

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2016

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CONDITIONALLY
APPROVE A PRELIMINARY PARCEL MAP TO MERGE FIVE EXISTING PARCELS
INTO TWO SEPARATE PARCELS AT 400 SAN ANTONIO ROAD

WHEREAS, an application was received from Prometheus Real Estate for a Preliminary Parcel Map to merge five existing parcels into two separate parcels at 400 San Antonio Road (Application No. 337-15-PCZA), as more particularly described in Attachment A attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on September 7, 2016 on said applications and recommended approval to the City Council; and

WHEREAS, the Preliminary Parcel Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project would be consistent with the policies included in the General Plan and the Preliminary Parcel Map facilitates the construction of a new mixed-use development project that can be fully served by the physical infrastructure and services provided within the City of Mountain View

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

1. The approval of the Preliminary Parcel Map is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan Environmental Impact Report (EIR) (2014) and the Mountain View General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any new environmental impacts beyond those evaluated in these EIRs

2. That pursuant to Section 66743.5 and Subsections (a) and (b) of Section 66474 of the Government Code and Section 28.8 of the Mountain View City Code, the proposed subdivision, together with the provisions for its design and improvement, is

consistent with the General Plan Land Use Designation of the Mixed-Use Corridor of the City, including all required elements therein applicable to said property.

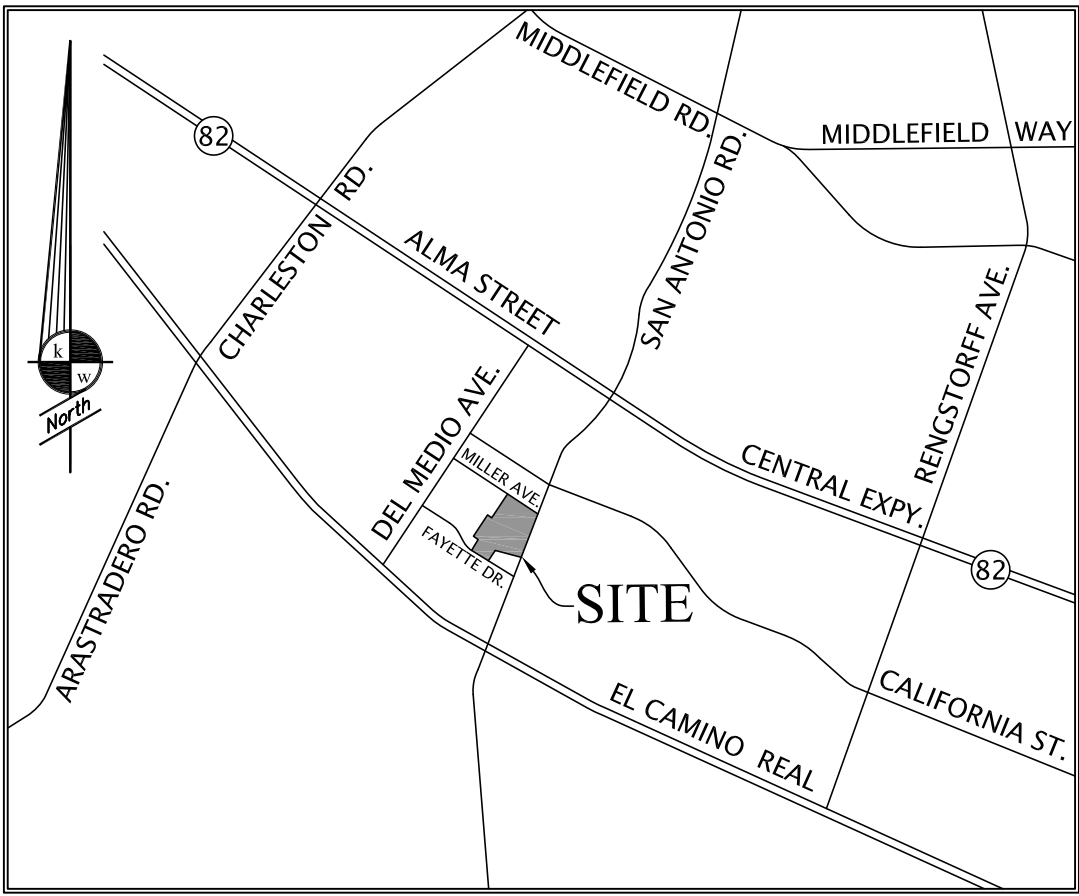
3. That the Preliminary Parcel Map is recommended for approval subject to the developer's fulfillment of all of the conditions of approval which are attached hereto in Attachment B and incorporated herein by reference.

