

PRELIMINARY PARCEL MAP

590 CASTRO STREET

BEING A MERGER OF PARCELS ONE AND THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 25, 2019 AS DOCUMENT NO. 2428852 OF OFFICIAL RECORDS, SANTA CLARA COUNTY, AND LYING WITHIN THE

CITY OF MOUNTAIN VIEW
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
JANUARY, 2022



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

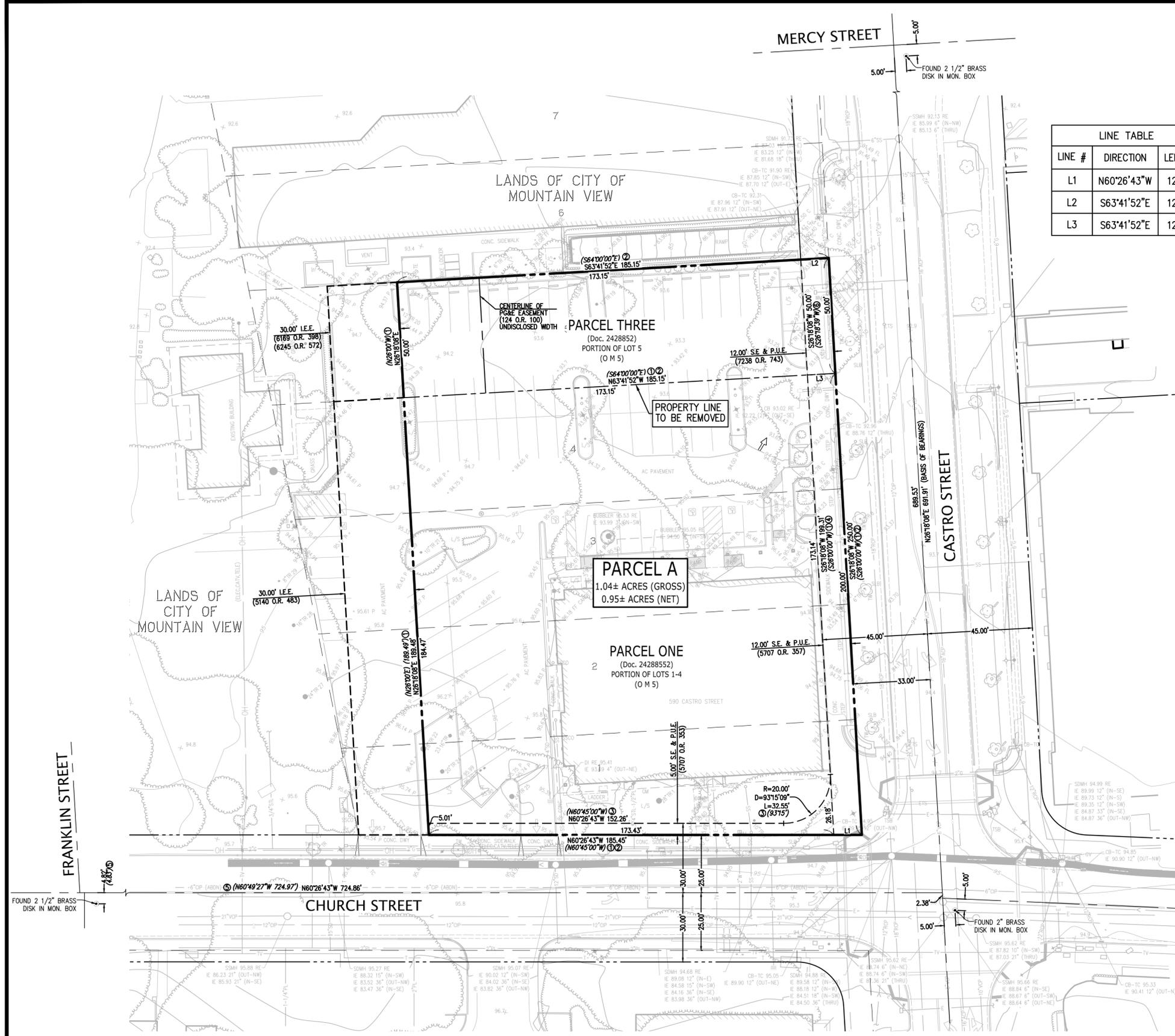
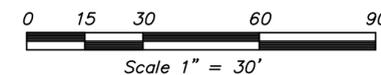
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°26'43"W	12.02'
L2	S63°41'52"E	12.00' (S63°41'21"E)ⓐ
L3	S63°41'52"E	12.00' (S63°41'21"E)ⓐ

