

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2014

A RESOLUTION CONDITIONALLY APPROVING A TENTATIVE MAP  
TO SUBDIVIDE A 0.5-ACRE LOT INTO FOUR RESIDENTIAL LOTS  
AND TWO COMMON LOTS FOR A SHARED DRIVEWAY  
AND LANDSCAPING AT 129 ADA AVENUE

WHEREAS, an application has been received for a Tentative Subdivision Map to subdivide one existing lot into four residential lots and two common lots for a shared driveway and landscaping at 129 Ada Avenue, APN 160-45-002, located in the R3 Zoning District; and

WHEREAS, on February 26, 2014, the Subdivision Committee considered this request and recommended the Tentative Map be approved subject to the attached conditions of approval; and

WHEREAS, on April 8, 2014, a duly noticed Public Hearing was held by the City Council on the project and staff and public comments, if any, were received and considered; and

WHEREAS, an addendum to the previously approved Mitigated Negative Declaration for 135 Ada Avenue was prepared for the proposed project pursuant to the requirements of the California Environmental Act (CEQA) and was considered by the City Council;

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

1. That the Council hereby finds and determines that the City Council adopts the addendum to the Mitigated Negative Declaration for 135 Ada Avenue because 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 into the project.

2. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government 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 of the City, including all required elements therein and with any specific plans of the City applicable to said property.

3. That the Tentative Map for 129 Ada Avenue is hereby approved subject to the subdivider's compliance with all of those conditions of approval as required by the Subdivision Committee and attached hereto and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

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NM/7/RESO  
819-04-08-14r-E

**SUBDIVISION CONDITIONS**  
**APPLICATION NO.: 172-13-TM**  
**129 ADA AVENUE**

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 a current preliminary title report and signed survey calculations.
2. **MAP DOCUMENTS:** Submit a subdivision guarantee, County Tax Collector's letter regarding unpaid taxes or assessments, and subdivision security if there are unpaid taxes or special assessments prior to the approval and recordation of the map.
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 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.
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" by 11" 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. **SUBDIVISION FEES:** Pay all subdivision fees due, including park land dedication fee (approximately \$15,000 to \$25,000 per unit), in accordance with the

rates in effect at the time of payment prior to the approval of the final map. 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.

7. **STREET DEDICATION:** Dedicate a public street on the face of the map to widen Minaret Avenue, 30' from the centerline of the street.
8. **STREET DEDICATION:** Dedicate a public street on the face of the map to widen Ada Avenue an additional 5'.
9. **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.
10. **PUBLIC ACCESS EASEMENT:** Dedicate a sidewalk easement around the existing oak tree to the satisfaction of the Public Works Director.
11. **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 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.
12. **CC&Rs, PARKING PROHIBITION:** Parking shall be prohibited within the common driveways, excluding approved guest parking, as the parking would obstruct the use of the driveway. These parking prohibitions shall be stated within the CC&Rs. Submit a copy of the CC&Rs with this provision highlighted to the Public Works Department for review and approval. The common driveway shall be signed and/or striped as "No Parking" or "No Parking – Fire Lane."
13. **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 CC&Rs. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for review and approval.