CP/3/CDD

808-09-07-16epcr-E-1

Attachments: A. Preliminary Parcel Map
B. Subdivision Conditions of Approval

PRELIMINARY PARCEL MAP
FOR A TWO LOT SUBDIVISION OF
400-520 SAN ANTONIO ROAD



VICINITY MAP
NOT TO SCALE

NOTES

- OWNERS:
400 SAN ANTONIO ROAD, LLC,
A CALIFORNIA LIMITED PARTNERSHIP

430 FERGUSON DRIVE, LLC,
A CALIFORNIA LIMITED PARTNERSHIP

480/520 SAN ANTONIO ROAD, LLC,
A CALIFORNIA LIMITED PARTNERSHIP

SEMKAL GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
KALSEM GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- DEVELOPERS:
PROMETHEUS REAL ESTATE GROUP, INC.,
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CA 94403
- SUBDIVIDER & MAP PREPARED BY:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.,
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CALIFORNIA 95054
(408) 727-6665
ATTN: RYAN M. AMAYA, PLS 8134
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- A.P.N.: 148-16-032, 148-16-040, 148-16-041,
148-16-042, 148-16-043
- EXISTING ZONING: "P(40)"--San Antonio Precise Plan,
Mixed Use Corridor Sub-Area
- EXISTING USE: RESIDENTIAL AND COMMERCIAL
- PROPOSED USE: MIXED USE
- PROPOSED NUMBER OF PARCELS: 2
- GROSS AREA = 6.13 ± ACRES
- NO NEW PUBLIC STREET NAMES INVOLVED.
- ALL DISTANCES, AREAS & LOT DIMENSIONS SHOWN ARE APPROXIMATE.
- SEWER SERVICE: CITY OF MOUNTAIN VIEW
- STORM SERVICE: CITY OF MOUNTAIN VIEW
- WATER SERVICE: CITY OF MOUNTAIN VIEW
- BENCHMARK:
BM IV-11: Bronze disk stamped "IV-11" set in the top of curb at the center of the southeast return of California Street at San Antonio Road. Elevation: 49.767' (NAVD 1988)
- FLOOD ZONE NOTE:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060347 0038 H, dated May 18, 2009, as being located in Flood Zone "X";

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 square mile; and areas of protected levees from 1% annual chance flood.

