

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

A RESOLUTION OF THE ENVIRONMENTAL PLANNING COMMISSION OF THE CITY OF MOUNTAIN VIEW RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE MAP TO CREATE 44 CONDOMINIUMS AND ONE COMMON LOT AT 2645 AND 2655 FAYETTE DRIVE

WHEREAS, an application was received from Octane Fayette, LLC, for a Vesting Tentative Map to create 44 condominiums and one common lot at 2645 and 2655 Fayette Drive (Application No. PL-2018-332); and

WHEREAS, the Environmental Planning Commission held a public hearing on October 21, 2020 for a Vesting Tentative Map and recommended approval to the City Council subject to the attached conditions;

NOW, THEREFORE, BE IT RESOLVED that the Environmental Planning Commission of the City of Mountain View hereby recommends the City Council approve the Vesting Tentative Map subject to the required findings, pursuant to the Subdivision Map Act:

1. An Initial Study/Mitigated Negative Declaration 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 Environmental Planning Commission hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the High-Density Residential General Plan Land Use Designation and San Antonio Precise Plan, including all required elements therein applicable to said property. The creation of 44 condominiums and one common lot is necessary to create the 44 units for ownership purposes, which is allowed by the General Plan and Precise Plan, and meets the density and development standards of the Precise Plan, as modified by the State Density Bonus.

3. That pursuant to Subsection (c) of Government Code Section 66474, the site is physically suitable for the proposed type of development because the project includes an

activated street presence with individual front entries and lobby along the frontage, a common open space for residents, and transitions to surrounding properties. The subdivision does not involve any additional proposed development.

4. That pursuant to Subsection (d) of Government Code Section 66474, the site is physically suitable for the proposed density of the development because it is consistent with the High-Density Residential General Plan Land Use Designation (up to 80 dwelling units per acre) of the City, including all required elements therein applicable to said property.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat pursuant to Subsection (e) of Government Code Section 66474 because the subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The City has completed an Initial Study Mitigated/Negative Declaration in conformance 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. No additional environmental impacts will result from the proposed subdivision.

6. That the design of the subdivision of type of improvements is not likely to cause serious public health problems pursuant to Subsection (f) of Government Code Section 66474 because the subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The 44 condominiums and one common lot proposed as part of the subdivision is intended to assist in ownership of the project. No public health impacts will result from the proposed subdivision.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public-at-large, for access through or use of property within the proposed subdivision pursuant to Subsection (g) of Government Code Section 66474. There are public utility easements located on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

8. The Vesting Tentative Map for 2645 and 2655 Fayette Drive is hereby recommended for approval subject to the subdivider's compliance with all of those

conditions of approval as required by the Subdivision Committee, attached hereto and incorporated herein by reference.

EA/1/CDD
899-10-21-20epcr-1

Attachments: A. Subdivision Conditions of Approval
B. Vesting Tentative Map

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2018-332
2645 FAYETTE DRIVE

1. **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.
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 final map. Submit a copy of the report with the first submittal of 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.
4. **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.
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 final 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 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 final 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.

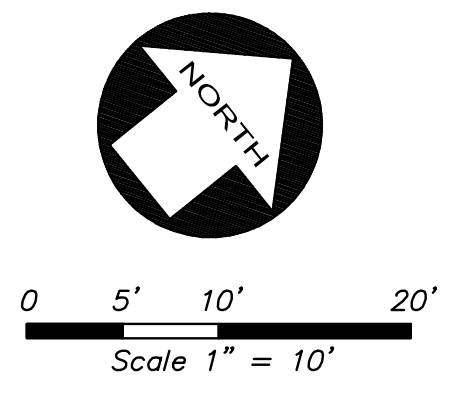
8. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits and prior to approval of the final map, as applicable, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.
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 Public Works approving the final map.
10. **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 (approximately \$20,000 to \$40,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credits against the Park Land Dedication Fee will be allowed for the private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.
11. **STORM DRAINAGE FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
12. **SANITARY SEWER FAIR SHARE CONTRIBUTION:** The Utility Impact Study by Schaaf & Wheeler, dated June 2020, identified performance and capacity deficiencies at downstream segments of the City sanitary sewer system contributed by the development beyond the levels anticipated under the adopted General Plan. Prior to issuance of the building permit and approval of the parcel map, the applicant shall be required to pay a proportionate fair-share contribution to the City to upsize the sanitary sewer pipelines in the system to achieve appropriate performance and capacity.
13. **STREET DEDICATION:** Dedicate a public street in fee/easement on the face of the map, as required by the Public Works Director, to widen Fayette Drive an additional 5' to the centerline of the street.
14. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 5' wide public utility easement (PUE) along project street frontage(s) on the face of the map for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, communication, and cable television facilities, as required by the Public Works Director. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following:
 - Garages, sheds, carports, and storage structures;
 - Balconies and porches;
 - Retaining walls;
 - C.3 bioretention systems; and
 - Private utility lines running longitudinally within the PUE.

