

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A
VESTING PRELIMINARY PARCEL MAP FOR THE CREATION OF EASEMENTS AT
750 MOFFETT BOULEVARD

WHEREAS, an application was received from Broadreach Capital Partners for a Vesting Preliminary Parcel Map for the creation of easements across the project site for storm drainage facilities, sewer facilities, and public access, 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 application and recommended approval to the City Council subject to the required findings; and

WHEREAS, the Vesting Preliminary Parcel Map 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 Vesting Preliminary Parcel Map facilitates the construction of a new office and hotel development project that can be fully served by the physical infrastructure and services provided within the City of Mountain View; and

WHEREAS, the Vesting Preliminary Parcel Map is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for the required 45-day public comment period, which ended on June 15, 2016. Staff received five comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. 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 one significant freeway segment impact for which a Statement of Overriding Considerations is incorporated;

NOW, THEREFORE, BE IT RESOLVED that the Environmental Planning Commission of the City of Mountain View recommends that the City Council approve a Vesting Preliminary Parcel Map, pursuant to the Subdivision Map Act and the following required findings:

1. 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;

2. That the Vesting Preliminary Parcel Map is in compliance with the provisions of the California Environmental Quality Act (CEQA) with certification of the Moffett Gateway Project Environmental Impact Report, Statement of Overriding Considerations for a freeway segment traffic impact, and Mitigation Monitoring and Reporting Program; and

3. That the Vesting Preliminary Parcel Map is recommended for approval subject to the subdivider's compliance with all of the conditions of approval, as more particularly described in Attachment B, attached hereto.

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.

SW/7/CDD
818-09-07-16epcr-E

Attachments: A. Vesting Preliminary Parcel Map
B. Subdivision Conditions

MOFFETT GATEWAY VESTING PRELIMINARY PARCEL MAP

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

SHEET INDEX:

SHEET NO	DESCRIPTION
C1.0	TITLE SHEET
C1.1	KEY MAP
C2.0	EXISTING BOUNDARY & EASEMENTS
C2.1	EXISTING BOUNDARY & EASEMENTS
C3.0	PROPOSED EASEMENTS
C3.1	PROPOSED EASEMENTS

PROJECT BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE EXISTING CONDITIONS PLAN IS BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY BKF IN MAY 2014.

BASIS OF BEARINGS

THE BEARING OF NORTH 20°07'13" EAST OF MOFFETT BOULEVARD, BETWEEN FOUND MONUMENTS DESCRIBED AS "2" BRONZE DISC-CALIFORNIA DIVISION OF HWY. L-167" AND "2" BRONZE DISC-CALIFORNIA DIVISION OF HWY. L-345", AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON SEPTEMBER 3, 1970, IN BOOK 272 OF MAPS AT PAGE 54, WAS ADOPTED AS THE BASIS OF BEARINGS FOR THIS MAP.

GENERAL NOTE

THIS VESTING PRELIMINARY PARCEL MAP IS FOR THE VACATION AND CREATION OF EASEMENTS. IT DOES NOT ALTER THE EXISTING BOUNDARIES BETWEEN THE TWO EXISTING PARCELS SHOWN ON SHEET 2.

