

RESOLUTION NO. 22-9152

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO APPROVE A VESTING TENTATIVE SUBDIVISION MAP FOR PHASE ONE OF THE RELATED SANTA CLARA PROJECT SITUATED ON APPROXIMATELY 14.3 ACRES OF LAND LOCATED AT 5155 STARS AND STRIPES DRIVE (APNs 104-03-036 (portion), 104-03-040 (portion), 104-03-037; 104-03-038 AND 104-03-039)

PLN21-15283 (Vesting Tentative Subdivision Map for Development Area Plan 1)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on June 28, 2016, the Santa Clara City Council approved a number of entitlements for the proposed construction by Related Santa Clara, LLC for the project site located at 5155 Stars and Stripes Drive ("Project Site") to facilitate development of the new multi-phased, mixed-use development known as the Related Santa Clara Project (the "Project");

WHEREAS, the Project entitlements approved by the City Council on June 28, 2016, included Resolution No. 16-8339, which rezoned the Project site to the PD-MC (Planned Development-Master Community) zoning district;

WHEREAS, on June 28, 2016, the City Council adopted Resolution No. 16-8337, certifying a Final Environmental Impact Report ("Final EIR") pursuant to the provisions of the California Environmental Quality Act (Cal. Pub. Res. §§ 21000 et seq.) ("CEQA") together with the State CEQA Guidelines (14 CCR § 15000 et seq.) ("CEQA Guidelines") and adopting CEQA findings and a Mitigation Monitoring and Reporting Program ("MMRP") in accordance with CEQA and the CEQA Guidelines;

WHEREAS, pursuant to Resolution No. 16-8339, buildout of the Project is governed by a Master Community Plan (the "MCP") dated April 5, 2017, which anticipates up to eight potential phases of development, each of which would be governed by a "Development Area Plan," or "DAP";

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WHEREAS, the Project analyzed in the Final EIR and approved via the MCP consists of up to 9.16 million gross square feet of office buildings, retail and entertainment facilities, residential units, hotel rooms, surface and structured parking facilities, new open space and roads, landscaping and tree replacement, and new/upgraded/expanded infrastructure and utilities;

WHEREAS, on March 24, 2020, the City Council approved the Development Area Plan (“DAP 1”) for Phase One of the Project (Resolution No. 20-8825);

WHEREAS, DAP 1 included certain modifications to the Project analyzed in the Final EIR, consisting of minor changes to the boundaries of Phase One of the Project, a minor increase in the maximum square footage permitted within Phase One of the Project, and a small change to the use mix permitted within Phase One of the Project;

WHEREAS, on March 24, 2020, in order to ensure that all potential environmental impacts of the Project under DAP 1 had been thoroughly analyzed, the City Council approved an addendum to the Final EIR, which found that implementation of DAP 1 would not result in substantial changes or introduce new information not already analyzed in the previously-certified Project EIR, and would not cause new significant environmental impacts or a substantial increase in the severity of previously identified significant unavoidable impacts (Resolution No. 20-8824);

WHEREAS, on December 10, 2021, Related Companies (the “Applicant”) filed an application (PLN21-15283) to modify the parcels within the boundary of DAP 1 and the general surroundings in order to subdivide the area to be in alignment with the approved MCP;

WHEREAS, the application is for a Vesting Tentative Subdivision Map (PLN21-15283) to subdivide the subdivides existing 14.3 acre Site (DAP 1) into seven parcels, consistent with the approved master Community Plan (MCP) (“Project”) as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara (“SCCC”), a Tentative Subdivision Map shall be required for all divisions of land into five or more parcels;

WHEREAS, on September 20, 2022, the Subdivision Clearance Committee determined that the application was complete and that the proposed Vesting Tentative Subdivision Map should proceed to the Planning Commission in conformance with Section 17.05.300 of the SCCC;

WHEREAS, the 2016 EIR and the 2020 Addendum to the EIR (collectively, the “Environmental Documents”) discussed and analyzed the proposed subdivision;

WHEREAS, the proposed Vesting Tentative Subdivision Map is consistent with the previously approved Project and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

WHEREAS, SCCC Section 17.05.300(h) requires that the City Council conduct a public hearing before the approval of a Vesting Tentative Subdivision Map for the division of land;

WHEREAS, a notice of the public hearing was published in *The Weekly*, a newspaper of general circulation, on October 12, 2022, for the October 26, 2022, Planning Commission meeting and November 15, 2022, City Council meeting;

WHEREAS, on October 13, 2022, notices of the public hearing on the Vesting Tentative Subdivision Map were posted within 1000 feet of the Project Site and mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor’s roll;

WHEREAS, the Planning Commission held a duly noticed public hearing on October 26, 2022, at the conclusion of which, the Planning Commission voted to recommend that the City Council approve the Vesting Tentative Subdivision Map; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed public hearing to consider the Vesting Tentative Subdivision Map application, at which time all interested persons were given an opportunity to give testimony and the City Council considered the information presented in the Staff Report and all verbal and written evidence.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. Vesting Tentative Subdivision Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan in that the Vesting Tentative Subdivision Map subdivides the existing 14.3 acre Site (DAP 1) into seven parcels, and such a subdivision was contemplated in the Urban Center/Entertainment Land Use Designation for the Project Site and associated MCP. This includes three parcels for office, hotel, and serviced apartments as well as a vertical subdivision for the underground garage spanning the majority of Phase 1 build out, subject to conditions set forth in the Conditions of Tentative Subdivision Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan in that the Vesting Tentative Subdivision Map facilitates development of a mixed-use development program featuring approximately 1,047,000 square feet of office, retail, residential, and hotel uses that is within the development program contemplated by the MCP to establish a gateway into the City Center Mixed Use Zone primarily on Parcel 5; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan in that it transforms the underutilized properties from a vacant, low-intensity commercial use to a mixed use development that would transition in scale and intensity of use with existing and planned land uses.

C. The site is physically suitable for the proposed type of development, in that the Project would develop the underutilized land with a large mixed use development and establish a gateway into the City.

D. The site is physically suitable for the proposed density of development, in that the Project Site is in an urbanized area and is served by existing utilities and infrastructure and will additionally be served by new infrastructure to be constructed pursuant to the 2016 Infrastructure Master Plan.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed subdivision is consistent with the approved DAP I and MCP, and does not propose the use of hazardous materials.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a developed site, and the proposed subdivision includes mitigation measures, as identified in the Environmental Documents and MMRP, which reduce impacts to biological resources to the maximum extent feasible.

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that it is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Vesting Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

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3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown on the attached Vesting Tentative Subdivision Map, and adopts the Conditions of Vesting Tentative Subdivision Map Approval, all of which are incorporated herein by this reference.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 15TH DAY OF NOVEMBER 2022, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, Watanabe and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Vesting Tentative Map
2. Conditions of Approval

VESTING TENTATIVE MAP CITY PLACE - BLOCK 5A, 5B, 5C (DAP 1) CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

ABBREVIATIONS

SYMBOL	DESCRIPTION
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BO	BLOW OFF
BOW	BOTTOM OF WALL
BW	BACK OF WALK
C	CONCRETE
CAB	CABINET
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBG	CLUB AND GUTTER
CL	CENTERLINE
CO	COLUMN
COMM	COMMUNICATIONS BOX
COR	CORNER
CSF	COUNTY OF SAN FRANCISCO
DIA	DIAMETER
DOC	DOCUMENT
D/W	DRIVEWAY
E	EAST
E, EL, ELC	ELECTRICAL
EB, EVT	ELECTRICAL BOX, ELECTRICAL VAULT
ESMT	EASEMENT
EW	EDGE OF WALK
EW	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DX(E)	EXISTING
EXP	EXCEPTION NUMBER
FAB	FIRE ALARM BOX
FC	FACE OF CURB
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FI	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FS	FIRE SERVICE
FW	FIRE WATER
G	GRASS GROUND SPOT ELEVATION
GB	GRADE BREAK
GR	GRATE
HC	HANDICAP
HR	HANDICAP RAMP
HP	HIGH POINT
INV	INVERT
L	LENGTH
LG	LIP OF GUTTER
L.M.E	LANDSCAPE MAINTENANCE EASEMENT
LP	LOW POINT
L/S	LANDSCAPING
M	MAXIMUM
MAX	MECHANICAL
MICH	MINIMUM
MIN	MONUMENT
MON	NOT A PART
NAP	NORTHERLY
NTL	NORTH
(N)	NORTH
OR	OFFICIAL RECORD
OR	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PHV	POST INDICATOR VALVE
PNG	PARKING
PM	PARKING METER, PARCEL MAP
PR (P)	PROPOSED
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RM	ROOM ELEVATION
RW	RECYCLED WATER
R/W, ROW	RIGHT OF WAY
S	SOUTHERLY
S/S	SIGNAL BOX
SB	STORM DRAIN
SD	STORM DRAIN EASEMENT
SE	SEWER MANHOLE
SF, S/LFT	SQUARE FEET
SFWD	SAN FRANCISCO WATER DEPARTMENT
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SWE	SEWER EASEMENT
SW	SIDEWALK
TB	TELEPHONE BOX
TC	TOP OF CURB
TEL	TELEPHONE
TO	TOP OF GARAGE
TMH	TELEPHONE MANHOLE
TS	TRAFFIC SIGNAL
TR	TRAVEL WAY
TY	TYPICAL
UB	UTILITY BOX
UE	UNDERGROUND ELECTRICAL EASEMENT
VC	VERTICAL CURB
VG	VALLEY GUTTER
W	WESTERLY
W/WL	DOMESTIC WATER, WATER LINE
WB	WATER BOX
WM	WATER METER
WV	WATER VAULT
VCP	VITRIFIED CLAY PIPE
VLT	VAULT

LEGEND

	BUILDING LINE
	AERIAL BUILDING LINE
	FENCE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	BOUNDARY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EDGE OF PAVEMENT
	TOP OF CURB
	GUTTER
	BACK OF WALK
	WALL
	EDGE OF DIRT ROAD/PATH
	ABUTMENT'S RIGHTS RELINQUISHED
	BENCHMARK
	BOLLARD
	BREAKLINE
	CENTERLINE
	FOUND MONUMENT AS NOTED
	LIGHT
	PROPERTY LINE
	SET MONUMENT AS NOTED
	SIGN
	SURVEY CONTROL POINT
	TREE AS NOTED

GENERAL NOTES

- SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON TOPOGRAPHIC SURVEY PERFORMED ON FEBRUARY 29, 2016 AND ADDITIONAL AERIAL AND GROUND SURVEY IN AUGUST 2016 BY BKF ENGINEER DAVID DARLING, PLS #7625.
- FEMA DESIGNATED FLOOD ZONE: ZONE AH: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED; ZONE AO: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED; FOR AREAS OF ALLUVIAL FLOODING, VELOCITIES ALSO DETERMINED; ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ON WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAPS (FIRM) NO. 06085C0062, 06085C0063H, 06085C0063H, 06085C0064H, EFFECTIVE DATE MAY 18, 2009 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- FUTURE DEDICATIONS: DURING FINAL DESIGN, THERE MAY ARISE THE NECESSITY TO DEDICATE AREAS FOR ANY PUBLIC IMPROVEMENTS OFFERED ON PRIVATE PROPERTY.

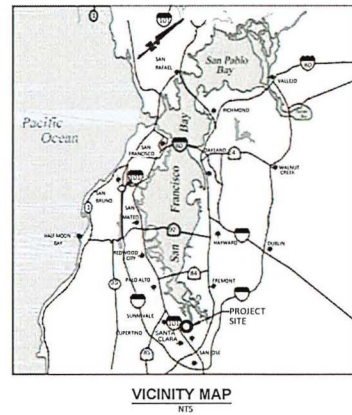
SCOPE OF WORK

THE PHASE 1 SITE INCLUDES BLOCKS 5A, 5B, AND 5C, WHICH ARE LOCATED FACING LEVITT STADIUM ON TASMAN DRIVE, FORMING ONE OF THE PRIMARY GATEWAYS INTO THE NEW DEVELOPMENT. A PARKING GARAGE IS LOCATED BELOW THE THREE BLOCKS ON PARCELS SERVING THE OFFICE, HOTEL GUESTS, AND SERVICE APARTMENTS, INCLUDING VALET AND VISITORS.