15. **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.
16. **CC&Rs:** Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners 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 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.
17. **CC&Rs, SPECIAL PAVEMENT MAINTENANCE:** The homeowners 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.
18. **CC&Rs, GARBAGE PICKUP (SHARED SERVICE):** The Covenants, Conditions, and Restrictions (CC&Rs) shall include a provision stating the homeowners are responsible for the removal of all the trash and refuse from the Owner's Lot to the central trash collection point. The homeowners 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: new curb, gutter, and sidewalk for the entire frontage; new Americans with Disabilities Act (ADA) compliant driveway; new domestic, fire, and irrigation water services, meters, and apparatus; new sanitary sewer connection; new storm drain connection; raised crosswalk; and half-street overlay improvements.
 - 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 final 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 and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement 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, One Million Dollars (\$1,000,000) Automobile

Liability, One Million Dollars (\$1,000,000) Pollution Insurance, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.

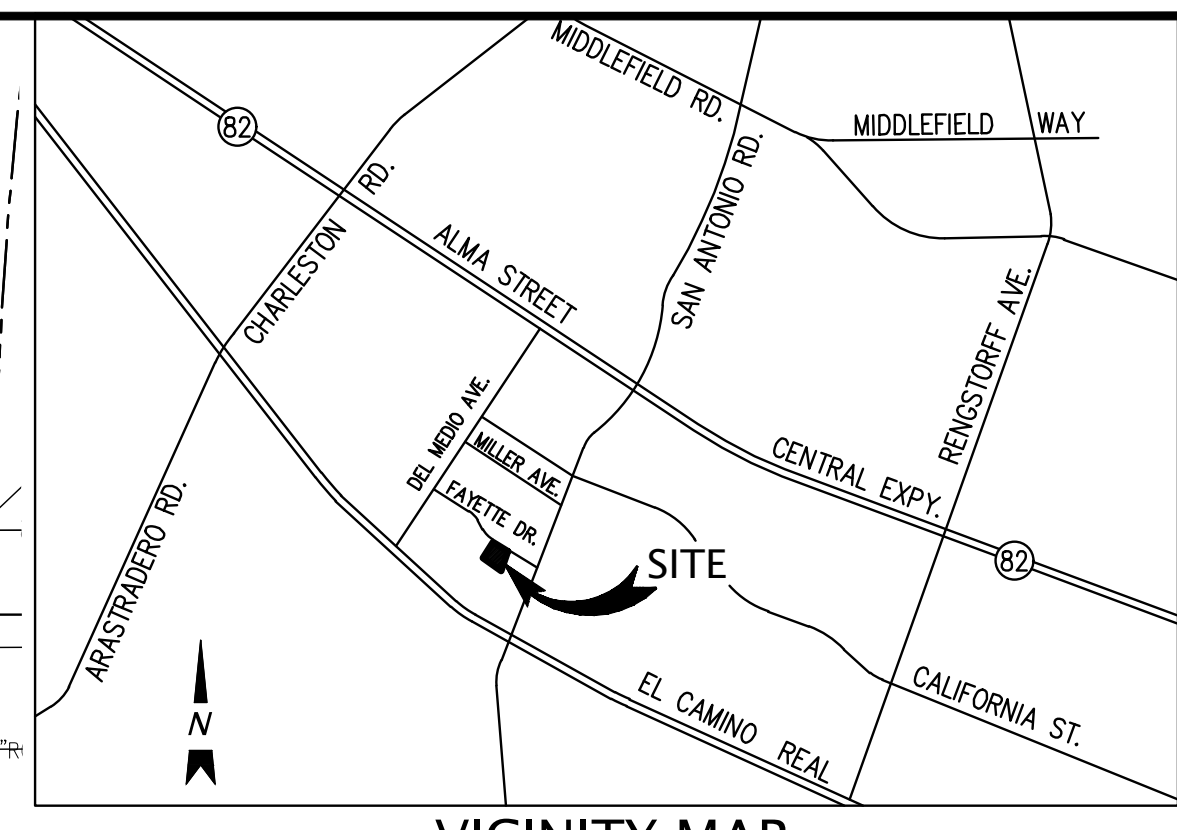
20. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24" x 36" sheets at 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 final 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). 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. (If allowed by the City, aboveground transformers shall be located so they are screened or not visible from the street or to the general public, as approved by the Community Development and Public Works Departments.)
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 final map. The joint trench plans must be modified prior to initial submittal. The plans shall incorporate and coordinate with the design of the joint trench plans for the project across Fayette Drive (400 San Antonio Road). No new poles shall be installed without the approval of the Public Works Director. Please note, the City of Mountain View only has a street easement over the SFPUC parcel. SFPUC, as the underlining owner, shall have approval over any work within their parcel. Staff is not supportive of the new pole within the SFPUC parcel.
24. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead electric and telecommunication facilities fronting the property along Fayette Drive and/or within the division of land, unless waived by the City Council after consideration of the recommendation of the Public Works Director due to unusual or impractical circumstances. 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 and/or within the division of land shall be removed. Additionally, no new poles shall be set.

