

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A VESTING TENTATIVE MAP TO CREATE THREE LOTS WITH UP TO
111 CONDOMINIUM UNITS AT 555 WEST MIDDLEFIELD ROAD

WHEREAS, an application (Application No. PL-2018-204) was received from Avalon Bay Communities Inc. for a Vesting Tentative Map to create three lots with up to 111 condominium units on one of the lots at 555 West Middlefield Road; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 5, 2022 on said application and recommended the City Council approve the Vesting Tentative Map subject to the attached conditions of approval; and

WHEREAS, the City Council held a public hearing on February 08, 2022 on said application and received and considered all evidence presented at said hearing, including the resolutions and project materials from the Environmental Planning Commission and City Council report and materials;

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

1. 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 High-Low Density Residential of the City, including all required elements therein, applicable to said property. The proposed project density of 50 dwelling units per acre (du/ac) is consistent with the 50 du/ac maximum density allowed under the High-Low Density Residential Land Use Designation. The proposed four-story height is also under the allowed maximum height of up to five stories.

2. Pursuant to Subsections (c) and (d) of Government Code Section 66474, the proposed subdivision is physically suitable for the proposed residential development because the site design and improvements adequately accommodate vehicle, pedestrian, and bicycle circulation to meet requirements for life-safety, City services, and residents of the project.

3. That pursuant to Subsection (e) of Government Code Section 66474, 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 habitats because, as disclosed in the Environmental Impact Report (EIR) prepared for the project, which was publicly circulated and adopted by the City Council, all in accordance with CEQA – all significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval, with the exception of a significant unavoidable air quality impact exposing existing on-site sensitive receptors to substantial pollutant concentrations of PM2.5 during construction only, for which a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program were adopted by the City Council.

4. That pursuant to Subsection (f) of Government Code Section 66474, the design of the subdivision and proposed improvements would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan, and the subdivision does not involve any additional improvements on the site, nor does it grant any development rights.

5. That pursuant to Subsection (g) of Government Code Section 66474, 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the Vesting Tentative Map is hereby approved subject to the subdivider’s fulfillment of all the conditions, which are attached hereto as Exhibit A 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.

DP/1/RESO
807-02-08-22r

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

SUBDIVISION CONDITIONS

**APPLICATION NO.: PL-2018-204
555 WEST MIDDLEFIELD ROAD**

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. **EASEMENT ABANDONMENT:** Submit an application to PG&E and Comcast to vacate all easements that are or will no longer be needed or conflict with the proposed buildings or over the future public park. Due to the phasing of the project and the necessity to relocate PG&E and Comcast facilities servicing the existing building prior to any easement vacations, all vacations shall be completed and recorded prior to the first framing inspection or other milestone determined by the Chief Building Official. Provided, however, that prior to issuance of the building permit for each phase, the applicant shall provide to the City a letter from PG&E that commits PG&E to quitclaim the easements once the new infrastructure work is in place and there is no longer a need for the existing facilities located within the existing easements.
6. **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.
7. **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 shall be paid at the time of initial map plan check submittal per the adopted fee in effect at time of payment.

8. **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.

9. **TRANSPORTATION IMPACT FEE:** Prior to issuance of the building permit for each phase involving construction of residential units (i.e., Buildings B and C), the applicant shall pay the transportation impact fee for the development of the phase at issue on a per-unit basis. 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), including all existing residential units as applicable.
10. **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 as well as all existing residential units that will remain. Fees need to be paid on a phased basis per the Public Works Fee Schedule prior to issuance of the building permit for each phase.
11. **PARK LAND DEDICATION FEE:** Prior to the issuance of any building permits and prior to the approval of the final map, the applicant shall pay the Park Land Dedication Fee for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. Credit is given for a 1.3-acre park dedicated to the City. A fee is not applicable for Below-Market-Rate (BMR) units. Based on 323 new units with 48 BMR units, a 1.34-acre park dedication, and a land value of \$9,500,000, the fee will be \$2,964,000.
12. **PARK LAND DEDICATION:** Prior to issuance of any building permit, dedicate in fee 1.34 acres of public park land in accordance with Chapter 41 of the City Code for the development as part of the final map.

Prior to the approval of the final map, the applicant shall: (1) provide a written report, prepared and signed by a licensed environmental and or soil consultant, to disclose all known hazardous materials and contaminants on the park site based on previous testing and reports; (2) hire an independent environmental and soil consultant, acceptable to the City, to test and evaluate the site if the City determines that additional testing is required. The testing shall determine if there are any hazardous materials or contaminants on the park site and may include a Phase II Environmental Site Assessment in accordance with ASTM International Standard E1527-05 if determined necessary by the City; (3) be responsible for removing or remediating hazardous material and contaminants found on the site, so that the site is suitable for use as an open space park site; and (4) address any hazardous material and/or contamination identified in the report. The applicant shall agree to protect, defend, indemnify, and hold harmless the City and the City's directors, officers, employees, and agents from and against any environmental liability related to any hazardous substances arising from or caused by acts of the applicant or applicant's agents or contractors (collectively referred to as the "applicant" herein) at the property, and any and all claims, demands, judgments, settlements, damages, actions, causes of action, injuries, administrative orders, consent agreements and orders, liabilities, losses, penalties, and costs related to hazardous substances or contamination arising from or caused by acts of the applicant, including, but not limited to, any clean-up costs, remediation costs and response costs, and all expenses of any kind whatsoever, including reasonable attorneys' fees and expenses, including, but not limited to,

those arising out of loss of life caused by or arising from acts of the applicant; injury to persons, property, or business caused by or arising from acts of the applicant; or damage to natural resources in connection with the activities of applicant, the foregoing being collectively referred to as "claims," which:

- a. Arise out of the actual, alleged, or threatened migration, spill, leaching, pouring, emptying, injection, discharge, dispersal, release, storage, treatment, generation, disposal, or escape of any hazardous substances onto or from the premises; or
- b. Actually or allegedly arise out of, in connection with the premises, the use, specification, or inclusion of any product, material or process containing hazardous substances, or the replacement or removal of any soil, water, surface water, or groundwater containing any hazardous substances; or
- c. Arise out of the breach of any covenant, warranty, or representation-contained in any statement or other information given by the applicant to the City in connection with environmental matters; or
- d. Arise out of any enforcement or remedial action or any judicial or administrative action brought pursuant to any environmental law.

Applicant and applicant's successors and assigns shall bear, pay, and discharge, when and as the same become due and payable, any and all such judgments or claims for damages, penalties, or otherwise against the City, as provided in this section, shall hold the City harmless for those judgments or claims, and shall assume the burden and expense of defending all suits, administrative proceedings, and negotiations of any description with any and all persons, political subdivisions, or government agencies.

13. **STREET DEDICATION:** Dedicate a public street in fee as required by the Public Works Director to complete the cul-de-sac. The property line shall be 10' behind the face of the curb.
14. **PEDESTRIAN ACCESS EASEMENT (SIDEWALK):** Dedicate a wide pedestrian access easement along over the sidewalk along Moffett Boulevard, as required by the Public Works Director, in substantial conformance with the approved project map.
15. **PUBLIC ACCESS EASEMENT, COVENANTS, AND DEED RESTRICTIONS (CONNECTIONS THROUGH SITES):** Prior to the issuance of any building permits and prior to the approval of the final map, the owner shall dedicate a 6' to 8' wide public access easement (PAE), covenants, agreements, and deed restrictions on private property along the pedestrian pathway from Moffett Boulevard to Cypress Point Drive. The dedication shall indicate that:
 - a. Public access shall be granted for nonautomotive use;
 - b. The owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);
 - c. The PAE shall run with the land and be binding upon any successors;
 - d. If the owner shall fail to abide by the PAE, the owner agrees to pay all reasonable costs and expenses incurred by the City in enforcing the performance of such obligations; and
 - e. The owner agrees to defend and hold the City and the City's 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 the owner or the owner's contractors, subcontractors, agents, or employees.

A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's property; and (2) the PAE area shall be prepared by the owner in accordance with the City's Legal Description and Plat Requirements and submitted to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a California-registered civil engineer or land surveyor.

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

16. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 10' 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.

Exceptions to these PUE requirements may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project.