BLOCK 5A CONTAINS A LAND USE PROGRAM OF OFFICE, RETAIL/FOOD & BEVERAGE AND BELOW GRADE PARKING. THE TASMAN GATEWAY OFFICE PLANS THE MAIN ENTRANCE OF THE SITE AT THE JUNCTION OF TASMAN DRIVE AND THE WEST SIDE OF CENTENNIAL BOULEVARD. THE TASMAN GATEWAY OFFICE PROVIDES A HIGH QUALITY WORKPLACE, FULLY CONNECTED TO THE AMENITIES OF THE OVERALL DEVELOPMENT.

BLOCK 5B CONTAINS A LAND USE PROGRAM OF BUSINESS HOTEL WITH RETAIL/FOOD & BEVERAGE AND BELOW GRADE PARKING. THE HOTEL IS ONE OF A PAIR OF LANDMARK GATEWAY BUILDINGS THAT DEFINE BOTH THE PROJECT AND THE PRINCIPLE ENTRANCE INTO THE SITE OFF OF TASMAN DRIVE.

BLOCK 5C CONTAINS A LAND USE PROGRAM OF RESIDENTIAL SERVICE APARTMENTS AND IS SITUATED ON THE EAST SIDE OF THE TASMAN GATEWAY, MARKING THE CORNER OF THE DEVELOPMENT. THIS BLOCK IS IN CLOSE PROXIMITY TO LOCAL TRANSPORT LINES SUCH AS THE SANTA CLARA/GREAT AMERICA TRAIN STATION AND THE VTA LIGHT-RAIL.



ZONING CONFORMANCE

DEVELOPMENT OF THE PROPERTY SHALL BE IN CONFORMANCE WITH THE "CITY PLACE SANTA CLARA MASTER COMMUNITY PLAN," DATED APRIL 5, 2017 (THE "CITY PLACE SANTA CLARA MCP") AND CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL, RESOLUTION NO.16-8339, AS EITHER MAY BE AMENDED FROM TIME TO TIME, AND THE DEVELOPMENT AREA PLAN FOR PHASE ONE OF THE RELATED SANTA CLARA PROJECT APPROVED BY CITY COUNCIL, RESOLUTION NO.20-8825.

EXISTING ZONING

THE SUBDIVISION IS ZONED PLANNED DEVELOPMENT - MASTER COMMUNITY (PD-MCP) PURSUANT TO CITY COUNCIL RESOLUTION NO. 16-8339, WHICH PROVIDES THAT THE LAND-USE CONTROLS FOR THE AREA ARE THOSE SET FORTH IN THE CITY PLACE SANTA CLARA MCP. THE PROPERTY WITHIN THE SUBDIVISIONS IS LOCATED IN THE CITY CENTER MEDIUM-USE DISTRICT THAT ESTABLISHES A RANGE OF PERMITTED RESIDENTIAL AND COMMERCIAL USES. THE MCP PROVIDES SPECIFIC DESIGN GUIDELINES FOR EACH OF THE PROPOSED DEVELOPMENT BLOCKS UNDER THIS SUBDIVISION AS FOLLOWS:

- PARCEL A: MCP SECTION 4.18 BLOCK 5A: GATEWAY OFFICE
- PARCEL B: MCP SECTION 4.17 BLOCK 5B: GATEWAY HOTEL
- PARCEL C: MCP SECTION 4.18 BLOCK 5C: GATEWAY RESIDENTIAL

PROPERTY LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS GRANTED TO THE CITY OF SANTA CLARA, A MUNICIPAL CORPORATION BY GRANT DEED, RECORDED OCTOBER 1, 1962 IN BOOK 7134 AT PAGE 626, OFFICIAL RECORDS OF SANTA CLARA; A PORTION OF TASMAN DRIVE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 345 OF MAPS AT PAGE 1 THROUGH 8, RECORDS OF SANTA CLARA COUNTY, AND ALSO BEING A PORTION OF THE LANDS CONVEYED AS CITY RIGHT OF WAY PER PARCEL 2 OF DOCUMENT NO. 21195719, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF TASMAN DRIVE, SAID POINT BEING ALSO THE NORTHEASTERLY TERMINUS OF A LINE SHOWN AS N4 20'01" E, 403.63 FEET ON SHEET 4 OF SAID RECORD OF SURVEY (345 M-4);

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 55'17'22" WEST, 20.58 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 27'30'00" EAST, 20.86 FEET;

THENCE SOUTH 62'03'07" WEST, 175.81 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE;

THENCE LEAVING SAID NORTHWESTERLY LINE OF TASMAN DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 27'30'00" WEST, 0.20 FEET; SOUTH 62'30'00" WEST, 479.20 FEET; SOUTH 60'15'40" WEST, 121.59 FEET; SOUTH 62'30'44" WEST, 117.04 FEET; SOUTH 55'11'27" WEST, 91.80 FEET; SOUTH 58'17'27" WEST, 16.86 FEET; SOUTH 60'49'27" EAST, 143.69 FEET; SOUTH 30'37'21" EAST, 23.07 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE;

THENCE ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 60'42'14" WEST, 165.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A DISTANCE OF 1.689.91 FEET; SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07'17'15", WITH AN ARC LENGTH OF 214.84 FEET TO THE NORTHEASTERLY LINE OF THE LANDS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT BY GRANT DEED RECORDED IN BOOK 1286, AT PAGE 241, SANTA CLARA COUNTY RECORDS;

THENCE ALONG SAID NORTHEASTERLY LINE OF THE LANDS OF SANTA CLARA VALLEY WATER DISTRICT, NORTH 30'38'56" WEST, 514.99 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE OF THE LANDS OF SANTA CLARA VALLEY WATER DISTRICT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62'30'00" EAST, 16.29 FEET; SOUTH 27'30'00" EAST, 103.00 FEET; NORTH 62'30'00" EAST, 26.76 FEET; SOUTH 27'30'00" EAST, 5.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 68.00 FEET, CONVEX TO THE NORTHEAST, HAVING A RADIAL LINE THAT BEARS SOUTH 57'37'24" WEST; SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38'02'27", WITH AN ARC LENGTH OF 302.93 FEET TO THE BEGINNING OF A REVERSE TANGENT CURVE, HAVING A RADIUS OF 142.00 FEET; SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30'34'02", WITH AN ARC LENGTH OF 74.93 FEET SOUTH 28'11'51" EAST, 212.00 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE;

THENCE ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 49'30'12" WEST, 118.53 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 18.372 ACRES, MORE OR LESS.

PROJECT DATA

OWNER: RELATED SANTA CLARA, LLC
RELATED COMPANIES
5201 GREAT AMERICA PARKWAY, SUITE 532
SANTA CLARA, CA 95054
PHONE: (650) 253-0000

ENGINEER/SURVEYOR: BKF ENGINEERS
1730 N. FIRST STREET, STE. 600
SAN JOSE, CALIFORNIA 95112
PHONE: (408) 467-9100
CONTACT: PATRICK CHAN/DAVIS THRESH

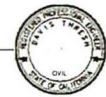
SHEET INDEX

PAGE NO	SHEET NO	DESCRIPTION
MAPPING		
1	TM-1	TITLE SHEET
2	TM-2	EXISTING CONDITIONS AND BOUNDARY
3	TM-3	CONCEPTUAL PARCELIZATION PLAN
4	TM-4	CONCEPTUAL PARCELIZATION PLAN
5	TM-5	CONCEPTUAL HORIZONTAL CONTROL PLAN
6	TM-6	CONCEPTUAL HORIZONTAL CONTROL PLAN
7	TM-7	CONCEPTUAL VERTICAL MAPPING SECTIONS
8	TM-8	CONCEPTUAL VERTICAL MAPPING SECTIONS
CIVIL		
9	C3.01	GRADING PLAN
10	C3.02	GRADING PLAN
11	C3.03	GRADING PLAN
12	C3.04	GRADING PLAN
13	C4.01	UTILITY PLAN
14	C4.02	UTILITY PLAN
15	C4.03	UTILITY PLAN
16	C4.15	UTILITY PLAN AND PROFILE - CENTENNIAL BLVD
17	C4.04	RECYCLED WATER CONNECTIONS TO GREAT AMERICA PARKWAY THROUGH PHASE 2

ENGINEER'S/SURVEYOR'S STATEMENT

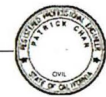
THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.

DAVIS THRESH
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS
P.L.S. #8668



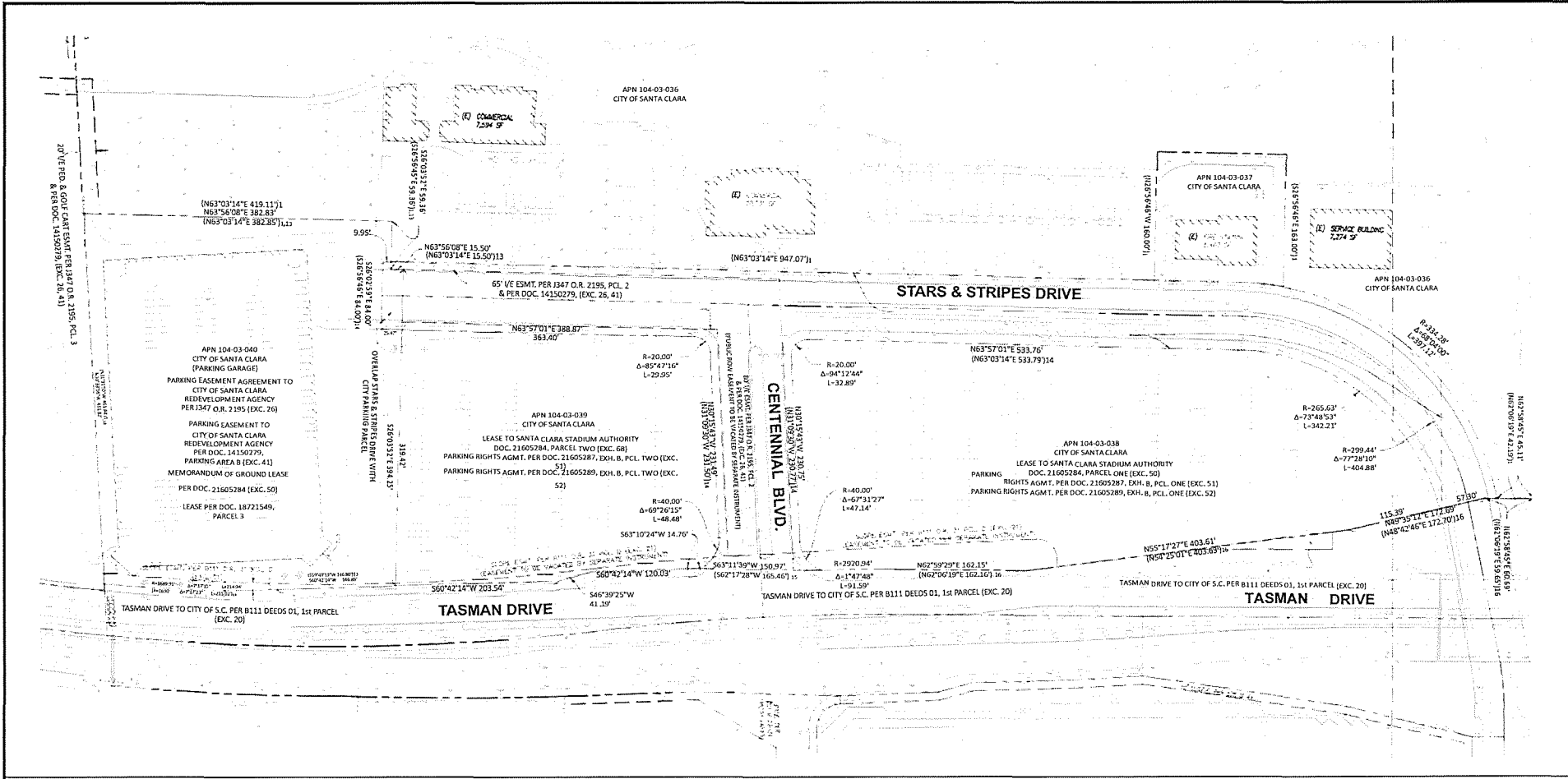
THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

PATRICK CHAN
VICE PRESIDENT
BKF ENGINEERS
R.C.E. #3189



Date	By	Check	Scale	AS SHOWN	Drawn	Approved	EC
10/04/22	PK						

Date	By	Check	Scale	AS SHOWN	Drawn	Approved	EC
10/04/22	PK						



GENERAL NOTES

1. SLOPE EASEMENT, CENTENNIAL AVENUE EASEMENT, AND STARS AND STRIPES DRIVE EASEMENTS TO BE VACATED AND RE-RECORDED BY SEPARATE INSTRUMENTS.

