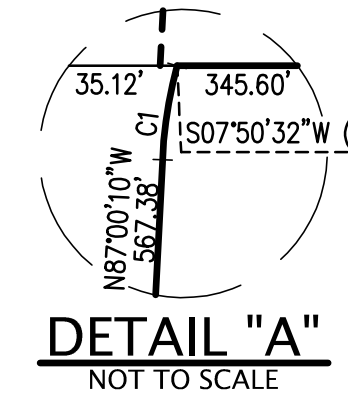
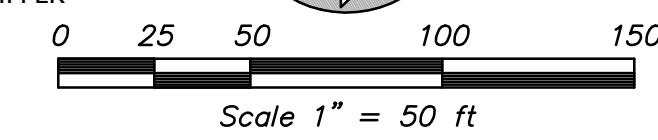
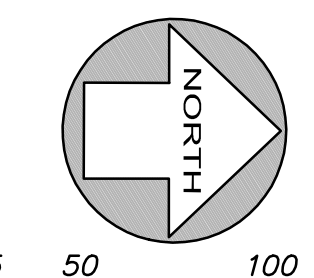
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	4°50'42"	1.69'
C2	15.00'	92°58'38"	24.34'

NORTH SHORELINE BOULEVARD

NOTES:

- OWNERS:

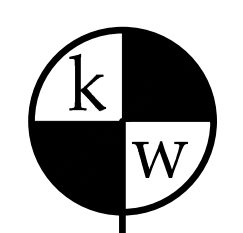
APN	ADDRESS	OWNER
1116-14-028	1220 PEAR AVENUE	GOOGLE, INC.
1116-14-089	1245 SPACE PARK WAY	MURPHY ROAD APARTMENTS - SAN JOSE
1116-14-094	1305 SPACE PARK WAY	SI 35, LLC
1116-14-095	1230 PEAR AVENUE	GOOGLE, INC.
1116-14-098	1240 PEAR AVENUE	MURPHY ROAD APARTMENTS - SAN JOSE
1116-14-126	1260 PEAR AVENUE	MURPHY ROAD APARTMENTS - SAN JOSE
1116-14-136	1255 PEAR AVENUE	MURPHY ROAD APARTMENTS - SAN JOSE
- SUBDIVIDER: THE SOBRATO ORGANIZATION
10600 N. DE ANZA BLVD, SUITE 200
CUPERTINO, CA 95014
CONTACT: TIM STEELE
(408) 446-0700
- ENGINEER: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING # 22
SANTA CLARA, CA 95054
CONTACT: RYAN M. AMAYA
(408) 727-6665
- A.P.N.: 116-14-028, 089, 094, 095, 098, 126, 136
- EXISTING USE: OFFICE
- PROPOSED USE: OFFICE, COMMERCIAL
- ZONING: EXISTING - P(39) NORTH BAYSHORE PRECISE PLAN PROPOSED - NO CHANGE
- GENERAL PLAN: GENERAL INDUSTRIAL
- WATER SUPPLY: CITY OF MOUNTAIN VIEW
- SANITARY SEWER: CITY OF MOUNTAIN VIEW
- EXISTING NUMBER OF LOTS: 7
- PROPOSED NUMBER OF LOTS: 5
- EXISTING ACREAGE: 16.47± ACRES
- PROPOSED ACREAGE: 16.47± ACRES (GROSS), 15.05± ACRES (NET)
- NO NEW STREET NAMES ARE INVOLVED
- BASIS OF BEARINGS: THE BEARING OF SOUTH 87°01'22" EAST TAKEN ON THE CENTERLINE OF PEAR AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 16, 2015 IN BOOK 882 OF MAPS AT PAGES 31-32 SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- BENCHMARK: CITY OF MOUNTAIN VIEW BENCHMARK, II-10R. BRONZE DISK STAMPED "II-10R" SET IN TOP OF CURB, CENTER OF RETURN AT THE NORTHEAST CORNER OF L'AVENIDA AND NORTH SHORELINE BOULEVARD. ELEVATION: 24.857 (NAVD 88 DATUM)
- 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 0037 H, DATED MAY 18, 2009, AND REVISED TO REFLECT LETTER OF MAP REVISION, EFFECTIVE DATE NOVEMBER 23, 2010.
- IN ACCORDANCE WITH SUBDIVISION MAP ACT SECTION 66456.1 MULTIPLE FINAL MAPS (OR PARCEL MAPS SEE MAP ACT SECTION 66426(C)) MAY BE FILED UNDER THE APPROVAL OR CONDITIONAL APPROVAL OF THIS TENTATIVE MAP. PHASED PARCEL MAPS WILL INCLUDE LOTS THAT CORRESPOND TO BUILDINGS TO BE CONSTRUCTED OR THAT EXIST IN A PARTICULAR PHASE ALONG WITH A COMMON LOT THAT WILL CONSIST OF THAT PORTION OF THE COMMON AREA NECESSARY TO SUPPORT THOSE BUILDINGS. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF THE PHASING AND THE NUMBER OF PARCEL TO BE INCLUDED IN ANY GIVEN PHASE OF THE LOT PHASING. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE BUILDING LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME.



ARC TEC
ARCHITECTURAL TECHNOLOGIES
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San Jose, California 95113
(408) 496-0676

In Association with:



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727-6665
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The **SOBRATO** Organization

10600 North De Anza Boulevard, Suite 200
Cupertino, California 95014
(408) 446-0700

Pear Avenue
Mountain View, CA

Sheet Title:
EXISTING CONDITIONS

Job No. 133623
Date: 10/02/2018

Sheet No: 1

TM-1

LINE #	DIRECTION	LENGTH
L1	S87°00'10"E	1.00'
L2	S0°05'37"E	35.05'
L3	N0°02'08"E	35.05'
L4	S87°01'22"E	114.62'
L5	N0°02'08"E	56.00'
L6	S89°33'18"E	146.29'
L7	S0°26'42"W	130.00'
L8	N90°00'00"W	18.23'
L9	N90°00'00"W	18.23'
L10	N90°00'00"E	55.00'
L11	N0°00'00"E	10.36'
L12	N90°00'00"E	45.00'

LINE #	DIRECTION	LENGTH
L13	S0°00'00"E	10.36'
L14	N90°00'00"E	10.00'
L15	S0°00'00"E	4.00'
L16	N90°00'00"E	41.00'
L17	S0°00'00"E	66.00'
L18	N90°00'00"E	4.00'
L19	S0°00'00"E	15.00'
L20	N90°00'00"E	10.33'
L21	S0°00'00"E	45.00'
L22	N90°00'00"W	10.33'
L23	N90°00'00"W	100.00'
L24	S0°00'00"E	5.00'

LINE #	DIRECTION	LENGTH
L25	N90°00'00"W	15.00'
L26	N0°00'00"E	13.50'
L27	N90°00'00"W	21.50'
L28	N0°00'00"E	26.50'
L29	N90°00'00"W	13.50'
L30	N0°00'00"E	15.00'
L31	N90°00'00"W	5.00'
L32	N90°00'00"E	15.44'
L33	N90°00'00"W	15.44'
L34	N90°00'00"W	99.00'
L35	N0°00'00"E	24.83'
L36	N90°00'00"W	51.00'

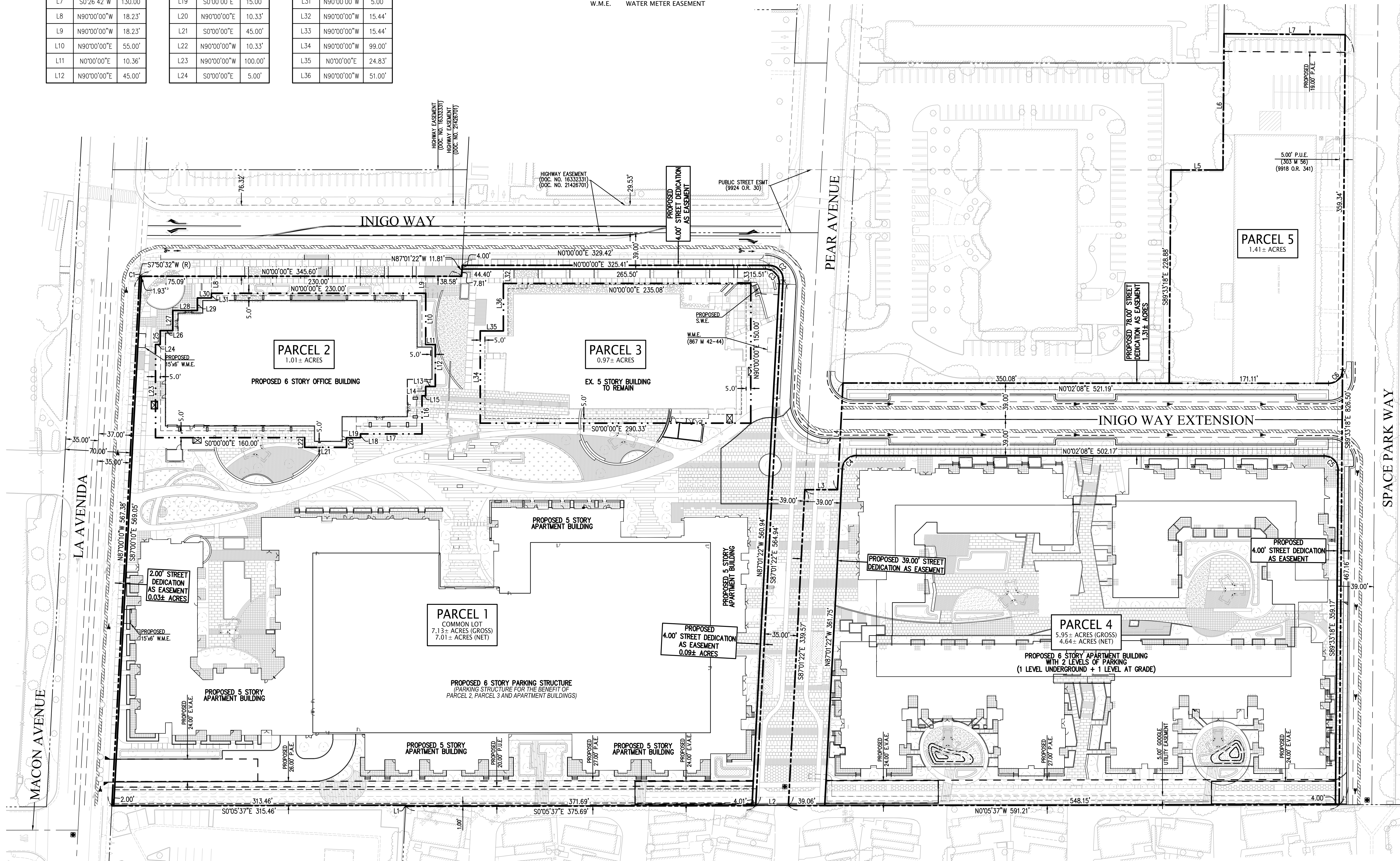
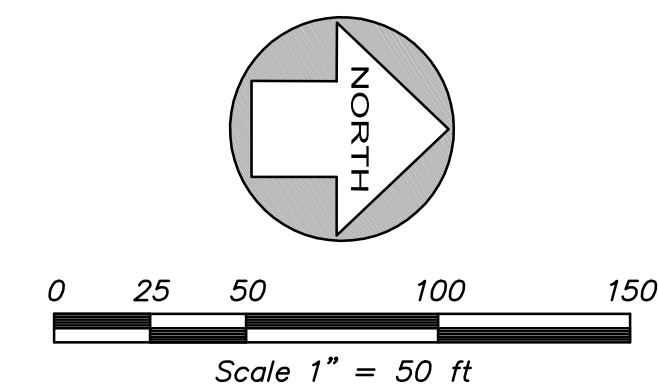
CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	4°50'42"	1.69'
C2	15.00'	92°58'38"	24.34'
C3	15.00'	92°58'38"	24.34'
C4	15.00'	87°03'30"	22.79'
C5	15.00'	90°24'34"	23.67'
C6	15.00'	89°35'26"	23.45'