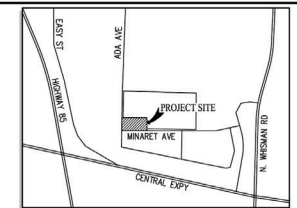
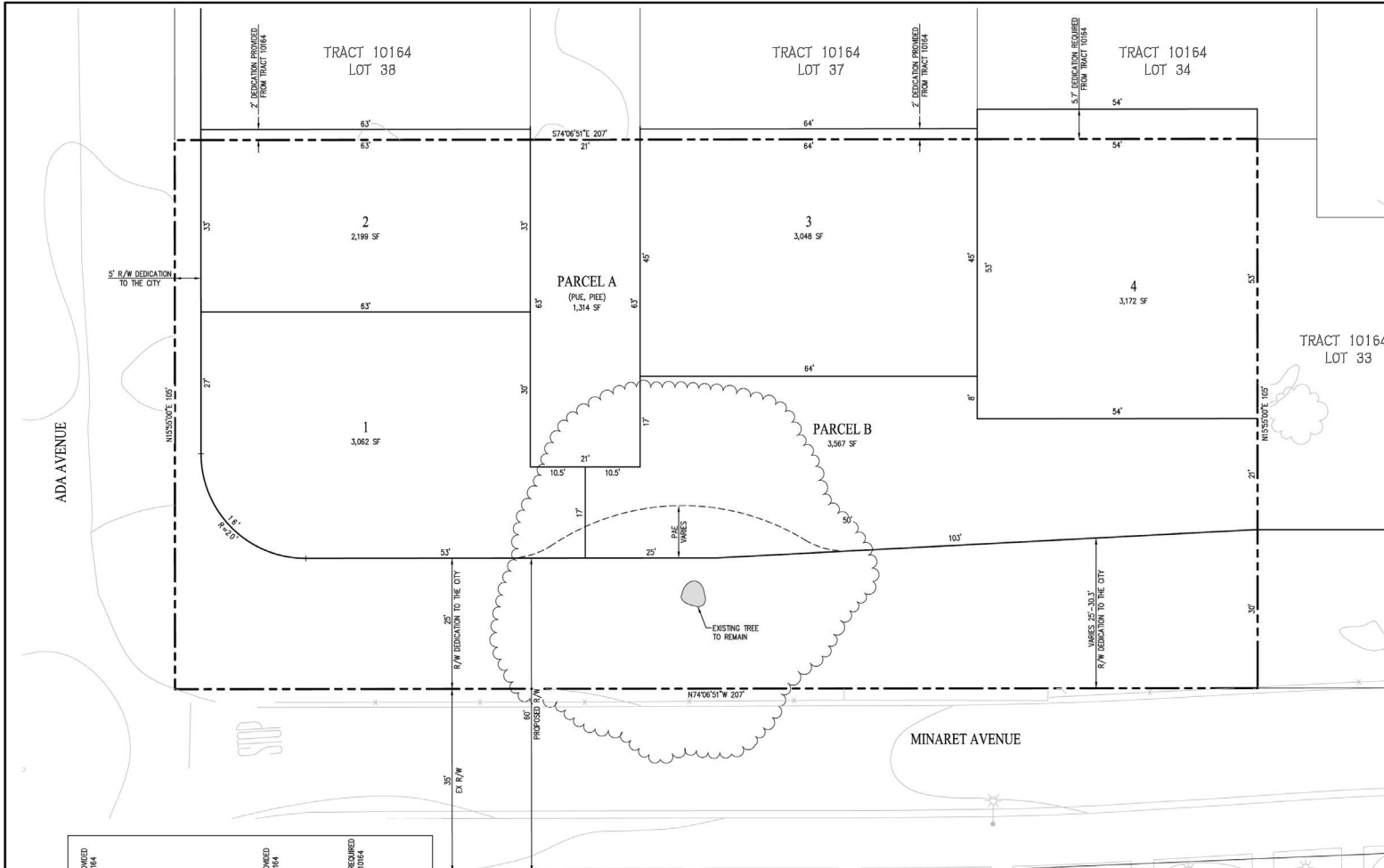
14. **CC&Rs, GARBAGE PICKUP:** The CC&Rs shall include a provision stating that the homeowners are responsible for bringing their garbage cans, toters, and recycling bins to the curb along the public street on garbage collection days. A copy of the CC&Rs with this provision marked or highlighted shall be submitted to the Public Works Department for review and approval.
15. **PUBLIC AND COMMON IMPROVEMENTS:** Install or reconstruct standard public and private improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include half-street construction of Minaret Avenue; new curb, gutter, and sidewalk on Ada Avenue; streetlight, storm, sewer, and water connections.
  - a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public and private improvements prior to the approval of the final map. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a letter of credit (150 percent) or certificate of deposit (150 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at <http://www.fms.treas.gov/c570/index.html>. 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 certificates of deposit are available at the Public Works Department.
  - b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the final map. The insurance coverage amounts are a minimum of One Million Dollars (\$1,000,000) commercial general liability, automobile liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.

16. **PUBLIC AND COMMON IMPROVEMENT PLANS:** Prepare public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, and the conditions of approval of the subdivision. The plans are to be drawn on 24" by 36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Improvement plans (nine sets), construction cost estimate, and copy of the current preliminary title report or property deed must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, 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.
17. **INFRASTRUCTURE QUANTITIES:** Submit a completed construction cost estimate form indicating the quantities of the improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans and stamped and signed.
18. **UNDERGROUNDING OF OVERHEAD SERVICES:** All new and existing electric, telephone, and cable television services serving the subdivision are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services are to be completed prior to issuance of an occupancy certificate for any new buildings within the subdivision. (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.)
19. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined with and made part of the improvement plans. Dedicate public utility easements that are necessary for the common utility on the final map.
20. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead telephone, electric, and cable television facilities fronting the property along 129 Ada Avenue, 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 an occupancy certificate for any new unit. All poles fronting the property are to be removed, with the exception of poles at the corners of the property that are needed to transition from the proposed underground utility lines fronting the subject property to the overhead utility lines fronting the adjacent properties. Prior to approval of the final map, subdivider shall sign an underground utility agreement and provide a performance bond or other suitable guarantee securing performance of the work in the estimated amount of the cost of underground work until such time as prepaid or secured contracts are entered into by the subdivider with PG&E, AT&T (SBC), and Comcast that provides for all of the required underground work. If the undergrounding requirement is waived, subdivider shall fulfill whatever substitute conditions the City shall impose prior to final map approval.