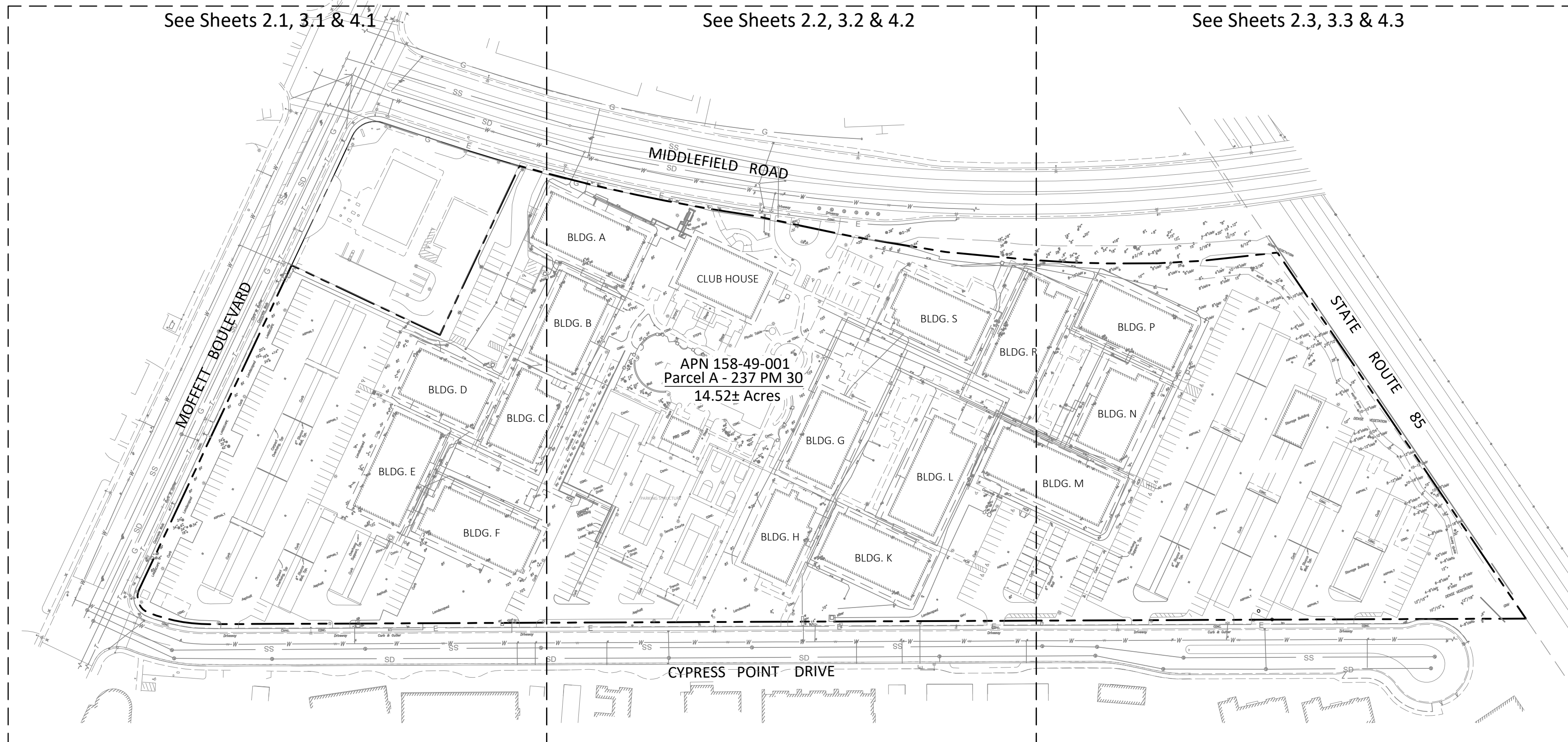
17. **SHARED PARKING AND ACCESS AGREEMENT:** The owner shall sign and be a party to an agreement (or amendment of an existing agreement), subject to the City's approval and recorded to run with the land, which provides for any necessary easements, covenants, and conditions relating to applicable parking, vehicle access, pedestrian access, utility use, and other uses between the subject properties. The agreement, together with all attachments, must be submitted to and approved by the Community Development Department and City Attorney's Office prior to the approval of the final map.
18. **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 utility service easement dedications must be approved (via email or otherwise) by the utility companies prior to the approval of the final map.
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, sidewalk, half street grind and overlay along the complete project frontage (this overrides the project plans), new stormwater, sanitary sewer and water meter connections, new backflow preventer and water meters, new electroliers, and undergrounding of overhead electric.
 - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and on-site common improvements prior to the approval of the final map.
 - b. **BONDS/SECURITIES:** Sign a Public Works Department faithful performance bond (100%) and materials/labor bond (100%) or provide a letter of credit (150%) or cash security (100%) 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.

- 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 a 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 and the existing electric facilities on the Moffett Boulevard frontage serving the subdivision are to be placed underground (including transformers unless the utility company requires transformers to be located aboveground). The undergrounding of the new and existing overhead electric and telecommunication lines are to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the subdivision. (If required by the utility company, aboveground transformers shall be located so they are adequately screened to limit visibility 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.
24. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead electric and telecommunication facilities fronting the property along Moffett Boulevard. The undergrounding work shall be constructed in conjunction with any applicable off-site improvements and completed prior to the issuance of a Certificate of

Occupancy for any new unit. All existing poles along the Moffett Boulevard frontage (except for existing streetlights) shall be removed.

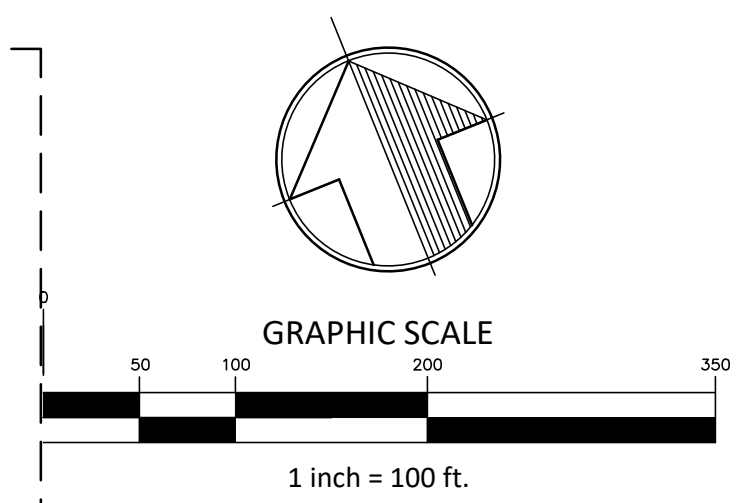
25. **UTILITY PAYMENT AGREEMENT:** Prior to the approval of the final map, sign a utility payment agreement and post a security deposit made payable to the City as security if each unit or building does not have separate sewer connections and water meters in accordance with Section 35.38 of the City 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 HOA is formed for the subdivision.
26. **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 building plans.
27. **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.
28. **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.
29. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit, Application No. PL-2017-004. 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 or as otherwise specified therein.
30. **APPROVAL EXPIRATION:** If the map is not recorded within twenty-four (24) months from the date of this approval, this map shall expire unless otherwise extended pursuant to the applicable law. 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. This condition is not intended to limit other extensions(s) that may be applicable under the State's Subdivision Map Act.



See Sheets 2.1, 3.1 & 4.1

See Sheets 2.2, 3.2 & 4.2

See Sheets 2.3, 3.3 & 4.3



LEGEND

- Building
- Concrete
- Curb & Gutter
- Fenceline
- Wall
- Air Release Valve
- Cable T.V. Box
- Catch Basin
- Communications Pedestal
- Communications Vault
- Drain Inlet
- Detector
- Detector Check Valve
- Electrical Outlet
- Electrical Utility Box
- Electrical Vault
- Electrolier/Street Light
- Fire Department Connection
- Fire Hydrant
- Gas Meter
- Irrigation
- Mail Box
- Rain Water Leader
- Sanitary Sewer Cleanout
- Sanitary Sewer Manhole
- Sign
- Spot Elevation
- Storm Drain Utility Manhole
- Street Light Box
- Traffic Signal Pole (No Arm)
- Traffic Signal Pole w/Electrolier
- Traffic Signal Box
- Transformer
- Utility Box - Type Unknown
- Utility Conduit - Type Unknown
- Utility Pedestal - Type Unknown
- Utility Pole
- Utility Vault - Type Unknown
- Water Meter
- Water Valve
- Water Vault

PROJECT DATA and SHEET INDEX

VESTING TENTATIVE MAP
For Condominium Purposes (up to 111 Units)
AVOLON MIDDLEFIELD
Being a division of Parcel A per Book 237 of Maps, Page 30
Assessor's Parcel No. 158-49-001
555 West Middlefield City of Mountain View California

MOUNTAIN PACIFIC SURVEYS
1735 Enterprise Dr, Suite 109 PH (707) 425-6234
Fairfield, CA 94533 FAX (707) 425-1969

PROJECT DATA

OWNER/SUBDIVIDER:
Avalon Bay Communities
305 Olin Avenue, Suite 2100
San Jose, CA 95128
Contact: Joe Kircher
Tel. 415.517.8490

SURVEYOR/MAP PREPARER:
Mountain Pacific Surveys
1735 Enterprise Drive, #109
Fairfield, CA 94533
Contact: Charles Weakley
Tel. 707.425.6234

ENGINEERING/GRADING/UTILITY DESIGN:
Langan
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
Contact: Dustin Shitanishi
Tel. 408.283.3642

ASSESSOR'S PARCEL NUMBER: 158-49-001

ZONING DESIGNATION: P - Planned Community

TOTAL SITE AREA: 14.52± Acres

EXISTING USE: Multi-Family Residential/Apartments

PROPOSED USE:

- 1) Mix of existing and new/proposed Multi-Family Residential Apartments on a single parcel plus new/proposed medium density (up to 111 total units) Condominium Units constructed on a separate lot.
- 2) 1.34± acre parcel to be dedicated in fee to City of Mountain View for public park purposes. See General Note 1.