ABBREVIATIONS

BOW	BACK OF WALK
DOC. NO.	DOCUMENT NUMBER
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
ESMT	EASEMENT
O.R.	OFFICIAL RECORDS
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
(R)	RADIAL
S.W.E.	SIDEWALK EASEMENT
W.M.E.	WATER METER EASEMENT

LEGEND

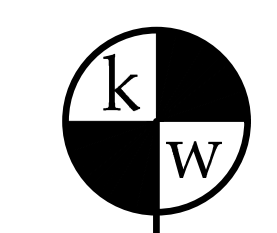
---	DISTINCTIVE BORDER LINE
---	PROPOSED STREET EASEMENT
---	PROPOSED PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	EXISTING EASEMENT



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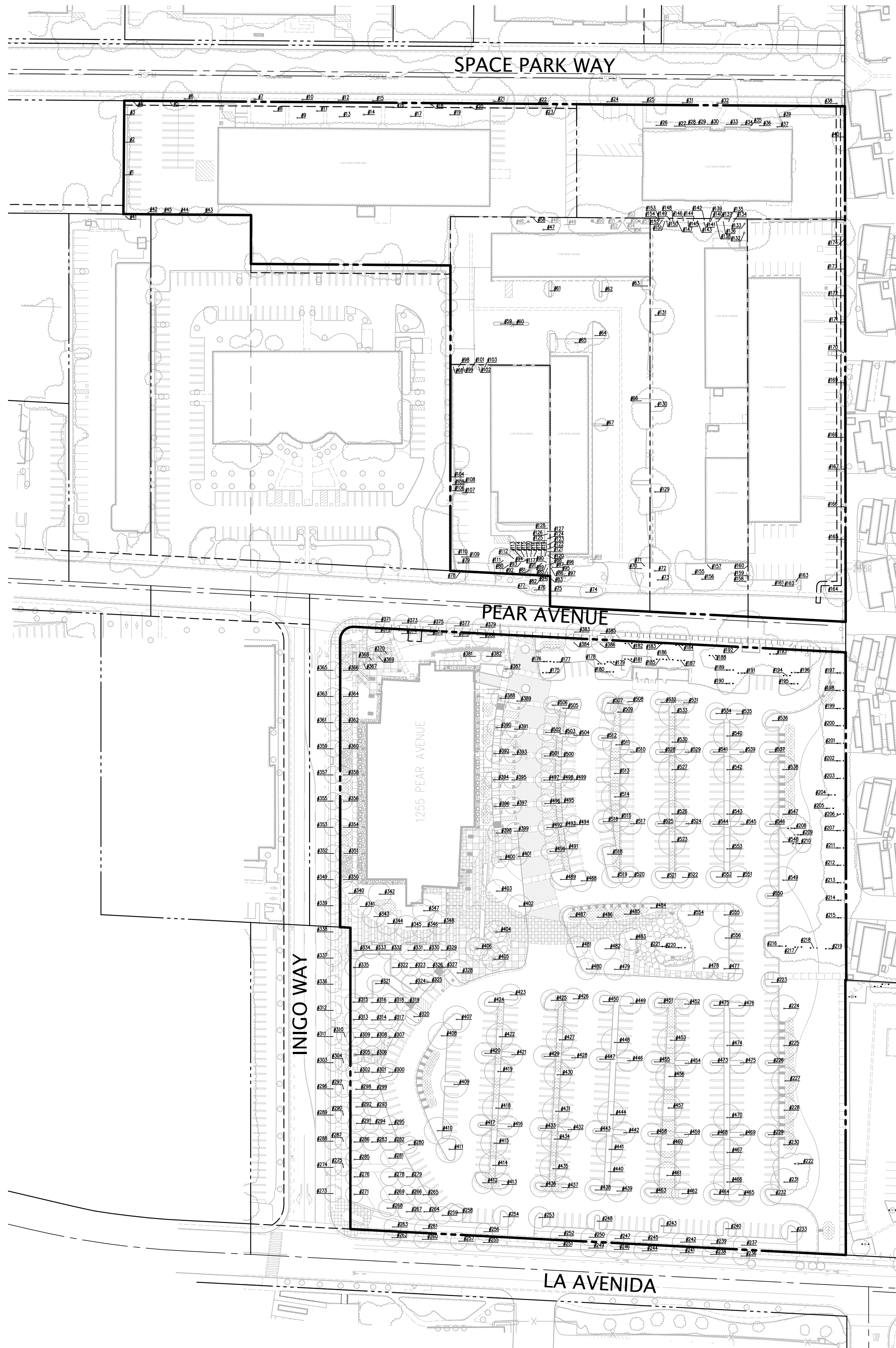
Pear Avenue
Mountain View, CA

Sheet Title:
**PROPOSED
CONDITIONS**

Job No. 133623
Date: 10/02/2018

Sheet No: 2

TM-2



ARBORIST REPORT

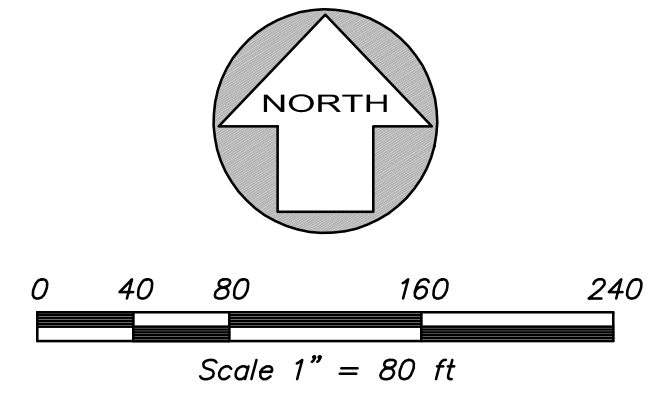
1305 SPACE PARK			
Number	Name	Diameter	Condition
1	Flowering plum	2.0"	Poor to Fair
2	Flowering plum	3.1"	Fair
3	Flowering plum	3.4"	Poor to Fair
4	London plane tree	12.1"	Fair
5	London plane tree	6.1"	Dead
6	London plane tree	18.1"	Fair
7	London plane tree	38.6"	Fair
8	London plane tree	11.2"	Poor to Fair
9	London plane tree	20.6"	Fair
10	London plane tree	23.2"	Fair
11	London plane tree	26.5"	Fair
12	London plane tree	14.9"	Poor
13	London plane tree	22.6"	Fair
14	London plane tree	28.2"	Fair
15	London plane tree	21.8"	Fair
16	London plane tree	12.2"	Poor to Fair
17	London plane tree	24.2"	Poor to Fair
18	London plane tree	33.5"	Fair
19	London plane tree	15.5"	Fair
20	London plane tree	16.5"	Poor
21	London plane tree	38.8"	Fair
22	London plane tree	15.7"	Fair
23	London plane tree	21.3"	Fair
41	Canary island pine	18.0"	Fair
42	English walnut	8.6"	Fair
43	Buckthorn	Est 8.5"	Fair
44	Privet	Est 13"	Fair
45	Buckthorn	Est 4.5"	Fair
58	Elm	3.6"	Poor to Fair

Arborist Report Prepared By:
 McCLENAHAN CONSULTING, LLC
 John H. McClenahan
 ISA Board Certified Master Arborist, WE-1476B
 member, American Society of Consulting Arborists
 Revised July 18, 2016

