



CITY OF SUNNYVALE REPORT ZONING ADMINISTRATOR HEARING

September 12, 2012

File Number: 2012-7544

Permit Type: Tentative Map & Use Permit

Location: 505 N. Mathilda Ave. (near Maude Ave.) (APN: 165-42-005 thru 009)

Applicant/Owner: JP DiNapoli Companies / Sequoia M & M LLC

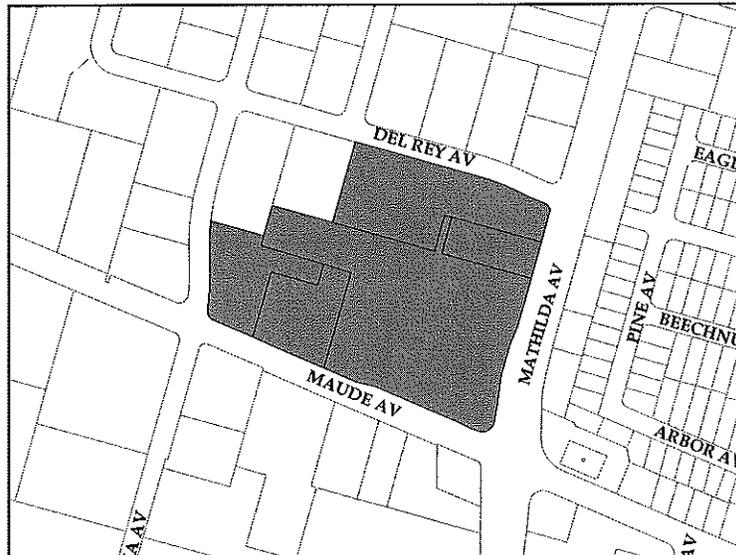
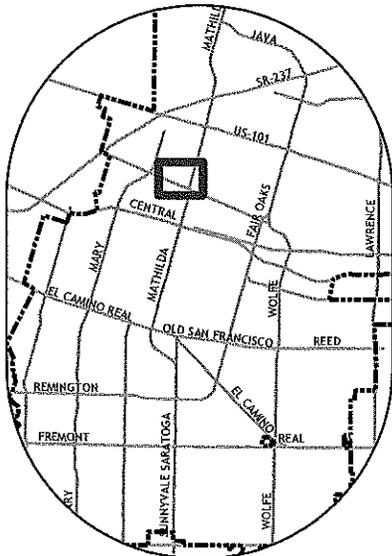
Staff Contact: Ryan Kuchenig, Associate Planner, (408) 730-7431

Use Permit & Tentative Map to subdivide one existing lot into four individual lots (building footprints) and two common lots.

Reason for Permit: A Tentative Map and Use Permit are required for the subdivision of the property and the common use of the parking, landscaping and amenity area

Issues: On-going use and maintenance responsibility

Recommendation: Approve with Conditions



500

Feet

PROJECT DESCRIPTION

	Existing	Proposed
General Plan:	Industrial	Same
Zoning District:	MS-100%	Same
Total Sq. Ft. on Site:	264,125	612,072 per Approved Design Review and Rezone (2012-7070)
# of Lots	5	6
Lot Size	14.16 acres (616, 426 sq. ft.)	Parcel 1 – 0.633 acres Parcel 2 – 0.945 acres Parcel 3 – 0.945 acres Parcel 4 – 0.877 acres Parcel 5 (Parking & Amenity Structure) – 2.668 acres Common Lot A – 7.823 acres

Background: In June of 2012, the City Council approved a Rezone, Design Review and Variance which allowed the development of an office campus on the project area consisting of three new R&D office buildings (two 6-story, one 4-story), one existing 3-story R&D office building, parking structure and amenity area.

Use Description: The purpose of the Tentative Map and Use Permit is to create individual legal lots around the footprint of each of four R&D office buildings, to create a common lot containing the parking structure and amenity building and to create a second common lot consisting of the remaining area on the site.

Description of Tentative Map: The proposed subdivision will result in four individual (building footprint) lots and two common lots as shown in the table below.