PROJECT DATA (cont.)

EXISTING AND PROPOSED UTILITIES:

Water/Sewer/Storm Drain: City of Mountain View

Trash & Recycling: City of Mountain View/Recology Mountain View

Gas & Electric: Pacific Gas & Electric Co.

Cable/Phone/Internet: AT&T and Comcast

FLOOD ZONE DESIGNATION:

Zone X (shaded), 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 sq. mile; and areas protected by levees from 1% annual chance flood.

GENERAL NOTES

- 1) This Vesting Tentative Map is for new condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, the construction of 212 new rental apartment units, plus undergo substantial improvement in the form of a new parking structure, community building, and tenant amenities available to all project residents. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.
- 2) This Vesting Tentative Map is being processed concurrently with a Development Application for the Avalon Middlefield project. Refer to the concurrent application materials for additional information and specifics regarding proposed improvements associated with this subdivision.
- 3) All existing apartment buildings/dwelling units are to remain. Demolition consists only of surface improvements such as parking, hardscape, landscape, and utilities sufficient for the construction of the new multi-family dwelling units proposed.

GENERAL NOTES (cont.)

- 4) An Arborist Report depicting the disposition of all trees (both heritage and non-heritage) within the subject property was prepared and is included as a separate attachment to this Vesting Tentative Map.
- 5) Pursuant to Government Code Title 7, Division 2, Chapter 3, Article 4, Section 66456.1 of the Subdivision Map Act, the Owner/Subdivider reserves the right to file multiple phased Final Maps in substantial conformance with this Vesting Tentative Map and the Conditions of Approval issued by the City for the project.

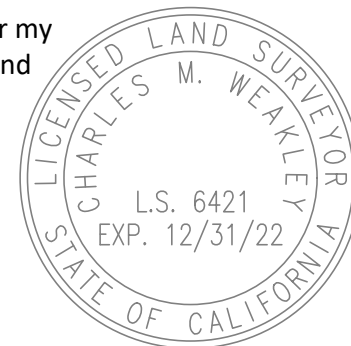
PROJECT DATUMS

Horizontal Datum is based upon the monumented centerline of Moffett Boulevard per Book 237 of Maps, Page 30, SCCR. Vertical Datum is based upon City of Mountain View Benchmark III-59, a disc set in the southeast curb return of Moffett Boulevard and Cypress Point Drive. Elevation taken as 58.32, NAVD 88.

SURVEYOR'S STATEMENT

This Preliminary Parcel Map was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act and the Subdivision Map Act.

Charles M. Weakley, LS Exp. 12/31/22

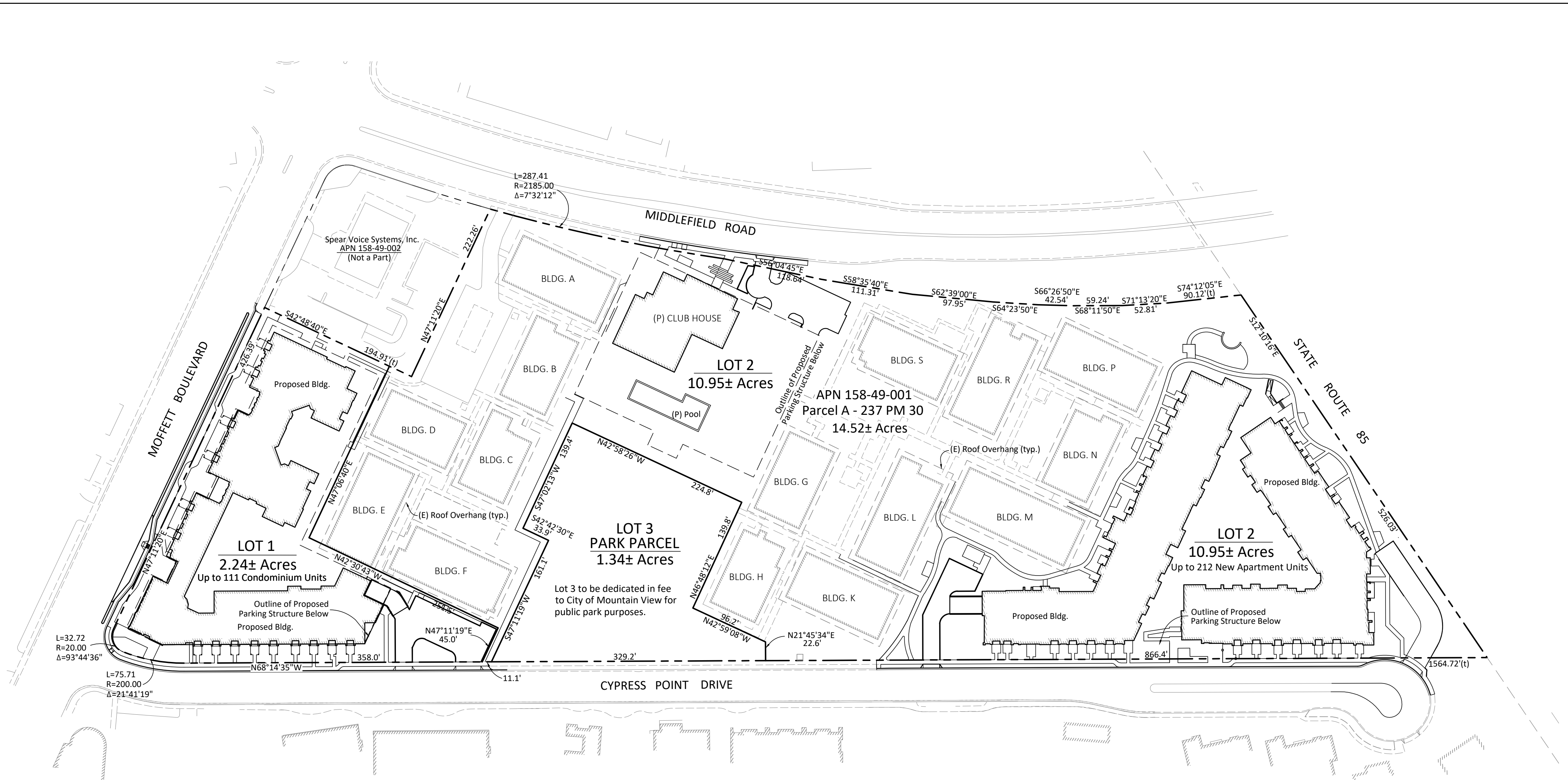


SHEET INDEX

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| 2.1-2.3 | Existing Conditions & Demolition |
| 3.1-3.3 | Proposed Lot Configuration |
| 4.1-4.3 | Conceptual Grading & Utility Plans |

DATE	Oct. 27, 2021
SCALE	1" = 100'
JOB NO.	515073.21
SHEET NO.	1.0
of 11 Sheets	

REV.	DATE	DESCRIPTION	BY

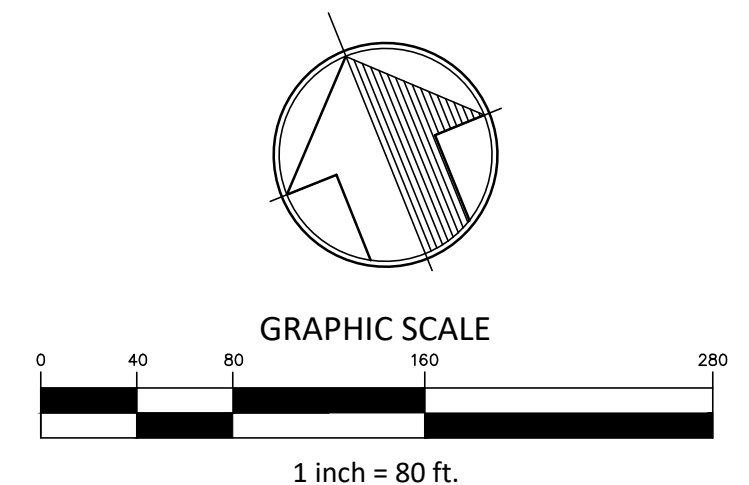


GENERAL NOTES

- 1) See Sheets 2.1 through 2.3 for Existing Conditions and Demolition information.
- 2) See Sheets 3.1 through 3.3 for Proposed Lot and Easement Configuration.
- 3) See Sheets 4.1 through 4.3 for conceptual Grading and Utility information.
- 4) Buildings A through H, K-N, P, R, and S are existing rental apartment units within Lot 2 that will remain.
- 5) All buildings and parking structures on Lot 1, together with the Club House, parking structures and residential building near east end of Lot 2 are proposed.