PEAR			
Number	Name	Diameter	Condition
24	London plane tree	19.0"	Fair
25	London plane tree	19.9"	Fair
26	Bottlebrush	16.0"	Fair
27	Bottlebrush	10.0"	Fair
28	Oleander	7.9"	Fair
29	Bottlebrush	6.7"	Fair
30	Italian cypress	8.5"	Fair
31	London plane tree	18.2"	Fair
32	London plane tree	23.5"	Fair
33	Italian cypress	10.2"	Fair
34	Bottlebrush	13.1"	Fair
35	Oleander	3.9, 2.7, 3"	Poor to Fair
36	Bottlebrush	8.1"	Fair
37	Bottlebrush	13.4"	Fair
38	London plane tree	22.5"	Poor to Fair
39	Buckthorn	8.7"	Fair
40	Beefwood	13.8, 8.0"	Poor to Fair
46	California pepper	36.0"	Poor
47	Elm	31.6"	Poor to Fair
48	Elm	6.0, 2.8"	Poor to Fair
49	Elm	3.8"	Poor to Fair
50	Elm	37.2"	Poor
51	Elm	30.4"	Poor to Fair
52	Elm	1.3"	Poor to Fair
53	Elm	1.9"	Poor to Fair
54	Elm	1.7"	Poor to Fair
55	Elm	2.1"	Poor to Fair
56	Elm	1.6"	Poor to Fair
57	Elm	30.1"	Poor
59	Southern magnolia	5.0"	Poor
60	Canary island date palm	35.5"	Poor to Fair
61	Southern magnolia	6.7"	Fair
62	Southern magnolia	10.4"	Poor
63	Southern magnolia	9.7"	Poor
64	Southern magnolia	11.7"	Fair
65	Southern magnolia	7.7"	Fair
66	Crape myrtle	1.3"	Poor to Fair
67	Southern magnolia	6.7"	Fair
68	Lemon	1"	Fair
69	Privet	3.5"	Poor
70	Black walnut	7.0"	Fair
71	Black walnut	11.5"	Poor to Fair
72	Monterey pine	21.0"	Poor
73	Monterey pine	20.8"	Poor
74	California pepper	11.8"	Fair to Good
75	California pepper	11.7"	Fair to Good
76	Raywood ash	2.3"	Fair to Good
77	California pepper	6.9"	Fair to Good
78	California pepper	19.1"	Fair
79	Coast redwood	18.5"	Fair
80	Holly oak	6.6"	Poor
81	Fan palm	20.0"	Fair to Good
82	Black walnut	13.2"	Fair
83	Privet	9.8"	Fair
84	Buckthorn	5.5"	Fair
85	Privet	2, 3.5"	Poor to Fair
86	Buckthorn	8.1"	Fair
87	Coast redwood	3.0"	Poor to Fair
88	Fan palm	17.5"	Fair
89	Black walnut	8.7"	Poor to Fair
90	Fan palm	8.6"	Poor
91	Fan palm	11.6"	Poor
92	Buckthorn	7"	Fair
93	Buckthorn	4, 5, 6"	Fair
94	Pyracantha	2.4, 2.5"	Fair
95	Coast redwood	8.8"	Fair
96	Coast redwood	3.3"	Fair
97	Fan palm	19.9"	Fair
98	Lemon	1.3"	Fair
99	Orange	1"	Fair
100	Fern pine	2.9"	Fair to Good
101	Fan palm	12.0"	Fair to Good
102	Windmill Fan palm	8.7"	Fair to Good
103	Chamerops	9, 6, 4, 5"	Fair to Good
104	Blackwood acacia	1.6, 2.6"	Fair
105	Blackwood acacia	6.4"	Fair
106	Coast redwood	2.9"	Fair
107	Evergreen pear	3.4"	Fair
108	Evergreen pear	2.8"	Fair
109	Coast redwood	9.5"	Fair to Good
110	Buckthorn	3.3"	Fair to Good
111	Evergreen pear	13.1"	Fair
112	Buckthorn	6.7"	Poor
113	Fern pine	2.1"	Fair to Good
114	Fern pine	2.4"	Fair to Good
115	Fern pine	2.9"	Fair to Good
116	Fern pine	3.3"	Fair to Good
117	Fern pine	2.5"	Fair to Good

PEAR			
Number	Name	Diameter	Condition
118	Fern pine	2.7"	Fair to Good
119	Fern pine	2.2"	Fair to Good
120	Fern pine	2.3"	Fair to Good
121	Fern pine	2.7"	Fair to Good
122	Fern pine	2.8"	Fair to Good
123	Fern pine	2.8"	Fair to Good
124	Fern pine	2.1"	Fair to Good
125	Fern pine	2.4"	Fair to Good
126	Fern pine	3.0"	Fair to Good
127	Fern pine	3.4"	Fair to Good
128	Fern pine	2.9"	Fair to Good
129	Monterey pine	26.8"	Poor
130	Monterey pine	26.2"	Poor
131	Monterey pine	25.7"	Poor
132	Monterey pine	36.5"	Poor
133	Monterey pine	23.4"	Poor
134	Bottlebrush	4.5"	Poor to Fair
135	Bottlebrush	3.2"	Poor to Fair
136	Bottlebrush	8.9"	Poor to Fair
137	Bottlebrush	9.3"	Poor to Fair
138	Buckthorn	1"	Poor
139	Holly oak	6.2"	Fair
140	Bottlebrush	6.8"	Poor to Fair
141	Monterey pine	19.1"	Poor
142	Holly oak	6.3"	Poor to Fair
143	Bottlebrush	10.7"	Poor to Fair
144	Bottlebrush	4.4"	Poor to Fair
145	Bottlebrush	10.1"	Poor to Fair
146	Bottlebrush	8.5"	Poor
147	Bottlebrush	18.9"	Poor to Fair
148	Bottlebrush	4, 3, 3, 3, 3.5"	Poor
149	Southern magnolia	9.9, 9.5"	Poor
150	Bottlebrush	1"	Poor
151	Bottlebrush	3, 2, 3"	Poor
152	Sweetgum	5.5"	Fair
153	Bottlebrush	8.5"	Poor
154	Sweetgum	4.0"	Fair
155	Monterey pine	14.7"	Poor
156	Monterey pine	23.3"	Poor
157	Bottlebrush	11.5"	Fair
158	Privet	22.0"	Fair
159	Fan palm	22.5"	Poor to Fair
160	Bottlebrush	11.5"	Fair
161	Raywood ash	1.9"	Poor to Fair
162	Raywood ash	1.3"	Poor to Fair
163	Sweetgum	15.2"	Fair
164	California pepper	28.0"	Fair
165	Raywood ash	21.8"	Poor to Fair
166	Raywood ash	22.4"	Poor
167	Raywood ash	15.2"	Poor
168	Raywood ash	18.8"	Poor
169	Raywood ash	26.9"	Poor to Fair
170	Raywood ash	12.8"	Poor
171	Raywood ash	17.2"	Poor
172	Modesto ash	21.2"	Poor
173	Raywood ash	12.4"	Poor
174	Raywood ash	25.5"	Poor to Fair
175	Chitalpa	24.8"	Poor
176	Coast redwood	20.8"	Poor to Fair
177	Coast redwood	20.2"	Poor to Fair
178	Coast redwood	26.1"	Poor to Fair
179	Coast redwood	26.7"	Poor to Fair
180	Coast redwood	26.5"	Poor to Fair
181	California pepper	12.8"	Poor to Fair
182	California pepper	19.0"	Fair
183	Coast redwood	23.2"	Fair
184	Coast redwood	25.0"	Fair
185	Coast redwood	21.4"	Fair
186	Coast redwood	18.7"	Fair
187	Coast redwood	22.4"	Fair
188	California pepper	12.9"	Poor to Fair
189	Coast redwood	23.0"	Fair
190	Coast redwood	25.5"	Fair
191	Coast redwood	25.9"	Fair
192	California pepper	14.0"	Fair
193	California pepper	13.2"	Fair
194	Coast redwood	23.3"	Fair
195	Coast redwood	24.3"	Fair
196	Coast redwood	22.8"	Fair
197	Evergreen ash	29.2"	Fair
198	Evergreen ash	25.8"	Poor to Fair
199	Evergreen ash	22.5"	Fair
200	Evergreen ash	16.6"	Fair
201	Evergreen ash	21.5"	Poor to Fair
202	Evergreen ash	19.3"	Poor to Fair
203	Evergreen ash	19.0"	Poor
204	Aristocraat pear	9.3"	Poor
205	Aristocraat pear	8.9"	Poor