LEGEND

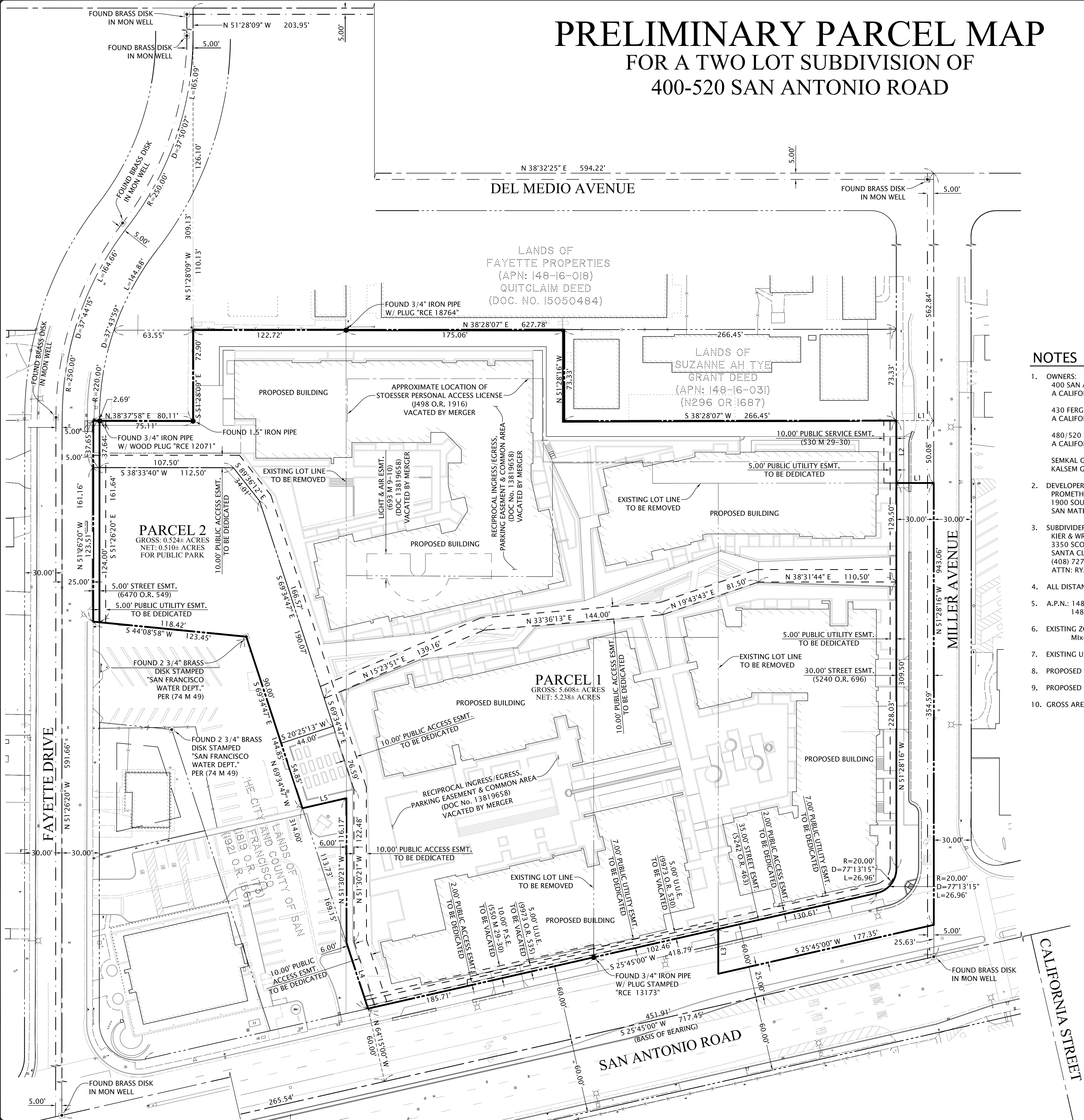
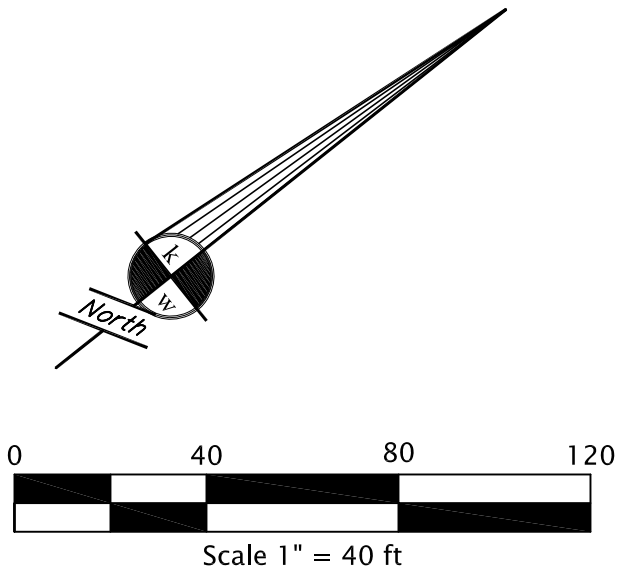
DISTINCTIVE BORDER	---
PROPOSED PROPERTY LINE	---
RIGHT OF WAY LINE	---
EXISTING LOT LINE TO BE REMOVED	---
ADJACENT PROPERTY LINE	---
EXISTING EASEMENT	---
TIE LINE	---
BUILDING LINE	---

ABBREVIATIONS

ESMT.	EASEMENT
MON	MONUMENT
NO.	NUMBER
O.R.	OFFICIAL RECORD
P.S.E.	PUBLIC SERVICE EASEMENT
U.U.E.	UNDERGROUND UTILITY EASEMENT
W/	WITH

LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 38°28'07" W	30.00'
L2	S 51°28'16" E	50.08'
L3	S 51°27'42" E	35.89'
L4	S 69°34'47" E	55.42'
L5	N 25°38'28" E	36.19'



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
(408) 727 5041

PRELIMINARY PARCEL MAP
FOR: PROMETHEUS REAL ESTATE GROUP, INC.
400-520 SAN ANTONIO ROAD & 2630 FAYETTE DRIVE
MOUNTAIN VIEW
CALIFORNIA

