City of Santa Clara

Joint Meeting Agenda of the City Council and Authorities Concurrent & Santa Clara Stadium Authority Board

Tuesday, February 24, 2026 **5:30 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

Council/Boardmember Hardy will be participating remotely from the following location:
2494 West 1500 South, Syracuse, UT 84075

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  - Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page (https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

Study Session - 5:30 PM | Regular Meeting - 7:00 PM

5:30 PM STUDY SESSION

Call to Order in the Council Chambers

Confirmation of Quorum

1. 26-17490 Discussion of the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service and Capital Budget and Stadium Authority Budget, Compliance and Management Policies, and Marketing Plan

Recommendation: Review and provide input on the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget, Proposed Stadium Authority Budget, Compliance and Management Policies, and 2026 Levi's Stadium Events Marketing Plan.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Pledge of Allegiance and Statement of Values

Roll Call

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

CONSENT CALENDAR

[Items listed on the CONSENT CALENDAR are considered routine and will be adopted by one motion. There will be no separate discussion of the items on the CONSENT CALENDAR unless discussion is requested by a member of the Council, staff, or public. If so requested, that item will be removed from the CONSENT CALENDAR and considered under CONSENT ITEMS PULLED FOR DISCUSSION.]

2.A 26-171 Action on the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

Recommendation: Approve the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

2.B **26-4** Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:
Planning Commission - January 14, 2026
Americans with Disabilities Act Committee - February 15, 2024
Board of Library Trustees - November 3, 2025
Board of Library Trustees - December 1, 2025
Board of Library Trustees - January 8, 2026

2.C **26-59** Action on City Bills and Claims Report for the period December 6, 2025 - January 9, 2026

Recommendation: Approve the list of Bills and Claims for December 6, 2025 - January 9, 2026.

2.D **26-140** Action on the Award of Purchase Orders to Celeros Flow Technology, Doing Business as Flow America, LLC, for Pressure Reducing Desuperheating Valves for the Donald Von Raesfeld Power Plant, in an Amount Not-to-Exceed $354,208

Recommendation:
1. Determine that the proposed actions are exempt from CEQA pursuant to Section 15302 (Class 2 -Replacement or Reconstruction) of Title 14 of the California Code of Regulations;
2. Authorize the City Manager or designee to issue Purchase Orders to Celeros Flow Technology, doing business as Flow America, LLC, in substantially the form attached to this Report to Council, for a maximum compensation of $354,208, for the purchase of two replacement Pressure Reducing Desuperheating valves for the Donald Von Raesfeld Power Plant, subject to the appropriation of funds and review and approval as to form by the City Attorney; and
3. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Purchase Orders, and to negotiate and execute amendments to the attached Purchase Order to make de minimis changes, subject to the above maximum compensation limit and review and approval as to form by the City Attorney.

2.E 26-104 Action to Amend Prior Authorization to Allow Issuance of Purchase Orders to Cooper Power Systems, a Wholly Owned Subsidiary of Eaton Corporation, for the Purchase of Switchgear Within the Previously Authorized Maximum Amount of $1,500,000

Recommendation: Amend the prior authorization under RTC #23-101 to authorize the City Manager to (a) issue purchase orders with Eaton Corporation and/or Cooper Power Systems, and (b) execute the Terms and Conditions attached to this Report to Council for purchases of switchgear within the previously authorized maximum compensation amount of $1,500,000, subject to the appropriation of funds and the review and approval as to form by the City Attorney.

2.F 26-122 Action to Authorize the City Manager to Execute an Agreement with the City of San José Regarding Fiber Optic Cable and Conduit Where the City of San José Will Provide Construction Services Not-to-Exceed $379,000 and Authorization to Enter Into a Dark Fiber Lease Agreement With the Santa Clara Unified School District

Recommendation:

1. Determine that the proposed actions are exempt from CEQA pursuant to section 15302 section 15303 (Class 3 - New Construction) of Title 14 of the California Code of Regulations;
2. Authorize the City Manager or designee to execute the Agreement between the City of Santa Clara and the City of San José Regarding Fiber Optic Cable and Conduit to allow the City of Santa Clara to install and use fiber optic cables in the City of San José's existing conduits, for a not-to-exceed amount of $379,000, subject to the review and approval as to form by the City Attorney;
3. Authorize the City Manager or designee to negotiate and execute a Dark Fiber Lease Agreement between the City of Santa Clara and the Santa Clara Unified School District (SCUSD) to lease dark fiber in the boundaries of the City of San José in substantially the form attached to this Report to Council, subject to the review and approval as to form by the City Attorney; and
4. Authorize the City Manager or designee to (1) take any action as necessary to implement and administer the above agreements, (2) amend the Dark Fiber Lease Agreement to include additional SCUSD schools, and (3) amend both agreements to make non-substantive modifications, subject to the review and approval as to form by the City Attorney.

2.G **26-133** Action to Authorize the Use of City Electric Forces for Public Works at 385 Saratoga Avenue, 601 El Camino Real, 2390 Mission College Boulevard, 2228 Calle De Primavera, 2010 Wyatt Drive, 5450 Great America Parkway, 3901 Lick Mill Boulevard, 4500 Great America Parkway, Nelson Court, 1450 Agnew Road, 4751 Lick Mill Boulevard, 4299 Macedo Place, 2817 Mission College Boulevard, 537 Chapman Court, 3025 Raymond Drive, 3159 Mission College Boulevard, and 1957 Pruneridge Avenue, With an Estimated Cost of $564,666

Recommendation:

1. Determine that the proposed action is exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) and Section 15303 (Class 3 - New Construction) of Title 14 of the California Code of Regulations; and
2. Declare and determine in accordance with Section 1310 of the City Charter that the public works located at 385 Saratoga Avenue, 601 El Camino Real, 2390 Mission College Boulevard, 2228 Calle De Primavera, 2010 Wyatt Drive, 5450 Great America Parkway, 3901 Lick Mill Boulevard, 4500 Great America Parkway, Nelson Court, 1450 Agnew Road, 4751 Lick Mill Boulevard, 4299 Macedo Place, 2817 Mission College Boulevard, 537 Chapman Court, 3025 Raymond Drive, 3159 Mission College Boulevard, and 1957 Pruneridge Avenue, with an estimated cost of $564,666, are better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of these public works consistent with this authorization.

2.H **26-87** Update on Sale Results of the First Series of Measure I General Obligation Bonds

Recommendation: Note and file Sale Results of the First Series of Measure I General Obligation Bonds.

2.I **26-53** Action to Approve Additional Positions and Eliminate One Position in the Community Development Department

Recommendation: Approve the addition of one Business Analyst, one Communications Coordinator position, and one Senior Planner position, and the elimination of one Staff Analyst II position in the Community Development Department.

2.J **26-54** Action on Reappointment of Board and Commission Members, Declaring Commissioner Vacancies, and Setting Dates for Recruitment and Interviews

Recommendation:

1. Reappoint the five (5) eligible members to serve a four-year term each ending June 30, 2030, as follows: (a) Maureen Riley Chu to the Parks and Recreation Commission; (b) Nancy Biagini and Mario Bouza to the Planning Commission; (c) Rebecca J. Selden and Kris Kapadia to the Senior Advisory Commission;
2. Declare eight (8) vacancies to fill the following full terms: (a) Seven (7) full terms ending June 30, 2030, one on the Board of Library Trustees, one on the Civil Service Commission, one on the Cultural Commission, two on the Historical and Landmarks Commission, one on the Parks and Recreation Commission, and one on the Senior Advisory Commission; and (b) One (1) partial term ending June 30, 2028, on the Senior Advisory Commission;
3. Set the recruitment to open on Friday, March 6, 2026;
4. Set Friday, April 24, 2026, by 5:00 p.m. as the application deadline; and
5. Set Tuesday, May 26, 2026, tentatively, to conduct interviews.

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT CALENDAR

3. **26-209** Action to Approve a Civic Event at Levi's Stadium and Related Budget Amendment for the use of Stadium Authority Discretionary Fund Monies

Recommendation:

1. Stadium Authority Board action to approve a community Civic Event at Levi's Stadium to be hosted on February 28, 2026;
2. Stadium Authority Board action to approve a budget amendment in the Stadium Authority Operating Budget from the Discretionary Fund Reserve to fund a civic event at Levi's Stadium in an amount of $1 million; and
3. Stadium Authority Board and the City Council action to Authorize and direct the Executive Director, on behalf of the Stadium Authority, and the City Manager, on behalf of the City, to take such additional actions as are necessary and appropriate to implement the Civic Event, including negotiating the terms of any required agreements, in final forms approved by Agency Counsel/City Attorney.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the Council or authorities on any matter not on the agenda that is within the subject matter jurisdiction of the City or Authorities. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting. Although not required, please submit to the City Clerk your name and subject matter on the speaker card available in the Council Chambers.]

CONSENT ITEMS PULLED FOR DISCUSSION

PUBLIC HEARING/GENERAL BUSINESS

4. **26-25** Public Hearing: Action on a General Plan Amendment to Update the Historic Resource Inventory in Appendix 8.9 of the General Plan

Recommendation:

1. Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2); and
2. Adopt a resolution to amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

5. **26-32** Public Hearing: Reconsideration of the Council "No-Action" on the Appeal (PLN25-00362) of the Planning Commission's Denial of a Modification to a Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard

Recommendation: Affirm the Planning Commission's decision and adopt a Resolution denying the Modification to the Conditional Use Permit to change existing Conditions of Approval for the existing Subaru Dealership at 3225 Stevens Creek Boulevard that would have allowed trash pick-up on Cecil Avenue, subject to Findings and Conditions of Approval.

6. **26-79** Public Hearing: Action to Waive First Reading and Introduce the Citywide Objective Design Standards for Multi-Family and Residential Mixed-Use Projects Ordinance Updating the Santa Clara Zoning Code

Recommendation:
1. Determine that the project falls within the scope of the January 31, 2023 Addendum to the 2010-2035 General Plan Environmental Impact Report, implementing the City's Housing Element, pursuant to CEQA; and
2. Waive First Reading and Introduce the Citywide Objective Design Standards ordinance in the form presented adding new Chapter 18.37 Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects to the City Code.

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

ADJOURNMENT

The next regular scheduled meeting is on Tuesday, March 10, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

26-17490 Agenda Date: 2/24/2026

REPORT TO STADIUM AUTHORITY BOARD

SUBJECT

Discussion of the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service and Capital Budget and Stadium Authority Budget, Compliance and Management Policies, and Marketing Plan

BACKGROUND

The Stadium Management Agreement (Management Agreement) between the Santa Clara Stadium Authority (Stadium Authority), Forty Niners SC Stadium Company LLC (StadCo), and Forty Niners Stadium Management Company LLC (ManCo or Stadium Manager) defines the Stadium Operation and Maintenance Plan (SOMP) as the plan designed to achieve a safe and well maintained Stadium and states that it should include the standards for management and operation of the Stadium, including the required security, staffing, and other required elements of hosting Stadium Events. The Stadium Manager is responsible for preparing the SOMP, which shall be presented annually to the Stadium Authority, and must include the:

1. Annual Shared Stadium Expense Budget,
2. Annual Public Safety Budget,
3. Capital Expenditure Plan, and
4. Marketing Plan.

Each year, Stadium Authority staff prepares a proposed Santa Clara Stadium Authority Operating, Debt Service, and Capital Budget for the Stadium Authority's twelve-month Fiscal Year (FY), which begins on April 1 and runs through March 31 (in accordance with Article 4 - Records, Accounts, Budgets, and Reports of the Management Agreement).

DISCUSSION

This report to the Stadium Authority Board transmits the Proposed FY 2026/27 Stadium Authority Operating, Debt Service, and Capital Budget (Attachment 1), Public Safety Budget (Attachment 2), and 2026 Levi's Stadium Events Marketing Plan (Attachment 3). It should be noted that the Public Safety Budget is provided by ManCo and included in this report for Stadium Authority Board information only, as budget appropriations for the City's public safety departments are approved by the City Council through the City's annual budgeting process.

The budget document contains several key sections, including:

- Stadium Authority Operating Budget, which includes a breakdown of the Stadium Authority's General and Administrative costs,
- Shared Stadium Manager Expenses, including the total expenses and the Stadium Authority's share of those expenses,

- Stadium Authority Debt Service Budget; and
- Stadium Authority Capital Expense Budget.

In addition, City staff has included glossaries of commonly used financial terms in this proposed budget to facilitate understanding of the types of revenues, expenses, debt, and capital expenses.

Staff followed the budget development process outlined in the Proposed Stadium Authority Board Budget Policy (Attachment 4) in preparing the Proposed FY 2026/27 Stadium Authority Budget. In accordance with Sections 4.5 through 4.8 of the Management Agreement, ManCo prepared and submitted a proposed operating, capital, and debt budget for the FY 2026/27 Stadium Authority Budget. This report and the Proposed Budget are being provided based on ManCo's budget submittal. A comprehensive review of the documents, including responses to the Stadium Authority's questions on the submittal were not received and are expected on Monday, February 23rd. As such, there are items in this budget that need additional Stadium Authority analysis including Office Space Expense, proposed Shared Expense and SBL Sales and Services staffing, and the Capital Expense Plan. Changes to the Proposed Budget will be recommended based upon completion of this analysis and Board feedback during the public Study Sessions. Final recommendations will be brought forward by the Executive Director's Office to the Board as part of the adoption of the budget.

Because of the complexity and importance of the Stadium Authority Budget, Stadium Authority staff's approach has been to present the budget for Stadium Authority Board consideration over the course of two or more meetings. This year, the schedule for this is as follows: a February 24th study session and a March 10th Public Hearing for Board final consideration and action. The following summarizes the timeline of the FY 2026/27 budget process:

- In November 2025, Stadium Authority worked with ManCo to develop the annual budget plan, which included the dates that ManCo would provide all necessary documents as required by the Stadium Lease, Management Agreement, and Stadium Operations Agreement.

- In January 2026, ManCo provided annual documents as outlined in the Stadium Agreements, which were used in the Budget Development Process:
  - Stadium Operations and Maintenance Plan
    - Annual Shared Expense Budget with Five-Year Projection
    - Annual Stadium Authority Operations Budget
    - Annual Public Safety Budget
    - Capital Expenditure Plan with Five-Year Projection
    - Levi's Stadium Events Marketing Plan
  - Public Safety Document Updates
  - NFL and Non-NFL Events Parking Plans

- In February 2026, Stadium Authority staff analyzed ManCo's budget submission including but not limited to the number of full-time equivalents (FTEs) recommended and related personnel costs as well as non-personnel costs, and calculated the budget for Stadium Authority General and Administrative (G&A) costs (such as staff costs, consulting, audit, legal, and any reasonable and necessary expenses to uphold its support of the Board) as well as any necessary funding to for allocation in the Stadium Authority's

Discretionary Fund. As of the time of this report's production, responses from ManCo regarding additional questions from the Stadium Authority are expected on February 23rd. Any additional information will be provided during the staff presentation on February 24th.

The Proposed Budget is presented on an accrual basis, which provides increased transparency for projected revenues and expenses, with added detail about financial transfers. The total Revenues and Expenses in the Stadium Authority Operating Budget for FY 2026/27 are $67.4 million and $65.9 million, respectively.

A summary of key changes and assumptions for the Proposed Budget include:

- Net Non-NFL Events Revenue estimate for FY 2026/27 totals $4.6 million. This is budgeted lower than the actuals for FY 2024/25 and FY 2025/26, which were $10.2 million and $6.2 million (projected actuals), respectively. ManCo provided a budget estimate of $3.6 million to $4.6 million for Net-Non-NFL Event Revenue for FY 2026/27. Historically, performance has exceeded the preliminary budget estimates based on actual event performance. SCSA staff will work with ManCo to better understand the expected revenue based on current event planning.
- Payments to the City's General Fund are programmed at $6.6 million in FY 2026/27 for performance rent ($1.8 million), excess revenue distribution ($3.6 million), ground rent ($1.0 million), and Senior/Youth fees ($248,000).
- Public Safety Cost Reimbursements over the agreed-upon threshold for FY 2026/27 are estimated to be $2.5 million; $1.9 million will be paid from the Public Safety Cost Reserve, and $582,000 will be paid from the Discretionary Fund.
- Public Safety Costs 2024 Outstanding Balance paydown of an estimated $836,000 from Excess Revenues will fully pay off the outstanding balance at the end of FY 2026/27.
- Office Space Expense for the lease of offsite office space for ManCo staff is included within the $1.7 million Other Expenses line in ManCo's budget submittal for FY 2026/27, with Manco noting that ManCo and Stadium Authority staff are to meet and confer on this item; Stadium Authority staff is currently evaluating this request and has asked for clarification on the portion attributable to office space.
- Capital Expense (CapEx) Reserve Fund Balance is budgeted to have a balance of $251,000 by the end of FY2026/27. The Proposed Budget includes an additional $5.7 million transfer from the Operating Reserve to the CapEx Reserve above contractual requirements to provide additional resources for CapEx projects. Stadium Authority will continue to provide oversight and work with ManCo to ensure the projects with the highest priority and needs are addressed within the five-year CapEx plan. As a tenant of Levi's® Stadium, StadCo is conducting a Facilities Condition Assessment (FCA), funded at their expense, to help facilitate long-term financial planning, operational efficiency, and structural integrity. The FCA will identify necessary repairs, capital improvements, and compliance requirements while optimizing maintenance costs and resource allocation. The FCA is anticipated to be completed in 2027. Once the assessment is completed and received, the Stadium Authority will undertake a vetting of the FCA. It is important to note that the current capital reserve balance is far below an appropriate level and increasing this balance should be a major focus of future budgetary and capital project planning.
- Proposed Capital Expenditures totaling $22.2 million, including general building, security, furnishings and equipment, and public safety investments. The Authority will

oversee and collaborate with ManCo to prioritize projects within the five-year CapEx plan.

- General and Administrative Budget funding 7.9 full-time equivalent positions totaling $3.4 million. This is a baseline level of support necessary for Stadium Authority operations and reflects an estimate of staff time necessary for FY 2026/27 activities.
- Total estimated Debt Service payments of $21.0 million, including debt related to the Community Facilities District ($3.8 million) and Term A Loan ($17.2 million).
- Renovation/Demolition Reserve is budgeted to have a balance of $57.5 million by the end of FY 2026/27. This reserve represents more than half of the $70 million required, largely due to contributions from excess revenues that have been generated in recent years. As the stadium continues to age excess revenues will likely be to used to fund the associated capital projects. As a result, contributions to this reserve have been reduced, and the full funding of this reserve is no longer forecasted to be filled in the next ten years.

Key highlights for the Stadium Authority's 2026/27 budget are as follows:

Operating Budget

Revenues

- FY 2026/27 total projected revenues of $67.4 million includes $24.8 million in facility rent, $5.2 million in SBL revenue, $16.2 million in NFL ticket surcharge, $8.3 million in Naming Rights revenue, $4.1 million in Non-NFL ticket surcharge, $4.6 million in Non-NFL events net revenue, $3.2 million in interest revenue, and $1.1 million in miscellaneous other revenues.
- Non-NFL Events Ticket surcharge revenues are projected to be $4.1 million in FY 2026/27.
- ManCo provided Net-Non-NFL Event Revenue to be between $3.6 million and $4.6 million for FY 2026/27. The Stadium Authority used the higher estimate of $4.6 million as the anticipated Net Non-NFL Event Revenue for FY 2026/27. This is based on a projection of five major events (four concerts and one soccer event) and non-ticketed events.

Expenses

- The proposed Operating Budget expenses equal $38.1 million and include:
  - The Stadium Authority's share of expenses covered under the Management Agreement in the amount of $15.2 million,
  - $4.6 million to fulfill the Stadium Authority's administrative oversight of the Stadium,
  - Transfer to the City general fund of $3.6 million from Stadium Authority Excess Revenues,
  - SBL sales and services of $2.5 million,
  - NFL public safety costs over the threshold of $2.5 million,
  - Utilities of $1.9 million,
  - Ground Rent and Performance Rent paid to the City of $1.0 million and $1.8 million respectively,
  - Discretionary fund expenses of $1.3 million to fund a community event,
  - Buffet costs of $859,000,
  - Public Safety Cost 2024 Outstanding Balance expense of $836,000 and,

- Other expenses of $2.0 million.

- Total transfers out of $27.8 million include a $9.9 million transfer to the Capital Expenditure Fund for future Stadium capital improvements. This amount includes an additional $5.7 million transfer from the Operating Reserve to the CapEx Reserve to provide added resources for capital projects. The remaining $17.8 million is transferred to the Debt Service Fund.

Reserves

- Total operating reserves are expected to be $86.7 million at the end of FY 2026/27. This is composed of a Renovation/Demolition Reserve of $57.5 million, an Operating Reserve of $28.5 million and a Discretionary Fund Reserve of $870,000.

Debt Service Budget

- The Proposed 2026/27 Debt Service Budget of $21.0 million (principal of $10.8 million and interest of $10.2 million) is based on the required debt service payments. Total outstanding debt is projected to decrease to $199.0 million.

Capital Expense Budget

- The FY 2026/27 Capital Expense Budget totals $22.2 million. Of this total, $12.2 million of prior year appropriations are carried over into FY 2026/27.
  - The carryover budget includes adjustments due to the rise of costs from when some of the projects were originally budgeted as well as an adjustment to increase the contingency from 5% to 10%.
- New capital improvement appropriations equal $10.0 million.

Levi's Stadium Marketing Plan

Under the Management Agreement, the Stadium Manager is responsible for marketing, promoting, scheduling, and booking Non-NFL Events. Section 4.10 of the Management Agreement requires that the Marketing Plan set forth in reasonable detail the Stadium Manager's plans to develop, implement, and monitor marketing, booking, advertising, and promotion of the Non-NFL Events for Levi's Stadium. The Marketing Plan is included in the report as Attachment 3.

The Stadium Authority has contracted with a third-party consultant, Canyon Oaks Ventures, LLC, to conduct market trend research on how large multi-purpose venues market and promote Non-NFL Events and review and assess the 2025 and 2026 Levi's Stadium Marketing Plans. Together, the review will assess current marketing strategies, benchmark stadium performance, evaluate consistency and impact across marketing and branding, identify industry trends and areas for improvement, and offer recommendations to enhance strategic oversight of Non-NFL Events marketing. The two concurrent work efforts are expected to be completed by Summer 2026. The final reports and recommendations will guide the Stadium Authority's oversight of the 2026 Marketing Plan, including subsequent review of the 2026 Marketing Plan outcomes; review and analysis of future Marketing Plans and related outcomes; and help inform ongoing discussions with the Stadium Manager related to booking profitable Non-NFL Events.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of a California

Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Furthermore, the action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

The Proposed FY 2026/27 Budget includes $65.9 million for operating costs (includes transfers out to Debt Service and Capital Funds), $21.0 million for debt service, and $22.2 million for capital (includes a $12.2 million carryover from the prior year).

COORDINATION

This report has been coordinated with the Executive Director and Stadium Authority Counsel's Offices.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Review and provide input on the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget, Proposed Stadium Authority Budget, Compliance and Management Policies, and 2026 Levi's Stadium Events Marketing Plan.

Reviewed by: Kenn Lee, Treasurer
Approved by: Jovan Grogan, Executive Director

ATTACHMENTS

1. Santa Clara Stadium Authority Proposed Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget
2. Fiscal Year 2026/27 Annual Public Safety Budget
3. 2026 Levi's Stadium Events Marketing Plan
4. Stadium Authority Board Budget Policy
5. Stadium Authority Board Compliance and Management Policy

Santa Clara Stadium Authority

PROPOSED FISCAL YEAR 2026/27 OPERATING, DEBT SERVICE AND CAPITAL BUDGET



On June 8, 2010 the residents of Santa Clara voted to adopt Measure J, the Santa Clara Stadium Taxpayer Protection and Economic Progress Act, resulting in the approval to construct a stadium to be leased by the San Francisco 49ers. Measure J called for the creation of the Santa Clara Stadium Authority (Stadium Authority) to own, develop, construct, operate, and maintain the Stadium. The Stadium Authority exists as a public body, separate and distinct from the City. The Stadium Authority is structured so that the City is not liable for the debts or obligations of the Stadium Authority. This budget and additional financial information on the Stadium Authority can be found at: *"santaclaraca.gov/our-city/santa-clara-stadium-authority".*

1500 Warburton Avenue
Santa Clara, CA 95050
Phone: (408) 615-2210
Website:
https://www.santaclaraca.gov/our-city/santa-clara-stadium-authority
Email: communications@santaclaraca.gov

LEVI'S® STADIUM







Santa Clara Stadium Authority

Table of Contents

Transmittal Letter 4
General Information 12
Organizational Chart 13
NFL Event Highlights - Year in Review 14
Non-NFL Event Highlights - Year in Review 16
Excess Revenues Distribution 17
Stadium Authority Operating Budget 19
  Stadium Authority Operating Budget Glossary 29
Shared Stadium Manager Expenses 37
  Shared Stadium Manager Expenses Glossary 39
Ten-Year Forecast 41
Stadium Debt Service Budget 45
  Stadium Debt Service Budget Glossary 48
Stadium Authority Capital Expense Budget 49
Stadium Authority Work Plan 61

February 24, 2026

Honorable Board Chair and Stadium Authority Board

SUBJECT: Proposed Fiscal Year 2026/27 Operating, Debt Service and Capital Budget

Members of the Board,

As required in the Stadium Management Agreement, Section 4.6, I transmit the Proposed Fiscal Year (FY) 2026/27 Operating, Debt Service, and Capital Budget for the Stadium Authority.

This budget provides the necessary funding to administer the duties of the Santa Clara Stadium Authority (Stadium Authority), including:

- Support for operating Levi's® Stadium (Stadium) for Non-National Football League (Non-NFL) Events through a management company, the Forty Niners Stadium Management Company LLC (ManCo or Stadium Manager);
- Advancement of the FY 2026/27 Work Plan;
- Payment of debt service obligations; and,
- Maintenance of a five-year capital plan.

LEVI'S® STADIUM OVERVIEW

The Stadium Authority exists as a public body, separate and distinct from the City of Santa Clara, and was established to provide for the development and operation of Levi's® Stadium. The elected members of the City Council serve as the governing board for the Stadium Authority, with the Mayor serving as chair, the City Manager as the Executive Director, and the City Attorney as the Stadium Authority's General Counsel. Levi's® Stadium, the region's premier sports and entertainment venue, is home to the San Francisco 49ers, host to Super Bowl 50 and Super Bowl LX, and future host site of FIFA World Cup 2026.

The Stadium Authority owns Levi's® Stadium and contracts with ManCo for promotion of Non-NFL Events and facility operations and maintenance. This operational structure is implemented by using a variety of ManCo staff, vendors, and public service employees through reimbursement procedures. The Stadium Authority Board (Board) provides overall governance and oversight of this operational structure. Amongst other due diligence requirements to support these duties, the Board is also responsible for: setting policy; debt and fiscal management; and ensuring implementation of required duties related to operations and capital projects. While meeting the Stadium Authority's obligations, this budget continues to advance initiatives outlined in the Stadium Authority's work plan and various work efforts related to Non-NFL Events.

Since opening in 2014, Levi's® Stadium has served as a key economic driver for the City of Santa Clara (City), generating millions in annual revenue for the City and regional economy. Unlike many stadium projects, Levi's® Stadium was built without property and sales tax increases or ongoing government subsidies, relying instead on 49ers revenue and Non-NFL event income to service all debt. Public contribution to this project was limited to a one-time Redevelopment Agency (RDA) investment and development of a Community Facilities District (CFD) special hotel tax to pay down CFD debt that was used to fund City-owned public infrastructure projects around the Levi's® Stadium site. Measure J includes provisions that further safeguard taxpayers by providing that neither the City's General Fund nor Enterprise Funds are used for Stadium operations or debt repayment.

Levi's® Stadium continues to generate significant revenue from NFL games, concerts, and special events, contributing to ongoing Stadium debt reduction, and contribution to the City's General Fund. The Stadium Authority maintains a disciplined financial strategy, prioritizing responsible debt management, operational efficiency, and revenue maximization. Below is an overview of the Stadium Authority's historical financial trajectory from 2013 to 2025:

- Consistent Annual Revenue: The Stadium Authority's revenue has averaged $77.0 million per year, peaking at $123.7 million in the 2014/15 fiscal year due to initial Stadium Builder License (SBL) sales. The lowest revenue was $49.6 million in FY 2020/21, the height of the COVID-19 pandemic.
- Contribution to the City's General Fund: The City's General Fund has received an average of $3.7 million annually from stadium-related activities. The highest contribution is projected to be $19.4 million in FY 2024/25 largely because of the 2024 Settlement Agreement, while the lowest was $390,000 in FY 2020/21, reflecting pandemic impacts. Income to the City includes money from ground rent, performance rent, excess revenue, Senior & Youth Program Fees, and parking fees.
- Reduction of Construction Debt: The Stadium's debt peaked at $653.4 million. As of March 2026, it is projected that this debt will be reduced by 68% to $209.7 million.

Beyond financial returns, Levi's® Stadium enhances tourism, local business growth, and job creation, reinforcing its role as a vital regional asset. The venue's ability to attract world-class events, including Super Bowl 50, Super Bowl LX, and FIFA World Cup 2026, underscores its strong reputation and long-term value to Santa Clara.

The Stadium Authority remains committed to financial oversight, transparency, and long-term sustainability, ensuring that Levi's® Stadium continues to provide economic and community benefits while maintaining fiscal integrity.

PROPOSED BUDGET IN BRIEF

The total Revenues and Expenses in the Stadium Authority Operating Budget for FY 2026/27 are $67.4 million and $65.9 million respectively. Revenues increased by $192,000 or 0.3%, compared to the prior fiscal year budget. Expenses increased by $4.4 million or 7% compared to the prior year budget. This budget also reflects revenues and expenses necessary to operate the Stadium in the context of planning for the FIFA World Cup 2026 soccer matches scheduled for the upcoming year.

The proposed Budget is presented on an accrual basis which provides increased transparency for proposed revenues and expenses.

A summary of key changes and assumptions for the Proposed Budget include:

- **Net Non-NFL Events Revenue** estimate for FY 2026/27 totals $4.6 million. This is budgeted lower than the actuals for FY 2024/25 and FY 2025/26, which were $10.2 million and $6.2 million (projected actuals), respectively. ManCo provided a budget estimate of $3.6 million to $4.6 million for Net-Non-NFL Event Revenue for FY 2026/27. Historically, actual performance has exceeded the preliminary budget estimates based on additional event bookings that may occur after the start of the fiscal year.

  Stadium Authority staff will continue to work with ManCo on adjustments to their Non-NFL Events revenue budget estimate process so that they are more in line with historical performance trends. Below is a summary of prior budget estimates and actual performance.

  As noted above, performance for the prior two fiscal years far exceeded the initial budget estimate.
    - FY 2024/25 Non-NFL Events Revenue: Preliminary Budget Estimate: $9.3 million / Actual: $10.2 million
    - FY 2025/26 Non-NFL Events Revenue: Preliminary Budget Estimate: $5.3 million / Projected Actual: $6.2 million

- **Payments to the City's General Fund** are programmed at $6.6 million in FY 2026/27 for performance rent ($1.8 million), excess revenue distribution ($3.6 million), ground rent ($1.0 million), and Senior/Youth fees ($248,000).
- **Public Safety cost reimbursements** over the agreed-upon threshold for NFL Public Safety Costs for FY2026/27 is $2.5 million; $1.9 million will be paid for from the Public Safety Cost Reserve, and $582,000 will be paid from the Discretionary Fund.
- **Public Safety Costs 2024 Outstanding Balance** paydown of $836,000 from Excess Revenues which fully pays off the remaining Public Safety Cost 2024 Outstanding Balance at the end of FY2026/27.
- **Office Space Expense** for the lease of offsite offices for ManCo staff has been included within the Other Expenses line in ManCo's budget submittal for FY 2026/27. Stadium Authority staff has requested a breakdown of the offsite office space expense and will provide an update to the Board once the information is received. We will also ask and assess the rationale(s) for ManCo to relocate its offices from the Stadium to an off-site facility.
- **Capital Expense (CapEx) Reserve Fund Balance** is budgeted to have a balance of $251,000 by the end of FY2026/27. This is obviously insufficient for the facility and will need to be addressed this year, with a plan developed for future years to ensure that maintenance can occur when needed. The Proposed Budget includes an additional $5.7 million transfer from the Operating Reserve to the CapEx Reserve above contractual requirements to provide additional resources for CapEx projects. Stadium Authority will continue to provide oversight and work with ManCo to ensure the projects with the highest priority and needs are addressed within the five-year CapEx plan. As the tenant of Levi's® Stadium, Forty Niners SC Stadium Company LLC (StadCo) is conducting a Facilities Condition Assessment (FCA), funded at their

expense, to help facilitate long-term financial planning, operational efficiency, and structural integrity. The FCA will identify necessary repairs, capital improvements, and compliance requirements while optimizing maintenance costs and resource allocation. The FCA is anticipated to be completed in 2027. Once the assessment is complete and received, the Stadium Authority will undertake a vetting of the FCA. It is important to note that the current capital reserve balance is far below an appropriate level and increasing this balance should be a major focus of future budgetary and capital project planning. The Stadium Authority will also assess and independently verify long-term facility needs at the Stadium. Initial funding for this work is included in the proposed budget, and Stadium Authority staff plans to identify a vendor to initiate the work this year.

- **Capital Expense Projects** totaling $22.2 million, including general building, security, furnishings and equipment, and public safety investments. This FY 2026/27 request from ManCo is 131% higher than the projected capital spend in FY 2025/26 and is a result of increasing capital needs due to the aging of the stadium. The Stadium Authority will oversee and collaborate with ManCo to prioritize projects within the five-year CapEx plan. The pending StadCo FCA and the Stadium Authority's future facility assessment, when complete, will aid future long-term financial planning, operational efficiency, and structural integrity. Given the low capital reserve balance, increasing reserves will be a key focus in future budget and capital planning.
- **General and Administrative Budget** funding 7.9 full-time equivalent positions totaling $3.4 million. This is a baseline level of support necessary for Stadium Authority operations and reflects an estimate of staff time necessary for FY 2026/27 activities.
- **Debt Service** payments of $21.0 million, including debt related to the Community Facilities District (CFD) Advance ($3.8 million) and Term A Loan ($17.2 million).
- **Renovation/Demolition Reserve** is budgeted to have a balance of $57.5 million by the end of FY 2026/27. This represents more than half of the $70 million required. This is largely due to contributions from excess revenues that have been generated in recent years. As the stadium continues to age, higher capital expenditures will be needed to maintain its state-of-the-art condition, requiring the use of excess revenues to fund these projects. As a result, contributions to this reserve have been reduced, and the full funding of this reserve is no longer forecasted to be filled in the next ten years.

KEY ISSUES / THEMES IN THE PROPOSED BUDGET

There are several key issues / themes highlighted below that contribute to the Proposed Budget.

Super Bowl LX & FIFA World Cup 2026 – Levi's® Stadium hosted Super Bowl LX on February 8, 2026 and is scheduled to host six FIFA World Cup 2026 events between June 13 – July 1, 2026. These events have required significant pre-planning efforts, negotiation and execution of various agreements, and coordination with the NFL, FIFA, Bay Area Host Committee (BAHC), ManCo, and other organizations.

Stadium Authority staff and BAHC executed the Super Bowl LX Interim Funding Agreement in August 2025. This short-term financial arrangement was designed to provide temporary funding for qualified event-related expenses. The Interim Funding Agreement ensured that necessary event-related costs were covered efficiently and without delay, maintained operational continuity, and was later amended

to extend its term and provide continued funding. In September 2025, the City Council/Stadium Authority Board approved the League Event Agreement, a comprehensive financial framework between the Stadium Authority, City, BAHC, ManCo, and StadCo that sets forth the terms and responsibilities of each party for hosting Super Bowl LX at Levi's® Stadium. This agreement, executed in January 2026, includes a commitment from the BAHC to reimburse the City for all qualified event-related planning, training, equipment, public safety services, emergency response, transportation management, and related costs. If BAHC fails to fully reimburse the City for such costs, StadCo will be responsible for covering any resulting shortfall.

In February 2025, the City Council/Stadium Authority Board approved the FIFA World Cup 2026 Assignment and Assumption Agreement and Guaranty of Certain FIFA World Cup 2026 Obligations (World Cup Agreements) between the Stadium Authority, City, BAHC, ManCo, and the Forty Niners Football Company, LLC (TeamCo). The World Cup Agreements assign all obligations to the BAHC with the exception of the Stadium Authority's obligations under its Naming Rights Agreement with Levi's® to provide suites (a double suite) and tickets to the six 2026 World Cup soccer matches that will be held at Levi's® Stadium. The World Cup Agreements include a commitment from the BAHC to reimburse the City for all qualified event-related planning, training, equipment, public safety services, emergency response, transportation management, and related costs. A financial guaranty from TeamCo for public safety costs, payments for field improvements, and third-party approval/buyout costs is also included in the World Cup Agreements.

While management and administrative costs and the Stadium Authority's obligations to Levi's® under the Naming Rights Agreement are included in this budget, it should be noted that this budget does not include the full costs to host the six FIFA World Cup 2026 soccer matches since the public safety costs and public safety reimbursements related to these events are included in the City's budget. In preparing for these world-class events, it is key to ensure the City and Stadium Authority's continued compliance with Measure J, which requires that the City be reimbursed for all City-related services and event costs for Levi's® Stadium. The World Cup Agreements, Interim Funding Agreement and League Event Agreement collectively serve as key risk mitigating factors for the City.

Non-NFL Events and Marketing Plan – Over the past three years, ManCo has had success in booking profitable major events such as concerts and soccer matches in addition to smaller, non-ticketed special events that have brought in net revenues for the Stadium Authority.

FY2023/24 Actual	FY2024/25 Actual	FY2025/26 Projection	FY2026/27 Budget
$8,266,685	$10,163,814	$6,222,000	$4,600,000

The Net Non-NFL Event Revenue is budgeted at $4.6 million in FY 2026/27, which assumes one (1) soccer match, four (4) concerts, and 50 non-ticketed events. This is 26% lower than the FY 2025/26 projection of $6.2 million, which included two (2) soccer matches, six (6) concerts, and non-ticketed events. CapEx renovations that took place in FY 2025/26 that were needed to support the World Cup affected the ability of ManCo to book as many Non-NFL events as in prior years, resulting in lower projected Non-NFL event net revenue. In addition, the FY 2026/27 budget reflects limited availability for Non-NFL events until July 2026 due to the World Cup. Historically, actual performance has

exceeded the preliminary budget adoption based on additional event bookings that may occur after the start of the fiscal year. The events in FY2025/26 also had high ticket prices, which resulted in large sums of cash accruing bank interest revenue leading up to the events. This will not always be the case from year to year.

The Executive Director's Office will continue to provide oversight and work with ManCo to strive to book events that maximize net revenue per event through various efforts, including refining and implementing the Marketing Plan with emphasis in the following areas:

- Enhance Levi's® Stadium and Santa Clara's reputation to attract ticketed and non-ticketed Non-NFL major and private events.
- Develop an integrated marketing plan with Discover Santa Clara to increase sales and improve organizational efficiency.
- Leverage best-in-class attribution tools that track successful outcomes to specific marketing strategies and tactics.
- Complete a third-party Stadium Market Trend Analysis and Marketing Plan Assessment that provides market research on how large multi-purpose stadium venues promote and market Non-NFL events, and analyzes and optimizes current marketing strategies to ensure alignment with the Stadium Authority's broader goals.

The goal of the aforementioned strategies is to ensure that Levi's® Stadium remains a top-tier venue for both NFL and Non-NFL events while maximizing revenue potential for the City of Santa Clara.

Capital Expense Reserve – Levi's® Stadium continues to be a world-class sports and entertainment facility; however as it enters its 13th year of operation, many building systems within the stadium are reaching end-of life and finishes are showing signs of wear. To cover CapEx costs, the Stadium lease sets forth requirements for contributions to the Stadium Authority's CapEx Reserve from both Operations and Excess Revenue each year. The FY 2026/27 Proposed Budget includes an additional $5.7 million transfer from the Operating Reserve to the CapEx Reserve beyond these contractual requirements to help fund capital project costs included in the budget.

The five-year CapEx plan included with this budget is projected to be $75.4 million which is more than twice the prior year's adopted budget of $35.1 million. The reason for the significant increase is due to the aging of the stadium. StadCo is in the process of facilitating a FCA that will provide additional guidance to future capital needs. It will be important for Stadium Authority staff to complete a detailed review of the FCA once it is completed in 2027 so that the Stadium Authority can continue to collaborate with ManCo to prioritize projects within the five-year CapEx plan. As noted above, the Stadium Authority will also assess and independently verify long-term facility needs at the Stadium. Initial funding for this work is included in the proposed budget, and Stadium Authority staff plans to identify a vendor to initiate the work this year.

ManCo Offsite Office Space Expense – During the FY 2025/26 budget process, ManCo included an offsite leased office space being used by ManCo staff. This was originally included in the Other Expenses line of their proposed budget. Based on feedback provided at the Study Session on February 25, 2025, the Stadium Authority recommended the exclusion of that expense since dialogue between ManCo and Stadium Authority staff on this topic was still ongoing.

Included with ManCo's current FY 2026/27 budget submittal, Stadium Authority's proposed share of offsite leased office space is again included in the Other Expenses line of their proposed budget of $1.7 million. It is anticipated that the Stadium Authority and ManCo would undergo a meet and confer process in accordance with contractual agreements on this office space expense line item. Stadium Authority staff has requested additional information on what is included in the Other Expenses line to understand how much is related to offsite office space. Once that information is received, Stadium Authority staff will continue the dialogue with ManCo on the next steps.

NFL International Games – The NFL has been scheduling international games in recent years to expand its global audience, increase revenue, and serve its growing fan base outside the United States of America. The teams selected to participate lose one traditional home game. For FY 2026/27, the San Francisco 49ers are scheduled to play one home game in Mexico City, which is expected to result in reduced revenue to the City from Senior and Youth program Fees.

STADIUM AUTHORITY FY 2026/27 WORK PLAN

General & Administrative funding in the amount of $4.6 million provides for staffing and consultant resources required to implement the Stadium Authority FY 2026/27 Work Plan. The FY 2026/27 Work Plan outlines the Stadium Authority's priorities for the year based on previous Board direction and anticipated work efforts. Within the context of continuing to support ongoing Stadium Authority operations, the following summarizes new work efforts:

- Capital Expense Projects – Develop a long-term capital improvement strategy that will provide oversight of the pending Facilities Condition Assessment to guide CapEx budget priorities.

- Economic Impact Study – Implement a third-party review of the Stadium's financial impacts to the City's General Fund between 2014 and 2021, and the Stadium's general economic impact between 2022 and 2025, and a third-party economic impact study of Super Bowl LX and FIFA World Cup 2026.

- Marketing Plan Assessment – Complete third-party review of the 2025 and 2026 Marketing Plans to ensure alignment with the Stadium Authority's broader goals. Key focus areas include evaluating marketing and branding consistency, assessing media plans for efficiency and Return on Investment (ROI), and identify trends and opportunities for improvement.

- Stadium Market Trend Analysis – Complete third-party stadium market trend analysis on how large multi-purpose stadiums market and promote Non-NFL events, structure their marketing plans, and assess industry trends, profitability, and key performance metrics. This analysis will provide insights to benchmark performance. This work is underway, and a draft report is being reviewed.

- FIFA World Cup 2026 – Continue ongoing efforts to support these large events through the implementation of the Assignment and Assumption Agreement with the Bay Area Host Committee and StadCo to coordinate full reimbursement of qualified City/Stadium Authority costs.

- Stadium Neighborhood Relations Ad Hoc Committee – Support and staff the ad hoc committee that was established to address stadium-related impacts on surrounding neighborhoods, including traffic, parking, noise, rideshare activity, public benefits, and quality-of-life concerns.

SUMMARY

The Proposed FY 2026/27 Operating, Debt Service, and Capital Budget is a balanced budget that provides the funding required to operate and maintain Levi's® Stadium as well as service the Stadium Authority's debt and build its operating reserves. This includes the resources needed to fully reimburse the City for the general and administrative support it provides to the Stadium Authority. With operating revenues expected to remain flat year over year, operating expenses are projected to increase by 7%, primarily due to an additional $5.7 million transfer from the Operating Reserve to fund budgeted capital projects. While this increase will affect distributions to the Renovation/Demolition Reserve as well as to the City's General Fund, the Stadium Authority will continue to maintain its fiscal strength.

The Stadium Authority is focused on a few key work efforts and issues in the coming years. Following Super Bowl LX, six FIFA World Cup 2026 soccer matches are scheduled to be played at Levi's® Stadium in 2026. While significant work has been done to protect the City and its General Fund and prepare for these major events, ongoing planning and execution related to the World Cup remain a central part of the Stadium Authority's FY 2026/27 Work Plan. The Executive Director's Office will continue to provide oversight for the day-to-day operations of the Stadium Authority and work with ManCo to strive to maximize net revenues from Non-NFL Events. As Levi's® Stadium ages, there will continue to be a need to manage the CapEx reserve and continually evaluate the capital projects required to maintain the Stadium.

In closing, I want to thank Stadium Authority staff from multiple departments that worked together as a team in preparing this document. Although there are certain challenges ahead, this budget provides a financial path that will allow the Stadium Authority to successfully oversee the operation and management of Levi's® Stadium to ensure that it continues to be a first-class sports and entertainment venue that will once again host major events of a global magnitude in the upcoming years.

Respectfully submitted,

Jōvan D. Grogan
Executive Director

GENERAL INFORMATION

Introduction

This Santa Clara Stadium Authority (Stadium Authority) Budget Report provides information covering the Proposed Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget as well as comparative data from prior fiscal years. Estimated revenue and expense information (three quarters of actuals and one projected quarter) included in this report for FY 2025/26 is unaudited and, therefore, subject to change as a result of final results and the annual audit conducted by an external and independent auditing firm.

In addition to this report, the Stadium Authority produces annual financial statements within six months of the fiscal year-end (March 31st). These financial statements are audited by an external auditing firm and presented to the Stadium Authority's Audit Committee and the Stadium Authority Board (Board). Once presented to the Board, the financial statements are published on the Stadium Authority's web page. The FY 2025/26 audited financial statements will be presented to the Board by the end of September 2026.

The Stadium Authority is structured so that the City of Santa Clara (City) is not liable for the debts or obligations of the Stadium Authority.

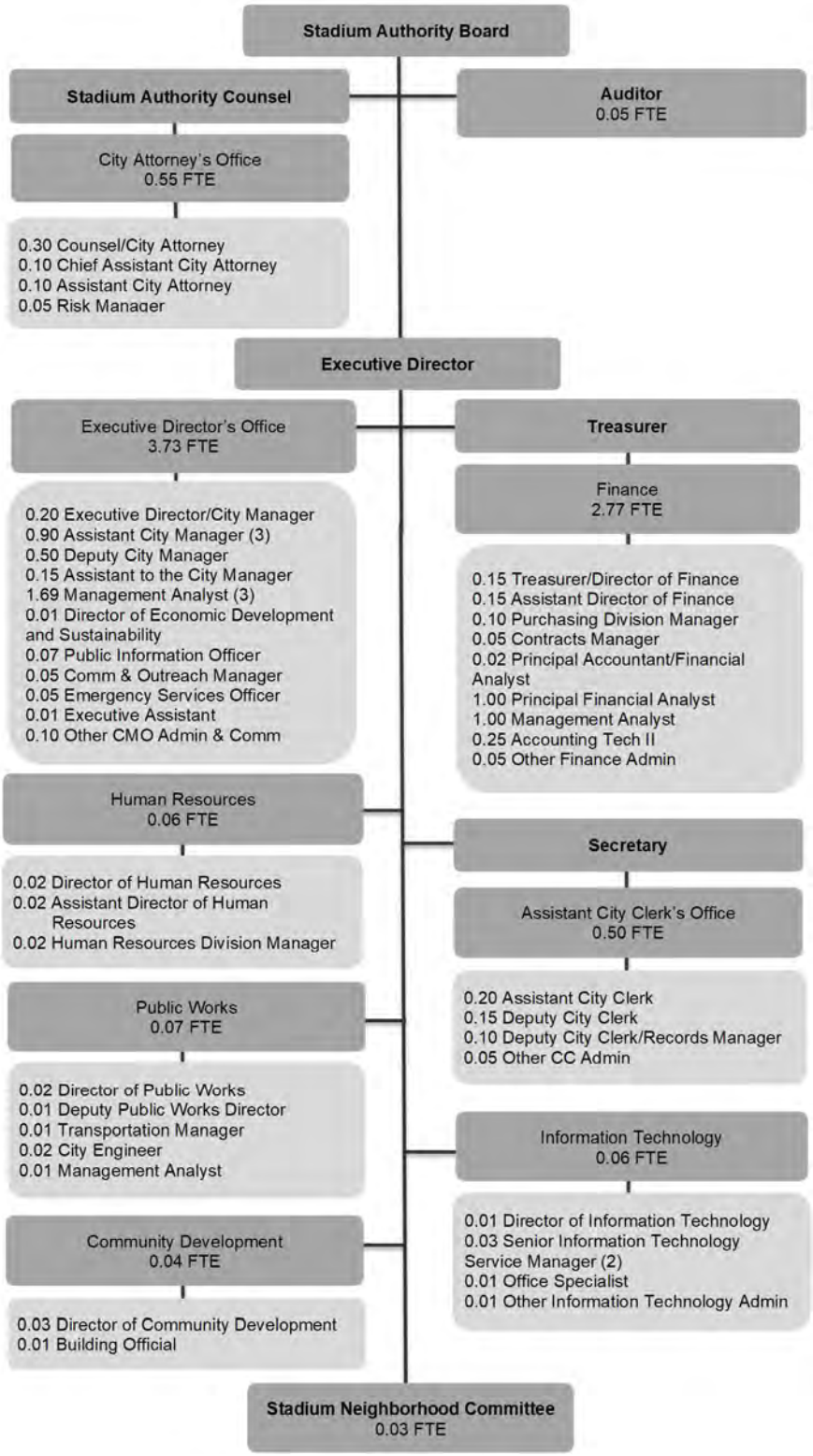
All services provided by the City to the Forty Niners Stadium Management Company (ManCo or Stadium Manager) or the Stadium Authority are fully reimbursed. Types of services include the following:

- Administrative General Fund costs that are spent during operations are separately tracked using special account codes in the City's financial system and all such costs are billed for reimbursement.
- General Fund public safety costs for NFL and Non-NFL events (including Super Bowl LX and the 2026 World Cup soccer matches) are separately tracked and all such costs are billed for reimbursement.