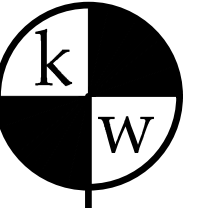
PEAR			
Number	Name	Diameter	Condition
206	Evergreen ash	20.9"	Poor to Fair
207	Evergreen ash	21.4"	Poor
208	Coast redwood	25.2"	Fair
209	Coast redwood	24.0"	Fair
210	Coast redwood	23.9"	Poor to Fair
211	Evergreen ash	20.0"	Poor
212	Evergreen ash	18.8"	Poor to Fair
213	Evergreen ash	18.1"	Poor to Fair
214	Evergreen ash	21.4"	Poor to Fair
215	Evergreen ash	24.6"	Fair
216	Coast live oak	13.1"	Fair
217	Coast live oak	19.9"	Fair
218	Coast live oak	12.1"	Poor to Fair
219	Coast live oak	23.7"	Poor to Fair
220	Coast live oak	10.0"	Poor
221	Coast live oak	23.6"	Poor
222	Cork oak	34.2"	Fair
223	Chinese elm	1.6"	Fair to Good
224	London plane tree	2.3"	Fair to Good
225	London plane tree	2.9"	Fair to Good
226	Chinese elm	1.9"	Fair
227	London plane tree	2.5"	Fair
228	London plane tree	2.8"	Fair to Good
229	Chinese elm	2.3"	Fair
230	London plane tree	2.4"	Fair to Good
231	London plane tree	2.0"	Fair to Good
232	Chinese elm	2.2"	Fair
233	Chinese elm	2.4"	Fair
236	Brisbane box	2.9"	Fair to Good
237	Brisbane box	3"	Fair
238	Brisbane box	3.8"	Fair to Good
239	Brisbane box	3.7"	Poor to Fair
240	Chinese elm	2.1"	Fair
241	Brisbane box	4.2"	Fair to Good
242	Brisbane box	3.9"	Fair to Good
243	Chinese elm	2.3"	Fair
244	Brisbane box	3.2"	Poor to Fair
245	Brisbane box	3.2"	Fair to Good
246	Brisbane box	3.6"	Fair to Good
247	Brisbane box	3.4"	Fair to Good
248	Chinese elm	2"	Fair
249	Brisbane box	4.2"	Fair to Good
250	Brisbane box	3.6"	Fair to Good
251	Brisbane box	3.8"	Fair to Good
252	Brisbane box	1.6"	Poor to Fair
253	Chinese elm	3.7"	Fair
254	Chinese elm	2.6"	Fair
255	Brisbane box	3.1"	Fair
256	Brisbane box	2.3"	Poor to Fair
257	Brisbane box	2.0"	Fair
258	Chitalpa	1.7"	Fair to Good
259	Chitalpa	1.5"	Poor to Fair
260	Brisbane box	2.7"	Poor to Fair
261	Brisbane box	3.0"	Fair to Good
262	Brisbane box	3.0"	Fair to Good
263	Brisbane box	2.5"	Fair to Good
264	Chitalpa	1.2"	Poor to Fair
265	Chitalpa	1.2"	Poor
266	Chitalpa	1.8"	Fair
267	Chitalpa	1.8"	Fair
268	Chitalpa	2.0"	Fair
269	Chitalpa	2.3"	Fair
270	Chitalpa	2.0"	Fair
273	Red maple	2.2"	Fair to Good
274	Red maple	3.0"	Fair to Good
275	Red maple	2.1"	Fair
276	Chitalpa	1.8"	Fair to Good
278	Chitalpa	1.5"	Fair
279	Chitalpa	1"	Poor to Fair
280	London plane tree	2.4"	Fair
281	Chitalpa	1"	Poor
282	Chitalpa	1"	Dead
283	Chitalpa	2.2"	Fair
285	Chitalpa	2.2"	Fair
286	Chitalpa	2.4"	Fair
287	Red maple	2.0"	Poor to Fair
288	Red maple	2.6"	Fair
289	Red maple	3.8"	Fair
290	Red maple	2.0"	Poor
291	Chitalpa	2.5"	Fair to Good
292	Chitalpa	2.3"	Fair to Good
293	Chitalpa	1.4"	Poor to Fair
294	Chitalpa	2.0"	Fair
295	Chitalpa	1.2"	Poor
296	Red maple	2.7"	Fair to Good
297	Red maple	2.0"	Poor
298	Chitalpa	1.7"	Fair to Good
299	Chitalpa	1.8"	Fair to Good



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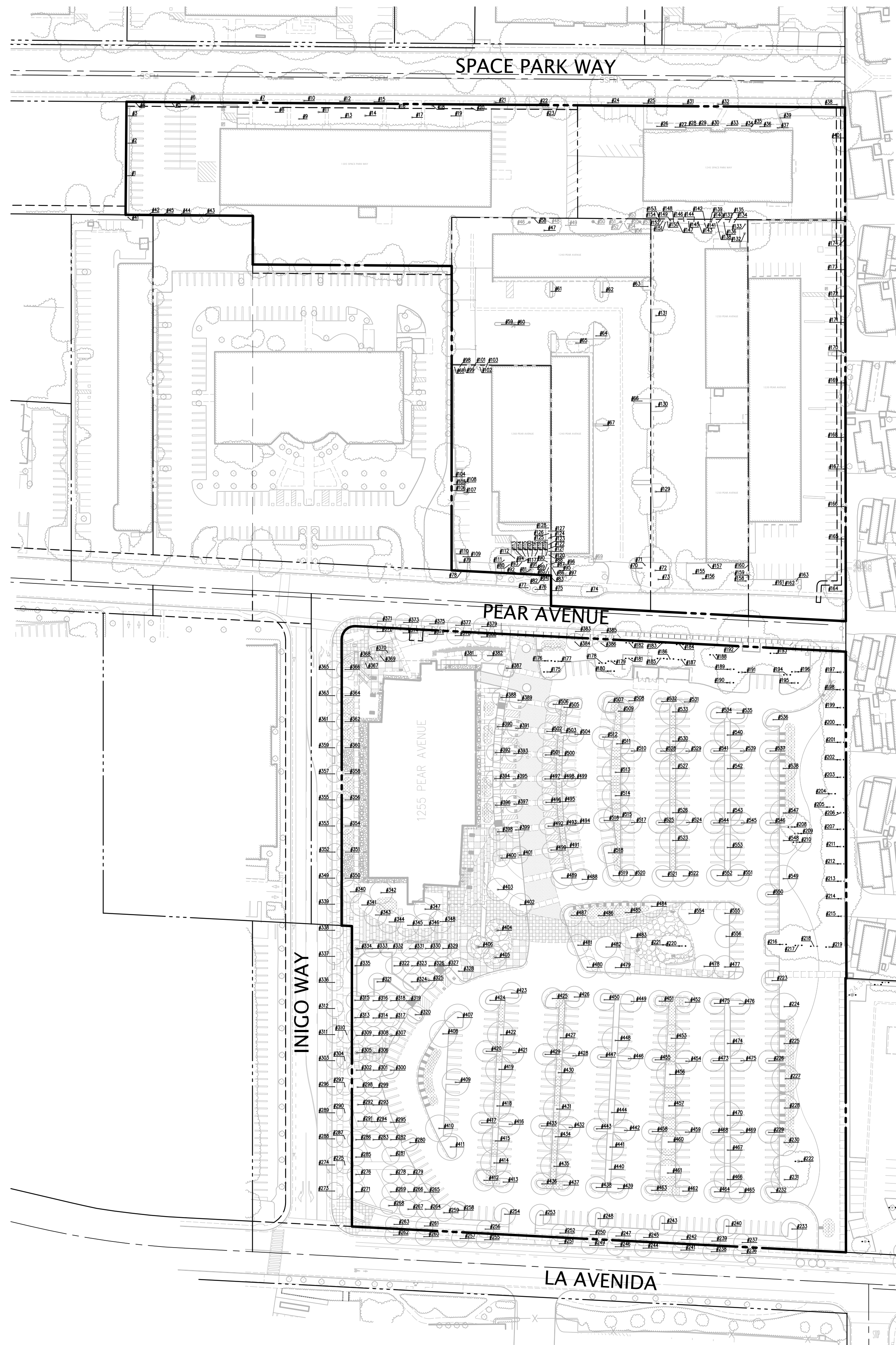
Pear Avenue
 Mountain View, CA

Sheet Title:
TREE SURVEY

Job No. 133623
 Date: 10/02/2018

Sheet No: 3

TM-3



ARBORIST REPORT

PEAR Number	Name	Diameter	Condition
300	London plane tree	2.6"	Fair to Good
301	Chitalpa	1.4"	Poor
302	Chitalpa	2.2"	Fair to Good
303	Red maple	2.8"	Fair
304	Chitalpa	1.8"	Fair
305	Chitalpa	2.0"	Fair to Good
306	Chitalpa	1.9"	Fair to Good
307	Chitalpa	1.6"	Fair
308	Chitalpa	1.9"	Fair
309	Chitalpa	2.6"	Fair to Good
310	Red maple	2.0"	Fair
311	Red maple	2.5"	Fair to Good
312	Red maple	2.4"	Fair to Good
313	Chitalpa	2.7"	Fair to Good
314	Chitalpa	1.9"	Fair
315	Chitalpa	2.4"	Fair
316	Chitalpa	2.4"	Fair to Good
317	Chitalpa	1.5"	Fair
318	Chitalpa	1.3"	Poor to Fair
319	Chitalpa	1.9"	Fair
320	London plane tree	2.8"	Fair to Good
321	Chitalpa	2.6"	Fair to Good
322	Chitalpa	2.4"	Fair to Good
323	Chitalpa	2.2"	Fair
324	Chitalpa	1.6"	Poor to Fair
325	Chitalpa	1.7"	Fair
326	Chitalpa	2.1"	Fair
327	Chitalpa	1.8"	Fair to Good
328	London plane tree	2.7"	Fair to Good
329	Chitalpa	1.6"	Poor to Fair
330	Chitalpa	1.9"	Fair to Good
331	Chitalpa	2.1"	Fair to Good
332	Chitalpa	2.2"	Fair to Good
333	Chitalpa	1.1"	Dead
334	Chitalpa	1.9"	Fair to Good
335	California pepper	4.1"	Fair to Good
336	Red maple	2.7"	Fair to Good
337	Red maple	2.4"	Fair to Good
338	Red maple	2.3"	Fair
339	Red maple	2.7"	Fair to Good
340	Chinese elm	3.0"	Good
341	Chinese elm	3.3"	Fair to Good
342	Southern live oak	3.2"	Fair to Good
343	Chinese elm	3.3"	Fair to Good
344	Chinese elm	3.7"	Fair to Good
345	Chinese elm	3.2"	Fair to Good
346	Chinese elm	3.2"	Fair to Good
347	Southern live oak	3.5"	Fair
348	Chinese elm	3.1"	Fair
349	Red maple	2.7"	Fair to Good
350	Red maple	2.6"	Fair
351	Red maple	2.9"	Fair
352	Red maple	2.5"	Fair to Good
353	Red maple	2.7"	Fair to Good
354	Red maple	2.6"	Fair
355	Red maple	2.4"	Fair
356	Red maple	2.4"	Fair to Good
357	Red maple	2.5"	Fair
358	Red maple	2.6"	Fair
359	Red maple	2.7"	Fair to Good
360	Red maple	2.6"	Fair to Good
361	Red maple	2.3"	Fair
362	Red maple	2.7"	Fair
363	Red maple	2.4"	Fair
364	Red maple	2.1"	Fair
365	Red maple	2.6"	Fair
366	Red maple	2.5"	Fair
367	Eastern redbud	2.1"	Fair
368	Eastern redbud	2.1"	Fair
369	Eastern redbud	1.9"	Fair
370	Eastern redbud	1.7"	Fair
371	California pepper	3.8"	Fair to Good
372	California pepper	3.3"	Fair to Good
373	California pepper	3.6"	Fair to Good
374	California pepper	3.1"	Fair
375	California pepper	4.0"	Fair to Good
376	California pepper	3.0"	Fair to Good
377	California pepper	3.8"	Fair to Good
378	California pepper	3.3"	Fair to Good
379	California pepper	3.5"	Fair to Good
380	California pepper	3.6"	Fair
381	Eastern redbud	1.0"	Dead
382	Eastern redbud	1.3"	Fair
383	California pepper	3.0"	Fair
384	California pepper	2.9"	Fair
385	California pepper	3.0"	Fair
386	California pepper	2.8"	Fair
387	Linden	1.9"	Fair