SURVEY INFORMATION

BASIS OF BEARINGS:

ALL MEASURED DISTANCES AS SHOWN ON THIS MAP ARE GRID DISTANCES. MULTIPLY BY 1.00005310 TO OBTAIN GROUND LEVEL DISTANCES.
ROTATE ALL MEASURED BEARINGS COUNTERCLOCKWISE 0°52'5.7" TO OBTAIN BEARINGS PER LOCAL BEARING BASE NOTED.

BENCHMARK STATEMENT:

SANTA CLARA CITY BENCHMARK NO. B-10, TOP OF THE LETTER "C" IN THE WORD "CAL" ON TOP OF THE CATCH BASIN HOOD ON THE EAST SIDE OF LAFAYETTE STREET, APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF CALLE DE LUNA. ELEVATION IS 9.20 FEET (NAVD 85) PER 2011 DATUM.

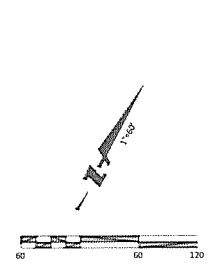
SURVEY NOTE:

THIS SURVEY WAS PREPARED BY BKF ENGINEERS. SURVEY WAS PERFORMED IN THE FIELD IN FEBRUARY, 2016, AND ADDITIONAL AERIAL AND GROUND SURVEY IN AUGUST, 2016.
DAVIS THRESH P.L.S. #0868
DAVID DARLING P.L.S. #7625

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

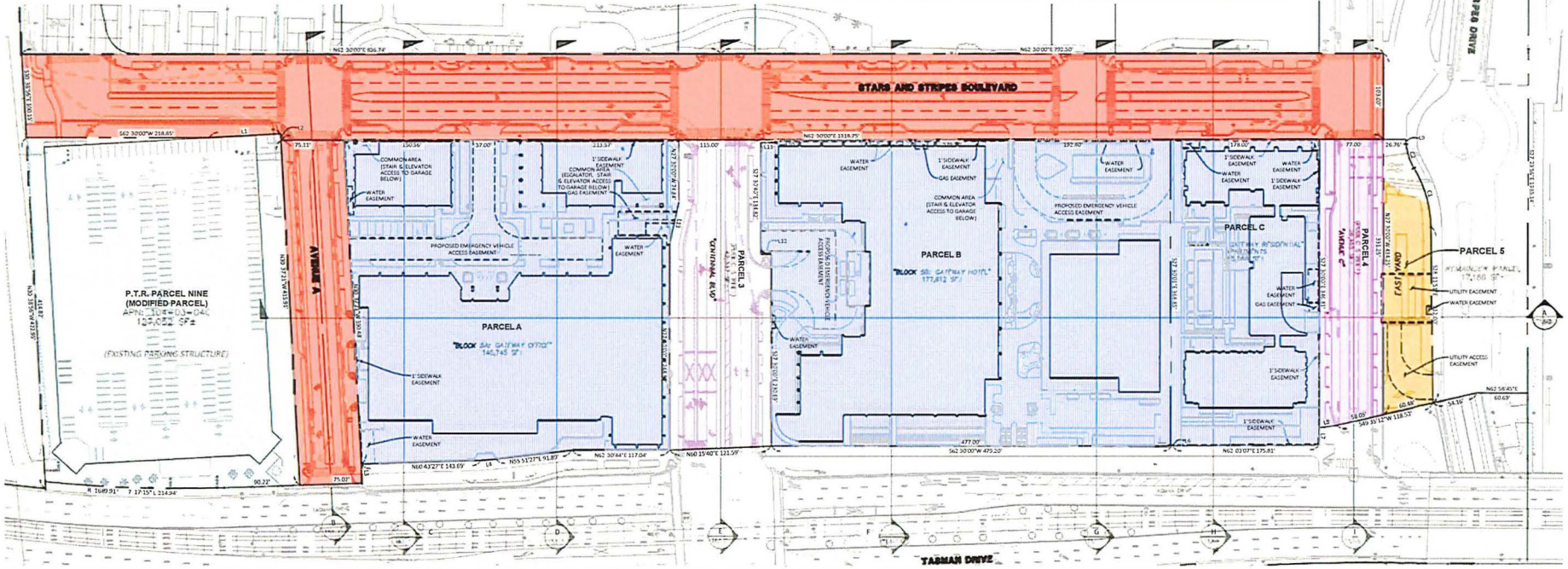
NORTH ARROW & SCALE



I:\PROJECTS\5155 STARS & STRIPES DRIVE\160116\160116.dwg 1/14/16 10:00 AM

LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L1	85.85	S59 17'33"W	C1	74.93	142.00	030 14'02"
L2	7.81	N30 37'21"W	C2	30.92	68.00	026 03'27"
L3	23.07	N30 37'21"W				
L4	16.98	N58 17'27"E				
L5	2.19	N62 30'00"E				
L6	0.20	N27 30'00"W				
L7	20.86	N27 30'00"W				
L8	20.58	N55 17'27"E				
L9	5.32	S27 30'00"E				
L10	3.35	S27 26'01"E				
L11	17.01	S62 33'58"W				



LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- - - PROPOSED EASEMENT LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES TO BE RETAINED BY CITY IN FEE
- TAKE DOWN & GRANT EASEMENT
- TAKE DOWN & KEEP (DIVIDED INTO AIRSPACE PARCELS ABOVE GARAGE)
- TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)
- MODIFIED PARCEL

GENERAL NOTES

1. SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN ITS OWN RESPECTIVE EASEMENT. LOCATIONS OF THESE EASEMENTS WILL BE DETERMINED AFTER APPLICANT (DEVELOPER) HAS COMPLETED THE APPLICANT DESIGN PROCESS AND HAS OBTAINED A SET OF PLANS SIGNED OFF ON BY SVP.
2. CITY OF SANTA CLARA WATER UTILITY STRUCTURES AND ASSOCIATED UTILITIES ARE CONCEPTUAL AND NOT APPROVED BY CITY OF SANTA CLARA WATER DEPARTMENT WITH UPDATES TO BE TO BE PROVIDED UPON APPROVAL OF FINAL DESIGN. THE DEVELOPER TO BE RESPONSIBLE FOR FINAL DESIGN.
3. ANY ADDITIONAL EASEMENTS SHALL BE DETERMINED IN THE FUTURE.

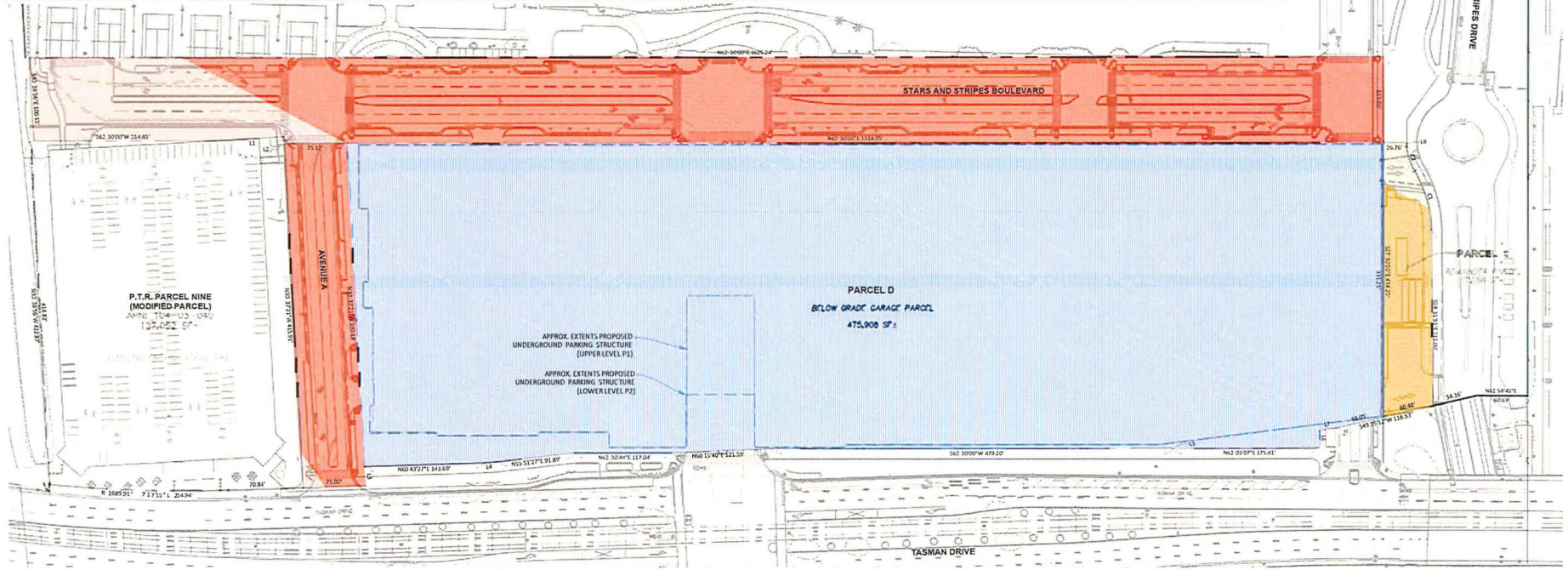
NORTH ARROW & SCALE



DRAWING NAME: K:\2019\156041_City Place 011-111e Improvements\011-111e\156041_City Place 011-111e.dwg PLOT NAME: 15-11-23 150715h.mxd

LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L1	85.85	S59 17'33"W	C1	74.93	142.00	030 14'02"
L2	7.81	S30 34'44"E	C2	30.92	68.00	026 03'27"
L3	23.07	S30 37'26"E				
L4	16.98	N58 17'27"E				
L5	0.30	N27 30'00"W				
L6	20.86	N27 30'00"W				
L7	20.58	N55 17'27"E				
L8	5.32	S27 30'00"E				



LEGEND

- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES TO BE RETAINED BY CITY IN FEE
- TAKE DOWN & KEEP (TO GRADE ABOVE)
- TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)

GENERAL NOTES

1. SILICON VALLEY POWER (SVP) UTILITY STRUCTURES AND ASSOCIATED CONDUIT WILL BE PLACED IN ITS OWN RESPECTIVE EASEMENT. LOCATIONS OF THESE EASEMENTS WILL BE DETERMINED AFTER APPLICANT (DEVELOPER) HAS COMPLETED THE APPLICANT DESIGN PROCESS AND HAS OBTAINED A SET OF PLANS SIGNED OFF ON BY SVP.
2. CITY OF SANTA CLARA WATER UTILITY STRUCTURES AND ASSOCIATED UTILITIES ARE CONCEPTUAL AND NOT APPROVED BY CITY OF SANTA CLARA WATER DEPARTMENT WITH UPDATES TO BE PROVIDED UPON APPROVAL OF FINAL DESIGN. THE DEVELOPER TO BE RESPONSIBLE FOR FINAL DESIGN.
3. ANY ADDITIONAL EASEMENTS SHALL BE DETERMINED IN THE FUTURE.