Lot Name on Tentative Map	Common Name	Size (acres)
Parcel 1	Building A (existing)	.633
Parcel 2	Building B	.945
Parcel 3	Building C	.945
Parcel 4	Building D	.877
Parcel 5	Parking Structure & Amenity Area (Common Lot)	2.668
Common Lot "A"	Common Parking Lot & Landscaping	0.690

Site Layout: As previously approved (2012-7070), the current five parcel site would be entirely redeveloped with the exception of a three-story office building located along Del Rey Avenue. Two new six-story office buildings would be positioned along N. Mathilda Avenue with primary entrances at the corners facing an interior landscaped plaza. A four-story building would be positioned near the corner of W. Maude Ave. and N. Pastoria Ave. The primary entrance would also face the interior of the site and a separate landscaped plaza adjacent to the proposed parking structure. A five-level parking structure that lies parallel to W. Maude Avenue is centrally located on-site and setback considerably from the street. Attached to the western end of the parking structure is the amenity building which faces a central plaza area between the two six-story buildings.

The current vehicular access to the site would be modified by eliminating the driveways off N. Mathilda Avenue. Each of the driveways off of W. Maude Avenue, Del Rey Avenue and N. Pastoria Avenue would be reconfigured at the existing locations.

Public Improvements: Public improvements are being completed pursuant to the requirements of the previously approved Design Review (#2012-7070). No further off-site or on-site improvements are proposed or required as a result of the tentative map.

Easements: Conditions of Approval require the reservation and abandonment of public/private easements. Such easements are located outside the building footprint areas and are not affected by the proposed subdivision.

Parking: The parking garage and surface parking lots are located on proposed common lots. These lots shall be maintained in common and made available for general use by all facilities and users of the campus. Conditions of Approval require CC&Rs to be established that ensure access and full rights of usage to parking lots and parking structures.

Compliance with Development Standards/Guidelines: The proposed subdivision meets the development standards for the underlying zoning district including minimum lot size. Conditions of Approval from the development permit require Conditions, Covenants, and Restrictions (CC&Rs) to be recorded addressing use and maintenance of the common areas and improvements. With the recommended conditions, the proposed subdivision complies with all development standards and guidelines.

Public Contact: 90 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters or phone calls of interest were received.

Environmental Determination: A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. *That the subdivision is not consistent with the General Plan.*

The design of the subdivision is consistent with the General Plan.

2. *That the design or improvement of the proposed subdivision is not consistent with the General Plan.*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The property is being developed under a previously-approved permit (#2012-7070).

3. *That the site is not physically suitable for the proposed type of development.*

The subdivision does not involve any additional proposed development.

4. *That the site is not physically suitable for the proposed density of development.*

The subdivision does not involve any additional proposed development.

5. *That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. A Mitigated Negative Declaration was prepared to address the potential impacts of the previously-approved development on the site. No additional environmental impacts will result from the proposed subdivision.

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. No public health impacts will result from the proposed subdivision.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

There are several public utility easements located on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

8. *That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code*

The proposed subdivision is consistent with the Subdivision Map Act and the Sunnyvale Municipal Code. The subdivision creates legal lots bounded by the footprint of each office building on the site, as well as two common lots.

Staff was not able to make any of the findings above (B.1-8), and therefore recommends approval of the Tentative Map.

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element.

Policy LT-1.3 – *Promote integrated and coordinated local land use and transportation planning.*

Policy LT-7.1 – *Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.*

Policy LT-4.2 – *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project, as conditioned, provides for common ownership of the parking, landscaping and amenity facilities for the campus. Previously approved improvements and Conditions of Approval from the development permit (Design Review) further ensure Code standards are met and allow for the City's long-term goals for this industrial neighborhood. Further site upgrades enhance the accessibility of the site through traffic and VTA improvements.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because it does not provide for an increase beyond previously approved uses and will not have a negative impact on the neighboring properties.

ALTERNATIVES:

1. Approve the Tentative Map and Use Permit with recommended Conditions in Attachment A.
2. Approve the Tentative Map and Use Permit with modifications.
3. Deny the Tentative Map and Use Permit.

RECOMMENDATION

Alternative 1. Approve the Tentative Map and Use Permit with recommended Conditions in Attachment A.