NOTES

- OWNER/SUBDIVIDER: SI 69, LLC
599 CASTRO STREET, SUITE 400
MOUNTAIN VIEW, CA 94041
- ENGINEER: KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
(408) 727-6665
CONTACT: RYAN M. AMAYA
- APN: 158-10-033
- EXISTING USE: COMMERCIAL
- PROPOSED USE: OFFICE AND RETAIL
- EXISTING ZONING: PLANNED COMMUNITY/PRECISE PLAN, DOWNTOWN
PRECISE PLAN (P19), AREA I-CIVIC CENTER BLOCK
- PROPOSED ZONING: NO CHANGE
- GENERAL PLAN: DOWNTOWN MIXED-USE
- EXISTING # OF LOTS: 2
- PROPOSED # OF LOTS: 1
- EXISTING ACREAGE: 1.04± ACRES (GROSS)
0.95± ACRES (NET)
- PROPOSED ACREAGE: NO CHANGE
- NO NEW STREET NAMES ARE INVOLVED.
- BASIS OF BEARINGS:
THE BEARING OF NORTH 26°18'08" EAST TAKEN ON THE CENTER LINE OF CASTRO STREET AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2016, IN BOOK 901 OF MAPS AT PAGES 8-10, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- UTILITIES:
WATER SUPPLY: CITY OF MOUNTAIN VIEW
SANITARY SEWER: CITY OF MOUNTAIN VIEW

REFERENCES

- ⓐ CORPORATION GRANT DEED (DOC. NO. 2462166)
- ⓑ MAP OF THE OAKS SUBDIVISION (O M 5)
- ⓒ EASEMENT (5707 O.R. 353)
- ⓓ EASEMENT (5707 O.R. 357)
- ⓔ RECORD OF SURVEY (891 M 24)
- ⓕ STREET EASEMENT DEED (7238 O.R. 743)
- ⓖ GRANT DEED (5140 O.R. 483)