NORTH ARROW & SCALE



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 PLOT DATE: 10-11-2015 10:11:23 AM



CA 1108114

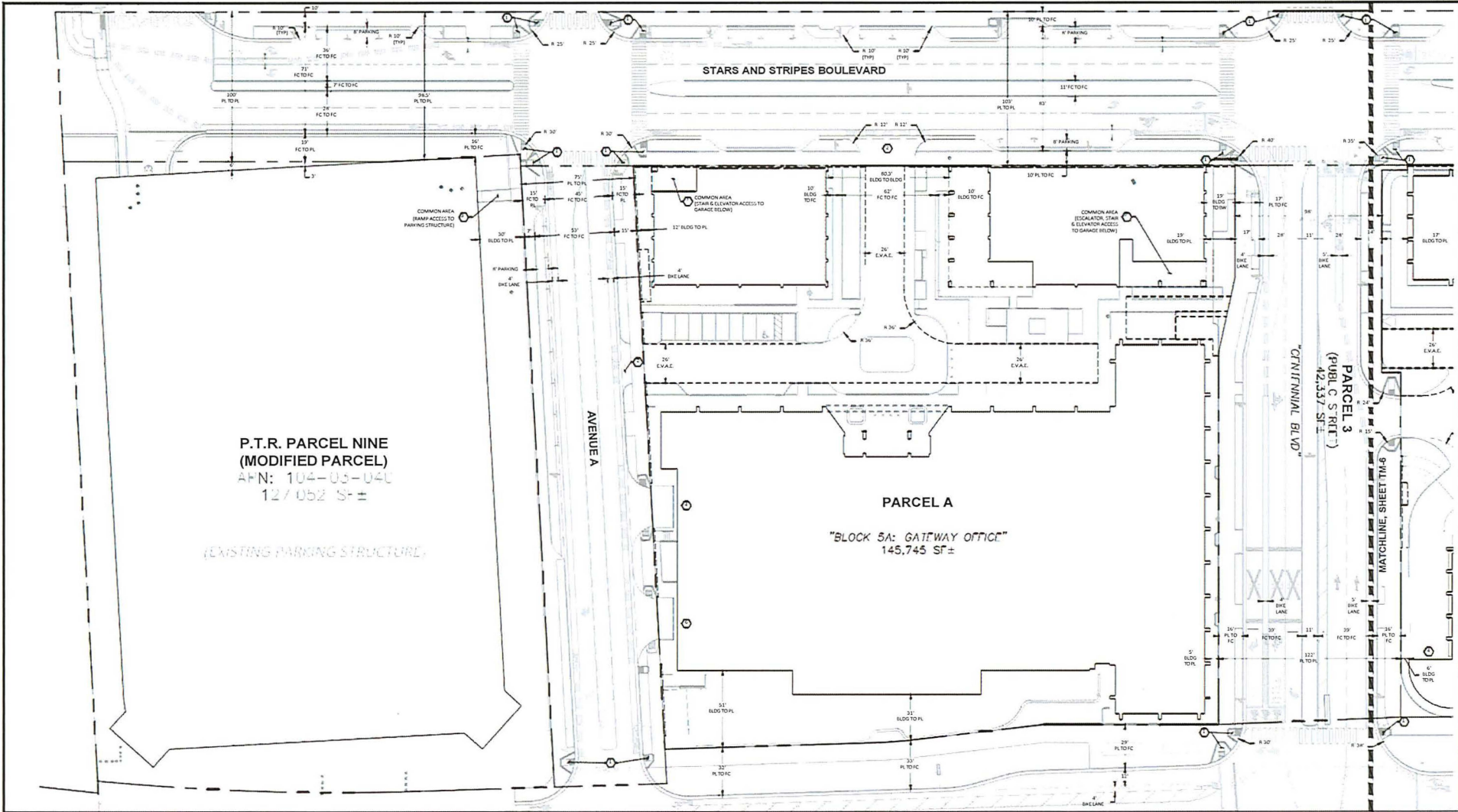
5155 STARS & STRIPES DRIVE
 CITY PLACE VESTING TENTATIVE MAP
 CONCEPTUAL PARCELIZATION PLAN
 SANTA CLARA COUNTY

SANTA CLARA

DATE	10/06/2015	BY	ML
DATE	05/28/2015	BY	AS
DATE	05/28/2015	BY	ML
DATE	05/28/2015	BY	ML
DATE	05/28/2015	BY	ML



5155 STARS & STRIPES DRIVE
CITY PLACE VESTING TENTATIVE MAP
CONCEPTUAL HORIZONTAL CONTROL PLAN
SANTA CLARA COUNTY



P.T.R. PARCEL NINE
(MODIFIED PARCEL)
APN: 104-03-040
127,052 SF ±

(EXISTING PARKING STRUCTURE)

PARCEL A

"BLOCK 5A: GATEWAY OFFICE"
145,745 SF ±

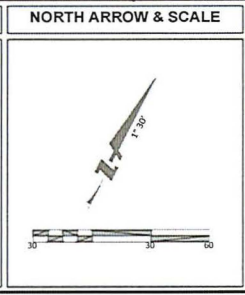
PARCEL 3
(PUBLIC RIGHT)
42,337 SF ±

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DATE: 11/16/16
PROJECT: 160041
SHEET: 5 OF 5
SCALE: AS SHOWN
DATE: 11/16/16
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 11/16/16

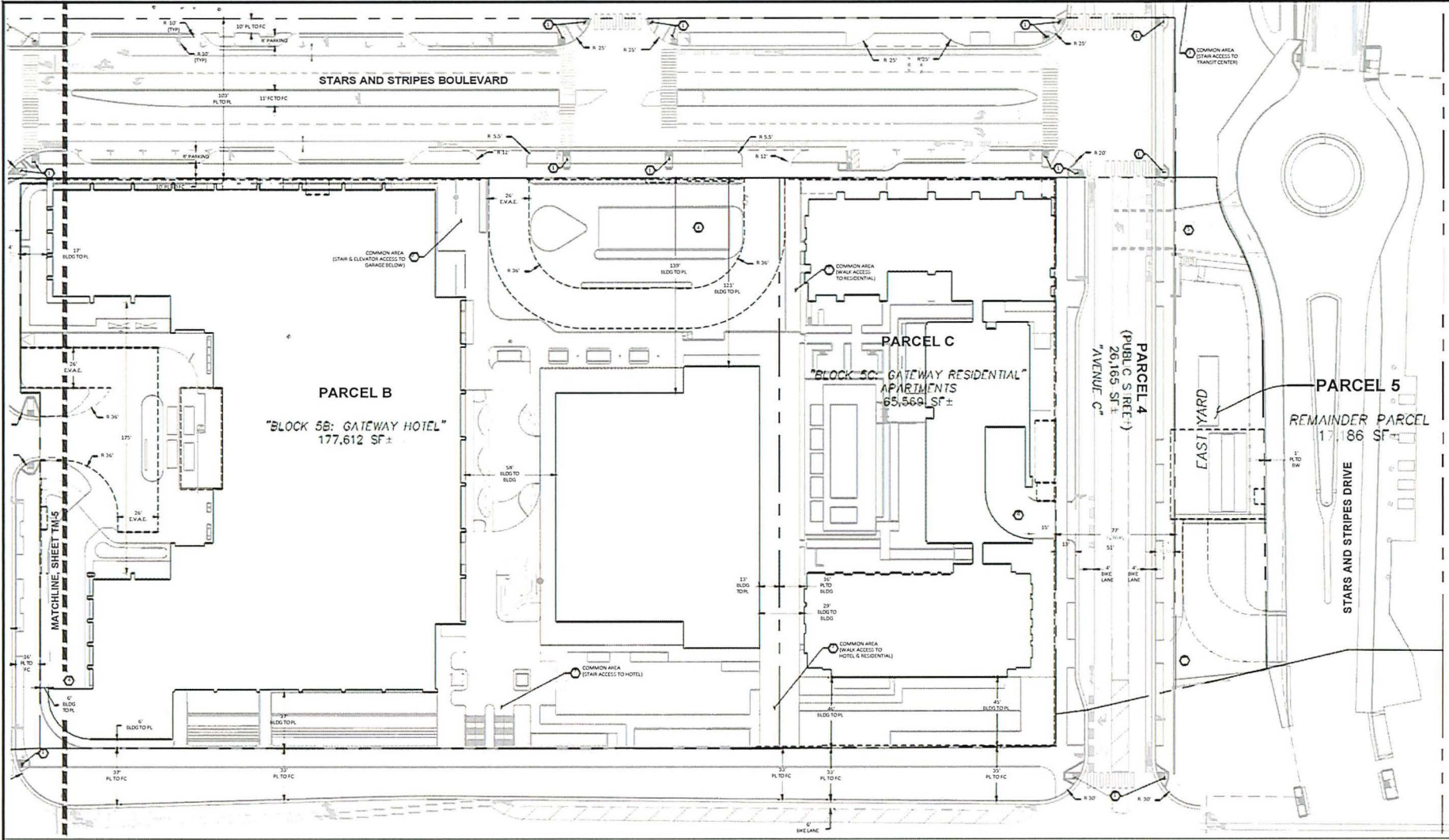
LEGEND	
	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE

KEYNOTES	
	NEW ACCESSIBLE CURB RAMP
	NEW CONCRETE DRIVEWAY
	APPROXIMATE LOCATION OF STAIRS, ESCALATORS & ELEVATORS AS COMMON PUBLIC ACCESS AREAS
	ENTRANCE TO PARKING GARAGE P1
	ENTRANCE TO PARKING GARAGE P2
	ENTRANCE TO LOADING GARAGE LEVEL P1
	ENTRANCE TO LOADING GARAGE LEVEL P2

GENERAL NOTES							
B B A U			P P C F				
	P F A	P F B	P F C	P F A	P F B	P F C	
	D R R	H G R	R B S F	A F P F (P1)	152,913	186,640	62,236
B A U	152,913 SF	186,640 SF	62,236 SF	S C F (P1)	36,292	93,849	32,032
B B U A U	400,000 SF (D J)	300,000 SF (R J)	300,000 SF (H J)	S C F (I)	63	50	51
			375,000 SF (R J)	L B A U	56,621 SF	57	92,834 SF
						50	50,364 SF
							49



DATE: 11/16/16	SCALE: AS SHOWN
DRAWN BY: JLM	CHECKED BY: JLM
DATE: 11/16/16	DATE: 11/16/16
TM-5	
5 of 17	

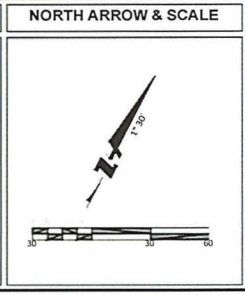


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 PLOT NAME: 114-2.dwg
 PLOT DATE: 11/11/2019

LEGEND	
	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE

KEYNOTES	
	NEW ACCESSIBLE CURB RAMP
	NEW CONCRETE DRIVEWAY
	APPROXIMATE LOCATION OF STAIRS, ESCALATORS & ELEVATORS AS COMMON PUBLIC ACCESS AREAS
	ENTRANCE TO PARKING GARAGE P1
	ENTRANCE TO PARKING GARAGE P2
	ENTRANCE TO LOADING GARAGE LEVEL P1
	ENTRANCE TO LOADING GARAGE LEVEL P2

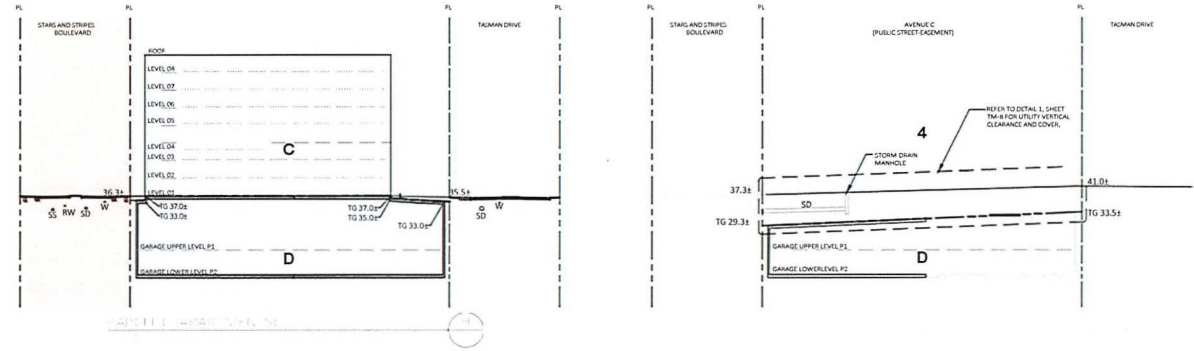
GENERAL NOTES									
D B A U					P F C F				
	D	GR	H	GR	R	B	SF	AF	P F (SF)
B	AV	112,913 SF			146,600 SF		62,296 SF	5	96,292
B	U	AF	440,000 SF (D)	300,000 SF (R)	352,000 SF (D)	10,000 SF (R)	375,000 SF	63	50
OFFICE BUILDING INCLUDES 115,000 SF OF RETAIL ON GROUND FLOOR					L B				
	AV	56,621 SF	37	92,834 SF	50	30,364 SF	49		