Reviewed by:



Gerri Caruso
Principal Planner

Prepared By: Ryan Kuchenig, Associate Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Tentative Map

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
September 12, 2012**

Planning Application 2012-7544

505 N. Mathilda Ave.

Tentative Map and Use Permit to subdivide one existing lot into four individual lots (building footprints) and two common lots.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1 CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application (2012-7070), including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

- GC-2 PERMIT EXPIRATION:
The Tentative Map shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)
- GC-3 TENTATIVE PARCEL MAP AND PARCEL MAP: This tentative map is subject to all conditions of approval established by the Planning Permit 2012-7070. The submittal, approval and recordation of the parcel map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. The recordation of a parcel map must occur prior to any building permit issuance. The lot line adjustment shall be recorded prior to the first parcel map recordation. [COA] [PLANNING/PUBLIC WORKS]
- GC-3 FINAL MAP REQUIRED:
This project is subject to, and contingent upon, the recordation of a Final Map prior to any permit issuance. All existing and proposed property lines, easements, dedications shown on the vesting tentative map are subject to City's technical review during the final map process. [COA] [PUBLIC WORKS]
- GC-4 CONFORMANCE WITH PREVIOUS PLANNING PERMIT:
The subject site shall comply with all conditions of approval and requirements of planning application (2012-7070). [PLANNING] [COA]
- GC-5 STORMWATER MANAGEMENT PLAN:
Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed "Stormwater Management Plan Data Form", and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]
- GC-6 EXISTING MONITORING WELLS:
Obtain and provide written approval of any well destruction along the project frontage and from Santa Clara Valley Water District (SCVWD) prior to encroachment permit issuance. [COA] [PUBLIC WORKS]
- GC-7 ROADWAY GEOMETRY:
This tentative map is subject to approval of the roadway geometry to comply applicable Planning Permit 2012-7070 conditions. The parcel map and improvement plans shall be in compliance with City

approved roadway geometry. Developer is responsible to pay and implement any relocation and modification of existing improvements.

GC-8 EASEMENTS:

Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to occupancy for public easements (such as Emergency Vehicle Access Easement, Public Utility Easement, Public Sidewalk Easement, etc.) Quitclaim deed is required for abandonment of private easements) no permanent structures are allowed within any of the easement limits. [PUBLIC WORKS]

GC-9 PUBLIC IMPROVEMENTS:

All public improvements must be completed prior to first building occupancy. [PUBLIC WORKS]

TM: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP.

TM-1. PARCEL MAP COMPLIANCE WITH VESTING TENTATIVE MAP:

The parcel map shall be substantially the same as the vesting tentative map. Any alteration of the conditionally approved vesting tentative map is subject to additional approval by the City prior to parcel map approval. Record the first parcel map prior to any building permit issuance. [PUBLIC WORKS]

TM-2. OFFER AND ACCEPTANCE OF DEDICATIONS:

The following conditions shall be satisfied prior to parcel map approval:

- (1) The owner/subdivider shall provide a Phase I Environmental Site Assessment (ESA) for the dedicated area. A follow-up Phase II investigation if recommended by the Phase I shall be paid for by the owner/developer.
- (2) The subdivider shall provide a written statement from a professional geotechnical engineer (with stamp) that:
 - a. The dedicated area is free of contamination or hazardous material and is suitable for unrestricted public use;
 - b. Chemical constituents found in soils are below levels of concern and not present or require no further remediation for unrestricted public use. [PUBLIC WORKS]

TM-3. DEVELOPMENT FEES:

Development fees associated with the entire subdivision, including but not limited to utility frontage and/or connection fees, off-site improvement plan check and inspection fees, shall be paid prior to recordation of the parcel map or encroachment permit issuance whichever occurs first. [PUBLIC WORKS]

TM-4. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):

Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:

- a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
- c) The developer shall create Owner's Associations which comport with the state law requirements for Common Interest Developments. Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded to address issues of common use and maintenance for the campus development.
- d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #2012-7070, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.
- e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
- f) The CC&Rs recorded for the campus as a whole shall state that the amenities building must be maintained in common by all buildings in the campus and cannot be sold for separate ownership.
- g) The CC&Rs shall contain the following provisions:
 - i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.

- ii) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
- g. The CC&Rs shall contain the following language:
 - i) "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.
 - iii) It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
 - iv) It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
 - v) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by

appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.