PEAR Number	Name	Diameter	Condition
388	Linden	2.1"	Fair
389	Chitalpa	1.9"	Poor
390	Linden	1.9"	Fair
391	Linden	2.0"	Fair
392	Linden	2.0"	Fair
393	Linden	1.8"	Fair
394	Linden	2.0"	Fair
395	Linden	1.9"	Fair
396	Linden	2.1"	Fair
397	Linden	1.8"	Fair
398	Linden	1.98"	Fair
399	Linden	1.9"	Fair
400	Linden	2.1"	Fair
401	Linden	2.0"	Poor to Fair
402	Southern magnolia	2.7"	Fair to Good
403	Southern magnolia	2.7"	Fair to Good
404	Southern magnolia	3.9"	Fair
405	Southern magnolia	3.1"	Fair
406	Southern magnolia	3.3"	Fair
407	London plane tree	2.0"	Fair
408	London plane tree	1.8"	Fair
409	London plane tree	1.8"	Poor to Fair
410	London plane tree	2.0"	Fair
411	London plane tree	2.3"	Fair
412	Chinese elm	1.8"	Fair
413	Chinese elm	1.5"	Poor to Fair
414	London plane tree	2.2"	Fair
415	London plane tree	2.4"	Fair
416	Chinese elm	2.0"	Fair
417	Chinese elm	1.7"	Poor to Fair
418	London plane tree	2.8"	Fair
419	London plane tree	2.8"	Fair to Good
420	Chinese elm	1.7"	Fair
421	Chinese elm	2.1"	Poor
422	London plane tree	2.7"	Fair
423	Chinese elm	2.2"	Fair
424	Chinese elm	1.9"	Fair
425	Chinese elm	2.1"	Fair
426	Chinese elm	2.0"	Poor to Fair
427	London plane tree	2.5"	Poor to Fair
428	Chinese elm	1.6"	Poor to Fair
429	Chinese elm	2.5"	Fair
430	London plane tree	3.0"	Fair
431	London plane tree	2.6"	Fair
432	Chinese elm	2.1"	Poor to Fair
433	Chinese elm	2.5"	Fair
434	London plane tree	2.8"	Fair
435	London plane tree	2.9"	Poor to Fair
436	Chinese elm	2.9"	Fair
437	Chinese elm	2.5"	Poor to Fair
438	Chinese elm	2.3"	Poor to Fair
439	Chinese elm	2.2"	Fair
440	London plane tree	2.4"	Fair
441	London plane tree	2.4"	Fair
442	Chinese elm	2.0"	Fair
443	Chinese elm	2.9"	Fair
444	London plane tree	2.4"	Poor to Fair
446	Chinese elm	1.7"	Poor to Fair
447	Chinese elm	1.7"	Poor to Fair
448	London plane tree	2.5"	Fair
449	Chinese elm	2.5"	Poor to Fair
450	Chinese elm	2.5"	Poor to Fair
451	Chinese elm	2.2"	Poor to Fair
452	Chinese elm	2.3"	Fair
453	London plane tree	2.0"	Fair
454	Chinese elm	2.0"	Fair
455	Chinese elm	2.3"	Poor to Fair
456	London plane tree	2.0"	Fair
457	London plane tree	3.5"	Poor to Fair
458	Chinese elm	1.8"	Poor to Fair
459	Chinese elm	1.8"	Poor to Fair
460	London plane tree	2.8"	Poor to Fair
461	London plane tree	2.3"	Fair
462	Chinese elm	1.8"	Poor to Fair
463	Chinese elm	1.8"	Fair
464	Chinese elm	2.5"	Poor
465	Chinese elm	2.4"	Fair
466	London plane tree	2.4"	Fair
467	London plane tree	2.9"	Poor to Fair
468	Chinese elm	1.8"	Fair
469	Chinese elm	2.3"	Poor to Fair
470	London plane tree	2.4"	Fair
472	Chinese elm	1.7"	Poor to Fair
473	Chinese elm	1.7"	Poor to Fair
474	London plane tree	2.5"	Fair
475	Chinese elm	2.1"	Poor to Fair
476	Chinese elm	2.1"	Poor to Fair
477	Southern live oak	3.2"	Fair to Good

PEAR Number	Name	Diameter	Condition
478	Southern live oak	3.1"	Fair
479	Chinese elm	1.0"	Dead
480	Chinese elm	1.9"	Fair
481	Chinese elm	2.0"	Poor to Fair
482	Chinese elm	2.3"	Poor to Fair
483	Southern live oak	3.0"	Poor to Fair
484	Southern magnolia	2.6"	Fair to Good
485	Southern magnolia	2.5"	Fair to Good
486	Southern magnolia	2.4"	Fair to Good
487	Southern magnolia	2.9"	Fair to Good
488	Chinese elm	2.5"	Poor to Fair
489	Chinese elm	1.9"	Poor to Fair
490	Linden	1.8"	Fair to Good
491	Linden	1.4"	Fair
492	Linden	1.7"	Fair to Good
493	Linden	1.7"	Fair
494	Linden	1.7"	Fair to Good
495	Linden	2.0"	Fair to Good
496	Linden	2.0"	Fair to Good
497	Linden	2.0"	Fair to Good
498	Linden	1.8"	Fair to Good
499	Linden	2.0"	Fair to Good
500	Linden	2.6"	Fair
501	Linden	1.8"	Fair to Good
502	Linden	2.2"	Fair to Good
503	Linden	1.8"	Fair to Good
504	Linden	1.9"	Fair to Good
505	Linden	1.8"	Fair to Good
506	Linden	1.9"	Fair
507	Chinese elm	2.5"	Fair
508	Chinese elm	2.4"	Fair
509	London plane tree	2.3"	Fair
510	Chinese elm	1.9"	Poor to Fair
511	London plane tree	2.3"	Fair
512	Chinese elm	2.2"	Fair
513	London plane tree	2.2"	Fair
514	London plane tree	2.2"	Fair
515	London plane tree	2.4"	Fair
516	Chinese elm	2.4"	Poor to Fair
517	Chinese elm	2.4"	Poor to Fair
518	Chinese elm	2.0"	Poor to Fair
519	Chinese elm	2.2"	Poor to Fair
520	Chinese elm	1.9"	Fair
521	Chinese elm	2.0"	Poor to Fair
522	Chinese elm	1.8"	Poor to Fair
523	London plane tree	2.0"	Fair to Good
524	Chinese elm	2.2"	Poor to Fair
525	Chinese elm	2.7"	Poor to Fair
526	London plane tree	2.1"	Fair to Good
527	London plane tree	2.2"	Fair to Good
528	Chinese elm	2.0"	Poor to Fair
529	Chinese elm	1.9"	Poor to Fair
530	London plane tree	2.7"	Fair to Good
531	Chinese elm	2.0"	Poor to Fair
532	Chinese elm	2.1"	Poor to Fair
533	London plane tree	2.5"	Fair to Good
534	Chinese elm	2.4"	Fair
535	Chinese elm	2.1"	Poor to Fair
536	Chinese elm	2.5"	Poor to Fair
537	Chinese elm	2.4"	Poor to Fair
538	London plane tree	2.1"	Fair
539	Chinese elm	1.9"	Poor to Fair
540	London plane tree	2.4"	Fair
541	Chinese elm	1.9"	Poor to Fair
542	London plane tree	2.0"	Fair to Good
543	London plane tree	2.1"	Fair
544	Chinese elm	2.6"	Poor to Fair
545	Chinese elm	2.2"	Poor to Fair
546	Chinese elm	2.5"	Fair
547	London plane tree	2.4"	Fair to Good
548	London plane tree	1.9"	Fair
549	London plane tree	2.6"	Fair to Good
550	Chinese elm	2.1"	Poor to Fair
551	Chinese elm	2.5"	Poor to Fair
552	Chinese elm	2.2"	Poor to Fair
553	London plane tree	2.2"	Fair to Good
554	Southern live oak	3.5"	Fair
555	Southern live oak	4.0"	Fair
556	Southern live oak	3.2"	Fair

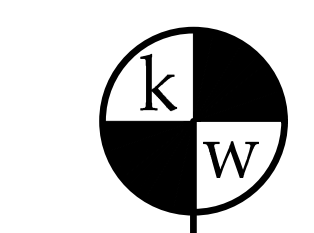
Arborist Report Prepared By:
 McCLENAHAN CONSULTING, LLC
 John H. McClenahan
 ISA Board Certified Master Arborist, WE-1476B
 member, American Society of Consulting Arborists
 Revised July 18, 2016