DATE: 10/14/2019	SCALE: AS SHOWN
DRAWN BY: JAC	CHECKED BY: JAC
DATE: 11/11/2019	SCALE: AS SHOWN
DRAWN BY: JAC	CHECKED BY: JAC
DATE: 11/11/2019	SCALE: AS SHOWN
DRAWN BY: JAC	CHECKED BY: JAC

TM-6
6 of 17

DRAWING NAME: K:\2015\1506041-City Place Off-site Improvements\1506041-2015 Town\SHEETS\DAP\1506041-PRSECT.dwg
 PLOT NAME: 1506041-01.dwg



LEGEND

- PROPERTY LINE
- PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES
- TAKE DOWN & KEEP (DIVIDED INTO AIRSPACE PARCELS ABOVE GARAGE)
- TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)

OWNED BY RELATED SANTA CLARA:

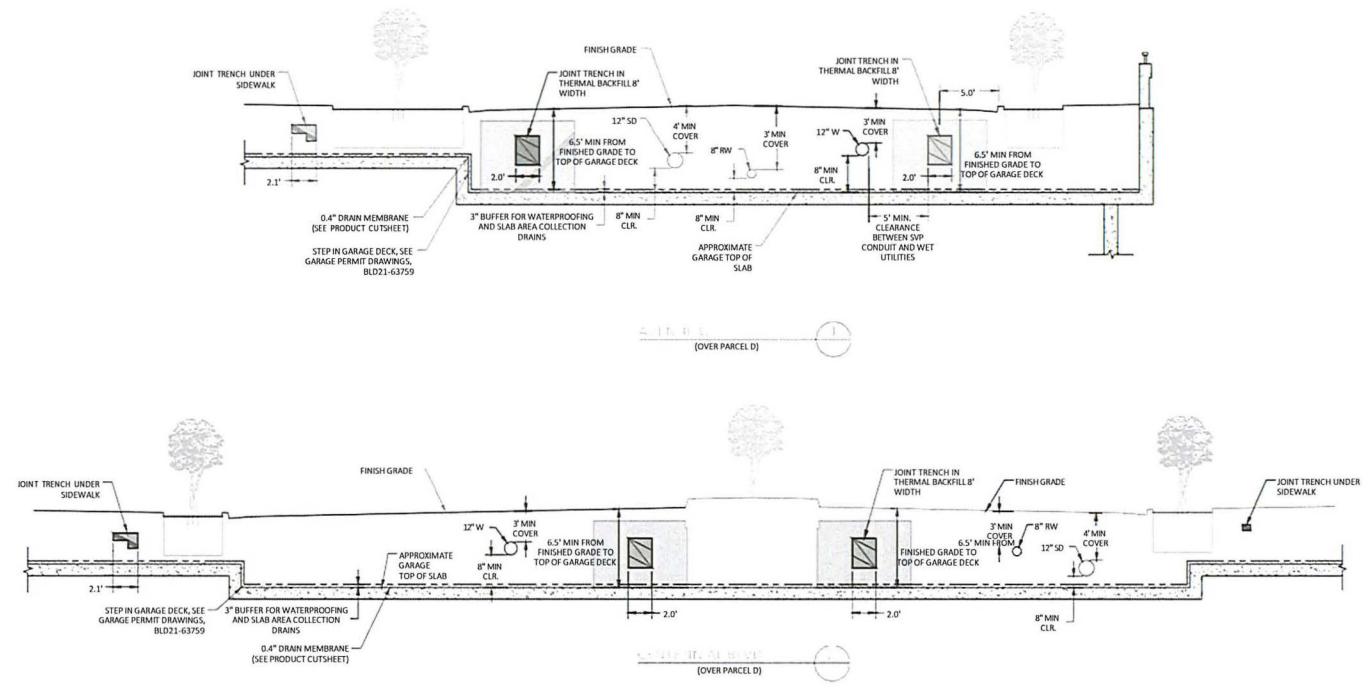
- PARCEL A (BLOCK 5A, GATEWAY OFFICE)
- PARCEL B (BLOCK 5B, GATEWAY HOTEL)
- PARCEL C (BLOCK 5C, GATEWAY RESIDENTIAL)
- PARCEL D (UNDERGROUND PARKING STRUCTURE)
- PARCEL E (CENTRAL, WITH PUBLIC STREET EASEMENT)
- PARCEL F (AVENUE C, WITH PUBLIC STREET EASEMENT)
- PARCEL G (REMANENCE PARCEL)

OWNED BY CITY OF SANTA CLARA:

- STAG AND STRIPES
- AVENUE A
- TACMAN DRIVE

UTILITY SECTIONS ARE TYPICAL. REFER TO EPEC-0034-F FOR DETAILED UTILITY SECTION. HORIZONTAL SEPARATION MEETS CITY OF SANTA CLARA MINIMUMS.

CONCEPT UTILITY VIEWS:



BKF ENGINEERS
 1300 N. FIRST STREET
 SAN JOSE, CA 95112
 (408) 487-9100
 www.bkf.com

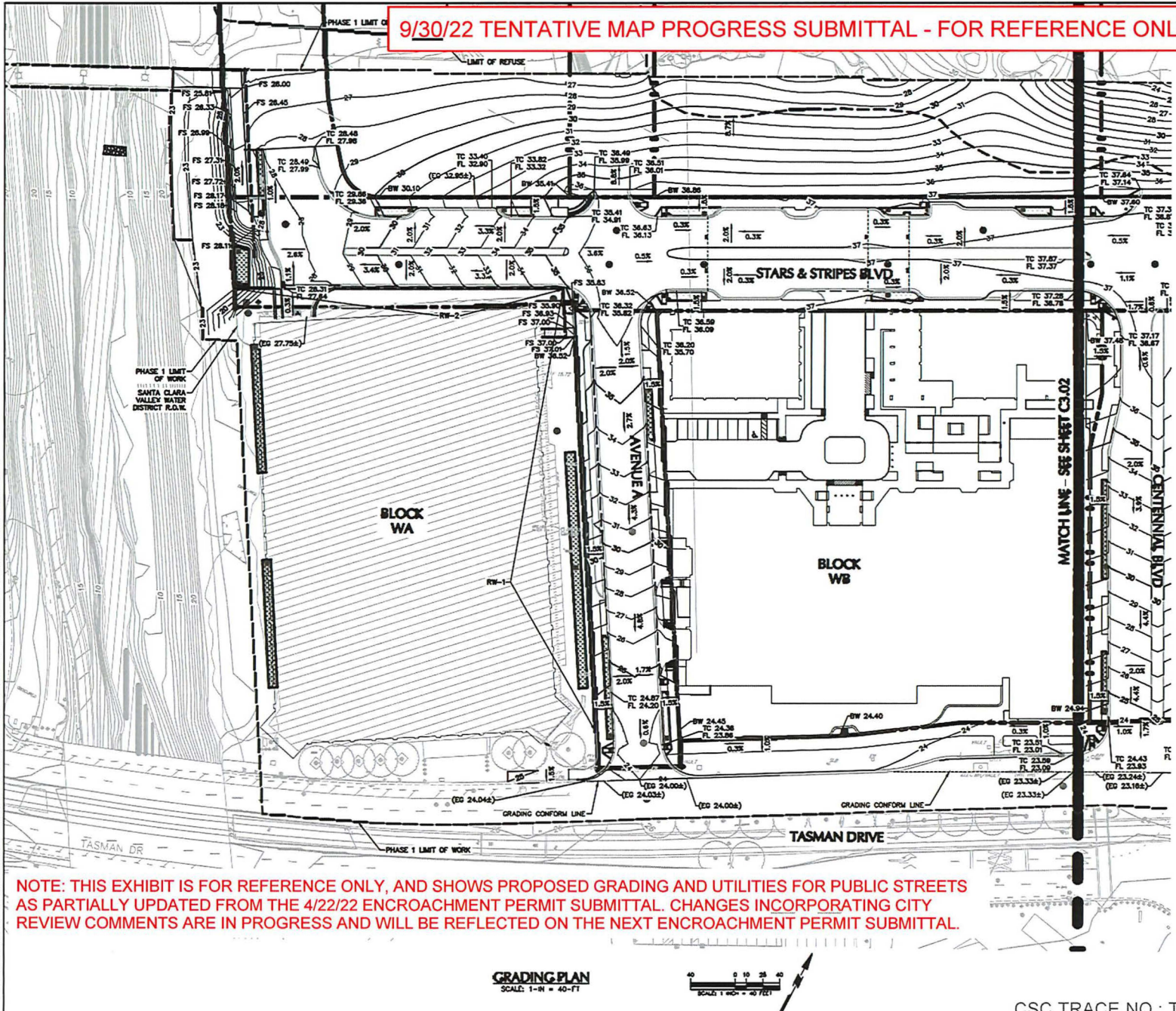


5155 STARS & STRIPES DRIVE
 CITY PLACE VESTING TENTATIVE MAP
 CONCEPTUAL VERTICAL MAPPING SECTIONS

SANTA CLARA COUNTY

DATE: 10/01/22	NO.
DESIGN: AUSTIN SHANNON	
CHECK: JACOB K.	
DRAWN: M.T.	
REVISIONS:	
DATE: 10/20/22	NO.
BY: 1506041-01	

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY



NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

GRADING PLAN
SCALE: 1"=40'-FT



CSC TRACE NO.: TBD

LEGEND

- FS XXXX PROPOSED FINISH
- PLS PROPOSED SERVICE
- EXIST. SIDEWALK
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY

PROPOSED

- PROPOSED FINISH
- PROPOSED SERVICE
- EXIST. SIDEWALK
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY

PROPOSED

- PROPOSED FINISH
- PROPOSED SERVICE
- EXIST. SIDEWALK
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY
- EXIST. DRIVEWAY

RELATED SANTA CLARA
Contact: JR. Raske
5201 Great American Parkway, Suite 532
Santa Clara, CA 95054
Tel: 408.490.3700

LANEAN
Civil and Geotechnical Engineers
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
TEL: 408.283.3400

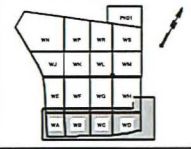
3CR
Structural Engineers
865 The Alameda
San Jose, CA 95126
TEL: 408.296.5515

NIERKA GROUP
Dry Utility Consultant
1295 E. Dams Ave., Suite 230
Morgan Hill, CA 95037
Tel: 408.610.9908

Lightstorm
Landscape Architect of Record
8 Hughes, Suite 150
Irvine, CA 92618
Tel: 949.438.4900

Rev	Description	Date
1	PERMIT SET	07/04/2022
2	PERMIT RESUBMITTAL	04/22/2022
3	PERMIT RESUBMITTAL	07/15/2022