ABBREVIATIONS

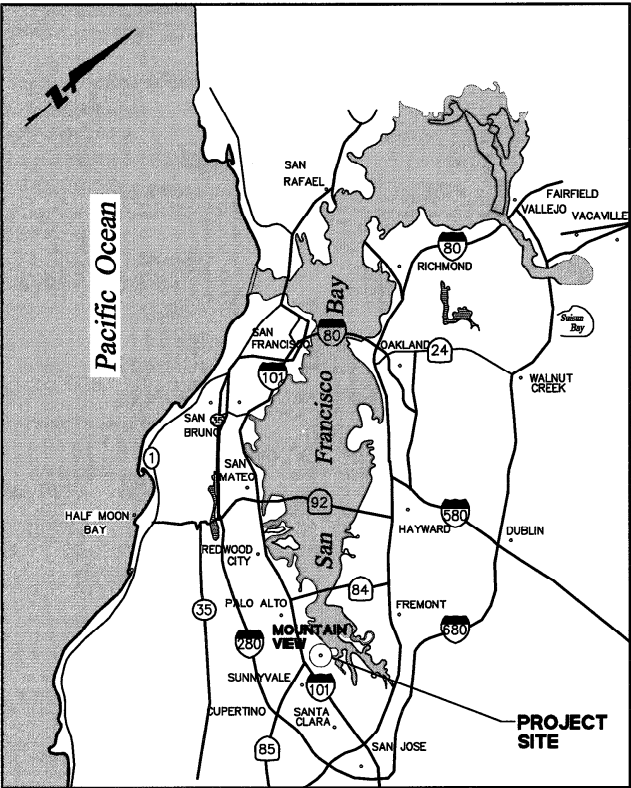
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSORS PARCEL NUMBER	PAE	PUBLIC ACCESS EASEMENT
BFP	BACK FLOW PREVENTER	PG&E	PACIFIC GAS & ELECTRIC
BLDG	BUILDING	PL	PROPERTY LINE
BM	BENCH MARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
(E)	EXISTING	RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT	RW	RIGHT OF WAY
EX	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FW	FIRE WATER	SSCO	SANITARY SEWER CLEANOUT
HDPE	HIGH DENSITY POLYETHYLENE	SSMH	SANITARY SEWER MANHOLE
IRR	IRRIGATION	TELE	TELEPHONE
M	METER	TYP	TYPICAL
MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
MON	MONUMENT	W	WATER
(N)	NEW	WM	WATER METER
OR	OF RECORD	WV	WATER VALVE

ENGINEER'S STATEMENT

THIS VESTING PRELIMINARY PARCEL SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

Simon R. North
SIMON R. NORTH, P.E.
PROJECT MANAGER/ASSOCIATE
BKF ENGINEERS

8/26/246
DATE



VICINITY MAP
NOT TO SCALE

PROJECT DATA

OWNERS:	STATE OF CALIFORNIA CALIFORNIA DEPARTMENT OF TRANSPORTATION 1120 N STREET SACRAMENTO, CA 95814 CITY OF MOUNTAIN VIEW 500 CASTRO STREET MOUNTAIN VIEW, CA 94041 PHONE: (650) 903-6311 CONTACT: RENEE GUNN
APPLICANT:	BROADREACH CAPITAL PARTNERS 248 HOMER AVENUE PALO ALTO, CA 94301 PHONE: (650) 331-2500 CONTACT: JAMES BOSCO
APPLICANT'S REPRESENTATIVE:	NOVA PARTNERS, INC 855 EL CAMINO REAL, SUITE 307 PALO ALTO, CA 94301 PHONE: (650) 324-5324 CONTACT: TOON JORDAN
CIVIL ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 PHONE: (650) 482-6300 CONTACT: SIMON NORTH
SURVEYOR:	BKF ENGINEERS 4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588 PHONE: (925) 396-7700 CONTACT: DAVIS THRESH
EXISTING ZONING	
CITY OF MOUNTAIN VIEW PARCEL:	A, AW (AGRICULTURE)
STATE OF CALIFORNIA PARCEL:	NOT ZONED
EXISTING LAND USE:	UNDEVELOPED
PROPERTY ADDRESS:	750 MOFFETT BLVD MOUNTAIN VIEW, CA 94043
CITY OF MOUNTAIN VIEW PARCEL:	APN 153-19-007
STATE OF CALIFORNIA PARCEL:	NO APN
EXISTING LAND AREA:	9.72 ACRES±
PROPOSED ZONING:	MIXED-USE CORRIDOR (CITY OF MOUNTAIN VIEW GENERAL PLAN 2030)
PROPOSED LAND USE:	OFFICE AND HOTEL DEVELOPMENT WITH PARKING STRUCTURE
PROPOSED LAND AREA:	9.72 ACRES±

DRAWING NAME: \\Bkf-rc\data\2014\140245\ENG\00 PM\SHEETS\C1.0 TITLE SHEET.dwg
PLOT DATE: 08-26-16 PLOTTED BY: conn

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SUITE 200
REDWOOD CITY, CA 94065
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MOFFETT GATEWAY
VESTING PRELIMINARY PARCEL MAP
TITLE SHEET