- vi) No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
- vii) Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

BP: THE FOLLOWING SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1 CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2 RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

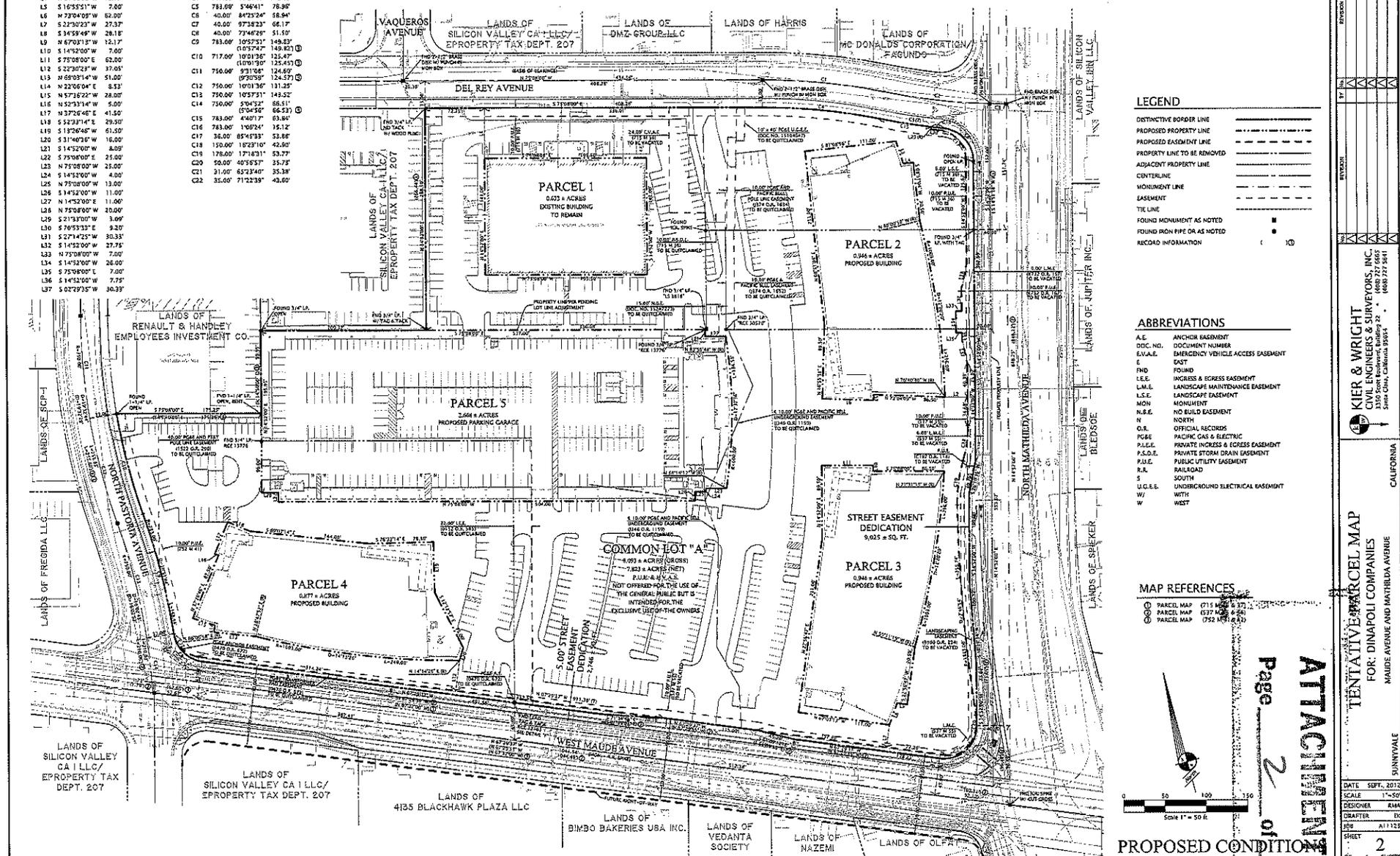
For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°22'00" E	60.50
L2	S 75°08'00" E	22.64
L3	S 03°11'58" E	28.16
L4	N 81°08'50" W	12.17
L5	S 1°52'51" W	7.00
L6	N 23°04'02" W	62.00
L7	S 22°30'23" W	27.37
L8	S 14°59'49" W	28.17
L9	N 67°02'13" W	12.17
L10	S 14°52'00" W	7.00
L11	S 75°08'00" E	62.00
L12	S 22°30'23" W	27.37
L13	N 69°02'13" W	12.17
L14	N 22°56'04" E	5.32
L15	N 57°36'22" W	28.00
L16	N 52°31'14" W	5.00
L17	N 37°56'42" E	41.50
L18	S 22°31'14" E	29.50
L19	S 13°26'48" W	61.50
L20	S 1°40'30" W	16.00
L21	S 14°52'00" W	8.00
L22	S 75°08'00" E	21.00
L23	N 75°08'00" W	25.00
L24	S 14°52'00" W	4.00
L25	N 75°08'00" W	13.00
L26	S 14°52'00" W	11.00
L27	N 14°52'00" E	11.00
L28	N 75°08'00" W	20.00
L29	S 21°32'00" W	3.69
L30	S 78°33'31" E	8.20
L31	S 27°14'25" W	30.33
L32	S 14°52'00" W	27.75
L33	N 75°08'00" W	7.00
L34	S 14°52'00" W	28.00
L35	S 75°08'00" E	7.00
L36	S 14°52'00" W	7.75
L37	S 02°29'35" W	30.37