Methodology

Information provided in this report is based in part on documentation submitted by ManCo on January 30, 2026. The Capital Budget includes proposals by both the Stadium Authority and Stadium Manager. Per Section 4.6 of the Management Agreement, ManCo is required to submit a budget 45 days prior to the start of the fiscal year. A review of the documents, including the Stadium Authorities' questions on the submittal, is ongoing. Changes to the Proposed Budget will be recommended based upon completion of this analysis and Board feedback during the public Study Session. Final recommendations will be brought forward by the Executive Director's Office to the Board as part of the adoption of the budget during the March 10, 2026 Board meeting.

ORGANIZATIONAL CHART



The seven elected members of the City Council serve as the governing Board of the Santa Clara Stadium Authority with the Mayor serving as Chairperson of the Authority.

In addition, City of Santa Clara staff serve as Officers of the Stadium Authority, with the City Manager serving as the Executive Director.

NFL EVENT HIGHLIGHTS - YEAR IN REVIEW

The San Francisco 49ers played two (2) pre-season and eight (8) regular season National Football League (NFL) games in FY 2025/26. Ticket sales resulted in approximately $16.2 million of NFL ticket surcharge revenue to the Stadium Authority (based on the 10% NFL ticket surcharge on each ticket sold. Stadium Authority is also expected to collect $300,000 of Senior and Youth Program Fees (based on $0.40 per NFL game ticket, with a maximum of $300,000) that are collected and forwarded to the City.

To meet the contractual parking requirements for events at Levi's® Stadium, offsite parking lots are used. These lots are above and beyond the City-owned parking lots that are available. Third-party operators who wish to operate an off-site parking lot for sports or entertainment venues are required to secure approvals through the City's permitting process. If approved, per the City's Municipal Fee Schedule, these operators remit an off-site parking fee for each car that is parked. This fee is $6.94 for the City's FY 2025/26 (July 1, 2025 through June 30, 2026). This fee was designed to recover the public safety costs associated with these permitted off-site parking lots. Therefore, when invoicing for NFL or Non-NFL public safety costs for a particular event held at Levi's® Stadium, the offsite parking fee that is collected for such event partly offsets the total public safety costs owed for that event. The offsite parking fees are projected at about $529,000 in FY 2025/26. While the revenues and permitting associated with offsite parking are City functions, the Stadium Authority coordinates with the Stadium Manager to ensure that such parking aligns with the stadium's transportation and parking plans.




Great America Pkwy

NON-NFL EVENT HIGHLIGHTS - YEAR IN REVIEW

As of this report, there were eight (8) public Non-NFL events held at Levi's® Stadium. A total of 445,016 tickets were sold in FY 2025/26 for these events, generating $1.8 million in base Non-NFL event ticket surcharge revenue (from the $4 per ticket Non-NFL event surcharge). An additional $2.6 million was collected from surcharge revenue exceeding the $4 base surcharge.

There were also 20 smaller special events held with 4,521 total attendees in the first two quarters of FY 2025/26. This is a decrease compared to previous years due to planning activities related to Super Bowl LX and the 2026 World Cup. Examples of these special events include corporate events of various sizes, weddings, holiday parties, etc.

Net Revenues from Non-NFL events are projected to total $6.2 million in FY 2025/26. Historically, actual results have exceeded budgeted projections once final Non-NFL event settlement costs are determined.

The table below shows the Non-NFL events, event date and tickets sold for each event.

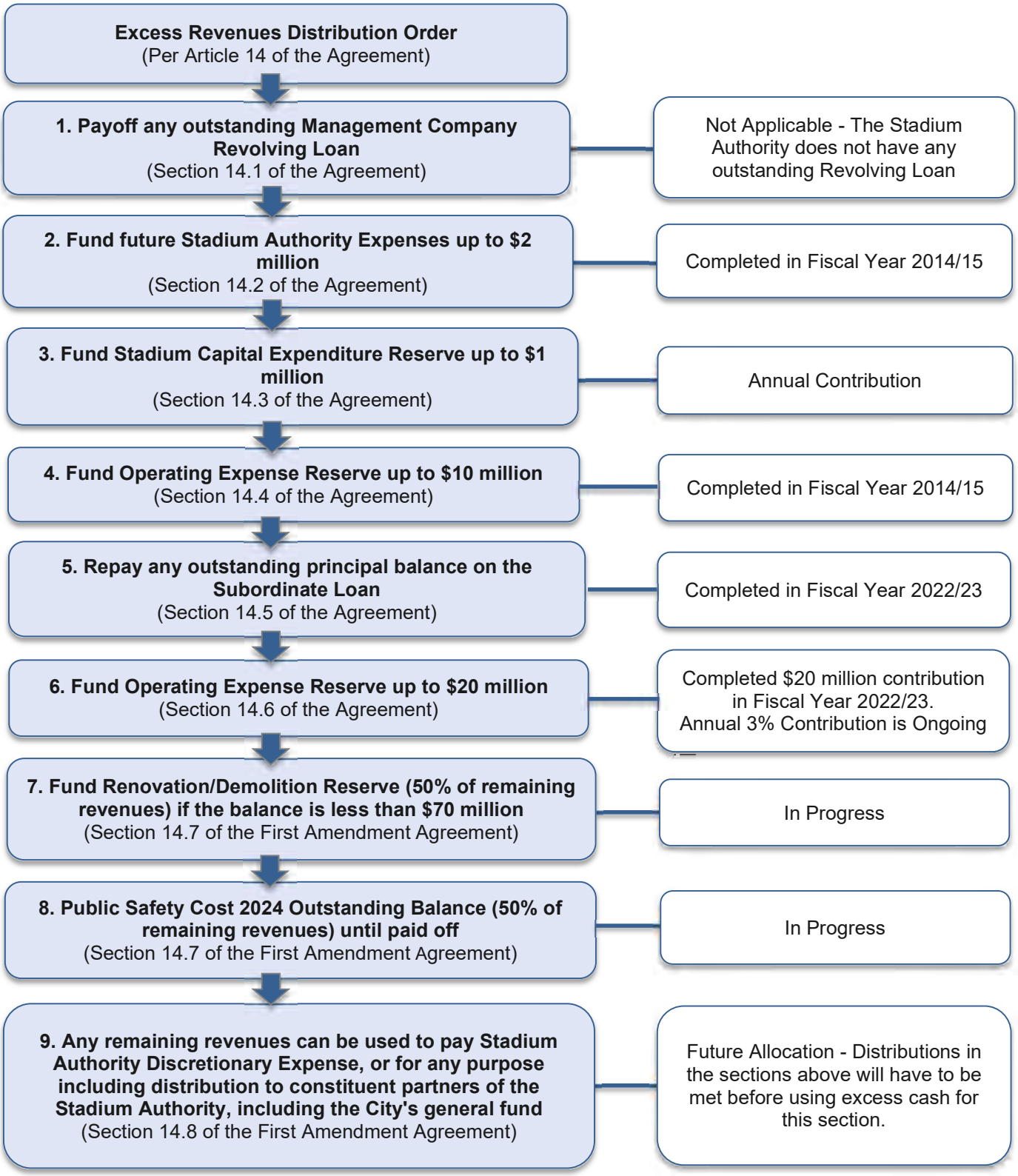
2025/26 Non-NFL Events

Event	Date	Tickets Sold
Metallica Concert Day 1	6/20/2025	56,460
Metallica Concert Day 2	6/22/2025	56,703
CONCACAF Gold Cup Soccer	7/2/2025	65,348
The Weeknd Concert Day 1	7/8/2025	48,046
The Weeknd Concert Day 2	7/9/2025	51,375
Morgan Wallen Concert Day 1	8/1/2025	59,012
Morgan Wallen Concert Day 2	8/2/2025	61,205
Earthquakes vs LAFC Soccer	9/13/2025	46,867
Total To Date		**445,016**



EXCESS REVENUES DISTRIBUTION

The Stadium Authority is considered to have Excess Revenues if the Stadium Authority revenues exceed expenses in a lease year. The Excess Revenues are required to be distributed in the order as set forth in Article 14 of the Stadium Lease agreement. The below Excess Revenues flow chart shows the order of distribution.



EXCESS REVENUES DISTRIBUTION (CONT.)

A summary of the Stadium Authority's FY 2026/27 Excess Revenue Cash Reserves is as follows:

Santa Clara Stadium Authority

Excess Revenue Cash Reserves Summary [1]

	2024/25 Year-end	2025/26 Projected	2026/27 Proposed
Beginning Balance			
Capital Expenditures Reserve [2]	$ 19,262,608	$ 16,888,089	$ 11,399,089
Operating Reserve	26,095,478	26,878,328	27,684,328
Renovation/Demolition Reserve	31,440,735	43,771,643	53,118,643
Total Beginning Balance	**$ 76,798,821**	**$ 87,538,060**	**$ 92,202,060**
Transfers In from Operating			
Contribution to Capital Expenditures Reserve	$ 4,262,832	$ 2,768,000	$ 2,852,000
Contribution from Excess Revenue:			
Capital Expenditures Reserve	1,343,916	1,384,000	7,092,000
Operating Reserve	782,850	806,000	831,000
Renovation/Demolition Reserve	12,330,908	9,347,000	4,384,000
Total Transfers In	**$ 18,720,506**	**$ 14,305,000**	**$ 15,159,000**
Total Source of Funds	**$ 95,519,327**	**$ 101,843,060**	**$ 107,361,060**
Expenses			
Capital Expenditures	$ 7,981,267	$ 9,641,000	$ 20,701,000
Operating Expenditures	-	-	-
Renovation/Demolition Reserve Expenditures	-	-	-
Total Expenses	**$ 7,981,267**	**$ 9,641,000**	**$ 20,701,000**
Transfers Out from Operating Reserve			
Contribution to Capital Expenditures Reserve	$ -	$ -	$ 5,666,000
Total Transfers In	**$ -**	**$ -**	**$ 5,666,000**
Ending Balance			
Capital Expenditures Reserve	$ 16,888,089	$ 11,399,089	$ 642,089
Operating Reserve	26,878,328	27,684,328	28,515,328
Renovation/Demolition Reserve	43,771,643	53,118,643	57,502,643
Total Ending Balance	**$ 87,538,060**	**$ 92,202,060**	**$ 86,660,060**

[1] Prepared on a cash basis.

[2] Capital Expenditures Reserve balance excludes the balance in the Authority Construction Account for Stadium Warranty Related Construction.

STADIUM AUTHORITY OPERATING BUDGET

The Stadium Authority FY 2026/27 Budget covers the Stadium Authority's twelve-month fiscal year which runs from April 1, 2026 through March 31, 2027.

Charts are included below as a comparison of revenue and expenditure categories between the FY 2026/27 Proposed Budget and FY 2025/26 Projected Actual performance.

Revenues

Revenues	FY 2025/26 Projected Actuals	FY 2026/27 Proposed Budget	Variance ($)	Variance (%)
NFL Ticket Surcharge	$ 16,123,000	$ 16,166,000	$ 43,000	0.3%
SBL Proceeds	6,747,000	5,154,000	(1,593,000)	(23.6)%
Interest	5,028,000	3,155,000	(1,873,000)	(37.3)%
Net Revenues from Non-NFL Events	6,222,000	4,600,000	(1,622,000)	(26.1)%
Naming Rights	8,065,000	8,307,000	242,000	3.0%
Sponsorship Revenue (STR)	753,000	794,000	41,000	5.4%
Rent	24,762,000	24,762,000	-	0.0%
Senior & Youth Program Fees	300,000	248,000	(52,000)	(17.3)%
Non-NFL Events Ticket Surcharge	4,358,000	4,097,000	(261,000)	(6.0)%
Non-NFL Events PSC Depreciation Reimbursement	116,000	84,000	(32,000)	(27.6)%
Total Revenues	**$ 72,474,000**	**$ 67,367,000**	**$ (5,107,000)**	**(7.0)%**

- FY 2026/27 total budgeted revenues of $67.4 million include $24.8 million in facility rent, $5.2 million in SBL proceeds, $16.2 million in NFL ticket surcharge, $8.3 million in naming rights revenue, $4.6 million in net revenues from Non-NFL events, $4.1 million in Non-NFL events ticket surcharge, $3.2 million in interest revenue, and $1.0 million in other revenues.

- Non-NFL Events Ticket surcharge revenues are proposed to be $4.1 million in FY 2026/27. Under the 2024 Settlement Agreement, the Non-NFL event ticket surcharge was increased to a minimum of $8 per ticket starting in FY 2025/26. The additional surcharge revenue will be used to reimburse public safety costs that exceed the threshold.

Non-NFL Event Ticket Surcharge	Total
TICKET SURCHARGE REVENUE:	
Base Ticket Surcharge ($4/ticket)	$ 2,195,000
Additional Ticket Surcharge (>$4/ticket)	1,902,000
Total Ticket Surcharge	**$ 4,097,000**
TRANSFERS OF TICKET SURCHARGE REVENUE:	
Transfer to Discretionary Fund	$ 1,097,500
Transfer to Public Safety Cost Reserve	1,902,000
Total Ticket Surcharge Transfers	**$ 2,999,500**

STADIUM AUTHORITY OPERATING BUDGET (CONT.)

- Net revenues from Non-NFL events are proposed to be $4.6 million in FY 2026/27, based on an estimate of four (4) concerts, one (1) soccer event, and non-ticketed events. Historically, actual performance has exceeded the preliminary budget adoption based on additional event bookings that may occur after the start of the fiscal year.

- Interest earnings are received based on bank cash balances and current interest rates. Earnings are expected to be lower in FY 2026/27 due to anticipated lower interest rates and increased spending on capital projects.

- SBL Proceeds are expected to continue to decrease from year to year. Original customers who purchased SBLs on a financing plan when the stadium first opened having completed their payments.

STADIUM AUTHORITY OPERATING BUDGET (CONT.)

Expenses

Expenses	FY 2025/26 Projected Actuals	FY 2026/27 Proposed Budget	Variance ($)	Variance (%)
Shared Stadium Manager Expenses	$ 13,810,000	$ 15,248,000	$ 1,438,000	10.4%
SBL Sales and Service	2,323,000	2,468,000	145,000	6.2%
Buffet Costs	973,000	859,000	(114,000)	(11.7)%
Senior & Youth Program Fees (paid to City)	300,000	248,000	(52,000)	(17.3)%
Ground Rent (paid to City)	1,000,000	1,000,000	-	0.0%
Performance Rent (paid to City)	2,611,000	1,800,000	(811,000)	(31.1)%
Discretionary Fund Expense	-	1,250,000	1,250,000	N/A
Utilities	1,796,000	1,868,000	72,000	4.0%
Use of StadCo Tenant Improvements	106,000	75,000	(31,000)	(29.2)%
Stadium Authority General & Administrative	2,442,000	4,107,000	1,665,000	68.2%
Stadium Authority Legal Services	96,000	460,000	364,000	379.2%
Naming Rights Expense	1,724,000	142,000	(1,582,000)	(91.8)%
Other Expenses	687,000	1,717,000	1,030,000	149.9%
PSC Over Threshold	2,560,000	2,500,000	(60,000)	(2.3)%
PSC 2024 Outstanding Balance	4,674,000	836,000	(3,838,000)	(82.1)%
Transfer to City General Fund from Excess Revenues	4,674,000	3,550,000	(1,124,000)	(24.0)%
Total Expenses	**$ 39,776,000**	**$ 38,128,000**	**$ (1,648,000)**	**(4.1)%**

- The Operating Budget includes the Stadium Authority's share of expenses covered under the Management Agreement in the amount of $15.2 million, along with $22.9 million for operating expenses, including funds to reimburse the City for its staff support, ground rent, performance rent, Senior and Youth Program Fees, funding for SBL sales and service, buffet costs, insurance, payments for public safety costs over threshold, paydown of the PSC 2024 Outstanding Balance and transfer to the City's General Fund from Excess Revenues and other expenses.

- Shared Stadium Manager Expenses is projected to increase by $1.4 million or 10% from the $13.8 million in the current year's actual projections to $15.2 million. The increase is driven primarily by higher Security costs, partially offset by a reduction in Engineering expenses.

- SBL Sales and Service increase by $145,000 or 6% from the current year's actual projections. This increase is due to compensation for Stadium Manager staff, SBL sales, and general and administrative costs.

- Performance Rent of $1.8 million proposed in FY 2026/27 is based on $4.6 million in Non-NFL Event Revenue. This is a decrease of $811,000 or 31% due to fewer budgeted events.

- The Discretionary Fund Expense included in the budget is to fund a community event at Levi's Stadium in conjunction with the World Cup 2026 soccer matches scheduled to be held in 2026.

- Stadium Authority General & Administrative costs are proposed to be $4.6 million, which includes costs for staff time, consulting, and administrative services. These costs are further

described in detail on page 27 of this report.

- Other Expenses of $1.7 million includes Stadium Authority's proposed share of offsite office space expense allocated from StadCo. Stadium Authority staff is analyzing this request.

- Public Safety Cost reimbursements and General Fund transfers from Excess Revenue reflect the current FY 2025/26 projected actual activity and FY 2026/27 budget based on operations. Historically, after the fiscal year begins, strong revenue performance and/or expenditure savings will result in higher Excess Revenue transfers by the end of the year.

- The Operating Budget also includes a transfer out of $27.8 million to fund debt service and capital expenditures.

Fund	Transfers Out	Transfers In
Operating	$ 27,767,000	$ -
Debt Service	-	17,823,000
Capital Expenditure Fund	-	9,944,000
Total	**$ 27,767,000**	**$ 27,767,000**

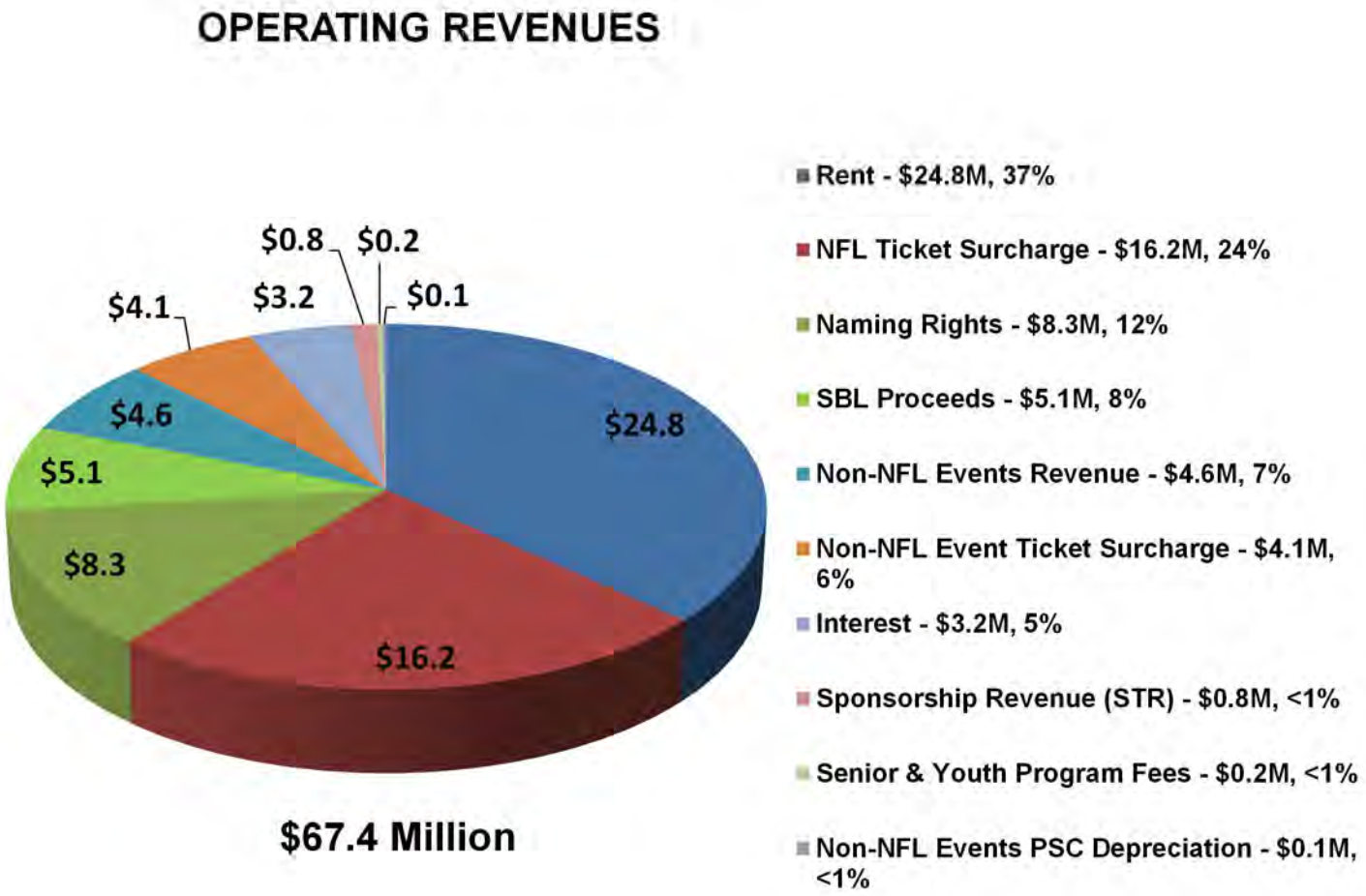
As shown in the table above, $17.8 million will be transferred from the Operating Fund to the Debt Service Fund for principal and interest debt service payments. The remaining $9.9 million will be transferred to the Capital Expenditure Fund for Stadium capital improvements.

Reserves

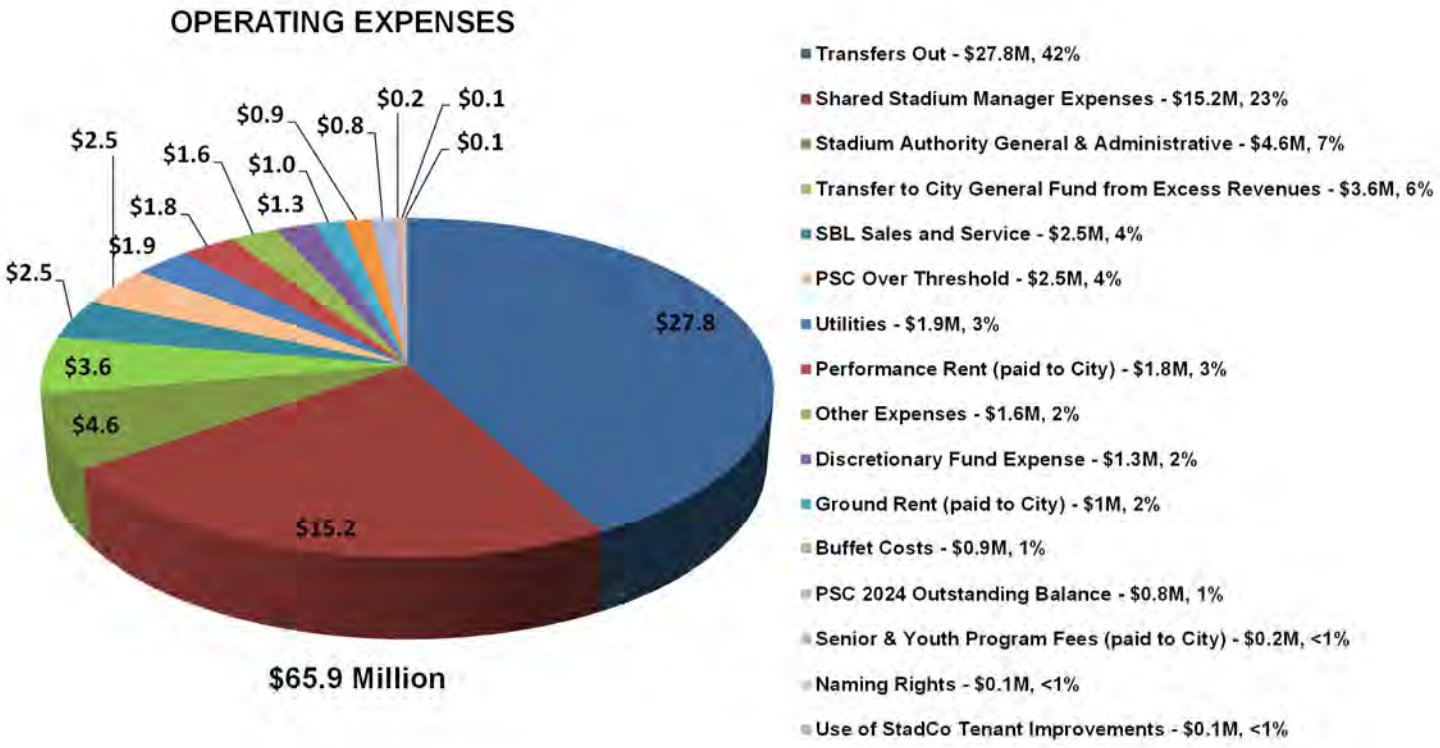
- The build-up of reserve balances in accordance with the First Amendment to the Amended and Restated Stadium Lease Agreement is proposed to continue for FY 2026/27. Additional details can be found in the Excess Revenue Distribution section and Stadium Authority Operating Budget Glossary, and Excess Revenue, section of this document.

- This budget includes the following reserve balances for the end of FY 2026/27: Operating Reserve ($28.5 million); Renovation/Demolition Reserve ($57.5 million), Stadium Funding Trust Reserve ($8.7 million) and Discretionary Fund Reserve ($870,000).

STADIUM AUTHORITY OPERATING BUDGET (CONT.)



STADIUM AUTHORITY OPERATING BUDGET (CONT.)



STADIUM AUTHORITY OPERATING BUDGET (CONT.)

Santa Clara Stadium Authority
Operating Budget Summary

	2024/25 Year-end Actuals	2025/26 Amended [5] Budget	2025/26 Projected Actuals	2026/27 Proposed Budget
Beginning Fund Balance				
Discretionary Fund Reserve [2]	$ 2,464,323	$ 714,775	$ 714,775	$ 1,604,775
Legal Contingency Reserve - Buffet Costs [3]	3,321,116	-	-	-
Legal Contingency Reserve - Public Safety Costs [3]	7,324,722	-	-	-
Operating Reserve [2]	26,095,478	26,878,328	26,878,328	27,684,328
Public Safety Cost Reserve [2]	-	-	-	16,000
Renovation/Demolition Reserve [2]	31,440,735	43,771,643	43,771,643	53,118,643
Stadium Funding Trust Reserve [2]	3,611,041	3,898,514	3,898,514	7,802,882
Unrestricted	15,915,719	14,643,276	14,643,276	10,578,908
Total Beginning Fund Balance	**$ 90,173,134**	**$ 89,906,536**	**$ 89,906,536**	**$ 100,805,536**
Revenues				
NFL Ticket Surcharge [1]	$ 14,595,294	$ 15,034,000	$ 16,123,000	$ 16,166,000
SBL Proceeds [1]	8,399,593	5,156,000	6,747,000	5,154,000
Interest [1] & [3]	5,919,930	3,421,000	5,028,000	3,155,000
Net Revenues from Non-NFL Events [4]	10,163,814	5,300,000	6,222,000	4,600,000
Naming Rights [2]	7,829,791	8,065,000	8,065,000	8,307,000
Sponsorship Revenue (STR) [1]	815,811	722,000	753,000	794,000
Rent [2]	24,762,000	24,762,000	24,762,000	24,762,000
Senior & Youth Program Fees [1]	278,582	270,000	300,000	248,000
Non-NFL Events Ticket Surcharge [1]	1,393,920	4,356,000	4,358,000	4,097,000
Non-NFL Events PSC Depreciation Reimbursement [1] & [3]	79,462	89,000	116,000	84,000
Other Revenue [1]	216,285	-	-	-
Total Revenues	**$ 74,454,482**	**$ 67,175,000**	**$ 72,474,000**	**$ 67,367,000**
Total Source of Funds	**$ 164,627,616**	**$ 157,081,536**	**$ 162,380,536**	**$ 168,172,536**

STADIUM AUTHORITY OPERATING BUDGET (CONT.)

Santa Clara Stadium Authority

Operating Budget Summary (Cont.)

	2024/25 Year-end Actuals	2025/26 Amended [5] Budget	2025/26 Projected Actuals	2026/27 Proposed Budget
Expenses				
Shared Stadium Manager Expenses				
Stadium Operations [1]	$ 2,948,297	$ 3,489,000	$ 3,093,000	$ 3,714,000
Engineering [1]	3,012,965	3,752,000	4,020,000	3,652,000
Guest Services [1]	350,486	486,000	473,000	491,000
Groundskeeping [1]	135,948	550,000	367,000	728,000
Security [1]	1,253,332	1,905,000	2,050,000	2,742,000
Insurance [1]	3,426,986	3,530,000	3,530,000	3,636,000
Stadium Management Fee [1]	662,430	277,000	277,000	285,000
Shared Stadium Manager Expenses Subtotal	**$ 11,790,444**	**$ 13,989,000**	**$ 13,810,000**	**$ 15,248,000**
Other Operating Expenses				
SBL Sales and Service [1]	$ 2,321,749	$ 2,324,000	$ 2,323,000	$ 2,468,000
Buffet Costs [2]	891,679	927,000	973,000	859,000
Senior & Youth Program Fees (paid to City) [1]	278,582	270,000	300,000	248,000
Ground Rent (paid to City) [2]	1,000,000	1,000,000	1,000,000	1,000,000
Performance Rent (paid to City) [2]	11,906,629	2,150,000	2,611,000	1,800,000
Discretionary Fund Expense [3]	-	250,000	-	1,250,000
Utilities [1]	1,581,874	1,796,000	1,796,000	1,868,000
Use of StadCo Tenant Improvements [1]	172,827	106,000	106,000	75,000
Stadium Authority General & Administrative [3]	2,591,183	4,172,000	2,442,000	4,107,000
Stadium Authority Legal Services [3]	525,321	515,000	96,000	460,000
Naming Rights Expense [2]	96,426	1,724,000	1,724,000	142,000
Other Expenses [1]	388,174	763,000	687,000	1,717,000
PSC Over Threshold [3]	2,446,508	2,143,000	2,560,000	2,500,000
PSC 2024 Outstanding Balance [2]	9,486,570	3,294,000	4,674,000	836,000
Transfer to City General Fund from Excess Revenues [2]	6,165,454	3,294,000	4,674,000	3,550,000
Other Operating Expenses Subtotal	**$ 39,852,976**	**$ 24,728,000**	**$ 25,966,000**	**$ 22,880,000**
Total Expenses	**$ 51,643,420**	**$ 38,717,000**	**$ 39,776,000**	**$ 38,128,000**
Transfers Out				
Debt Service [2]	$ 17,470,912	$ 17,646,000	$ 17,646,000	$ 17,823,000
Capital Expenditures Reserve [2]	4,031,748	5,153,000	4,153,000	4,278,000
Capital Expenditures Reserve - Additional Transfers [1] & [3]	1,575,000	-	-	5,666,000
Total Transfers Out	**$ 23,077,660**	**$ 22,799,000**	**$ 21,799,000**	**$ 27,767,000**
Ending Fund Balance				
Discretionary Fund Reserve [2]	$ 714,775	$ 1,354,775	$ 1,604,775	$ 869,775
Operating Reserve [2]	26,878,328	27,684,328	27,684,328	28,515,328
Public Safety Cost Reserve [2]	-	433,000	16,000	-
Renovation/Demolition Reserve [2]	43,771,643	50,358,643	53,118,643	57,502,643
Stadium Funding Trust Reserve [2]	3,898,514	7,604,002	7,802,882	8,708,000
Unrestricted	14,643,276	8,130,788	10,578,908	6,681,790
Total Ending Fund Balance	**$ 89,906,536**	**$ 95,565,536**	**$ 100,805,536**	**$ 102,277,536**
Total Use of Funds	**$ 164,627,616**	**$ 157,081,536**	**$ 162,380,536**	**$ 168,172,536**

[1] Recommended by ManCo.

[2] Amounts are based on payment schedule or calculated as instructed per relevant agreements.

[3] Recommended by Stadium Authority staff.

[4] Net Revenues from Non-NFL Events are provided by ManCo on a cash basis, and table above reflects accrual basis; ManCo anticipating Net Revenues from Non-NFL Events to range from $3,600,000 to $4,600,000 for FY2026/27.

[5] Amended Budget as of January 27, 2026.

STADIUM AUTHORITY OPERATING BUDGET (CONT.)

Stadium Authority Board Duties and Proposed General and Administrative (G&A) Budget

The Board is a public entity responsible for governing the matters concerning Levi's® Stadium. As such, the Board is responsible for setting policy direction, ensuring implementation of its policy direction and other due diligence requirements through Stadium Authority staff, and auditing/oversight of its policy implementation, as reasonable and necessary.

The administrative budget totals $4.6 million, or 7%, of the Fiscal Year 2026/27 Proposed Stadium Authority Operating Expense Budget of $65.9 million. With this budget, staff will support the Board with its oversight of Levi's® Stadium per the various agreements with ManCo and StadCo, such as:

1. Uphold fiduciary responsibilities and debt obligations;

2. Maintain a productive and functional business relationship with StadCo as the Tenant of the Stadium;

3. Ensure that Levi's® Stadium is maintained in the required condition and operated as a quality NFL and multi-purpose public sports, public assembly, exhibit, and entertainment facility;

4. Work collaboratively with the Stadium Manager to hold safe events at Levi's® Stadium with minimal impacts to the surrounding residential and business community;

5. Continue developing Board policies as required for proper governance and transparency efforts concerning the Stadium Authority oversight efforts;

6. Continue the current noise monitoring program;

7. Implement public safety expert's recommendations during events held at Levi's® Stadium; and

8. Develop and implement oversight initiatives consistent with public entity organizations.

Stadium Authority staff are responsible for the capital and programmatic oversight and audit of Stadium activities. As part of this budget, the oversight of Stadium activities is allocated primarily to the Executive Director, Stadium Authority Counsel, Auditor, Treasurer, and various supporting professional staff.

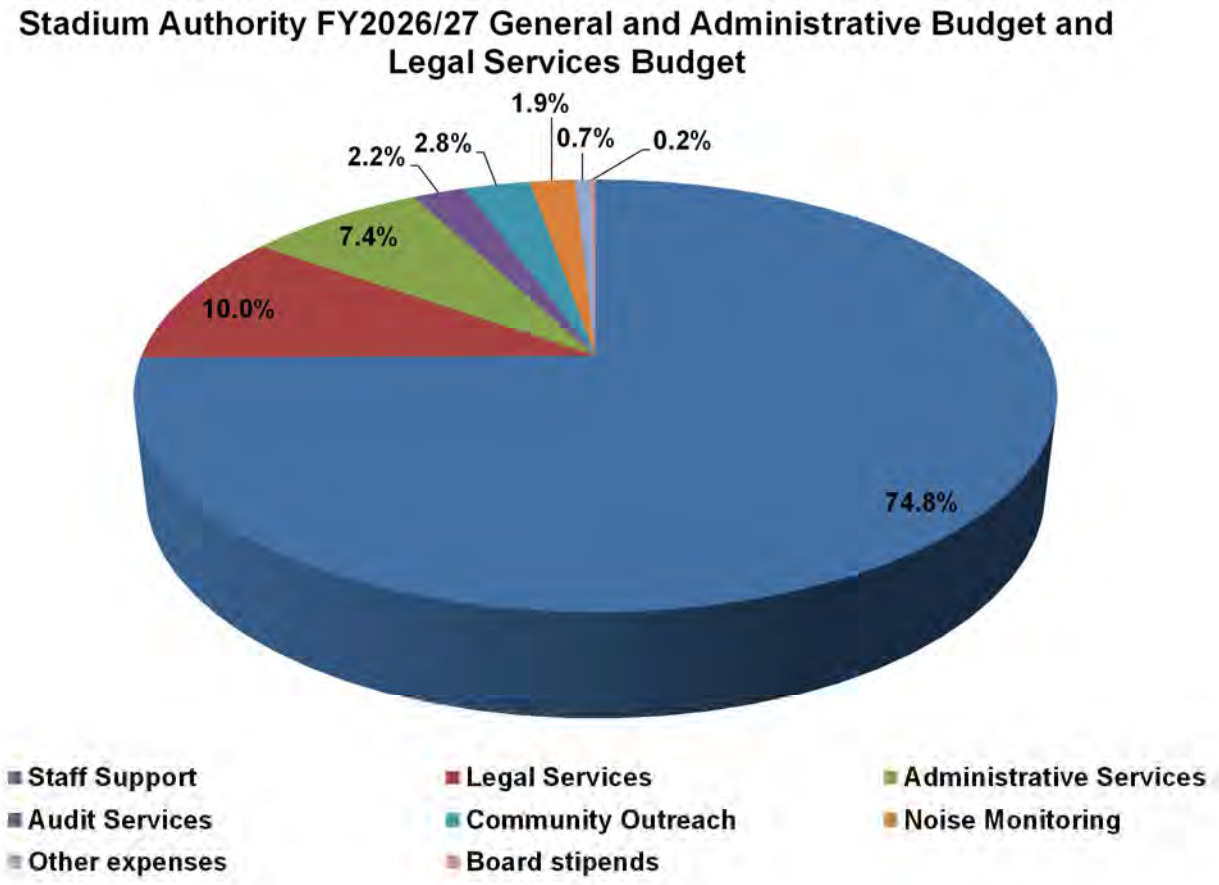
As such, the Stadium Authority G&A expense budget of $4.6 million provides the financial means to fulfill the Board's policy direction and strategic initiatives and manage the day-to-day operations of the Stadium Authority. This is a decrease of $120,000 from the FY 2025/26 Amended Stadium Authority General and Administrative Budget of $4.7 million. This decrease reflects the latest salary and benefits information, and an updated estimate of all staff time necessary for FY 2026/27 activities.

STADIUM AUTHORITY OPERATING BUDGET (CONT.)

A breakdown of the Stadium Authority's portion of the overall operating expense budget of $65.9 million is shown below.

Proposed Stadium Authority FY2026/27 General and Administrative Budget

Expense Type	Budget	Comments
Staff support	$ 3,415,000	To support the Stadium Authority with its oversight duties of stadium activities including Stadium Committee
Legal Services	460,000	As needed for outside legal services
Audit Services	100,000	Financial and performance audits performed by external auditors
Consultants		
- Community Outreach/Communications/Engagement	126,000	Community engagement efforts / Ad Hoc Stadium Neighborhood Relations Committee
- Noise Monitoring	87,000	Noise monitoring of Levi's Stadium
Administrative Services	340,000	Peoplesoft improvement, Records Integration Consultant, Fiscal Analysis Consultant, Marketing Plan and Trend Analysis, Consulting Services for Unanticipated Expenses
Other Expenses	30,000	Routine office expenses, travel, training, conferences, banking fees, etc
Board Stipends	9,000	Stadium Authority meetings
Total	**$ 4,567,000**	



STADIUM AUTHORITY OPERATING BUDGET GLOSSARY

Accrual Basis Accounting: The method of recording revenues and expenses when they are earned or incurred, regardless of when cash is exchanged.

Buffet Costs: Starting in the 2024/25 lease year, the Stadium Authority will pay StadCo $90,000 for each NFL Game for complimentary buffets. The $90,000 will grow at 3% per year starting in lease year 2025/26. *(Source: First Amendment to Amended and Restated Stadium Lease Agreement).*

Contribution to Operating Reserve: The contributions to the operating reserve are funded by means of Excess Revenues (see Excess Revenue on the following page). (*Source: The Amended and Restated Stadium Lease Agreement*).

Discretionary Fund: This is funded by $2 of the Base Non-NFL ticket surcharge (see Non-NFL Event Ticket Surcharge on page 33) and has been used to cover NFL public safety costs above the public safety cost threshold in the first three fiscal years of operation and other items at the Stadium Authority's discretion. It is anticipated that the discretionary fund will continue to cover NFL public safety costs above the threshold, as noted in the table below. Stadium Authority may transfer up to half of the balance of the Discretionary Fund over $1.0 million from the Discretionary Fund to the City's General Fund if (1) adequate provision has been made for the replacement of and upgrades to capital improvements contemplated under the Public Safety Plan and (2) an equal amount is transferred from the Discretionary Fund to Stadium Authority's operating fund to be included as Stadium Authority Revenue. *(Source: First Amendment to Amended and Restated Stadium Lease Agreement).*

Discretionary Fund Balance Summary	FY 2024/25 Year-end Actual	FY 2025/26 Amended Budget [1]	FY 2025/26 Projected Actuals	FY 2026/27 Proposed Budget
Beginning Balance	$ 2,464,323	$ 714,775	$ 714,775	$ 1,604,775
Contributions from Non-NFL Ticket Surcharge Revenue [2]	696,960	890,000	890,000	1,097,000
Discretionary Fund Expenditures	-	(250,000)	-	(1,250,000)
Public Safety Costs Over Threshold	(2,446,508)	-	-	(582,000)
Ending Balance	**$ 714,775**	**$ 1,354,775**	**$ 1,604,775**	**$ 869,775**

[1] Amended Budget as of January 27, 2026.

[2] Amounts are calculated as instructed per relevant agreements.

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

Excess Revenue: If Stadium Authority revenue exceeds expenses for any lease year, such excess revenues shall be distributed as described in the table below. This table reflects how the excess revenues are projected to be distributed in the 2025/26 Fiscal Year. (*Source: First Amendment to Amended and Restated Stadium Lease Agreement).*

2025/26 Projected Result - Use of Excess Revenues

No.	Description	Amount Funded	Notes
	Projected Excess Revenues at Year-end	$ 20,884,000	
1	Payment of ManCo Revolving Loan	$ -	N/A
2	Funding Operating Reserve up to $2 Million +3% annually	$ -	Funding requirement met
3	Funding CapEx Reserve an Additional $1 Million +3% annually	$ (1,384,000)	Funding annual CapEx Reserve
4	Funding Operating Reserve up to $10 Million +3% annually	$ -	Funding requirement met
5	Prepayment of StadCo Subordinated Loan	$ -	N/A
6	Funding Operating Reserve up to $20 Million +3% annually	$ (806,000)	Funding annual Op Reserve
7	Funding Renovation/Demolition Reserve up to $70 Million (50% of remaining Excess Revenues per 8a of First Amendment to Amended and Restated Stadium Lease)	$ (9,347,000)	Funding Reno/Demo Reserve
8	Public Safety Costs 2024 Outstanding Balance (Half of remaining 50% of Excess Revenues after transfer to Demo Reserve)	$ (4,673,500)	N/A
9	Available for Additional Disbursements as described in the Stadium Lease	$ (4,673,500)	N/A
	Balance of Excess Revenues at Year-end	$ -	

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

Ground Rent: The City has agreed to lease the land under Levi's® Stadium to Stadium Authority for an initial term of 40 years. The fixed ground rent schedule is noted below for the 40-year initial term. (*Source: Ground Lease Agreement*)

Lease Year	Fiscal Year	Annual Fixed Ground Rent	Cumulative Total
1	2014/15	$ 180,000	$ 180,000
2	2015/16	$ 215,000	$ 395,000
3	2016/17	$ 250,000	$ 645,000
4	2017/18	$ 285,000	$ 930,000
5	2018/19	$ 320,000	$ 1,250,000
6	2019/20	$ 355,000	$ 1,605,000
7	2020/21	$ 390,000	$ 1,995,000
8	2021/22	$ 425,000	$ 2,420,000
9	2022/23	$ 460,000	$ 2,880,000
10	2023/24	$ 495,000	$ 3,375,000
11	2024/25	$ 1,000,000	$ 4,375,000
12	2025/26	$ 1,000,000	$ 5,375,000
13	2026/27	$ 1,000,000	$ 6,375,000
14	2027/28	$ 1,000,000	$ 7,375,000
15	2028/29	$ 1,000,000	$ 8,375,000
16	2029/30	$ 1,100,000	$ 9,475,000
17	2030/31	$ 1,100,000	$ 10,575,000
18	2031/32	$ 1,100,000	$ 11,675,000
19	2032/33	$ 1,100,000	$ 12,775,000
20	2033/34	$ 1,100,000	$ 13,875,000
21	2034/35	$ 1,200,000	$ 15,075,000
22	2035/36	$ 1,200,000	$ 16,275,000
23	2036/37	$ 1,200,000	$ 17,475,000
24	2037/38	$ 1,200,000	$ 18,675,000
25	2038/39	$ 1,200,000	$ 19,875,000
26	2039/40	$ 1,300,000	$ 21,175,000
27	2040/41	$ 1,300,000	$ 22,475,000
28	2041/42	$ 1,300,000	$ 23,775,000
29	2042/43	$ 1,300,000	$ 25,075,000
30	2043/44	$ 1,300,000	$ 26,375,000
31	2044/45	$ 1,400,000	$ 27,775,000
32	2045/46	$ 1,400,000	$ 29,175,000
33	2046/47	$ 1,400,000	$ 30,575,000
34	2047/48	$ 1,400,000	$ 31,975,000
35	2048/49	$ 1,400,000	$ 33,375,000
36	2049/50	$ 1,500,000	$ 34,875,000
37	2050/51	$ 1,500,000	$ 36,375,000
38	2051/52	$ 1,500,000	$ 37,875,000
39	2052/53	$ 1,500,000	$ 39,375,000
40	2053/54	$ 1,500,000	$ 40,875,000

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

Insurance: ManCo procures insurance for Levi's® Stadium for the entire year and the cost is split between Stadium Authority and StadCo (see Shared Stadium Manager Expenses on page 37). The Stadium Lease sets the Stadium Authority's share of insurance expense at $2,550,000 for the first lease year with each succeeding lease year's insurance expense increasing by 3%. (*Source: Stadium Management Agreement & The Amended and Restated Lease Agreement*)

Interest: This is interest earned from cash on hand.

Naming Rights: Levi Strauss & Co (Levi's®) pays an annual naming rights fee to Stadium Authority that increases by 3% each contract year. The initial Naming Rights Agreement covered a 20-year term, however, the First Amendment to the Naming Rights Agreement extended the term an additional 10 years. This annual fee is paid in two equal semi-annual installments on or before March 1st and October 1st. (*Source: Naming Rights Agreement & The First Amendment to the Naming Rights Agreement*)

The Naming Rights Agreement with Levi's® requires the Stadium Authority to hold at least 36 "Major Events" (with 25,000+ attendees) every three contract years. However, the Second Amendment to the Stadium Management Agreement states that ManCo would pay the Stadium Authority the amount owed by the Stadium Authority to Levi's®, as liquidated damages. ManCo has acknowledged responsibility for liquidated damages which are paid by ManCo outside the Stadium Authority's share of Shared Stadium Manager Expenses. During prior discussions between the Stadium Manager and Levi's®, it was determined based on the contract language that the first contract year began March 1, 2015. As of this report, the current number of Major Events held at Levi's® Stadium was twenty-three (23) through the current three-year period. It should be noted that the periods from March 1, 2018 to February 28, 2021 and March 1, 2021 to February 29, 2024 were both impacted by the COVID pandemic. Stadium Authority will continue to work with ManCo and provide oversight during the period between March 1, 2024 to February 28, 2027 to strive to meet the required 36 "Major Events". The below table reflects the number of major events from March 1, 2015 to date:

Naming Rights Agreement Three-Year Periods			Number of Major Events
March 1, 2015	to	February 28, 2018	40
March 1, 2018	to	February 28, 2021	12
March 1, 2021	to	February 29, 2024	14
March 1, 2024	to	February 28, 2027	23

Net Revenues from Non-NFL Events: ManCo provides management services for Levi's® Stadium year-round. Additionally, ManCo is responsible for booking and scheduling all Non-NFL events on behalf of the Stadium Authority. ManCo is required by the Stadium Management Agreement to maintain complete and accurate books and records relating to the net income from the Non-NFL events. Those records are reviewed by Stadium Authority staff and/or outside consultants and audited by an independent auditor. After the completion of the fiscal year, the net revenues are paid to Stadium Authority by ManCo. (*Source: Stadium Management Agreement*)

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

NFL Ticket Surcharge: The Amended and Restated Non-Relocation Agreement states that the Forty Niners Football Company, LLC (the Team) will collect a 10% NFL ticket surcharge on the price of admission to all NFL games on behalf of Stadium Authority during the Surcharge Term which currently ends the last day of the 25th lease year or March 31, 2039. (*Source: Amended and Restated Non-Relocation Agreement*)

Non-NFL Event Public Safety Cost Depreciation: Capital expenditure assets used for public safety at Levi's® Stadium are depreciated quarterly and recognized as a Stadium Authority expense. The depreciation expense has also historically been deducted from Non-NFL event revenue provided by ManCo resulting in a double charge. As a part of the 2024 Settlement Agreement, capital expenditure depreciation expenses for public safety assets on Non-NFL events will be reimbursed to the Stadium Authority by ManCo.

Non-NFL Event Ticket Surcharge: Promoters or sponsors of any ticketed Non-NFL event that is held at Levi's® Stadium are required to collect at least a $8 per ticket surcharge with a $1 escalator in FY 2028/29 and every four years thereafter on behalf of Stadium Authority. One-half of the $4 base surcharge that is paid to Stadium Authority covers general stadium operations and the other half funds the Stadium Authority Discretionary Fund. The additional proceeds exceeding the $4 base surcharge will be deposited to the Public Safety Cost Reserve to be used to pay NFL public safety costs exceeding the threshold. (*Source: First Amendment to Amended and Restated Stadium Lease Agreement).*

Other Expenses: Miscellaneous Stadium Authority expenses.

Other Revenue: Miscellaneous Stadium Authority revenues.