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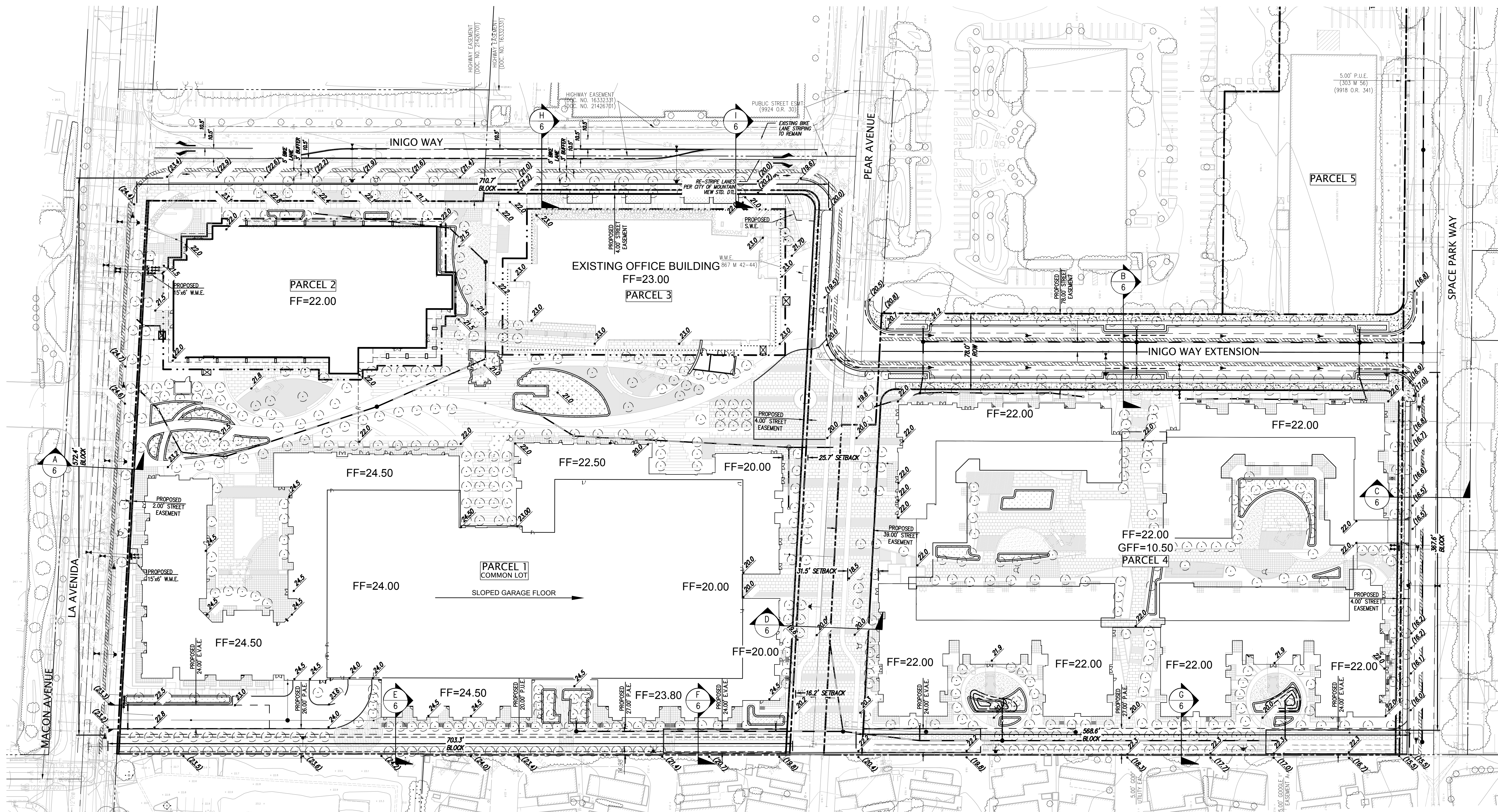
Pear Avenue
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Sheet Title:
TREE SURVEY

Job No. 133623
 Date: 10/02/2018

Sheet No: 4

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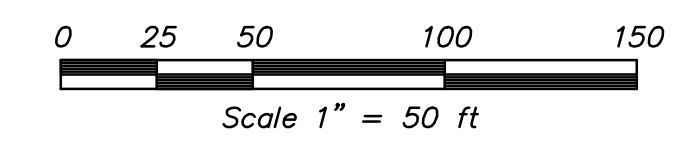
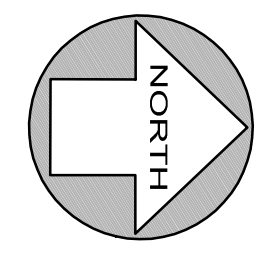


GRADING NOTES

- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE BY LANGAN TREADWELL ROLLO, DATED JULY 25, 2016 FILE NO. 770630801.
- CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.
- TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).
- COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
- STORM DRAIN DESIGNATED AS "SD" SHALL BE CLASS III RCP, SDR 35 PVC OR HDPE AS STATED BELOW. PVC AND HDPE PIPES SHALL ONLY BE USED WHEN MINIMUM COVER REQUIREMENTS ARE MET AS SPECIFIED IN THE PVC PIPE BEDDING DETAIL AS SHOWN ON THESE PLANS. SUBSTITUTIONS FOR ANY PIPE WITH A PARTICULAR MATERIAL SPECIFIED ON THIS PLAN SHALL ONLY BE MADE WITH THE WRITTEN APPROVAL OF THE ENGINEER.
- STORM DRAIN PIPE SHALL BE: 10" DIAMETER AND SMALLER SDR 35 PVC OR HDPE WITH RUBBER GASKETS MEETING ASTM F477, 12" DIAMETER TO BE SDR 35 PVC, CLASS III RCP OR BLUE SEAL HDPE AS MANUFACTURED BY HANCOR WITH WATER TIGHT JOINTS MEETING ASTM F477 AND ASTM D3212. 15" THROUGH 24" DIAMETERS; PIPE TO BE CLASS III RCP OR BLUE SEAL HDPE AS SPECIFIED ABOVE. PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE (DIP).
- ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS, AND PULL BOXES, THAT LIE WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS OR AREAS AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY FOR WHICH THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO THE TRENCHING OR PLACEMENT OF CONCRETE.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MOUNTAIN VIEW STANDARDS AND REQUIREMENTS.

LEGEND

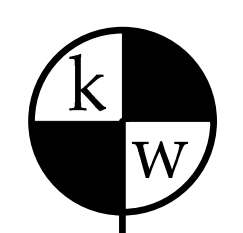
- BIOTREATMENT POND
- PLANTER



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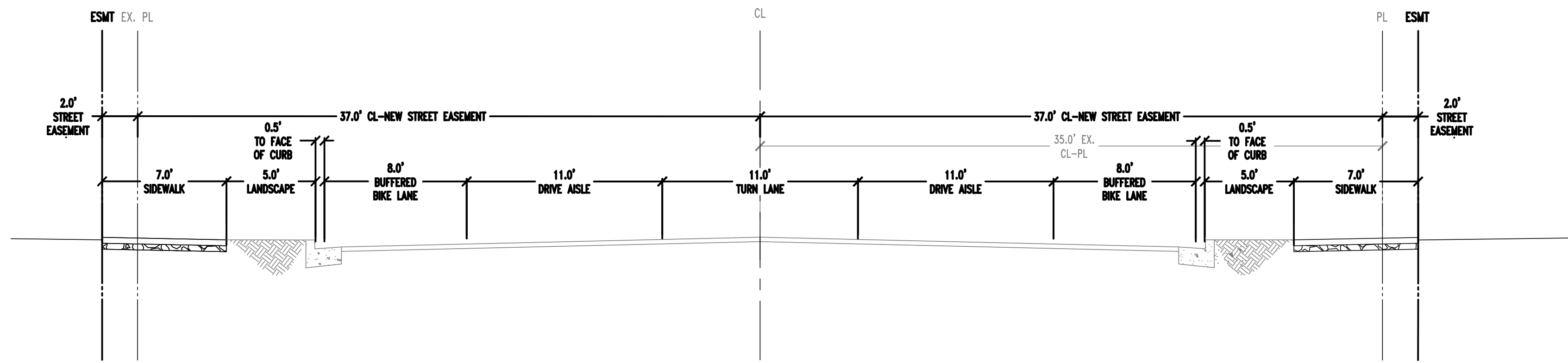
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Mountain View, CA