CALIFORNIA

SANTA CLARA COUNTY

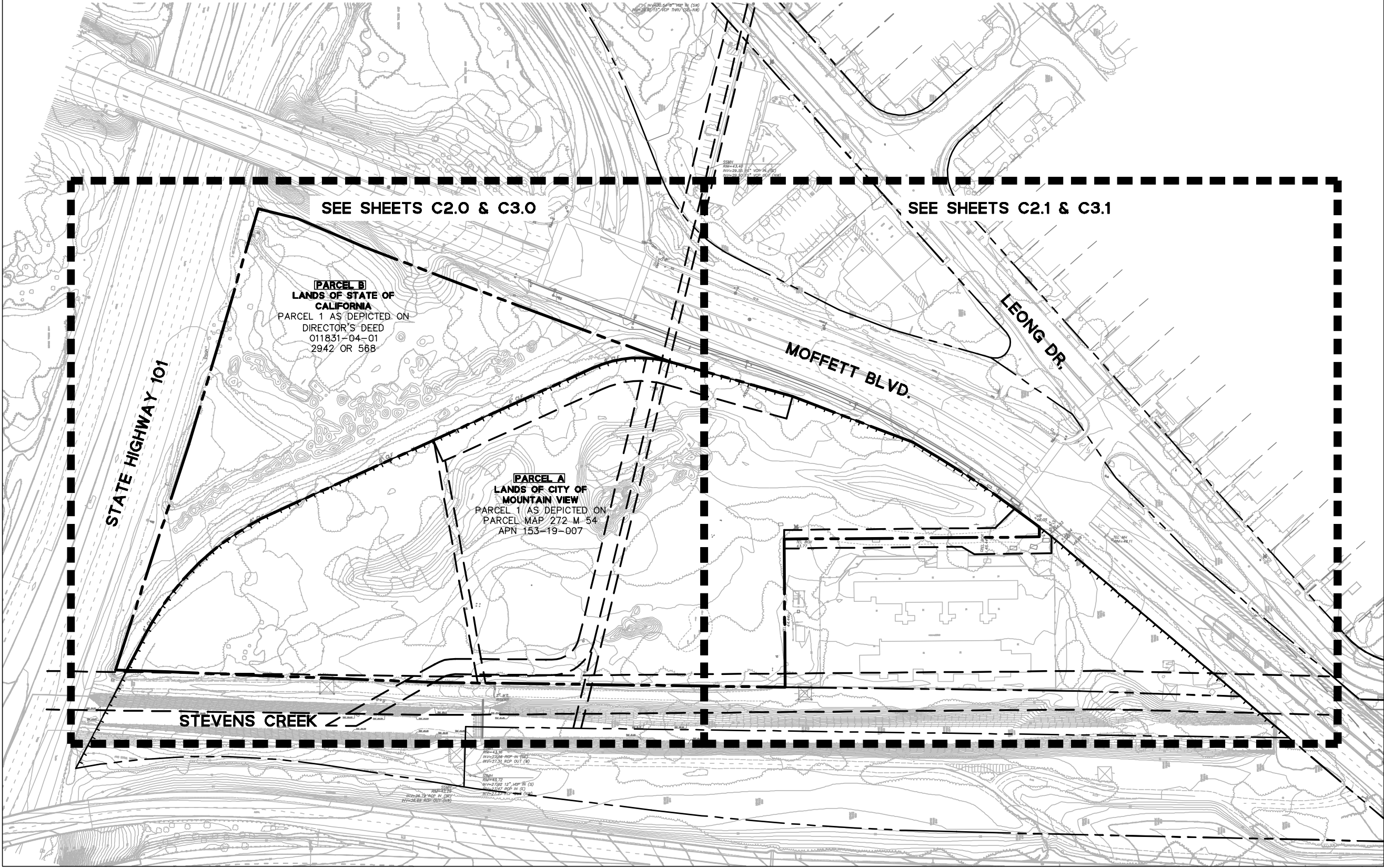
CITY OF MOUNTAIN VIEW

Date 08/26/16	Scale AS NOTED	Design PC	Drawn MM	Approved SN	Job No 20140245
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Sheet Number:

C1.0

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**MOFFETT GATEWAY
VESTING PRELIMINARY PARCEL MAP
KEY MAP**

BKF100+
YEARS
ENGINEERS · SURVEYORS · PLANNERS

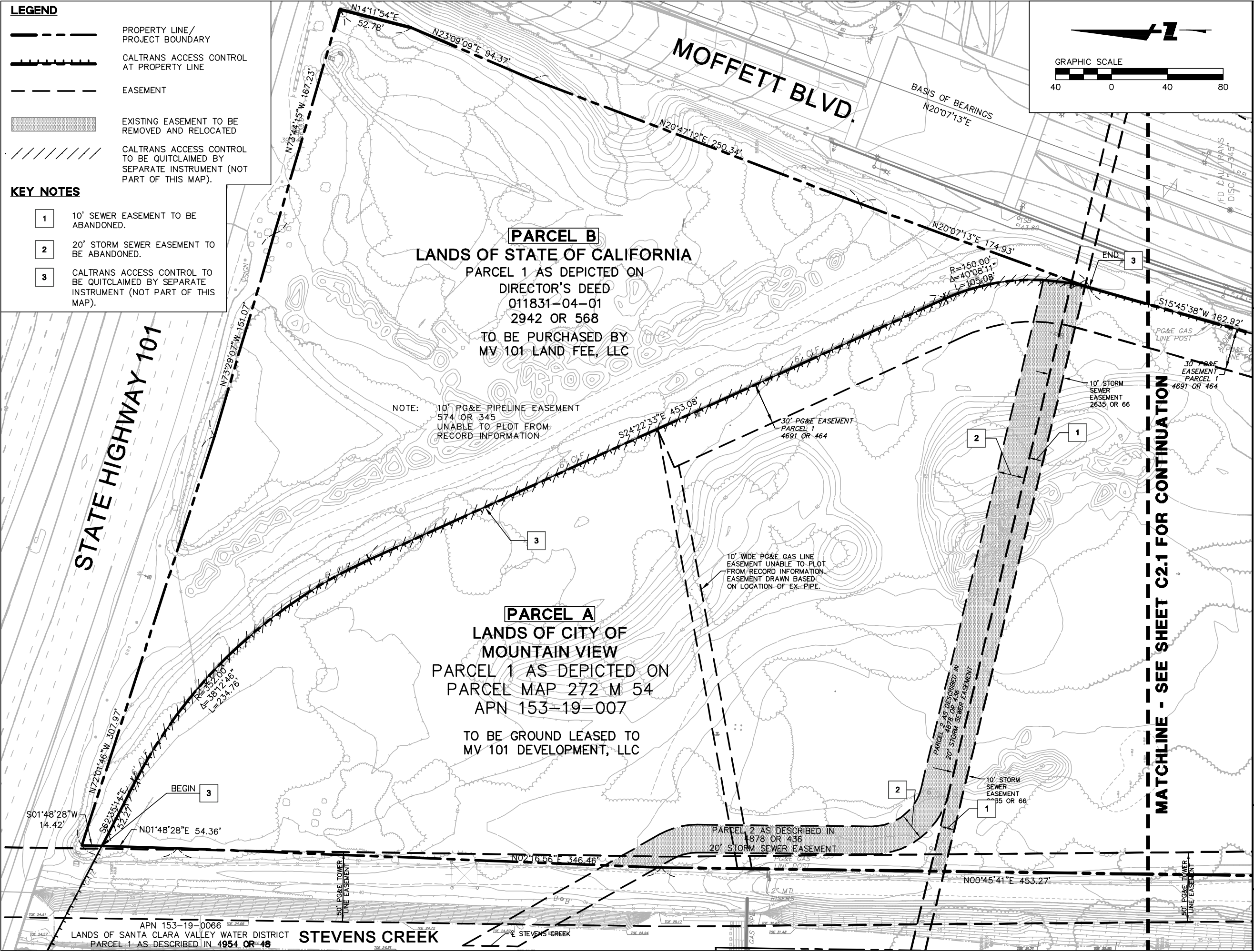
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Date 08/26/16	Scale 1" = 80'
Design PC	Drawn MM
Approved SN	Job No 20140245
Sheet Number:	

C1.1

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

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PLOT DATE: 08-26-16 PLOTTED BY: conn