Performance-Based Rent: Stadium Authority pays the City performance-based rent on top of the fixed ground rent. After the completion of the fiscal year, net income from Non-NFL events are calculated and reported to Stadium Authority by ManCo. With the finalized Non-NFL events report, Stadium Authority calculates the performance-based rent to be remitted to the City during July, following the Stadium Authority's fiscal year-end. The basic calculation for the performance-based rent is 50% of the net income from Non-NFL events for any given lease year less the sum of Performance-Based Rent Credits. The Performance-Based Rent Credits include (1) 50% of the fixed ground rent for the current lease year, (2) the amount, if any, that the NFL Public Safety Costs exceed the Public Safety Cost Threshold for the current lease year, (3) following the Tax Allocation Termination Date, the amount of Received Possessory Interest Tax (PIT), and (4) the amount of any credit for Disproportionate Taxes for the current lease year. The table on the following page represents a projection of the 2025/26 and 2026/27 fiscal years' performance-based rent. (*Source: Ground Lease Agreement & First Amendment to Amended and Restated Stadium Lease Agreement*)

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

Performance Rent Calculation	Fiscal Year 2025/26 Projection	Fiscal Year 2026/27 Budget
Ground Rent	$ 1,000,000	$ 1,000,000
Net Non-NFL Event Revenue (Expense)	6,222,000	4,600,000
50% of Net Non-NFL Event Revenue (Expense)	$ 3,111,000	$ 2,300,000
Performance Rent Credit from Ground Rent (50% of Ground Rent)	(500,000)	(500,000)
Subtotal	**$ 2,611,000**	**$ 1,800,000**
Public Safety Credits	$ -	$ -
Other Credits	N/A	N/A
Net Performance Rent paid to the City of Santa Clara	**$ 2,611,000**	**$ 1,800,000**

Public Safety Costs (PSC) 2024 Outstanding Balance: As part of the 2024 Settlement Agreement, public safety costs over the threshold for FY 2017/18 to FY 2023/24 would not be treated as Credited Public Safety Costs and therefore would not affect the calculation of Performance Based Rent. Instead, these costs amounting to approximately $14.8 million have been redefined as "PSC 2024 Outstanding Balance" which would be paid from a legal contingency reserve and future excess revenues until paid off. (*Source: Settlement Agreement and Mutual Release (Buffet and PSC Arbitration) and First Amendment to Amended and Restated Stadium Lease Agreement).*

Public Safety Costs Over Threshold: As of the 2024/25 lease year, the public safety cost threshold will equal $360,000 per game. For lease year 2025/26 and each lease year thereafter the threshold will increase by 4%. Public safety costs incurred above the annual threshold will be repaid over time with additional proceeds from the Non-NFL event ticket surcharge and the discretionary fund. (*Source: First Amendment to Amended and Restated Stadium Lease Agreement).*

Public Safety Costs Reserve: This is funded by the additional Non-NFL ticket surcharge proceeds which is the amount exceeding the $4 base Non-NFL ticket surcharge (see Non-NFL Event Ticket Surcharge). The additional Non-NFL ticket surcharge proceeds will be used to cover public safety costs that exceed the threshold. The table below reflects how the public safety cost reserve is proposed to be distributed in the 2026/27 Fiscal Year. (*Source: First Amendment to Amended and Restated Stadium Lease Agreement).*

Public Safety Cost Reserve Balance Summary	FY 2026/27 Proposed Budget
Beginning Balance	$ 16,000
Contributions from Non-NFL Ticket Surcharge Revenue [(1)]	1,902,000
Public Safety Costs Over Threshold	(1,918,000)
Ending Balance	**$ -**

[(1)] Amounts are calculated as instructed per relevant agreements.

Rent: The facility rent was originally set at $24.5 million for StadCo to lease the Stadium for their half of the year. As a result of the rent reset arbitration award in favor of Stadium Authority, the facility rent was reset to $24.8 million retro-active to the first lease year. The rent adjustment process is outlined in the Amended and Restated Stadium Lease. (*Source: Amended and Restated Stadium Lease Agreement*)

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

Senior and Youth Program Fees: During the lease terms, StadCo collects City of Santa Clara Senior and Youth Program Fees on behalf of Stadium Authority. The fee was originally $0.35 per NFL game ticket up to a maximum of $250,000 per lease year. As a result of the 2024 Settlement Agreement, beginning FY 2024/25 the fee will increase to $0.40 per NFL game ticket up to a maximum of $300,000 per lease year. Every ten lease years thereafter the fee will increase by $0.05 in conjunction with the maximum amount increased by an additional $50,000. (*Source: First Amendment to Amended and Restated Stadium Lease Agreement*)

Shared Stadium Manager Expenses: ManCo oversees the day-to-day operations of Levi's® Stadium year-round. Since StadCo leases the Stadium from the Stadium Authority for half of each fiscal year, expenses incurred by the Stadium Manager are shared between StadCo and Stadium Authority. Most Shared Stadium Manager Expenses are split 50/50 between StadCo and Stadium Authority; grounds-keeping is the exception with a 70/30 split (StadCo is responsible for the larger share). In addition, ManCo procures insurance for Levi's® Stadium that is shared between StadCo and Stadium Authority (see Insurance). (*Source: Stadium Management Agreement & The Amended and Restated Stadium Lease Agreement*)

Sponsorship Revenue (STR): STR Marketplace, LLC (STR) established a secondary market website to facilitate the transfer and resale of SBLs. In exchange for the use of the Levi's® Stadium trademarks and links on the website (hence the title Sponsorship Revenue), STR pays Stadium Authority a minimum annual fee of $325,000 based on the commissions that are collected by STR. In addition to the minimum annual fee, Stadium Authority also receives 50% of any commissions in excess of $650,000. The agreement with STR expires on May 31, 2027. (*Source: SBL Website Marketing Agreement & Subsequent Amendments*)

Stadium Authority General & Administrative: As an independent public entity, Stadium Authority incurs its own expenses in relation to Board governance, fiduciary responsibilities, oversight, and operations of Levi's® Stadium. These include, but are not limited to, Stadium Authority staff time and various outside contractors and consultants who are hired to support staff with administering the necessary requirements for owning and operating Levi's® Stadium and the day-to-day operations of the Stadium Authority. Also included are various administrative-type costs such as bank fees, phone charges, IT equipment maintenance, etc.

Stadium Builder License (SBL) Proceeds: SBL holders who are on a payment plan make annual payments. Additionally, some SBL holders make payments above and beyond their annual scheduled payment plan. There are also sales of new SBLs and/or SBLs that were defaulted and resold. SBL cash collections from all these sources make up SBL proceeds.

Stadium Builder License (SBL) Sales and Service: ManCo provides sales and service to SBL holders on behalf of Stadium Authority. This includes all SBL collection efforts and customer service support. (*Source: Agreement for Stadium Builder License Sales & Fourth Amendment to the Stadium Management Agreement*)

STADIUM AUTHORITY OPERATING BUDGET GLOSSARY (CONT.)

Stadium Management Fee: ManCo receives an annual base management fee to manage Levi's® Stadium. The fee was $400,000 in the first lease year and increases by 3% annually. This annual base management fee is split 50/50 between StadCo and Stadium Authority since ManCo manages the Stadium year-round for both entities. In addition to the base management fee, ManCo receives a stadium marketing and booking fee (incentive fee) which is based on a percentage of the amount that the net income from Non-NFL events exceeds the marketing and booking fee benchmark. The table below shows the first thirteen (13) years of the base management fee and the stadium marketing and booking fee benchmark. It also shows the first eleven (11) years of net income from Non-NFL events and a projection of the 12th year as well as the applicable marketing and booking fee. (*Source: The Stadium Management Agreement*)

Fiscal Year	Lease Year	Annual Base Stadium Management Fee (SCSA Share)	Stadium Marketing and Booking Fee Benchmark	Actual/ Projected Net Income from Non-NFL Events	1st Tier -paid at 10% Fee	Additional Stadium Marketing and Booking Fee 10% 1st Tier	2nd Tier -paid at 15% Fee	Additional Stadium Marketing and Booking Fee 15% 2nd Tier	Total Stadium Management Fee
2014/15	1	$ 200,000	$ 5,000,000	$ 5,207,553	$ -	$ 10,378	$ -	$ -	$ 210,378
2015/16	2	$ 206,000	$ 5,150,000	$ 6,079,016	$ -	$ 46,451	$ -	$ -	$ 252,451
2016/17	3	$ 212,180	$ 5,304,500	$ 5,316,894	$ -	$ 620	$ -	$ -	$ 212,800
2017/18	4	$ 218,545	$ 5,463,635	$ 5,163,329	$ 2,000,000	$ -	$ 4,000,000	$ -	$ 218,545
2018/19	5	$ 225,102	$ 5,627,544	$ 18,591	$ 2,060,000	$ -	$ 4,120,000	$ -	$ 225,102
2019/20	6	$ 231,855	$ 5,796,370	$ (2,741,014)	$ 2,121,800	$ -	$ 4,243,600	$ -	$ 231,855
2020/21	7	$ 238,810	$ 5,970,261	$ (476,960)	$ 2,185,454	$ -	$ 4,370,908	$ -	$ 238,810
2021/22	8	$ 245,975	$ 6,149,369	$ (288,741)	$ 2,251,018	$ -	$ 4,502,035	$ -	$ 245,975
2022/23	9	$ 253,354	$ 6,333,850	$ 8,809,167	$ 2,318,548	$ 231,855	$ 4,637,096	$ 23,515	$ 508,724
2023/24	10	$ 260,955	$ 6,523,866	$ 8,266,685	$ 2,388,105	$ 174,282	$ 4,776,209	$ -	$ 435,237
2024/25	11	$ 268,783	$ 6,719,582	$ 10,163,814	$ 2,459,748	$ 245,975	$ 4,919,495	$ 147,673	$ 662,430
2025/26[1]	12	$ 276,847	$ 6,921,169	$ 6,222,000	$ 2,533,540	$ -	$ -	$ -	$ 276,847
2026/27	13	$ 285,152	$ 7,128,804	To be determined					

[1] Net income from Non-NFL events for FY2025/26 is projected.

Transfers Out: Transfers from the Stadium Authority Operating Fund to fund Debt Service and Capital Expenditure Projects.

Utilities: StadCo leases the Stadium from Stadium Authority for six months of each fiscal year from August through January. StadCo is therefore responsible for the day-to-day utilities during that period. Stadium Authority pays for the day-to-day utilities from February through July. Utilities associated with large ticketed Non-NFL events are charged as an expense to the event which is included in the non-NFL event expenses.

Use of StadCo Tenant Improvements: StadCo charges Stadium Authority for use of various StadCo tenant improvements (such as the use of the scoreboard) during Non-NFL events. (*Source: Amended and Restated Lease Agreement*)

SHARED STADIUM MANAGER EXPENSES

The Stadium Management Agreement between the Stadium Authority, StadCo, and ManCo was entered into as of March 28, 2012. This agreement was developed to provide the Stadium Authority with the expertise of an outside manager to oversee the day-to-day operations of Levi's® Stadium. Additionally, the Amended and Restated Stadium Lease Agreement between the Stadium Authority and StadCo was made and entered into as of June 19, 2013.

This agreement amended the original stadium lease to set the initial rent, to allow StadCo to enter into agreements with alternative energy providers, to cap Stadium Authority's share of the insurance costs at a fixed amount each year, and to require Stadium Authority to fund various reserves.



Per the terms of the Stadium Lease Agreement, StadCo leases the Stadium from the Stadium Authority for half of each fiscal year and is responsible for the Stadium Manager's operating expenses during that period. The Stadium Manager's operating expenses for the other half of the year are the responsibility of the Stadium Authority. Section 8.3.1 describes the proportionate share of Stadium Manager expenses that are owed by the Stadium Authority and StadCo. Namely, that most Stadium Managers' operating expenses are split 50/50, with grounds-keeping being the exception, with a 70/30 split, StadCo being responsible for the larger share.

ManCo procures insurance for Levi's® Stadium for the entire year and the cost is shared between Stadium Authority and StadCo.

Section 4.7 of the Management Agreement notes that ManCo will provide an Annual Shared Stadium Expense Budget to be proposed annually by Stadium Authority and StadCo. Once the budget has been proposed, ManCo invoices Stadium Authority monthly for its budgeted portion of shared expenses which include Stadium Manager's operating expenses. As part of the year-end work, the budgeted amounts that were paid are to be trued up with actual expenditures.

Stadium Manager

2026/27 Total Shared Stadium Expenses

Between the Santa Clara Stadium Authority and Forty Niners SC Stadium Company (StadCo)

	Security	Stadium Operations	Engineering	Guest Services	Groundskeeping	Total
Total Compensation	$ 3,464,052	$ 6,133,806	$ 4,254,446	$ 641,154	$ 416,140	**$ 14,909,598**
Travel, Meals & Entertainment	18,200	305,136	21,650	68,734	10,033	**423,753**
Outside Services	1,653,800	15,800	2,885,776	25,000	1,817,217	**6,397,593**
General Supplies	23,750	41,572	23,250	127,300	168,683	**384,555**
Telephone	45,800	672,200	17,640	3,200	1,527	**740,367**
Equipment	187,200	211,096	75,710	10,040	9,547	**493,593**
Uniforms	40,000	9,000	18,500	66,400	3,183	**137,083**
Other	50,000	39,800	7,490	41,150	-	**138,440**
Subtotal	**$ 5,482,802**	**$ 7,428,410**	**$ 7,304,462**	**$ 982,978**	**$ 2,426,330**	**$ 23,624,982**

Santa Clara Stadium Authority Proportionate Share of Stadium Expenses [1]

	Security	Stadium Operations	Engineering	Guest Services	Groundskeeping	Total
Total Compensation [2]	$ 1,732,026	$ 3,066,903	$ 2,127,223	$ 320,577	$ 124,842	**$ 7,371,571**
Travel, Meals & Entertainment	9,100	152,568	10,825	34,367	3,010	**209,870**
Outside Services	826,900	7,900	1,442,888	12,500	545,165	**2,835,353**
General Supplies	11,875	20,786	11,625	63,650	50,605	**158,541**
Telephone	22,900	336,100	8,820	1,600	458	**369,878**
Equipment	93,600	105,548	37,855	5,020	2,864	**244,887**
Uniforms	20,000	4,500	9,250	33,200	955	**67,905**
Other	25,000	19,900	3,745	20,575	-	**69,220**
Subtotal	**$ 2,741,401**	**$ 3,714,205**	**$ 3,652,231**	**$ 491,489**	**$ 727,899**	**$ 11,327,225**
Insurance [3]						**3,636,000**
Management Fee [4]						**285,000**
Total						**$ 15,248,225**

[1] The Santa Clara Stadium Authority proportionate share of stadium expenses is rounded to the nearest $1,000 in the operating budget.
[2] Total compensation is based on a total of 75 full time equivalent positions.
[3] The stadium lease sets Stadium Authority's share of insurance expense at $2,550,000 for the first lease year with each succeeding lease year's expense increasing 3%.
[4] The stadium management agreement sets the base management fee at $400,000 for the first lease year with each succeeding lease year's management fee increasing 3%. This base management fee is split 50/50 between Stadium Authority and StadCo.

SHARED STADIUM MANAGER EXPENSES GLOSSARY

Total Compensation: This cost includes full-time staff (75 employees), part-time staff, and benefits. Stadium Authority pays for 50% of these costs, except for Groundskeeping, which is set at 30%.

- **Full-time wages** are costs for all management company full-time employees.
- **Part-time wages** are costs for all management company part-time employees. Wages include annual training for all Guest Services Representatives.
- **Benefits** are the costs of employees' health insurance, pension, vacation time, and all employer taxes.

Travel, Meals & Entertainment: These are costs for employee travel (airfare, ground, lodging, and meals) to stadium management conferences. In addition, this category includes costs for staff meals for general food and beverage, vendor engagement, and the year-end guest service employee appreciation banquet.

Outside Services: Costs for outside service providers, which include the following:

- **Janitorial** costs related to the janitorial, cleaning, landscaping, and trash services of the interior and exterior of the Stadium during non-event, regular business hours.
- **Stadium Security** costs for staffing 24/7 security guards in and around the Stadium and explosive detection canines.
- **Engineering & Maintenance** for mandatory safety and general maintenance costs associated with fire sprinklers, fire alarms, elevators, and backflows. Also includes outside sub-contracted calls for services for windows, signage, roof repair, HVAC & electrical, carpet, concrete, or other miscellaneous repairs.

General Supplies: Supplies for stadium operations, janitorial, engineering, and Guest Services (For example: janitorial supplies, general printing costs for stadium signage, deployment sheet, notes, handbooks etc.).

Telephone: These are costs for landlines and internet/data service for the Stadium, net of the costs for the Team's business offices, and cell service for Stadium Manager's Stadium Operations and Security Department personnel.

Equipment: Costs associated with stadium operations and security software, including mobile safety application, stadium staff scheduling/event calendar software, surveillance licensing software, and monthly cost for offsite equipment storage.

Uniforms: Guest Services Department's replacement and replenishment of uniforms.

STADIUM MANAGER SHARED EXPENSES GLOSSARY (CONT.)

Other Costs: Costs associated with Stadium Operations (For example: specialized training, command post, CPR first aid, background checks, recruiting, marketing/advertising, and employee retention program).

Tenant Improvements: Interior improvements within Tenant's exclusive facilities and any other improvements within the Stadium that are to be owned by, and constructed at the cost of, Tenant or any Tenant transferee as may be agreed by the Parties (Stadium Authority and StadCo). (Source: Stadium Lease Agreement).

Stadium Manager

Santa Clara Stadium Authority Proportionate Share of Stadium Expenses - Five Year Forecast

	2027/28	2028/29	2029/30	2030/31	2031/32
Total Compensation	$ 7,592,718	$ 7,820,499	$ 8,055,114	$ 8,296,768	$ 8,545,671
Travel, Meals & Entertainment	216,166	222,651	229,330	236,210	243,296
Outside Services	2,920,413	3,008,025	3,098,266	3,191,214	3,286,950
General Supplies	163,297	168,196	173,242	178,439	183,792
Telephone	380,975	392,404	404,176	416,302	428,791
Equipment	252,234	259,801	267,595	275,623	283,891
Uniforms	69,942	72,040	74,201	76,427	78,720
Other	71,297	73,435	75,639	77,908	80,245
Total	**$ 11,667,042**	**$ 12,017,051**	**$ 12,377,563**	**$ 12,748,891**	**$ 13,131,356**
Insurance [1]	3,745,000	3,857,000	3,973,000	4,092,000	4,215,000
Management Fee [2]	294,000	303,000	312,000	321,000	331,000
Total	**$ 15,706,042**	**$ 16,177,051**	**$ 16,662,563**	**$ 17,161,891**	**$ 17,677,356**

[1] The stadium lease sets SCSA's share of insurance expense at $2,550,000 for the first lease year with each succeeding lease year's expense increasing 3%.

[2] The stadium management agreement sets the base management fee at $400,000 for the first lease year with each succeeding lease year's management fee increasing 3%. This base management fee is split 50/50 between SCSA and StadCo.

TEN-YEAR FORECAST

The Ten-Year Stadium Authority Financial Forecast (Forecast) provides policymakers and the public with an updated assessment of the Stadium Authority's fiscal health. The Forecast includes projections for Fiscal Year 2026/27 and the following nine years. The Forecast serves as a strategic planning tool to assist the City Council and Stadium Authority Board, staff and the public with decision-making as they work to adopt the budget and consider long-term financial strategies for the City and Stadium Authority.

The Stadium Lease Agreements describe how Excess Revenues are calculated at the end of each Fiscal Year, resulting from revenue and expense cash flows; therefore, the Forecast is prepared on a cash basis. Since the Operating, Debt Service and Capital Expense Budgets are prepared on an accrual basis, there will be timing variances between the budgets included in this report and the Forecast.

In developing the Forecast, different methodologies were used depending on the type of revenue and expense. For example, Naming Rights revenue, Senior and Youth Fees, buffet expenses, insurance expenses, ground rent, base management fees, debt service, etc., are all determined contractually. Regarding SBL Proceeds, ManCo provided guidance that SBL re-sale activity would level off for the next four years and then begin deflating by 10% each year thereafter. ManCo's projections for non-NFL Event net revenue were used for 2026/27, and future years assumed four concerts (one soccer match, and 50 private events each year). Lastly, other revenues and expenses were increased annually with inflation.

There are risks inherent in all long-term forecasts. While some of the risks to this Forecast are mitigated by means of the revenues and expenses that are fixed due to contractual agreements, others are not. One risk to this forecast is how the success or failure of the Forty Niners Football Team on the field affects SBL revenue. The team's success in recent years has driven up SBL revenue, however the converse is also possible. The booking and performance of non-NFL events is another risk. ManCo has been successful in booking a number of events in the past three years and there are currently four (4) concerts and one (1) soccer match scheduled in the coming fiscal year. However, future events are dependent on if and when music artists are touring each year and if there are sporting matches that can be hosted in Levi's® Stadium.

The five-year CapEx plan included with this budget is projected to significantly impact this Forecast. As described in the Transmittal Letter, the five-year CapEx plan amounts to $75.4 million. To fund these projects each year, a draw-down of the Stadium Authority's Operating Reserve will be required. While there is projected to be sufficient Excess Operating Revenue to re-fill the Operating Reserve each year, it does negatively impact distributions to the Stadium Authority's Renovation/Demolition Reserve as well as distributions to the City's General Fund in FYs 2027/28 to 2035/36.

This Forecast shows net Excess Operating Revenue in each fiscal year with a high of $16.7 million in FY2026/27 and a low of $9.3 million in FY2035/36. This projected excess revenue allows the Stadium Authority to pay off the Public Safety Cost 2024 Outstanding Balance in FY 2026/27 and fill the Operating Reserve each year. The excess revenue also allows for a direct transfer from excess revenue to the City's General Fund in FY2026/27 of $3.6 million.

TEN-YEAR FORECAST (CONT.)

Overall Stadium Authority Reserves are projected to increase from $103.5 million in FY2026/27 to $110.7 million in FY2035/36. Lastly, the direct impact to the City's General Fund from Stadium Authority activities is positive every fiscal year in the Forecast ranging from $1.6 million in FY2029/30 to $7.4 million in FY2026/27. This is made up of a combination of Ground Rent (Base and Performance), Senior Youth Fees and Stadium Authority Excess Revenue.

Santa Clara Stadium Authority

10-Year Forecast

(in millions)

Fiscal Year	2026/27	2027/28	2028/29	2029/30	2030/31
Levi's® Stadium Year of Operations	13	14	15	16	17
Operating Activity					
Operating Revenue	$ 71.17	$ 64.97	$ 66.53	$ 67.74	$ 68.25
Operating Expenses	(30.77)	(30.79)	(31.66)	(31.03)	(32.98)
Transfer to CapEx	(2.85)	(2.94)	(3.03)	(3.12)	(3.21)
Transfer to Discretionary Fund	(1.10)	(0.49)	(0.49)	(0.49)	(0.49)
Transfer to PSC Reserve	(1.90)	(1.47)	(1.47)	(1.72)	(1.72)
Net Cash Flow Available for Debt	**$ 34.55**	**$ 29.28**	**$ 29.88**	**$ 31.38**	**$ 29.85**
Debt Service Activity					
Term A Debt Service	$ (17.82)	$ (18.00)	$ (18.18)	$ (18.36)	$ (18.55)
Net Excess Revenue	**$ 16.73**	**$ 11.28**	**$ 11.70**	**$ 13.02**	**$ 11.30**
Use of Excess Revenue					
Additional Transfer to CapEx	$ (1.43)	$ (1.47)	$ (1.51)	$ (1.56)	$ (1.60)
Transfer to Operating Reserve	(6.50)	(9.81)	(10.15)	(9.95)	(9.70)
Transfer to Reno/Demo Reserve	(4.40)	-	(0.03)	(0.76)	-
Paydown PSC 2024 Outstanding Balance	(0.84)	-	-	-	-
PSC Over Threshold	-	-	(0.01)	(0.75)	-
Transfer to City General Fund	(3.56)	-	-	-	-
Net Operating Cash Flow	$ -	$ -	$ -	$ -	$ -
CapEx Activity					
Beginning Balance	$ 13.33	$ 2.58	$ 2.58	$ 2.58	$ 2.58
Transfer from Operating	4.28	4.41	4.54	4.67	4.81
Transfer from Operating Reserve	5.66	9.12	9.11	9.04	8.99
Reimbursement from StadCo	-	-	-	-	-
CapEx Expenses	(20.69)	(13.53)	(13.65)	(13.71)	(13.80)
CapEx End Balance	$ 2.58	$ 2.58	$ 2.58	$ 2.58	$ 2.58
Public Safety Cost Reserve Activity					
Beginning Balance	$ 2.58	$ 1.92	$ 1.47	$ 1.47	$ 1.72
Transfer from Operating	1.90	1.47	1.47	1.72	1.72
PSC Over Threshold Expense	(2.56)	(1.92)	(1.47)	(1.47)	(1.72)
PSC Cost Reserve End Balance	$ 1.92	$ 1.47	$ 1.47	$ 1.72	$ 1.72
Discretionary Fund Activity					
Beginning Balance	$ 1.60	$ 1.45	$ 1.36	$ 0.49	$ 0.49
Transfer from Operating	1.10	0.49	0.49	0.49	0.49
Discretionary Fund Expense	(1.25)	-	-	-	-
PSC Over Threshold Expense	-	(0.58)	(1.36)	(0.49)	(0.49)
Discretionary Fund End Balance	$ 1.45	$ 1.36	$ 0.49	$ 0.49	$ 0.49
Reserve Balances					
Discretionary Fund Reserve	$ 1.45	$ 1.36	$ 0.49	$ 0.49	$ 0.49
Public Safety Cost Reserve	1.92	1.47	1.47	1.72	1.72
Operating Reserve	28.52	29.21	30.25	31.16	31.87
Renovation/Demolition Reserve	57.52	57.52	57.55	58.31	58.31
CapEx Reserve	2.58	2.58	2.58	2.58	2.58
Debt Service Reserve	11.54	11.54	11.54	11.54	11.54
Total Reserve Balances	$ 103.53	$ 103.68	$ 103.88	$ 105.80	$ 106.51
City of Santa Clara General Fund Impact					
Ground Rent - Base	$ 1.00	$ 1.00	$ 1.00	$ 1.10	$ 1.10
Ground Rent - Performance	2.61	1.80	1.84	0.26	1.32
Senior Youth Fee	0.25	0.27	0.27	0.27	0.27
Excess Revenue	3.56	-	-	-	-
Total City of Santa Clara GF Impact	$ 7.42	$ 3.07	$ 3.11	$ 1.63	$ 2.69

Santa Clara Stadium Authority

10-Year Forecast

(in millions)

Fiscal Year	2031/32	2032/33	2033/34	2034/35	2035/36
Levi's® Stadium Year of Operations	18	19	20	21	22
Operating Activity					
Operating Revenue	$ 68.81	$ 69.43	$ 70.39	$ 71.21	$ 72.06
Operating Expenses	(33.27)	(34.18)	(35.07)	(35.95)	(37.06)
Transfer to CapEx	(3.31)	(3.40)	(3.51)	(3.61)	(3.72)
Transfer to Discretionary Fund	(0.49)	(0.49)	(0.49)	(0.49)	(0.49)
Transfer to PSC Reserve	(1.72)	(1.72)	(1.96)	(1.96)	(1.96)
Net Cash Flow Available for Debt	**$ 30.02**	**$ 29.64**	**$ 29.36**	**$ 29.20**	**$ 28.83**
Debt Service Activity					
Term A Debt Service	$ (18.73)	$ (18.92)	$ (19.11)	$ (19.30)	$ (19.49)
Net Excess Revenue	**$ 11.29**	**$ 10.72**	**$ 10.25**	**$ 9.90**	**$ 9.34**
Use of Excess Revenue					
Additional Transfer to CapEx	$ (1.65)	$ (1.70)	$ (1.75)	$ (1.81)	$ (1.86)
Transfer to Operating Reserve	(9.59)	(9.00)	(8.42)	(8.05)	(7.39)
Transfer to Reno/Demo Reserve	(0.03)	(0.01)	(0.04)	(0.01)	(0.05)
Paydown PSC 2024 Outstanding Balance	-	-	-	-	-
PSC Over Threshold	(0.02)	(0.01)	(0.04)	(0.03)	(0.04)
Transfer to City General Fund	-	-	-	-	-
Net Operating Cash Flow	$ -	$ -	$ -	$ -	$ -
CapEx Activity					
Beginning Balance	$ 2.58	$ 1.00	$ 1.00	$ 1.00	$ 1.00
Transfer from Operating	4.96	5.11	5.26	5.42	5.58
Transfer from Operating Reserve	8.40	8.01	7.40	7.00	6.30
Reimbursement from StadCo	-	-	-	-	-
CapEx Expenses	(14.94)	(13.12)	(12.66)	(12.42)	(11.88)
CapEx End Balance	$ 1.00	$ 1.00	$ 1.00	$ 1.00	$ 1.00
Public Safety Cost Reserve Activity					
Beginning Balance	$ 1.72	$ 1.72	$ 1.72	$ 1.96	$ 1.96
Transfer from Operating	1.72	1.72	1.96	1.96	1.96
PSC Over Threshold Expense	(1.72)	(1.72)	(1.72)	(1.96)	(1.96)
PSC Cost Reserve End Balance	$ 1.72	$ 1.72	$ 1.96	$ 1.96	$ 1.96
Discretionary Fund Activity					
Beginning Balance	$ 0.49	$ 0.49	$ 0.49	$ 0.49	$ 0.49
Transfer from Operating	0.49	0.49	0.49	0.49	0.49
Discretionary Fund Expense	-	-	-	-	-
PSC Over Threshold Expense	(0.49)	(0.49)	(0.49)	(0.49)	(0.49)
Discretionary Fund End Balance	$ 0.49	$ 0.49	$ 0.49	$ 0.49	$ 0.49
Reserve Balances					
Discretionary Fund Reserve	$ 0.49	$ 0.49	$ 0.49	$ 0.49	$ 0.49
Public Safety Cost Reserve	1.72	1.72	1.96	1.96	1.96
Operating Reserve	33.06	34.05	35.07	36.12	37.21
Renovation/Demolition Reserve	58.34	58.35	58.39	58.40	58.45
CapEx Reserve	1.00	1.00	1.00	1.00	1.00
Debt Service Reserve	11.54	11.54	11.54	11.54	11.54
Total Reserve Balances	$ 106.15	$ 107.15	$ 108.45	$ 109.51	$ 110.65
City of Santa Clara General Fund Impact					
Ground Rent - Base	$ 1.10	$ 1.10	$ 1.10	$ 1.20	$ 1.20
Ground Rent - Performance	0.71	0.68	0.61	0.36	0.45
Senior Youth Fee	0.27	0.27	0.27	0.31	0.31
Excess Revenue	-	-	-	-	-
Total City of Santa Clara GF Impact	$ 2.08	$ 2.05	$ 1.98	$ 1.87	$ 1.96

Santa Clara Stadium Authority

Debt Service Budget Summary

	2024/25 Year-end Actuals	2025/26 Amended [1] Budget	2025/26 Projected Actuals	2026/27 Proposed Budget
Beginning Fund Balance				
Required Debt Service Reserve	$ 11,536,235	$ 11,536,235	$ 11,536,235	$ 11,536,235
Debt Service Reserve	8,122,980	8,706,100	8,706,100	9,357,100
Total Beginning Fund Balance	**$ 19,659,215**	**$ 20,242,335**	**$ 20,242,335**	**$ 20,893,335**
Revenues				
Contribution from CFD	$ 3,408,575	$ 3,605,000	$ 3,636,000	$ 3,782,000
Total Revenues	**$ 3,408,575**	**$ 3,605,000**	**$ 3,636,000**	**$ 3,782,000**
Transfers In				
Transfers In from Operating	$ 17,470,911	$ 17,646,000	$ 17,646,000	$ 17,823,000
Total Transfers In	**$ 17,470,911**	**$ 17,646,000**	**$ 17,646,000**	**$ 17,823,000**
Total Source of Funds	**$ 40,538,701**	**$ 41,493,335**	**$ 41,524,335**	**$ 42,498,335**

	2024/25 Year-end Actuals	2025/26 Amended [1] Budget	2025/26 Projected Actuals	2026/27 Proposed Budget
Expenses				
CFD Advance	$ 3,363,652	$ 3,565,000	$ 3,551,000	$ 3,744,000
Term A Loan	16,932,714	17,080,000	17,080,000	17,226,000
Total Expenses	**$ 20,296,366**	**$ 20,645,000**	**$ 20,631,000**	**$ 20,970,000**
Ending Fund Balance				
Required Debt Service Reserve	$ 11,536,235	$ 11,536,235	$ 11,536,235	$ 11,536,235
Debt Service Reserve	8,706,100	9,312,100	9,357,100	9,992,100
Total Ending Fund Balance	**$ 20,242,335**	**$ 20,848,335**	**$ 20,893,335**	**$ 21,528,335**
Total Use of Funds	**$ 40,538,701**	**$ 41,493,335**	**$ 41,524,335**	**$ 42,498,335**

[1] Amended Budget as of January 27, 2026.

STADIUM DEBT SERVICE BUDGET (CONT.)

Debt Service Payment: The FY 2026/27 Debt Service Budget of $21.0 million is based on the required and additional principal and interest debt service payments. A glossary is included at the end of this section that describes the type of debt and the applicable source documents for each loan. Of the $21.0 million budget, $3.7 million represents anticipated contributions from the Community Facilities District (CFD). The total Debt Service Reserves are proposed at $21.5 million.

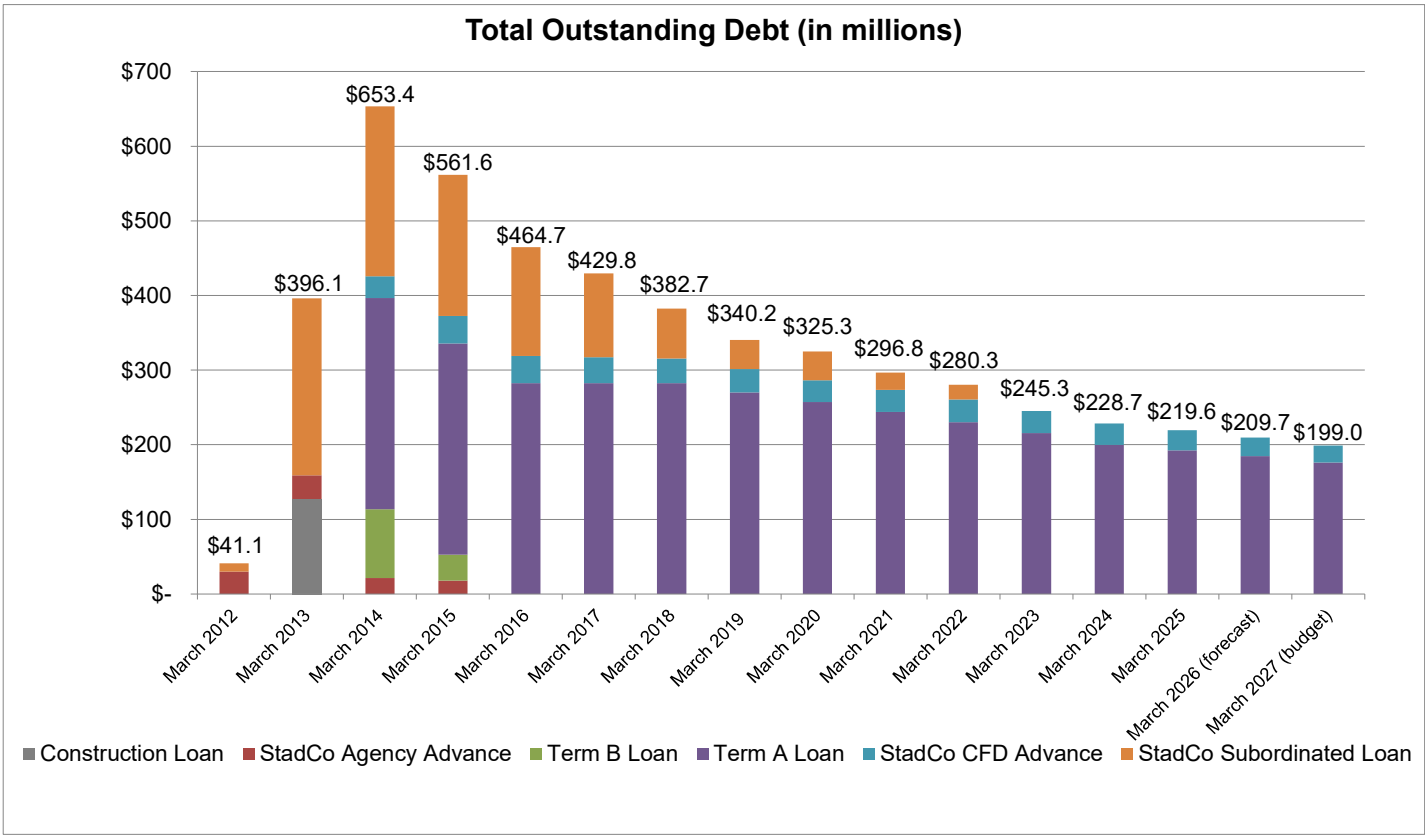
The following schedule provides a breakdown of the principal and interest payments budgeted in FY 2026/27 for each loan, as well as the beginning and ending balances. The total outstanding debt is proposed to decrease by $10.7 million in FY 2026/27 from $209.7 million to $199.0 million.

STADIUM DEBT SERVICE BUDGET (CONT.)

Santa Clara Stadium Authority
Debt Service Payment Schedule

Debt Obligations	Interest rates	2026/27 Interest	2026/27 Beginning Balance	2026/27 Principal Payments	2026/27 Ending Balance
Stadium Funding Trust Term A Loan	5.00%	$ 8,821,000	$ 184,818,249	$ (8,404,935)	$ 176,413,314
StadCo CFD Advance[(1)]	5.73%	1,374,000	24,888,003	(2,350,901)	22,537,102
Total		**$ 10,195,000**	**$ 209,706,252**	**$ (10,755,836)**	**$ 198,950,416**

[(1)]Community Facilities District (CFD) principal payment is an estimate based on anticipated contributions from the CFD. Any increase in principal for the year is due to adding unpaid interest to the principal.



STADIUM DEBT SERVICE BUDGET GLOSSARY

Contribution from the Community Facilities District (CFD): The CFD was established for the purpose of financing and constructing publicly owned facilities. To support that, the CFD levies and collects a special hotel tax of 2% on hotel rooms within the CFD. During the construction of Levi's® Stadium, Stadium Authority spent $35.0 million on CFD infrastructure. All collections from the special CFD hotel taxes are contributed to Stadium Authority to pay down the CFD Advance which was used to fund the construction of the CFD publicly owned facilities. *(Source: The Reimbursement Agreement Relating to the CFD)*

CFD Advance: StadCo agreed to loan Stadium Authority a not to exceed amount of $35.0 million for CFD infrastructure and with a maximum principal amount of $38.0 million including capitalized interest. This loan bears interest at a fixed rate of 5.73% and the loan is payable solely from amounts received by Stadium Authority from the CFD. *(Source: The Authority Promissory Note in Respect of StadCo CFD Advance)*

Debt Service Reserve: The required Term A Loan principal payments are due on April 1st each year. However, the cash transfer from the Operating Fund is made in the prior Fiscal Year, this transfer is the main component of the Debt Service Reserve. The other component is the accrued interest on the CFD Advance and the Term A Loan that is recorded at the end of each Fiscal Year.

Term A Loan: The Stadium Funding Trust (FinanceCo) agreed to loan Stadium Authority $282.8 million to fund construction of Levi's® Stadium. This loan bears interest at a fixed rate of 5% payable semi-annually, with annual principal payments due beginning in April 2018. It has a maturity date in 2039 and is subject to certain prepayment premiums. The principal payment schedule is noted below. *(Source: The Restated Credit Agreement)*

Term A Loan Amortization (Required Principal Payment Schedule)

Date	Annual Principal Payment	Date	Annual Principal Payment	Date	Annual Principal Payment
April 1, 2018	$ 12,110,000	April 1, 2026	$ 8,404,934	April 1, 2033	$ 13,306,164
April 1, 2019	$ 12,718,000	April 1, 2027	$ 9,001,865	April 1, 2034	$ 14,160,901
April 1, 2020	$ 13,354,000	April 1, 2028	$ 9,630,410	April 1, 2035	$ 15,060,270
April 1, 2021	$ 14,022,000	April 1, 2029	$ 10,292,166	April 1, 2036	$ 16,006,521
April 1, 2022	$ 14,723,000	April 1, 2030	$ 10,988,812	April 1, 2037	$ 17,002,017
April 1, 2023	$ 15,459,000	April 1, 2031	$ 11,722,111	April 1, 2038	$ 18,049,239
April 1, 2024	$ 7,299,896	April 1, 2032	$ 12,493,914	April 1, 2039	$ 19,150,793
April 1, 2025	$ 7,838,094				

Required Debt Service Reserve: Stadium Authority agreed to deposit $11.6 million (the Debt Service Reserve Required Amount) into a Debt Service Reserve Account. This amount will remain in the reserve account until the Term A Loan has been fully repaid. *(Source: Restated Credit Agreement & Restated Deposit and Disbursement Agreement)*

STADIUM AUTHORITY CAPITAL EXPENSE BUDGET

The Capital Expense (CapEx) Budget is used to fund the purchase or upgrade of fixed assets for the Stadium. While the funding for appropriations occur on an annual basis, the Capital Expense Plan extends for a five-year period (shown on page 59 of this report). Changes to existing projects, as well as the addition of new projects, may occur during the five-year planning period as new needs are identified. The appropriations for capital projects do not lapse at year-end but carryover into future years until the project is complete.

The FY 2026/27 CapEx Budget totals $22.2 million. Of this total, $12.2 million of prior year appropriations are proposed to be carried over from FY 2025/26 ($1.5 million of the proposed carryover amount is for warranty-related construction, and the other $10.7 million is for prior year CapEx projects). As construction and equipment costs continue to rise and the stadium continues to age, adjustments have been included in the projected carryover budget to ensure sufficient funding is available to cover project costs. In addition, the contingency amount included in each project has been increased from 5% to 10% to help address higher construction and equipment costs. New capital improvement appropriations equal $10.0 million.

A detailed listing of Proposed FY 2026/27 projects is provided starting on page 51 of this report. Stadium Authority is submitting it as transmitted by the Stadium Manager. The description of specific projects has been excluded to protect sensitive information related to security.



STADIUM AUTHORITY CAPITAL EXPENSE BUDGET (CONT.)

Santa Clara Stadium Authority

Capital Expense Budget Summary [3]

	2024/25 Year-end [2] Actuals	2025/26 Amended [1] Budget	2025/26 Projected Actuals	2026/27 Projected Carryover	2026/27 Proposed Budget	2026/27 Total Proposed Budget
Beginning Fund Balance	**$ 19,862,834**	**$ 17,278,221**	**$ 17,278,221**	**$ 12,426,494**		**$ 12,426,494**
Revenue						
Other Revenue	$ -	$ 797,607	$ 636,273	$ -	$ 110,000	$ 110,000
Total Revenue	**$ -**	**$ 797,607**	**$ 636,273**	**$ -**	**$ 110,000**	**$ 110,000**
Transfers In						
Transfers In from Operating	$ 4,031,748	$ 5,153,000	$ 4,153,000	$ -	$ 4,278,000	$ 4,278,000
Transfers In from Operating - Levi's Naming Rights	1,575,000	-	-	-	-	-
Transfers In from Operating Reserve	-	-	-	-	5,666,000	5,666,000
Total Transfers In	**$ 5,606,748**	**$ 5,153,000**	**$ 4,153,000**	**$ -**	**$ 9,944,000**	**$ 9,944,000**
Total Source of Funds	**$ 25,469,582**	**$ 23,228,828**	**$ 22,067,494**	**$ 12,426,494**	**$ 10,054,000**	**$ 22,480,494**

	2024/25 Year-end [2] Actuals	2025/26 Amended [1] Budget	2025/26 Projected Actuals	2026/27 Projected Carryover	2026/27 Proposed Budget	2026/27 Total Proposed Budget
Expenses						
Construction	$ 5,021,113	$ 15,673,379	$ 8,953,000	$ 5,782,000	$ 6,347,000	$ 12,129,000
Equipment	3,170,248	3,860,847	688,000	3,938,000	2,752,000	6,690,000
Contingency	-	813,000	-	972,000	910,000	1,882,000
Stadium Warranty Related Construction	-	1,528,000	-	1,528,000	-	1,528,000
Total Expenses	**$ 8,191,361**	**$ 21,875,226**	**$ 9,641,000**	**$ 12,220,000**	**$ 10,009,000**	**$ 22,229,000**
Ending Fund Balance	**$ 17,278,221**	**$ 1,353,602**	**$ 12,426,494**	**$ 206,494**	**$ 45,000**	**$ 251,494**
Total Use of Funds	**$ 25,469,582**	**$ 23,228,828**	**$ 22,067,494**	**$ 12,426,494**	**$ 10,054,000**	**$ 22,480,494**

[1] Amended Budget as of January 27, 2026.

[2] Beginning Fund Balance was adjusted to reflect actual results, which included accruals.

[3] Capital projects are rounded to the nearest $1,000 for FY 2026/27.

Santa Clara Stadium Authority
2026/27 CapEx Budget

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2601	**Architectural**		**Adult Changing Facility** Install adult changing facility to comply with California Building Code requirements.	$ 330,000	$ 33,000	$ 363,000
L2602	**Architectural**		**LED Lighting Replacement** Replace existing fluorescent, incandescent, and HID, and older LED lighting fixtures with new linear LED fixtures and modules compatible with new lighting control system.	4,320,879	432,088	4,752,967
L2603	**Architectural**		**Seating Bowl Sealant Joints** Replace sealant joints between precast concrete stadia in the seating bowl.	463,024	46,302	509,326
L2604	**Architectural**		**Security Lighting** Need new lights installed outside post 3 for the safety of the officers and K9's working this position.	67,500	6,750	74,250
L2606	**Building Systems**		**Fire Alarm - EST 4 Fire Alarm panel upgrade to existing EST 3 system** Existing EST 3 system is being phased out and EST will not be producing EST 3 controllers	620,000	62,000	682,000
L2608	**Building Systems**		**Restroom Automatic Flushing Device Replacement** The current Sloan Soils flushing device to be replaced with the new Royal device. There are 1500 flushing devices in the stadium and this budget will replace the remaining Soils style flushers. The Royal flushing device is more efficient and cost less to maintain. (Materials only). Combine with $262,500 carryover from FY25-26 Plumbing Fixtures urinals/sinks/water closets/hose bibs etc. project.	545,455	54,546	600,001
			Subtotal New CapEx Construction Costs	**$ 6,346,858**	**$ 634,686**	**$ 6,981,544**
L2605	**Building Systems**		**Cooling Towers** One (1) of four (4) tower transmissions replaced. Replace the three remaining transmissions. One (1) motor and transmission are showing corrosion and need replacement. Media and fan blades nearing end of life, replacement needed.	$ 428,123	$ 42,812	$ 470,935
L2607	**Building Systems**		**HVAC Boilers Exhaust Flues** Existing boiler flue joints are leaking exhaust condensation. The condensate is low in PH, making it highly corrosive to boiler and surrounding equipment including the cast iron floor drains. Combine with $525,000 carryover from FY25-26 Boilers project.	350,000	35,000	385,000
L2609	**Public Safety**	x	**Briefing Room Upgrades** The public safety briefing room is used to brief staff for events at the Stadium. The current room needs a new projector and television to properly display the briefings.	2,727	273	3,000
L2610	**Public Safety**	x	**E-Bikes** Incorporating E-bikes into public safety operations will increase response time efficiencies and promote improved response readiness for personnel. Bike patrol teams are one of the most important contingents of the public safety deployment, and the bike teams often respond to incidents over the distance of several miles through operational areas of responsibility. With an increase in satellite lots being permitted, the area of public safety coverage has grown. E-bikes will foster expedient response times, while requiring less exertion from personnel, allowing them to be physically ready for a possible emergency engagement. 3 additional E-bikes would allow two teams of four to operate in an enhanced manner.	16,364	1,636	18,000
L2611	**Public Safety**	x	**Golf Carts** 2 Golf carts will assist with movement of personnel within the hardened perimeter where the Kawasaki side by sides can be too large or difficult to maneuver. These golf carts allow personnel to better patrol the large areas such as the westside gates. They also assist with prisoner transports of subjects from further distances within the footprint.	27,273	2,727	30,000

Santa Clara Stadium Authority
2026/27 CapEx Budget (Cont.)

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2612	**Public Safety**	**x**	**Roll Up Door for Briefing Room** Installing a roll up door to the supply room will make distribution of equipment on game days more efficient, saving staff time.	$ 9,091	$ 909	$ 10,000
L2613	**Technology**		**Back of House (BOH) Control Panels, Amplifiers & Speakers** The TS-E3 QSYS Controllers (53 total) are well beyond end of life and are no longer supported by QSYS, thus preventing any firmware updates system-wide. The Crestron controllers are also end of life and need to be replaced per input from the 49ers Broadcast Team. There is a desire to standardize on a control panel that can serve the entire stadium (including existing passive volume controllers). Replace ALL controllers with the QSYS TSC-50-G3. All the four and eight channel amplifiers throughout the stadium are original and require replacement as they have begun to fail and the line has been discontinued. If an updated networked amplifier is selected, the existing I/O frames in TRs (set to be replaced in the next two seasons) could be eliminated.	1,917,993	191,799	2,109,792
			Subtotal New CapEx Equipment Costs	**$ 2,751,571**	**$ 275,156**	**$ 3,026,727**
			Total New CapEx Project Costs	**$ 9,098,429**	**$ 909,842**	**$ 10,008,271**

Santa Clara Stadium Authority
2026/27 CapEx Budget Carryover

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2201	Architectural		**Aesthetic Improvements - Premium Areas / Special Event Spaces** This project will renovate and refresh the premium club spaces in the stadium by replacing carpet and paint in the BNY Clubs, Fii Club, United Club, Yahoo Club and special event spaces. These club spaces are used for numerous events throughout the year. The high traffic experienced in these spaces have worn on finishes and caused the carpet to near the end of life. This project will enhance these premium spaces and ensure Levi's Stadium remains an attractive destination for any and all events. This project was originally approved in FY 2022/23. The project was awarded and majority of work is complete with the exception of a minor long-lead item.	$ 142,051	$ 14,205	$ 156,256
L1801	Architectural		**Asphalt** The project will evaluate the current pavement status and provide asphalt overlay and/or seal coat at the visitor parking on Tasman, Gold 4 & 5 parking lots and South Access Road. Design services will be engaged to evaluate the current condition of pavement and recommend the correct application. Proper overlay and crack fill seals the pavement and prevents the infiltration of water which prevents pavement failure. This is a FY 2018/19 carryover project.	165,209	16,521	181,730
L2306	Architectural		**Engineering Shop Enhancements** The project invests into the stadium Engineering shop by providing improvements to shop work stations and key shop facilities. It provides necessary resources for stadium Engineering staff to perform maintenance and repair activities. Work station enhancements will improve shop work and storage capabilities. The key shop enhancements provide necessary programming for inventory and key tracking capabilities. This is a FY 2023/24 carryover project.	52,250	5,225	57,475
L2513	Architectural		**GA Lot Substation Fence** Replace existing damaged fencing and gates due to failed concrete foundation. The fence provides a secure perimeter around the electronic substation equipment in Great America Parking Lot. Securing this ensures the safe and secure experience for the stadium guests.	52,250	5,225	57,475
L2402	Architectural		**LED Retrofit Project - Phase 1** Project will replace existing fixtures that are no longer manufactured and/or inefficient lighting fixtures. Facility staff is unable to procure existing fixture parts and lamps due to new California Title 24 requirements. This project will start phasing out the existing / outdated fixtures with new energy efficient Title 24 compliance fixtures. This is a FY 2024/25 carryover project.	62,241	6,224	68,465
L2510	Architectural		**LED Retrofit Project - Phase 2** Project will replace existing fixtures that are no longer manufactured and/or inefficient lighting fixtures. Facility staff is unable to procure existing fixture parts and lamps due to new California Title 24 requirements. This project will start phasing out the existing / outdated fixtures with new energy efficient Title 24 compliance fixtures.	1,045,000	104,500	1,149,500
L2405	Architectural		**Levi's Naming Rights Signage Refurbishment** The project refurbishes the current four (4) Levi's Naming Rights signs located above the North and South Scoreboards, west side of the suite tower, and on the east side of the grandstands. The current signs have experienced lighting failures despite repeated attempts to repair the signs. We will await guidance from the Board on this subject. This project was awarded in FY 2024/25. Project has started, but the remaining budget is carried over into FY 2026/27 for project completion.	332,777	33,278	366,055

Santa Clara Stadium Authority
2026/27 CapEx Budget Carryover (Cont.)