Sheet Title:
**GRADING &
DRAINAGE PLAN**

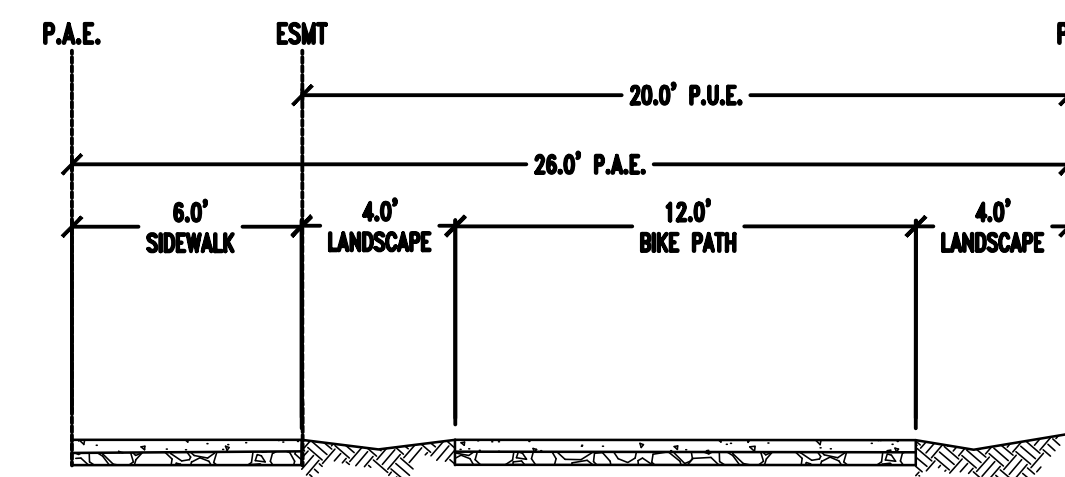
Job No. 133623
Date: 10/02/2018

Sheet No: 5

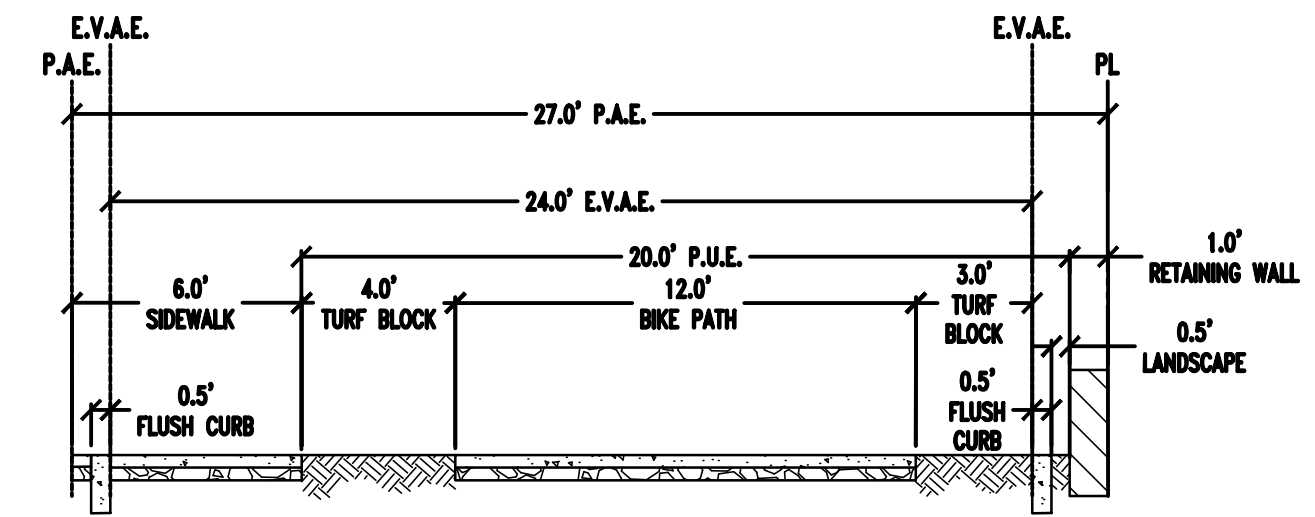
TM-5



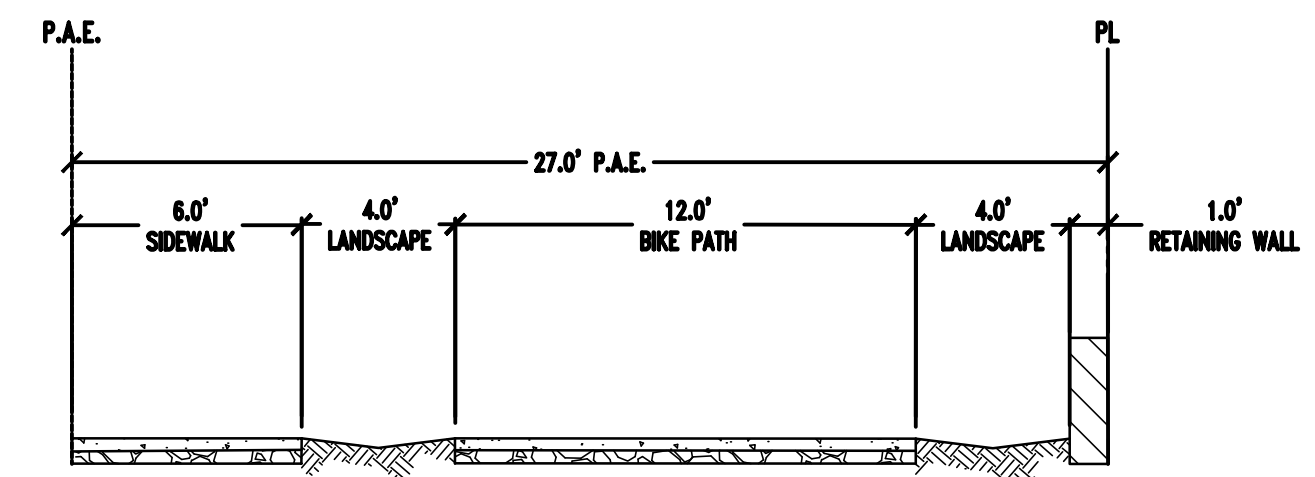
SECTION A-A LA AVENIDA STREET SECTION
1"=5'



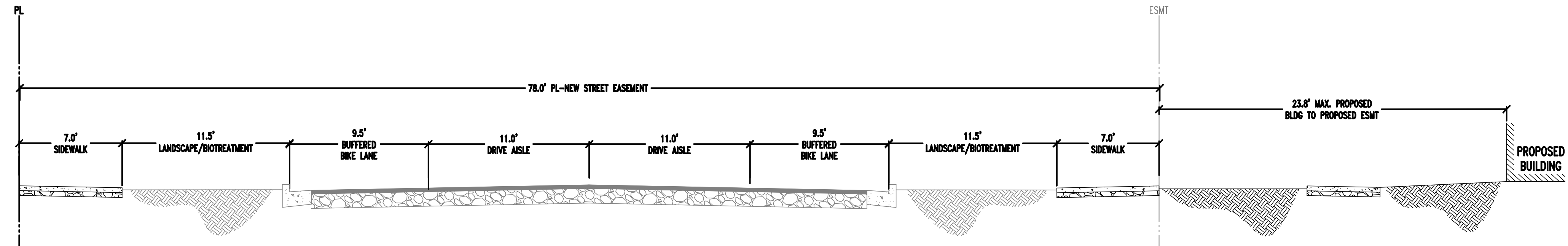
SECTION E-E GREENWAY SECTION
1"=5'



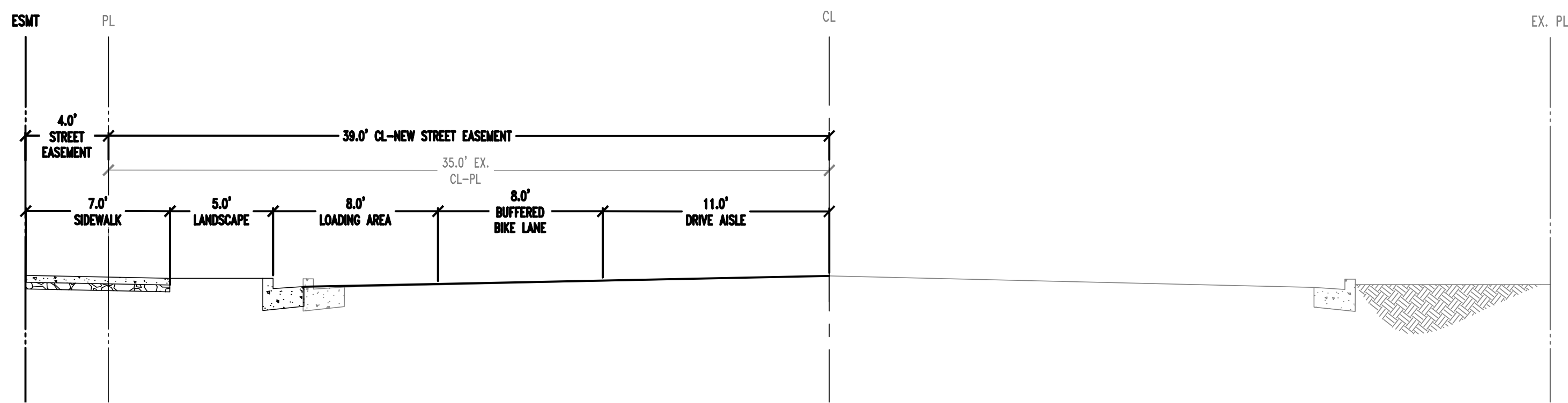
SECTION F-F GREENWAY SECTION
1"=5'



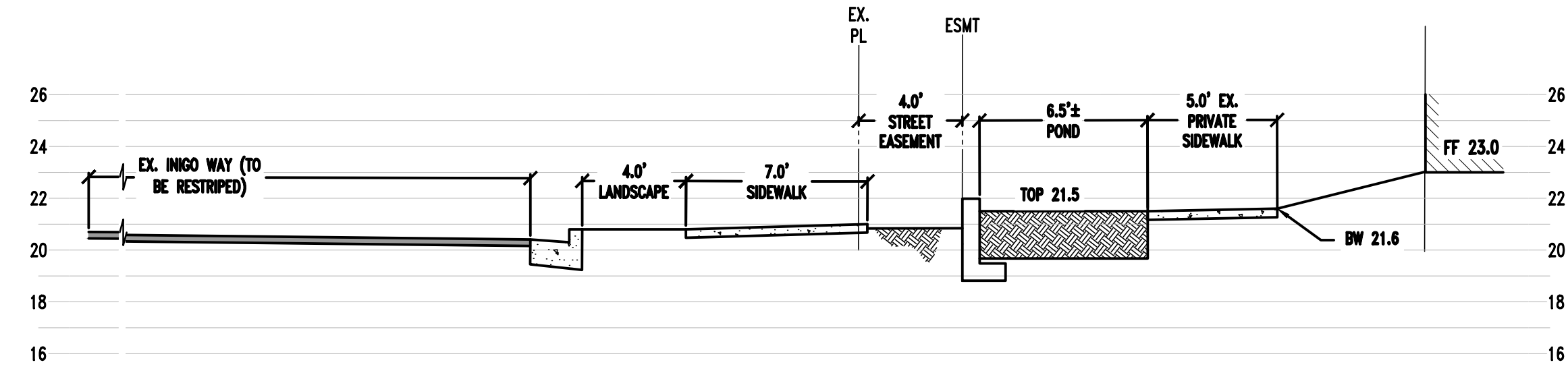
SECTION G-G GREENWAY SECTION
1"=5'



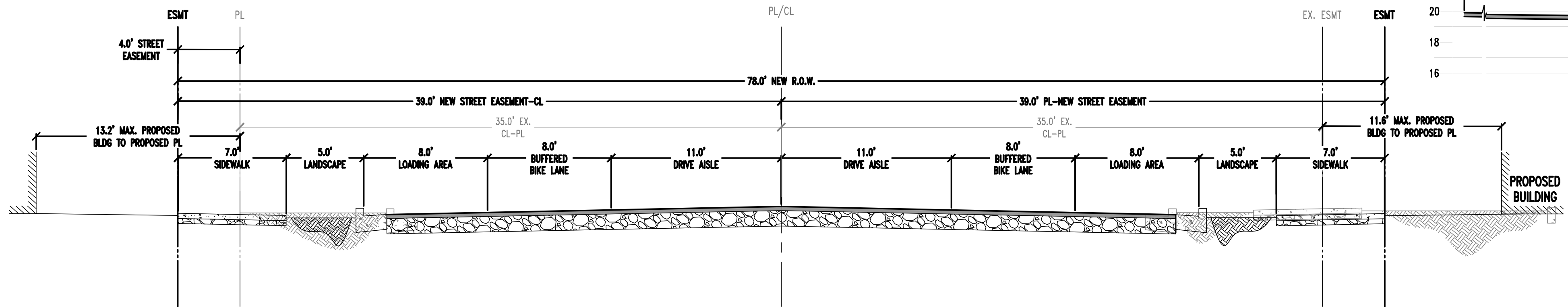
SECTION B-B INIGO WAY EXTENSION STREET SECTION
1"=5'