EXISTING CONDITIONS

JOB: A17173 SHEET 1 OF 3 SHEETS

PRELIMINARY PARCEL MAP

590 CASTRO STREET

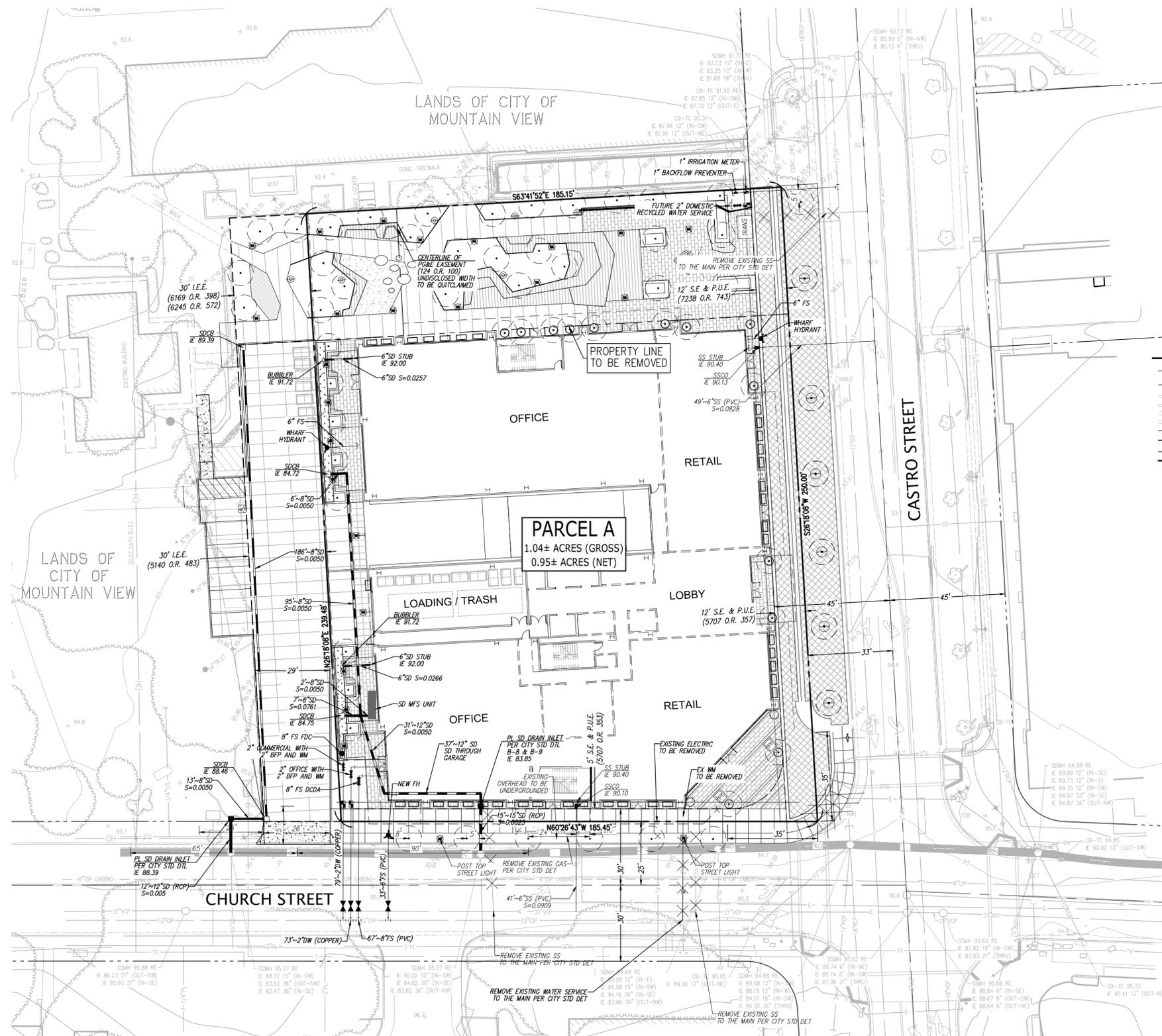
BEING A MERGER OF PARCELS ONE AND THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 25, 2019 AS DOCUMENT NO. 2428552 OF OFFICIAL RECORDS, SANTA CLARA COUNTY, AND LYING WITHIN THE

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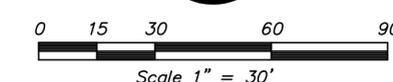


LEGEND

	BUILDING LINE
	CENTERLINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DRIVEWAY
	EASEMENT LINE
	STREET EASEMENT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
	CONTOUR LINE
	ELECTRIC LINE
	GAS LINE-VALVE & METER
	SANITARY SEWER-MANHOLE & CLEANOUT
	SANITARY SEWER OVER 24" DIAMETER
	STORM DRAIN-MANHOLE & CATCH BASIN
	STORM DRAIN OVER 24" DIAMETER
	WATER LINE & VALVE
	OVERHEAD POWER LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	STORM DRAIN-MANHOLE & CATCH BASIN
	BACKFLOW PREVENTION DEVICE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GUY ANCHOR
	GAS METER
	ACCESSIBLE SYMBOL
	HOSEBIB
	POST INDICATOR VALVE
	TRAFFIC SIGNAL POLE
	SIGN
	UTILITY BOX
	WATER VALVE
	MONITORING WELL

ABBREVIATIONS

ABDN	ABANDONED
AC	ASPHALTIC CONCRETE
BL	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CF	CALCULATED FROM
DI	DROP INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRICAL
EM	ELECTRIC METER
ESMT	EASEMENT
ETS	ELECTRICAL TESTING STATION
EV	ELECTRIC VAULT
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOWLINE
FW	FACE OF WALL
GM	GAS METER
GV	GAS VALVE
IE	INVERT ELEVATION
I.E.E.	INGRESS/EGRESS EASEMENT
IB	IRRIGATION BOX
L/S	LANDSCAPE
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
P.U.E.	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
(PP)	PER PLAN
RE	RIM ELEVATION
S.E.	STREET EASEMENT
SE	SOUTHEAST
SF	SQUARE FEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SW	SOUTHWEST
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
UB	UTILITY BOX
WM	WATER METER