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2304	Architectural		**Lighting Systems - Fixture Replacement of Major Outdoor Lighting / LED Retrofit / Sports Lighting** This project replaces the current metal halide stadium field / sport lights ("field lights") with an outdoor LED retrofit. LED field lights will dramatically reduce the carbon footprint, lower the number of mercury containing fixtures and cut energy consumption caused by the field lights by up to as much as 40%, which is one of the largest energy consuming systems in the stadium. LED field lights provide an energy efficient solution to upgrade a product that may soon be phased out. LED lights tend to last much longer and require less maintenance than metal halide lights. The design phase for this project was initiated in FY 2023/24. This project was bid and awarded during FY 2024/25. The project is in progress and a portion of the original budget will be carried over in order to complete the project.	$ 72,241	$ 7,224	$ 79,465
L1602	Architectural		**Miscellaneous** General renewal and replacement of flooring, carpeting, millwork, tiles, masonry, granite counters, Stainless steel panels and counters, cladding, wall acoustic panels etc. throughout the building as items reach their end of life. Project originally approved in FY 2016/17 but was not completed.	104,500	10,450	114,950
L2202	Architectural		**Miscellaneous** Renewal and replacement of general building items to include, but not limited to, architectural finishes, fixtures, coatings, equipment, etc. This project was originally approved in FY 2022/23.	104,500	10,450	114,950
L2308	Architectural		**Project and Construction Management Firm** This budget line item is intended to be used for the two (2) Construction Management / Project Management firms selected to assist in managing various SCSA Capex projects. This carryover amount is the remaining funding available for this work from the $180,600 approved in the FY 2023/24 budget.	98,262	9,826	108,088
L2516	Architectural		**Project and Construction Management Firm** This budget line item is intended to be used for the two (2) Construction Management / Project Management firms selected to assist in managing various SCSA Capex projects. This line item is additional funding for those two firms to assist with new projects.	203,775	20,378	224,153
L2505	Architectural		**Slip and Fall Protection - South, Northeast, and Northwest Field Tunnels** The project will purchase and install synthetic turf flooring for NW, NE and South field level tunnels. The synthetic turf materials provide a walkable surface with appropriate coefficient of friction for foot traffic through tunnels.	52,250	5,225	57,475
L2407	Architectural		**Stormwater System Assessment and Replacements** The project will provide an assessment and servicing of the Levi's Stadium stormwater system. The contractor will inspect, service and replace equipment as necessary. This equipment is necessary for local and state environmental regulations. This is a FY 2024/25 carryover project.	143,240	14,324	157,564
L2409	Architectural		**Trash Compactor Replacement** This project will replace two (2) waste compactors at the stadium loading dock. The units have reached end of life and are in need of replacement. This equipment is critical to the operation of the stadium. The project will furnish, deliver and install the new equipment. This is a FY 2024/25 carryover project.	344,850	34,485	379,335
L2512	Architectural		**Trash Compactor Units** This is the second phase of the project, which will replace the remaining two (2) of four (4) waste compactors at the stadium loading dock and accessory equipment. The units has reached end of life and are in need of replacement. This equipment is critical to the operation of the stadium. The project will furnish, deliver and install the new equipment.	418,000	41,800	459,800

Santa Clara Stadium Authority
2026/27 CapEx Budget Carryover (Cont.)

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2506	Architectural		**Walking Route Matting** Installation of resilient flooring walking surface in the service tunnel, which provides a safe and clean delineated walking surface for all events. Installation of flooring will extend walking surface at 100 service corridor near the Auxiliary Locker Rooms and Visitor Locker Room, which are used for all types of events by teams, officials, and other event performers.	$ 156,750	$ 15,675	$ 172,425
L1904	Architectural		**Women's Locker Room** Convert a portion of the auxiliary locker room area to accommodate a larger private space for female athletes, performers, officials, and other female event day sporting and entertainment professionals visiting or working events at Levi's Stadium. The project will include the design, permitting and construction of alterations necessary to accommodate these new designated spaces necessary to provide equal accommodations.	18,099	1,810	19,909
L2403	Building Envelope		**Broadcast Booth Window System Replacement** The retractable window system in the 400 Level broadcast booth opens for all events. The window system casters and rails system has reached end of life due to frequent use, weather and environmental exposure. This project will replace the wall system to provide reliability of the system and successful operations during events. This is a FY 2024/25 carryover project.	134,599	13,460	148,059
L2406	Building Envelope		**Coating (Structural Steel, Concrete Walls, etc.) White steel - Phase 1** This project begins to recoat the exterior structural steel of the building structure. The structural steel coat is exposed to sun, rain and other outdoor elements. This project will start the multi-year process of recoating the structural steel. This is a FY 2024/25 carryover project.	261,250	26,125	287,375
L2407	Building Envelope		**Coating (Structural Steel, Concrete Walls, etc.)White steel - Phase 2** This project applies steel coatings to exterior structural steel of the building structure. The structural steel coatings are exposed to sun, rain and other outdoor elements. This project will continue the multi-year process of recoating the structural steel.	261,250	26,125	287,375
L2204	Building Envelope		**Concrete Replacements** The Project will address the concrete at the Northwest stairwell landing on the 700 Level North Plaza area. The railing at the stairwell has been compromised in the past. This project will restore the handrail and concrete at the stairwell, as well as improve the condition by strengthening the reinforcing at the stairwell railing. The project will require demolition of the existing concrete, potentially patch the waterproofing layer of the structural slab, add reinforcing steel, pour concrete, apply traffic coating and re-install the existing handrail at the stairwell. The improved and additionally reinforced slab will improve safety and prevent future damage from carts and other equipment that are used in the nearby area. This project was originally approved in FY 2022/23.	45,271	4,527	49,798
L2404	Building Envelope		**Expansion / Waterproofing / Caulk Joint Replacements - Phase 2** This is the second phase of the traffic deck recoating with the seating bowl and concourse areas, which are currently showing signs of wear. Phase 1 completed the lower seating bowl and main concourse. The deck coating serves as a secondary waterproofing system for the occupied spaces below these areas and also protects and extends the life of the concrete. Periodic replacement and recoating of this system is necessary to maintain current waterproofing system and maintain the expected life of the structure . This is a FY 2024/25 carryover project.	64,317	6,432	70,749

Santa Clara Stadium Authority
2026/27 CapEx Budget Carryover (Cont.)

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2307	Building Envelope		**Exterior Stairwell Traffic Coating Refurbishment** The project removes and reinstalls traffic coating material on the exterior stadium emergency and exit staircases in areas where the traffic coating is compromised. The traffic coating replacement at the staircase landings will prevent trip and fall hazards, as well as protect the staircase structures from rust and corrosion. This project will extend the life of the staircases. This project was not part of the 5-year Capex project list in previous years, but was determined that this project is necessary due to the unanticipated spalling of the traffic coating materials in specific areas on the staircases. Project originally approved in FY 2023/24. Technical specifications bid documents are developed, but work will carryover into FY 2026/27.	$ 52,250	$ 5,225	$ 57,475
L2410	Building Envelope		**General Areas / Coatings Main Deck** Replace and recoat lymtal traffic deck coating at the lower seating bowl and on the 300 and 700 Level Concourses, which are currently showing signs of wear. The deck coating serves as a secondary waterproofing system for the occupied spaces below these areas and also protects and extends the life of the concrete. Periodic replacement and recoating of this system is necessary to maintain current waterproofing system and maintain the expected life of the structure .	305,100	30,510	335,610
L1903	Building Systems		**Automatic Logic Control Building Engineering System** Install an automatic logic controller system upgrade to monitor the building's HVAC in all quadrants simultaneously. This updated system will enable graphic interface and help the system to operate more efficiently with time clock management and assisting in potential lighting control energy savings. Increased budget amount due to anticipated additional cost. This is a FY 2019/20 carryover project.	57,474	5,747	63,221
L2511	Building Systems		**Distribution - High Voltage (PSG 12 KV Electrical Power Study, Assessment and Replacement at Quad Substations)** Completes the Primary Switch Gear 12KV electrical power study and assessment while replacing any compromised or failed equipment to ensure operational reliability. This assessment phase and replacements will address the Primary Switch Gear and four (4) quad substations. This is a FY 2025/26 carryover project.	321,551	32,155	353,706
L2401	Building Systems		**Distribution - High Voltage Assessment and Replacement - Automatic Transfer Switches (ATS) & Electrical Grids** The project will test, inspect and assess the seven (7) stadium Automatic Transfer Switches ("ATS") and supporting electrical switchgear for the three (3) emergency grids. Assessment will inspect equipment and replace faulty equipment. The assessment will provide a report and recommendation for necessary replacement and modifications necessary to maintain full and safe electrical operation at the stadium. The project includes an allowance for any necessary replacements and / or enhancements identified during the assessment. Replacements and / or modifications are dependent upon the results of the assessment. Additionally, the project will establish a baseline for this electrical equipment and may determine the need and frequency of future test and inspection of electrical equipment. This is a FY 2024/25 carryover project.	418,000	41,800	459,800
L2303	Building Systems		**Lighting System - Controls System** The current stadium lighting control system server must be replaced. The current server has reached its end of useful life and is not compatible with future software upgrades. Upgrading the lighting control system server ensures the lighting control system maintains supported and operational. Project originally approved in FY 2023/24. Technical specifications bid documents are developed, but work will carryover into FY 2026/27.	31,282	3,128	34,410
L2508	Building Systems		**Plumbing Fixtures urinals/sinks/water closets/hose bibs etc.** The project includes the purchase of plumbing fixtures needed to replace existing end of life components. Labor for this project will be performed by stadium Engineering staff. Components that will be purchased as part of this project include, but is not limited to, toilet, urinal and sink components. The project will start a phased replacement program of existing fixtures in stadium restrooms, excluding tenant exclusive facilities. This is the first of several phases to replace aging plumbing fixtures and components. This project was originally approved in FY 2025/26.	261,250	26,125	287,375
			Subtotal Carryover CapEx Construction Costs	**$ 5,781,839**	**$ 578,184**	**$ 6,360,023**

Santa Clara Stadium Authority
2026/27 CapEx Budget Carryover (Cont.)

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L1601	Architectural		**Main Kitchen Equipment** General renewal and replacement of kitchen service equipment in the Main Kitchen. Project will include any necessary design, permit, purchase and installation of aging kitchen equipment that is near or at the end of life. Project originally approved in FY 2016/17 but was not completed.	$ 275,959	$ 27,596	$ 303,555
L2515	Architectural		**Medical Equipment - General Allowance** A number of pieces of medical equipment in service at the venue for patrons, workers, and performers is at end of life and needs to be replaced, including gurneys, AEDs, EKG Machine, X-ray Flatbed, and other general medical equipment. This general allowance will be used to acquire replacement units during FY 2025/26.	99,509	9,951	109,460
L1905	Architectural		**Install New Kitchen Exhaust Fans throughout the building** Install variable frequency drive (VFD) Units on kitchen exhaust fans for soft start (slow ramp up) capabilities. Kitchen exhaust fans currently operate 100 percent of the time. Installing VFD units will modulate the power and save energy whenever the fan is in use. Soft start extends the life of the equipment and saves energy. (Pilot Project option) This is a FY 2019/20 carryover project.	241,155	24,116	265,271
L1902	Architectural		**Replace furniture for BNY Field Clubs, United, Levi's 501 & Yahoo clubs and Special Event spaces** Purchase replacement furniture for clubs and special event spaces to enhance areas and meet client expectations. These spaces are amongst the most utilized in the entire stadium. The current furniture has been in place since the building opened in 2014 and is aging due to normal wear and tear as a result of numerous events in the stadium over the first ten years of operation. The furniture specifications are developed and the RFP is complete. This project was originally approved in FY 2019/20 but was not completed. The purchase and delivery of the furniture will carryover into FY 2026/27.	2,873	287	3,160
L2502	Building Systems		**Boilers** Project replaces boiler and/or critical boiler support components to ensure reliable operations of equipment necessary to support events. The boiler systems generate hot water that is used to maintain comfortable indoor temperatures. The stadium spaces require powerful heating and cooling solutions. Some of these system components are reaching end of life and require replacement. This project was originally approved in FY 2025/26.	522,500	52,250	574,750
L2405	Building Systems		**CO2 Monitoring & Sensors for Code Compliance** The project will design and install remote CO2 monitoring equipment utilizing the existing Automatic Logic Controller (ALC) system. The current CO2 monitoring has local alarm three stage alarm, but is not connected to any Building Management System for remote monitoring. A recent CO2 assessment was performed that found the current monitoring system is compliant with all requirements, but the assessment recommended this remote monitoring upgrade as a best practice for safety. This project will evaluate, recommend and design remote CO2 monitoring system for enhanced safety for stadium staff per Authorities Having Jurisdiction. All Beer Cooler locations and Concession Soda Box Locations shall be monitored by the remote monitoring system. This is a FY 2023/24 carryover project.	186,010	18,601	204,611
L2001	Building Systems		**Enhance Stadium Security Access Control**	245,575	24,558	270,133
L2501	Building Systems		**HVAC** Project addresses general renewal and replacement of necessary HVAC equipment in the stadium to include, but not limited to, cooling tower, pumps, motors, heat pumps, dampers, valves, VFDs, boilers, and/or general mechanical systems. This project was originally approved in FY 2025/26.	261,250	26,125	287,375
L1906	Building Systems		**Install Stadium Camera Booths Card Readers**	87,780	8,778	96,558
L2309	Building Systems		**Plumbing - Boilers** Project addresses general renewal and replacement of necessary plumbing equipment in the stadium to include, but not limited to, replacement of piping, fittings, vents, joints, switches, cleanouts, valves, drains, traps, primers, strainers, pumps, water heaters, interceptors, filters and/or water softener systems. This is a FY 2023/24 carryover project.	135,019	13,502	148,521

Santa Clara Stadium Authority
2026/27 CapEx Budget Carryover (Cont.)

Project Number	Item Type	SCSA Requested	Description	Cost	Contingency (10%)	Total Cost
L2503	**Building Systems**		**Security - General Allowance**	$ 237,443	$ 23,744	$ 261,187
L2311	**Building Systems**		**Security - General Allowance**	171,414	17,141	188,555
L2509	**Building Systems**		**Surveillance - Cameras**	261,250	26,125	287,375
L2408	**Building Systems**		**Stadium Camera Coverage Upgrade**	522,500	52,250	574,750
L2409	**Public Safety**	**x**	**Replacement of end of life End User equipment** This project replaces 5 Desktops, 2 Printers, 1 Precision Desktop and 3 Laptops that are end of life. Costs include equipment, taxes, shipping and deployment costs. This is a FY 2025/26 carryover project.	2,381	238	2,619
L2526	**Public Safety**	**x**	**Staff Scheduling Software** To implement effective and efficient public safety operational plans at the Stadium, staffing support from FTE and per diem employees is necessary. The police department currently uses an out of date scheduling software platform that is limited in functionality. Securing and utilizing a more robust technology platform will improve scheduling and staff management abilities, including possible check-in/check-out functionality during events. This is a FY 2025/26 carryover project.	17,870	1,787	19,657
L2203	**Public Safety**	**x**	**Replacement of end of life Network equipment** This project replaces network equipment that was originally installed several years ago and is now end of life and not supported. This replacement cost includes equipment, shipping/tax and installation. This is a FY 2022/23 carryover project.	6,681	668	7,349
L2302	**Technology**		**A/V - Renewal and Replacements** This project improves Audio and Visual ("A/V") infrastructure by replacing broadcast patch panel equipment and other A/V equipment that is used by all events. Existing A/V equipment is worn and/or partially damaged due to regular wear and tear on equipment from typical use during events. The existing equipment is original to the building and is in need of replacement. The project was originally approved in FY 2023/24. Technical specifications bid documents are developed, but work will carryover into FY 2026/27.	78,375	7,838	86,213
L2301	**Technology**		**Crestron Control & Building Operating System Upgrades - Phase 2** The project provides an upgrade to the existing Crestron Control system. The proposed upgrade allows the stadium Engineers to utilize the Crestron system to monitor HVAC, Lighting, Electrical, and Fire Alarms. The comprehensive system shall enable these items to interface with one another for stadium Engineers to see a real time view of the building's systems. This project is phase 2 to a project that was completed in FY 2022/23 which evaluated the project and provided direction for phase 2. This is a FY 2023/24 carryover project.	31,350	3,135	34,485
L1901	**Technology**		**Radio Booth Cabling - Phase I** The project will install fiber optic cabling to increase the low voltage cabling backbone. This installation will accommodate the expanding requests received for booth usage during stadium events and will help the stadium keep up with emerging trends. The project will install fiber optic cabling between multiple booths located on the 800 level suite tower location and the broadcast patch panel (Room 01.69.08) near the loading dock on the exterior south end of the stadium. Fiber design shall include TAC-12 and DT-12, or better. New fiber termination panels in each booth, along with additional conduit and raceway is considered. This is a FY 2019/20 carryover project.	551,030	55,103	606,133
			Subtotal Carryover CapEx Equipment Costs	**$ 3,937,924**	**$ 393,793**	**$ 4,331,717**
			Total Carryover CapEx Project Costs	**$ 9,719,763**	**$ 971,977**	**$ 10,691,740**

STADIUM AUTHORITY CAPITAL EXPENSE BUDGET (CONT.)

Santa Clara Stadium Authority

Capital Expense Plan Summary - 5 Year Forecast

	2026/27 Budget [1]	2027/28 Budget	2028/29 Budget	2029/30 Budget	2030/31 Budget
Architectural	$ 10,306,057	$ 10,038,456	$ 7,594,464	$ 5,574,697	$ 3,032,473
Building Envelope	1,236,441	1,450,594	2,663,550	3,143,286	2,036,735
Building Systems	6,230,265	1,696,946	3,049,476	2,226,873	8,349,231
Public Safety	90,625	77,000	30,000	2,587,825	-
Technology	2,836,623	260,828	310,827	188,096	388,290
Total Capital Expenditures	**$ 20,700,011**	**$ 13,523,824**	**$ 13,648,317**	**$ 13,720,777**	**$ 13,806,729**

[1] Total CapEx Project Costs in table above do not include budget requested for Stadium Warranty Related Construction.

This page is intentionally left blank

STADIUM AUTHORITY WORK PLAN

Staff is responsible for supporting the Stadium Authority Board with its contractual oversight of Levi's® Stadium, managing the day-to-day operations of the Stadium Authority, and coordinating with key partners to ensure the stadium is prepared to host FIFA World Cup 2026 and other major events.

These responsibilities include, but are not limited to:

- **Stadium Operations & Financial Oversight:** Supporting Non-NFL Event operations through the Stadium Manager, oversight of the annual Marketing Plan, payment of debt service obligations, maintaining a five-year capital plan, accounting and financial management, updating cost estimates and monthly accounting of FIFA World Cup 2026-related staff time and outside vendor costs to ensure proper cost reimbursement per the Assignment and Assumption Agreement with the Bay Area Host Committee (BAHC), closing out Super Bowl LX-related reimbursements, preparation of the annual financial statement and quarterly financial updates, and review and recommendation of procurement requests for Stadium Authority Board approval.
- **Operational Management & Compliance:** Coordination with the Stadium Manager and City departments to resolve complaints and inquiries related to Levi's® Stadium, execution of Stadium Builder Licenses, processing Public Records Act requests, reporting of Stadium Authority and Stadium Manager staff meetings and annual reporting of contracts, and implementation of the noise monitoring program and third-party economic impact study of the Stadium.
- **Public Safety & Emergency Preparedness:** Coordination with the City's Police, Fire, and Public Works Departments, other City departments, and external partners to enhance security measures, coordination with the City's Office of Emergency Management to conduct emergency preparedness drills and activate the City's Emergency Operations Center for key 2026 major events, and procurement of public safety CapEx projects to support and enhance long term safety and security measures at the Stadium.
- **Community Benefits & Engagement:** Supporting the Stadium Neighborhood Relations Ad Hoc Committee, enhancing communications and coordination between the Stadium and community, supporting job creation and vendor opportunities for local businesses, and coordinating with the City to implement programs that ensure community participation and benefit from the celebration and economic impacts of the 2026 major events.

Work Effort	Work Plan	Planned Outcome
CapEx Projects	• Align on timing, rationale, and costs of proposed capital projects. • Review, track, and coordinate the scheduling and implementation of capital projects and corresponding procurement requests with the Stadium Manager.	Ensure Stadium is maintained in the required condition and operated as a quality NFL and multi-purpose public sports, public assembly, exhibit, and entertainment facility while

	• Provide continued oversight of the Levi's® Naming Rights Signage consistent with the Naming Rights Agreement and Levi's Stadium Naming Rights Extension and Enhanced Signage Project Implementation Agreement requirements. • Develop a long-term capital improvement strategy that will provide oversight of the pending StadCo Facilities Condition Assessment to guide CapEx budget priorities. The Stadium Authority will also assess and independently verify long-term facility needs at the Stadium.	balancing Stadium Authority resources. Compliance with Naming Rights Agreement requirements. Compliance regarding accessible parking spaces at Stadium Main Lot and Stadium.
Economic Impact Study	• Implement third-party review of the Stadium's financial impacts to the City's General Fund between 2014 and 2021 and the Stadium's general economic impact between 2022 and 2025. • Implement third-party economic impact study of Super Bowl LX and FIFA World Cup 2026.	Enhance Stadium Authority's strategic oversight of Levi's® Stadium.
Public Records Act Requests	• Continue to streamline the Public Records Act Request process. • Continue to respond to records requests in compliance with the California Public Records Act.	Ensure public transparency while balancing Stadium Authority resources.
San Tomas Aquino Creek Trail	• By review of other venues with shallow security perimeters and legal documents that relate to accessing the area, and consultation with the U.S. Department of Homeland Security and other stakeholders, evaluate options for keeping trail open during events and/or providing alternate routes if trail is closed.	Balance Creek trail access and accessible alternate routes during NFL games and major Non-NFL events while mitigating Stadium-related safety and risk.
Stadium Authority Board Policy Manual	• Continue to create manual, beginning with Governance and Budget policies. • Identify areas where policies are appropriate and propose drafts for the Board's approval.	Develop additional policies and present to Board for inclusion in manual.

Stadium Authority Auditor Annual Audit Work Plan	• Review the Stadium Authority Financial Reporting Policy with staff and external auditors and provide feedback on best practices. • Onboard new auditor to perform the annual financial audit for the Stadium Authority (contracted service).	Promote transparent, efficient, effective and fully accountable public agency through accurate, independent and objective audits.
Stadium Market Trend Analysis	• Complete third-party stadium market trend analysis. • Review marketing strategies for large multi-purpose stadiums. • Evaluate promotion methods for Non-NFL events. • Assess marketing plan structures used by similar venues. • Analyze industry trends, profitability, and key performance metrics. • Provide insights to benchmark stadium performance.	Enhance Stadium Authority's strategic oversight of Levi's® Stadium.
Stadium Marketing Plan Review and Oversight	• Complete third-party review the 2025 and 2026 Marketing Plan to ensure alignment with the Stadium Authority's goals. • Evaluate marketing strategies, branding consistency, and media plans to ensure effectiveness and maximize Return on Investment (ROI). • Analyze data to identify trends and areas for improvement.	Enhance Stadium Authority's strategic oversight of Levi's® Stadium.
Stadium Authority Procurement Policy	• Update key components of the Stadium Authority Procurement Policy.	Ensure alignment with public procurement best practices.
Stadium Builder Licenses	• Continue to review and execute Stadium Builder Licenses. • Continue ongoing efforts to integrate Stadium Builder Licenses into Laserfiche records system.	Generate funds for debt repayment. Ensure effective recordkeeping for audits and reference.

Stadium Neighborhood Relations Ad Hoc Committee	• Support and staff the ad hoc committee that was established to address stadium-related impacts on surrounding neighborhoods, including traffic, parking, noise, rideshare activity, public benefits, and quality-of-life concerns. • Gather community feedback on communication and outreach methods between the City, Stadium, and residents. • Develop recommendations to improve transparency, responsiveness, and coordination.	Improve relations between the Stadium and community in the surrounding neighborhoods. Enhance Stadium Authority's strategic oversight of Levi's® Stadium.
Super Bowl LX	• Coordinate full reimbursement of remaining qualified City costs under the League Event Agreement with the City, BAHC, StadCo, and Stadium Manager. • Provide a report out on final Super Bowl LX reimbursements upon the completion of such efforts.	Provide transparency and ensure compliance with League Event Agreement requirements for Super Bowl LX reimbursements. Ensure compliance with Measure J.
FIFA World Cup 2026	• Provide updates to the Board and Santa Clara community about the Stadium Authority and City's obligations, planning efforts, and general information related to Levi's® Stadium hosting six World Cup 2026 event from June 13 – July 1, 2026. • Implement the Assignment and Assumption Agreement with the City, BAHC, and StadCo to coordinate full reimbursement of qualified City/Stadium Authority costs. • Continue planning efforts and coordination with key partners including the BAHC, Stadium Manager, and FIFA. • Provide a report out on final FIFA World Cup 2026 reimbursements upon the completion of such efforts.	Provide transparency on the Stadium Authority and City's planning and reimbursement efforts for FIFA World Cup 2026. Ensure compliance with Assignment and Assumption Agreement requirements for FIFA World Cup 2026 reimbursements. Mitigate the Stadium Authority and City's risks and liabilities. Ensure compliance with Measure J.

FY2026 Annual Public Safety Budget (CONFIDENTIAL)
Forty Niners Stadium Management Company
DRAFT

	Amount	Footnote
Public Safety Costs - Tenant (NFL Events)	$ 3,504,384	1
Public Safety Costs - Authority (Non-NFL Events)	$ 3,420,000	2
Public Safety Capital Expenditures (2026/27 Budget)	$ 87,615	3
Amortization of 2026/27 Budgeted Public Safety Capital Expenditures	$ 8,946	4
Amortization of Prior Years Public Safety Capital Expenditures included in 2026/27 Budget	$ 277,092	4
Public Safety Capital Expenditure Amortization in 2026/27 Budget	$ 286,038	4
Tenant's Estimated Public Safety Share	$ 171,623	4
Stadium Authority's Estimated Public Safety Share	$ 114,415	4

Footnotes to Schedule:

1 Assumes 9 home games, and that Public Safety Costs above the threshold will be paid from the Public Safety Cost Reserve.

2 The proposed Non-NFL Event Public Safety Cost budget is based on six (6) events, assumed to be five (5) concerts and one (1) soccer events, for the 2026-27 fiscal year.

3 The Stadium Manager has received Public Safety Capital Expenditure requests from the SCSA Finance Director in December 2025 for the 2026-27 fiscal year totaling $87,615. This includes $26,615 of carryover requests for items approved in prior Capital Expenditure Plans. Please see the 2026-27 Capital Expenditure Plan for more detail.

4 Public Safety Capital Expenditure amortization for the current lease year is $286,038 which includes $277,092 of amortization from prior year Capital Expenditure purchases. The Tenant's estimated Public Safety Share is $171,623 and the Stadium Authority's estimated Public Safety Share is $114,415.

FY2025 Public Safety Capital Expenditures (CONFIDENTIAL)
Forty Niners Stadium Management Company
DRAFT

Equipment	Dept	Quantity	Useful Life	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	Totals
Kubota (4x4 gas powered UTV ambulance)	Fire	1	10	15,922	-	-	-	-	-	-	-	-	-	**15,922**
Kimtech MTD-103 Advanced (med cart upgrade)	Fire	1	10	-	8,382	-	-	-	-	-	-	-	-	**8,382**
Kawasaki Pro-FXT LE Black Mule (1)	Police	1	10	-	17,209	-	-	-	-	-	-	-	-	**17,209**
Kawasaki Pro-FXT LE Black Mule (2)	Police	1	10	-	17,209	-	-	-	-	-	-	-	-	**17,209**
Kawasaki Pro-FXT LE Black Mule (3)	Police	1	10	-	-	15,738	-	-	-	-	-	-	-	**15,738**
Portable Radios	Police	20	5	-	50,980	-	-	-	-	-	-	-	-	**50,980**
Automatic Chest Compressor	Fire	2	5	-	-	31,102	-	-	-	-	-	-	-	**31,102**
Advanced Life Support Monitor	Fire	1	5	-	-	30,810	-	-	-	-	-	-	-	**30,810**
Public Safety Command Post Dispatch System	Police	1	5		179,966									**179,966**
CAD Replacement	Police	1	5	-	-	102,181								**102,181**
Diesel Particulate Filter for Stadium Authority Fire Truck	Fire	1	10	-	-	9,392	-	-	-	-	-	-	-	**9,392**
APX 8500 Mobile Radio for Stadium Authority Fire Truck	Fire	1	10	-	-	7,150	-	-	-	-	-	-	-	**7,150**
LCD3-3 Chemical Warfare Detector	Fire	1	10	-	-	13,734	-	-	-	-	-	-	-	**13,734**
Up-Fitting Kawasaki Mules	Police	3	10	-	-	26,451	-	-	-	-	-	-	-	**26,451**
Radio Batteries	Police	1	3	-	-	-	19,574							**19,574**
Safety Gear for Special Event Officers & Traffic Control Personnel	Police	1	2				5,892							**5,892**
Stadium Vehicles (Gator & Kubota) Upfits	Fire	1	10	-	-	-	8,832	-	-	-	-	-	-	**8,832**
Storage Conex Garage for Apparatus	Fire	1	10	-	-	-	12,416	-	-	-	-	-	-	**12,416**
Stadium Personal Protective Equipment	Fire	1	3				45,238							**45,238**
Stadium Personal Protective Equipment - FY20 Rollover	Fire	1	5	-	-	-	-	14,886	-	-	-	-	-	**14,886**
Heavy Lift Kit	Fire	1	10	-	-	-	51,914	-	-	-	-	-	-	**51,914**
Radiation Detector	Fire	1	10	-		-	17,910	-	-	-	-	-	-	**17,910**
Rope Rescue Gear Kit	Fire	1	10	-	-	-	-	31,500	-	-	-	-	-	**31,500**
Motorola APX 6000 Radio/Charger/Battery	Fire	1	5	-	-	-	4,517	-	-	-	-	-	-	**4,517**
Motorola Earpieces	Fire	25	5	-	-	-	952	-	-	-	-	-	-	**952**
Battery Charging Pack for JHAT Crew	Fire	1	5	-	-	-	72	-	-	-	-	-	-	**72**
Small Cooler and Ice Pack	Fire	1	5	-	-	-	305	-	-	-	-	-	-	**305**
Mass Contamination Hydrant Nozzles	Fire	4	5	-	-	-	1,649	-	-	-	-	-	-	**1,649**
Motor Vehicle Barricades	Police	8	10	-	-	-	360,892	-	-	-	-	-	-	**360,892**
EOD Blankets/Water Barrier	Police	1	5	-	-		13,743	-	-	-	-	-	-	**13,743**
Bicycles	Police	10	5	-	-	-	22,734	-	-	-	-	-	-	**22,734**
Body Worn Cameras (BWCs) for Stadium Events	Police	150	5	-	-	-	149,462	-	-	-	-	-	-	**149,462**
Permanent Changeable Signage	Public Works	1	10	-	-	-	-	-		-	1,000,000			**1,000,000**
Staff Scheduling Software	Police	1	5	-	-		23,750	-	-	-	-			**23,750**
MCI Trailer	Fire	1	10	-	-	-	-	108,307	-	-	-	-	-	**108,307**
Dispatch Monitors	Police	16	5	-	-	-	-	7,582	-	-	-	-	-	**7,582**
RadHalo Remote Radiation Monitors	Fire	4	10	-	-	-	-	189,729	-	-	-	-	-	**189,729**
PPE Replacement (Nomex Tops) - FY21	Fire	15	5	-	-	-	-	5,759	-	-	-	-	-	**5,759**
PPE Replacement (Nomex Bottoms) - FY21	Fire	15	5	-	-	-	-	3,287	-	-	-	-	-	**3,287**
Rigaku CQL 1064nm Handheld Raman Chemical Detector	Fire	1	10	-	-	-	-	50,348	-	-	-	-	-	**50,348**
Tru Defender FTX S1 WMD Chemical Detector	Fire	1	10	-	-	-	-	61,514	-	-	-	-	-	**61,514**
Vehicle Upfits for John Deere Gator	Fire	1	10	-	-	-	-	7,729	-	-	-	-	-	**7,729**
Levi's Stadium Blast Analysis	Police	1	1	-	-	-	-	-	119,750	-	-	-	-	**119,750**
Lucas 3, 3.1 CPR Assist	Fire	15	8	-	-	-	-	-	-	-	36,195	-	-	**36,195**
PPE Replacement (Nomex Tops) - FY22	Fire	15	5	-	-	-	-	-	-	-	6,004	-	-	**6,004**
Lifepak CR2 AEDs	Fire	10	7	-	-	-	-		18,464	-	-	-	-	**18,464**
PPE Replacement (Nomex Bottoms)	Fire		5							3,381	-	-	-	**3,381**
Communication Equipment - Console (2023/24 Carryover)	Police	1	10	-	-	-	-	-	-	-	-	30,000	-	**30,000**
Replace End of Life Network Equipment 2022	IT	1	7	-	-	-	-	-	-		-	17,985	7,015	**25,000**
Medixsafe Narcotics Safe	Fire	1	5	-	-	-	-	-	-	1,675	-	-	-	**1,675**
Blackline Combustible Gas Indicators	Fire	1	5	-	-	-	-	-	-	4,183	-	-	-	**4,183**
Enclosed Trailer	Police	1	10							15,283		-	-	**15,283**
Kawasaki Mules	Police	5	10	-	-	-	-	-	-	-	148,358	-	-	**148,358**
Kawasaki Mules v2	Police	5	10	-	-	-	-	-	-	63,475	-	-	-	**63,475**
Blackline Combustible Gas Indicator - FY24	Fire	1	5	-	-	-	-	-	-	-	2,727	-	-	**2,727**
D7 Tactical Decon Spray	Fire	6	5	-	-	-	-	-	-	-	524	-	-	**524**
RAID 8 Multi Agent Detection Kit	Fire	1	5	-	-	-	-	-	-	-	1,814	-	-	**1,814**
Fire Station 9 Storage Cabinets	Fire	2	20	-	-	-	-	-	-	-	2,793	-	-	**2,793**
Radio Batteries v2	Police	1	5	-	-	-	-	-	-	-	-	28,805	-	**28,805**
Radio Batteries/Chargers	Police	1	5	-	-	-	-	-	-	-	-	6,548	-	**6,548**
Body Worn Camera Storage	Police	1	5	-	-	-	-	-	-	-	-	28,930	-	**28,930**
Livescan Equipment	Police	1	5	-	-	-	-	-	-	-	-	14,888	-	**14,888**
Credentialing Equipment	Police	1	5	-	-	-	-	-	-	-	-	15,745	-	**15,745**
Replace End of Life End User Equipment (FY25/26)	IT	11	5	-	-	-	-	-	-	-	-	15,000	2,500	**17,500**
Touchscreen Dispatch Monitors	Police	4	5	-	-	-	-	-	-	-	-	2,850	-	**2,850**
Temporary Holding Facility (THF) Computer Work Stations	Police	2	5	-	-	-	-	-	-	-	-	5,000	-	**5,000**
Kawasaki ATVs and Kimtek Pump Module	Fire	2	10	-	-	-	-	-	-	-	-	70,000	-	**70,000**
Kawasaki ATV (FY25/26)	Fire	1	10	-	-	-	-	-	-	-	-	30,000	-	**30,000**
Kubota Storage Box	Fire	1	15	-	-	-	-	-	-	-	-	5,876	-	**5,876**
Lightweight Chemical Detector (LCD) 4.0	Fire	1	10	-	-	-	-	-	-	-	-	16,066	-	**16,066**
Secure Law Enforcement Resource Area	Police	1	15	-	-	-	-	-	-	-	-	33,277	-	**33,277**
E-Bikes (FY25/26)	Police	8	5	-	-	-	-	-	-	-	-	28,585	-	**28,585**
Briefing Room upgrades	Police	1	10	-	-	-	-	-	-	-	-	-	3,000	**3,000**
Golf Carts	Police	2	10	-	-	-	-	-	-	-	-	-	30,000	**30,000**
Roll up door for Briefing room	Police	1	20	-	-	-	-	-	-	-	-	-	10,000	**10,000**
E-Bikes (FY26/27)	Police	3	5	-	-	-	-	-	-	-	-	-	18,000	**18,000**
Staff Scheduling Software (FY25/26)	Police	1	5	-	-	-	-	-	-	-	-	-	17,100	**17,100**

Totals				$ 15,922	$ 273,746	$ 236,558	$ 739,852	$ 480,641	$ 138,214	$ 87,998	$ 1,198,415	$ 349,555	$ 87,615	$ 3,608,514

FY2025 Public Safety Capital Expenditures (CONFIDENTIAL)
Forty Niners Stadium Management Company
DRAFT

Equipment	In Svc Date	Estimate	Useful Life	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY25/26	Totals
Kubota (4x4 gas powered UTV ambulance)	Mar-18		10	-	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	1,592	**14,330**
Kimtech MTD-103 Advanced (med cart upgrade)	Mar-19		10	-	-	838	838	838	838	838	838	838	838	**6,706**
Kawasaki Pro-FXT LE Black Mule (1)	Mar-19		10	-	-	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	**13,767**
Kawasaki Pro-FXT LE Black Mule (2)	Mar-19		10	-	-	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	**13,767**
Kawasaki Pro-FXT LE Black Mule (3)	Jul-19		10	-	-	1,180	1,574	1,574	1,574	1,574	1,574	1,574	1,574	**12,197**
Portable Radios	Mar-19		5	-	-	10,196	10,196	10,196	10,196	10,196	-	-	-	**50,980**
Automatic Chest Compressor	Jul-19		5	-	-	4,665	6,220	6,220	6,220	6,220	1,555	-	-	**31,102**
Advanced Life Support Monitor	Jul-19		5	-	-	4,622	6,162	6,162	6,162	6,162	1,541	-	-	**30,810**
Public Safety Command Post Dispatch System	Mar-19		5	-	-	35,993	35,993	35,993	35,993	35,993	-	-	-	**179,966**
CAD Replacement	Mar-19		5	-	-	20,436	20,436	20,436	20,436	20,436	-	-	-	**102,181**
Diesel Particulate Filter for Stadium Authority Fire Truck	Jul-19		10	-	-	704	939	939	939	939	939	939	939	**7,279**
APX 8500 Mobile Radio for Stadium Authority Fire Truck	Jan-20		10	-	-	179	715	715	715	715	715	715	715	**5,184**
LCD3-3 Chemical Warfare Detector	Oct-19		10	-	-	687	1,373	1,373	1,373	1,373	1,373	1,373	1,373	**10,301**
Up-Fitting Kawasaki Mules	Jul-19		10	-	-	1,984	2,645	2,645	2,645	2,645	2,645	2,645	2,645	**20,500**
Radio Batteries	Mar-21		3	-	-	-	-	6,525	6,525	6,525	-	-	-	**19,574**
Safety Gear for Special Event Officers & Traffic Control Personnel	Mar-21		2	-	-	-	-	2,946	2,946	-	-	-	-	**5,892**
Stadium Vehicles (Gator & Kubota) Upfits	Mar-21		10	-	-	-	-	883	883	883	883	883	883	**5,299**
Storage Conex Garage for Apparatus	Sep-20		10	-	-	-	1,242	1,242	1,242	1,242	1,242	1,242	1,242	**8,691**
Stadium Personal Protective Equipment	Mar-21		3	-	-	-	-	15,079	15,079	15,079	-	-	-	**45,238**
Stadium Personal Protective Equipment - FY20 Rollover	Mar-22		5	-	-	-	-	-	2,977	2,977	2,977	2,977	2,977	**14,886**
Heavy Lift Kit	Oct-20		10	-	-	-	2,596	5,191	5,191	5,191	5,191	5,191	5,191	**33,744**
Radiation Detector	Jan-21		10	-	-	-	448	1,791	1,791	1,791	1,791	1,791	1,791	**11,193**
Rope Rescue Gear Kit	Dec-21		10	-	-	-	-	788	3,150	3,150	3,150	3,150	3,150	**16,538**
Motorola APX 6000 Radio/Charger/Battery	Mar-21		5	-	-	-	-	903	903	903	903	903	-	**4,517**
Motorola Earpieces	Mar-21		5	-	-	-	-	190	190	190	190	190	-	**952**
Battery Charging Pack for JHAT Crew	Mar-21		5	-	-	-	-	14	14	14	14	14	-	**72**
Small Cooler and Ice Pack	Mar-21		5	-	-	-	-	61	61	61	61	61	-	**305**
Mass Contamination Hydrant Nozzles	Mar-21		5	-	-	-	-	330	330	330	330	330	-	**1,649**
Motor Vehicle Barricades	Jan-21		10	-	-	-	9,022	36,089	36,089	36,089	36,089	36,089	36,089	**225,558**
EOD Blankets/Water Barrier	Jan-21		5	-	-	-	687	2,749	2,749	2,749	2,749	2,061	-	**13,743**
Bicycles	Dec-20		5	-	-	-	1,137	4,547	4,547	4,547	4,547	3,410	-	**22,734**
Body Worn Cameras (BWCs) for Stadium Events	Oct-20		5	-	-	-	14,946	29,892	29,892	29,892	29,892	14,946	-	**149,462**
Permanent Changeable Signage	Mar-25	Est	10	-	-	-	-	-	-	-	-	90,000	90,000	**180,000**
Staff Scheduling Software	Jun-20		5	-	-	-	3,563	4,750	4,750	4,750	4,750	1,188	-	**23,750**
MCI Trailer	Mar-22		10	-	-	-	-	-	10,831	10,831	10,831	10,831	10,831	**54,154**
Dispatch Monitors	Mar-22		5	-	-	-	-	-	1,516	1,516	1,516	1,516	1,516	**7,582**
RadHalo Remote Radiation Monitors	Mar-22		10	-	-	-	-	-	18,973	18,973	18,973	18,973	18,973	**94,865**
PPE Replacement (Nomex Tops) - FY21	Mar-22		5	-	-	-	-	-	1,152	1,152	1,152	1,152	1,152	**5,759**
PPE Replacement (Nomex Bottoms) - FY21	Mar-22		5	-	-	-	-	-	657	657	657	657	657	**3,287**
Rigaku CQL 1064nm Handheld Raman Chemical Detector	Dec-21		10	-	-	-	-	1,259	5,035	5,035	5,035	5,035	5,035	**26,433**
Tru Defender FTX S1 WMD Chemical Detector	Dec-21		10	-	-	-	-	1,538	6,151	6,151	6,151	6,151	6,151	**32,295**
Vehicle Upfits for John Deere Gator	Sep-21		10	-	-	-	-	386	773	773	773	773	773	**4,251**
Levi's Stadium Blast Analysis	Mar-23		1	-	-	-	-	-	-	-	-	-	-	**-**
Lucas 3, 3.1 CPR Assist	Jun-24		8	-	-	-	-	-	-	-	3,393	4,524	4,524	**12,442**
PPE Replacement (Nomex Tops) - FY22	Sep-24		5	-	-	-	-	-	-	-	600	1,201	1,201	**3,002**
Lifepak CR2 AEDs	Mar-22		7	-	-	-	-	-	-	3,297	2,638	2,638	2,638	**11,210**
PPE Replacement (Nomex Bottoms)	Sep-23		5	-	-	-	-	-	-	338	676	676	676	**2,367**
Communication Equipment - Console (2023/24 Carryover)	Mar-26	Est	10	-	-	-	-	-	-	-	-	250	3,000	**3,250**
Replace End of Life Network Equipment 2022	Oct-26	Est	7	-	-	-	-	-	-	-	-	-	1,786	**1,786**
Medixsafe Narcotics Safe	Dec-23		5	-	-	-	-	-	-	84	335	335	335	**1,089**
Blackline Combustible Gas Indicators	Dec-23		5	-	-	-	-	-	-	209	837	837	837	**2,719**
Enclosed Trailer	Mar-24		6	-	-	-	-	-	-	1,910	(382)	1,528	1,528	**4,585**
Kawasaki Mules	Sep-24		10	-	-	-	-	-	-	-	7,418	14,836	14,836	**37,090**
Kawasaki Mules v2	Mar-24		10	-	-	-	-	-	-	-	6,348	6,348	6,348	**19,043**
Blackline Combustible Gas Indicator - FY24	Jun-24		5	-	-	-	-	-	-	-	409	545	545	**1,500**
D7 Tactical Decon Spray	Jun-24		5	-	-	-	-	-	-	-	79	105	105	**288**
RAID 8 Multi Agent Detection Kit	Jun-24		5	-	-	-	-	-	-	-	272	363	363	**998**
Fire Station 9 Storage Cabinets	Sep-24		20	-	-	-	-	-	-	-	105	140	140	**384**
Radio Batteries v2	Mar-26	Est	5	-	-	-	-	-	-	-	-	480	5,761	**6,241**
Radio Batteries/Chargers	Mar-26	Est	5	-	-	-	-	-	-	-	-	109	1,310	**1,419**
Body Worn Camera Storage	Mar-26	Est	5	-	-	-	-	-	-	-	-	482	5,786	**6,268**
Livescan Equipment	Mar-26	Est	5	-	-	-	-	-	-	-	-	248	2,978	**3,226**
Credentialing Equipment	Mar-26	Est	5	-	-	-	-	-	-	-	-	262	3,149	**3,411**
Replace End of Life End User Equipment (FY25/26)	Oct-26	Est	5	-	-	-	-	-	-	-	-	-	1,750	**1,750**
Touchscreen Dispatch Monitors	Mar-26	Est	5	-	-	-	-	-	-	-	-	48	570	**618**
Temporary Holding Facility (THF) Computer Work Stations	Mar-26	Est	5	-	-	-	-	-	-	-	-	83	1,000	**1,083**
Kawasaki ATVs and Kimtek Pump Module	Mar-26	Est	10	-	-	-	-	-	-	-	-	583	7,000	**7,583**
Kawasaki ATV (FY25/26)	Mar-26	Est	10	-	-	-	-	-	-	-	-	250	3,000	**3,250**
Kubota Storage Box	Mar-26	Est	15	-	-	-	-	-	-	-	-	33	392	**424**
Lightweight Chemical Detector (LCD) 4.0	Mar-26	Est	10	-	-	-	-	-	-	-	-	134	1,607	**1,740**
Secure Law Enforcement Resource Area	Mar-26	Est	15	-	-	-	-	-	-	-	-	185	2,218	**2,403**
E-Bikes (FY25/26)	Mar-26	Est	5	-	-	-	-	-	-	-	-	476	5,717	**6,193**
Briefing Room upgrades	Oct-26	Est	10	-	-	-	-	-	-	-	-	-	150	**150**
Golf Carts	Oct-26	Est	10	-	-	-	-	-	-	-	-	-	1,500	**1,500**
Roll up door for Briefing room	Oct-26	Est	20	-	-	-	-	-	-	-	-	-	250	**250**
E-Bikes (FY26/27)	Oct-26	Est	5	-	-	-	-	-	-	-	-	-	1,800	**1,800**
Staff Scheduling Software (FY25/26)	Oct-26	Est	5	-	-	-	-	-	-	-	-	-	1,710	**1,710**

Totals	$ -	$ 1,592	$ 86,518	$ 125,766	$ 209,280	$ 256,525	$ 259,418	$ 178,790	$ 260,334	$ 286,038	$ 1,664,262

Events with tickets sold or available for sale > 20k	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	Totals
NFL (StadCo) Events	10	10	12	10	10	12	12	10	10	9	**105**
SCSA Events	10	9	5	0	0	7	7	8	8	6	**60**
Total Events	20	19	17	10	10	19	19	18	18	15	**165**
StadCo Proportion	*50%*	*53%*	*71%*	*100%*	*100%*	*63%*	*63%*	*56%*	*56%*	*60%*	*64%*
SCSA Proportion	*50%*	*47%*	*29%*	*0%*	*0%*	*37%*	*37%*	*44%*	*44%*	*40%*	*36%*

Depreciation Split	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	Totals
StadCo Depreciation	-	838	61,072	125,766	209,280	162,016	163,843	99,328	144,630	171,623	**1,138,395**
SCSA Depreciation	-	754	25,447	-	-	94,509	95,575	79,462	115,704	114,415	**525,866**
Totals	$ -	$ 1,592	$ 86,518	$ 125,766	$ 209,280	$ 256,525	$ 259,418	$ 178,790	$ 260,334	$ 286,038	$ 1,664,262

2026 Marketing Plan

January 31, 2026

Table of Contents

Levi's® Stadium Events Definitions and Profiles.....3

Levi's® Stadium Private Events.....4
Looking Back.....4
Looking Forward.....20

Levi's® Stadium Public Events.....22
Looking Back.....22
Looking Forward.....36

Conclusion.....44

Levi's® Stadium Events Definitions and Profiles

The Levi's Stadium Events business is comprised of two overarching event categories: Public Events and Private Events.