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	750.00	117°11'	148.83
C2	750.00	94°42'	128.65
C3	750.00	131°41'	20.00
C4	717.00	112°11'	142.00
C5	783.00	134°41'	78.80
C6	40.00	84°25'24"	58.84
C7	40.00	97°32'23"	66.17
C8	40.00	77°42'29"	51.50
C9	783.00	105°53'	148.83
C10	717.00	102°13'	125.47
C11	1000.00	135°45'	224.57
C12	750.00	105°13'	131.25
C13	750.00	105°53'	148.82
C14	750.00	105°53'	148.82
C15	750.00	105°53'	148.82
C16	783.00	100°24'	151.12
C17	35.00	85°43'33"	52.88
C18	150.00	102°31'02"	42.80
C19	178.00	171°43'11"	53.77
C20	50.00	49°52'57"	25.73
C21	31.00	82°34'47"	35.38
C22	35.00	71°22'39"	42.80



LEGEND

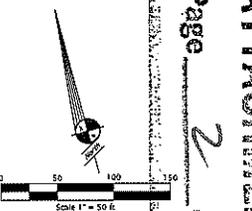
- DISTINCTIVE BORDER LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPERTY LINE TO BE REMOVED
- ADJACENT PROPERTY LINE
- CENTERLINE
- MONUMENT LINE
- EASEMENT
- TIE LINE
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- RECORD INFORMATION

ABBREVIATIONS

- A.E. ANCHOR EASEMENT
- D.C. NO. DOCUMENT NUMBER
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- E. EAST
- F.O.D. FOUND
- I.E.E. INGRESS & EGRESS EASEMENT
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- MON. MONUMENT
- N.B.E. NO BUILD EASEMENT
- N. NORTH
- O.A. OFFICIAL ACRES
- P.G.E. PACING GAS & ELECTRIC
- P.I.E. PRIVATE INGRESS & EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.U.L.E. PUBLIC UTILITY EASEMENT
- R.A. RAILROAD
- S. SOUTH
- U.G.E. UNDERGROUND ELECTRICAL EASEMENT
- W. WITH
- W. WEST

MAP REFERENCES

- PARCEL MAP (715)
- PARCEL MAP (527)
- PARCEL MAP (752)