DATE	JULY, 2016
SCALE	1" = 40'
DESIGNER	RMA
DRAFTER	MJA
JOB	A13064-2
SHEET	1
OF	1 SHEETS

SUBDIVISION CONDITIONS
APPLICATION NO.: 031-16-PM
400-520 SAN ANTONIO ROAD

1. **MAP SUBMITTAL:** File a parcel 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:** 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 parcel map. Submit a copy of the report with the parcel 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. **PARCEL MAP APPROVAL:** When all subdivision-related materials and agreements have been completed, the original parcel map shall be signed and notarized by the owners and engineer/surveyors and submitted to the Public Works Department. 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 parcel map.
6. **PARK LAND DEDICATION AND FEE:** Dedicate in fee 0.51 acre of public park land and pay the Park Land Dedication Fee (approximately \$15,000 to \$30,000 per unit) to fulfill the remainder of the park land dedication requirement in accordance with Chapter 41 of the City Code prior to the issuance of the building permit and prior to the approval of the parcel 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. **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 parcel map.

8. **STORM DRAINAGE FEE:** Pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
9. **PUBLIC ACCESS EASEMENT (SIDEWALK):** Dedicate a 2' public access easement along the property frontage on San Antonio Road with a 20' radius street corner return easement at San Antonio Road/Miller Avenue.
10. **PUBLIC ACCESS EASEMENT (FLEXIBLE CONNECTIONS):** In accordance with the San Antonio Precise Plan, dedicate public access easements for the following pedestrian and bicycle flexible connections:
 - Paseo area from Miller Avenue to the Hetch Hetchy right-of-way; and
 - Path from San Antonio Road to Fayette Drive adjacent the new public park and Hetch Hetchy right-of-way.

The public access easement areas shall be wide enough to accommodate a minimum 10' clear pedestrian and bicycle zone. The flexible connections within the public access easement shall be privately maintained.

11. **PUBLIC UTILITY EASEMENT AND APPROVALS:** Dedicate a 5' public utility easement along the property frontage on Miller Avenue and Fayette Drive and a 7' public utility easement along the property frontage on San Antonio Road (2' overlaps with the public access easement to be dedicated) as required by the utility companies and as approved by the Public Works Director. The dedication statement shall specify that the easement shall be kept clear of trees, shrubs, and structures and that the property owner shall maintain the surfacing over the easement. All public utility easement dedications are to be shown on the parcel 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 easement dedications must be approved by the utility companies prior to the approval of the parcel map.
12. **EASEMENT ABANDONMENT:** Complete the application process to vacate all existing easements that are or will no longer be needed or conflict with the proposed buildings and structures. All vacations shall be completed and recorded prior to the issuance of a building permit.
13. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include, but are not limited to: new curb, gutter, and sidewalk along the project frontage on Miller Avenue, San Antonio Road, and Fayette Drive; intersection improvements at Miller Avenue/San Antonio Road; landscaping and irrigation of the public park strips; water and sewer services; new fire hydrants; storm laterals; undergrounding of overhead utility lines and services; and half-street overlay on Miller Avenue and Fayette Drive.
 - 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 parcel 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 cash security (100 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: https://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. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.

- 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 parcel map. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
14. **OFF-SITE 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"x36" 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 (10 sets), 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 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, 1 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 parcel map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
15. **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.
16. **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 a Certificate of Occupancy for any new buildings within the subdivision.
17. **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 parcel map.
18. **UNDERGROUNDING OF OVERHEAD LINES:** Underground existing overhead telephone, electric, and cable television facilities fronting the property along Miller Avenue, San Antonio Road, and Fayette Drive. 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 are to be removed, including the pole at the corner of San Antonio Road and Miller Avenue. Utility boxes that serve the network area are to be placed underground in the public utility easement or within the planter area on San Antonio Road as approved by the Public Works Director. Underground utility boxes that serve only the property are to be placed on-site and must not encroach into the public right-of-way or easements. Prior to approval of the parcel 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.
19. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained.

20. **STORM DRAIN HOLD HARMLESS AGREEMENT:** Prior to the approval of the parcel map, sign a storm drain hold harmless agreement if there are any proposed on-site storm inlets with grates below the elevation of street curb to be connected to the City's storm drain system.
21. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** Prior to the approval of the parcel map, 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, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that result in on-site damage.
22. **RETAINING WALL:** Retaining walls shall have a maximum height of 18", unless an exception is granted by the Community Development and Public Works Departments. Retaining walls along the perimeter of the subdivision shall be maintained by the property owner.
23. **SURFACE DRAINAGE RELEASE:** Provide surface stormwater release for the lot toward the public street that prevents the building from being flooded in the event the storm drainage system becomes blocked or obstructed.
24. **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.
25. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit, Application No. 337-15-PCZA. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the parcel map.
26. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire.