

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2020

A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 10504,  
982 BONITA AVENUE, ACCEPTING DEDICATIONS  
AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE

WHEREAS, on May 15, 2018, the City Council adopted Resolution No. 18214, Series 2018, approving the Tentative Map of the subdivision hereafter referred to; and

WHEREAS, the subdivider has filed with the City the Final Map for said subdivision entitled Tract No. 10504; and

WHEREAS, the City Council has received and considered a report dated April 28, 2020 from the Public Works Director recommending approval of said Final Map;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View as follows:

1. Pursuant to Section 28.32(b) of the Mountain View City Code and Section 66458 of the Government Code, the Council hereby finds that said Final Map conforms to all the requirements of the Subdivision Map Act and of Chapter 28 of the Mountain View City Code applicable at the time of approval of the Tentative Map, and all rulings made thereunder; and
2. Pursuant to Section 28.8 of the Mountain View City Code and Section 66473.5 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 the Open Space and Conservation Elements of the Environmental Management Chapter thereto, and with any applicable specific plans of the City; and
3. The Final Map of Tract No. 10504, 982 Bonita Avenue, attached hereto as Exhibit A, is hereby approved; and

4. Pursuant to Section 28.32(b) of the Mountain View City Code and Section 66477.1 of the Government Code, all offers of dedication of land for public use made by said Final Map are hereby accepted.

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WF/TS/1/ RESO  
923-04-28-20r

Exhibit: A. Final Map

**OWNER'S STATEMENT**

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR [UNDERGROUND] PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.) FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, PUBLIC UTILITIES, INCLUDING ELECTRIC, COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

I ALSO HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF MOUNTAIN VIEW ALL OF LOT A AS SHOWN UPON THIS MAP FOR PUBLIC STREET AND UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

OWNER: 982 BONITA AVENUE, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: JEB GROUP LLC, ITS SOLE MEMBER

BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAME: ALICE TONG

TITLE: MANAGING MEMBER

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)  
COUNTY OF \_\_\_\_\_)SS.

ON \_\_\_\_\_ 20\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION NUMBER.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA AT THE REQUEST OF LEA AND BRAZE ENGINEERING, INC.

FILE NO.: \_\_\_\_\_

FEE: \$ \_\_\_\_\_

PAID: \_\_\_\_\_

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

**CITY ACCEPTANCE STATEMENT**

I, LISA NATUSCH, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT IT'S REGULAR MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ MAKE ALL IT'S FINDINGS REQUIRED PURSUANT TO ARTICLE VII OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10504, AND DID ACCEPT, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, ALL PARCELS OF LAND AND EASEMENTS OFFERED TO THE CITY OF MOUNTAIN VIEW THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

DATE: \_\_\_\_\_

LISA NATUSCH, CITY CLERK,  
AND EX-OFFICIO CLERK OF THE CITY COUNCIL  
OF THE CITY OF MOUNTAIN VIEW,  
CALIFORNIA

RESOLUTION: \_\_\_\_\_

**CERTIFICATE OF DEDICATION**

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY LOT A TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

OWNER'S NAME: 982 BONITA AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 982 BONITA AVENUE

CITY/STATE: MOUNTAIN VIEW, CALIFORNIA

**GEOTECHNICAL (SOILS) REPORT**

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY MURRAY ENGINEERS INC. GEOTECHNICAL SERVICES, DATED JUNE 6, 2018, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF MOUNTAIN VIEW.

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON MAY 15, 2018, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

EDWARD ARANGO,  
CITY ENGINEER, CITY OF MOUNTAIN VIEW,  
SANTA CLARA COUNTY, CALIFORNIA  
R.C.E. 60299

DATE \_\_\_\_\_



I, TIMOTHY Y. KO, A LICENSED CIVIL ENGINEER FOR THE CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

TIMOTHY Y. KO  
R.C.E. 27089, EXPIRES ON MARCH 31, 2021

DATE \_\_\_\_\_



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALICE TONG ON MARCH 15, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; OR THAT THEY WILL BE SET ON OR BEFORE DECEMBER 2019; THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: \_\_\_\_\_

GREGORY F. BRAZE L.S. 7623



**TRACT NO. 10504**

A ONE LOT, 8-CONDOMINIUM UNITS, AND  
A 1-LEVEL UNDERGROUND PARKING GARAGE SUBDIVISION  
982 BONITA AVENUE  
CITY OF MOUNTAIN VIEW, CALIFORNIA

ALL OF LOT 52, AS SHOWN ON THE MAP ENTITLED, "MAP OF THE KELLOGG TRACT", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 16, 1927 IN BOOK "W" OF MAPS, AT PAGES 4, 5 AND 6.

ALSO BEING THE LANDS OF 982 BONITA AVENUE, LLC AS DESCRIBED IN GRANT DEED RECORDED JULY 13, 2017, AS DOCUMENT NUMBER 23696396 OFFICIAL RECORDS OF SANTA CLARA COUNTY.

**MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA**  
FEBRUARY 2020



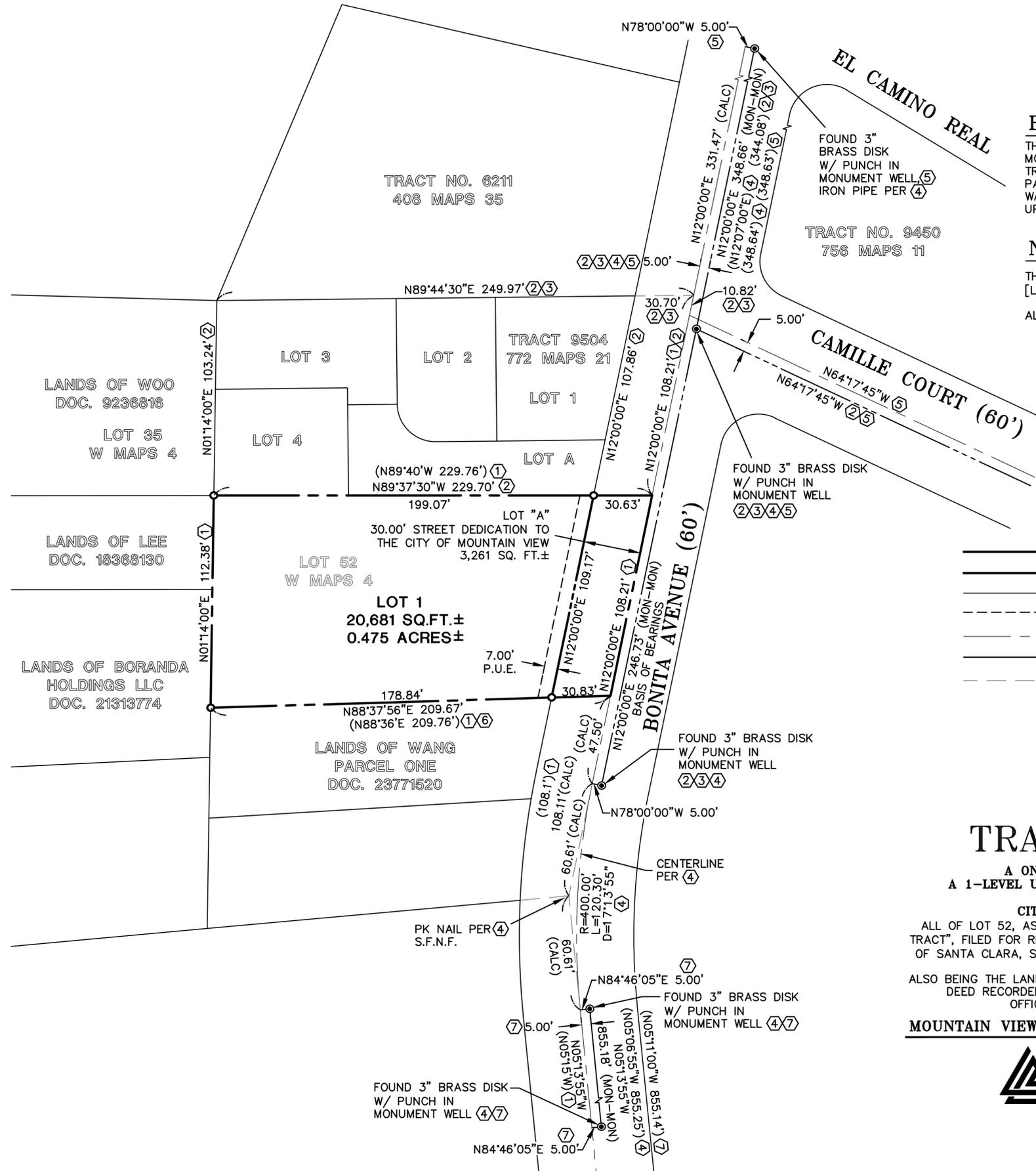
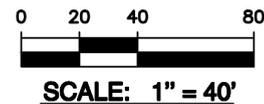
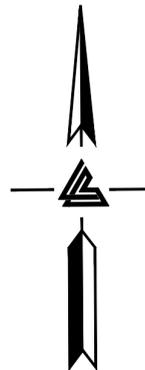
**LEA & BRAZE ENGINEERING, INC.**

CIVIL ENGINEERS • LAND SURVEYORS

2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4086  
FAX (510) 887-3019  
WWW.LEABRAZE.COM

**REFERENCES**

- ① W MAPS 4-6
- ② TRACT NO. 9504  
772 MAPS 21
- ③ TRACT NO. 6211  
408 MAPS 35
- ④ RECORD OF SURVEY  
268 MAPS 10
- ⑤ TRACT NO. 9450  
756 MAPS 11-12
- ⑥ DOC. 23771520
- ⑦ TRACT NO. 10084  
860 MAPS 25-26



**BASIS OF BEARINGS**

THE BEARING NORTH 12°00'00" EAST BETWEEN FOUND MONUMENTS ON BONITA AVENUE AS SHOWN ON TRACT NO. 9504, FILED IN BOOK 772 OF MAPS AT PAGE 21 AND 22, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

**NOTE:**

THE AREA WITHIN THE DISTINCTIVE BORDER IS [LOT 1 + STREET DEDICATION] 23,942 SQ. FT.±.  
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE W/  
PLASTIC CAP & TACK LS 7623
- DISTINCTIVE BORDER
- NEW LOT LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- ORIGINAL LOT LINE PER ①,  
OR AS NOTED
- (MON-MON) MONUMENT TO MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F.N.F. SEARCHED FOR NOT FOUND
- CALC CALCULATED
- ( ) INDICATES RECORD DATA

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