LEGEND

- PROPERTY LINE - Existing
- PROPERTY LINE - Proposed
- Building
- (E) Existing
- (P) Proposed



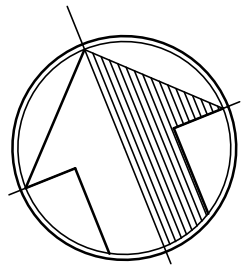
PROJECT OVERVIEW

REV.	DATE	DESCRIPTION
1		
2		
3		

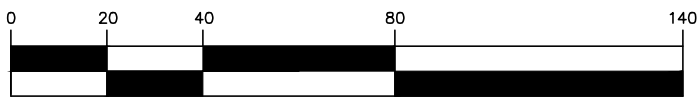
VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

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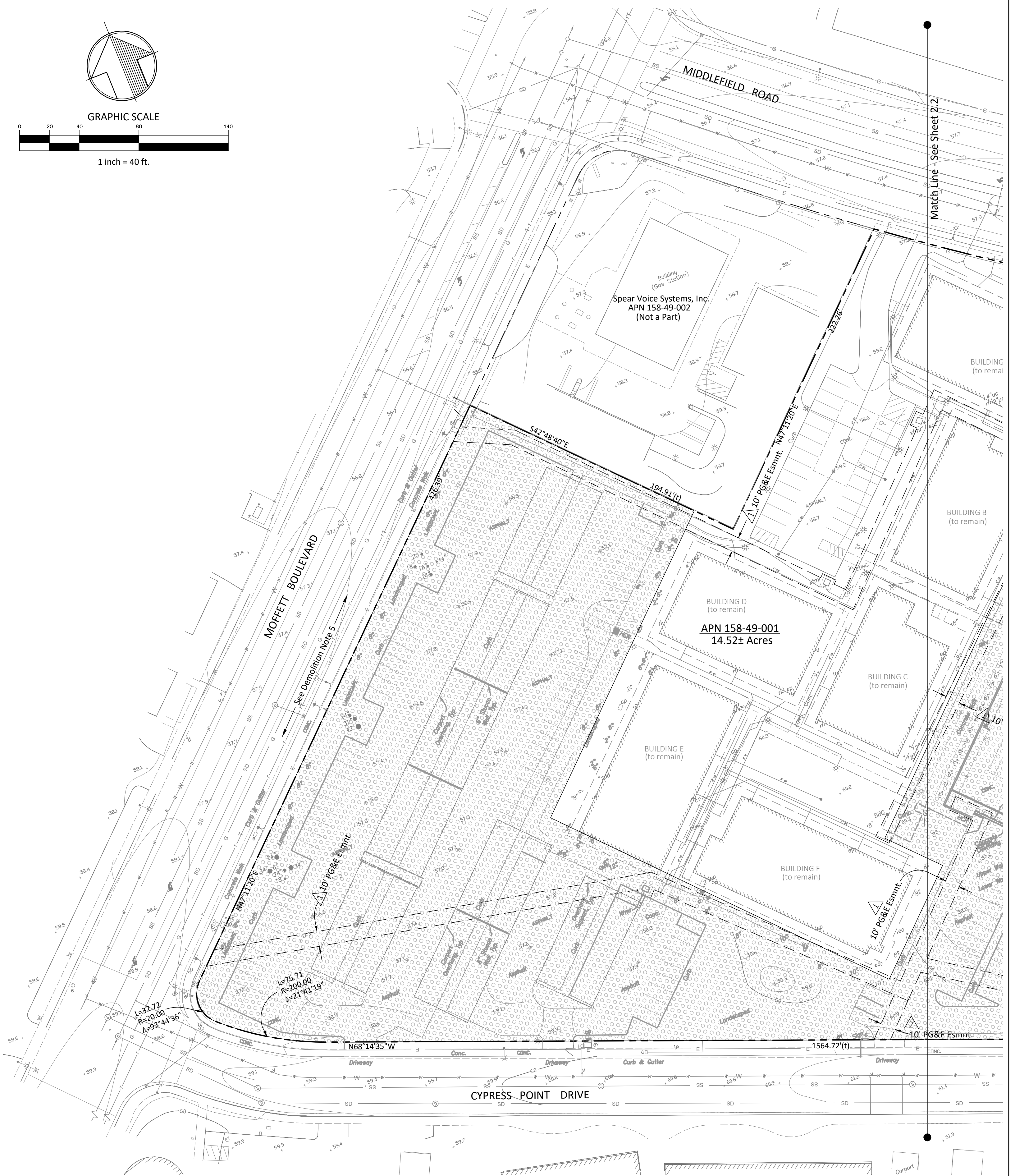
DATE	Oct. 27, 2021
SCALE	1" = 100'
JOB NO.	515073.21
SHEET NO.	1.1
of 11 Sheets	



GRAPHIC SCALE

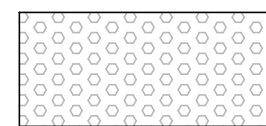


1 inch = 40 ft.



Match Line - See Sheet 2.2

Demolition Notes



Denotes area subject to substantial demolition of structures, surface improvements, and utilities.

Easement Notes

Easements shown hereon are based upon the Preliminary Title Report prepared by First American Title Company as order no. 761570CA1 dated August 12, 2021.

- 1) 10 foot wide (and varies) easement in favor of PG&E for various underground and surface facilities as described in Book 8553 of Official Records at Page 547. Location of easement shown hereon. This easement will be modified as required by PG&E and the City of Mountain View to facilitate the new building construction.
- 2) 10 foot wide easement in favor of PG&E for various underground and surface facilities as described in Book 9182 of Official Records at Page 284. Location of easement shown hereon.

- 1) All existing apartment/dwelling units are to remain.
- 2) Demolition consists of removal of parking areas and carports, surface improvements such as hardscape and landscape areas, and select utilities. Additionally, demolition of the existing club house/leasing facility, parking structure, and all improvements on the future City park parcel will be demolished.
- 3) Existing utilities required for the continued operation of the existing apartment buildings will remain in place or be reconstructed as project requirements dictate.
- 4) Appropriate easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.
- 5) Existing overhead utilities (electric, phone, catv) to be undergrounded along Moffett Blvd. frontage.

DATE: Oct. 27, 2021
 SCALE: 1" = 40'
 JOB NO.: 515073.21
 SHEET NO.: **2.1**
 of 11 Sheets

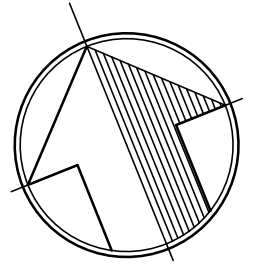


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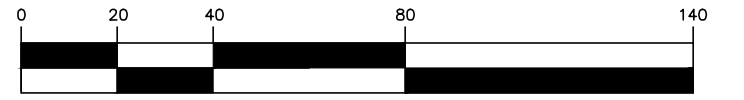
VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

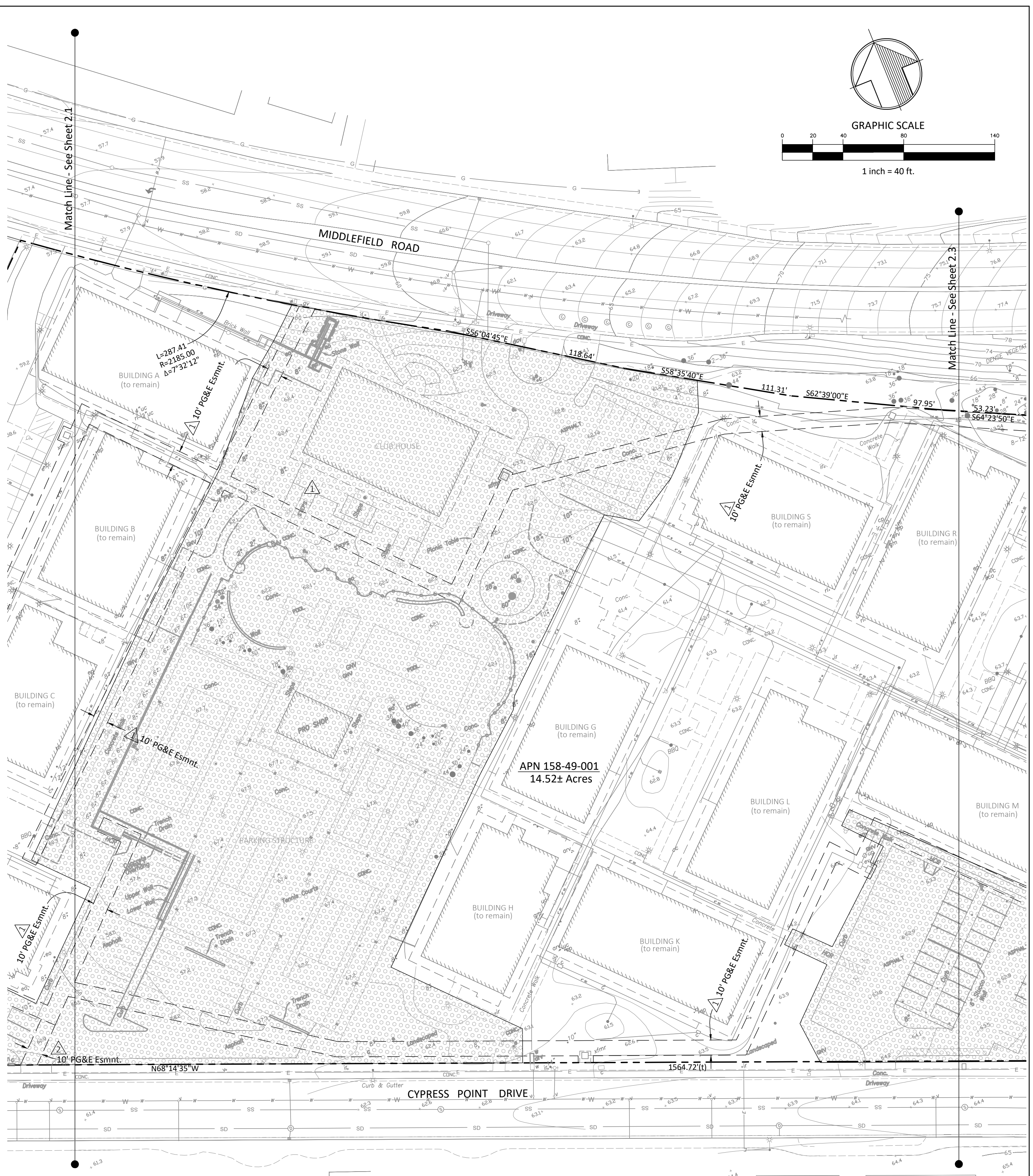
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EXISTING CONDITIONS AND DEMOLITION			
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REV.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



1 inch = 40 ft.