No. Description Date



Scale / Signature

Signature Date
RELATED SANTA CLARA CITY CENTER

PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME
GRADING PLAN

Date:	04/22/2022
Scale:	1"=40'-FT
Design:	STAFF
Drawn:	STAFF
Approved:	DJH

DRAWING NO.
C3.01

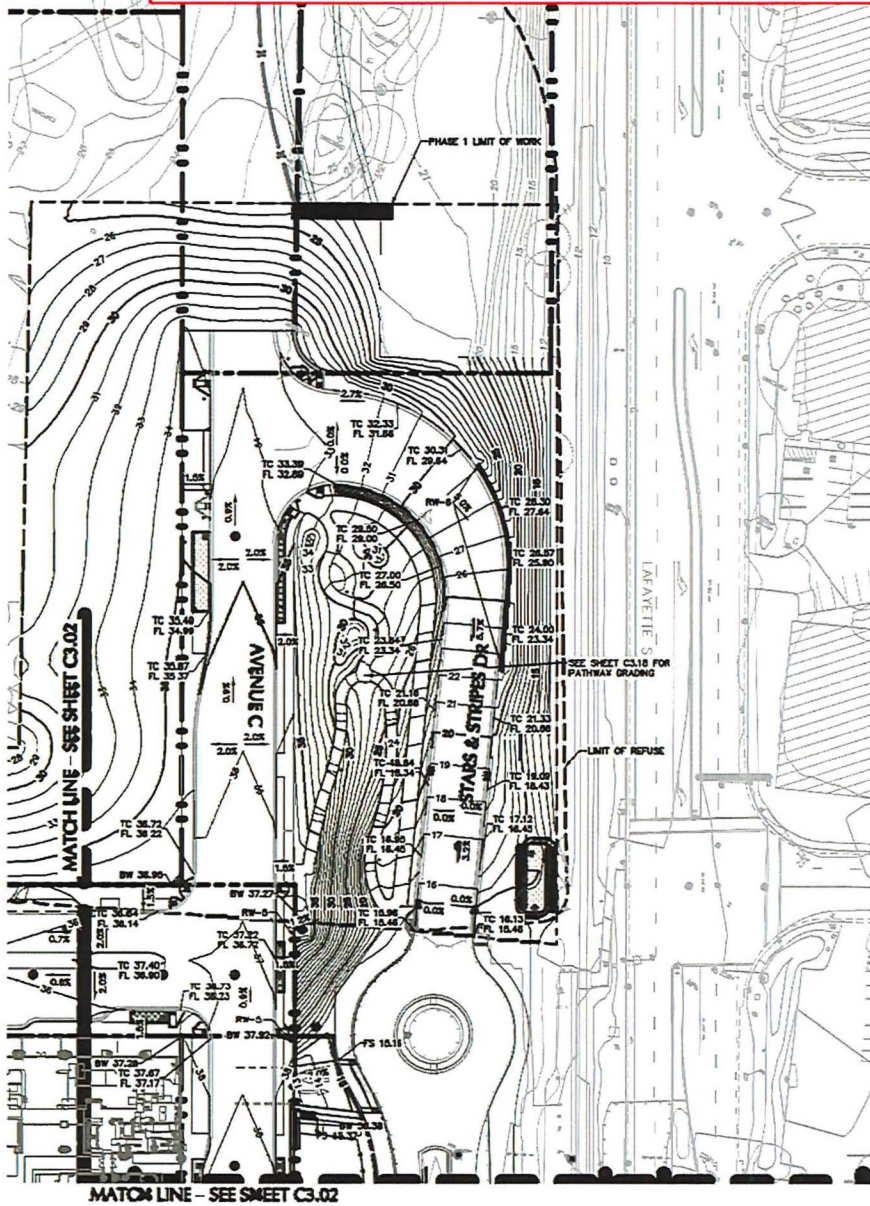
SHEET
9 of 17

DRAFT - FOR PLAN CHECK ONLY



FILE NAME: C:\Users\jraske\OneDrive\Work\11-1100-0000\BSC-11-1100-LR1-CV-04-C3.01 Grading Plan.dwg PLOTTER: HP DesignJet 2500 Plotter, September 29, 2022 - 4:55pm UTC, vancouver

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY



GRADING PLAN
SCALE: 1"=40'-0"



NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

LEGEND

	PROPOSED ELEVATION
	PROPOSED GRADE
	STREET RIGHT-OF-WAY
	EXISTING ELEVATION
	PROPOSED CENTERLINE

ABBREVIATIONS

	STREET RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED ELEVATION
	PROPOSED GRADE
	EXISTING ELEVATION
	STREET RIGHT-OF-WAY

RELATED SANTA CLARA
 Contact: JR Radtke
 5201 Great American Parkway, Suite 532
 Santa Clara, CA 95054
 Tel: 408.490.3700

LANEAN
 Civil and Geotechnical Engineers
 1 Almaden Boulevard, Suite 590
 San Jose, CA 95113
 TEL: 408.283.3400

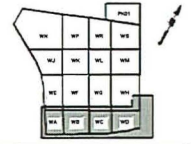
SEER
 Structural Engineers
 865 The Alameda
 San Jose, CA 95126
 TEL: 408.296.5515

INTERRA GROUP
 Div. Utility Consultant
 1295 E. Dieme Ave., Suite 230
 Morgan Hill, CA 95037
 Tel: 408.610.9909

HighFive
 Landscape Architect of Record
 8 Houghton, Suite 150
 Irvine, CA 92618
 Tel: 949.438.4900

Revision	
1. PERMIT SET	02/04/2022
2. PERMIT RESUBMITTAL	04/22/2022
3. PERMIT RESUBMITTAL	07/15/2022

No.	Description	Date



Seal / Signature

Signature _____ Date _____

RELATED SANTA CLARA CITY CENTER
 PHASE 1 STREETS & UTILITIES PERMIT SET

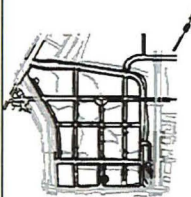
SHEET NAME
 GRADING PLAN

Date: 04/22/2022
 Scale: 1"=40'-0"
 Design: STAFF
 Drawn: STAFF
 Approved: DJH

DRAWING NO.
 C3.03

SHEET
 11 of 17

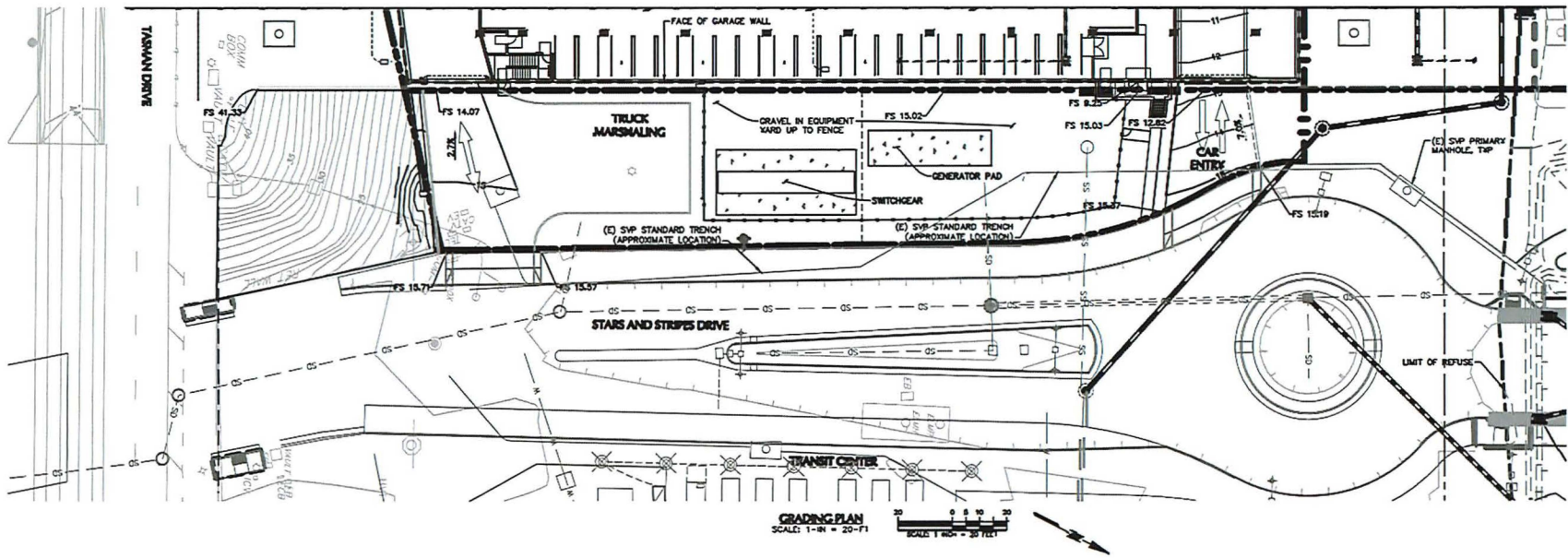
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CSC TRACE NO.: TBD

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9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY



NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

RELATED SANTA CLARA
 Contact: JR Radtke
 2201 Great American Parkway, Suite 532
 Santa Clara, CA 95054
 Tel: 408.490.3700

LANSAN
 Civil and Geotechnical Engineers
 1 Almaden Boulevard, Suite 590
 San Jose, CA 95113
 TEL: 408.283.3400

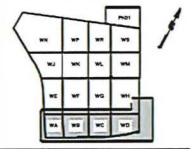
BER
 Structural Engineers
 865 The Alameda
 San Jose, CA 95126
 TEL: 408.296.5515

NERRA GROUP
 Dry Utility Consultant
 1295 El Dorno Ave., Suite 230
 Morgan Hill, CA 95037
 Tel: 408.610.9909

BrightView
 Landscape Architecture of Record
 8 Hughes, Suite 150
 Irvine, CA 92618
 Tel: 949.438.4900

Revision	
1. PERMIT SET	02/04/2022
2. PERMIT RESUBMITTAL	04/22/2022
3. PERMIT RESUBMITTAL	07/15/2022

No.	Description	Date



 Seal / Signature

 Signature

 Date

RELATED SANTA CLARA CITY CENTER
PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME
GRADING PLAN

Date: 04/22/2022
 Scale: 1"= 20'-FT
 Design: STAFF
 Drawn: STAFF
 Approved: DJH

DRAWING NO.
C3.04

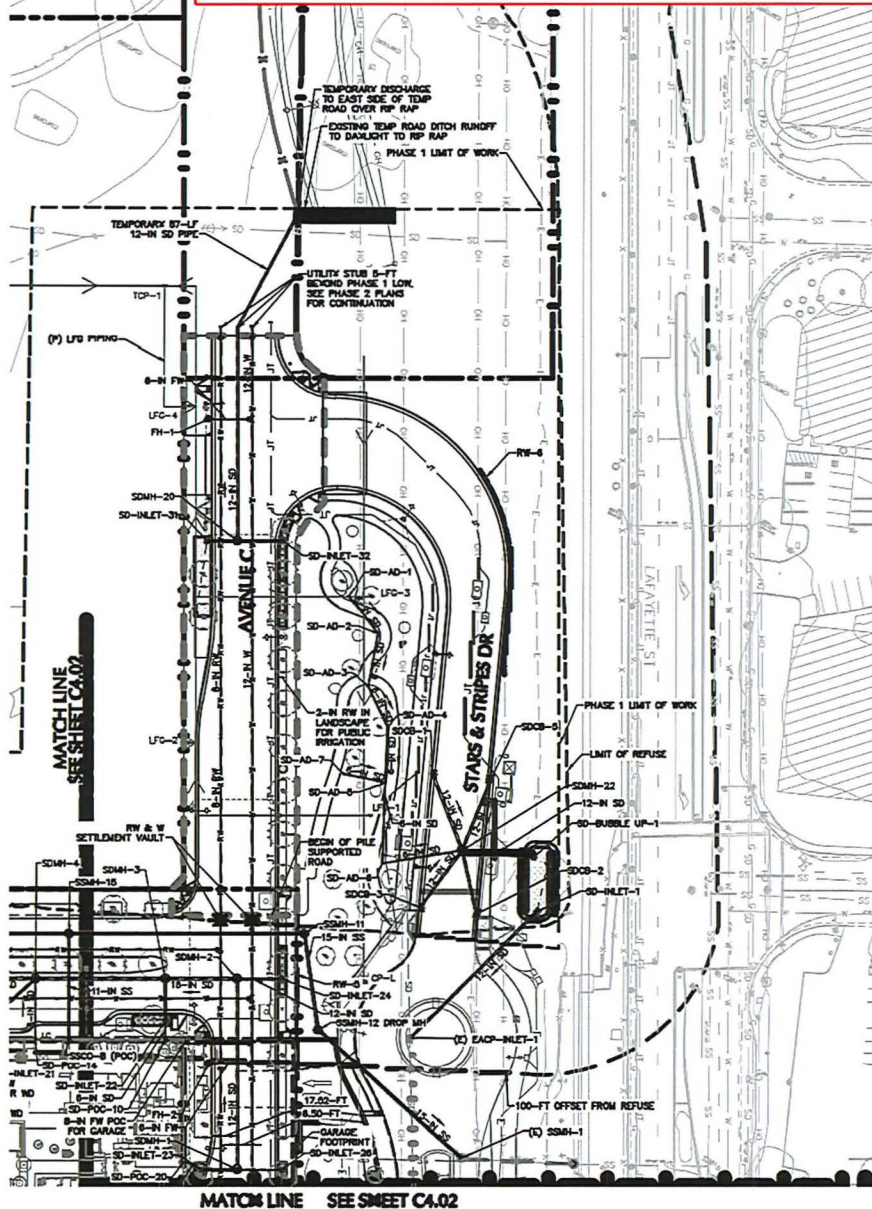
SHEET
12 of 17

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

FILE NAME: C:\Users\jradtke\OneDrive\Documents\11-1100-LGN-CY-04_C3.04_Grading_Paving_PLOT1.DWG, Thursday, September 29, 2022 - 8:18am USER: jradtke

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY



UTILITY PLAN
SCALE: 1"=40'-0"



NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.