PROPOSED CONDITIONS

JOB: A17173 SHEET 2 OF 3 SHEETS

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Number	Name	DSH	Heritage	TPZ	Disposition	Condition	Location	Suitable for Preservation
1	Cypress	33.5"	Yes	28-feet	Remove	Fair	Site of building	No
2	Crape myrtle	2.8"	No	3-feet	Remove	Fair to Good	Street tree	Yes
3	London plane Tree	10.2"	No	9-feet	Remove	Fair	Site of building	No
4	London plane Tree	12.5"	No	11-feet	Remove	Fair	Site of building	No
5	Crape myrtle	5.1"	No	5-feet	Retain	Fair	Street tree	Yes
6	Chinese pistache	6.1"	No	5-feet	Retain	Fair to Good	Street tree	Yes
7	Chinese pistache	6.8"	No	6-feet	Retain	Fair to Good	Street tree	Yes
8	Chinese pistache	5.7"	No	5-feet	Retain	Fair	Street tree	Yes
9	Chinese pistache	5.7"	No	5-feet	Retain	Fair to Good	Street tree	Yes
10	Chinese pistache	4.3"	No	4-feet	Retain	Fair	Street tree	Yes
11	Chinese pistache	5.6"	No	5-feet	Retain	Fair to Good	Street tree	Yes
12	London plane Tree	19.9"	Yes	17-feet	Remove	Fair	Parking lot island	No
13	London plane Tree	16.0"	Yes	14-feet	Remove	Fair	Parking lot island	No
14	London plane Tree	8.7"	No	8-feet	Remove	Poor to Fair	Parking lot island	No
15	London plane Tree	15.7"	Yes	13-feet	Remove	Fair	Parking lot island	No
16	Deodar cedar	35.6"	Yes	30-feet	Remove	Fair	Parking lot island	No
17	London plane Tree	8.6"	No	8-feet	Remove	Poor to Fair	Parking lot island	No
18	London plane Tree	9.6"	No	8-feet	Remove	Fair	Parking lot island	No
19	London plane Tree	11.8"	No	10-feet	Remove	Fair	Parking lot island	No
20	London plane Tree	14.6"	No	12-feet	Remove	Fair	Parking lot island	No
21	Crape myrtle	7.1"	No	6-feet	Remove	Fair to Good	Parking lot island	Yes
22	Coast redwood	39.9"	Yes	34-feet	Remove	Fair	Parking lot island	No
23	Coast redwood	18.8"	Yes	16-feet	Remove	Fair	Parking lot island	No
24	Coast redwood	26.2"	Yes	22-feet	Remove	Fair	Parking lot island	No
25	Cork oak	28.0"	Yes	24-feet	Remove	Fair	Parking lot island	No
26	Crape myrtle	2.1"	No	2-feet	Remove	Fair	Street tree	No
27	Valley oak	30.3"	Yes	26-feet	Retain	Poor	Adjacent property	No
28	Flowering cherry	17.9"	Yes	15-feet	Retain	Poor to Fair	Adjacent property	No
29	Flowering cherry	9.0"	No	8-feet	Retain	Fair	Adjacent property	Yes
30	California black walnut	46.4"	Yes	39-feet	Retain	Poor	Adjacent property	No
31	Dawn redwood	12.8"	No	11-feet	Retain	Fair to Good	Adjacent property	Yes
32	Crape myrtle	7.8"	No	7-feet	Retain	Fair to Good	Adjacent property	Yes
33	Crape myrtle	7.0"	No	6-feet	Retain	Fair to Good	Adjacent property	Yes
34	Crape myrtle	5.6"	No	5-feet	Retain	Fair to Good	Adjacent property	Yes
35	Crape myrtle	6.4"	No	6-feet	Retain	Fair to Good	Adjacent property	Yes

Prepared By:
McCLENAHAN CONSULTING, LLC
John H. McClenahan
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists
Revised January 21, 2022

TREE SURVEY

JOB: A17173 SHEET 3 OF 3 SHEETS