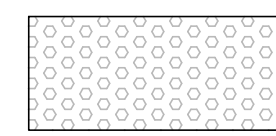


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Demolition Notes



Denotes area subject to substantial demolition of structures, surface improvements, and utilities.

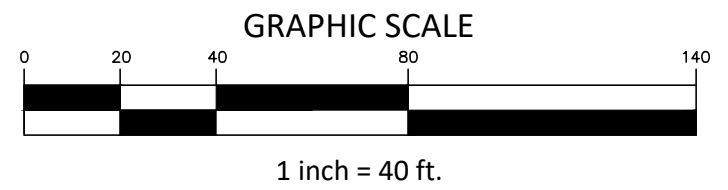
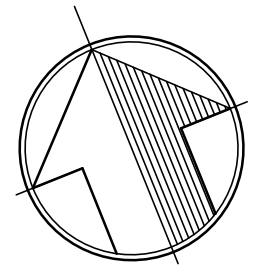
- 1) All existing apartment/dwelling units are to remain.
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- 3) Existing utilities required for the continued operation of the existing apartment buildings will remain in place or be reconstructed as project requirements dictate.
- 4) Appropriate easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.

DATE: Oct. 27, 2021
 SCALE: 1" = 40'
 JOB NO.: 515073.21
 SHEET NO.: 2.2
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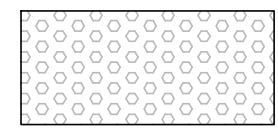
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VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
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Sheet Title		EXISTING CONDITIONS AND DEMOLITION		
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REV.	DATE	DESCRIPTION	BY	



Demolition Notes



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Easement Notes

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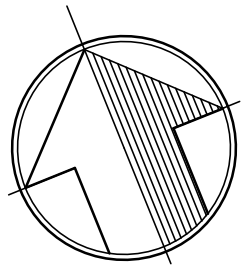
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of 11 Sheets
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 JOB NO. 515073.21
 DATE Oct. 27, 2021
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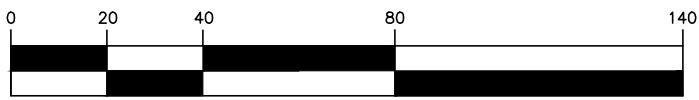
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VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
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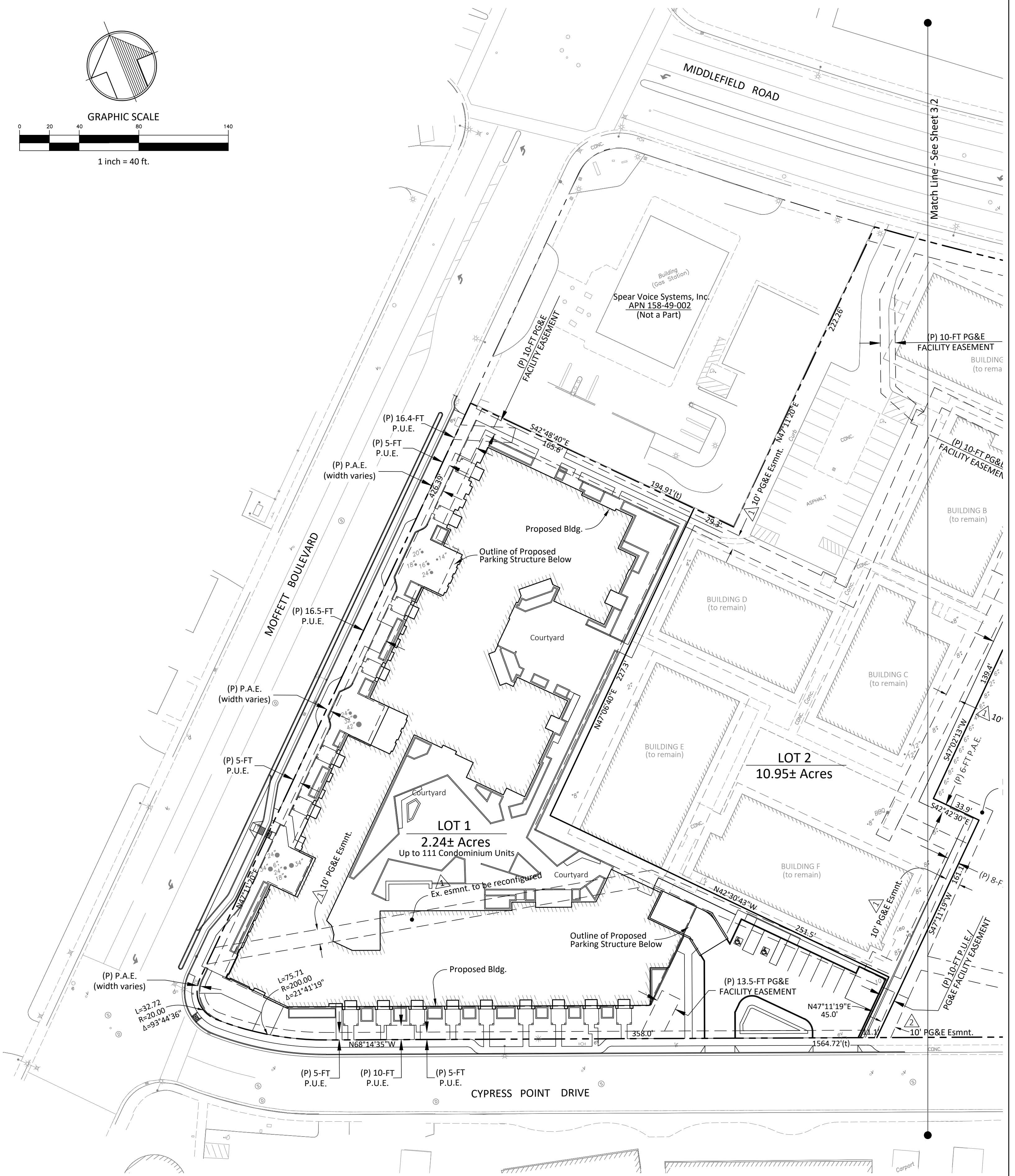
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EXISTING CONDITIONS AND DEMOLITION			
REV.	DATE	DESCRIPTION	BY
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GRAPHIC SCALE



1 inch = 40 ft.



NOTES:

1) This Vesting Tentative Map is for condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, and include the construction of up to 212 new rental apartment units. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.

2) This Vesting Tentative Map is being processed concurrently with a Development Application for the Avalon Middlefield project. Refer to the concurrent application materials for additional information and specifics regarding proposed improvements associated with this subdivision.

3) Appropriate additional easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.

LEGEND

- PROPERTY LINE - Existing
- PROPERTY LINE - Proposed
- EASEMENT LINE

Easement Legend

- 10 foot wide (and varies) PG&E Easment per 8553 O.R. 547.
- 10 foot wide PG&E Easment per 9182 O.R. 284.
- (P) Proposed Easement, type and width as noted.
- P.A.E. Pedestrian Access Easement (for public sidewalk where needed)
- P.U.E. Public Utility Easement

Easement Note:

In addition to the specific existing and proposed utility easements depicted hereon, private blanket or specific easements over common areas within Lots 1 and 2 will be provided to facilitate vehicular and pedestrian access, and private utilities as required.