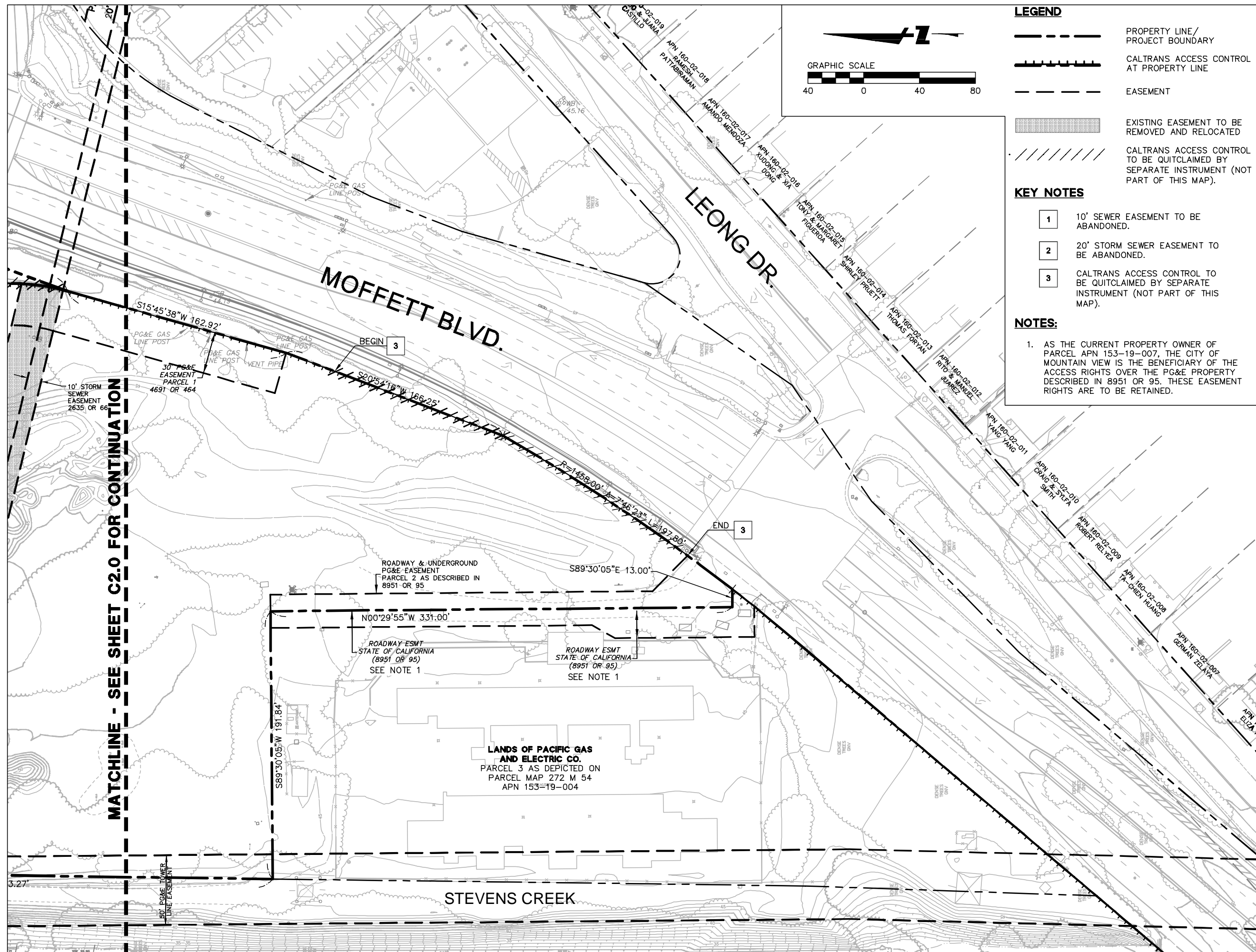
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MOFFETT GATEWAY
VESTING PRELIMINARY PARCEL MAP
EXISTING BOUNDARY & EASEMENTS

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Date 08/26/16
Scale 1" = 40'
Design PC
Drawn MM
Approved SN
Job No 20140245
Sheet Number:
C2.0



**MOFFETT GATEWAY
VESTING PRELIMINARY PARCEL MAP
EXISTING BOUNDARY & EASEMENTS**

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BKFI00+
YEARS
ENGINEERS . SURVEYORS . PLANNERS

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Date	08/26/16
Scale	1" = 40'
Design	PC
Drawn	MM
Approved	SN
Job No	20140244

C2.1

DRAWING NAME: \\Bkt-rc\data\2014\140245\ENG\00 PM\SHEETS\C3.01 MOPRENDY.dwg
PLOT DATE: 08-26-16 PLOTTED BY: conn