PROPOSED CONDITION

ATTACHED PLAN

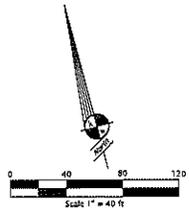
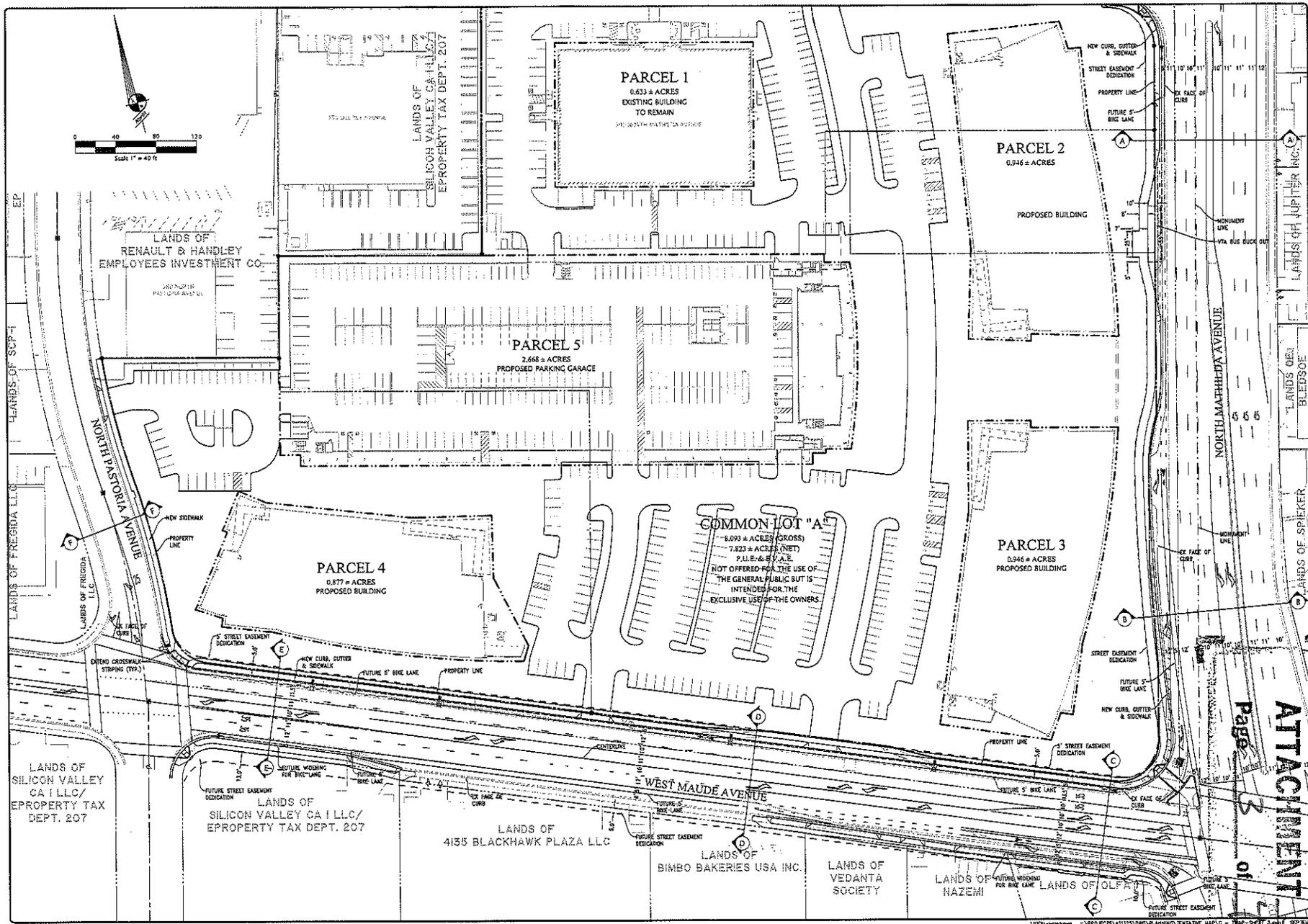
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TENTATIVE PARCEL MAP
FOR: DINAPOLI COMPANIES
NAUDE AVENUE AND MATHILDA AVENUE

SUNNYVALE, CALIFORNIA

KIER & WRIGHT
ENGINEERS & ARCHITECTS
3100 Central Expressway, Suite 200, California 95051
Phone: (925) 277-6000
Fax: (925) 277-9811