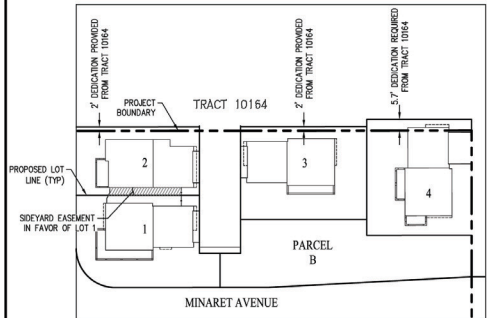
21. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.
22. **SURFACE DRAINAGE RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the residential buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
23. **SURFACE DRAINAGE:** Each residential lot shall be designed to drain toward the streets, alleys, common driveways, or common areas. The drainage system for the privately owned lots shall be designed such that the drainage system does 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).
24. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the PUD application, Application No. 171-13-PUD. 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.

NM/5/CDD  
819-01-02-14SD



#### GENERAL NOTES:

- OWNERS: BERTUCCO TRUST  
129 ADA AVENUE  
MOUNTAIN VIEW, CA 94040
- DEVELOPER: TRI-POINTE HOMES  
2010 CROW CANYON PLACE SUITE 380  
SAN RAMON, CA 94583  
(925) 804-2230
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94551  
(925) 866-0332  
GORDON ZANNI REG# 76794 EXPIRES 12/31/2014
- APN: 160-45-002
- SITE ADDRESS: 129 ADA AVENUE  
MOUNTAIN VIEW, CA 94043
- AREA BREAKDOWN:  
GROSS SITE AREA: 0.50 AC±  
AREA TO BE DEDICATED TO CITY: 0.14 AC±  
AREA TO BE OBTAINED FROM TRACT 10164: 0.013 AC±  
NET DEVELOPABLE AREA: 0.373 AC±
- EX ZONING: RS-3
- EX LAND USE: SINGLE FAMILY RESIDENTIAL
- GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (15-25 DU / ACRE)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- NUMBER OF UNITS: 4
- DENSITY: 10.8 DU / ACRE
- MINIMUM LOT SIZE: 2,189 SF (LOT 2)
- PARKING: 8 GARAGE  
0 GUEST
- UTILITIES:  
SEWER: CITY OF MOUNTAIN VIEW  
WATER: CITY OF MOUNTAIN VIEW  
STORM DRAIN: CITY OF MOUNTAIN VIEW
- FLOOD ZONE: LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP  
PANEL NO. 06085C0038A
- BENCHMARK: THE CITY OF MOUNTAIN VIEW BM NO. 111-16. ELEVATION  
86.435 (NAVD 83)
- BASIS OF BEARINGS: THE BASIS OF BEARINGS OF BEARINGS IS NORTH  
15°55'00" EAST ALONG THE CENTER LINE OF ADA AVENUE  
PER TRACT NO. 8968 (693 M 14).
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING  
FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF MOUNTAIN VIEW STANDARDS.
- ALL EXISTING TREES & STRUCTURES TO BE REMOVED EXCEPT AS NOTED.
- FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED  
SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- SEE TREE REPORT PREPARED BY HORT SCIENCE, INC DATED NOVEMBER 12, 2013  
FOR ALL EXISTING TREE INFORMATION.



TYPICAL SIDEYARD EASEMENTS  
FOR SINGLE FAMILY LOTS

PARCEL SUMMARY		
PARCEL #	AREA (SF)	DESCRIPTION
A	1,314	PRIVATE STREET
B	3,567	OPEN SPACE

LOT SUMMARY	
LOT #	AREA (SF)
1	3,062
2	2,199
3	3,048
4	3,172

#### SHEET INDEX

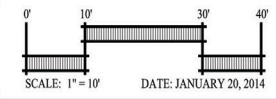
- C-1 LOTTING PLAN
- C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-3 PRELIMINARY UTILITY PLAN
- C-4 PRELIMINARY STORMWATER CONTROL PLAN
- C-5 PRELIMINARY GARBAGE PLAN

#### NOTES

- PUE'S WILL BE REQUIRED IN PARCEL A.
- PUBLIC WATER METER EASEMENTS WILL BE REQUIRED FOR ALL UNITS. SEE SHEET C-3 FOR TYPICAL LOCATION.
- STORM DRAIN EASEMENTS, PRIVATE ACCESS EASEMENTS AND WATER QUALITY EASEMENTS MAY BE REQUIRED ON PRIVATE LOTS.
- EXACT LOCATION OF ALL EASEMENTS WILL BE DETERMINED WITH FINAL DESIGN.

## VESTING TENTATIVE MAP AVELLINO II LOTGING PLAN

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA



Carlson, Barbee  
& Gibson, Inc.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94551  
(925) 866-0332  
FAX: (925) 866-8070  
SAN RAMON • LATHROP

SHEET NO.  
**C-1**  
OF 5 SHEETS