Private Events are generally non-ticketed, invitation-only gatherings, shaped by the nature of the occasion and the client's goals. They encompass everything from weddings and corporate anniversaries to charitable galas and conferences, representing the majority of the venue's annual event activity.

Our Private Events sales pipeline is fueled largely by relationships with local companies, our proven track record across a diverse range of events, and the prestige of hosting at a venue known for major moments, including 49ers games, the Super Bowl, COPA America, the College Football National Championship, WrestleMania, and concerts by world-renowned artists.

As a result, our focus extends beyond near-term business performance. We are equally invested in building lasting client relationships and creating opportunities to continually elevate and innovate the guest experience.

Public Events are stadium-wide, ticketed experiences open to all fans. Levi's Stadium has successfully hosted a diverse array of events, each contributing to the local economic impact, elevating visibility, and strengthening the venue's brand reputation. Spanning multiple leagues, sports, and entertainment genres, these Public Events have helped solidify Levi's Stadium as an iconic, nationally recognized destination.

Their high-profile nature keeps the stadium in the public eye, which not only fuels growth within the private events segment of the business but also enhances our ability to attract future marquee events.

Levi's Stadium Private Events

Looking Back

Leverage Current Customer Base to Land and Expand

A key objective for 2025 was to strengthen and expand our existing client relationships through a "land and expand" strategy, focusing on building long-term trust and driving recurring revenue. Recognizing the importance of early engagement, our team prioritized meaningful touchpoints with our client base throughout the year. Despite ongoing stadium upgrades from January to June, we transformed potential limitations into opportunities by collaborating across internal teams to maintain a client-focused approach. We also attended local industry events and hosted client entertainment at our new Santa Clara office on Great America Parkway, and executed targeted outreach to re-engage past clients. These efforts resulted in strong repeat business, including Palo Alto Foundation Medical Group (PAFMG) and Plug & Play, both of which hosted two events with us within the same calendar year. Overall, our initiatives strengthened key relationships and established a robust pipeline, preparing us for the post-2026 event landscape.

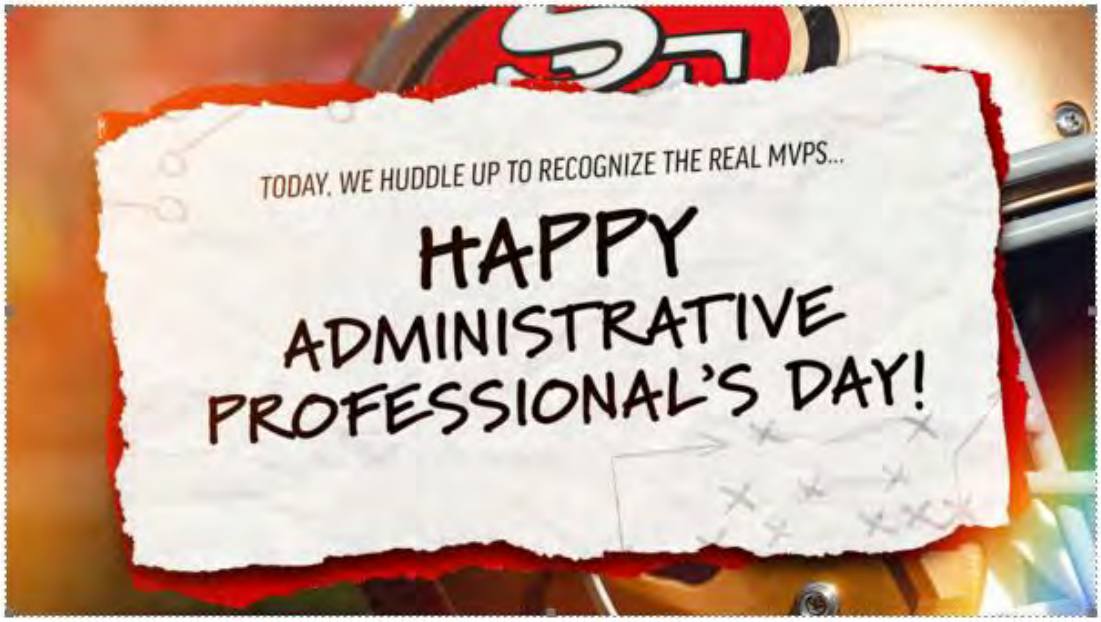
By April, our sales team had already secured the return of 10 previous private events, which was an early signal of momentum building ahead of next year's major events. With Super Bowl LX and the FIFA World Cup already sparking demand, we've hosted key activations that demonstrate just how powerful the anticipation for 2026 can be. These early wins not only validate our strategy but also set the stage for next year's private events and are made even more compelling by an enhanced stadium experience for future clients.

To further support outreach and leverage our existing client base, the events team also focused on increasing content and brand visibility through targeted email campaigns, reaching our internal database of more than 6,000 accounts.

April: Global Meetings Industry Day



April: "Celebrating our MVPs!"



From the Levi's® Stadium Events Team, thank you for being the ultimate game-changers.

May: Season Release



2025 Marketing Campaign Performances

Campaign Name	Date	Emails Delivered	Emails Opened	% Opened	Clicks	% Clicked	CTOR
Global Meetings Industry Day (social post)	04.03	-	-	-	50	5.3%	-
Celebrating our MVPs!	04.23	6,158	2,119	34.4%	228	3.7%	11%
Season Release (social post)	05.14	-	-	-	45	2.9%	-
Client Event Recap (social post)	9.18	-	-	-	701	27.7%	-
SF Travel Email Campaign	12.02	4,300	1,204	28%	403	9.37%	33.5%

Our marketing campaigns this year delivered steady support for private event sales, though overall output was lower than in previous years due to team staffing transitions. Despite reduced campaign activity, we saw strong inbound interest driven by our growing reputation, major upcoming events, and continued client referrals, allowing us to remain focused on high-quality engagements and revenue-producing opportunities.

Maximize Strategic Partnerships with DMO and Industry Events

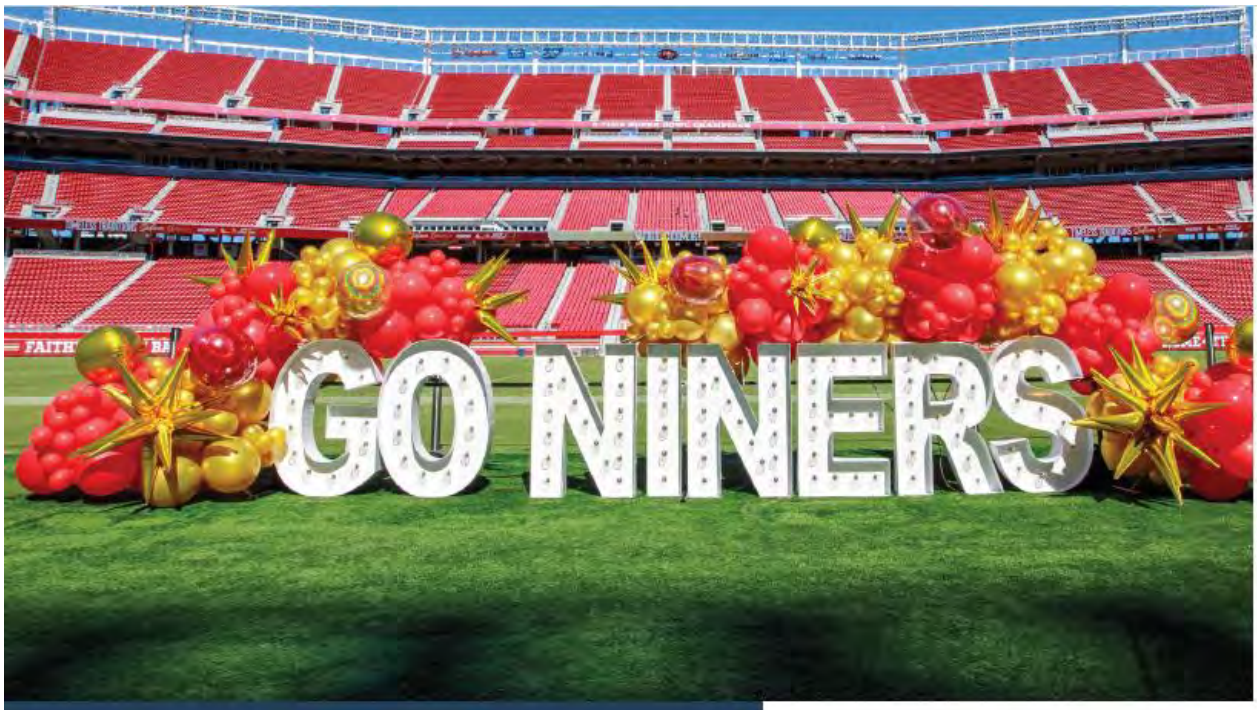
On February 14th, Levi's Stadium Events was proudly featured in the inaugural 2025 - 2026 Official Discover Santa Clara Guide, produced by Madden Media in partnership with Discover Santa Clara. This milestone has already sparked meaningful collaboration opportunities with the DMO while delivering early ROI and laying the groundwork for even greater impact in the months ahead.

Almost immediately after the feature, new strategic sales opportunities emerged for the team to partner with Discover Santa Clara and local hoteliers. Highlights include:

- Participation in Discover Santa Clara's exhibit booth at the MPI NCC Annual Convention and Expo in March.
- Hosting Discover Santa Clara's sales team at the Admin Awards in April with complimentary tickets to our exclusive evening event.
- Reviving our client showcase, which provided the Discover Santa Clara team with a dedicated 1:1 meeting time with over 50 prospective clients in attendance.
- Participation in Discover Santa Clara's exhibit booth at the Amazon Client Partner Fair in August

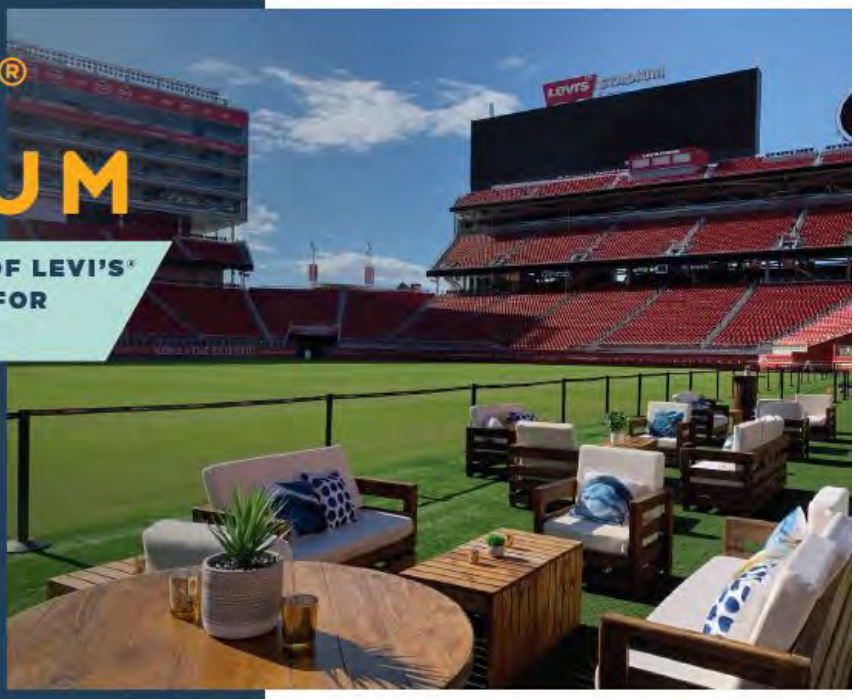
As we look ahead to an exciting year of major 2026 events, it has become abundantly clear: a united front with our local DMO is essential to driving strong, sustainable business to Levi's Stadium.

Inaugural 2025 - 2026 Official Discover Santa Clara Guide: Levi's® Stadium Events Feature



LEVI'S® STADIUM

EXPERIENCE THE ALLURE OF LEVI'S® STADIUM AS THE SETTING FOR YOUR UPCOMING EVENT



Nestled in the heart of Silicon Valley, our dedicated Levi's® Stadium Events Team stands ready to collaborate with you in orchestrating a one-of-a-kind event within the stadium's captivating array of event spaces, ideal for any occasion. Join us and choose Levi's® Stadium as your next event destination, and reserve an experience that is truly unparalleled.

TO LEARN MORE VISIT
LevisStadium.com/SpecialEvents or
contact the Levi's® Stadium Event Sales team at 408.579.4433

LEVI'S® STADIUM Events

Levi's Stadium Events joins Discover Santa Clara at Amazon Client Partner Fair

Throughout the calendar year, the sales team made a focused effort to collaborate with Discover Santa Clara's sales team on joint prospecting opportunities. From co-hosting clients at industry events like MPI NCC's Annual Conference & Expo to strengthening our presence at the Admin Awards, this partnership was a clear driver of momentum in 2025.

On August 7th, the team joined Discover Santa Clara and seven local hotel partners at Amazon's Client Partner Fair, where we had the opportunity to promote Levi's Stadium as a premier event venue to approximately 45 Amazon executive admins and planners. Representing one of Discover Santa Clara's five exhibit booths, Levi's Stadium showcased alongside key hotel partners, including the Hyatt Regency Santa Clara, Hilton Santa Clara, Hyatt Centric Santa Clara, Marriott Santa Clara, Element Santa Clara, AC Hotel San Jose Santa Clara, and Delta Hotels by Marriott Santa Clara Silicon Valley.

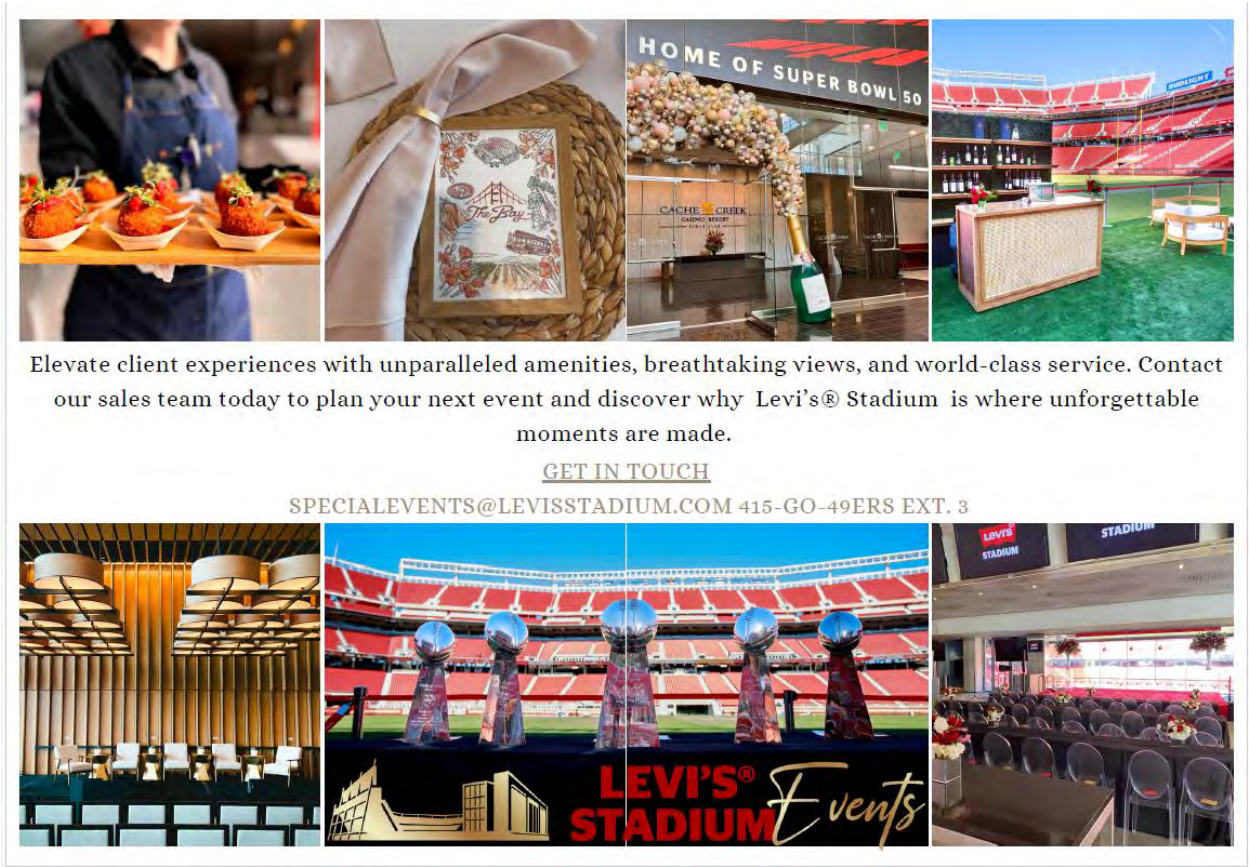
Our presence at this event played a key role in reinforcing Santa Clara's hospitality ecosystem and highlighting Levi's Stadium as a standout option for unique, large-scale gatherings.



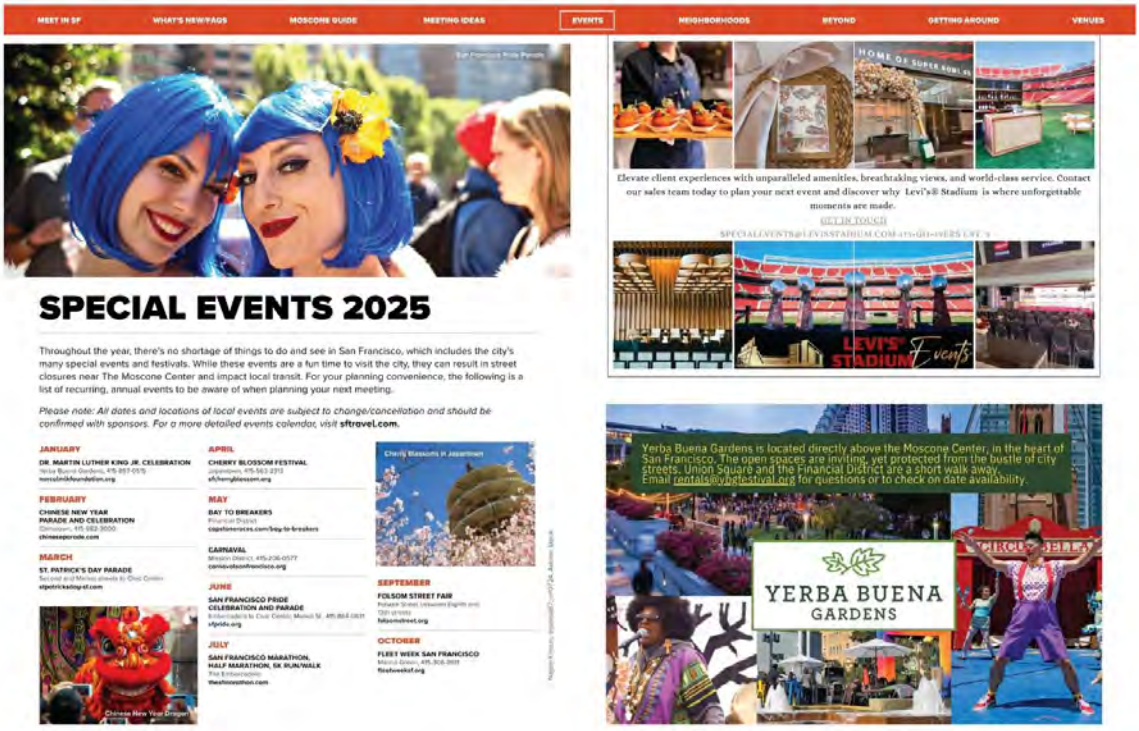
SF Travel's 2025-2026 Meeting & Travel Planner Guides: Levi's Stadium Events Feature

To expand our reach among meeting and event planners across the Bay Area, Levi's Stadium Events renewed its partnership with Miles Partnership on behalf of SF Travel Association, the official destination marketing organization for the City and County of San Francisco. This renewal includes placements in the May 2025 - April 2026 editions of both the *Meeting Planner Guide (MPG)* and *Travel Planner Guide (TPG),* which serve as resources designed to connect with highly qualified meeting planners, tour operators, and event organizers.

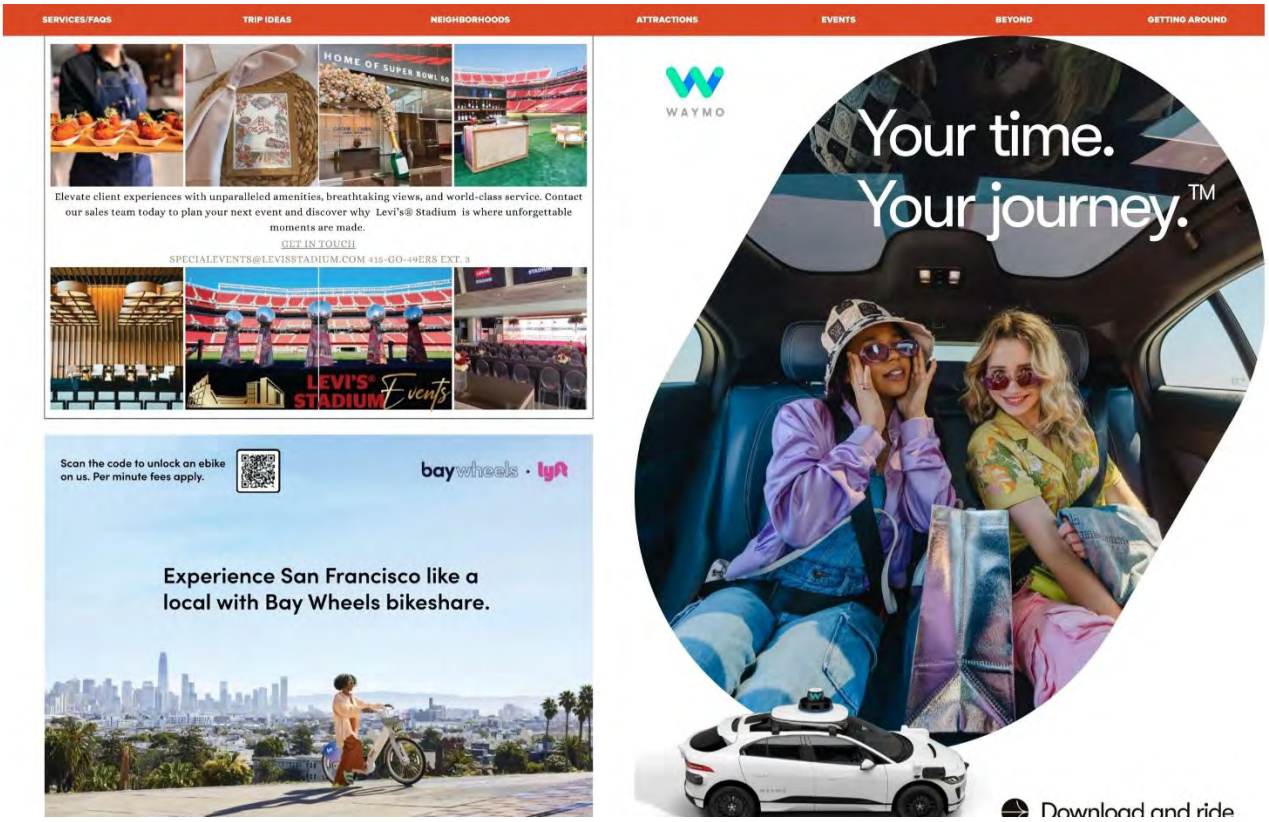
Running from May 1, 2025, through April 30, 2026, these guides will provide yearlong visibility and serve as go-to tools for professionals booking meetings, conventions, corporate events, and group travel throughout the Bay Area. Through this renewed partnership, Levi's Stadium Events will gain exposure on SF Travel's website, email newsletters, and industry promotions, offering direct access to key decision-makers.



Meeting Planner Guide Feature



Travel Planner Guide Feature



Additionally, Levi's Stadium had the opportunity to launch a custom email campaign in December, strategically timed to target future booking opportunities beyond the major events of 2026.

SAN FRANCISCO

Meeting Professionals

View it in your browser
Update email preferences



Holiday Parties and Festive Events at Levi's Stadium!

Celebrate the season at Levi's Stadium! Enjoy premium event spaces with patios that overlook the inner bowl, unforgettable views of the inner stadium bowl, optional field access, customizable menus, and exciting entertainment activations. Everything you need to elevate your event! As a true one-stop shop, our team can plan and execute your event from start to finish, ensuring a seamless and stress-free experience.

SECURE YOUR DATE NOW



Dinners and Galas

From the excitement of game days to the sophistication of galas, our premium spaces become stunning backdrops for your next dinner. Want a stage, entertainment, or something extra? Consider it done.

LEARN MORE



Meetings and Conferences

Where innovation, technology, and entertainment come together. With versatile meeting spaces, a dedicated audio-visual team, and collaborative creative partners, Levi's Stadium equips you with everything needed to host a meeting that truly stands out.

LEARN MORE



Receptions and Celebrations

Celebrate your employees in a big way! From barbecues and live music to games and employee celebrations, Levi's Stadium brings the fun. Plan your next company appreciation event with us and elevate it with custom content on our new video boards.

LEARN MORE

MPI NCC Silver Sponsorship

This year, Levi's Stadium Events entered into its first annual sponsorship with the Northern California Chapter of Meeting Professionals International (MPI NCC). The team has been an active member of the chapter for several years by regularly attending chapter events and serving as board members. This new sponsorship marks a strategic step forward in strengthening our presence within the San Francisco Bay Area and Silicon Valley markets.

MPI NCC represents a powerful network of meeting professionals, with members planning over 4,000 meetings in the U.S. and 1,000 internationally. Collectively, they wield more than $848 million in buying power. Over half of its members manage budgets ranging from $250,000 to $10 million and host meetings with 2,500+ attendees. California, notably, hosts more meetings than any other state in the country.

For the 2025 sponsorship year, Levi's Stadium Events will proudly serve as the chapter's first-ever venue entity sponsor. Our sponsorship package includes complimentary registrations to all MPI NCC events, brand exposure through MPI NCC's website and social media platforms, and marketing visibility to the largest MPI chapter in the world with nearly 500 members, including over 250 active planners. This level of access enables the team to foster deeper relationships with key decision-makers, stay informed about industry trends, and consistently position Levi's Stadium as a premier venue option for high-impact private events.

2025 Industry Events

MPI NCC ACE

The Levi's Stadium Events sales team participated in the MPI Northern California Chapter's Annual Convention Expo in Monterey, CA. This immersive two-day conference went beyond the typical setup, offering hands-on experiences, interactive discussions, and dynamic sessions designed to challenge perspectives and inspire new ideas for the future of the events industry. With over 300 planners and suppliers in attendance, the event centered on interactive sessions designed to enhance event planning strategies, explore the role of artificial intelligence in the event industry, and discover ways to integrate sustainability into events.

This year, MPI ACE introduced traditional exhibit booths, creating a new opportunity for collaboration with Discover Santa Clara. Levi's Stadium Events joined Discover Santa Clara's exhibit booth, alongside Hyatt Regency Santa Clara, Hilton Santa Clara, Hyatt Centric Santa Clara, Embassy Suites Santa Clara, and Delta Hotels by Marriott Santa Clara Silicon Valley. This partnership provided a unique chance for Levi's Stadium to unite with Discover Santa Clara and our local partners.

The conference highlighted the latest industry trends, with sessions covering topics such as integrating AI into event workflows and planning, innovative design trends, and strategies for negotiating proposals and contracts.

Key Takeaways:

The Power of AI in Events: AI is being utilized to develop marketing campaigns and build attendee/guest profiles, similar to CRM systems. Third-party planners are also using AI to draft agreements.

State of the Industry: Hotel prices have surged compared to 2019, contributing to higher overall budgets, as the U.S. is now 32% more expensive. The U.S. is expected to experience a "Decade of Sports" through 2034, attracting an estimated 40 million new travelers. Starting in 2026, prices for hotels and venues are projected to rise for meetings and events.

Marketing Trends: Nostalgia is a key theme in current marketing campaigns. For example, movie remakes were hugely successful in 2024, as people crave familiar themes in conversations.

Contract Trends: Shorter booking windows are leading to stricter agreements, reducing opportunities for negotiation. It's recommended that clients review agreements earlier to avoid lengthy contracts with NDAs.

2025 SSEG Huddle Up

Levi's Stadium Events attended the 10th Annual Stadium Special Event Group (SSEG) Huddle Up Conference. SSEG, founded in March 2014, was established to foster collaboration, share best practices, and exchange business models that aim to boost non-game day event revenues, manage costs effectively, and deliver

exceptional guest experiences. Its diverse membership consists of multi-generational event professionals from all 30 NFL stadiums who are involved in selling and/or operating events at their venues.

This conference offered valuable content and networking opportunities for over 60 attendees. Session topics cover a wide range of subjects, including:

- Key event industry initiatives
- Wellness and personal development
- Revenue generation and cost management
- Food and beverage trends
- Technology
- Sustainability
- Marketing

This year's agenda featured insights from industry leaders, such as Jonathan Kraft, President of the Kraft Group, who will share his expertise on revenue generation and the critical role of special events at NFL stadiums.

In 2025, a new Leadership Track will be introduced, designed for those who lead teams within their organizations. SSEG Leadership is focused on department heads who manage budgets and make key decisions for their teams. This track will center around discussions on:

- Calendar Management
- Booking Policies
- Retaining Talent

Also debuting in 2025, SSEG's Huddle Up Conference was sponsored by Momentus Technology, offering attendees one-on-one appointments with the Momentus team for dedicated support on their platform. Momentus Technology, a leading venue and event management software used by 75% of professional sports organizations, helps organizations efficiently manage event spaces and operations. Levi's Stadium Events actively uses Momentus Technology (formerly Ungerboeck) for customer relationship management, calendar management, sales prospect tracking, and reporting. This new integration with the Huddle Up content will provide invaluable support for our team's daily operations, offering insights into upcoming features and ways to optimize our platform.

Each year, Levi's Stadium eagerly anticipates attending Huddle Up to gain insights into emerging industry trends, discover new sales tools, enhance guest satisfaction, and collaborate with fellow industry professionals.

2025 Admin Awards Silicon Valley-SF Bay Area

Since 2018, Levi's Stadium Events has proudly sponsored the Silicon Valley Admin Awards and has been supporting the San Francisco chapter since 2019. The Admin Awards is the only public program dedicated to recognizing and celebrating the achievements of administrative professionals. Held annually in seven cities and growing, the event honors admins nominated by their colleagues and supervisors. While highly competitive, the Admin Awards is a celebration for all attendees, offering awards, entertainment, networking, and fun.

Last year, the Admin Awards organization merged the Silicon Valley and San Francisco chapters into a single, large-scale celebration event. As part of our new sponsorship package, Levi's Stadium Events is invited to attend monthly Advisory Board meetings with administrative professionals from leading Bay Area companies. These meetings provide valuable opportunities to foster relationships and promote Levi's Stadium as a premier destination for meetings and events.

The sponsorship also includes marketing opportunities through social media, email campaigns, and the Admin Awards website. At the awards event, Levi's Stadium Events had the opportunity to volunteer at the registration booth for increased visibility, as well as present an award to an administrative professional, with extra podium time and sponsor/logo recognition. Levi's Stadium also extended invitations to Discover Santa Clara's sales team and partners at Levy Restaurants to give first-hand access to our reach. After the event, the sales team will receive a list of attendees and honorees, typically including 300-500 corporate professionals from the Bay Area.

In addition to our continued sponsorship for 2025, Levi's Stadium Events has been selected for inclusion in the newly launched Admin Awards Preferred Partner Directory - a curated resource designed to spotlight trusted vendors and venues across industries. From August to December 2025, Levi's Stadium will be prominently featured on AdminAwards.com, which reaches over 20,000 decision-makers monthly across a wide range of sectors.

This invitation-only directory was created in direct response to growing demand from the national Admin Awards community for a reliable, vetted alternative to traditional B2B platforms. Every listing is either personally recommended by administrative professionals, utilized by the Admin Awards team, or thoroughly vetted for quality and reputation - and we're proud to be included.

The program offers a scalable, high-return-on-investment marketing channel for B2B services and venues. This added visibility not only deepens our relationship with the Admin Awards network but also positions Levi's Stadium Events as a go-to venue for executive and administrative decision-makers across the nation.



MPI NCC Corks & Forks

The Levi's Stadium Events sales team attended the 10th anniversary celebration of MPI NCC's Corks & Forks. This premier industry event provided an evening of networking with industry peers, potential clients, and top Bay Area culinary professionals. As a beloved tradition of Meeting Professionals International Northern California Chapter, the event brings together wineries and caterers to compete for attendees' tastes while also offering an educational session focused on collaboration with potential clients.

The event featured a key panel discussion on the evolving landscape of hospitality and event planning, with insights from leading industry figures: Stephanie Glanzer, CMP, Chief Sales Officer and Senior Vice President of MGM Resorts International, and Juan Muñoz-Oca, Chief Operating Officer of Vinattieri 1385, the company importing wines from Marchesi Antinori to the U.S. This session covers innovative strategies, leveraging partnerships, embracing culinary trends, and adapting to shifting consumer preferences in the dynamic hospitality industry.

Just a week after the event, the team received a new event inquiry from Envire, Inc. for a 100-person holiday party, directly tied to a connection made at Corks & Forks. Opportunities like this highlight the value of attending local chapter events and the impact they can have on driving revenue for stadium events.

Key Meetings:

- Genentech
- Gilead Sciences
- Streamlinevents, Inc.
- PricewaterhouseCoopers, LLC
- Envire, Inc.

Client Retention During Stadium Upgrades

What could have been a year of transition or dormancy due to stadium upgrades in preparation for Super Bowl LX and the 2026 FIFA World Cup became a strategic opportunity to elevate our private events experience. Instead of pausing, we leaned in by reshaping the narrative and generating excitement among prospective clients about the future of private events at Levi's Stadium. A key focus this past year was leveraging our existing client base. By enhancing our client showcase, we offered top clients an exclusive preview of the post-2026 event experience, positioning Levi's Stadium not just as a world-class sports venue but as the premier destination for unforgettable private events in the years ahead.

Client Showcase - First Look: The Season Ahead

As part of our 2025 sales and marketing strategy, Levi's Stadium Events proudly hosted the return of The First Look: The Season Ahead on Wednesday, August 14, 2025, in the Cache Creek Field Club. This annual client showcase was designed to provide prospective private event clients with an exclusive, behind-the-scenes look at the stadium's upgrades following six months of renovations and to inspire bold, creative thinking for their future events at Levi's Stadium.

The evening blended curated networking and premium hospitality with interactive experiences that highlighted the stadium's versatility and premium offerings:

- A behind-the-scenes experience highlighting how Levi's Stadium is transforming the future of private events.
- A "Game Day Credential" passport activity, encouraging clients to engage directly with our sales, service, and partner teams - including Discover Santa Clara and Levy Restaurants - for the chance to win exclusive prizes.
- Event inspiration and premium enhancements, featuring local offerings and creative ways to elevate programs using the stadium's unique capabilities.
- A professional headshot station, providing attendees with complimentary updated portraits.

We extended targeted invitations to our core client base, suite holders, and corporate partners for an immersive cocktail reception that positioned Levi's Stadium as a premier venue for private events in 2025. The program was strategically timed to capitalize on the momentum of upcoming marquee events, including Super Bowl LX and the FIFA World Cup, while also driving immediate pipeline growth for private bookings.

Goals & Outcomes

- **Drive Revenue:** Prospective clients experienced Levi's Stadium's upgraded spaces and elevated amenities firsthand, sparking conversations that led directly to near-term and long-term booking opportunities.
- **Encourage Engagement:** The "Game Day Credential" activity successfully facilitated one-on-one meetings with sales, service, Levy Restaurants, and Discover Santa Clara, ensuring personalized discussions of client event needs and fostering meaningful connections. As a direct result, the sales team secured two site visit requests and one confirmed holiday party opportunity.
- **Strengthen Industry Relationships:** By delivering a high-touch, hospitality-forward experience, the showcase deepened relationships with top clients, event planners, and local partners, reinforcing Levi's Stadium's reputation as a trusted, innovative, and client-focused venue.

The 2025 showcase not only celebrated the stadium's transformation but also served as a powerful business development tool, laying the groundwork for sustained revenue growth and stronger industry partnerships heading into 2026's marquee event season.

52 Contracted Private Events and Holiday Party Success

Increasing the number of private events at Levi's Stadium was a key focus for the sales team. As of November, we have successfully exceeded last year's total, securing 52 external events. Since January, the team has qualified over 700 event opportunities (450 inbound leads since April). While not all opportunities can be realized due to stadium availability, budget constraints, and event scope limitations, the demand for private events remains strong.

Securing holiday party bookings was a key priority for the team heading into the fall season, and this year's results show significant growth in both volume and revenue. December 2025 will host double the number of events compared to 2024 and triple the number of events hosted in 2023, reflecting strong demand for premium,

experiential gatherings at the stadium. Between December 1st and 19th alone, we are projecting more than $1 million in revenue. This surge underscores the increasing value clients place on hosting at Levi's Stadium and highlights the effectiveness of our early outreach and relationship-building strategies.

Quick Turn Events

Since 2021, Levi's Stadium Events has experienced a steady increase in event opportunities, with a growing number of clients inquiring about booking private event spaces less than 30 days in advance. We refer to these as "quick-turn events."

Quick-turn events necessitate an agile sales approach, characterized by prompt responses, expedited proposals, and expedited agreements. They also depend on clear communication across internal departments to align operations under tight timelines. From a service standpoint, these events often present challenges due to external rental windows and compressed planning schedules, placing added pressure on stadium logistics. Of the 51 events secured in 2025, 34% were booked with a lead time of less than four weeks.

Despite these demands, quick turns have become a standard part of the private event landscape. Year after year, the team continues to deliver exceptional execution with professionalism and reliability that earns the trust of our clients - resulting in repeat business and long-term partnerships.

Levi's Stadium Events Public Event Prospecting for Private Events

Following the completion of our six-month stadium upgrades, public events resumed at Levi's Stadium in June, showcasing the diversity and scale of our venue offerings. This return also provided the private events team with a unique opportunity to utilize hospitality suites during concerts and international soccer matches, engaging prospective clients in a high-touch, experiential setting.

For the sales team, these activations provided valuable one-on-one time with clients and showcased the full Levi's Stadium Events experience outside of an NFL game day. These moments led to real-time lead generation, nearly immediate bookings for 2025 holiday parties, interest in large-scale events such as a 1,000-person sales kickoff in 2026, and even strategic conversations around simplifying contract processes for enterprise clients.

By optimizing public events as prospecting platforms, we created a powerful sales pipeline, strengthened client relationships, and demonstrated the venue's unmatched flexibility, making these opportunities a key driver in this year's success.

Continued Success with Client Satisfaction Scores

The events team continues to raise the bar for client satisfaction, consistently maintaining a high standard of excellence year after year. In 2025, our service team achieved an impressive average client satisfaction score of 4.5 out of 5 on post-event surveys for external events - surpassing expectations once again. Every client receives a survey following their event, offering valuable feedback across all touchpoints, including booking, event

planning, food and beverage quality, and day-of experience elements such as parking, security, cleanliness, and AV services.

This year, the team successfully supported over 52 private events and 8 public events, showcasing both scale and consistency in service delivery. These results reflect our unwavering commitment to creating exceptional experiences at Levi's Stadium even during a year marked by infrastructure upgrades and major event preparations.

Post-Event Client Survey Scores (averages):

- Event Sales: 4.5/4.25
- Event Service: 4.5/4.25

2025 Key Performance Indicators (KPIs)

2025 Year-to-Date Performance	**2025 Goal**	**YTD**
Gross Revenue	$2,700,000	$3,200,000
Client Satisfaction Scores (1-5)		
Event Sales	4.25	4.5
Event Planning	4.25	4.5
Overall Experience	4.25	4.5

Looking Forward

Levi's Stadium Events Spotlight Series - Video Board Campaign

As part of our sales strategy, we're looking to pilot a video board campaign during our public event season to promote private event bookings to a broader audience. The graphics were developed in collaboration with Marketing and strategically timed to appear post-event (after egress lights come on following concerts and after the run of show for soccer matches) to avoid disrupting the guest experience.

Looking ahead, Levi's Stadium plans to build on this initiative during next year's public events, with the goal of tracking performance and optimizing the campaign's impact on private event conversions.



Maximize Strategic Partnerships with DMOs

This past year, the sales team heard directly from clients and industry peers about the critical role that destination marketing organizations, such as Discover Santa Clara and SF Travel, and local chapters of Meeting Professionals International play in supporting off-site venues, including Levi's Stadium. When destinations and professional networks thrive, venues like ours benefit. Building on this momentum, we are working with Discover Santa Clara on their upcoming FAM event, which will be geared toward FIFA coming to Levi's to excite meeting planners and media about considering Santa Clara and the stadium for events beyond the big games. This FAM event also provides our team with invaluable face time with attendees, allowing us to engage directly, highlight our private event possibilities, and position ourselves at the top of mind for future opportunities. We're excited to continue strengthening these collaborations and look forward to the opportunities they will bring in the year ahead.

Relationship Building with Event Planners and Industry Executives

In 2026, our marketing and sales efforts will focus on deepening relationships with existing clients while expanding our reach across the Bay Area as the stadium transitions between two major global events. Building on the success of our client entertainment initiatives, we will expand our footprint by increasing our presence at regional industry events, such as Connect West, and prioritizing in-person connections through client office visits and informal coffee or lunch meetings. With on-site access limited due to the large-scale 2026 events, we will further leverage digital engagement by promoting our virtual 360-degree site visit tools to help clients visualize their events and stay connected to the stadium experience.

To strengthen our pipeline for the year ahead, we will re-engage leads impacted by the 2025 stadium upgrades and the 2026 exclusive windows, focus on early outbound efforts ahead of fall and holiday booking cycles, and reinvest in targeted advertising to keep our brand visible throughout the region. By combining strategic marketing with personalized outreach, we will maintain strong brand exposure, rebuild momentum after a unique operational year, and effectively position Levi's Stadium as the preferred venue for private events.

Levi's Stadium Public Events

Looking Back

Since opening in 2014, Levi's Stadium has established itself as a go-to stage for elite entertainment and major sporting events, elevating Santa Clara's profile while delivering a meaningful economic boost. To date, the venue has driven more than $2 billion in positive economic impact, fueled by 49ers home games, Super Bowl 50, and a wide range of public events.

Landing Super Bowl LX and FIFA World Cup 2026 further cemented Levi's Stadium as a premier host site for globally significant moments. The influx of favorable media coverage strengthened its appeal, as promoters evaluated future tours and tentpole events. That momentum helped power one of the most successful stretches in stadium history: from June through September, Levi's Stadium welcomed six concerts and two soccer matches, each producing strong results and profitability.

In addition to revenue generated through ticket fees, concessions, and merchandise, these public events also added value for SBL holders. Members enjoyed priority presale opportunities for premium seating at many shows and events, providing them with earlier access ahead of the general public.

Public Events in 2025

Thanks to strategic planning and diligent efforts, the events team successfully hosted eight full-stadium events at Levi's Stadium, showcasing a diverse range of entertainment and sports:

Metallica
Metallica's two-night stop at Levi's Stadium on June 20 and 22 drew the band's largest Bay Area concert crowd ever, with 110,000+ fans across both shows. The massive in-the-round stage production maximized the stadium's floor space, bringing tens of thousands onto the field and into the stands, while Santa Clara's warm summer evenings set the stage for high-energy performances. Together, the scale of Levi's Stadium and the energy of Santa Clara turned Metallica's visit into one of the venue's standout concert moments of 2025.

Concacaf Gold Cup Semifinal.
Levi's Stadium hosted the Concacaf Gold Cup semifinal on July 2, where Mexico edged Honduras 1 - 0 to book a spot in the tournament final. Raúl Jiménez scored the decisive second-half goal as the match delivered a lively, big-event atmosphere and showcased the venue's ability to stage top-tier international soccer. The night also set a Levi's Stadium soccer attendance record, drawing 70,975 fans.

The Weeknd
The Weeknd brought his "After Hours Til Dawn" tour to Levi's Stadium on July 8 and 9, selling out back-to-back nights with a high-impact production featuring towering visuals, dramatic lighting, and stadium-filling sound. With 95,000+ fans across both shows, the event further affirmed Levi's Stadium as a premier stop for the world's biggest headliners.

Morgan Wallen

Morgan Wallen's 2025 appearances at Levi's Stadium positioned Santa Clara at the center of a major country music showcase. Held August 1 and 2, the sold-out performances featured Wallen's "I'm the Problem Tour" with support from Miranda Lambert, Anne Wilson, and Brooks & Dunn.

San Jose Earthquakes vs. Los Angeles FC

The San Jose Earthquakes and LAFC drew a record-breaking crowd of 50,978 fans, the highest attendance ever for a standalone Earthquakes home match. LAFC jumped out immediately with a first-minute goal by Son Heung-min and two quick strikes from Denis Bouanga in the 9th and 12th minutes to seize early control. San Jose answered in the 18th minute and added a late own-goal tally, but LAFC's fast start held up for a 4 - 2 finish in a high-energy, big-stage night of soccer at Levi's Stadium.

The events team's proactive approach and strong relationships with promoters were crucial in overcoming scheduling challenges and securing these high-profile events. Our flexibility and commitment ensured an exceptional season, with eight events successfully executed in just four months.

Diverse Line-Up

The events team is focused on proactively booking a dynamic, diversified calendar that expands our audience and broadens Levi's Stadium's customer base. In 2025, our concert slate spanned country, heavy metal, and R&B, attracting distinct fan communities and reinforcing the venue's versatility.

Building on the momentum and media attention surrounding FIFA World Cup 2026, we also activated Northern California's rapidly growing soccer market by hosting MLS matchups and the Concacaf Gold Cup semifinal, both of which set attendance records.

Profitability

Beyond delivering eight distinct events, the Events team generated outstanding profitability across the board. Each deal was built from a disciplined, full-venue revenue strategy, optimizing every major income stream and negotiating terms designed to maximize net profit. We achieved these results while maintaining strong promoter relationships through balanced, mutually beneficial agreements that foster long-term partnership growth.

Owned and Operated Marketing Assets

The events team leveraged Levi's Stadium and the 49ers owned and operated marketing channels to maximize event awareness, drive viewership across platforms, and strengthen the Levi's Stadium brand while supporting revenue growth.

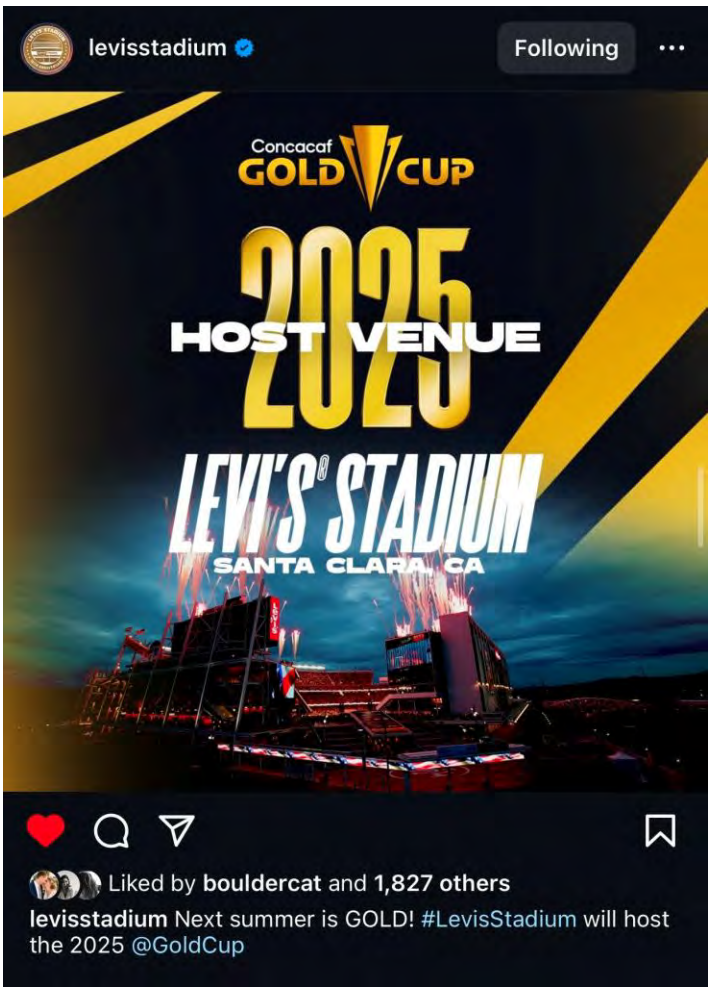
Promotions were executed across Levi's Stadium and 49ers digital and social channels, including dedicated event pages on levisstadium.com and targeted email campaigns.

Levi's Stadium's subscriber database includes 87,000 accounts, including 9,200 SBL members, supplemented by an email list of 120,000 previous concert buyers and approximately 1,600 subscribers who have opted into Music & Entertainment updates.

To further extend reach, we also deploy app push notifications, with 100,000 opted-in subscribers receiving real-time updates on Levi's Stadium events.