DATE: SEPT. 2012
SCALE: 1"=50'
DESIGNER: RMA
DRAFTER: EK
JOB: A11123
SHEET: 2
OF: 4 SHEETS



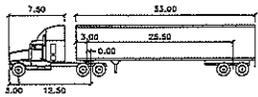
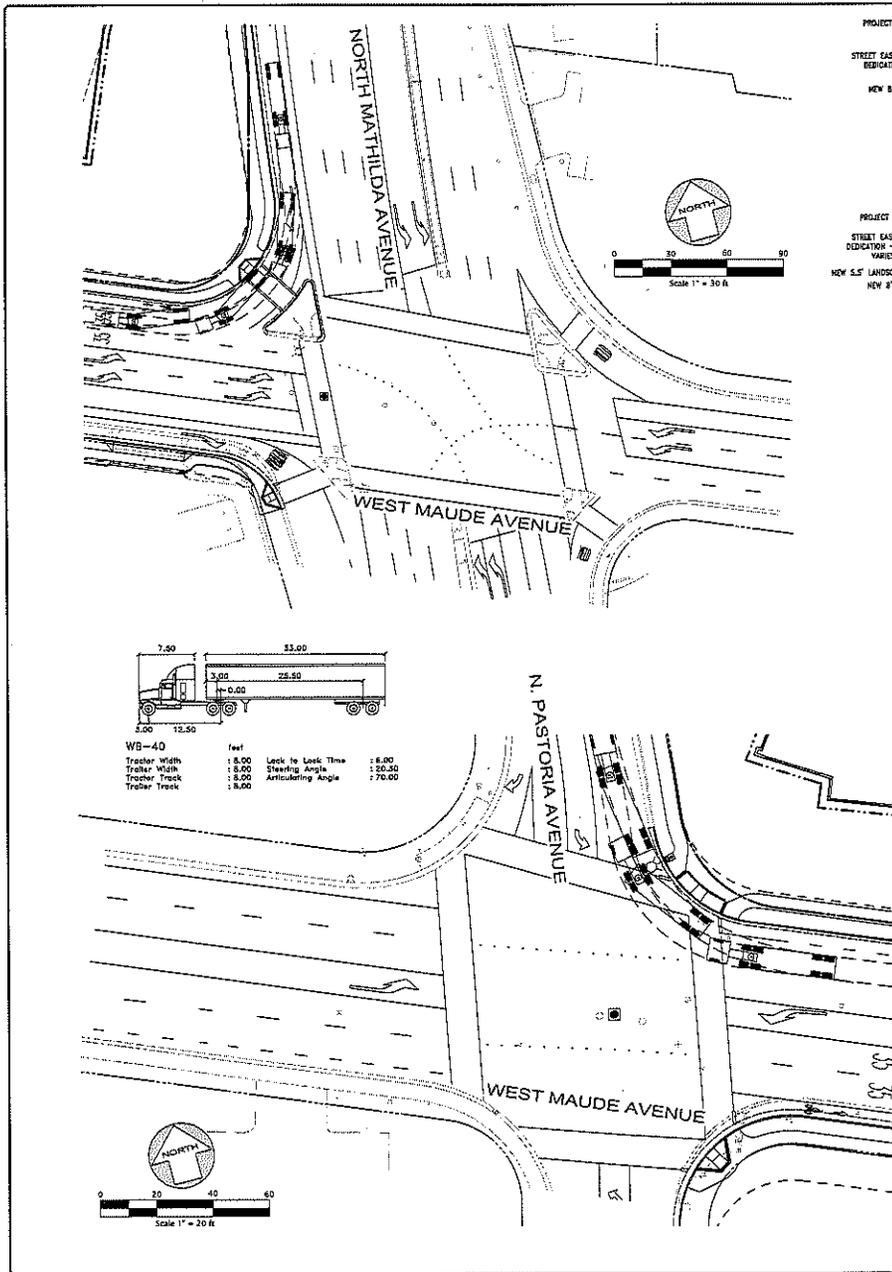
ATTACHMENT
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TENTATIVE PARCEL MAP
FOR: DINAPOLI COMPANIES
MAUDE AVENUE AND MATHINDA AVENUE

