

CITY OF MOUNTAIN VIEW
RESOLUTION NO. _____
SERIES 20__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW FINDING THAT A PORTION OF CITY-OWNED PROPERTY WITHIN THE BRYANT STREET PARKING LOT IS EXCESS TO THE CITY'S NEEDS, DECLARING THE PROPERTY TO BE EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT, AND AUTHORIZING ITS CONVEYANCE

WHEREAS, the City of Mountain View owns the Bryant Street Parking Lot (APN: 158-13-052), a public surface parking facility located in downtown Mountain View; and

WHEREAS approximately 164 square feet of City-owned property located along the rear property line adjacent to 236 Castro Street (the "Property") lies beneath a portion of an existing privately owned building; and

WHEREAS, due to its size, configuration, and location beneath an existing structure, the Property is not accessible for independent use, does not support parking, circulation, or other municipal operations, and does not function as a usable City asset; and

WHEREAS, the Property is a minor, irregular remnant area that is not suitable for independent development or municipal use and is less than one-half acre in size; and

WHEREAS, the Property is not necessary for the City's use and is excess to the City's needs; and

WHEREAS, conveyance of the Property will resolve an existing encroachment condition by aligning ownership with the current built condition and will not result in any loss of parking spaces or impacts to circulation or public access within the Bryant Street Parking Lot; and

WHEREAS, the Property is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, the Property qualifies as exempt surplus land pursuant to Government Code Section 54221(f)(1)(B), because it is less than one-half acre in size and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, an independent appraisal was obtained to establish the fair market value of the Property; and

WHEREAS, this action is not a project under the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) of the CEQA Guidelines and, in the alternative, is exempt pursuant to Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment.

RESOLVED: that the City Council of the City of Mountain View hereby finds and declares that the Property is exempt surplus land pursuant to Government Code Section 5422 (f)(1)(B); and be it

RESOLVED: That the City Council of the City of Mountain View hereby authorizes the City Manager or designee to negotiate and execute a Purchase and Sale Agreement and all documents necessary to complete the conveyance of the Property, including a lot line adjustment and any related instruments, in a form approved by the City Attorney; and be it

Exhibit: A. Plat and Legal

EXHIBIT "A"
LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
TRANSFER AREA
FROM CITY OF MOUNTAIN VIEW TO THE LANDS OF 236 CASTRO STREET LP,
MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

Portion of Lot 4, in Block 1, Range 2, South, as shown upon that certain map entitled, "Map of Villa Lands at Mountain View Railroad Station," Which Map was filed for Record in the Office of the Recorder of the County of Santa Clara, State of California, on January 26, 1887 in Book B of Maps, Page 45, and More particularly described as follows:

Commencing at a point on the Northwesterly line of Castro Street, at the corner common to Lots 1 and 4, Block 1, Range 2 South, as shown upon the map above referred to; running thence North 63°44'59" West 133.29 feet to the **Point of Beginning**, Thence along the following four (4) courses,

1. South 26°15'01" West, 22.00 feet
2. North 63°44'59" West, 7.46 feet
3. North 26°15'01" East, 22.00 feet
4. South 63°44'59" East, 7.46 feet **Point of Beginning**.

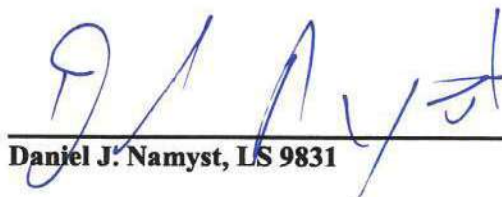
Containing 164 Square Feet, more or less.

A plat, entitled Exhibit "B", is attached hereto and by this reference made a part hereof.

Basis of Bearings

The bearing North 26°15'01" East along the centerline of Castro Street, 66 feet in width. As shown on that certain Record of Survey filed in the office of the County Recorder of Santa Clara County on July 9, 1991 in Book 627 of Maps, at Page 35-37, is the basis of all bearings described herein.

END OF DESCRIPTION
PREPARED BY OR UNDER THE SUPERVISION OF:


Daniel J. Namyst, LS 9831

9-8-25
Date



VILLA STREET (60')

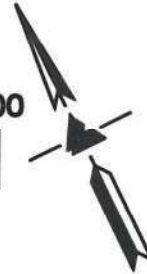
CASTRO STREET (66')



BLOCK 1, RANGE 2 S

0 25 50 100

SCALE: 1" = 50'



BASIS OF BEARING
N26°15'01"E

LOT 2
B/45

LOT 1
B/45

PARCEL 1
LANDS OF 236
CASTRO STREET LP
PCL. NO1-5956 OR 30
APN: 158-13-060

LANDS OF
ASTAREA LLC
APN: 158-13-039

POINT OF
COMMENCEMENT
N63°44'59"W 133.29'

33'

NEW LOT LINE
L4
L3
L2

POINT OF
BEGINNING

(E)7.0' STREET
EASEMENT PER.
DOC. 17757940

LOT 3
B/45
TRANSFER AREA
164±SQ.FT.
.0038±ACERS

LOT LINE TO
BE REMOVED

LANDS OF LEE
APN: 158-13-041

PARCEL 2
LANDS OF CITY OF
MOUNTAIN VIEW
4861 OR 493 & 495
EXC. 5956 OR 30

LOT 4
B/45

| LINE TABLE | | |
|------------|--------|-------------|
| LINE NO. | LENGTH | DIRECTION |
| L1 | 22.00' | S26°15'01"W |
| L2 | 7.46' | N63°44'59"W |
| L3 | 22.00' | N26°15'01"E |
| L4 | 7.46' | S63°44'59"E |

LEGEND

ASSESSORS PARCEL NUMBER APN
EXCEPTING THEREFROM EXC.
BOUNDARY LINE _____
PROPERTY LINE _____
CENTERLINE _____
EASEMENT LINE - - - - -
LOT LINE TO BE REMOVED - - - - -

BASIS OF BEARINGS

THE BEARING NORTH 26°15'01" EAST
ALONG THE CENTERLINE OF CASTRO
STREET AS SHOWN ON THAT CERTAIN
RECORD OF SURVEY FILED IN BOOK 627
AT PAGES 35-37, SANTA CLARA
COUNTY RECORDS WAS USED AS THE
BASIS OF ALL BEARING SHOWN UPON
THIS MAP



LEA & BRAZE ENGINEERING, INC.

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SACRAMENTO REGION
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ROSEVILLE, CA 95661
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EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR LOT LINE ADJUSTMENT
TRANSFER AREA

LANDS OF THE CITY MOUNTAIN VIEW TO
LANDS OF 236 CASTRO STREET LP
MOUNTAIN VIEW, CALIFORNIA
SANTA CLARA COUNTY