DATE: Oct. 27, 2021
 SCALE: 1" = 40'
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 SHEET NO.: 3.1
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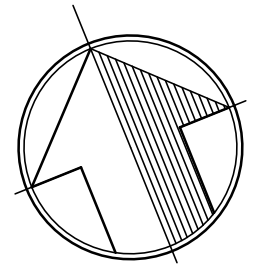
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VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

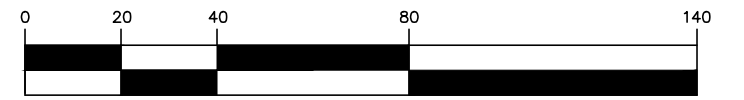
Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title **PROPOSED LOT CONFIGURATION**

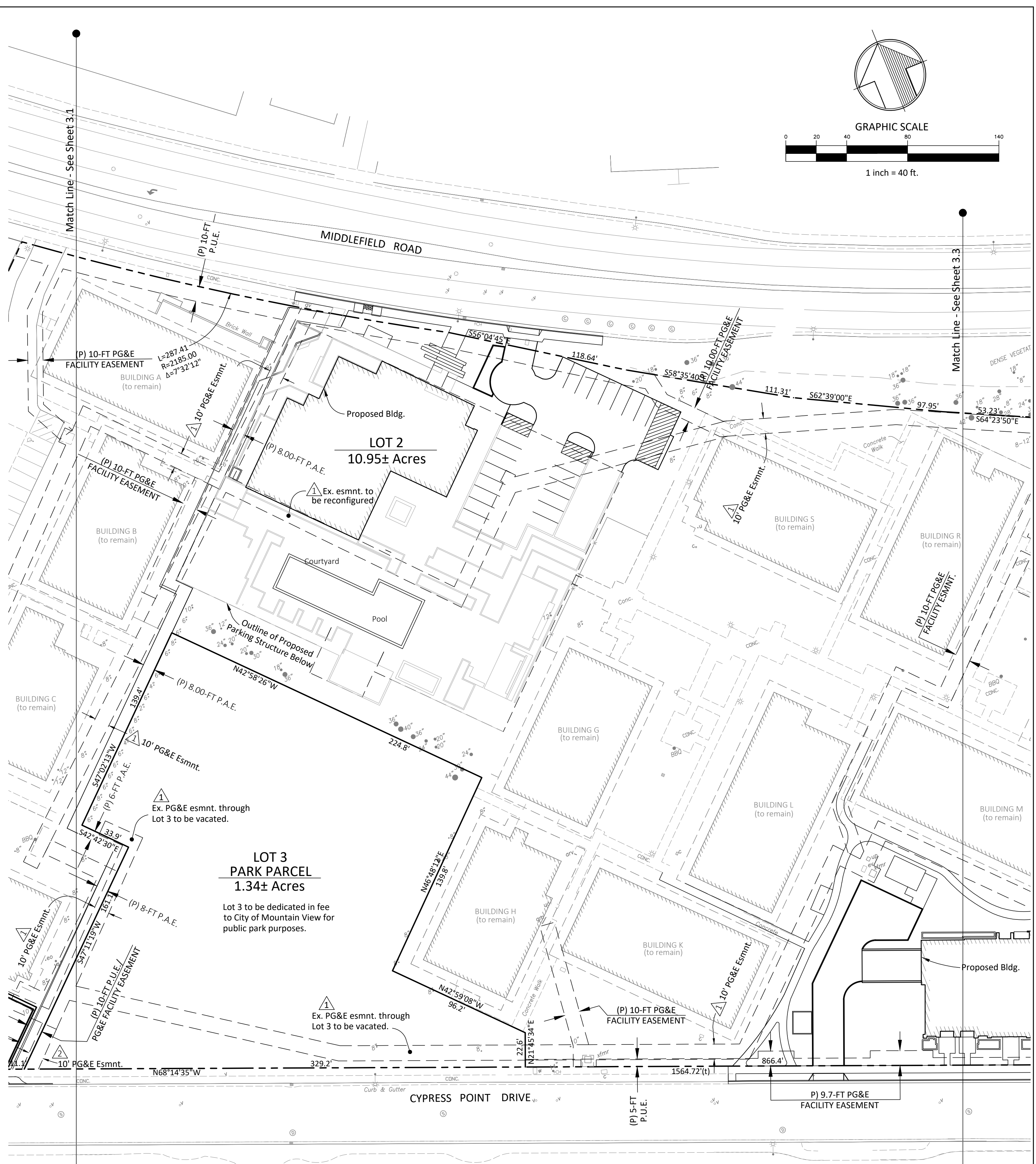
REV.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



1 inch = 40 ft.



NOTES:

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LEGEND

- — — — — PROPERTY LINE - Existing
- — — — — PROPERTY LINE - Proposed
- - - - - EASEMENT LINE

Easement Legend

- ① 10 foot wide (and varies) PG&E Easement per 8553 O.R. 547.
- ② 10 foot wide PG&E Easement per 9182 O.R. 284.
- (P) Proposed Easement, type and width as noted.
- P.A.E. Pedestrian Access Easement (for public sidewalk where needed)
- P.U.E. Public Utility Easement

Easement Note:

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of 11 Sheets
 SHEET NO. **3.2**
 JOB NO. 515073.21
 SCALE 1" = 40'
 DATE Oct. 27, 2021



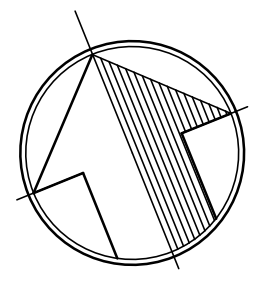
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VESTING TENTATIVE MAP
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AVALON MIDDLEFIELD

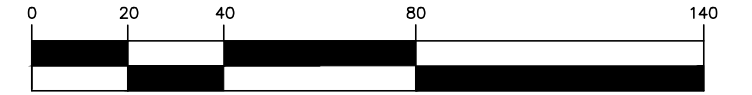
Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title **PROPOSED LOT CONFIGURATION**

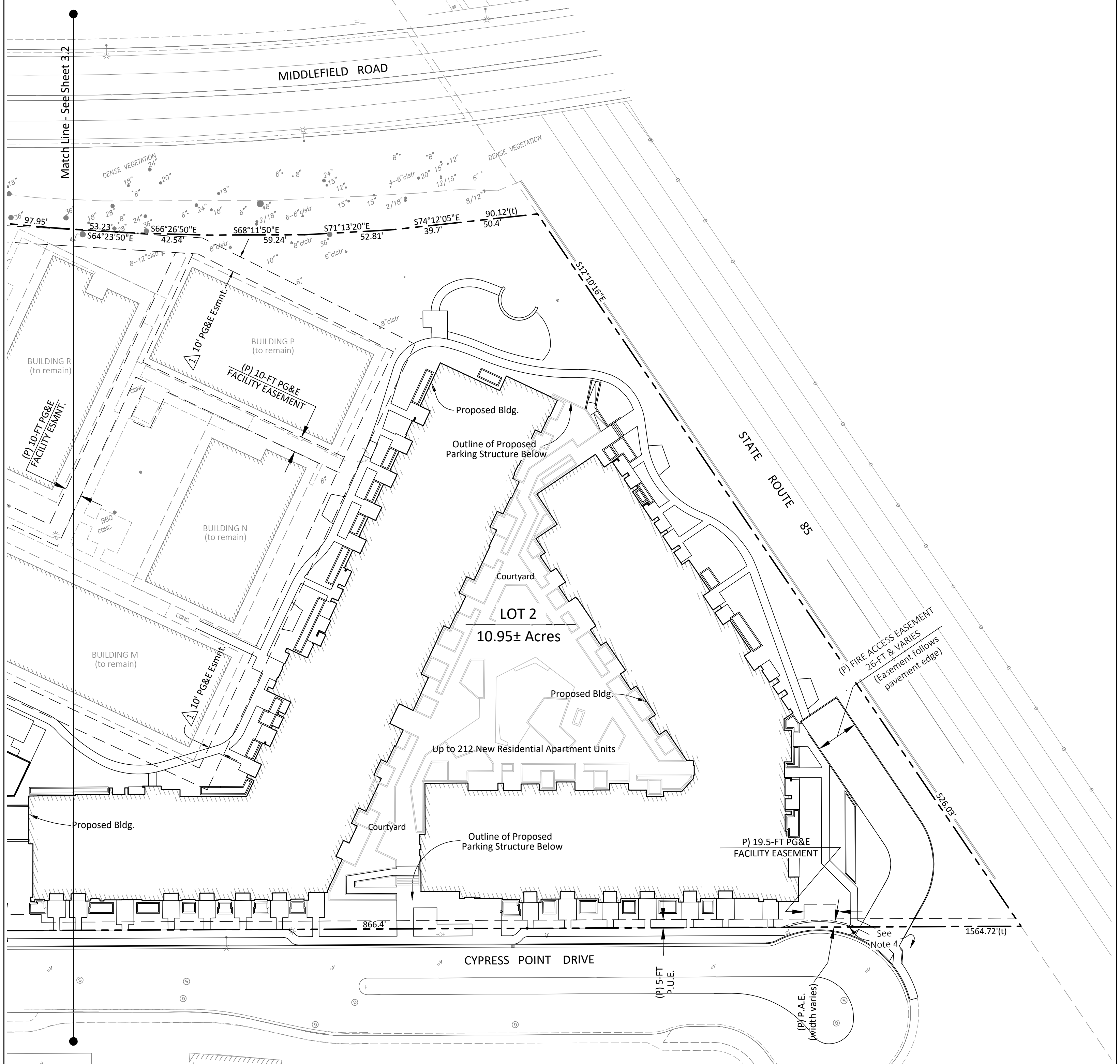
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- 4) This area may be subject to an Encroachment Permit or similar instrument for future maintenance at City's discretion.