DRAFT - FOR PLAN CHECK ONLY

LEGEND

LIMIT OF WORK	
GARAGE FOOTPRINT	
FILE SUPPORTED ROAD BOUNDARY	
TEMPORARY DRAIN	
(P) STORM DRAIN LINE	
(P) SANITARY SEWER LINE	
(P) WATER LINE	
(P) RECYCLED WATER LINE	
(P) JOINT TRENCH SHOWN FOR REFERENCE ONLY	
(P) GAS LINE, SHOWN FOR REFERENCE ONLY	
(P) FIBER OPTIC, SHOWN FOR REFERENCE ONLY	
(E) STORM DRAIN LINE	
(E) SANITARY SEWER LINE	
(E) WATER LINE	
(E) ELECTRICAL LINE	
(E) TRANSMISSION LINE	
(E) OVERHEAD LINE	
(P) FIRE HYDRANT	
(P) WATER VALVE	
(P) BLOW OFF	
(P) STORM/SEWER MANHOLE	
(P) CLEAN OUT	
(P) STORM CATCH BASIN	
(P) STORM INLET/OVERFLOW STRUCTURE	
(P) SETTLEMENT VAULT	
(E) STORM/SEWER MANHOLE	
(E) STORM CATCH BASIN	
(E) LIGHT POLE, SHOWN FOR REFERENCE ONLY	
(P) SVP VAULT, SHOWN FOR REFERENCE ONLY	
(P) SVP TRANSFORMER, SHOWN FOR REFERENCE ONLY	
(P) SVP ELECTRIC SWITCHING GEAR CABINET, SHOWN FOR REFERENCE ONLY	
(E) VAPOR PROBE LOCATION	
(P) LFG COLLECTION WELL	
(P) CONDENSATE POT	
(P) RIPRAP	
(P) TREATMENT AREA	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
DCDA	DOUBLE CHECK DETECTION ASSEMBLY
DIP	DUCTILE IRON PIPE
PH	FIRE HYDRANT
FW	FIRE WATER
IN	INCH
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
MH	MANHOLE
POC	POINT OF CONNECTION
PCV	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RFB	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
RWP	RECYCLED WATER
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SS	SANITARY SEWER
SVP	SILICON VALLEY POWER
VP	LANDFILL GAS VAPOR MONITORING PROBE
W	WATER
WM	WATER METER

RELATED SANTA CLARA
Contact: JR Radtke
5201 Great American Parkway, Suite 532
Santa Clara, CA 95054
Tel: 408.490.3700

LANEAN
Civil and Geotechnical Engineers
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
TEL: 408.283.3400

BER
Structural Engineers
865 The Alameda
San Jose, CA 95126
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INTERRA GROUP
Dry Utility Consultant
1205 E. Duane Ave., Suite 230
Morgan Hill, CA 95037
Tel: 408.610.9909

Landscapes Architect of Record
8 Hedges, Suite 150
Irvine, CA 92618
Tel: 949.438.4900

Revision	
1. PERMIT SET	02/04/2022
2. PERMIT RESUBMITTAL	04/22/2022
3. PERMIT RESUBMITTAL	07/15/2022

Ms. Description Date

Site Block and Location Key Plan

Signature _____ Date _____

RELATED SANTA CLARA CITY CENTER
PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME
UTILITY PLAN

Date: 04/22/2022
Scale: 1"=40'-0"
Design: STAFF
Drawn: STAFF
Approved: DJH

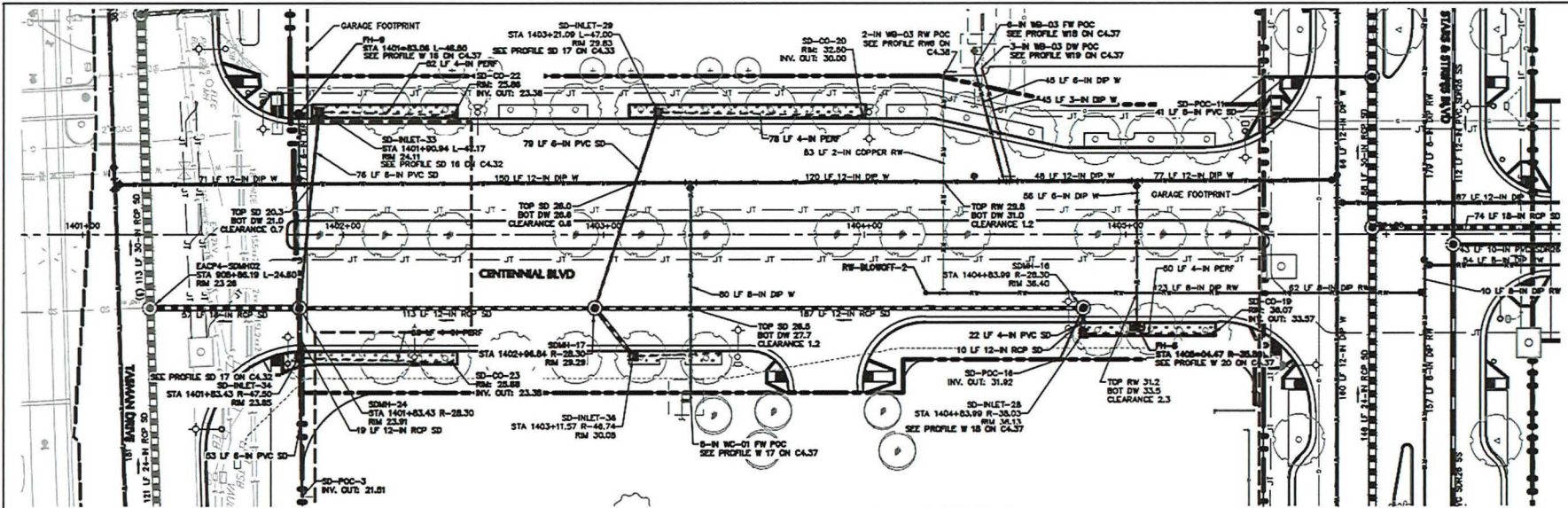
DRAWING NO.
C4.03

SHEET
15 of 17

CSC TRACE NO.: TBD

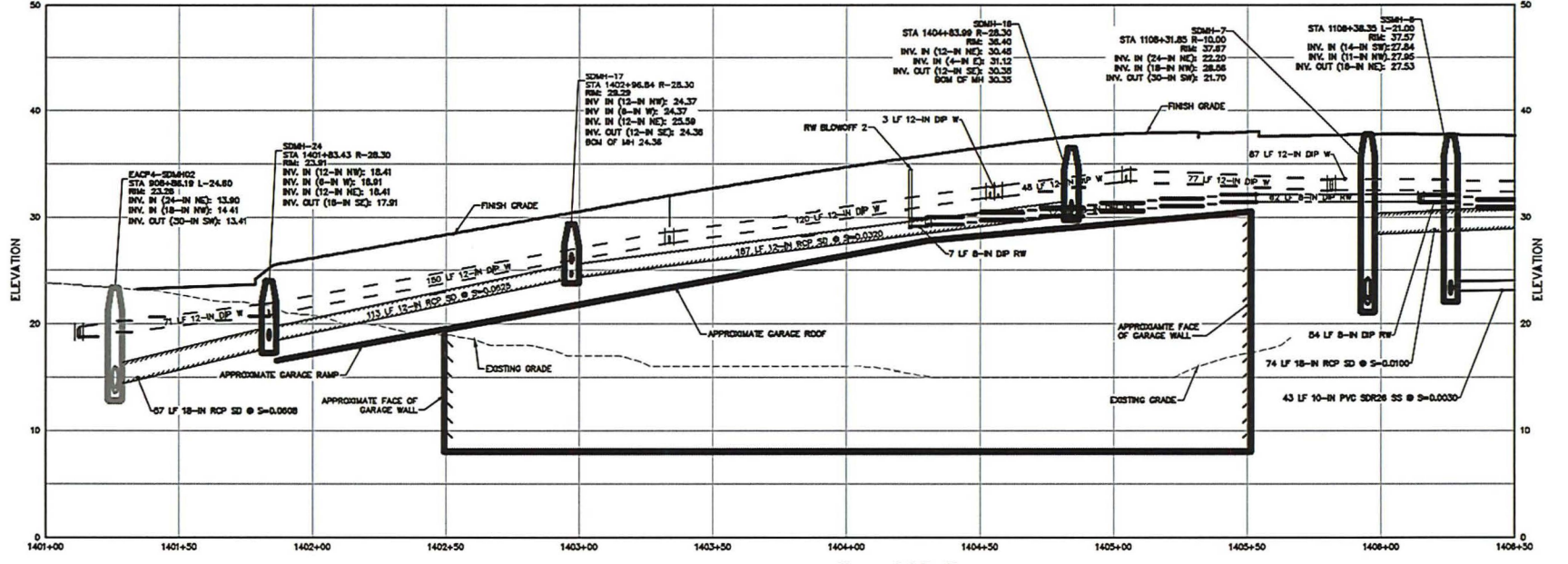
FILE NAME: c:\Users\borson-rw-s1\OneDrive\Projects\11-110-LSC-CY-DW-C403-UTR1\Drawings\042222\Utility\Plan\Utility Plan\Utility Plan.dwg, September 29, 2022 - 10:28am, User: Eban

9/30/22 TENTATIVE MAP PROGRESS SUBMITTAL - FOR REFERENCE ONLY



PLAN VIEW
SCALE: 1"=20'-0"

NOTE: MINIMUM COVER FOR UTILITIES IN CENTENNIAL ABOVE GARAGE IS 3 FT OR GREATER. MINIMUM CLEARANCE TO GARAGE LD IS 8 IN. INSTALL CONCRETE SADDLE PER COSC DETAIL M-3 AT ALL CROSSINGS WITH CLEARANCE LESS THAN 1 FT.



PROFILE VIEW
HORIZONTAL SCALE: 1"=20'-0"
VERTICAL SCALE: 1"=5'-0"

RELATED SANTA CLARA
Contact: JR Radtke
2201 Great American Parkway, Suite 532
Santa Clara, CA 95054
Tel: 408.499.3700

LANEAN
Civil and Geotechnical Engineers
1 Almaden Boulevard, Suite 590
San Jose, CA 95113
TEL: 408.283.3400

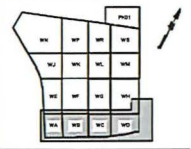
BER
Structural Engineers
865 The Alameda
San Jose, CA 95126
TEL: 408.266.5515

INTERA GROUP
Dry Utility Consultant
1295 E. Deane Ave., Suite 230
Morgan Hill, CA 95037
Tel: 408.610.9900

Design/Construct
Landscape Architect of Record
8 Hogan, Suite 150
Irvine, CA 92618
Tel: 949.438.4900

Revision	Date
1. PERMIT SET	02/04/2022
2. PERMIT RESUBMITTAL	04/22/2022
3. PERMIT RESUBMITTAL	07/15/2022

No. Description Date



Soil / Signature

Signature Date

RELATED SANTA CLARA CITY CENTER
PHASE 1 STREETS & UTILITIES PERMIT SET

SHEET NAME
UTILITY PLAN & PROFILE - CENTENNIAL BLVD

Date: 04/22/2022
Scale: AS-SHOWN
Design: STAFF
Drawn: STAFF
Approved: DJH

DRAWING NO.