25. **UTILITY PAYMENT AGREEMENT:** Prior to the approval of the final map, sign a utility payment agreement and post a security deposit made payable to the City as security if each unit or building does not have separate sewer connections and water meters in accordance with Section 35.38 of the City Code. The utility payment agreement shall include provisions to have the security transferred from the applicant to the homeowners association (but still made payable to the City) when the homeowners association is formed for the subdivision.
26. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
27. **RETAINING WALL:** Retaining walls shall have a maximum height of 18", unless an exception is granted by the Community Development and Public Works Departments. A private easement for the retaining walls shall be shown on the final map. Retaining walls along the perimeter of the subdivision shall be maintained by the homeowners association. The maintenance of the retaining walls shall be included 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.
28. **SURFACE WATER 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. Show and identify path of surface water release on the improvement plans.
29. **LOT 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).
30. **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 final map.
31. **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 final map.
32. **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.
33. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application No. PL-2018-024. 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.
34. **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.



LINE #	DIRECTION	LENGTH
L1	N38°33'40"E	5.00'
L2	N44°11'07"E	5.02'

LANDS OF MOSELEY NILES R (TE) & MARYLYN V (TE)



VICINITY MAP NOT TO SCALE

GENERAL INFORMATION

- OWNERS: OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC McDONALD
- SUBDIVIDER: OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC McDONALD
- 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.: 148-16-008,-009
- EXISTING USE: R3D MULTI FAMILY (SPECIAL DESIGN COMBINING)
PROPOSED USE: MIXED-USE CORRIDOR(SAN ANTONIO PRECISE PLAN)
- ZONING: EXISTING - R3-D MULTIPLE-FAMILY ZONING DISTRICT
PROPOSED - MIXED-USE CORRIDOR (SAN ANTONIO PRECISE PLAN)
- GENERAL PLAN: EXISTING - HIGH DENSITY RESIDENTIAL
PROPOSED - HIGH DENSITY RESIDENTIAL (NO CHANGE)
- WATER SUPPLY: CITY OF MOUNTAIN VIEW
- SANITARY SEWER: CITY OF MOUNTAIN VIEW
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- EXISTING NUMBER OF LOTS: 3
- PROPOSED NUMBER OF LOTS: 1 (44 CONDOMINIUMS)
- EXISTING ACREAGE: 0.66687 ± ACRES
- PROPOSED ACREAGE: 0.64897 ± ACRES
- NO NEW STREET NAMES ARE INVOLVED