Example of Event Marketing on Levi's Stadium Social Channels



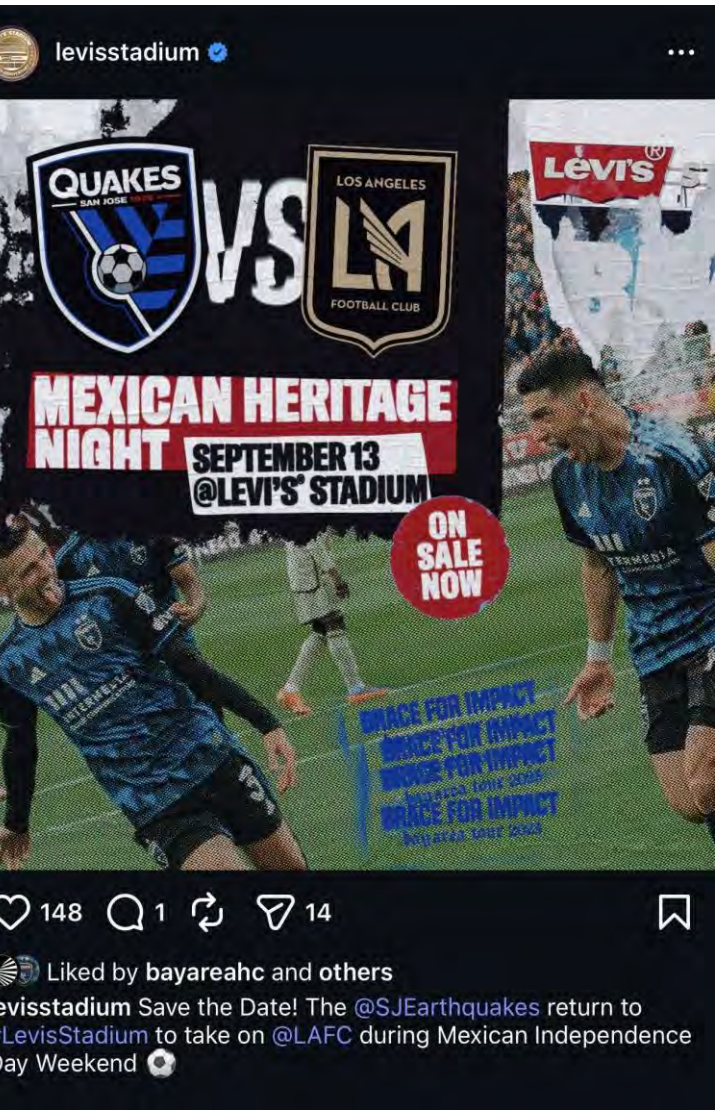


Example of Event Marketing on Levi's Stadium Social Channels





Example of Event Marketing on Levi's Stadium Social Channels





Conference Attendance and Proactive Outreach

Building and maintaining strong relationships, along with ongoing professional development within the live entertainment industry, is essential to delivering a successful event calendar. Attending industry conferences and conducting intentional outreach to secure in-person meetings remain the most effective ways to strengthen partnerships and generate new opportunities for Levi's Stadium.

With approval of the travel and entertainment budget, the Events team attended multiple conferences, conducted proactive outreach, and secured numerous in-person meetings with key decision-makers. These efforts helped position Levi's Stadium as a premier destination for large-scale events in Santa Clara.

Conferences and Proactive Outreach Included:

Pollstar Live!

The Stadium Manager traveled to Los Angeles to attend Pollstar Live, the premier global conference for live entertainment professionals and the flagship event of *Pollstar* magazine, the leading trade publication in the industry. This three-day event featured insightful discussions led by top innovators in the live entertainment industry. It kicked off with *Production Live*, a full-day event focused on the production and logistics behind live events, and continued with Pollstar Live, culminating in the highly anticipated annual Pollstar Awards celebration.

Attending Pollstar Live offered a unique opportunity to gain a comprehensive, behind-the-scenes understanding of the global live entertainment industry. Topics discussed during the conference included:

- Industry insights from top leaders, including executives, artists, agents, promoters, venue managers, and production specialists:
    - The latest trends in touring and ticketing
    - Innovations in fan engagement and technology
    - Business models shaping the future of live events

- Production knowledge into the nuts and bolts of live show execution:
    - Tour logistics and transportation
    - Stage design, lighting, and sound innovations
    - Safety and sustainability in live event production

- Strategic thinking and problem-solving when tackling real-world challenges:
    - Navigating crisis scenarios (like wildfires, pandemics, etc.)
    - Contract negotiation and deal-making strategies
    - Data-driven decision-making in tour planning

- Recognition of excellence during The Pollstar Awards:
    - Who's leading the industry
    - Groundbreaking tours, venues, and creative concepts

- Market forecasting and global outlook:

  - Perspective on international markets, emerging technologies (like AI and immersive experiences)
  - Economic trends impacting the entertainment world

- Networking and career growth
  - Booking agents, promoters, and venue reps
  - Production crews and service providers
  - Marketing experts and media professionals

The insights and best practices shared during the conference will be leveraged to enhance operations, expand partnerships, and identify new opportunities for securing additional stadium content.

Metallica at Nissan Stadium

The Stadium Manager successfully secured two nights of Metallica performances at Levi's Stadium, which took place on June 20 and 22. To further strengthen relationships with all parties involved in the booking, the Stadium Manager traveled to Nashville to attend Metallica's show at Nissan Stadium and meet with key stakeholders.

During the trip, the Stadium Manager met with Live Nation, the current tour promoter, as well as Metallica's agency, which also represents Billy Joel - another major act that was set to perform at Levi's Stadium.

This in-person engagement provided an opportunity for strategic discussions focused on 2026 stadium tours and routing. Conversations centered around aligning tour windows to attract multiple large-scale performances from global artists. These meetings served as a valuable platform for reinforcing essential industry relationships and laying the foundation for securing future marquee concert bookings at Levi's Stadium.

Sports Business Journal Sports Business Awards Judging Panel

The Stadium Manager's Vice President of Levi's Stadium Events was honored with a distinguished selection to serve on the judging committee for the *Sports Business Journal* (SBJ) Sports Business Awards - one of the most respected recognitions in the sports industry. This prestigious appointment underscores both the executive's industry leadership and the national reputation of Levi's Stadium as a premier venue for world-class sports and entertainment.

Presented annually by *Sports Business Journal*, a leading authority on the business of sports, the Sports Business Awards recognize excellence and innovation across the industry. Award categories span a wide spectrum, including Best in Sports Media, Talent Representation, Brand Activation, Sports Facility of the Year, Sports League of the Year, and Executive of the Year. Each year's nominations include some of the most influential brands, agencies, venues, and individuals shaping the future of sports.

Being selected as a judge places the Vice President among an elite group of industry experts, executives, and SBJ editors entrusted with evaluating top-tier submissions. This role provided invaluable opportunities to connect with key stakeholders across the sports business landscape, further strengthening Levi's Stadium's positioning within the industry. It also enabled the Vice President to spotlight Levi's Stadium as a state-of-the-art venue capable of hosting some of the most significant and high-profile events in sports and entertainment.

Participation in the judging process for such a prestigious event not only highlights the caliber of leadership at Levi's Stadium but also reinforces the venue's growing influence and reputation on a national scale.

Concacaf Gold Cup Final

Securing the 2025 Concacaf Gold Cup Semifinal on July 2 was the result of years of dedicated relationship-building and an extensive RFP process. The match proved to be a landmark achievement for Levi's Stadium, drawing a record-breaking crowd of 70,975 attendees - the highest attendance ever recorded for a soccer match at the Stadium.

This success was not solely a product of procedural excellence but also of cultivating and maintaining strategic partnerships. Recognizing the significance of host engagement, Concacaf invited the Vice President of Levi's Stadium Events to attend the tournament final on July 6 at NRG Stadium in Houston. This invitation reflected Concacaf's acknowledgment of Levi's Stadium as a valued partner.

The presence of Levi's Stadium leadership at the final match served to reinforce an already strong relationship with Concacaf. These kinds of direct, in-person engagements are instrumental in ensuring that Levi's Stadium remains top of mind for future tournament hosting opportunities. By fostering meaningful industry relationships and demonstrating consistent commitment to excellence, Levi's Stadium is well-positioned to attract premier international events in the years to come.

Eric Church Band Golf Tournament presented by Messina Touring Group

At the invitation of Messing Touring Group (MTG), the Stadium Manager participated in the Eric Church Band Golf Tournament - an important opportunity to strengthen existing relationships with tour managers and key promoters. With several stadium-level tours planned for 2026 and beyond, this engagement ensured that Levi's Stadium remains a top venue option for Messina's large-scale live events.

Since 2012, the Eric Church Band has raised over $3 million through its annual ECB Golf Tournament and Auction, with all proceeds supporting MusiCares, a vital organization serving the music community.

MusiCares supports the people behind music - because music gives so much to the world. MusiCares offers a comprehensive safety net of critical health and welfare services to the music community, focusing on three essential areas:

- Mental Health & Addiction Recovery - Assistance for counseling, psychiatric care, inpatient and outpatient treatment, sober living, and more.
- Health Services - Financial support during medical crises and access to preventive care, including dental, medical, hearing, and vocal health clinics.
- Human Services - Help with essential living expenses such as rent, utilities, car payments, and insurance. Programs also address housing, legal support, senior services, and career development.

Core Values:

- Service: Compassionate and tailored assistance driven by expertise and empathy.
- Inclusivity: A welcoming, accessible community built for everyone in music - not just an industry.
- Empowerment: Creating a safe space to be heard, access resources, and thrive.

- Integrity: Upholding commitments and building trust with clients and donors.

The annual ECB Golf Tournament is proudly sponsored by MTG - a valued partner of Levi's Stadium Events. Founded in 2001 by Louis Messina and headquartered in Austin, TX, MTG is a leading full-service concert promotion company. Known for its innovation and longevity, MTG has promoted record-breaking tours for global artists like:

- Taylor Swift
- Eric Church
- Kenny Chesney
- Blake Shelton
- George Strait
- Ed Sheeran
- Shawn Mendes
- The Lumineers

Sports Business Journal Game Changers Conference

The 2025 edition of SBJ Game Changers took place on September 24 and 25 at the New York Marriott Marquis in Times Square, New York. Key executives across the sports and entertainment industry attend this conference annually, and having Levi's Stadium represented strengthens the stadium's brand presence and reinforces its reputation as a premier venue for the world's top sporting events.

This milestone year for SBJ Game Changers highlighted both the continuity and evolution of the Game Changers program, as nearly 600 women from across the sports business spectrum have been honored since its inception in 2011. The gathering drew executives, rights holders, agency professionals, brand leaders, media, and rising professionals - all united around advancing women's leadership, shaping the future of sports, and paving pathways for the next generation.

Key Themes & Conversations - The panels and sessions in 2025 centered on major forces transforming women's sports, including monetization, visibility, leadership pipelines, and content strategies. Below are some of the standout topics and takeaways.

Trends & Priorities in Sports Business - One of the early panels, featuring Amina Bulman (Boston Legacy FC, CRO), Kim Damron (Learfield President, Sports Properties), Dedra DeLilli (Toyota NA VP, Marketing Communications), and Danita Johnson (D.C. United POBO), focused on current and emerging trends in sports business, especially as they relate to women's sports.

- Brand awareness, fan experience, and analytics: Bulman emphasized that launching a new club in the NWSL's upcoming season relies heavily on grassroots marketing and analytical insight, not just traditional playbooks.
- For Johnson, enhancing the game-day experience (pricing, parking, amenities) was central, especially in anticipation of the 2026 World Cup, which presents a massive opportunity for fan acquisition.
- Monetization in women's sports: Damron spotlighted the deliberate growth of sponsorship revenue (citing a ~24% increase, versus an industry average nearer 12%) via thoughtful, strategic investments in women's sports.

- New revenue streams: The panel explored “taboo” or underutilized assets, such as jersey patches and field logos, particularly if regulations (like the NCAA’s rules) evolve to permit their use.
- Data & insights as currency: DeLilli emphasized that giving brands access to fan data and audience analytics is among the most valuable assets one can offer, enabling smarter, more tailored sponsorships and experiences.
- On where the industry must do better: Bulman called for deeper professional leadership training (beyond functional skills). Damron emphasized the importance of promoting women into senior roles. Johnson emphasized the need to create opportunities for individuals whose paths into the industry diverge from established norms.

Brand Investment & Partnership Models - A recurring thread: how to structure brand engagement in women’s sports in ways that are meaningful - not checkbox sponsorships, but deep, authentic relationships.

- Panelists, such as Kerry Scalora (Michelob Ultra, Anheuser-Busch) and Dan Fleetwood (SAP, global sponsorships), emphasized that brand investment should be rooted in audience alignment and value, rather than simply optics.
- Rather than viewing women’s sports as a side project, they argued it should be integrated into brand strategies with access to athletes, storytelling opportunities, and shared assets (“less red tape, more white space”) to allow sponsors flexibility and authenticity.
- The panel wrapped with advice for newcomers: engage your network, ask questions, and take every opportunity to learn. (A recurring mentor-mentee theme at the event.)

Visibility & Media Exposure - Another critical challenge surfaced often: how do we make women’s sports more visible so that they’re not peripheral or “the secondary option”?

- Julie Uhrman (Angel City co-founder) discussed how the biggest hurdle for women’s sports is making events as discoverable as their men’s counterparts. Women’s events often suffer from weaker scheduling, lower promotion, and less favorable media placement.
- The role of non-official content emerged as an accelerator. In previous years, speakers noted that a significant portion of women’s sports views originate from fan-generated content or clips shared outside of official channels. Amplifying that content - and integrating it with official assets - helps expand reach.
- No matter how many sponsorship deals or corporate dollars flow in, they cannot substitute for consistent, quality broadcast/media exposure. Many echoed the need to “just show the games” - regular scheduling, primetime windows, accessible platforms.

Leadership, Mentorship & Career Growth - One of the heartbeats of Game Changers is its focus on people - not just deals or metrics, but how women rise, connect, and support one another.

- The conference programs consistently include mentor/mentee matchups, networking receptions, and periodic reflective sessions. For instance, in 2022, the CSM Mentoring Challenge was connected to a reception the night before the main event.
- In prior years’ recaps, attendees commented on how special it was to gather with peers who face similar hurdles, leadership challenges, and ambitions - creating a safe space for vulnerability, sharing ups and downs, and fueling resilience.

- A recurring piece of advice across panels: don't be shy about reaching out, asking questions, and leaning into your existing network. (One speaker in 2022 emphasized: "having conversations with your network … broaden your scope.")

The Honoree Ceremony & Symbolic Moments - The Awards Celebration is more than a social night - it's a moment of affirmation, legacy-building, and inspiration.

- In 2025, the Celebration took place on September 24, with Bonnie Bernstein, sports journalist and CEO of Walk Swiftly Productions, serving as emcee.
- Past honorees (from earlier classes) were invited to an exclusive pre-ceremony reception, giving the community an opportunity to reconnect across cohorts.
- The next evening, the full conference provided a context to frame those awards - not as isolated honors, but as points in ongoing continuity of momentum, accountability, and collective evolution.

Strengths, Tensions & Takeaways - Upon reviewing coverage and participant reflections, several strengths and challenges emerge.

Strengths

- Integrated agenda: The conference strikes a balance between big-picture industry trends, tactical case studies, and personal development. You don't just hear about challenges - you hear from people living them.
- Cross-sector representation: Speakers and attendees include rights holders (teams, leagues), brands, agencies, media, and tech, which helps bridge silos and spark cross-pollination.
- Symbolic power: The Game Changers awards create a visible benchmark and legacy, inspiring newcomers and honoring those who've pushed the field.
- Real conversations on equity, access, and inclusion: It doesn't shy away from difficult questions - underrepresentation in leadership, structural barriers, and how to build pathways for those without traditional entry points.

Tensions & Open Questions

- Monetization vs. integrity: As more dollars enter women's sports, how do partners avoid over-commercialization, tokenism, or misalignment with audience values? The tension between maximizing revenue and preserving authenticity is always present.
- Broadcast & media bottlenecks: While sponsorship and brand investment can grow steeply, many speakers assert that consistent visibility remains the linchpin. Without reliable media exposure, other efforts risk being muted.
- Leadership pipelines: The gap between mid-level women in the industry and senior leadership remains daunting. Many expressed concern that too few are being nurtured or promoted to C-suite levels.
- Scaling across levels: Many strategies that work for major leagues or marquee women's sports can't easily translate to smaller leagues, colleges, or regional teams. Tailoring models for scale remains a challenge.
- Sustainability over hype: The momentum is real now, but sustaining growth - especially in economic downturns or shifting media landscapes - demands strategic rigor, flexibility, and constant adaptation.

What to Watch Moving Forward

- Evolution of “sponsorship assets” - as nontraditional assets (e.g., patches, in-stadium signage, content rights, data packaged rights) gain wider acceptance, especially in women’s sports contexts.
- Media rights & distribution innovation - who steps in to make women’s sports more accessible (streaming partners, nontraditional platforms, fan-driven feeds).
- Leadership development programs - whether more formal pipelines, executive training, or mentorship networks scale to move more women into C-suite roles.
- Cross-industry brand partnerships - which brands outside the traditional sports vertical get serious about women’s sport, and how creative those partnerships become.
- Audience engagement & community building - how clubs and rights holders lean into nontraditional content, social-first strategies, creator collaborations, and immersive experiences.
- Measuring impact beyond dollars - how the industry defines and tracks success (e.g,. retention, fan lifetime value, social impact), especially in women’s sports.

Unplugged & Uncorked

The Stadium Manager allocated funds from the approved marketing budget to attend the Fourth Annual Unplugged & Uncorked event, held on October 8 in New York City.

Co-chaired by AEG’s President of Global Touring, Unplugged & Uncorked was founded in 2021 by leading figures in the music industry. The event has since evolved into a premier gathering that combines philanthropy and celebration, raising awareness and funds for pediatric research and care through an independently organized, transparent, and audited fundraising initiative. Attendees enjoy an evening of live music, wine, and camaraderie - all in support of meaningful causes.

This year’s event partnered with Musicians On Call (MOC) to advance their mission of bringing live and recorded music to the bedsides of patients, families, and caregivers in healthcare settings. Since its first bedside program at Memorial Sloan Kettering in New York City 25 years ago, MOC’s volunteers have delivered the healing power of music to more than 1.2 million people across all 50 states through bedside, virtual, and streaming programs, making it the nation’s leading provider of live music in hospitals.

By attending the event, the Stadium Manager strengthened existing relationships, particularly with AEG, the world’s second-largest concert promoter and a key content partner for Levi’s Stadium. The event also provided valuable opportunities to connect with prominent promoters, artists, agents, and venue executives from organizations such as ASM Global, CAA, Independent Artist Group, Live Nation, Oak View Group, and Wasserman. These engagements supported ongoing discussions about upcoming stadium tours and the inclusion of Levi’s Stadium in future routing plans.

Gridiron Stadium Network

The Stadium Manager plays a significant role in the Gridiron Stadium Network. Levi’s Stadium’s Vice President of Events served as Vice Chairperson for two years and now serves as Chairperson.

The Gridiron Stadium Network was founded to raise awareness and promote the unique assets of its member stadiums. Currently representing 17 NFL venues, the GSN focuses on maximizing opportunities and enhancing the utilization of these state-of-the-art facilities for a variety of events, including sports, entertainment, and public or private gatherings. The network supports its members in attracting and developing events, whether for a single venue or multiple locations. From sold-out concerts and major sporting events to smaller shows and conferences, GSN members are committed to delivering exceptional experiences for audiences, performers, and corporate, community, and third-party partners.

Gridiron Stadium Network member benefits include:

- Monthly All Member Meeting
    - Each month, all Member representatives gather together via video conference to discuss the performance of current events, upcoming events, new event opportunities, event challenges, and any other topics Members wish to discuss.
- Monthly Executive Committee Meetings
    - Each month, members of GSN's Executive Committee gather via video conference to discuss the overall business of the group, including annual budgeting, marketing initiatives, ongoing strategy, new ideas to present to the full Membership, Annual Meeting planning, and more. The Executive Committee is currently comprised of eight Member representatives, who are elected by the full Membership each year at the Annual All-Member Meeting.
- Semi-Annual Sub-Committee Meetings
    - At least twice a year, Members hold Sub-Committee Meetings via video conference to delve deeper into specific issues, challenges, trends, and best practices. Currently, GSN holds meetings in the areas of Event Services & Facility Operations, as well as Event Marketing & Promotions. These meetings provide a platform for different team members from each participating member's staff to discuss details related to a particular tour's setup, extra security measures, new credentialing protocols, event-specific marketing ideas, and more with their respective colleagues.
- Annual In-Person Meetings
    - At the conclusion of each fiscal year, leaders from all Member Stadiums convene for three days in person in a different location each year. Members meet to discuss the previous year's highlights & challenges, data reviews (cumulative ticket sales, grosses, etc.), new industry trends, Membership financials & budgeting, and more. Membership also hosts group dinners and receptions during this time with third parties to foster deeper relationships with concert promoters, booking agents, sports leagues, and sports promoters.
- Sponsored Networking Events
    - Each year, GSN hosts key networking receptions to benefit its members, providing an opportunity for them to interact with colleagues at third-party events. One of the most important networking events occurs at the annual Pollstar Live Conference, the largest international gathering of concert and touring industry executives worldwide. This Member-hosted event provides an atmosphere of conversation with the power players of the touring business, which can ultimately lead to more events for all members' stadiums.
- Shared Ticket Counts
    - The sharing of information is critical to Members, so we closely monitor all GSN-related event counts to compare numbers and provide assistance to any Member who may need help with a

particular event. This sharing of data is closely guarded but typically results in a great flow of fresh commentary amongst the Members.

Looking Forward

Public Events Secured for 2026

The events team has already successfully secured four events for 2026:

Ed Sheeran

Ed Sheeran officially announced the North American leg of his worldwide LOOP Tour, bringing one of the most anticipated stadium tours of 2026 to Santa Clara's own Levi's Stadium on July 25. As part of a major tour spanning the U.S. and Canada, the tour will showcase an all-new set design and feature music from Sheeran's newly released album, 'Play,' alongside fan favorites and chart-topping classics. The LOOP Tour expands on his already announced 2026 dates in New Zealand and Australia, following the global success of his record-breaking Mathematics Tour. The announcement comes just after the debut of Play, a critically praised album that marks a new chapter for Sheeran as he explores fresh global influences and evolves his signature sound. With Levi's Stadium continuing to solidify its place as a premier West Coast destination for major touring artists, Sheeran's upcoming stop is set to be a standout moment for Santa Clara in 2026.

AC/DC

AC/DC electrified fans worldwide by announcing the continuation of their POWER UP Tour, with Santa Clara's Levi's Stadium set to host one of the most anticipated rock shows of 2026 on August 5. As part of a 21-date run that spans major cities across the Americas, our iconic stadium will once again welcome one of the world's greatest rock bands for a full-scale, high-energy performance worthy of its massive production. Levi's Stadium provides the ideal stage for AC/DC's powerful live show, which accompanies their global chart-topping album *POWER UP*.

San Jose Earthquakes vs. Los Angeles FC

The San Jose Earthquakes released their 2026 MLS schedule, featuring a mix of major rivalry games, high-profile matchups, and marquee events across the Bay Area. The season begins February 21 at PayPal Park and includes key home clashes with LA Galaxy, LAFC, San Diego FC, and Seattle Sounders FC, plus a special appearance from global star Thomas Müller when Vancouver visits. As part of their annual large-venue showcases, the Quakes will once again host their vibrant Mexican Heritage Night match against LAFC at Levi's Stadium on September 19, where recent crowds have surpassed 50,000 fans. Building on a strong 2025 campaign and leading into the excitement of the 2026 FIFA World Cup, the Earthquakes expect a season filled with big moments, community events, and high-energy matchdays across Santa Clara and San Jose.

Bruno Mars

Global superstar Bruno Mars will bring *The Romantic Tour* to Levi's Stadium on October 10, marking his first full headlining tour in nearly a decade and his first-ever stadium tour. This follows the massive success of his *24K Magic World Tour* and recent global performances, including a celebrated Las Vegas residency and record-breaking international dates.

The announcement comes alongside news of Mars' long-awaited fourth solo album, *The Romantic*, and continued chart dominance with hits like the GRAMMY®-winning "Die With A Smile" with Lady Gaga and

"APT." with ROSÉ, which became Apple Music's most streamed song of 2025 and topped global charts worldwide.

Diverse Line-Up

Our events team continues to intentionally shape a wide-ranging schedule designed to reach new audiences and strengthen Levi's Stadium's position as a premier multi-genre destination. The upcoming season already reflects this approach, with a slate that includes global pop phenomenon Ed Sheeran, rock legends AC/DC, a high-profile MLS showdown between the San Jose Earthquakes and Los Angeles FC and global superstar Bruno Mars. These early announcements underscore our commitment to variety and our ability to appeal to distinctly different fan bases.

Profitability

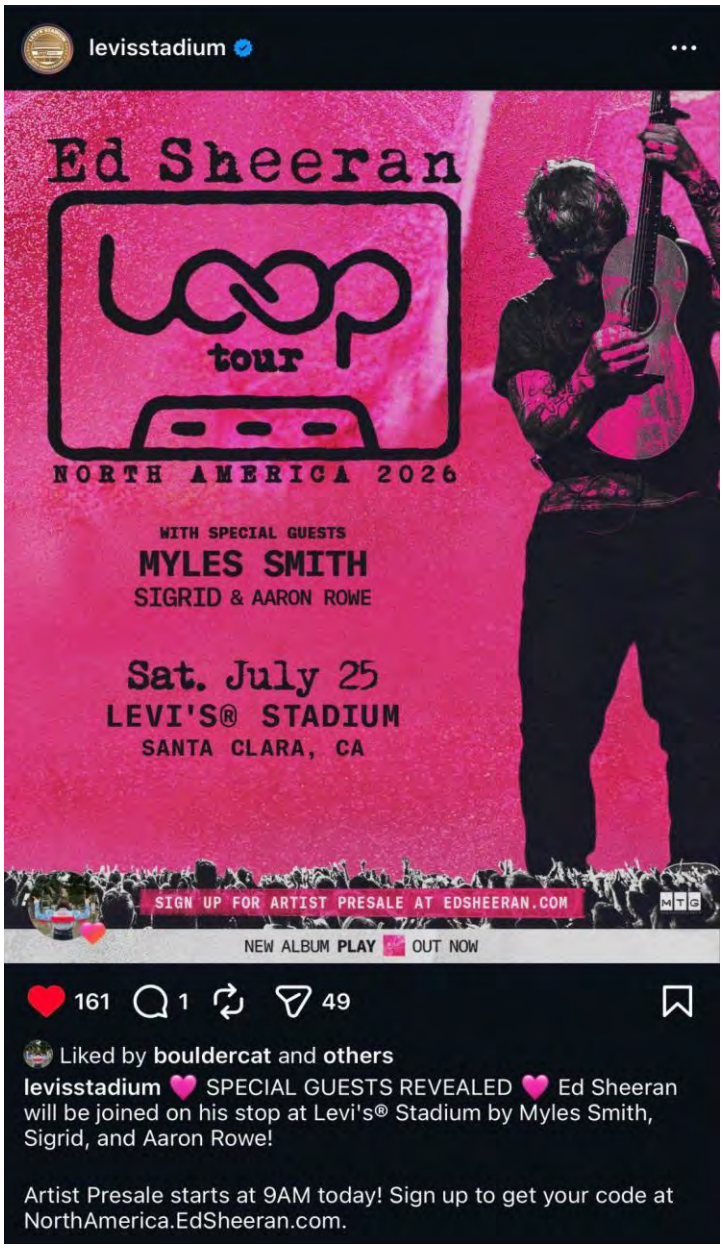
Looking ahead, we will continue to prioritize profitability in every event we secure. Our approach centers on structuring deals that fully leverage stadium-wide revenue opportunities while ensuring terms that support strong financial outcomes. This disciplined strategy allows us to grow our event portfolio responsibly and sustain long-term value.

Continued Use of Owned and Operated Marketing Assets

We will continue to leverage Levi's Stadium and the 49ers' digital, social, in-venue, and direct-to-consumer platforms to maximize visibility and audience reach for all upcoming events through integrated marketing efforts across email, web, app, and game-day assets.

Example of Event Marketing on Levi's Stadium Social Channels





Example of Event Marketing on Levi's Stadium Social Channels





Example of Targeted Email Campaigns

LEVI'S® STADIUM



Ed Sheeran is bringing the Loop Tour to Levi's® Stadium on **July 25, 2026**!

Click **here** or the button below to be alerted once tickets are on sale.

GET TICKET ALERTS

Unsubscribe | Manage Preferences | Privacy Policy | Terms of Use | View as Web Version

© Levi's® Stadium
4900 Marie P. DeBartolo Way, Santa Clara, CA, 95054

Add info@go.49ers.com to your email contact list/address book to ensure delivery of future emails from Levi's® Stadium.

This email was sent to you because you are a Levi's® Stadium subscriber or you've previously expressed interest in music/entertainment at Levi's® Stadium.

Example of Targeted Email Campaigns



AC/DC is bringing the Power Up Tour to Levi's® Stadium on **August 5, 2026** with special guest The Pretty Reckless!

Tickets will go on sale this Friday, November 7th. Click **here** or the button below to be alerted.

GET TICKET ALERTS

Unsubscribe | Manage Preferences | Privacy Policy | Terms of Use | View as Web Version

© Levi's® Stadium
4900 Marie P. DeBartolo Way, Santa Clara, CA, 95054

Add info@go.49ers.com to your email contact list/address book to ensure delivery of future emails from Levi's® Stadium.

This email was sent to you because you are a Levi's® Stadium subscriber or you've previously expressed interest in music/entertainment at Levi's® Stadium.

Example of Targeted Email Campaigns

Levi's® STADIUM



Primetime is BACK at Levi's® Stadium. The San Jose Earthquakes return on **Saturday, September 19, 2026**, for a primetime showdown with LAFC.

Click **here** or the button below to be alerted when tickets are available.

GET TICKET ALERTS

Unsubscribe | Manage Preferences | Privacy Policy | Terms of Use | View as Web Version

© Levi's® Stadium
4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Add info@go.49ers.com to your email contact list/address book to ensure delivery of future emails from Levi's® Stadium.

This email was sent to you because you are a Levi's® Stadium subscriber or you've previously expressed interest in music/entertainment at Levi's® Stadium.

Continued Conference Attendance and Proactive Outreach

We will continue to invest in relationship-building and professional development by attending key industry conferences and conducting intentional outreach throughout the year. By maintaining a consistent presence and prioritizing in-person engagement with partners and key decision-makers, we will further strengthen our market position. These sustained efforts will help ensure Levi's Stadium remains a premier destination for major live events.

Gridiron Stadium Network

We will remain deeply engaged in the Gridiron Stadium Network, where our Stadium Manager continues to play a key leadership role. With Levi's Stadium's Vice President of Events now serving as Chairperson, we will continue to support and contribute to the network's collaborative efforts and shared initiatives in the year ahead. This ongoing involvement strengthens our industry relationships, enhances our access to best practices, and positions Levi's Stadium to secure high-profile events by staying closely connected to trends, opportunities, and partners across all GSN member venues.

Conclusion

As we reflect on another successful year and prepare for sustained growth, we are confident in the strength of our marketing plan, which outlines a strategic approach to attracting prominent private and public events. Through proactive client engagement, targeted marketing strategies, innovation, and collaboration, we will continue delivering highly profitable events for the Stadium Authority.

Board Policy Manual
Proposed
February 24, 2026

Stadium Authority Board Budget Policy

The Santa Clara Stadium Authority (Stadium Authority) has a responsibility to the Santa Clara community, its financing agencies, the Forty Niners Stadium Management Company (ManCo), and other stakeholders to manage the Stadium finances wisely and with transparency and to plan for the provision of services desired by, and in the best interest of, the public.

The Proposed Operating, Debt Service, and Capital Budget for the Stadium Authority is developed as required in the Stadium Authority Management Agreement, Section 4.6: Annual Operating Budget. The budget provides the necessary funding to administer the duties of the Stadium Authority, including:

- Funding for operating the Stadium for Non-NFL events through ManCo,
- Advancement of the FY 2026/27 Work Plan;
- Payment of debt service obligations; and,
- Maintenance of a five-year capital plan.

Through the Management Agreement, ManCo is held to a Standard of Care as outlined in Section 2.9 of the Management Agreement, which states:

> 2.9 Standard of Care. Subject to the limitations set forth in this Agreement, the Budget, and the Stadium Lease, the Stadium Manager shall exercise prudent, commercially reasonable good faith efforts in managing and operating the Stadium in accordance with the terms hereof so as to (a) maintain the Stadium in the Required Condition and operate the Stadium as a quality NFL and multi-purpose public sports, public assembly, exhibit and entertainment facility, to a standard of quality comparable to other similar facilities (except that the parties recognize that portions of the Stadium may be in need of capital upgrades); (b) control Manager Operating Expenses, StadCo Operating Expenses and Stadium Authority Operating Expenses; and (c) maximize Operating Revenues.

This policy is designed to provide standards for financial decision-making consistent with applicable law, agreements, and debt covenants and establish parameters for directing the financial affairs of the Stadium.

This policy is meant to be dynamic and is subject to change as the needs arise or when additional information is available. All amendments will be approved by the Stadium Authority Board (Board) at a public meeting.

A. Budget Objectives:

1. Ensure proper governance and accountability as reflected in the annual budget.
2. Identify needs of the community, ManCo, and key stakeholders (such as Stadium Builder License holders/season ticket holders, fans, and event attendees).
3. Inform and communicate clearly and thoroughly to the community as a whole the Stadium Authority's fiscal position and budget schedule/hearings to actively participate in the Stadium Board's budget deliberations.
4. Align the budget with Stadium Authority Board priorities and duties, as proposed by ManCo, Stadium Authority staff, and/or Board members.
5. Identify and budget the resources required to perform services and accomplish policy objectives.
6. Ensure the long-term upkeep and maintenance of the Stadium.
7. Set standards to measure, monitor, and evaluate the Stadium Authority's accomplishment of budget objectives and expenditure of appropriations:
    - Quarterly Financial Reports
    - Annual Budget Review and Adoption
    - Annual Financial Statements
8. Focus on business process redesign in order to improve productivity and quality, flexibility, and cost-effectiveness of service delivery (e.g., streamlining, simplifying, reorganizing functions, and reallocating resources).

B. Budget Policy Statements:

1. Stadium Authority Staff will submit a structurally balanced budget (revenues will equal or exceed expenses) for Stadium Authority Board approval to cover annual debt requirements and operating and maintenance expenses. If a structural imbalance occurs, a plan will be developed and implemented to correct the imbalance.
2. Stadium Authority Executive Director will submit the annual proposed budget to the Board in compliance with the relevant provisions of the Stadium Management Agreement in late February/early March for Board review and public input and the Board will adopt the annual budget before March 31st of each year.
3. The Stadium Authority Budget will comply with all local, including Measure J, State, and Federal legal requirements.
4. The Stadium Authority Budget will provide for adequate maintenance and repair of capital assets and equipment for the Stadium:
    a. An annual capital budget will be prepared and approved by the Board as part of the annual budget.
    b. A five-year capital plan will be prepared and updated annually. The plan will prioritize all anticipated capital projects.
5. The Stadium Authority will maintain a budgetary control system to ensure adherence to the budget and will use a budget/encumbrance control system to ensure proper budgetary control. Budgetary appropriation control for expenditures shall be at the fund level.
6. Stadium Authority staff will prepare quarterly reports comparing actual revenues and expenses to budgeted amounts.

7. Stadium Authority staff will bring forward budget amendments for Board consideration during the year in order to address unanticipated needs, emergencies, or compliance with Stadium agreements.
8. The Stadium Authority Budget will be prepared using the accrual basis.
9. The Stadium Authority Treasurer is responsible for coordinating the overall preparation of the Stadium Authority's budget and analyzing its content, reflective of expenses for operations of ManCo and Stadium Authority staff, debt requirements, and capital expenses.

A. Budget Development Process:

The Stadium Authority Treasurer is responsible for coordinating the overall preparation of the Stadium Authority's budget and analyzing its content. The goal of each budget development process is that the Budget is presented to the Board and the public at one Study Session and one Public Hearing before its final approval of the annual budget. The following are key steps to the budget development process:

1. In November of each year (or before), Stadium Authority staff will meet with the ManCo and develop the annual budget development plan which includes the date that the ManCo will provide all necessary documents as required by the Stadium Lease and Stadium Management Agreement.
2. No later than 45 days prior to the start of the upcoming fiscal year, the ManCo will provide annual documents as outlined in the Stadium Agreements, which will be used in the Budget Development Process.
    - Stadium Operations and Management Plan (*Source: Stadium Management Agreement)*
        - Annual Shared Expense Budget w/ Five Year Projection (*Source: Stadium Management Agreement)*
        - Annual Stadium Operations Budget (*Source: Stadium Management Agreement)*
        - Annual Public Safety Budget *(Source: Stadium Management Agreement)*
        - Capital Expenditure Plan with Five Year Projection (*Source: Stadium Management Agreement)*
        - Non-NFL Event Marketing Plan (*Source: Stadium Management Agreement)*
3. Stadium Authority staff will analyze ManCo's budget submission including but not limited to the number of FTEs recommended and related personnel costs; line item recommended expenses; and strategic focus of recommended resources using various tools such as historical expense analysis, incremental increases, and base budget review.
4. Stadium Authority staff will calculate the budget for Stadium Authority General and Administrative costs (such as staff costs, consulting, audit, legal, and any reasonable and necessary expenses to uphold its support of the Board).
5. Stadium Authority staff will calculate any necessary funding to be used for the Stadium Authority's Discretionary Fund.

6. Stadium Authority staff will compile a draft budget incorporating the items provided by ManCo and calculated by staff and will submit the document to the Stadium Authority Board at a Study Session or Public Hearing for review and seeking input from the public and the Board.
7. Prior to March 31st, staff will submit the proposed Annual Stadium Authority Budget to the Board for final approval.

Board Policy Manual
Proposed
February 24, 2026

Stadium Authority Board Compliance and Management Policy

This policy sets the framework for compliance of the mandates of *The Santa Clara Stadium Taxpayer Protection and Economic Progress Act* (Measure J), passed by the voters of the City of Santa Clara in June 2010 and the management of Levi's® Stadium (Stadium). Measure J was the legislation that approved the development on City-owned land of a Stadium suitable for the exhibition of professional football games and other event subjects, however, to the binding requirements set forth in Measure J to safeguard the City's General and Enterprise Fund and protect City taxpayers. Measure J was enacted for the following purposes:

1. Generate New Revenue for Santa Clara
2. Create New Jobs
3. Provide Taxpayer Protections
4. Generate Community Funding

To ensure that the Stadium operates within the boundaries of Measure J and that it is managed effectively, the Stadium Authority Board (Board) established the following Board priority in January 2017:

- *Ensure Compliance with Measure J and Manage Levi's Stadium*

The Board is committed to complying with the regulations of Measure J and governance of the Stadium Authority and its activities through the below framework:

.

- Oversight – effective management of the Stadium
- Commitment – to the citizens of Santa Clara to protect the community and safeguard the City's General Fund
- Compliance – with Measure J and various Stadium agreements
- Transparency – to provide information required for decision making
- Communication – to keep the public informed of issues related to the Stadium
- Adequate Resources – to maintain the necessary resources, including staffing, to effectively manage the Stadium
- Enforcement – to require that Stadium contracts and agreements are accurately followed

- Monitoring – perform compliance and financial audits by both internal and external auditors
- Corrective Action – audit report of all findings which will require a written response to any non-compliant finding

Board decisions must be aligned to the voter approved Measure J legislation and evaluation of this initiative must be reviewed against the purpose for which Measure J was established. The intent of the above framework is to provide transparency of conventional activities that the Stadium Authority will engage in to ensure Measure J compliance.

26-171 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT

Action on the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

RECOMMENDATION

Approve the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

City of Santa Clara

Meeting Minutes of the

Joint City Council and Authorities Concurrent &

Santa Clara Stadium Authority Board

01/27/2026 **6:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

• Via Zoom:
  o https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE**: Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

Closed Session - 6:00 PM | Regular Meeting - 7:00 PM

6:00 PM CLOSED SESSION

Call to Order in the Council Chambers

Vice Mayor Gonzalez called the Closed Session to order at 6:02 PM.

Confirmation of Quorum

Assistant City Clerk Pimentel confirmed a quorum.

1.A 26-102 Conference with Legal Counsel-Anticipated Litigation
Pursuant to Gov. Code § 54956.9(d)(4) - Initiation of litigation

--Number of potential cases: One

1.B 26-78 Conference with Labor Negotiators (CC)
Pursuant to Gov. Code § 54957.6

City representatives: Jovan D. Grogan, Aracely Azevedo, Marco Mercado, Ashley Lancaster, Charles Sakai and Glen Googins

Employee Organization(s):
International Brotherhood of Electrical Workers, Local Union 1245 (Unit #3)

Public Comment

None.

Convene to Closed Session (Sparacino Conference Room)

Vice Mayor Gonzalez adjourned into Closed Session at 6:03 PM.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Vice Mayor/Chair Gonzalez called the regular meeting to order at 7:13 PM.

Pledge of Allegiance and Statement of Values

Council/Board recited the Pledge of Allegiance.

Council/Boardmember Cox recited the Statement of Values.

Roll Call

Assistant City Clerk/Secretary Pimentel recited the AB23 announcement and Statement of Behavioral Standards.

Assistant City Clerk/Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 6 - Vice Mayor/Chair Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, and Council/Boardmember Kelly Cox

Absent: 1 - Mayor/Chair Lisa M. Gillmor

A motion was made by Council/Boardmember Chahal, seconded by Council/Boardmember Jain, to excuse Mayor/Chair Gillmor from this meeting.

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Chahal, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, and Council/Boardmember Cox

Absent: 1 - Mayor/Chair Gillmor

Vice Mayor/Chair Gonzalez and **Council/Boardmember Cox** called for a moment of silence in remembrance of retired Santa Clara Police Officers **Monte Macer, Jr.** and **Tom Hensley**.

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

City Attorney Googins reported that there was no reportable action from Item 1.A and noted that Council will adjourn into Closed Session to consider Item 1.B at the end of the regular meeting.

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

Lucila Ortiz requested that **Council/Board** consider **Council/Boardmember Park's** 030 request regarding immigration enforcement during the Super Bowl.

Elysa requested that **Council/Board** consider **Council/Boardmember Park's** 030 request regarding immigration enforcement during the Super Bowl.

Huy Tran requested that **Council/Board** consider **Council/Boardmember Park's** 030 request regarding immigration enforcement during the Super Bowl.

Council/Board discussion followed.

A motion was made by Council/Boardmember Park, seconded by Council/Boardmember Chahal, to consider 030 requests following Public Presentation.

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Chahal, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, and Council/Boardmember Cox

Absent: 1 - Mayor/Chair Gillmor

CONSENT CALENDAR

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to approve the Consent Calendar.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.A 26-77 Action on the November 18, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting, December 2, 2025 Special City Council Minutes, December 16, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting, and December 17, 2025 Special City Council Meeting Minutes.

Recommendation: Approve the November 18, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting, December 2, 2025 Special City Council Minutes, December 16, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes, and December 17, 2025 Special City Council Meeting Minutes.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to approve the November 18, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting, December 2, 2025 Special City Council Minutes, December 16, 2025 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes, and December 17, 2025 Special City Council Meeting Minutes.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.B 26-2 Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:
Planning Commission - November 12, 2025

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to note and file the Minutes of the Planning Commission - November 12, 2025.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.C 26-17170 Action on City Bills and Claims Report for the period November 15, 2025 - December 5, 2025

Recommendation: Approve the list of Bills and Claims for November 15, 2025 - December 5, 2025.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to approve the list of Bills and Claims for November 15, 2025 - December 5, 2025.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.D 26-17340 Action on Monthly Financial Status and Investment Reports for November 2025 and Approve the Related Budget Amendments

Recommendation:

1. Note and file the Monthly Financial Status Report and Monthly Investment Report for November 2025 as presented; and
2. Approve the FY 2025/26 budget amendments in the following funds (as detailed in the Fiscal Impact section of the staff report and Attachment 3 of the staff report):
   a. In the General Fund, transferring funds from the Police Department budget to the Public Buildings Capital Fund and transferring unrestricted ending fund balance to the General Government Capital Fund, with a net impact of $0;
   b. In the City Affordable Housing Capital Fund appropriating a transfer from the City Affordable Housing Fund to the Civic Center Low Income Housing project, with accrued interest allocated to the unrestricted fund balance, with a net impact of $5,155,639;
   c. In the City Affordable Housing Fund, transferring the balance of the Restricted Civic Center Drive Reserve and its accumulated interest to the City Affordable Housing Capital Fund and its accumulated interest, with a net impact of $0;
   d. In the General Government Capital Fund, recognizing a transfer from the General Fund and establishing a new Downtown City Property Evaluation project, with a net impact of $50,000;
   e. In the Library Department Capital Fund, reallocating savings from the Central Park Library Concrete Sidewalk Replacement project to the Central Park Library Radio Coverage project, with a net impact of $0;
   f. In the Public Buildings Capital Fund, recognizing a transfer from the General Fund and establishing a new Police Department Facility Renovation project; with a net impact of $275,000.

(Five votes required for items 2.a - d and f with further details provided in Attachment 3)

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to (1) note and file the Monthly Financial Status Report and Monthly Investment Report for November 2025 as presented; and (2) approve the Fiscal Year 2025/26 budget amendments in the following funds: (a) in the General Fund, transferring funds from the Police Department budget to the Public Buildings Capital Fund and transferring unrestricted ending fund balance to the General Government Capital Fund, with a net impact of $0; (b) in the City Affordable Housing Capital Fund appropriating a transfer from the City Affordable Housing Fund to the Civic Center Low Income Housing project, with accrued interest allocated to the unrestricted fund balance, with a net impact of $5,155,639; (c) in the

City Affordable Housing Fund, transferring the balance of the Restricted Civic Center Drive Reserve and its accumulated interest to the City Affordable Housing Capital Fund and its accumulated interest, with a net impact of $0; (d) in the General Government Capital Fund, recognizing a transfer from the General Fund and establishing a new Downtown City Property Evaluation project, with a net impact of $50,000; (e) in the Library Department Capital Fund, reallocating savings from the Central Park Library Concrete Sidewalk Replacement project to the Central Park Library Radio Coverage project, with a net impact of $0; and (f) in the Public Buildings Capital Fund, recognizing a transfer from the General Fund and establishing a new Police Department Facility Renovation project; with a net impact of $275,000.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.E 26-17460 Action on a Resolution Accepting the AB 1600 Report on Development Impact Fees for Fiscal Year Ended June 30, 2025 and Making Required Findings

Recommendation: Adopt a Resolution accepting the AB 1600 Report on Development Impact Fees for fiscal year ending June 30, 2025 and making findings regarding the continuing need for the unexpended balances of certain impact fees as of June 30, 2025.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to adopt Resolution No. 26-9529 accepting the AB1600 Report on Development Impact Fees for fiscal year ending June 30, 2025 and making findings regarding the continuing need for the unexpended balances of certain impact fees as of June 30, 2025.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.F 26-17250 Action on a Purchase and Sale Agreement to Acquire the Property Located at 3031 Corvin Drive in Santa Clara for Use by the Parks and Recreation Department, Public Works Department, and the Water and Sewer Utilities Department for Workshop and Storage Purposes for a Purchase Price of $6.3 Million and Approve Related Budget Amendments

Recommendation:

1. Approve Resolution authorizing the City Manager to execute a Purchase and Sale Agreement (Agreement) with Timothy Charles Bonasera and Emily Ann Bonasera, his wife, and Timothy C. Bonasera, a married man as his sole and separate property, Alison Earle, Trustee of the Exempt Trust FBO Alison Earle created December 30, 2020 under the Michael J. Bonasera Living Trust dated September 27, 1990, Jenette Del Monaco, Trustee of the Exempt Trust FBO Jenette Del Monaco created December 30, 2020 under the Michael J. Bonasera Living Trust dated September 27, 1990, and Susan Bonasera, Trustee of the Exempt Trust FBO Susan Bonasera created December 30, 2020 under the Michael J. Bonasera Living Trust dated September 27, 1990 for 3031 Corvin Drive in the amount of $6.3 Million for use by Department of Public Works, Parks and Recreation and Water and Sewer, in substantially the form presented subject to the review and final approval as to form by the City Attorney;
2. Authorize the City Manager or designee to take any necessary actions to implement and administer the Agreement, including, acceptance of a grant deed on behalf of the City; and
3. Approve the following FY 2025/26 budget amendments:
   a. In the General Fund, establish a transfer to the Water Utility Capital Fund in the amount of $2,264,400 and decrease the Land Sale Reserve in the amount of $2,264,400 **(five affirmative Council votes required for the use of unused balances);**
   b. In the Sewer Utility Capital Fund, establish a transfer to the Water Utility Capital Fund in the amount of $2,090,500 and decrease the Unrestricted Ending Fund Balance in the amount of $2,090,500 **(five affirmative Council votes required for the use of unused balances)**;
   c. In the Water Recycling Fund, establish a transfer to the Water Utility Capital Fund in the amount of $464,600 and decrease the Unrestricted Ending Fund Balance in the amount of $464,600 **(five affirmative Council votes required for the use of unused balances)**; and
   d. In the Water Utility Capital Fund, recognize transfers from the General Fund in the amount of $2,264,400, the Sewer Utility Capital Fund in the amount of $2,090,500, and the Water Recycling Fund in the amount of $464,600, decrease the unrestricted ending fund balance in the amount of $2,090,500, and establish the new Corvin Drive Property Purchase and Improvements project in the amount of

$6,910,000 **(five affirmative Council votes required for the use of unused balances and to appropriate additional revenue)**.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to (1) approve Resolution No. 26-9530 authorizing the City Manager to execute a Purchase and Sale Agreement (Agreement) with Timothy Charles Bonasera and Emily Ann Bonasera, his wife, and Timothy C. Bonasera, a married man as his sole and separate property, Alison Earle, Trustee of the Exempt Trust FBO Alison Earle created December 30, 2020 under the Michael J. Bonasera Living Trust dated September 27, 1990, Jenette Del Monaco, Trustee of the Exempt Trust FBO Jenette Del Monaco created December 30, 2020 under the Michael J. Bonasera Living Trust dated September 27, 1990, and Susan Bonasera, Trustee of the Exempt Trust FBO Susan Bonasera created December 30, 2020 under the Michael J. Bonasera Living Trust dated September 27, 1990 for 3031 Corvin Drive in the amount of $6.3 Million for use by Department of Public Works, Parks and Recreation and Water and Sewer, in substantially the form presented subject to the review and final approval as to form by the City Attorney; (2) authorize the City Manager or designee to take any necessary actions to implement and administer the Agreement, including, acceptance of a grant deed on behalf of the City; and (3) approve the following Fiscal Year 2025/26 budget amendments: (a) in the General Fund, establish a transfer to the Water Utility Capital Fund in the amount of $2,264,400 and decrease the Land Sale Reserve in the amount of $2,264,400; (b) in the Sewer Utility Capital Fund, establish a transfer to the Water Utility Capital Fund in the amount of $2,090,500 and decrease the Unrestricted Ending Fund Balance in the amount of $2,090,500; (c) in the Water Recycling Fund, establish a transfer to the Water Utility Capital Fund in the amount of $464,600 and decrease the Unrestricted Ending Fund Balance in the amount of $464,600; and (d) in the Water Utility Capital Fund, recognize transfers from the General Fund in the amount of $2,264,400, the Sewer Utility Capital Fund in the amount of $2,090,500, and the Water Recycling Fund in the amount of $464,600, decrease the unrestricted ending fund balance in the amount of $2,090,500, and establish the new Corvin Drive Property Purchase and Improvements project in the amount of $6,910,000.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.G 26-31 Authorize the City Manager to execute the Side Letter Agreement between the City and the Santa Clara Firefighters, IAFF Local 1171 (Unit 1) for the Tuition Reimbursement Pilot Program (Paramedic School) and Approve the Related Budget Amendment

Recommendation:

1. Authorize the City Manager to execute the Side Letter Agreement between the City and the Santa Clara Firefighters, IAFF Local 1171 (Unit 1) for the Tuition Reimbursement Pilot Program (Paramedic School); and
2. Approve the FY 2025/26 budget amendment in the General Fund to increase the Other Fees for Services estimate by $45,000 and increase the Fire Department appropriation in the amount of $45,000 **(five affirmative Council votes required to appropriate additional revenue)**.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to (1) authorize the City Manager to execute the Side Letter Agreement between the City and the Santa Clara Firefighters, IAFF Local 1171 (Unit 1) for the Tuition Reimbursement Pilot Program (Paramedic School); and (2) approve the Fiscal Year 2025/26 budget amendment in the General Fund to increase the Other Fees for Services estimate by $45,000 and increase the Fire Department appropriation in the amount of $45,000.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.H 26-44 Authorize the City Manager to execute the Side Letter Agreement between the City of Santa Clara and the Public Safety Non-Sworn Employees Association (Unit 10) that provides a pilot program for training pay for Senior Public Safety Dispatchers who are assigned to train newly hired lateral Public Safety Dispatchers.