LEGEND

- PROPERTY LINE - Existing
- PROPERTY LINE - Proposed
- EASEMENT LINE

Easement Legend

- 10 foot wide (and varies) PG&E Easment per 8553 O.R. 547.
- 10 foot wide PG&E Easement per 9182 O.R. 284.
- (P) Proposed Easement, type and width as noted.
- P.A.E. Pedestrian Access Easement (for public sidewalks)
- P.U.E. Public Utility Easement

Easement Note:

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of 11 Sheets
 SHEET NO. **3.3**
 JOB NO. 515073.21
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 DATE Oct. 27, 2021

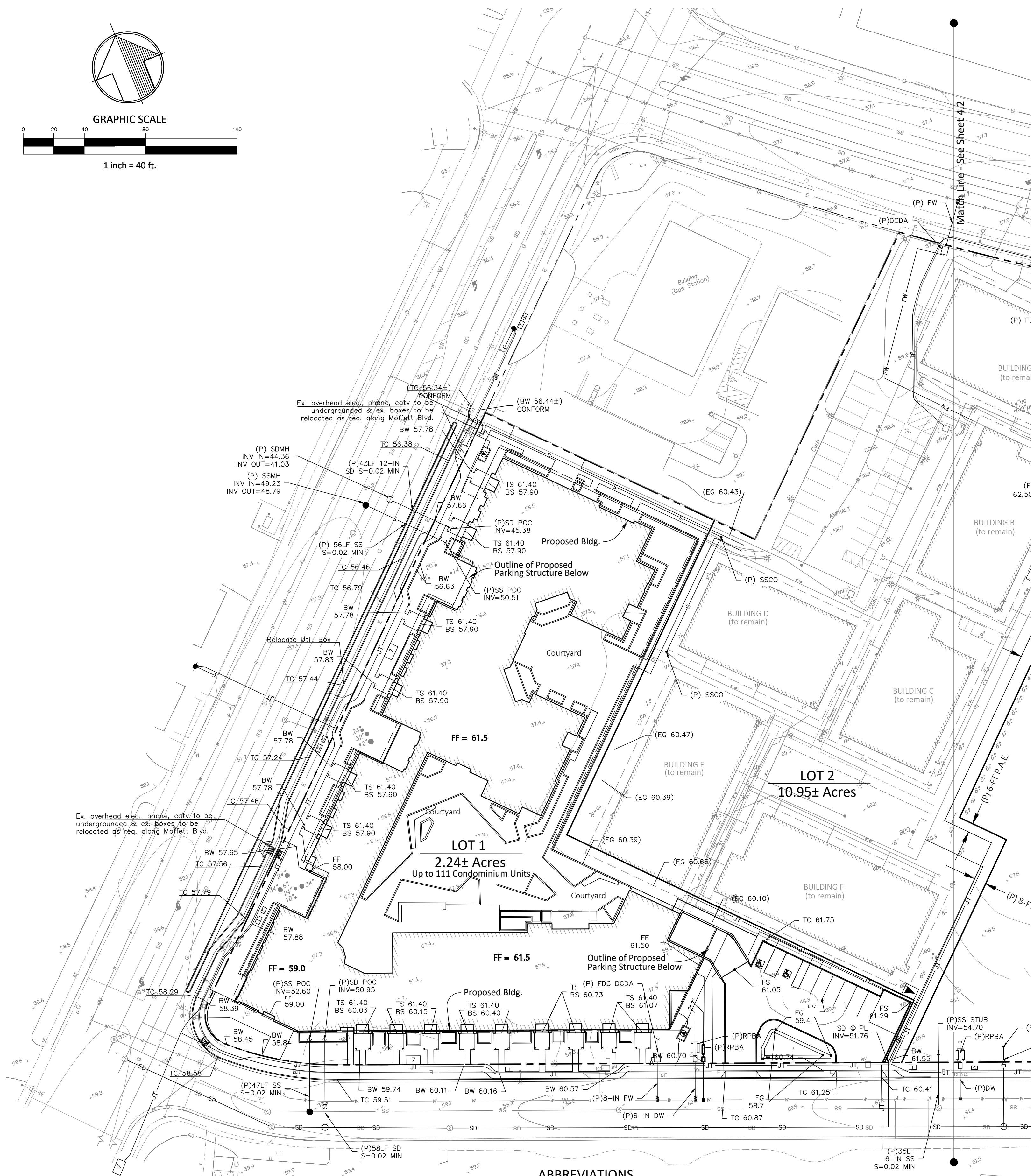
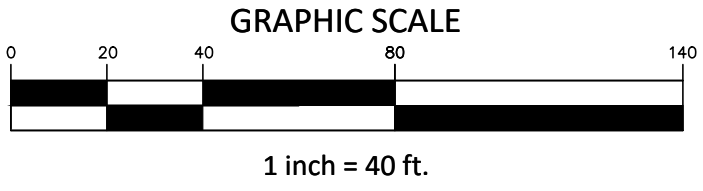
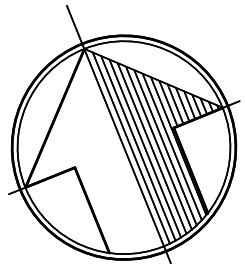


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VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

Being a division of Parcel A per Book 237 of Maps, Page 30
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 555 West Middlefield City of Mountain View California

Sheet Title		PROPOSED LOT CONFIGURATION		
REV.	DATE	DESCRIPTION	BY	



ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
BS	BOTTOM OF STEPS
CO	CLEANOUT
DI	DROP INLET
DCDA	DBL. CHECK DETECTOR ASSY.
DW	DOMESTIC WATER
E	ELECTRICAL
EG	EXISTING GRADE
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FW	FIRE WATER
IRRG	IRRIGATION
G	GAS
JT	JOINT TRENCH
MH	MANHOLE
MIN	MINIMUM
RPBA	REDUCED PRESSURE BACKFLOW ASSY.
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STEPS
WV	WATER VALVE

LEGEND

---	PROPERTY LINE (Existing)
---	PROPERTY LINE (Proposed)
---	(E) SEWER LINE
---	(E) STORM DRAIN LINE
---	(E) WATER LINE
---	(E) FIRE WATER LINE
---	(E) GAS LINE
---	(E) ELECTRICAL LINE
---	(E) SITE LIGHTING LINE
---	(E) TELEPHONE LINE
---	(E) CABLE TV LINE
●	(P) SEWER MANHOLE
○	(P) STORM MANHOLE
■	(P) TRANSFORMER

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of 11 Sheets

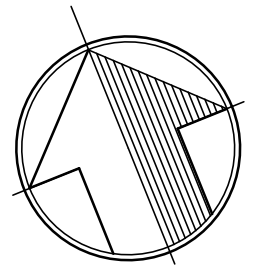
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DATE: Oct. 27, 2021
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 JOB NO.: S1507321
 SHEET NO.: 4.1

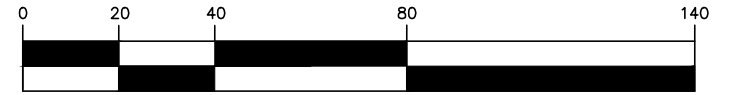
VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title: **CONCEPTUAL GRADING AND UTILITY PLAN**

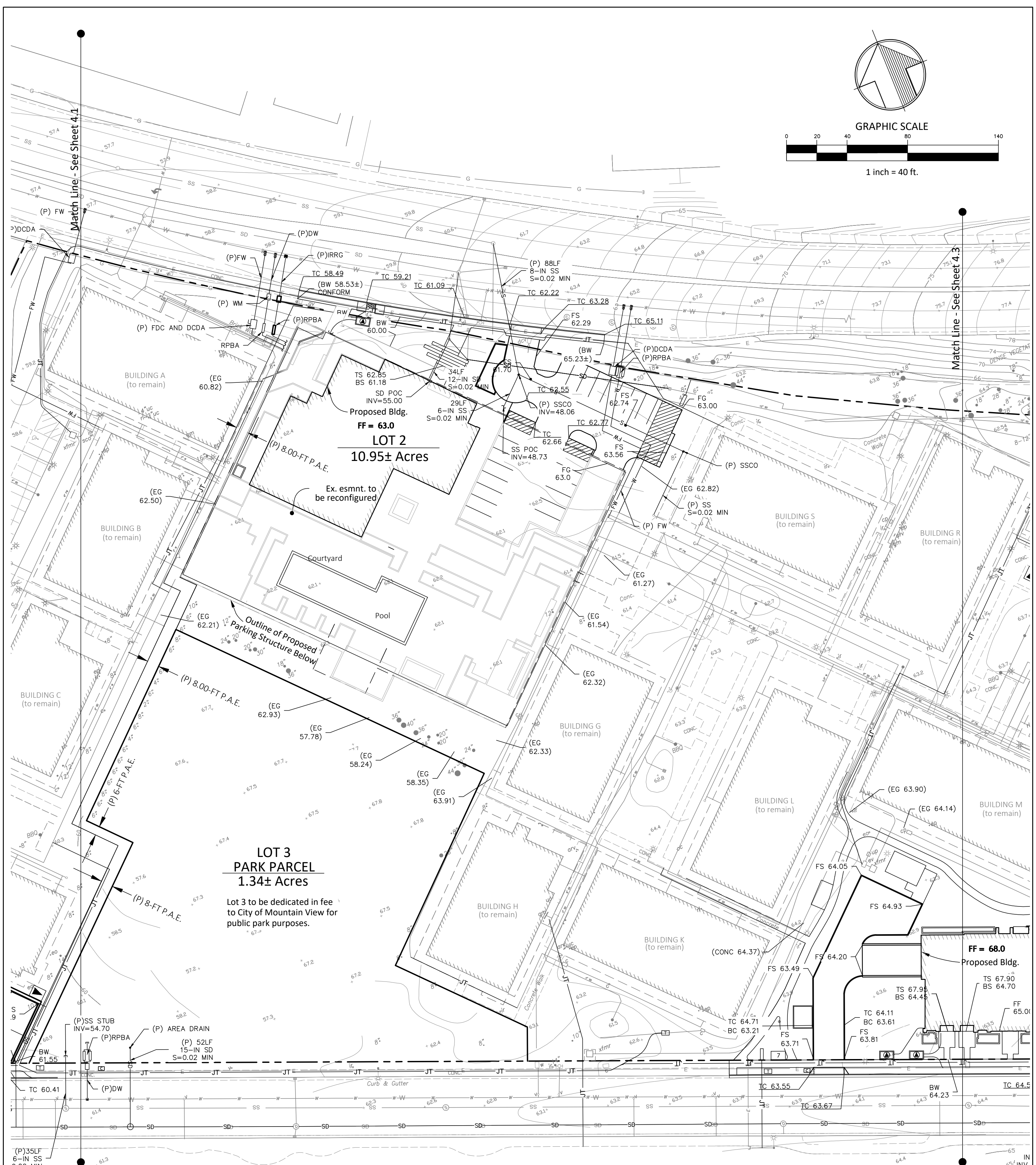
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REV.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



1 inch = 40 ft.



**LOT 3
PARK PARCEL
1.34± Acres**
Lot 3 to be dedicated in fee to City of Mountain View for public park purposes.

**LOT 2
10.95± Acres**

Match Line - See Sheet 4.3

Match Line - See Sheet 4.1

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
BS	BOTTOM OF STEPS
CO	CLEANOUT
DI	DROP INLET
DCDA	DBL. CHECK DETECTOR ASSY.
DW	DOMESTIC WATER
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LEGEND

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---	(E) SEWER LINE
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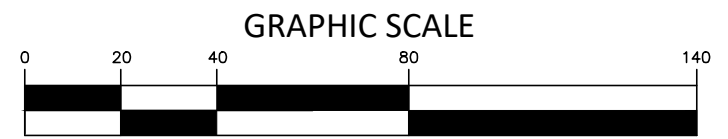
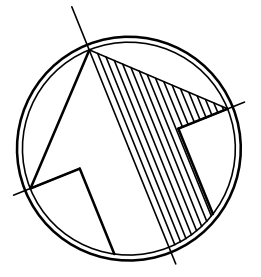
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DATE: Oct. 27, 2021
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JOB NO.: 15073.21
SHEET NO.: 4.2

MOUNTAIN PACIFIC SURVEYS
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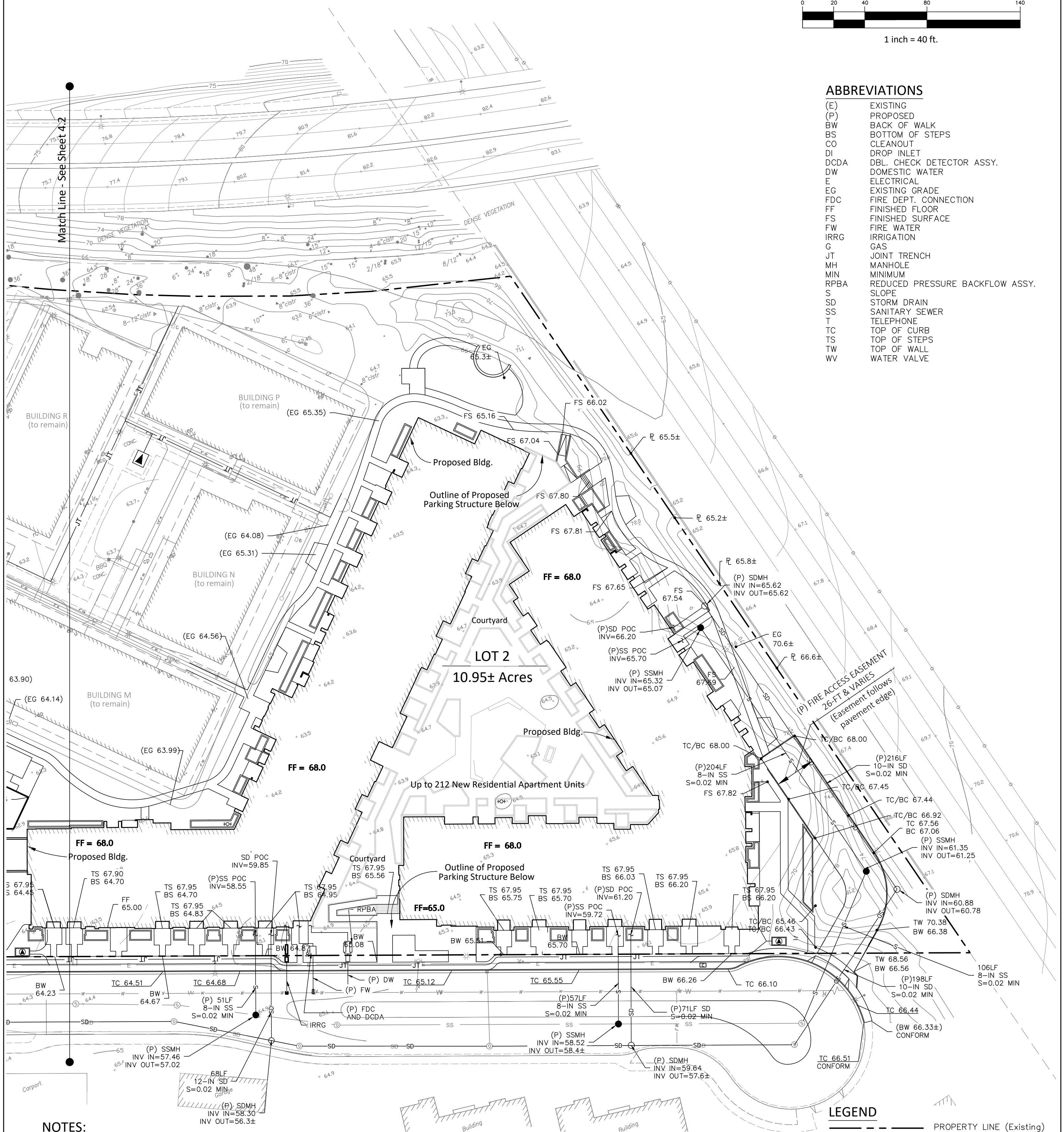
VESTING TENTATIVE MAP
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Sheet Title		CONCEPTUAL GRADING AND UTILITY PLAN	
△			
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REV.	DATE	DESCRIPTION	BY



ABBREVIATIONS

(E)	EXISTING
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BW	BACK OF WALK
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T	TELEPHONE
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TW	TOP OF WALL
WV	WATER VALVE



NOTES:

1) This Vesting Tentative Map is for condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, and include the construction of up to 212 new rental apartment units. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.

2) This Vesting Tentative Map is being processed concurrently with a Development Application for the Avalon Middlefield project. Refer to the concurrent application materials for additional information and specifics regarding proposed improvements associated with this subdivision.

3) Appropriate additional easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.

LEGEND

	PROPERTY LINE (Existing)
	PROPERTY LINE (Proposed)
	(E) SEWER LINE
	(E) STORM DRAIN LINE
	(E) WATER LINE
	(E) FIRE WATER LINE
	(E) GAS LINE
	(E) ELECTRICAL LINE
	(E) SITE LIGHTING LINE
	(E) TELEPHONE LINE
	(E) CABLE TV LINE
	(P) SEWER MANHOLE
	(P) STORM MANHOLE
	(P) TRANSFORMER

of 11 Sheets

SHEET NO. **4.3**

DATE: Oct. 27, 2021

SCALE: 1" = 40'

JOB NO. 515073.21

MOUNTAIN PACIFIC SURVEYS

1735 Enterprise Dr, Suite 109
Fairfield, CA 94533

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VESTING TENTATIVE MAP
For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

Being a division of Parcel A per Book 237 of Maps, Page 30
Assessor's Parcel No. 158-49-001
555 West Middlefield City of Mountain View California

Sheet Title		CONCEPTUAL GRADING AND UTILITY PLAN	
REV.	DATE	DESCRIPTION	BY