NOTES

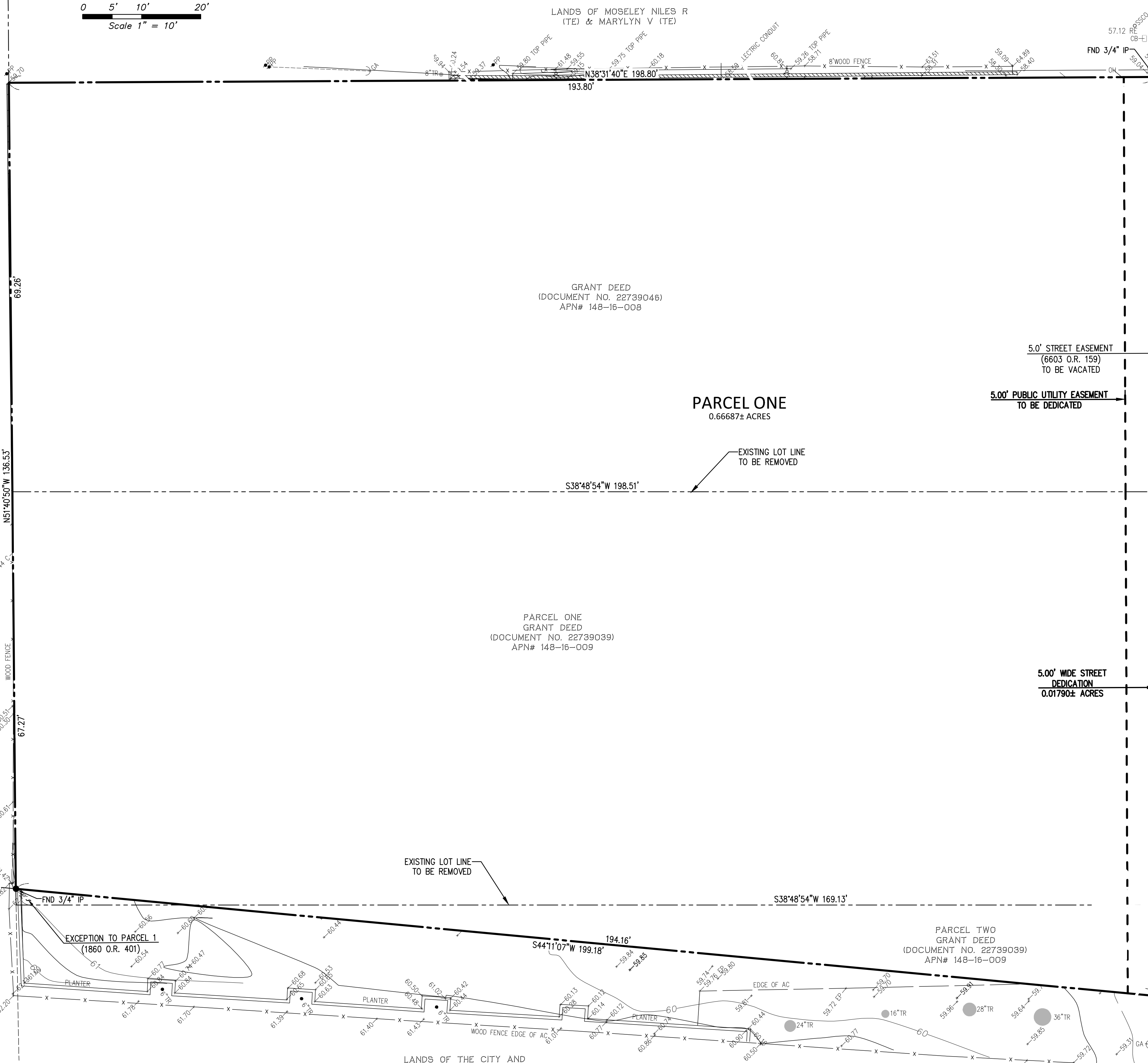
- BASIS OF BEARINGS: THE BEARING OF SOUTH 25° 45' WEST TAKEN ON THE WEST LINE OF SAN ANTONIO AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD ON SEPTEMBER 20, 1956 IN BOOK 74 OF MAPS AT PAGE 49, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- HETCH HETCHY NOTE: THE SURVEYED PROPERTY LIES ADJACENT TO HETCH HETCHY RIGHT OF WAY AND IS SUBJECT TO SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. ANY DESIGN OR CONSTRUCTION WITHIN THE RIGHT OF WAY IS SUBJECT TO PROJECT REVIEW AND APPROVAL. FURTHER INFORMATION CAN BE FOUND AT SFWATER.ORG.
- BENCHMARK: BM-; IV-11
CITY OF MOUNTAIN VIEW BRONZE DISK SET IN TOP OF CURB, CENTER OF RETURN OF SOUTHEAST CORNER OF CALIFORNIA STREET AND SAN ANTONIO ROAD.
ELEVATION: 49.659 (NAVD 88)