LEGEND

- PROPERTY LINE / PROJECT BOUNDARY
- CALTRANS ACCESS CONTROL AT PROPERTY LINE
- EASEMENT

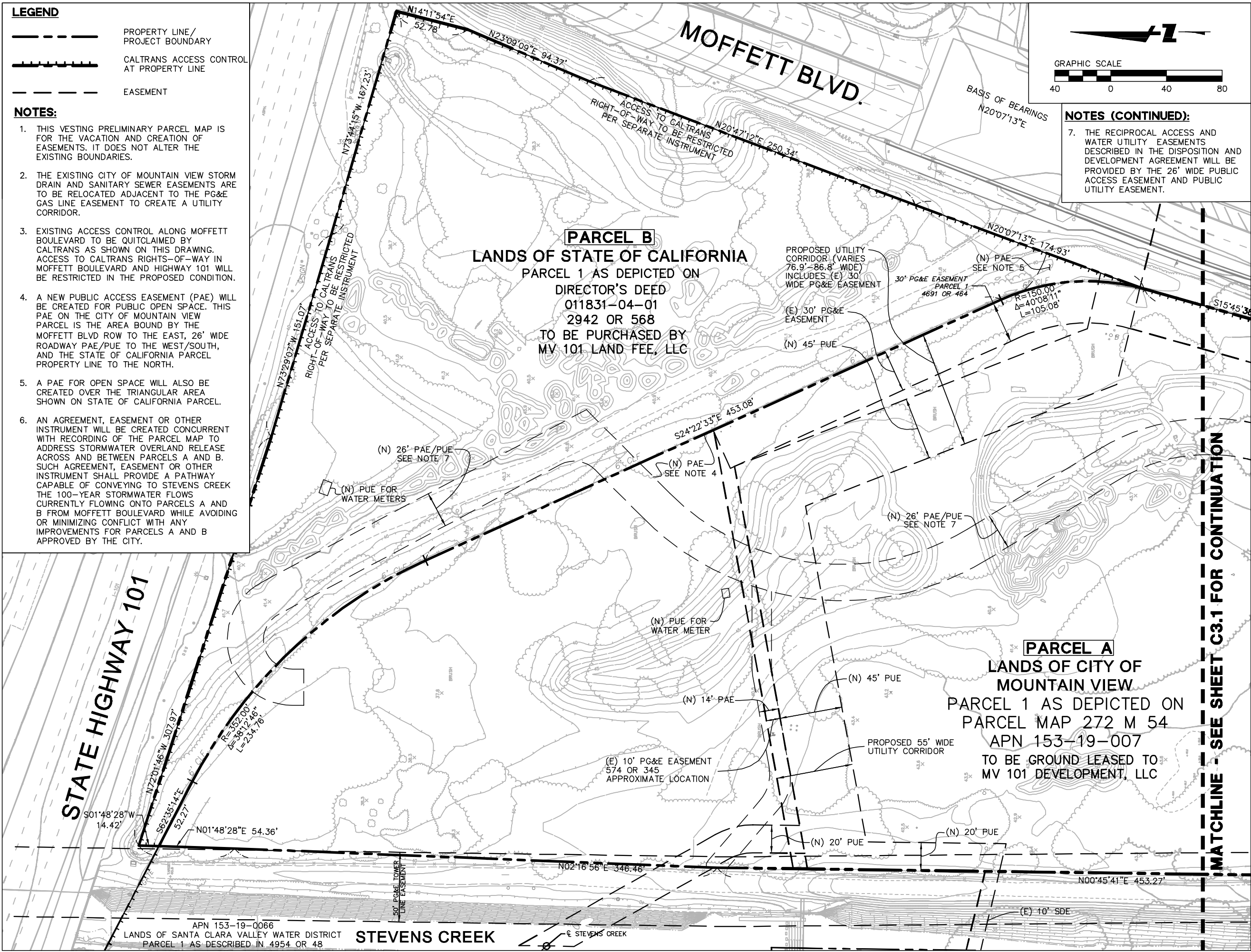
NOTES:

- THIS VESTING PRELIMINARY PARCEL MAP IS FOR THE VACATION AND CREATION OF EASEMENTS. IT DOES NOT ALTER THE EXISTING BOUNDARIES.
- THE EXISTING CITY OF MOUNTAIN VIEW STORM DRAIN AND SANITARY SEWER EASEMENTS ARE TO BE RELOCATED ADJACENT TO THE PG&E GAS LINE EASEMENT TO CREATE A UTILITY CORRIDOR.
- EXISTING ACCESS CONTROL ALONG MOFFETT BOULEVARD TO BE QUITCLAIMED BY CALTRANS AS SHOWN ON THIS DRAWING. ACCESS TO CALTRANS RIGHTS-OF-WAY IN MOFFETT BOULEVARD AND HIGHWAY 101 WILL BE RESTRICTED IN THE PROPOSED CONDITION.
- A NEW PUBLIC ACCESS EASEMENT (PAE) WILL BE CREATED FOR PUBLIC OPEN SPACE. THIS PAE ON THE CITY OF MOUNTAIN VIEW PARCEL IS THE AREA BOUND BY THE MOFFETT BLVD ROW TO THE EAST, 26' WIDE ROADWAY PAE/PUE TO THE WEST/SOUTH, AND THE STATE OF CALIFORNIA PARCEL PROPERTY LINE TO THE NORTH.
- A PAE FOR OPEN SPACE WILL ALSO BE CREATED OVER THE TRIANGULAR AREA SHOWN ON STATE OF CALIFORNIA PARCEL.
- AN AGREEMENT, EASEMENT OR OTHER INSTRUMENT WILL BE CREATED CONCURRENT WITH RECORDING OF THE PARCEL MAP TO ADDRESS STORMWATER OVERLAND RELEASE ACROSS AND BETWEEN PARCELS A AND B. SUCH AGREEMENT, EASEMENT OR OTHER INSTRUMENT SHALL PROVIDE A PATHWAY CAPABLE OF CONVEYING TO STEVENS CREEK THE 100-YEAR STORMWATER FLOWS CURRENTLY FLOWING ONTO PARCELS A AND B FROM MOFFETT BOULEVARD WHILE AVOIDING OR MINIMIZING CONFLICT WITH ANY IMPROVEMENTS FOR PARCELS A AND B APPROVED BY THE CITY.



NOTES (CONTINUED):

- THE RECIPROCAL ACCESS AND WATER UTILITY EASEMENTS DESCRIBED IN THE DISPOSITION AND DEVELOPMENT AGREEMENT WILL BE PROVIDED BY THE 26' WIDE PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.



MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

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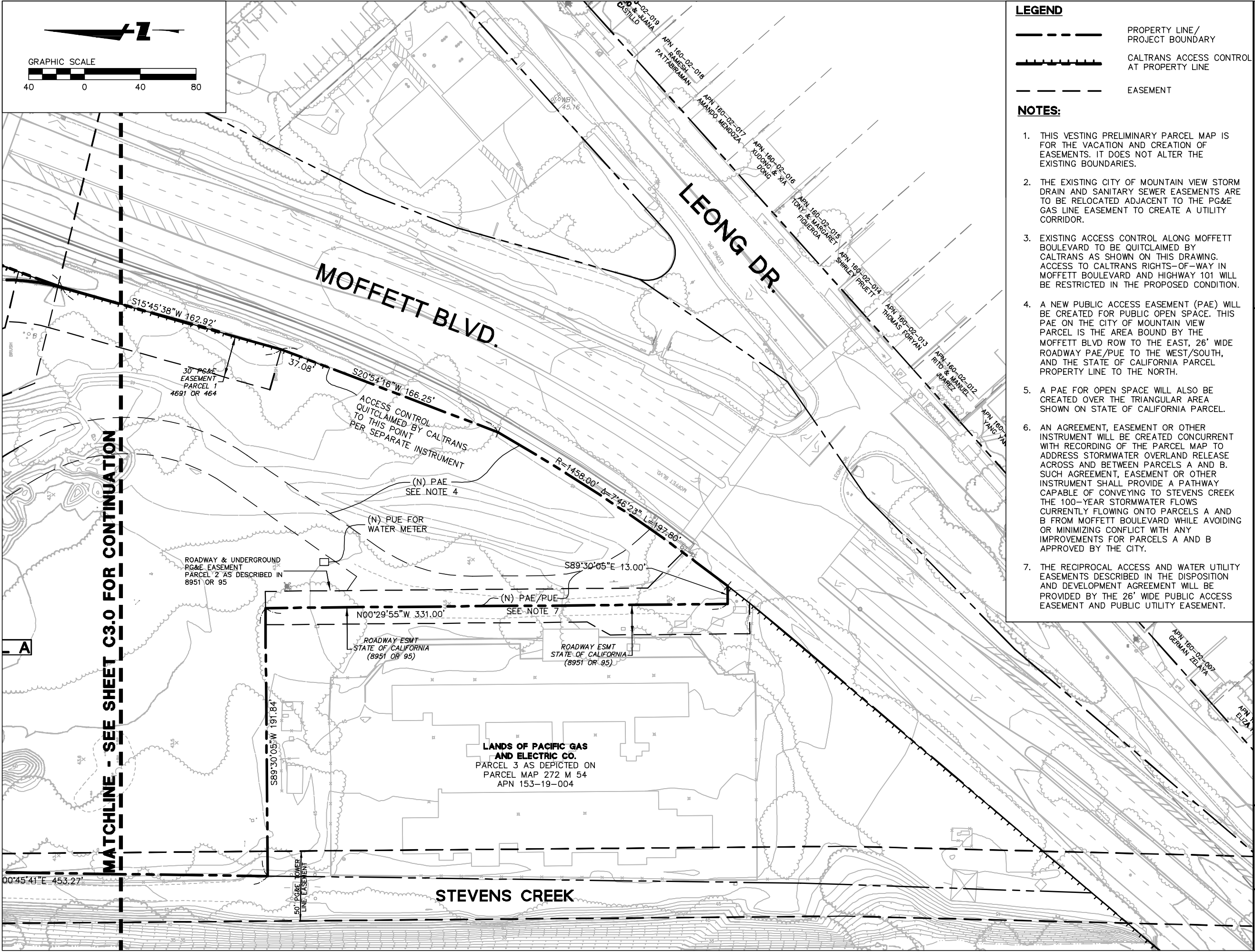
MOFFETT GATEWAY
VESTING PRELIMINARY PARCEL MAP
PROPOSED EASEMENTS