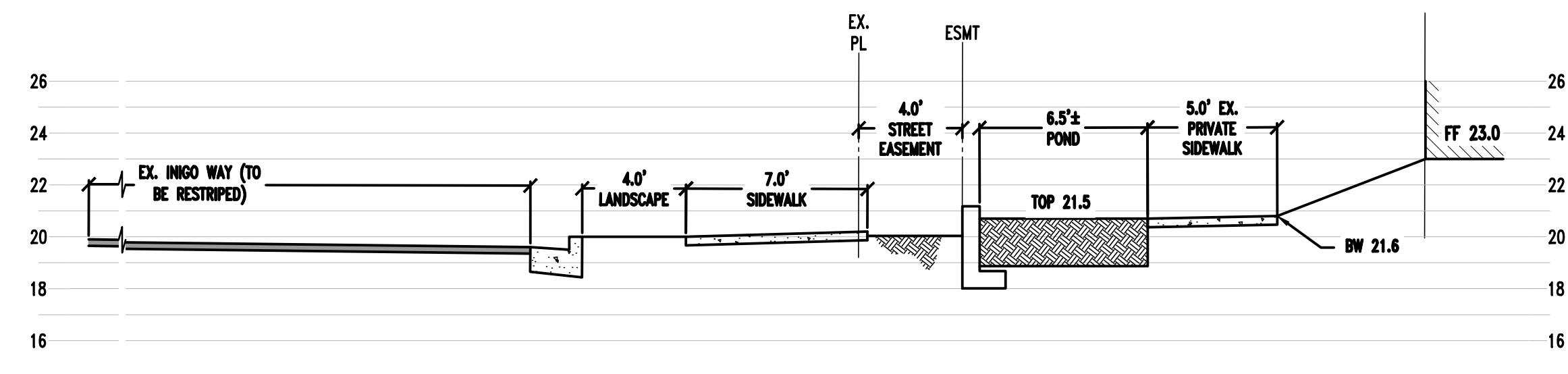
SECTION C-C SPACE PARK WAY STREET SECTION
1"=5'



SECTION H-H SOUTH SIDE OF POND STREET SECTION - INIGO WAY
1"=5'



SECTION D-D PEAR AVENUE EXTENSION STREET SECTION
1"=5'



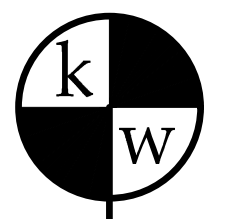
SECTION I-I NORTH SIDE OF POND STREET SECTION - INIGO WAY
1"=5'



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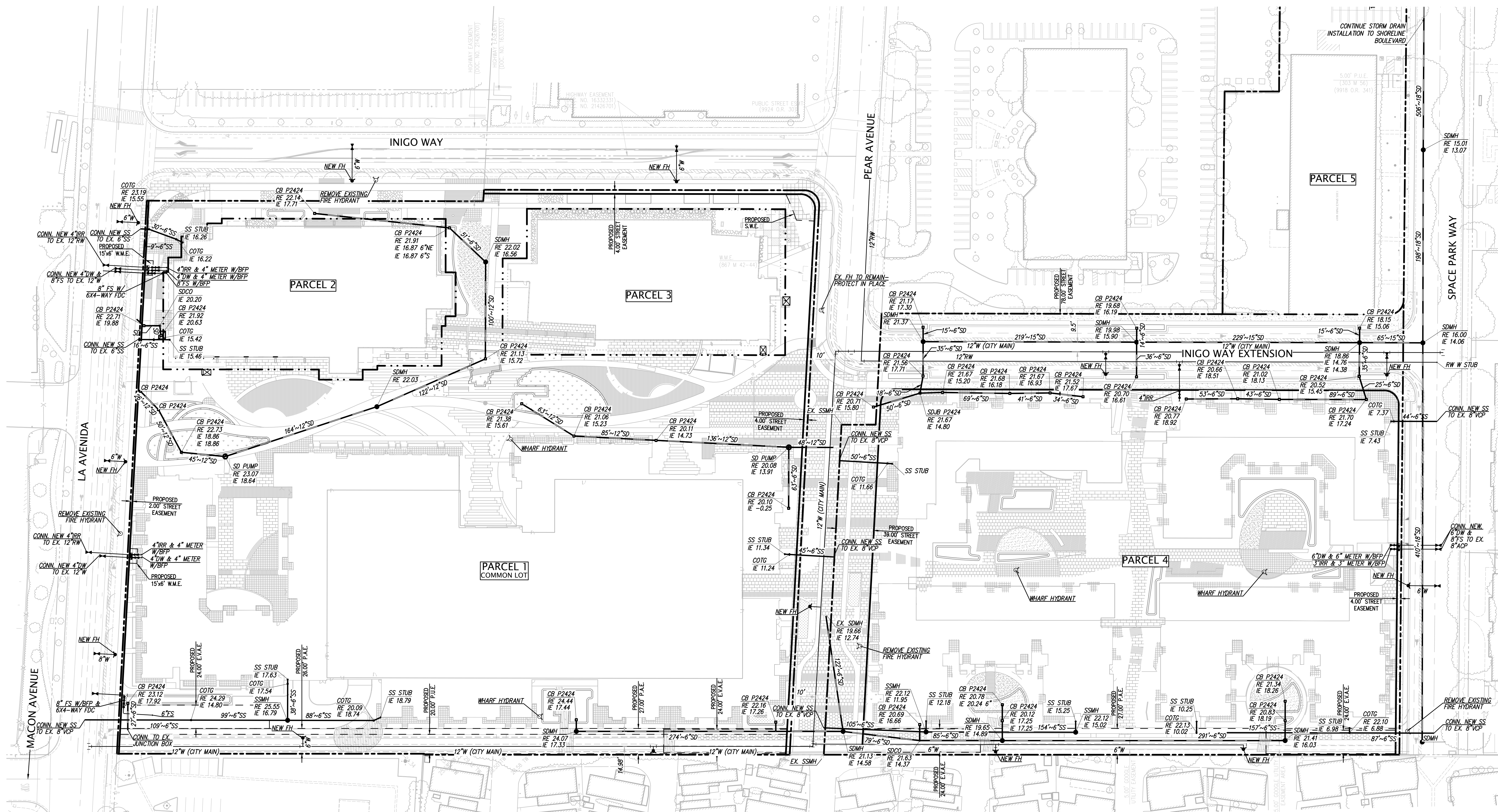
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Sheet Title:
CROSS SECTIONS

Job No. 133623
Date: 10/02/2018

Sheet No: 6

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PUBLIC UTILITY INFRASTRUCTURE COST ALLOCATION/REIMBURSEMENT

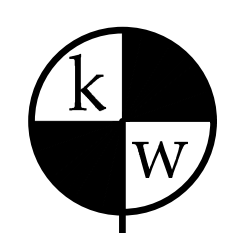
UTILITY TYPE	STREET	LINE SIZE (IN.)	APPROXIMATE LENGTH OF PIPE (FT.)	RESPONSIBLE PARTY	NOTES
WATER	INIGO WAY EXTENSION	10"	624'	CITY COST	PART OF CITY REIMBURSEMENT FOR ULTIMATE CONNECTION OF SPACE PARK TO LA AVENIDA
WATER	PEAR AVENUE	10"	407'	DEVELOPER COST	UPGRADE EXISTING 8" LINE TO 10" LINE
WATER	BIKE PATH (PEAR AVENUE TO LA AVENIDA)	12"	744'	CITY COST	PART OF CITY REIMBURSEMENT FOR ULTIMATE CONNECTION OF SPACE PARK TO LA AVENIDA
RECYCLED WATER	PEAR AVENUE	12"	206'	DEVELOPER COST	SERVICE FOR PROPOSED PROJECT
RECYCLED WATER	INIGO WAY EXTENSION	12"	592'	DEVELOPER COST	SERVICE FOR PROPOSED PROJECT
STORM DRAIN	INIGO WAY EXTENSION	15"	513'	DEVELOPER COST	SERVICE FOR PROPOSED PROJECT
STORM DRAIN	SPACE PARK WAY (INIGO WAY EXTENSION TO SHORELINE BOULEVARD)	18"	704'	100% DEVELOPER COST	SERVICE FOR PROPOSED PROJECT
STORM DRAIN	SPACE PARK WAY (INIGO WAY EXTENSION TO MOBILE HOME PARK)	18"	410'	50% CITY COST/ 50% DEVELOPER COST	SHARED COST BASED ON DIRECTION THE CITY TO ADD STORM DRAIN IN SPACE PARK WAY
SANITARY SEWER	N/A	N/A	N/A	N/A	CITY DIRECTION IS TO NOT INSTALL ANY SANITARY SEWER INFRASTRUCTURE



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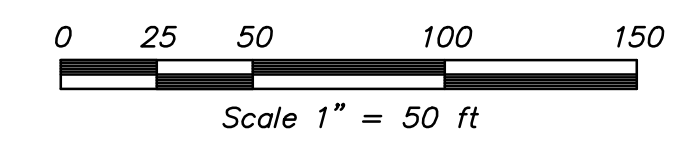
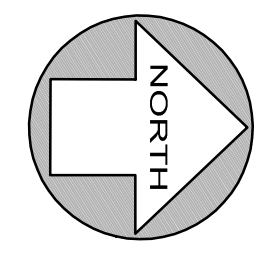
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UTILITY PLAN

Job No. 133623
Date: 10/02/2018

Sheet No: 7



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