LEGEND

- CENTERLINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED STREET DEDICATION LINE
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- FIRE SERVICE & VALVE
- GAS LINE-VALVE & METER
- JOINT TRENCH
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- DISTINCTIVE PROPERTY LINE
- ADJACENT PROPERTY LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- SANITARY SEWER FORCE MAIN
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN-MANHOLE & CATCH BASIN
- TELEPHONE LINE
- WATER LINE & VALVE
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- ELECTROVALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY ANCHOR
- GAS METER
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- TIE/RADIAL LINE
- TRANSFORMER
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WATER VALVE
- FOUND IRON PIPE OR AS NOTED

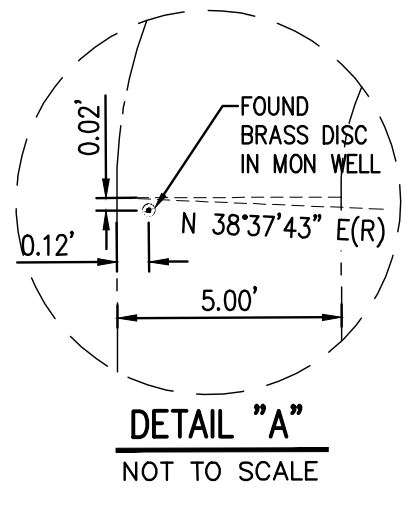
ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- AD AREA DRAIN
- APN ASSESSORS PARCEL NUMBER
- BC BEGINNING OF CURVE
- BEG BEGINNING
- BLDG BUILDING
- CB BACK OF WALK
- CL CATCH BASIN
- COL CENTERLINE
- CONC CONCRETE
- CP CONCRETE PIPE
- D/W DRIVEWAY
- DI DROP INLET
- ELEC ELECTRICAL
- FP FENCE
- FD FLOOR OF PAVEMENT
- FG FOUND
- FF FINISH FLOOR
- FI FIRE HYDRANT
- FNG FENCE
- FW FACE OF WALL
- GND GROUND
- IP IRON PIPE
- JP JOINT POLE
- MON MONUMENT
- MTR METER
- O.R. OFFICIAL RECORD
- RCE REGISTERED CIVIL ENGINEER
- SD STORM DRAIN
- SDM STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- ST STREET
- TC TOP OF CURB
- UTL UTILITY
- WLK WALK
- WM WATER METER
- WV WATER VALVE



EXISTING LOT AREA TABLE		
LOT	(SQ. FT.)	(ACRES)
APN 148-16-008	13,858.36	0.31814
APN 148-16-009	15,190.72	0.34873
TOTAL	29,049.08	0.66687

PROPOSED LOT AREA TABLE		
LOT	(SQ. FT.)	(ACRES)
PARCEL ONE	28,269.49	0.64897
STREET DEDICATION	779.59	0.01790
TOTAL	29,049.08	0.66687