C4.15

SHEET

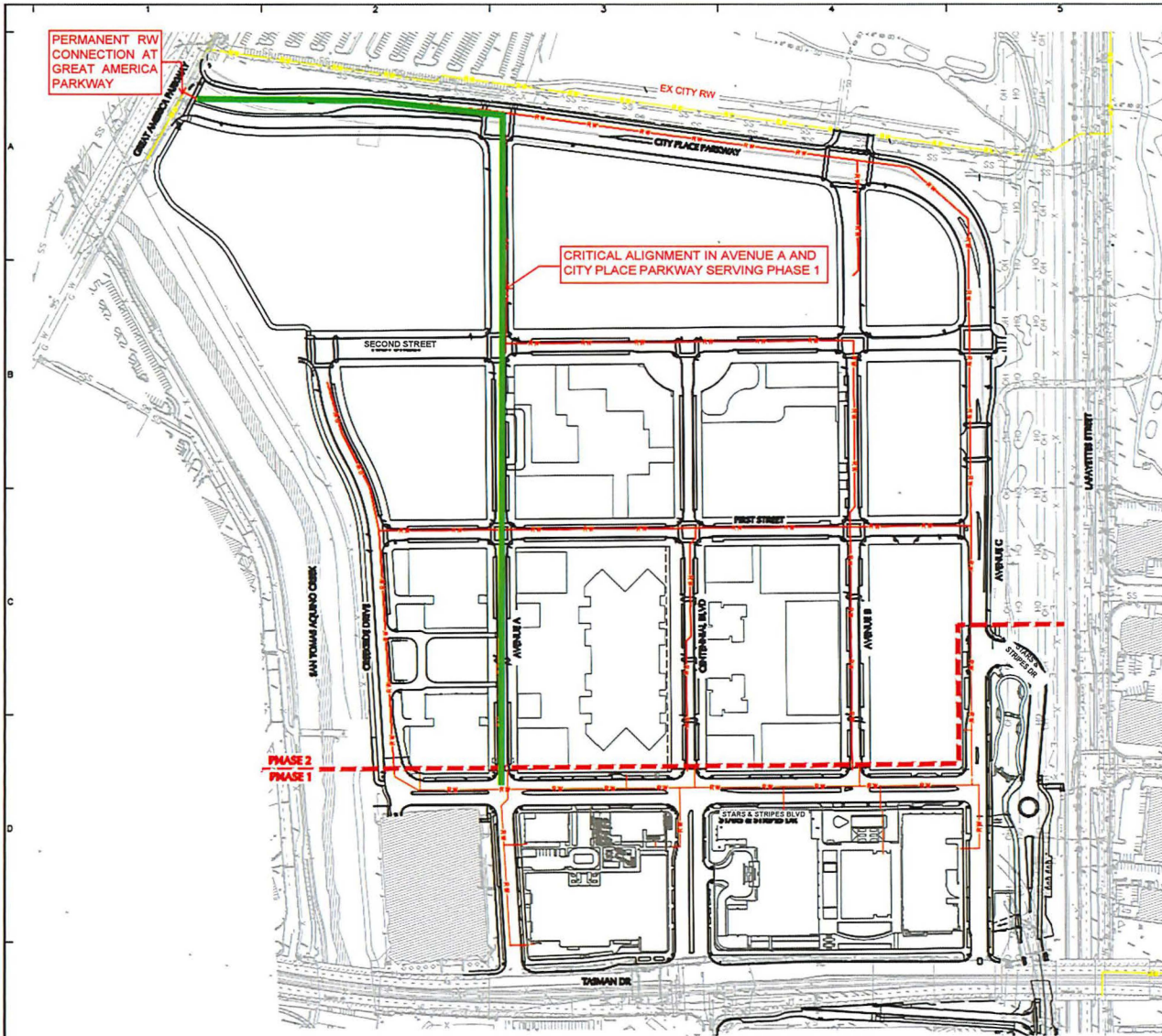
16 of 17

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

FILE NAME: C:\Users\lanegan\OneDrive\Documents\140100043\BSC-WF-W10-LRN-CY-DW-CALC LARRY P&P\New PLOTTER P&P.dwg, September 30, 2022 - 4:02am, USDF, E:\B

NOTE: THIS EXHIBIT IS FOR REFERENCE ONLY, AND SHOWS PROPOSED GRADING AND UTILITIES FOR PUBLIC STREETS AS PARTIALLY UPDATED FROM THE 4/22/22 ENCROACHMENT PERMIT SUBMITTAL. CHANGES INCORPORATING CITY REVIEW COMMENTS ARE IN PROGRESS AND WILL BE REFLECTED ON THE NEXT ENCROACHMENT PERMIT SUBMITTAL.



LEGEND:

	PHASE 2 RECYCLED WATER MAIN
	EXISTING RECYCLED WATER MAIN
	PHASE 2 RECYCLED WATER MAIN TO BE INSTALLED CONCURRENTLY WITH PHASE 1

- NOTES:
1. THE CRITICAL ALIGNMENT ALONG AVENUE A AND CITY PLACE PARKWAY WILL BE INSTALLED CONCURRENTLY WITH PHASE 2 IMPROVEMENTS, UNDER SEPARATE PERMIT.
 2. THE PHASE 1 RW SYSTEM WILL BE CONNECTED AND ACTIVE PRIOR TO PERMANENT OCCUPANCY OF PHASE 1 STRUCTURES.



LANGAN
 Design Engineering and
 Environmental Services, Inc.
 1 Almaden Boulevard, Suite 500
 San Jose, CA 95113
 T: 408.283.3600 F: 408.283.3601
 www.langan.com

Project
RELATED SANTA CLARA - PHASE 1
 SANTA CLARA CALIFORNIA

Drawn Title
RECYCLED WATER CONNECTION TO GREAT AMERICA PARKWAY THROUGH PHASE 2

Project No.	22061813	C4.04 EA-1
Date	10/04/2022	
Drawn By	CM	
Checked By	MM	
Sheet		17 of 17

CONDITIONS OF APPROVAL

GENERAL

- A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- BD1. Any easements, covenants or other legal instruments pertaining to the egress of all Phase 1 structures shall be recorded, prior to any occupancy being granted.

PLANNING DIVISION

- P1. The project shall comply with all applicable conditions of approval including mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Related Santa Clara Project.
- P2. Developer shall obtain City approval for proposed new street names prior to City approval of Final Map.
- P3. An agreement between all entities within the parcels in DAP 1 shall be required to ensure that the access and availability of the underground garage is maintained.

FIRE

- F1. Identified locations for Emergency Vehicle Access will be recorded as Emergency Vehicle Access Easements.
- F2. Egress and ingress pathways will continue to be evaluated under appropriate permits. Appropriate egress access easements will be recorded.
- F3. Fire water mains that cross parcels will be recorded as utility easements.

PARKS & RECREATION

- PR1. Developer shall comply with the City's Park and Recreational Land Ordinance (SCCC Ch. 17.35), to the satisfaction of the Director of Parks & Recreation.

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a

Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.

- E4. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E5. Dedicate, as required, on-site easements for new and existing utilities, new sidewalks, public access, traffic signal, etc. by Subdivision Map or approved instrument at time of development. Developer shall pay applicable easement preparation/processing fee.
- E6. Dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee. Sidewalk easement shall be 1' behind proposed back-of-walk if there is landscaping behind sidewalk and/or at the proposed back-of-walk with a cold joint if there is hardscape concrete behind sidewalk.
- E7. All non-City standard improvements within sidewalk and public utility easements, and public right-of-way shall require an easement encroachment agreement or included in the development wide maintenance agreement.
- E8. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction
- E9. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E10. Utility details are shown conceptually and are subject to approval of the encroachment permit process. If utility installations are unable to meet City standard clearances with the garage vertical parcel boundary as shown, the vertical parcel line may need to shift which may trigger an amendment to the TMAP.
- E11. The 3" buffer for waterproofing and slab area collection drains is a private facility and shall be privately maintained.

SILICON VALLEY POWER

- SVP1. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on "real dirt" unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear. (Informational)
- SVP2. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers. (Informational)
- SVP3. All SVP equipment shall be covered with an Underground Electric Easement ("UGEE"). Show all UGEE designations on final parcel map based on approved SVP developers work drawing.
- SVP4. All SVP pad mount transformers, switch vaults, & customer 12KV switchgear must be located on "real dirt" with appropriate clearances and drive-up access. All SVP switch vault doors must open towards the street. SVP pad mount transformers can follow clearance requirements outlined in UG1225. (Informational)
- SVP5. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110). (informational)

WATER & SEWER

- W1. DDW Approval: Pursuant to the exception to Section 64572(f), Title 22, CCR prohibiting the placement of potable water mainlines within 100 ft of a sanitary landfill, the project shall attain DDW approval of the proposed utility system prior to issuance of any permit for the construction of utilities for this project.

- W2. Operations and Maintenance Plan: Pursuant to the requirements of the exception to Section 64572(f), Title 22, CCR, the project shall submit an Operations and Maintenance plan (O&M Plan) for the proposed public water system. The O&M Plan shall be approved by the Water and Sewer Utilities Department and DDW prior to the issuance of any permit for the construction of utilities for this project.
- W3. Recycled Water Use: Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System with this phase (Phase 1).
- W4. Recycled Water Applications: SBWR applications for all recycled water services within Phase 1 (Block WB, WC and WD) shall be submitted prior to issuance of building permits for each block.
- W5. Potable Water Redundancy: For all onsite industrial water use that requires uninterrupted service, the project shall provide a potable water back-up supply source that complies with all recycled water separation requirements.
- W6. Recycled Water Design: Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W7. On-site Recycled Water Construction: Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.
- W8. On-site Recycled Water Inspection: Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email watercompliance@santaclaraca.gov or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.
- a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W9. Recycled Water Main: The applicant shall install all new recycled water mains needed to connect Phase 1 improvements to the existing City recycled water system at Great America Parkway. All new recycled water mains shall be 12" DIP minimum. The recycled water system shall be connected to the City's existing recycled water system and active prior to occupancy of any building.
- W10. Sewer Design and Hydraulic Modeling: The design of the proposed sewer system is currently under discussion and has not been approved by the Water and Sewer Utilities Department (W&S). The applicant shall submit an application to the Department of Public Works to perform hydraulic modeling for the revised sewer design for W&S's review and approval. The proposed sewer system shall meet all City design criteria and standards unless otherwise approved by the Director of Water and Sewer Utilities.
- W11. Composite Utility Plan: The utility design shown in the utility plans shall be modified to comply with all the requirements of these conditions of approval, including the following items:
- a. All recycled water mains shall be 12" DIP mains
- b. The new underground garage shall have a separate water service if a restroom is proposed within the garage.
- c. No FHs, water services, and sewer laterals shall pass through or be placed within any storm water treatment areas.
- d. All utility services shall meet all City and DDW vertical crossing and horizontal separations.
- e. a potable water service redundancy for recycled water industrial use shall be added.
- f. a Fats, Oil, and Grease (FOG) control facility shall be added for all buildings with kitchens or food preparation facilities.

- W12. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W13. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W14. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W15. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W16. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W17. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W18. Fats, Oil and Grease (FOG): All food service land uses conducting commercial cooking operations including dishwashing activities and equipment cleaning that generate grease-laden wastewater are subject to review from the Water and Sewer Utilities Department, for FOG Control and grease interceptor installation requirements. All food service projects are required to have an approved stamp from the Santa Clara County Department of Environmental Health before plans can be accepted for review. Contact Compliance Division of the Water and Sewer Utilities at (408) 615-2002 for a Food Service Checklist to initiate the process. Items to address include: future maintenance agreements, identification of proposed plumbing and equipment, calculation for proposed grease control devise(s), identification of proposed grease control device(s), and waste/recycling/tallow storage.

- W19. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W20. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W21. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W22. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W23. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W24. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W25. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.
- W26. Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:
- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
 - b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.