Recommendation: Authorize the City Manager to extend the Side Letter Agreement through December 31, 2026 between the City of Santa Clara and the Public Safety Non-Sworn Employees Association (Unit 10) that provides a pilot program for a training pay for Senior Public Safety who are assigned to train newly hired lateral Public Safety Dispatchers on the terms presented and in a final form approved by the City Attorney.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to authorize the City Manager to extend the Side Letter Agreement through December 31, 2026 between the City of Santa Clara and the Public Safety Non-Sworn Employees Association (Unit 10) that provides a pilot program for a training pay for Senior Public Safety who are assigned to train newly hired lateral Public Safety Dispatchers on the terms presented and in a final form approved by the City Attorney.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.I 26-17260 Informational Report on 2025 Q4 Legislative Updates

Recommendation: Note and file the informational report on 2025 Q4 legislative updates.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to note and file the informational report on 2025 Q4 legislative updates.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

2.J 26-69 Action to Waive Second Reading and Adopt Ordinance No. 2084 Amending Section 2.80.080 (“Military Equipment Policy”) of the City Code to provide for updated references to applicable Government Code Sections and a formalized process for annual review and renewal by Council resolution.

Recommendation: Waive Second Reading and Adopt Ordinance No. 2084 Amending Section 2.80.080 (“Military Equipment Policy”) of the City Code to provide for updated references to applicable Government Code Sections and a formalized process for annual review and renewal by Council resolution.

A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to waive Second Reading and adopt Ordinance No. 2084 amending Section 2.80.080 (“Military Equipment Policy”) of the City Code to provide for updated references to applicable Government Code Sections and a formalized process for annual review and renewal by Council resolution.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

PUBLIC PRESENTATIONS

Kris Kapadia spoke about making the City of Santa Clara a senior friendly city.

Howard Gibbins spoke regarding vendors during major events.

Council/Boardmember Park provided some remarks on his 030 request to agendize comprehensive discussion of policies and protocols to make the City of Santa Clara safe and inclusive during the Super Bowl and FIFA World Cup events.

Samantha spoke in support of **Council/Boardmember Park's** 030 request.

Kim Woo urged **Council** to implement policies that protect immigrants.

Huy Tran spoke in support of **Council/Boardmember Park's** 030 request.

Sameena Usman spoke in support of **Council/Boardmember Park's** 030 request.

Jeremy Barousse spoke in support of **Council/Boardmember Park's** 030 request.

Carmen Martinez spoke in support of **Council/Boardmember Park's** 030 request.

Akemi Flynn spoke in support of **Council/Boardmember Park's** 030 request.

Juritzi Torres spoke in support of **Council/Boardmember Park's** 030 request.

Elysa spoke in support of **Council/Boardmember Park's** 030 request.

Melinda Berlant spoke in support of **Council/Boardmember Park's** 030 request.

Danni Razik spoke in support of **Council/Boardmember Park's** 030 request.

Sophia Yevoo spoke in support of **Council/Boardmember Park's** 030 request.

Anna S spoke in support of **Council/Boardmember Park's** 030 request.

Ariel spoke in support of **Council/Boardmember Park's** 030 request.

Daya Khunkhun spoke in support of **Council/Boardmember Park's** 030 request.

Xavier Admas Gonzales spoke in support of **Council/Boardmember Park's** 030 request.

Batman spoke in support of **Council/Boardmember Park's** 030 request.

Lucila Ortiz spoke in support of **Council/Boardmember Park's** 030 request.

Ishula spoke in support of **Council/Boardmember Park's** 030 request.

Jack McGovern spoke in support of **Council/Boardmember Park's** 030 request.

Omar spoke in support of **Council/Boardmember Park's** 030 request.

Stop ICE in Super Bowl spoke in support of **Council/Boardmember Park's** 030 request.

Jeff Houston spoke in support of **Council/Boardmember Park's** 030 request.

Council/Board comments and questions followed.

City Manager/Executive Director Grogan and **City Attorney/Stadium Authority Counsel Googins** addressed **Council/Board** questions.

A motion was made by Council/Boardmember Cox, seconded by Council/Boardmember Chahal, to agendize 030 request for comprehensive discussion and action on policies and protocols to make the City of Santa Clara safe and inclusive during the Super Bowl and FIFA World Cup events including a report of actions taken by nearby cities and counties at the February 3, 2026 Special City Council and Santa Clara Stadium Authority Board meeting.

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Chahal, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, and Council/Boardmember Cox

Absent: 1 - Mayor/Chair Gillmor

26-128 Public Presentations

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT ITEMS PULLED FOR DISCUSSION

3. 26-17580 Action on the Santa Clara Stadium Authority Financial Status Report for Quarter Ending September 30, 2025 DEFERRED FROM DECEMBER 16, 2025

Recommendation:

1. Note and file the Santa Clara Stadium Authority Financial Status Report for the Quarter Ending September 30, 2025; and
2. Approve the FY 2025/26 Budget Amendments in the Operating Budget in the amount of $930,000 to reflect increases in projected revenues and expenses.

Executive Director Grogan made some opening remarks and introduced **Treasurer Lee** who provided a Powerpoint presentation on the Santa Clara Stadium Authority Financial Status Report for the Quarter Ending September 30, 2025.

Board questions and comments followed.

Treasurer Lee addressed **Board** questions.

Public Comment: None

A motion was made by Boardmember Jain, seconded by Boardmember Chahal, to (1) note and file the Santa Clara Stadium Authority Financial Status Report for the Quarter Ending September 30, 2025; and (2) approve the Fiscal Year 2025/26 Budget Amendments in the Operating Budget in the amount of $930,000 to reflect increases in projected revenues and expenses.

Aye: 6 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, and Boardmember Cox

Absent: 1 - Chair Gillmor

PUBLIC HEARING/GENERAL BUSINESS

4. 26-15610 Silicon Valley Power Bi-Annual Update

Recommendation: Note and file the Silicon Valley Power Bi-Annual Update.

City Manager Grogan made some opening remarks and introduced **Chief Electric Utility Officer Procos** who provided a Powerpoint presentation on Silicon Valley Power Bi-Annual Update.

Council questions and comments followed.

Public Comment: Linda

Chief Electric Utility Officer Procos, Senior Electric Division Manager Radell-Harris, and **Senior Electric Division Manager Hughes** addressed **Council** questions.

Council discussion followed.

A motion was made by Councilmember Jain, seconded by Councilmember Hardy, to note and file the Silicon Valley Power Bi-Annual Update.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

Vice Mayor/Chair Gonzalez called for a recess at 10:41 PM and reconvened the meeting at 10:52 PM.

5. 26-16870 Public Hearing: Action to Terminate Two Historic Property Preservation Agreements (Mills Act Contracts) at 1711 Main Street and 906 Monroe Street / 1341 Homestead Road

Recommendation: Hold the public hearings, consider all testimony presented and, based upon the evidence presented:

1. Terminate the Mills Act Contract for the property located at **1711 Main Street** due to violation of Sections 3(c) and 4(a) of the Agreement, effective immediately;
2. Terminate the Mills Act Contract for the property located at **906 Monroe Street / 1341 Homestead Road** due to violation of Sections 3(c) and 4(a) of the Agreement, effective immediately; and
3. Direct the Community Development Director to inform the affected property owners and the County and take all other actions necessary to implement the terminations.

Vice Mayor Gonzalez opened the Public Hearing.

City Manager Grogan made some opening remarks and introduced **Director of Community Development Hamid** who provided a Powerpoint presentation on the Mills Act contract terminations.

Council questions and comments followed.

Director of Community Development Hamid and **City Manager Grogan** addressed **Council** questions.

Public Comment: None

A motion was made by Councilmember Jain, seconded by Councilmember Hardy, to close the Public Hearing.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

Council discussion followed.

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to continue this item to the March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board meeting.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

6. 26-60 Action on Approval of (1) First Amendment to the City Manager Employment Agreement, and (2) Resolution Approving and Adopting the Updated Salary Plan that includes the Classification of City Manager

Recommendation:

1. Approve modifications to the compensation package for the City Manager, including (A) a salary adjustment for the City Manager of approximately 3.0% retroactive to May 1, 2025, effective May 11, 2025, resulting in a new annual salary of approximately $430,767.36, with a corresponding retroactive payment of $8,686.10, and (B) modification of the performance appraisal process as set forth in Amendment No. 1;
2. Approve, and authorize the Mayor to sign, Amendment No. 1. to the Employment Agreement with City Manager Jōvan D. Grogan; and
3. Adopt a Resolution updating the Unclassified Salary Plans (effective May 11, 2025) approved January 27, 2026.

City Manager Grogan excused himself from this item as it involves his employment contract with the City.

Vice Mayor Gonzalez read the recommendation into the record.

Council questions and comments followed.

Acting Director of Human Resources Mercado and **Assistant City Manager Azevedo** addressed **Council** questions.

Public Comment: None

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) approve modifications to the compensation package for the City Manager, including (a) a salary adjustment for the City Manager of approximately 3.0% retroactive to May 1, 2025, effective May 11, 2025, resulting in a new annual salary of approximately $430,767.36, with a corresponding retroactive payment of $8,686.10; and (b) modification of the performance appraisal process as set forth in Amendment No. 1; (2) approve, and authorize the Mayor to sign, Amendment No. 1. to the Employment Agreement with City Manager Jōvan D. Grogan; and (3) adopt Resolution No 26-9531 updating the Unclassified Salary Plans (effective May 11, 2025) approved January 27, 2026.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Mayor Gillmor

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

Councilmember Chahal noted that he attended the Northern California Power Agency Capitol Day and provided a report on the event.

Councilmember Jain noted that he attended the Northern California Power Agency Strategic Issues Conference and provided a report on the event.

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

City Manager Grogan noted that the Lunar New Year Festival will be held this weekend.

ADJOURNMENT

The meeting was adjourned into Closed Session at 12:10 AM in memory of retired Santa Clara Police Officers **Monte Macer, Jr.** and **Tom Hensley**.

The next regular scheduled meeting is on Tuesday, February 10, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

City of Santa Clara

Meeting Minutes

Call and Notice of Special Meeting of City Council & Santa Clara Stadium Authority Board

02/02/2026 **5:30 PM**

Hybrid Meeting
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

****REVISION: Jeff Brannigan added to Closed Session Item 1**

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - o https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page (https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

5:30 PM CLOSED SESSION

Call to Order in the Council Chambers

Mayor/Chair Gillmor called the Closed Session to order at 5:32 PM.

Roll Call

Present: 5 - Vice Mayor Albert Gonzalez, Councilmember Raj Chahal, Councilmember Karen Hardy, Councilmember Suds Jain, and Mayor Lisa M. Gillmor

Absent: 2 - Councilmember Kevin Park, and Councilmember Kelly Cox

A motion was made by Council/Boardmember Chahal, seconded by Council/Boardmember Gonzalez, to excuse Council/Boardmember Cox from this meeting.

Aye: 5 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Jain, and Mayor Gillmor

Absent: 2 - Councilmember Park, and Councilmember Cox

Public Comment

None.

Council/Boardmember Park arrived at the dias at 5:35 PM.

ADJOURN TO CLOSED SESSION FOR THE FOLLOWING:

1. 26-132 Threat to Public Services or Facilities (City and Stadium Authority) Pursuant to Gov. Code § 54957(a)

Consultation with: City Manager Jovan Grogan, City Attorney Glen Googins, Chief of Police Cory Morgan (and/or their designees), Cathy Lanier, Senior Vice President and Chief Security Officer for the National Football League (and/or her designees), and Jeff Brannigan, Super Bowl LX Federal Coordinator, U.S. Department of Homeland Security (and/or his designees).

Convene to Closed Session (Sparacino Conference Room)

Mayor/Chair Gillmor adjourned into Closed Session at 5:36 PM.

ADJOURNMENT

The meeting was adjourned at 6:30 PM.

REPORTS OF ACTION TAKEN IN CLOSED SESSION, IF ANY REQUIRED, TO BE PRESENTED BY THE CITY ATTORNEY IN PERSON IN COUNCIL CHAMBERS AND AT THE SPECIAL MEETING ON FEBRUARY 3, 2026.

The next scheduled special meeting is on Tuesday, February 3, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

26-4 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT
Board, Commissions and Committee Minutes

RECOMMENDATION
Note and file the Minutes of:
Planning Commission - January 14, 2026
Americans with Disabilities Act Committee - February 15, 2024
Board of Library Trustees - November 3, 2025
Board of Library Trustees - December 1, 2025
Board of Library Trustees - January 8, 2026

City of Santa Clara

Meeting Minutes

Planning Commission

01/14/2026 **6:00 PM**

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Planning Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)
Via Zoom:
- https://santaclaraca.zoom.us/j/91729202898
- Webinar ID: 917 2920 2898 or
Phone: 1(669) 900-6833

How to Submit Written Public Comment Before Planning Commission Meeting:
1. By email to planningpubliccomment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Planning Commission and will be uploaded to the Planning Commission Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.
2. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting. NOTE: eComments and Emails received as public comment will not be read aloud during the meeting.
Agendas, Staff Reports and some associated documents for Planning Commission items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Planning Commission meeting may not be the final documents approved by the Planning Commission. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

6:00 PM REGULAR MEETING

Call to Order

Chair Crutchlow called the meeting to order at 6 p.m.

Pledge of Allegiance and Statement of Values

Secretary Cherukuru read the Statement of Values.

Roll Call

Present 5 - Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow

Absent 2 - Commissioner Yashraj Bhatnagar, and Commissioner Nancy A. Biagini

A motion was made by Commissioner Bouza, seconded by Commissioner Cherukuru to excuse Commissioners Biagini and Bhatnagar.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Absent: 2 - Commissioner Bhatnagar, and Commissioner Biagini

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. 25-1755 Planning Commission Meeting Minutes of November 12, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the November 12, 2025 Meeting.

A motion was made by Chair Cruichlow, seconded by Commissioner Saleme to approve the consent calendar.

Aye: 4 - Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

Abstained: 1 - Commissioner Cherukuru

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. 25-1601 Public Hearing: Recommendation on a General Plan Amendment to Update the Historic Resource Inventory in Appendix 8.9 of the General Plan.

Recommendation: Staff recommends the Planning Commission provide a recommendation of approval to the City Council to:

1) Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2).
2) Adopt a resolution recommending the City Council amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

Associate Planner Meha Patel provided the staff presentation.

Commissioners inquired upon the total number of historic properties listed on the City's Inventory, as well as how many of these properties are on the National Register.

Public Speaker:
Mary Grizzle

A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to close public hearing.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to approve staff recommendation 1.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to approve staff recommendation 2.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

3. 25-1602 Public Hearing: Recommendation on The Adoption of The Citywide Objective Design Standards for Multi-Family and Residential Mixed-Use Projects into The Santa Clara Zoning Code. CEQA: Addendum to the 2010-2035 General Plan EIR

Recommendation:

1. Recommend that the City Council determine the project to be consistent with the January 31, 2023 Addendum for the 2023 Housing Element pursuant to CEQA; and
2. Recommend that the City Council adopt the Citywide Objective Design Standards ordinance.

Assistant Planner Alex Tellez provided the staff presentation.

It was announced that this item was presented to the Planning Commission as a Study Session at their October 2025 meeting.

A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to close public hearing.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to approve staff recommendation 1.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to approve staff recommendation 2.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

4. 26-27 Study Session: 2025 State Housing Legislation Update

Meeting went into Recess at 7:05 p.m.
Meeting Reconvened at 7:10 p.m.

Assistant City Attorney Alexander Abbe provided the staff presentation.

Commissioners inquired upon several items including infill housing law and concerns of projects located close to highways and possible pollution concerns.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Commissioner Travel and Training Reports, Requests to attend Trainings

Update on Silicon Valley Joint Venture State of the Valley Conference - February 27, 2026

Staff Aide II Elizabeth Ellliott updated the Commission that 10 tickets had been purchased for the upcoming Joint Venture State of the Valley Conference taking place on February 27, 2026 per the Commission's direction to do so and stated that only two Commissioners have confirmed their attendance. Direction was then provided by the Commission to pursue a refund for the extra tickets that would not be used by the Commission.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided budget updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:58 p.m. The next regular scheduled meeting is on February 11, 2026 at 6 p.m. in the Council Chambers and via Zoom.

Aye: 5 - Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Draft

City of Santa Clara

Meeting Minutes

Americans with Disabilities Act Committee

02/15/2024	9:00 AM	City Hall Council Chambers 1500 Warburton Avenue Santa Clara, CA 95050

The City of Santa Clara is conducting the Americans with Disabilities Act Committee meeting in a hybrid manner (in-person and a method for the public to participate remotely).

Via Zoom: https://santaclaraca.zoom.us/j/89176316419

Webinar ID: 891 7631 6419

Or join by phone: 669-900-6833

1. CALL TO ORDER AND ROLL CALL

Alternate Chair Anthony Becker called the meeting to order at 9:03 a.m.

2. CONSENT CALENDAR

A. 24-1616 Americans with Disabilities Act Committee Meeting Minutes of May 18, 2023

Recommendation: Approve the Americans with Disabilities Act Committee Meeting Minutes of May 18, 2023

A motion was made by **Chair Becker**, to Note and File the Meeting Minutes from May 18, 2023, seconded by Director of Public Works, **Craig Mobeck**.

Noted and filed

3. COMMITTEE MEMBERS REPORT

Recording [3:26]
Nothing to report

4. PUBLIC PRESENTATIONS

Recording [4:04]
Judy Hubbard, Senior Advisory Commissioner, brought up concerns about the Stadium not complying with ADA requirements. She visits the

Stadium frequently and notes that the seats are not sold or accommodating to disabled people and they are expected to pay extra money to sit in a disabled section even though they already bought a ticket. She also advocated for additional ADA-access from the Lafayette side of the Stadium. Assistant Director Michael Liw confirmed that this would be referred to the Stadium Manager.

5. GENERAL BUSINESS

A. 24-1617 Americans with Disabilities Act Self-Evaluation and Transition Plan Project Update

Recording [5:52]
Falguni Amin gave a presentation on the ADA Self-Evaluation and Transition Plan Project, including the background and preparation activities completed to date, public involvement, details on the Self-Evaluation and Transition plans and a summary of findings, prioritization criteria, and next steps.

B. 24-94 Public Works Verbal Update (Liw)

Recording [26:26]
Michael Liw, Assistant Director of Public Works, provided an update to the Committee on various projects in the City in design and construction (full list is in the Agenda Report as this was a request from the last ADA Committee meeting). The Projects currently in the design phase are: 2024 ADA Curb Ramps; 2024 Annual Street Pavement Maintenance and Rehabilitation; Bassett and Laurelwood Bicycle Lane Improvements; Creek Trail Pavement Maintenance and Rehabilitation - Phase 1; Great America Parkway and Mission College Boulevard Intersection Improvements; Lafayette Class IV Bike Lanes; Lick Mill Pedestrian Beacons Upgrade; Permanent Changeable Message Signs Improvements; Bowers Park Parking Lot Rehabilitation; Central Park New Entrance, Access and Parking Lot Improvements; Henry Schmidt Park Playground Rehabilitation; and the Warburton Park Playground Rehabilitation. The Projects currently in the construction phase are: 2023 ADA Curb Ramps; 2023 Annual Street Pavement Maintenance and Rehabilitation; HAWK at Scott/Harrison; Public Right of Way ADA Improvements Package 1-3; Santa Clara School Access Improvements; Uncontrolled Crosswalks Improvements; Central Park Magical Bridge All-Inclusive Playground; Montague Park Rehabilitation; and the Westwood Oaks Park Playground Rehabilitation.

C. 24-95 Parks & Recreation Department Projects Verbal Update (Seale)

Recording [39:13]
Dale Seale, Deputy Director of Parks and Recreation, provided an update to the Committee on projects that are currently in design or construction: the Fairway Glen Restroom; Magical Bridge All-Inclusive Playground; Central Park New Entrance Project; Westwood Oaks Park Playground; Montague Park Building; Henry Schmidt Park; and Warburton Park.

Tom Freitas, Senior Advisory Commission member, discussed his concern with access to park bathrooms. He noted that the bathrooms are not meeting standards and asked if there was a plan to address these issues and make them more modern. He also added that all but one park bathroom is closed on the weekends and requested weekend access.
Deputy Director Seale explained that many of the projects mentioned that are currently in design and construction incorporate restroom improvements and recognized the need for that. He confirmed that Parks & Recreation could follow up in more detail after the meeting.
Alternate Chair Becker reiterated that having park bathrooms open on weekends would be beneficial, but he also recognizes the concern with homelessness, which some of his constituents email him about as well. He thanked Mr. Freitas for his comments and said that staff would take them well into consideration.

D. 24-96 Traffic Engineering Verbal Update (Chan)

Recording [48:48]
Steve Chan, Transportation Manager**,** provided an update to the Committee related to the current and upcoming planning studies. The following plans/studies/programs currently in progress were discussed: Creek Trail Network Expansion Master Plan; Stevens Creek Boulevard Vision Study; Benton Street Bike Study; De La Cruz Boulevard/Coleman Bike Study; Monroe Street Bike Study; Walsh/Martin Bike Study; and the Bowers Street Bike Study. There was also an update given on the following Programs that are ongoing/soon to being worked on: Safe Routes to School; Shared Mobility; SV Hopper; Upgrade to Pedestrian Signals and Lighting; Santa Clara Vision Zero Plan; Central Santa Clara Bike and Ped Improvement Project; Uncontrolled Crosswalks Project; and the Crosswalk Flag Pilot Program.
Alternate Chair Becker commented that he got to see the SV Hopper program in action recently while on the Steven's Creek Corridor Tour and he's proud to see the program up and running and hopes people continue to use it.

E. 24-97 Levi's Stadium Verbal Update (Chan)

Recording
[59:52]
Steve Chan, Transportation Manager**,** provided an update to the Committee on Stadium events such as the 49ers NFL schedule, soccer matches, and concerts. As part of the 2024 planning process, the Stadium Operational Plan is being reviewed and updated, and will include things like how to improve ADA accessibility and how to manage parking and traffic for large events.

7. COMMISSIONERS REPORT

8. ADJOURNMENT

Recording [1:02:09]
The meeting was adjourned at 10:05 a.m.

Next meeting: TBD

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Board Approved

City of Santa Clara

Meeting Minutes

Board of Library Trustees

11/03/2025 **6:00 PM** **Hybrid Meeting, Board Room**
Central Park Library
2635 Homestead Road
Santa Clara, CA 95051

The City of Santa Clara is conducting the Board of Library Trustees meeting in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
- https://santaclaraca-gov.zoom.us/j/85864257230

Meeting ID: 858 6425 7230 or

- Phone: 1(669) 900-6833

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

CALL TO ORDER AND ROLL CALL

Chair Evans called the meeting to order at 6:02 PM.

Present 4 - Chair Jonathon Evans, Trustee G. Salim Mohammed, Trustee Stephen Ricossa, and Vice Chair Debbie Tryforos

Absent 1 - Trustee Daniel Huynh

CONSENT CALENDAR

1 25-1009 Action on the Board of Library Trustees Meeting Minutes of October 6, 2025

Recommendation: Approve the Board of Library Trustees Meeting Minutes of October 6, 2025

A motion was made by Trustee Mohammed, seconded by Vice-Chair Tryforos to approve staff recommendation.

Aye: 3 - Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

Absent: 1 - Trustee Huynh

Abstained: 1 - Chair Evans

PUBLIC PRESENTATIONS

GENERAL BUSINESS

City Attorney Glen Googins will provide a presentation about the Charter Review process, and the Board of Library Trustees has been identified as a stakeholder in terms of the review of their role in the City.

City Attorney Glen Googins introduced himself to the **Board**, and informed them of the beginning of a new city charter review project initiated with the **Governance and Ethics Committee**. He shared that during review, staff found outdated charter language and inconsistencies with current processes, prompting the establishment of a 13-member **Charter Review Committee**. The planned outcome is a possible charter amendment, which would require council and possibly voter approval in 2026. **City Attorney Googins** provided a summary of approved Ad Hoc Subcommittees and provided the language of the charter for the **Board** to initiate their review and considerations. He shared that the **Board** would have the opportunity to assign a Trustee to share their input and recommendations on possible revisions to the language related to the roles and duties of the **Board**. The **Board** agreed to agendize charter review discussion at their regular meetings in February and March 2026.

This discussion was followed by a brief break from 6:35 PM to 6:45 PM, during which the **Board of Library Trustees** took their annual group photo for the City of Santa Clara calendar. **Trustee Huynh**, who was delayed, arrived and took part in the group photo and the remainder of the meeting.

2 25-1562 Action on Scheduling and Agenda Setting for Joint Meeting with Santa Clara City Library Foundation and Friends Board

Recommendation: Request staff to prepare an agenda, incorporating input from the Trustees' discussion and using staff discretion as needed, for the discussion with the Santa Clara City Library Foundation and Friends Board at the December 1, 2025 regular Board of Library Trustees meeting.

The **Board** discussed the upcoming Joint Meeting with the **Board of Library Trustees** and the **Board** of the **Santa Clara City Library Foundation and Friends (SCCLFF)** to take place during the December 1, 2025 regular meeting of the **Board**, at Mission Branch Library. Per discussion, a potluck and the joint meeting would occur from 6:00 PM to 7:00 PM at the December meeting, and discussion topics might include the upcoming 25th anniversary of **SCCLFF**, inquiry as to the **SCCLFF Board**'s plans for 2026, sharing of the **Board**'s work plan, discussion on how the **Boards** could help and support each other, updates on the progress of the Library's Strategic Plan and Facilities Master Plan, and what donations and fundraising **SCCLFF** has been able to raise to help support the Library.

A motion was made by Trustee Huynh, seconded by Trustee Mohammed to approve staff recommendation.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

STAFF REPORT

Deputy City Attorney Huyen Nguyen provided an update for the **Board** on progress related to the lawsuit related to tile damage at Northside Branch Library. She shared that multiple inspections have occurred, and the parties are preparing for mediation. She also provided an update that negotiations on lease terms were in progress with a vendor to work towards re-opening the Library Cafe. **City Librarian Wong** provided an update on temporary restraining orders being sought or currently active for the Library. She shared the positive impact of stronger support channels such as the city's **Community Response Team**. **City Librarian Wong** reported on the 2x2x3 review process for **Council** to be able to review and discuss the Library's Strategic Plan and Facilities Master Plan. She shared that **Council** feedback regarding the plans would be shared with the **Board**, and a study session may be convened. The 2x2x3 presentation for **Council** was shared with the **Board**, and **Trustees** were able to ask questions and provide feedback.

TRUSTEES REPORT

Trustee Mohammed shared that he had attended the celebration of the 70th Anniversary of Mission Branch Library on November 1st, and that it was a fantastic event. Other attending **Board** members concurred, including **Trustee Huynh**, **Trustee Ricossa**, and **Vice-Chair Tryforos.**

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

A motion was made by Trustee Huynh, seconded by Trustee Mohammed to adjourn the meeting.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

The Board of Library Trustees Meeting is adjourned to December 1, 2025, at 6:00 PM, at Mission Branch Library.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Board Approved

City of Santa Clara

Meeting Minutes

Board of Library Trustees

12/01/2025 **6:00 PM**

Hybrid Meeting
Mission Branch Library
Community Room
1098 Lexington St
Santa Clara, CA 95050

The City of Santa Clara is conducting the Board of Library Trustees meeting in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - https://santaclaraca-gov.zoom.us/j/85864257230

    Meeting ID: 858 6425 7230 or

  - Phone: 1(669) 900-6833

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

DRAFT

CALL TO ORDER AND ROLL CALL

Chair Evans called the meeting to order at 6:09 PM. The meeting began with the Joint Meeting of the **Board of Library Trustees** and the **Board of the Santa Clara City Library Foundation and Friends (SCCLFF)**. All members of the **Board of Library Trustees** were present. In attendance from the **SCCLFF Board** were **Janet Arsenault, Emma Atul, Kathy Betts, Lee Broughman, JoAnn Davis, Barbara Kempeny, Stephen Ricossa, Kamil Sakici, Linda Sorbi, Ken Young.**

Present 5 - Chair Jonathon Evans, Trustee Daniel Huynh, Trustee G. Salim Mohammed, Trustee Stephen Ricossa, and Vice Chair Debbie Tryforos

6:00 PM - Joint Meeting will begin

JOINT MEETING OF THE BOARD OF LIBRARY TRUSTEES AND THE BOARD OF THE SANTA CLARA CITY LIBRARY FOUNDATION AND FRIENDS

25-1670 Informational Report - Role of Community Grants in Library Services and Programs

Recommendation: Note and file informational report.

The **Board of Library Trustees** held a joint meeting with the **Board of the Santa Clara City Library Foundation and Friends**. An informational presentation was shared on the role of grants in supporting library programs and services by **Rachel Schmidt**, **Program Coordinator of Youth Services**, and **Shanti Bhaskaran**, **Program Coordinator** for **Read Santa Clara**. The upcoming 25th anniversary of the **SCCLFF** will be held on May 16, 2026 at the Triton Museum. The **SCCLFF Board** requested volunteers and shared that support would be welcome. The **SCCLFF Board** indicated that it would be beneficial to have staff there to answer questions about services and programs, and to conduct joint presentations. They shared that increasing attendance and awareness of the Foundation is an important goal. Different opportunities to collaborate were mentioned, and the **Board** suggested they agendize this for a future joint meeting.

ADJOURN JOINT MEETING

A motion was made by Trustee Huynh, seconded by Trustee Mohammed, to adjourn the joint meeting.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

The joint meeting of the **Board of Library Trustees** and the **SCCLFF Board** was adjourned at 7:01 PM.

DRAFT

7:00 PM (Approximately) - Start of Regular Board of Library Trustees Meeting

REGULAR MEETING OF THE BOARD OF LIBRARY TRUSTEES

Chair Evans called the regular meeting of the **Board of Library Trustees** to order at 7:12 PM.

Present 5 - Chair Jonathon Evans, Trustee Daniel Huynh, Trustee G. Salim Mohammed, Trustee Stephen Ricossa, and Vice Chair Debbie Tryforos

CONSENT CALENDAR

1 25-1673 Action on the Board of Library Trustees Meeting Minutes of November 3, 2025

Recommendation: Approve the Board of Library Trustees Meeting Minutes of November 3, 2025

A motion was made by Trustee Mohammed, seconded by Trustee Ricossa to approve Staff Recommendation.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

PUBLIC PRESENTATIONS

JoAnn Davis, Executive Director of SCCLFF addressed the **Board.** She shared that book sale dates would be on December 5, 2025 at Northside Branch Library, and on December 20, 2025 a patio sale would be held at Central Park Library. The next regular sales will be January 16 and 17, 2026. The bookstore will be open most library open hours, and will be closed on some weekend days when volunteers not available during the holidays, signs will be posted at Central Park Library. The **SCCLFF** is partnering with the **Santa Clara Rotary** for Christmas for Kids on December 10, 2025 from 2:20 to 4:20 PM. The program will bring approximately 110 children from local schools and underserved communities to receive presents, coats, and presents for their family members which they can wrap. **Santa Claus** will be in attendance. The **SCCLFF** will be donating books to the children. Three **SCCLFF Board** members will be ending their terms at the end of June and are looking for new members.

GENERAL BUSINESS

DRAFT

2 25-1676 Discussion and Possible Action on Charter Review Language for the Board of Library Trustees

Recommendation: Review and discuss charter language pertaining to the Board of Library Trustees.

City Librarian Wong shared with the **Board** that it will be helpful to review the charter and ordinance language for the charter review process, per City Attorney recommendation. Sections 1012 and 1013 from the City Charter were reviewed and discussed. **City Librarian Wong** shared that the term "qualified elector" in section 1012 prevented those who were not eligible to vote from serving on the **Board**. Discussion from the **Board** indicated an interest in replacing this term with "resident." The Board shared an interest in increasing the current, charter-specified number of members from 5 to 7 to strengthen community representation and enable the **Board** to work more effectively with other boards and commissions in their role as Library representatives. In reviewing section 1013, **City Librarian Wong** reminded the **Board** that the name of the Library has changed since it was included on the charter because the Library predated the **City of Santa Clara**. The meaning of the charter language related to the administrative or advisory capacity in which the **Board** acts was reviewed, and the responsibilities related to that distinction. **Deputy City Attorney Huyen Nguyen** answered the **Board**'s questions about administrative roles, related to administering day to day operations, compared to advisory roles in which the **Board** represents the community's voice in Library operations. The **Board**'s role of selecting the **City Librarian** was another point that was discussed, as was the job description's degree requirements. The need to consider the long-term vision of the **Board**'s role was considered, as was how other City boards and commissions operate. The **Board** requested additional information about Sec. 1013 (d) which indicates language was amended in 2000. The language in city ordinance 2.120.080 Board of Library Trustees was reviewed. The **Board** discussed how to proceed, and whether a special meeting might be scheduled to allow further discussion at pace with the City's timeline.

A motion was made by Vice-Chair Tryforos, seconded by Trustee Huynh to appoint Chair Evans, and Trustee Mohammed as a second or alternate, to represent the Board of Library Trustees in discussion with the Charter Review Committee.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

A motion was made by Trustee Mohammed,, seconded by Trustee Ricossa to use staff discretion to schedule and agendize items as needed to meet the timeline expressed by the Trustees tonight.

DRAFT

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

STAFF REPORT

City Librarian Wong informed the **Board** that all Library branches will be closed December 16, 2025 for the entire day for a staff recognition and training day. She also shared that Central Park Library would be open over the holidays except for Christmas Day, the Sunday after Christmas, and New Year's Day. The **Board** was informed that **Adina Aguirre, Program Coordiator** at Mission Branch, would be coming back shortly, and thanked **Anne Lee** and all the team who helped support Mission. Information was shared about STEM BOWL, being held at the Convention Center on April 19, 2025, and asked the **Board** to share any STEM-related resources or contacts.

TRUSTEES REPORT

Trustee Huynh inquired about a stargazing event, and **Mila Rianto, Assistant City Librarian** shared that this information was in the most recent library newsletter.

ADJOURNMENT

The meeting was adjourned at 8:40 PM.

A motion was made by Trustee Huynh, seconded by Trustee Mohammed to adjourn the meeting.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

The Board of Library Trustees Meeting is adjourned to February 2, 2026, at 6:00 PM.

DRAFT

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

DRAFT

Board Approved

City of Santa Clara

Meeting Minutes

Board of Library Trustees

01/08/2026 **6:00 PM** **Hybrid Meeting**
Central Park Library, Margie Edinger Room
2635 Homestead Rd
Santa Clara, CA 95051

Special Meeting

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 (“The Brown Act”) and Section 708 of the Santa Clara City Charter, the Chair calls for a Special Meeting of the Board of Library Trustees to commence and convene on January 8, 2026 at 6:00 PM for a Special Meeting held in a hybrid manner to consider the following matter(s) and to potentially take action with respect to them.

The City of Santa Clara is conducting the Board of Library Trustees meeting in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - https://santaclaraca-gov.zoom.us/j/85864257230

    Meeting ID: 858 6425 7230 or

  - Phone: 1(669) 900-6833

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

DRAFT

CALL TO ORDER AND ROLL CALL

Chair Evans called the meeting to order at 6:05 PM.

Present 5 - Chair Jonathon Evans, Trustee Daniel Huynh, Trustee G. Salim Mohammed, Trustee Stephen Ricossa, and Vice Chair Debbie Tryforos

CONSENT CALENDAR

PUBLIC PRESENTATIONS

GENERAL BUSINESS

1 25-1722 Discussion and Action on Potential Revisions to City Charter Section 1012 and Section 1013 for Consideration by the Charter Review Committee

Recommendation: Action to direct staff to draft talking points consistent with the Board's discussion and take any other action necessary to facilitate a meeting between Chair Evans, as the Board's appointed representative, and the relevant Charter Review Ad Hoc Subcommittee.

City Librarian Wong introduced the recommended process of having the **Board** review the charter and ordinance powers and duties for the **Board of Library Trustees**, and sorting them into three buckets: roles the **Board** would like to maintain, roles the **Board** might like to maintain or add, and roles the **Board** are not as interested to maintain. The **Board** held discussion on the Anaheim City Charter section 908 pertaining to their library board's powers and duties for reference and context, as it had been previously reviewed by the **Charter Review Committee**. They discussed all the current **Board** powers and duties as described in the Santa Clara City Charter sections 1012 and 1013 and Ordinance 2.120.080, and sorted them into three buckets. The **Board** agreed to revisit these at the regular February 2, 2026 meeting for additional discussion and finalization.

A motion was made by Trustee Mohammed, seconded by Trustee Huynh to have staff prepare talking points based on the current categories of roles the Board would like to maintain, and roles the Board would not be interested in maintaining as they are currently on the boards and as discussed, and also for staff to prepare for the next meeting to discuss the items Trustees would like to discuss further, and the introduction sentence for section 1013 of the City Charter.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

DRAFT

STAFF REPORT

City Librarian Wong shared that on Wednesday, January 14, 2026, the Library would be hosting our first Dr. Martin Luther King, Jr. day celebration, and invited the **Board** to attend.

TRUSTEES REPORT

ADJOURNMENT

The meeting was adjourned at 8:02 PM.

A motion was made by Trustee Huynh, seconded by Trustee Ricossa to adjourn the meeting.

Aye: 5 - Chair Evans, Trustee Huynh, Trustee Mohammed, Trustee Ricossa, and Vice Chair Tryforos

The Board of Library Trustees Meeting is adjourned to February 2, 2026, at 6:00 PM.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

DRAFT

26-59 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT
Action on City Bills and Claims Report for the period December 6, 2025 - January 9, 2026

BACKGROUND
Disbursements made by the City of Santa Clara (City) are based on invoices submitted for payment. Prior to payment, staff reviews all disbursement documents to ensure they are reflective of the goods or services provided. Invoices are usually paid within 30 days of receipt of an accurate invoice. As a final step, the City Auditor, or designee, verifies all documents before the City issues payment. Payments are issued through accounts payable checks and wire transfers. It is important to note that items that pertain to Stadium Authority operations are billed to the Stadium Manager (ManCo) to pay on behalf of the Stadium Authority for Non-NFL events, and on behalf of the 49ers for NFL events.

The Bills and Claims Report, as required by the City Charter, represents the cash disbursements required for operations of the City for the reporting period covered. The report reflects the payment date, invoice number, description of the payment, funding source, and payment amount for all invoices. The budget control is set by the City Council through the budget adoption process. The attached report is sorted by Silicon Valley Power (SVP) expenses first, followed by the rest of the City funds.

DISCUSSION
Significant expenditures in this period include:

- Payment to Northern California Power Agency in the amount of $19,876,361 for December 2025 all resources bill.
- Payment to Castanea Project, LLC., in the amount of $6,743,726 for October and November 2025 Solar energy purchase with battery energy storage system.
- Payment to Bank of New York Mellon in the amount of $3,494,144 for principal and interest payments of Electric Revenue Bonds.
- Payment to City of San Jose in the amount of $2,978,991 for July to September 2025 recycled water purchase, November 2025 resource adequacy (RA) capacity and water meter charge.
- Payment to MSR Public Power Agency/Energy Authority in the amount of $2,749,327 for November and December 2025 power purchase and administrative Cost.
- Payment to Santa Clara Valley Water District in the amount of $2,429,665 for November 2025 Pump Tax (a groundwater charge that is used to pay for the protection and augmentation of water supplies in the basin).

Payments to ManCo are not included in the City's Bills and Claims report as they are currently reported through a separate Stadium Authority Bills and Claims report. Stadium Authority related payments in the City's Bills and Claims report include general administrative, material, and supply expenses of approximately $288,667. Included in this amount are payments totaling $93,890 to Sunnyvale Department of Public Safety, City of Menlo Park, Santa Clara County Sheriff, Monterey County, and California Highway Patrol for protection services for events at the stadium and $34,075 to Advexure LLC., for drone purchase, Axon licenses and auto tagging for 75 body worn cameras. These expenses are reimbursed to the City by the Stadium Authority.

During this period, payments were made on behalf of the City, Housing Authority, Sports & Open Space Authority (SOSA), and the Santa Clara Stadium Authority (described above).

Certain information such as names of law firms and recipients of workers' compensation have been redacted from the Bills and Claims report. The Supreme Court of California in Los Angeles County Board of Supervisors v. Superior Court, (2016) 2 Cal.5th 282, held that invoices specifying the amounts billed by a law firm to a client fall within the scope of attorney-client privilege while the matters are active. In accordance with the Supreme Court's ruling, the names of law firms retained by the City, and the specific amounts billed by each, have been redacted from the public report to maintain the confidentiality of billing records for legal services. In addition, individually identifiable information about recipients of workers' compensation has been redacted from the report based on California Labor Code section 138.7.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to section 15378(b)(4) of Title 14 of the Code of Regulations in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant impact on the environment.

FISCAL IMPACT

The expenditures of $83,638,586 were appropriated to various funds with the adoption of the Fiscal Year 2025/26 budget, as amended.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Approve the list of Bills and Claims for December 6, 2025 - January 9, 2026.