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Date 08/26/16	Scale 1" = 40'
Design PC	Drawn MM
Approved SN	Job No 20140245
Sheet Number:	

C3.0

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MOFFETT GATEWAY

VESTING PRELIMINARY PARCEL MAP

PROPOSED EASEMENTS

CITY OF MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Date 08/26/16	Scale 1" = 40'
Design PC	Drawn MM
Approved SN	Job No 20140245
Sheet Number:	

C3.1

SUBDIVISION CONDITIONS
APPLICATION NO.: 247-16-PM
750 MOFFETT BOULEVARD

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. **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.
7. **UTILITY EASEMENTS AND APPROVALS:** Dedicate utility easements as required by the utility companies and as approved by the Public Works Director. All easements 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 easements must be approved by the utility companies prior to the approval of the parcel map. There are three distinct public utility easements that shall be shown on the map:
 - a. Public Utility Easement for storm drain and sanitary sewer shall be 45' wide and align with the relocated City of Mountain View storm and sewer mains.

- b. Public Utility Easement for water meters around each public water meter.
 - c. Public Utility Easement for electric, communications, and cable television facilities and other similar uses along the private drive aisle.
8. **PUBLIC ACCESS DEDICATION:** Indicate on the parcel map the area open for public access. The two Public Access Easements shown on the map are:
- a. The 26' wide drive aisle and multi-use trail from Moffett Boulevard to the hotel and a 14' wide area from the drive aisle to Stevens Creek.
 - b. The open space east of the drive aisle and a small triangular area on the Caltrans parcel.
9. **STORM DRAIN EASEMENT:** The subdivider shall provide a private irrevocable storm drain easement over the northern parcel in favor of the southern parcel for overland release.
10. **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 relocation of 84" and 24" storm drain mains; and relocation of 16" sanitary sewer main.
- 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 One Million Dollars (\$1,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
11. **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.
12. **SURFACE DRAINAGE:** Each residential lot shall be designed to drain toward the streets, alleys, common driveways, or common areas. The drainage paths for the privately owned lots shall be designed such that the drainage paths do 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).
13. **CONSISTENCY WITH OTHER APPROVALS:** This map shall be consistent with all requirements of the Planned Community Permit, Application No. 566-15-GPA. 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.

14. **APPROVAL EXPIRATION:** If the map is not completed within twenty-four (24) months from the date of this approval, this map shall expire.

DRAFT