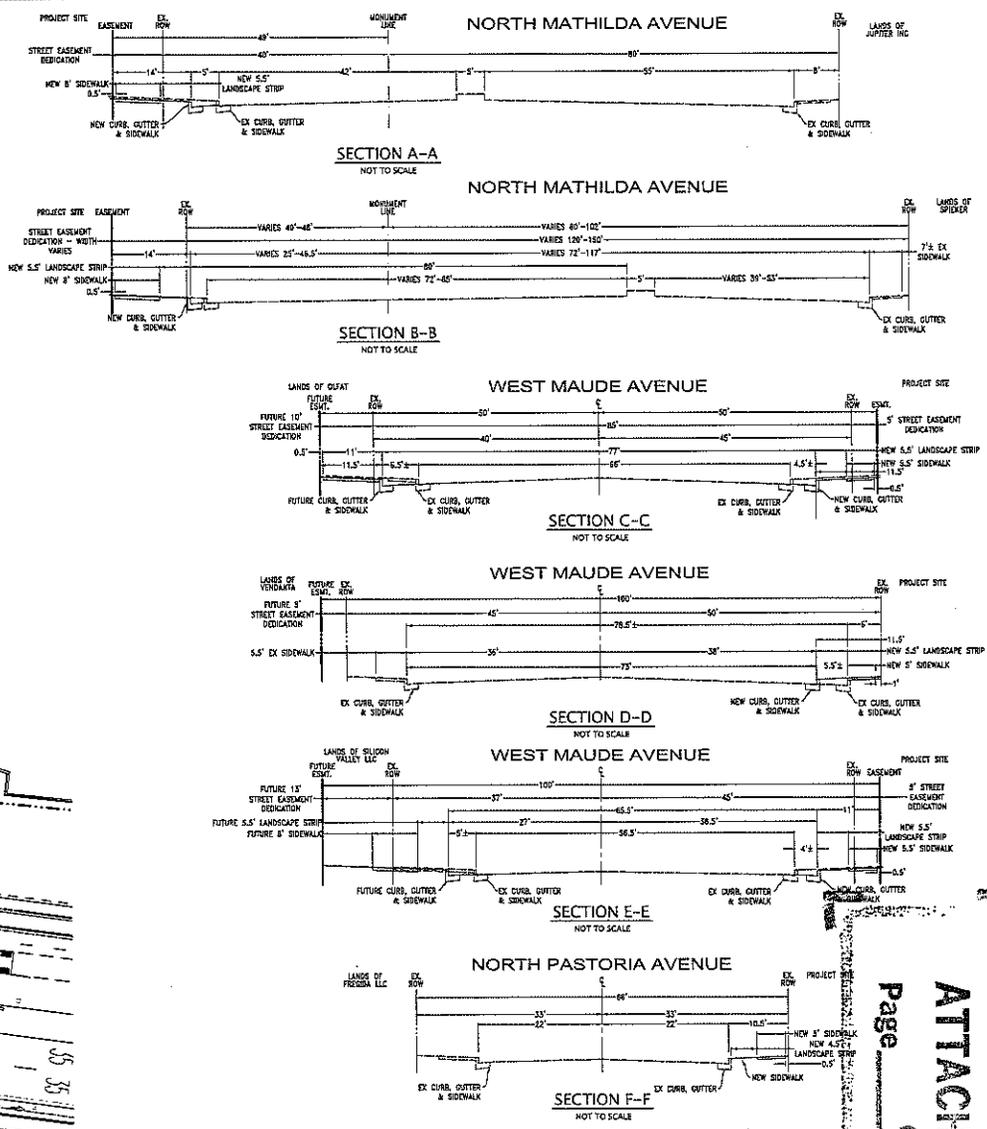
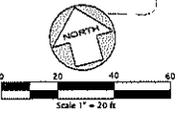
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1035 272 6804
1035 272 6804
1400 237 1641
Irvine, CA, California 92614

DATE	SEPT., 2012
SCALE	1"=40'
DESIGNER	KIAA
DRAFTER	BA
JOB	A11123
SHEET	3
OF 4 SHEETS	

DATE: 07-20-12 10:00 AM



WB-40	feet	
Tractor Width	8.00	Leak In Link Time
Tractor Wheel	8.00	Steering Angle
Tractor Track	8.00	Articulating Angle
Tractor Track	8.00	



TENTATIVE PARCEL MAP
 FOR: DINAPOLI COMPANIES
 MAUDE AVENUE AND MATHILDA AVENUE
 SUNNYVALE, CALIFORNIA

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3500 CHINA CANYON, CALIFORNIA 95024
 (925) 722-3441

DATE: SEPT. 2012
 SCALE: AS SHOWN
 DESIGNER: RMA
 DRAFTER: BA
 JOB: A11123
 SHEET: 4
 OF 4 SHEETS

ATTACHMENT B
 Page 4 of 4