DETAIL "A" NOT TO SCALE

BY	NO.	REVISION

KIER+WRIGHT

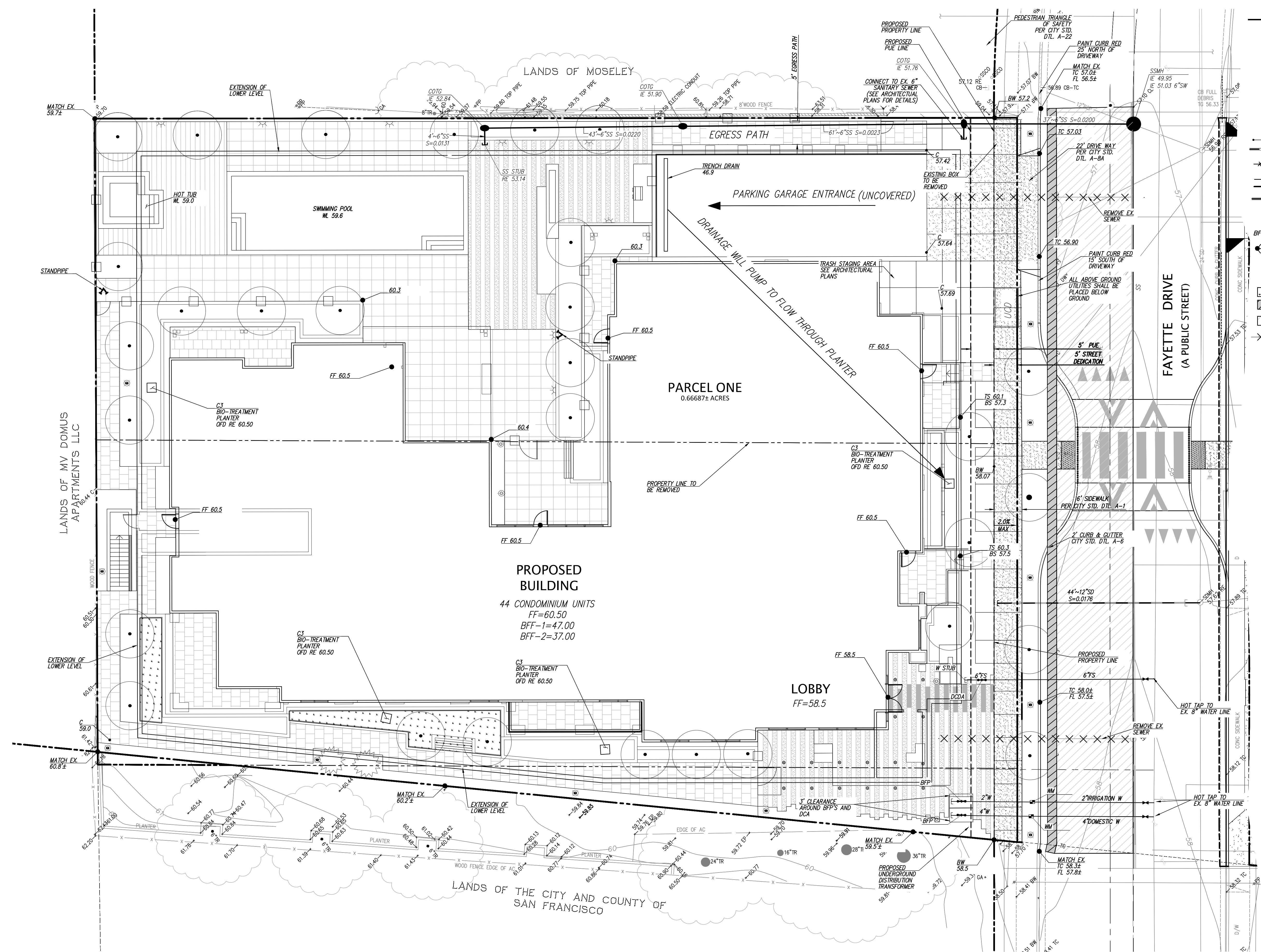
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE MAP OF 2645 & 2655 FAYETTE DRIVE FOR OCTANE FAYETTE LLC

DATE	SEPT. 2020
SCALE	1" = 10'
SURVEYOR	RMA
DRAWN BY	CCB
JOB NO.	A17170
SHEET	1
OF	2 SHEETS

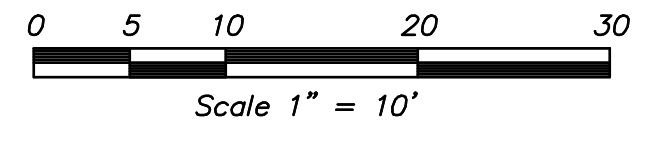
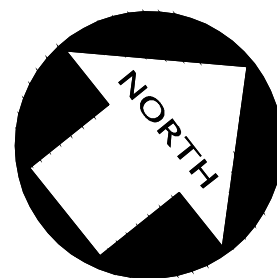
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LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- BW BACK OF WALK
- BFF BASEMENT FINISH FLOOR
- C CONCRETE
- CB CATCH BASIN
- EX. EXISTING
- G GAS
- RE RIM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- WL WATER LEVEL
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X SD STORM DRAIN LINE
- TS TOP OF STAIRS
- X X EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- AREA DRAIN STORM DRAIN LINE
- AREA DRAIN STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SINGLE CHECK VALVE
- STORM DRAIN MANHOLE
- WATER METER
- BIO-RETENTION POND
- AC CONFORM
- 2" GRIND & OVERLAY
- UNDERGROUND UTILITIES TO BE REMOVED



	BY
	REVISION
	NO.
	BY
	REVISION
	NO.

KIER+WRIGHT

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VESTING TENTATIVE MAP
OF
2645 & 2655 FAYETTE DRIVE
FOR
OCTANE FAYETTE LLC

CALIFORNIA

MOUNTAIN VIEW

DATE	SEPT. 2020
SCALE	1" = 10'
SURVEYOR	RMA
DRAWN BY	CCB
JOB NO.	A17170
SHEET	2
OF	2 SHEETS