Reviewed by: David Noce, Audit Manager

Approved by: Jovan D. Grogan, City Manager

ATTACHMENT
1. Bills and Claims Approved for Payment Report

powered by Legistar™

City of Santa Clara
List of All Bills and Claims Approved for Payment
From 12/06/2025 to 01/09/2026

Run Date 1/13/2026
Run Time 11:01:56 AM

Sorted by Payment Amount

Fund Group: Electric Utility Funds

Payment No: W26142

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 NET EXPENSE	Electric Utility-Ops General	19,718,945.53
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 LEG & REG SUPPORT EXP	Electric Utility-Ops General	72,398.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU DEED DUES	Electric Utility-Ops General	562.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU BAMX CONSULTING	Electric Utility-Ops General	41,094.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU SEPA DUES	Electric Utility-Ops General	235.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU MISC	Electric Utility-Ops General	9,500.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU APPA DUES	Electric Utility-Ops General	6,847.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU CEE DUES	Electric Utility-Ops General	56.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU ASE DUES	Electric Utility-Ops General	14.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU WREGIS FEE	Electric Utility-Ops Restrictd	288.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU TRAINING COURSE	Electric Utility-Ops General	915.83
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU CCES INV25-667	Electric Utility-Ops Restrictd	2,360.00
2025-12-24	NORTHERN CALIF POWER AGENCY	00589436	006002-1225027	FY26 PASS THRU CR INV000130672	Electric Utility-Ops Restrictd	23,145.64
				Total for Payment No.:		19,876,361.00

Payment No: 035208

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CASTANEA PROJECT, LLC	00588181	CA-SVP-010	2510 SOLAR ENERGY PURCHASE	Electric Utility-Ops General	1,728,280.05
2025-12-12	CASTANEA PROJECT, LLC	00588181	CA-SVP-010	2510 SOLAR DEEMED DELIVERED	Electric Utility-Ops General	49,368.38
2025-12-12	CASTANEA PROJECT, LLC	00588181	CA-SVP-010	2510 BATTERY ENERGY PURCHASE	Electric Utility-Ops General	2,092,500.00
				Total for Payment No.:		3,870,148.43

Payment No: 035416

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CASTANEA PROJECT, LLC	00589627	CA-SVP-011	2511 SOLAR ENERGY PURCHASE	Electric Utility-Ops General	778,351.35
2026-01-09	CASTANEA PROJECT, LLC	00589627	CA-SVP-011	2511 SOLAR DEEMED DELIVERED	Electric Utility-Ops General	2,725.80
2026-01-09	CASTANEA PROJECT, LLC	00589627	CA-SVP-011	2511 BATTERY ENERGY PURCHASE	Electric Utility-Ops General	2,092,500.00
				Total for Payment No.:		2,873,577.15

Payment No: W26140

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-22	BANK OF NEW YORK MELLON	00589434	263DEC2025C	INT ON ELEC REV BOND 2024A	Electric Utility-Debt Services	2,720,750.00
				Total for Payment No.:		2,720,750.00

Payment No: 035275

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589407	28633	GREAT AMERICA PARKWAY STREETLI	Electric Utility-Street Lights	1,023,350.00
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589407	28633	RETENTION	Electric Utility-Street Lights	-51,167.50
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589409	28634	TASMAN DRIVE STREETLIGHT REPLA	Electric Utility-Street Lights	699,945.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589409	28634	25% CONTINGENCY.	Electric Utility-Street Lights	218,504.34
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589409	28634	RETENTION	Electric Utility-Street Lights	-45,922.47
				Total for Payment No.:		1,844,709.37

Payment No: 035270

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AQUAMARINE WESTSIDE, LLC	00589214	AQUA-SVP-02-010	2510 SOLAR ENERGY&REC PURCHASE	Electric Utility-Ops General	1,984,268.33
2025-12-19	AQUAMARINE WESTSIDE, LLC	00589214	AQUA-SVP-02-010	2510 AVAILABLE SOLAR ENERGY	Electric Utility-Ops General	4,931.93
2025-12-19	AQUAMARINE WESTSIDE, LLC	00589214	AQUA-SVP-02-010	2510 CAISO REIMB CREDIT	Electric Utility-Ops General	-260,078.28
				Total for Payment No.:		1,729,121.98

Payment No: 035326

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MSR PUBLIC POWER AGENCY	00588505	120225	2512 PUR PWR SAN JUAN ACT	Electric Utility-Ops General	7,737.80
2025-12-19	MSR PUBLIC POWER AGENCY	00588505	120225	2512 RENEWABLE ADMIN COSTS	Electric Utility-Ops General	37,824.36
2025-12-19	MSR PUBLIC POWER AGENCY	00589353	120825	2511 BIG HORN ENERGY	Electric Utility-Ops General	946,244.86
2025-12-19	MSR PUBLIC POWER AGENCY	00589361	120525	2511 BIG HORN SHAPING	Electric Utility-Ops General	240,944.65
2025-12-19	MSR PUBLIC POWER AGENCY	00589442	121125	2511 BIG HORN 2 POWER	Electric Utility-Ops General	416,437.53
				Total for Payment No.:		1,649,189.20

Payment No: 035423

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	DEVELOPMENT GROUP INC	00589854	N30056	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	151,830.00
2026-01-09	DEVELOPMENT GROUP INC	00589855	N30023	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	9,651.40
2026-01-09	DEVELOPMENT GROUP INC	00589856	29895	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	26,876.18
2026-01-09	DEVELOPMENT GROUP INC	00589856	29895	CONTINGENCY FOR SECURITY SURVE	Electric Utility-Construction	1.00
2026-01-09	DEVELOPMENT GROUP INC	00589857	29969	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	5,039.28
2026-01-09	DEVELOPMENT GROUP INC	00589858	N30072	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	191,992.38
2026-01-09	DEVELOPMENT GROUP INC	00589858	N30072	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	24,706.32
2026-01-09	DEVELOPMENT GROUP INC	00589859	N30075	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	11,050.00
2026-01-09	DEVELOPMENT GROUP INC	00589860	N30079	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	11,080.68
2026-01-09	DEVELOPMENT GROUP INC	00589860	N30079	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	30,477.17
2026-01-09	DEVELOPMENT GROUP INC	00589861	N30151	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	3,528.88
2026-01-09	DEVELOPMENT GROUP INC	00589862	N30107	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	74.58
2026-01-09	DEVELOPMENT GROUP INC	00589903	N30165	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	18,602.76
2026-01-09	DEVELOPMENT GROUP INC	00589914	N30069	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	256,569.75
2026-01-09	DEVELOPMENT GROUP INC	00589914	N30069	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	334,473.79
2026-01-09	DEVELOPMENT GROUP INC	00590122	N30148	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	19,355.65
2026-01-09	DEVELOPMENT GROUP INC	00590122	N30148	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	22,822.80
2026-01-09	DEVELOPMENT GROUP INC	00590125	N30167	LICENSES FOR SECURITY	Electric Utility-	71,972.04

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				SURVEILL	Construction	
2026-01-09	DEVELOPMENT GROUP INC	00590125	N30167	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	1,577.52
2026-01-09	DEVELOPMENT GROUP INC	00590126	30177	LICENSES FOR SECURITY SURVEILL	Electric Utility-Construction	54,671.82
2026-01-09	DEVELOPMENT GROUP INC	00590126	30177	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	28,052.70
				Total for Payment No.:		1,274,406.70

Payment No: 035243

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PROENERGY SERVICES LLC	00588827	174967	LEASE OF LM6000 PC GAS TURBINE	Electric Utility-Ops General	396,825.00
2025-12-12	PROENERGY SERVICES LLC	00588833	175167	LEASE OF LM6000 PC GAS TURBINE	Electric Utility-Ops General	793,650.00
				Total for Payment No.:		1,190,475.00

Payment No: 035392

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 BEARDSLEY BUNDLED ENERGY	Electric Utility-Ops General	87,814.64
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 BEARDSLEY RA	Electric Utility-Ops General	13,303.31
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 DONNELLS BUNDLED ENERGY	Electric Utility-Ops General	475,034.74
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 DONNELLS RA	Electric Utility-Ops General	360,000.00
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 DONNELLS AS	Electric Utility-Ops General	65,838.00
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 TULLOCH BUNDLED ENERGY	Electric Utility-Ops General	141,023.87
2025-12-24	TRI-DAM PROJECT	00589137	2025-11 SVP	2511 TULLOCH RA CAPACITY	Electric Utility-Ops General	8,100.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		1,151,114.56

Payment No: 035325

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MSR ENERGY AUTHORITY	00589213	EA2497	2511 NATURAL GAS PURCH DVR	Electric Utility-Ops General	1,054,737.70
2025-12-19	MSR ENERGY AUTHORITY	00589213	EA2497	2511 NATURAL GAS PURCH GIA	Electric Utility-Ops General	45,399.80
				Total for Payment No.:		1,100,137.50

Payment No: W26141

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 LT PURCHASE DVR	Electric Utility-Ops General	660,806.45
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 ST SALE DVR	Electric Utility-Ops General	-611,827.20
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 ST PURCHASE DVR	Electric Utility-Ops General	758,330.17
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 IMBALANCE SALE DVR	Electric Utility-Ops General	-72,981.81
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 IMBALANCE PURCHASE DVR	Electric Utility-Ops General	90,809.66
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 LT PURCHASE GIA	Electric Utility-Ops General	28,443.55
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 ST SALE GIA	Electric Utility-Ops General	-26,335.30
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 ST PURCHASE GIA	Electric Utility-Ops General	32,641.33
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 IMBALANCE SALE GIA	Electric Utility-Ops General	-3,141.41
2025-12-24	EDF TRADING NORTH AMERICA LLC	00589349	4783759	2511 IMBALANCE PURCHASE GIA	Electric Utility-Ops General	3,908.78
				Total for Payment No.:		860,654.22

Payment No: 035430

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	HENKELS & MCCOY WEST LLC	00589991	416024	LABOR FOR OH/UG SERVICES	Electric Utility-Ops General	259,425.45
2026-01-09	HENKELS & MCCOY WEST LLC	00589991	416024	EQUIPMENT FOR OH/UG SERVICES	Electric Utility-Ops General	59,028.97
2026-01-09	HENKELS & MCCOY WEST LLC	00589991	416024	SUBSISTENCE FOR OH/UG SERVICES	Electric Utility-Ops General	33,680.00
2026-01-09	HENKELS & MCCOY WEST LLC	00589996	428010	LABOR FOR OH/UG SERVICES	Electric Utility-Ops General	269,742.13
2026-01-09	HENKELS & MCCOY WEST LLC	00589996	428010	EQUIPMENT FOR OH/UG SERVICES	Electric Utility-Ops General	53,822.76
2026-01-09	HENKELS & MCCOY WEST LLC	00589996	428010	SUBSISTENCE FOR OH/UG SERVICES	Electric Utility-Ops General	32,815.00
				Total for Payment No.:		708,514.31

Payment No: 035364

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DEVELOPMENT GROUP INC	00589079	N29896	CONTINGENCY FOR SECURITY SURVE	Electric Utility-Construction	10,500.00
2025-12-24	DEVELOPMENT GROUP INC	00589079	N29896	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	471,692.81
2025-12-24	DEVELOPMENT GROUP INC	00589080	N30037	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	63,315.55
2025-12-24	DEVELOPMENT GROUP INC	00589081	N30044	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	20,457.27
2025-12-24	DEVELOPMENT GROUP INC	00589082	N30055	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	19,954.80
2025-12-24	DEVELOPMENT GROUP INC	00589083	N30057	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	86,375.85
2025-12-24	DEVELOPMENT GROUP INC	00589083	N30057	PARTS AND MATERIALS FOR SECURI	Electric Utility-Construction	2,116.82
				Total for Payment No.:		674,413.10

Payment No: 035217

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ELECTRICAL CONSULTANTS INC	00588687	126971R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	27,741.61
2025-12-12	ELECTRICAL CONSULTANTS INC	00588695	133577R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	35,964.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588697	133611R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	11,619.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588698	134389R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	100,426.75
2025-12-12	ELECTRICAL CONSULTANTS INC	00588699	134608R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	41,117.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588701	134616	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	6,009.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588702	132339R	CONSTRUCTION ON SITE SUPPORT F	Electric Utility-Construction	27,329.36
2025-12-12	ELECTRICAL CONSULTANTS INC	00588703	135316	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	1,321.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588704	132340R	CONSTRUCTION ON SITE SUPPORT F	Electric Utility-Construction	45,084.50
2025-12-12	ELECTRICAL CONSULTANTS INC	00588706	136331R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	37,018.38
2025-12-12	ELECTRICAL CONSULTANTS INC	00588707	132341R	CONSTRUCTION ON SITE SUPPORT F	Electric Utility-Construction	36,368.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588708	135830R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	19,502.05
2025-12-12	ELECTRICAL CONSULTANTS INC	00588709	132342R	CONSTRUCTION ON SITE SUPPORT F	Electric Utility-Construction	5,191.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588711	132343R	CONSTRUCTION ON SITE SUPPORT F	Electric Utility-Construction	7,631.50
2025-12-12	ELECTRICAL CONSULTANTS INC	00588714	133576R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	13,717.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588715	133612R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	21,673.93
2025-12-12	ELECTRICAL CONSULTANTS INC	00588717	134159R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	28,667.52
2025-12-12	ELECTRICAL CONSULTANTS INC	00588718	135315	TRANSMISSION LINE DESIGN FOR	Electric Utility-	1,378.50

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				S	Construction	
2025-12-12	ELECTRICAL CONSULTANTS INC	00588720	135829R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	2,293.50
2025-12-12	ELECTRICAL CONSULTANTS INC	00588721	135832R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	7,528.50
2025-12-12	ELECTRICAL CONSULTANTS INC	00588722	136330	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	1,578.50
2025-12-12	ELECTRICAL CONSULTANTS INC	00588870	132357R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	65,568.13
2025-12-12	ELECTRICAL CONSULTANTS INC	00588872	132358R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	6,910.00
2025-12-12	ELECTRICAL CONSULTANTS INC	00588895	124166R	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	93,694.19
2025-12-12	ELECTRICAL CONSULTANTS INC	00588896	138722	TRANSMISSION ENGINEERING DESIG	Electric Utility-Construction	1,335.50
2025-12-12	ELECTRICAL CONSULTANTS INC	00588897	138721	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	5,825.50
				Total for Payment No.:		652,493.92

Payment No: 731133

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589467	6738869084-3 DEC2025	2511 GAS TRANSPORT DVR	Electric Utility-Ops General	642,302.31
				Total for Payment No.:		642,302.31

Payment No: W26147

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CALIF ISO	00589807	2025122331-75609706	CRR	Electric Utility-Ops General	-58,895.50
2025-12-24	CALIF ISO	00589807	2025122331-75609706	ISO TRANSACTION	Electric Utility-Ops General	688,602.56
2025-12-24	CALIF ISO	00589807	2025122331-75609706	ISO TRANSACTION	Electric Utility-Ops General	5,997.31

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		635,704.37

Payment No: W26124

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-08	CALIF ISO	00588566	2025120231-75075815	CRR	Electric Utility-Ops General	-63,261.37
2025-12-08	CALIF ISO	00588566	2025120231-75075815	ISO TRANSACTION	Electric Utility-Ops General	633,116.31
2025-12-08	CALIF ISO	00588566	2025120231-75075815	ISO TRANSACTION	Electric Utility-Ops General	4,408.44
				Total for Payment No.:		574,263.38

Payment No: W26149

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-06	CALIF ISO	00589847	2025123031-75720500	CRR	Electric Utility-Ops General	-40,817.54
2026-01-06	CALIF ISO	00589847	2025123031-75720500	ISO TRANSACTION	Electric Utility-Ops General	551,817.58
2026-01-06	CALIF ISO	00589847	2025123031-75720500	ISO TRANSACTION	Electric Utility-Ops General	4,703.91
				Total for Payment No.:		515,703.95

Payment No: 035254

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2601 DEBT SERVICE (TANC)	Electric Utility-Ops General	117,169.25
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2512 DEBT SERVICE (SOT)	Electric Utility-Ops General	5,059.00
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2601 TANC A&G	Electric Utility-Ops General	106,015.42
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2601 COTP O&M	Electric Utility-Ops General	175,859.33

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2507 TANC CRR PROG	Electric Utility-Ops General	6,040.65
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2511 SOT FAC CHARGE	Electric Utility-Ops General	4,057.83
2025-12-12	TRANSMISSION AGENCY OF NORTHERN CA	00588160	NOVEMBER 2025	2510 SOT ADMIN COSTS	Electric Utility-Ops General	1,463.39
				Total for Payment No.:		415,664.87

Payment No: 035363

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DAVEY TREE SURGERY	00589120	920117776	2509 TREE TRIM PWR LINES	Electric Utility-Ops General	403,392.87
				Total for Payment No.:		403,392.87

Payment No: 730971

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	ANCHOR BOLT, 1" DIAMETER (DIA)	Electric Utility-Construction	4,596.35
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	ANCHOR BOLT, 1 1/4" DIA., F155	Electric Utility-Construction	14,584.55
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	ANCHOR BOLT, 1 1/4" DIA., F155	Electric Utility-Construction	4,667.06
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	ANCHOR BOLT, 1" DIA., F1554, G	Electric Utility-Construction	5,657.04
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	ANCHOR BOLT, 1" DIA., F1554, G	Electric Utility-Construction	1,414.26
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	ANCHOR BOLT, 1" DIA., F1554, G	Electric Utility-Construction	14,142.60
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589234	25-2950-1	CHANGE ORDER 1: ANCHOR BOLT, 1	Electric Utility-Construction	583.38
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	115 KV THREE PHASE LOW BUS SUP	Electric Utility-Construction	32,059.51
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	115 KV SINGLE PHASE LOW BUS SU	Electric Utility-Construction	53,967.77

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	115 KV THREE PHASE HIGH BUS SU	Electric Utility-Construction	43,166.36
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	115 KV THREE PHASE CVT SUPPORT	Electric Utility-Construction	29,699.46
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	115 KV THREE PHASE METERING UN	Electric Utility-Construction	7,424.87
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	115 KV THREE PHASE LOW SWITCH	Electric Utility-Construction	122,058.48
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	GALVANIZING REPAIR KIT QUANTIT	Electric Utility-Construction	982.13
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	SHIPPING/FREIGHT	Electric Utility-Construction	44,468.44
2025-12-19	OMEGA INDUSTRIAL SERVICES LLC	00589235	25-2950-2	CHANGE ORDER 1: 115 KV SINGLE	Electric Utility-Construction	2,158.71
				Total for Payment No.:		381,630.97

Payment No: W26138

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-22	BANK OF NEW YORK MELLON	00589432	263DEC2025A	INT ON ELEC REV BONDS 2020-1	Electric Utility-Debt Services	360,298.00
				Total for Payment No.:		360,298.00

Payment No: W26137

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-22	BANK OF NEW YORK MELLON	00589431	263DEC2025	INT ON ELEC REV REFUND 2018A	Electric Utility-Debt Services	324,375.00
				Total for Payment No.:		324,375.00

Payment No: 035395

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	19,710.60

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	7,391.47
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	6,353.69
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	12,626.20
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	4,208.73
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	9,601.25
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589560	11383	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	4,800.63
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589561	11395	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	6,641.78
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589561	11395	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	1,660.45
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589561	11395	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	2,135.36
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589569	11350	CHANGE ORDER 2: ASTM A1554 AN	Electric Utility-Construction	32,685.12
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589569	11350	CHANGE ORDER 2: SPARE ASTM A1	Electric Utility-Construction	1,767.83
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589569	11350	CHANGE ORDER 2: ASTM A1554 AN	Electric Utility-Construction	16,971.12
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589572	11362	CHANGE ORDER 2: E - 230KV STR	Electric Utility-Construction	46,644.39
2025-12-24	WESTERN UTILITY TELECOM, INC.	00589572	11362	CHANGE ORDER 2: F - 230KV STR	Electric Utility-Construction	108,924.21
				Total for Payment No.:		282,122.83

Payment No: W26135

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	RE ROSAMOND ONE LLC	00588746	00144	2511 ENERGY PURCH (SOLAR)	Electric Utility-Ops General	273,248.58

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		273,248.58

Payment No: 035319

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MANZANA WIND LLC	00589362	284939 & Invoice 283274-R	2511 ENERGY PURCHSE (WIND)	Electric Utility-Ops General	449,208.76
2025-12-19	MANZANA WIND LLC	00589362	284939 & Invoice 283274-R	2511 PPA ENERGY REVENUE (WIND)	Electric Utility-Ops General	-185,934.72
2025-12-19	MANZANA WIND LLC	00589362	284939 & Invoice 283274-R	2510 ENERGY PURCHSE (WIND)	Electric Utility-Ops General	-789.54
				Total for Payment No.:		262,484.50

Payment No: 035466

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	US BANK NATIONAL ASSOCIATION	00589725	EO&M000270126	2512 CVP O&M FUNDING#3 FY2027	Electric Utility-Ops General	246,800.00
				Total for Payment No.:		246,800.00

Payment No: 035259

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	US BANK NATIONAL ASSOCIATION	00588176	EO&M000271225	2510 CVP O&M FUNDING#2 FY2027	Electric Utility-Ops General	240,200.00
				Total for Payment No.:		240,200.00

Payment No: 731130

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589344	0008464417-8	2511 GRIZZLY COP TAXABLE	Electric Utility-Construction	185,500.40
2026-01-09	PG&E	00589344	0008464417-8	2511 GRIZZLY COP NONTAXABLE	Electric Utility-Construction	53,863.52
				Total for Payment No.:		239,363.92

Payment No: W26136

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SILICON VALLEY CLEAN ENERGY AUTHORITY	00589191	SVCE RA Sale Nov-2025_Silicon	2511 RA CAPACITY PURCHASE	Electric Utility-Ops General	211,250.00
				Total for Payment No.:		211,250.00

Payment No: 035260

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	US DEPT OF ENERGY	00588560	NNPB000271125R	2512 WAPA RESTORATION FUND	Electric Utility-Ops General	195,155.66
				Total for Payment No.:		195,155.66

Payment No: 731009

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TUCKER CONSTRUCTION	00589411	34905	MATERIALS FOR FENCING AND TRAF	Electric Utility-Construction	194,844.32
				Total for Payment No.:		194,844.32

Payment No: 035373

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	HENKELS & MCCOY WEST LLC	00589637	428516	LABOR FOR OH/UG SERVICES	Electric Utility-Ops General	143,294.17
2025-12-24	HENKELS & MCCOY WEST LLC	00589637	428516	EQUIPMENT FOR OH/UG SERVICES	Electric Utility-Ops General	26,183.20
2025-12-24	HENKELS & MCCOY WEST LLC	00589637	428516	SUBSISTENCE FOR OH/UG SERVICES	Electric Utility-Ops General	17,930.00
				Total for Payment No.:		187,407.37

Payment No: 035238

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	OLCESE WATER DISTRICT	00588679	100479	2508 PURCHASE OF VINTAGE RECS	Electric Utility-Ops General	182,689.00
2025-12-12	OLCESE WATER DISTRICT	00588679	100479	2508 SCHEDULNG COORDINATR ID	Electric Utility-Ops	750.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
				Total for Payment No.:		183,439.00

Payment No: 035306

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HENKELS & MCCOY WEST LLC	00589281	428267	LABOR FOR OH/UG SERVICES	Electric Utility-Ops General	138,273.93
2025-12-19	HENKELS & MCCOY WEST LLC	00589281	428267	EQUIPMENT FOR OH/UG SERVICES	Electric Utility-Ops General	24,645.34
2025-12-19	HENKELS & MCCOY WEST LLC	00589281	428267	SUBSISTENCE FOR OH/UG SERVICES	Electric Utility-Ops General	16,770.00
				Total for Payment No.:		179,689.27

Payment No: 035298

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FRIANT POWER AUTHORITY	00589149	863	2511 ENERGY PURCH (HYDRO1)	Electric Utility-Ops General	179,339.64
				Total for Payment No.:		179,339.64

Payment No: 730914

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CALIFORINA AIR RESOURCES BOARD	00589147	INVCOI25 - 101436	FY2526 AB32 COST OF IMPL FEE	Electric Utility-Ops General	172,404.00
				Total for Payment No.:		172,404.00

Payment No: 035242

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	POWER PROS	00588684	2025217	SITE ACCEPTANCE TESTING AND TE	Electric Utility-Construction	33,729.32
2025-12-12	POWER PROS	00588686	2025243	SITE ACCEPTANCE TESTING AND TE	Electric Utility-Construction	73,780.54

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	POWER PROS	00588868	2025222	SITE ACCEPTANCE TESTING AND TE	Electric Utility-Construction	64,665.00
				Total for Payment No.:		172,174.86

Payment No: 035294

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ELECTRICAL CONSULTANTS INC	00589236	135700	CHANGE ORDER 2: ADDITIONAL FUN	Electric Utility-Construction	79,803.50
2025-12-19	ELECTRICAL CONSULTANTS INC	00589238	136692	CHANGE ORDER 2: ADDITIONAL FUN	Electric Utility-Construction	80,744.50
				Total for Payment No.:		160,548.00

Payment No: 003913

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	Electric Utility-Ops General	6.24
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	Electric Utility-Construction	132,243.17
				Total for Payment No.:		132,249.41

Payment No: 035291

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	[redacted]	[redacted]	[redacted]	[redacted] LEGAL SERVICES	[redacted]	[redacted]
2025-12-19	[redacted]	[redacted]	[redacted]	[redacted] LEGAL SVC [redacted]	[redacted]	[redacted]
2025-12-19	[redacted]	[redacted]	[redacted]	[redacted] LEGAL SERVICES	[redacted]	[redacted]
2025-12-19	[redacted]	[redacted]	[redacted]	[redacted] LEGAL SVC [redacted]	[redacted]	[redacted]
				Total for Payment No.:		133,471.90

Payment No: 730980

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ROSENDIN ELECTRIC	00589316	270112	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	17,715.46
2025-12-19	ROSENDIN ELECTRIC	00589316	270112	MATERIALS	Electric Utility-Ops General	1,316.59
2025-12-19	ROSENDIN ELECTRIC	00589429	269892	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	31,204.05
2025-12-19	ROSENDIN ELECTRIC	00589429	269892	MATERIALS	Electric Utility-Ops General	4,538.51
2025-12-19	ROSENDIN ELECTRIC	00589430	270644	LABOR, EQUIPMENT, AND REIMBURS	Electric Utility-Ops General	62,007.99
2025-12-19	ROSENDIN ELECTRIC	00589430	270644	MATERIALS	Electric Utility-Ops General	11,254.50
2025-12-19	ROSENDIN ELECTRIC	00589430	270644	MATERIALS NONTAXABLE	Electric Utility-Ops General	1,688.18
				Total for Payment No.:		129,725.28

Payment No: 035391

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TRI-DAM POWER AUTHORITY	00589132	2025-11S SVP	2511 ENERGY PURCH (HYDRO)	Electric Utility-Ops General	114,739.06
2025-12-24	TRI-DAM POWER AUTHORITY	00589132	2025-11S SVP	2511 CAPACITY PURCH RA (HYDRO)	Electric Utility-Ops General	13,750.15
				Total for Payment No.:		128,489.21

Payment No: 035439

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MILTON SECURITY GROUP LLC	00589201	2025FMF266	2411 NOC/SOC SERVICES	Electric Utility-Ops General	23,040.00
2026-01-09	MILTON SECURITY GROUP LLC	00589201	2025FMF266	2411 SHAREPOINT SUPPORT/MGMT	Electric Utility-Ops General	4,800.00
2026-01-09	MILTON SECURITY GROUP LLC	00589201	2025FMF266	2411 OSISOFT PI SYSTEM SVC	Electric Utility-Ops General	14,400.00
2026-01-09	MILTON SECURITY GROUP LLC	00589201	2025FMF266	2411 AMI/MDMS PROJECT SUPPRT	Electric Utility-Ops	19,200.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2026-01-09	MILTON SECURITY GROUP LLC	00589553	2025FMF270	2512 NOC/SOC SERVICES	Electric Utility-Ops General	23,040.00
2026-01-09	MILTON SECURITY GROUP LLC	00589553	2025FMF270	2512 SAMI/MDMS PROJECT SUPPORT	Electric Utility-Ops General	19,200.00
2026-01-09	MILTON SECURITY GROUP LLC	00589553	2025FMF270	2512 OSISOFT PI SYSTEM SVC	Electric Utility-Ops General	14,400.00
2026-01-09	MILTON SECURITY GROUP LLC	00589553	2025FMF270	2512 SHAREPOINT SUPPORT/MGMT	Electric Utility-Ops General	4,800.00
				Total for Payment No.:		122,880.00

Payment No: 035473

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589863	11379	GALVANIZING REPAIR KIT	Electric Utility-Construction	257.54
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589863	11379	CORROCOTE (OR EQUIVALENT) REPA	Electric Utility-Construction	131.82
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589863	11379	FREIGHT	Electric Utility-Construction	7,672.00
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589863	11379	CHANGE ORDER 1: CUSTOM ENGINEE	Electric Utility-Construction	35,784.27
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589863	11379	CHANGE ORDER 1: CUSTOM ENGINEE	Electric Utility-Construction	50,726.54
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589866	11407	GALVANIZING REPAIR KIT	Electric Utility-Construction	64.38
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589866	11407	CORROCOTE (OR EQUIVALENT) REPA	Electric Utility-Construction	32.96
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589866	11407	FREIGHT	Electric Utility-Construction	1,918.00
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589866	11407	CHANGE ORDER 1: CUSTOM ENGINEE	Electric Utility-Construction	8,946.07
2026-01-09	WESTERN UTILITY TELECOM, INC.	00589866	11407	CHANGE ORDER 1: CUSTOM ENGINEE	Electric Utility-Construction	12,681.63
				Total for Payment No.:		118,215.21

Payment No: 035360

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CENTRAL 40 LLC	00589148	131576-2025-11	2511 ENERGY PURCH (SOLAR)	Electric Utility-Ops General	115,174.80
				Total for Payment No.:		115,174.80

Payment No: W26132

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-18	ZEMA GLOBAL DATA CORP	00587849	INV-00010673	ZEMA SFTWR LIC 29NOV25-28NOV26	Electric Utility-Ops General	108,435.52
				Total for Payment No.:		108,435.52

Payment No: 035369

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2601 RENT 881 MARTN JAN26	Electric Utility-Ops General	56,812.51
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2601 RENT 881 MARTN JAN26	Electric Utility-Ops Restrictd	3,626.33
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2601 PROP TAX/INS/MGMT FEE J	Electric Utility-Ops General	7,272.06
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2601 PROP TAX/INS/MGMT FEE J	Electric Utility-Ops Restrictd	464.17
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2512COMM ARE 881 MRTN DEC25	Electric Utility-Ops General	3,073.74
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2512COMM ARE 881 MRTN DEC25	Electric Utility-Ops Restrictd	196.20
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2511PGE 881 MARTN NOV25	Electric Utility-Ops General	2,170.22
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2511PGE 881 MARTN NOV25	Electric Utility-Ops Restrictd	138.52
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2511 SC UTILITIES ELECTRIC N	Electric Utility-Ops General	12,850.83
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2511 SC UTILITIES ELECTRIC N	Electric Utility-Ops Restrictd	820.27
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2511 UTIL WTR/SWR/FIR NOC25	Electric Utility-Ops	1,775.68

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2025-12-24	GAHRAHMAT FAMILY LTD II	00589633	GFLP2-23847	YP2511 UTIL WTR/SWR/FIR NOC25	Electric Utility-Ops Restrictd	113.34
2025-12-24	GAHRAHMAT FAMILY LTD II	00589634	GFLP2-23850	YP2601 PROP TAX/INS/MGMT FEE J	Electric Utility-Ops General	8,739.45
2025-12-24	GAHRAHMAT FAMILY LTD II	00589634	GFLP2-23850	YP2511COMM AREA 831/851 MRTN N	Electric Utility-Ops General	2,329.31
2025-12-24	GAHRAHMAT FAMILY LTD II	00589634	GFLP2-23850	YP2511PGE 831/851 MARTN NOV25	Electric Utility-Ops General	25.34
				Total for Payment No.:		100,407.97

Payment No: 035255

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TRC	00588806	48921	DESIGN SERVICES FOR BESS ENCLO	Electric Utility-Construction	35,870.04
2025-12-12	TRC	00588884	48908	PHASE 1 STUDIES AND SCOPING EF	Electric Utility-Construction	13,013.03
2025-12-12	TRC	00588885	48922	PHASE 1 STUDIES AND SCOPING EF	Electric Utility-Construction	13,010.07
2025-12-12	TRC	00588886	48298	JULIETTE SUBSTATION PHASE I FE	Electric Utility-Construction	13,192.45
2025-12-12	TRC	00588887	48582	JULIETTE SUBSTATION PHASE I FE	Electric Utility-Construction	11,000.86
2025-12-12	TRC	00588888	48907	JULIETTE SUBSTATION PHASE I FE	Electric Utility-Construction	14,269.49
				Total for Payment No.:		100,355.94

Payment No: 035448

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	POWER PROS	00589865	2025244	SITE ACCEPTANCE TESTING AND TE	Electric Utility-Construction	92,910.00
				Total for Payment No.:		92,910.00

Payment No: 035445

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ORACLE AMERICA INC	00589853	102129175	PROGRAM TECHNICAL SUPPORT SERV	Electric Utility-Ops General	78,751.42
2026-01-09	ORACLE AMERICA INC	00589853	102129175	HARDWARE TECHNICAL SUPPORT SER	Electric Utility-Ops General	4,943.96
2026-01-09	ORACLE AMERICA INC	00589853	102129175	HARDWARE TECHNICAL SUPPORT SER	Electric Utility-Ops General	1,547.40
2026-01-09	ORACLE AMERICA INC	00589853	102129175	HARDWARE TECHNICAL SUPPORT SER	Electric Utility-Ops General	2,010.25
2026-01-09	ORACLE AMERICA INC	00589853	102129175	HARDWARE TECHNICAL SUPPORT SER	Electric Utility-Ops General	1.25
				Total for Payment No.:		87,254.28

Payment No: W26139

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-22	BANK OF NEW YORK MELLON	00589433	263DEC2025B	INT ON ELEC REV BONDS 2020-2	Electric Utility-Debt Services	86,470.50
				Total for Payment No.:		86,470.50

Payment No: 035251

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588656	3428184492	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,085.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588657	3428185499	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	565.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588658	3428184343	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	4,800.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588659	3428184493	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,180.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588660	3428185136	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,085.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588661	3428184342	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	565.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND	00588662	3428184341	TRAFFIC CONTROL SERVICES	Electric Utility-Ops	544.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
	SIGNS				General	
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588663	3428185504	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,085.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588664	3428185833	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,090.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588665	3428185503	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,090.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588667	3428185500	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	565.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588670	3428185501	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,855.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588671	3428185502	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,570.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588672	3428185835	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	565.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588673	3428188102	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,445.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588674	3428188098	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,080.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588675	3428188100	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,970.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588676	3428187359	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,295.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588677	3428185836	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,085.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588678	3428188103	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	4,495.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588913	3428185837	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	920.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588926	3428185838	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	4,495.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588927	3428186130	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,180.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588928	3428186131	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,430.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588929	3428186132	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,350.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588930	3428186137	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	550.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588931	3428186138	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,095.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588932	3428186139	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,495.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588933	3428186145	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,790.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588935	3428186147	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,355.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588937	3428186148	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	830.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588939	3428186149	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	5,200.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588940	3428187349	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	598.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588945	3428187353	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,090.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588947	3428187354	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,715.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588948	3428187355	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	556.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588949	3428187356	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,080.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00588950	3428187357	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	620.50
				Total for Payment No.:		84,363.50

Payment No: 035365

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DNV ENERGY SERVICES USA INC	00589628	875010019597	YP2511 BUSINS ENRG EFF PROG	Electric Utility-Ops Restrictd	23,101.30

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DNV ENERGY SERVICES USA INC	00589628	875010019597	YP2511 BUSINS ENRG EFF PROG	Electric Utility-Ops Restrictd	23,926.35
2025-12-24	DNV ENERGY SERVICES USA INC	00589628	875010019597	YP2511 BUSINS ENRG EFF PROG	Electric Utility-Ops Restrictd	28,051.58
2025-12-24	DNV ENERGY SERVICES USA INC	00589628	875010019597	YP2511 BUSINS ENRG EFF PROG	Electric Utility-Ops Restrictd	3,300.19
2025-12-24	DNV ENERGY SERVICES USA INC	00589628	875010019597	YP2511 BUSINS ENRG EFF PROG	Electric Utility-Ops Restrictd	4,125.23
				Total for Payment No.:		82,504.65

Payment No: 730893

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588857	0008464413-7	2511 GRIZZ PH O&M NONTAXABLE	Electric Utility-Ops General	78,611.81
2025-12-19	PG&E	00588857	0008464413-7	2511 GRIZZ PH O&M TAXABLE	Electric Utility-Ops General	2,022.43
				Total for Payment No.:		80,634.24

Payment No: 035201

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ANIXTER INC.	00588688	6495202-05	PART NUMBER: MACLEAN H210D002	Electric Utility-Construction	5,211.81
2025-12-12	ANIXTER INC.	00588688	6495202-05	PART NUMBER: MACLEAN H290D002	Electric Utility-Construction	4,976.10
2025-12-12	ANIXTER INC.	00588689	6575392-03	FUSE 50 AMP TYPE K. KEARNEY #3	Electric Utility-Ops General	627.47
2025-12-12	ANIXTER INC.	00588690	6495202-03	PART NUMBER: HUGHES BROTHERS	Electric Utility-Construction	66.00
2025-12-12	ANIXTER INC.	00588690	6495202-03	PART NUMBER: KORTICK K7770Z P	Electric Utility-Construction	618.19
2025-12-12	ANIXTER INC.	00588691	6587078-01	BRACKET, POLE TOP PIN INSULATO	Electric Utility-Ops General	7,071.30
2025-12-12	ANIXTER INC.	00588691	6587078-01	EXTENSION, LINK, 3/16IN X 1-1/	Electric Utility-Ops	4,720.75

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2025-12-12	ANIXTER INC.	00588692	6495202-00	PART NUMBER: HUBBELL HBA250 B	Electric Utility-Construction	619.83
2025-12-12	ANIXTER INC.	00588692	6495202-00	PART NUMBER: HUBBELL HWA500 W	Electric Utility-Construction	192.06
2025-12-12	ANIXTER INC.	00588963	6604154-00	BOLT - SQ HD - 1/2IN DIA. X 5I	Electric Utility-Ops General	237.89
2025-12-12	ANIXTER INC.	00588963	6604154-00	K1157 1/4 LAG BOLTS	Electric Utility-Ops General	480.15
2025-12-12	ANIXTER INC.	00588964	6586989-00	WIRE, 600V, AL, 4/C, #4/0, XLP	Electric Utility-Ops General	18,660.38
2025-12-12	ANIXTER INC.	00589004	6575392-00	FUSE 12 AMP TYPE K KEARNEY #3	Electric Utility-Ops General	578.36
2025-12-12	ANIXTER INC.	00589006	6575392-01	FUSE 25 AMP TYPE K KEARNEY #31	Electric Utility-Ops General	627.47
2025-12-12	ANIXTER INC.	00589008	6587078-02	HIGH VOLTAGE SIGN 3.5" HIGH X	Electric Utility-Ops General	1,636.88
2025-12-12	ANIXTER INC.	00589078	6605965-01	CONDUCTOR, 954 KCM AAC, 37/0 S	Electric Utility-Construction	1,683.32
2025-12-12	ANIXTER INC.	00589096	6495202-09	PART NUMBER: HUBBELL P250026S	Electric Utility-Construction	25,818.98
2025-12-12	ANIXTER INC.	00589097	6495202-07	PART NUMBER: HOMAC ACS2-160-4	Electric Utility-Construction	1,665.90
				Total for Payment No.:		75,492.84

Payment No: 730824

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MAZE & ASSOC	00588904	54444	ELECTRIC	Electric Utility-Ops General	26,050.00
				Total for Payment No.:		26,050.00

Payment No: 035297

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FLYNN RESOURCE CONSULTANTS INC	00588561	1880	2509 TRANS SYS ANALYSIS& ENG	Electric Utility-Ops General	72,559.60
				Total for Payment No.:		72,559.60

Payment No: 730788

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA DEPT OF TAX & FEE ADMIN	00588313	L0033484934	WATER RIGHTS: HL JUL25-JUN26	Electric Utility-Ops General	3,130.26
2025-12-12	CA DEPT OF TAX & FEE ADMIN	00588314	L0033384776	WATER RIGHTS:BB JUL25-JUN26	Electric Utility-Ops General	41,805.74
2025-12-12	CA DEPT OF TAX & FEE ADMIN	00588315	L0033421342	WATER RIGHTS: SG JUL25-JUN26	Electric Utility-Ops General	17,306.35
				Total for Payment No.:		62,242.35

Payment No: 731128

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00587591	0008458387-1	2510 GRIZZLY COP NONTAXABLE	Electric Utility-Construction	55,918.82
2026-01-09	PG&E	00587591	0008458387-1	2510 GRIZZLY COP TAXABLE	Electric Utility-Construction	4,450.34
				Total for Payment No.:		60,369.16

Payment No: 035456

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590026	3428188464	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,350.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590027	3428188465	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,160.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590028	3428188466	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,025.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590029	3428188469	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,160.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590030	3428188470	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,775.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590031	3428188471	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,425.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590032	3428188695	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,350.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590033	3428188696	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,080.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590034	3428188698	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,635.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590035	3428188702	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,872.50
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590036	3428188703	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	1,040.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590037	3428188704	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	556.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590038	3428188705	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,755.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590040	3428188706	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,890.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590041	3428188707	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	4,200.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590042	3428188827	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	4,910.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590043	3428188828	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,215.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590044	3428188830	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,755.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00590045	3428188836	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	550.00
				Total for Payment No.:		49,703.50

Payment No: 731134

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589469	6960110313-3 DEC2025	2511 GAS TRANSPORT GIA	Electric Utility-Ops General	55,785.04
				Total for Payment No.:		55,785.04

Payment No: 035333

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PROENERGY SERVICES LLC	00588607	174609TAX	LEASE OF LM6000 PC GAS TURBINE	Electric Utility-Ops General	-740,000.00
2025-12-19	PROENERGY SERVICES LLC	00588607	174609TAX	LEASE OF LM6000 PC GAS TURBINE	Electric Utility-Ops General	793,650.00
				Total for Payment No.:		53,650.00

Payment No: 730981

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	RTS RELIABILITY TESTING	00589317	185800	DVR RELIABILITY/PDM SERVICES -	Electric Utility-Ops General	7,924.00
2025-12-19	RTS RELIABILITY TESTING	00589318	185801	SUBSTATIONS QUARTERLY RELIABIL	Electric Utility-Ops General	39,394.50
2025-12-19	RTS RELIABILITY TESTING	00589428	185653	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	5,561.13
				Total for Payment No.:		52,879.63

Payment No: 035381

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589054	0000560821	SVP 881 MARTIN SVC DEC2025	Electric Utility-Ops General	1,244.50
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	Electric Utility-Ops General	5,016.79
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	Electric Utility-Ops General	480.58
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	Electric Utility-Ops General	743.62

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	Electric Utility-Ops General	867.56
				Total for Payment No.:		8,353.05

Payment No: 035198

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AIR PRODUCTS & CHEMICALS	00588745	433644480	2511 PURCHASE DEMAND REDUCTION	Electric Utility-Ops General	50,400.00
				Total for Payment No.:		50,400.00

Payment No: 035379

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	M4 TERMINALS LLC	00589673	42137DEC2025	JAN2026 RENT FOR 751 NUTTMAN A	Electric Utility-Ops General	50,181.00
				Total for Payment No.:		50,181.00

Payment No: 731160

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589948	50474D.01	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	17,865.28
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589949	50474D.02	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	6,006.92
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589949	50474D.02	MATERIALS	Electric Utility-Ops General	4,808.52
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589950	50479D.01	LABOR	Electric Utility-Ops General	8,623.10
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589951	50479D.02	LABOR	Electric Utility-Ops General	3,387.90
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589952	50479D.03	LABOR	Electric Utility-Ops General	3,233.84
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589954	50479D.04	LABOR	Electric Utility-Ops General	4,466.32

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	D2 INDUSTRIAL SERVICES LLC	00589955	50479D.06	MATERIALS	Electric Utility-Ops General	1,267.07
				Total for Payment No.:		49,658.95

Payment No: 035366

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ELECTRICAL CONSULTANTS INC	00589556	126970R	TRANSMISSION LINE DESIGN FOR S	Electric Utility-Construction	44,747.91
				Total for Payment No.:		44,747.91

Payment No: 035225

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INFOSEND INC	00588210	294392	ELECTRIC - JULY INSERT	Electric Utility-Ops Restrictd	27.19
2025-12-12	INFOSEND INC	00588210	294392	ELECTRIC - AUGUST INSERT	Electric Utility-Ops Restrictd	2,561.52
				Total for Payment No.:		2,588.71

Payment No: 035384

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PIVOT INTERIORS	00589612	PJIN-000119590	SUBSTATION OFFICE FURNITURE PU	Electric Utility-Ops General	23,873.41
2025-12-24	PIVOT INTERIORS	00589612	PJIN-000119590	LCP TRACKER FEE	Electric Utility-Ops General	98.45
2025-12-24	PIVOT INTERIORS	00589613	PJIN-000120354	INSTALL OVERHEADS, LIGHTS AND	Electric Utility-Ops General	14,610.36
2025-12-24	PIVOT INTERIORS	00589613	PJIN-000120354	LCP TRACKER FEE	Electric Utility-Ops General	182.93
				Total for Payment No.:		38,765.15

Payment No: 035269

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER SC30 SOCKET - CLEV	Electric Utility-Construction	3,611.27
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER RW2-80 WASHER ROAD	Electric Utility-Construction	24.29
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER MF80 NUT LOCK 7/8I	Electric Utility-Construction	6.42
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER HBB150 BOLT, MACHI	Electric Utility-Construction	31.13
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER BW500 WASHER, BELL	Electric Utility-Construction	11.79
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER YCS059030 Y-CLEVIS	Electric Utility-Construction	1,696.46
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER C635880 GROUND ROD	Electric Utility-Construction	503.61
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER CTC58 COUPLER FOR	Electric Utility-Construction	85.12
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER CCS4/04D COPPERCLA	Electric Utility-Construction	2,272.83
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER ALNOX10T ELECTRICA	Electric Utility-Construction	145.14
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER S59080053VXSS022 I	Electric Utility-Construction	5,238.00
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER SLW60 WASHER, SPLI	Electric Utility-Construction	12.15
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER BC30 BALL - CLEVIS	Electric Utility-Construction	644.27
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER 79619-4005 YORKE P	Electric Utility-Construction	2,375.43
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER UA9AJB 2" PVC ELBO	Electric Utility-Construction	164.01
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER 2058 2" CONDUIT HA	Electric Utility-Construction	212.79
2025-12-19	ANIXTER INC.	00589233	6383616-00	PART NUMBER SHW4-234 ANCHOR, T	Electric Utility-Construction	152.78
2025-12-19	ANIXTER INC.	00589370	6495202-08	PART NUMBER:	Electric Utility-	798.03

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				HOMAC A7M-40-4N	Construction	
2025-12-19	ANIXTER INC.	00589496	6587078-03	CUTOUT FUSEHOLDER, OH, 15KV, T	Electric Utility-Ops General	14,738.42
2025-12-19	ANIXTER INC.	00589497	6599524-01	Discnt - BOLT - SQ HD - 5/8IN	Electric Utility-Ops General	261.90
2025-12-19	ANIXTER INC.	00589498	6594595-01	CLEVIS, DEAD END, SWING, W/O S	Electric Utility-Ops General	1,274.58
				Total for Payment No.:		34,260.42

Payment No: 035414

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BURLINGTON SAFETY LAB INC	00589946	49394	RUBBER GOODS PURCHASES	Electric Utility-Ops General	1,122.59
2026-01-09	BURLINGTON SAFETY LAB INC	00589947	49442	RELATED PARTS AT LIST PRICING	Electric Utility-Ops General	368.41
2026-01-09	BURLINGTON SAFETY LAB INC	00590147	49214	TESTING SERVICES	Electric Utility-Ops General	459.00
2026-01-09	BURLINGTON SAFETY LAB INC	00590147	49214	CHANGE ORDER 2: FREIGHT	Electric Utility-Ops General	200.00
2026-01-09	BURLINGTON SAFETY LAB INC	00590149	49056	TESTING SERVICES	Electric Utility-Ops General	105.00
2026-01-09	BURLINGTON SAFETY LAB INC	00590149	49056	RELATED PARTS AT LIST PRICING	Electric Utility-Ops General	372.54
2026-01-09	BURLINGTON SAFETY LAB INC	00590152	49302	TESTING SERVICES	Electric Utility-Ops General	210.00
2026-01-09	BURLINGTON SAFETY LAB INC	00590152	49302	RUBBER GOODS PURCHASES	Electric Utility-Ops General	186.08
2026-01-09	BURLINGTON SAFETY LAB INC	00590152	49302	RELATED PARTS AT LIST PRICING	Electric Utility-Ops General	1,201.47
2026-01-09	BURLINGTON SAFETY LAB INC	00590153	49403	RELATED PARTS AT LIST PRICING	Electric Utility-Ops General	17,343.62
2026-01-09	BURLINGTON SAFETY LAB INC	00590155	49510	TESTING SERVICES	Electric Utility-Ops General	1,858.00
2026-01-09	BURLINGTON SAFETY LAB INC	00590156	49324	RELATED PARTS AT LIST PRICING	Electric Utility-Ops	540.50

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2026-01-09	BURLINGTON SAFETY LAB INC	00590156	49324	CHANGE ORDER 2: FREIGHT	Electric Utility-Ops General	25.00
2026-01-09	BURLINGTON SAFETY LAB INC	00590158	49289	RELATED PARTS AT LIST PRICING	Electric Utility-Ops General	9,396.97
				Total for Payment No.:		33,389.18

Payment No: 730849

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STUART C. IRBY COMPANY, LLC	00588946	S014396634.001	LUMINAIRE, ST. LT., LED, SQUAR	Electric Utility-Ops General	31,035.15
				Total for Payment No.:		31,035.15

Payment No: 035227

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INTERTEK AIM	00588824	US0100006190	METALLURGICAL EVALUATION - GIA	Electric Utility-Ops General	30,000.00
				Total for Payment No.:		30,000.00

Payment No: 730928

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DEVELOPMENT GROUP INC	00589410	30099	PROFESSIONAL SERVICES/INSTALLA	Electric Utility-Construction	29,374.50
				Total for Payment No.:		29,374.50

Payment No: 730937

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FIRST SHIELD SECURITY AND	00589287	6812	Contingency - SVP	Electric Utility-Ops General	19,728.00
				Total for Payment No.:		19,728.00

Payment No: 730801

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	FLYERS ENERGY LLC	00588778	25-509877	OILS AND LUBRICANTS FOR DVR	Electric Utility-Ops General	11,605.77
2025-12-12	FLYERS ENERGY LLC	00588779	25-522563	OILS AND LUBRICANTS FOR DVR	Electric Utility-Ops General	16,406.08
				Total for Payment No.:		28,011.85

Payment No: 731062

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	NEW IMAGE LANDSCAPE COMPANY	00589588	152729	SVP LANDSCAPE SERVICES/ SVP HE	Electric Utility-Ops General	23,025.61
				Total for Payment No.:		23,025.61

Payment No: 035393

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	US DEPT OF ENERGY	00589135	NNPB000271125S	2511 COTP LOSS-FIN SETTLEMENTS	Electric Utility-Ops General	25,859.61
				Total for Payment No.:		25,859.61

Payment No: 035367

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ENERGYORBIT	00589189	INV1569	FY2510 REBATE PROCESS PROG	Electric Utility-Ops Restrictd	23,869.50
				Total for Payment No.:		23,869.50

Payment No: 035346

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	US DEPT OF ENERGY	00589216	NNPB000271125	2511 BASE RESOURCE/POWER BILL	Electric Utility-Ops General	271,394.12
2025-12-19	US DEPT OF ENERGY	00589216	NNPB000271125	2511 WREGIS PASSTHRU CHARGES	Electric Utility-Ops General	376.53
2025-12-19	US DEPT OF ENERGY	00589216	NNPB000271125	2511 CVP O&M FUNDING CREDIT	Electric Utility-Ops	-248,206.67

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
				Total for Payment No.:		23,563.98

Payment No: 035394

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WEST VALLEY CONSTRUCTION	00589185	336275	2004E RELEASED RETAINAGE	Electric Utility-Construction	23,166.93
				Total for Payment No.:		23,166.93

Payment No: 035197

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AECOM TECHNICAL SERVICES, INC	00588808	2001066875	NRS-KRS 115KV LINE SUPPORT AND	Electric Utility-Construction	23,121.65
				Total for Payment No.:		23,121.65

Payment No: 035455

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STANTEC CONSULTING SERVICES	00590025	2498323	ENGINEERING SERVICES AND TO SE	Electric Utility-Construction	23,025.50
				Total for Payment No.:		23,025.50

Payment No: 730952

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	INNOVATIVE PROCESS CONTROLS	00589308	INV-IPC-1920	P/N: B3F-PD70-8OA MAGNETROL EX	Electric Utility-Ops General	22,200.39
2025-12-19	INNOVATIVE PROCESS CONTROLS	00589308	INV-IPC-1920	ESTIMATED SHIPPING CHARGES	Electric Utility-Ops General	465.50
				Total for Payment No.:		22,665.89

Payment No: 035435

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	LEIDOS ENGINEERING, LLC	00590007	INV-0015002026	ENGINEERING SERVICES FOR NERC	Electric Utility-Ops General	20,890.62
				Total for Payment No.:		20,890.62

Payment No: 035263

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WESTERN UTILITY TELECOM, INC.	00588862	11384	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	13,283.57
2025-12-12	WESTERN UTILITY TELECOM, INC.	00588862	11384	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	3,320.89
2025-12-12	WESTERN UTILITY TELECOM, INC.	00588862	11384	CUSTOM ENGINEERED ANCHOR BOLT	Electric Utility-Construction	4,270.72
				Total for Payment No.:		20,875.18

Payment No: 035213

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CITY OF SAN JOSE	00588751	141	2511 RA CAPACITY PURCHASE	Electric Utility-Ops General	20,200.00
				Total for Payment No.:		20,200.00

Payment No: 035216

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CSG CONSULTANTS INC	00588882	63738	CIVIL/PAVEMENT DESIGN SERVICES	Electric Utility-Construction	1,180.00
				Total for Payment No.:		1,180.00

Payment No: 035249

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STANTEC CONSULTING SERVICES	00588892	2487361	ENGINEERING SERVICES AND TO SE	Electric Utility-Construction	19,708.33
				Total for Payment No.:		19,708.33

Payment No: 730786

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
2025-12-12	[redacted]	[redacted]	[redacted]	LEGAL SERVICES ? CHANGE ORDER	[redacted]	[redacted]
				Total for Payment No.:		18,753.54

Payment No: 730798

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	EQUINIX INC	00588437	100210721248	2512 SANTA CLARA IBX-SV2 FBR	Electric Utility-Ops General	18,510.51
				Total for Payment No.:		18,510.51

Payment No: 035419

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CINTAS CORP #630	00589474	9349951855	CREDIT LAUNDRY SERVICES 881	Electric Utility-Ops General	-62.89
2026-01-09	CINTAS CORP #630	00590014	1906022282	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	14,297.78
2026-01-09	CINTAS CORP #630	00590015	4252761263	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	421.24
2026-01-09	CINTAS CORP #630	00590016	4251914806	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	826.73
2026-01-09	CINTAS CORP #630	00590017	4251914758	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	421.24
2026-01-09	CINTAS CORP #630	00590018	4252583822	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	241.39
2026-01-09	CINTAS CORP #630	00590019	4252760913	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	178.95
2026-01-09	CINTAS CORP #630	00590021	4252761395	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	891.73
2026-01-09	CINTAS CORP #630	00590024	4251914329	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	182.85
2026-01-09	CINTAS CORP #630	00590109	4253394026	LAUNDRY SERVICES FOR SVP	Electric Utility-Ops	250.99

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				UNIFO	General	
				Total for Payment No.:		17,650.01

Payment No: 730899

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AMERESCO	00589140	80555	2510 ENERGY (LAFAYETT LF GAS)	Electric Utility-Ops General	17,759.38
				Total for Payment No.:		17,759.38

Payment No: 730807

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN 38KC13-120	Electric Utility-Ops General	1,464.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	NSL-SAFETYVALVE REPLACEMENT PA	Electric Utility-Ops General	345.11
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	NSL-SAFETYVALVE REPLACEMENT PI	Electric Utility-Ops General	204.61
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN JOS-E-35-1	Electric Utility-Ops General	1,464.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN JOS-E-35-D	Electric Utility-Ops General	1,220.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN JOS-E-35-D	Electric Utility-Ops General	1,220.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN JOS-E-35-D	Electric Utility-Ops General	854.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN 38KC13-120	Electric Utility-Ops General	854.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN 38KC13-120	Electric Utility-Ops General	854.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	PN 9390C02CSE	Electric Utility-Ops General	1,464.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	NSL-SAFETYVALVE REPLACEMENT MA	Electric Utility-Ops General	3,264.21

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	NSL-SAFETYVALVE REPLACEMENT PI	Electric Utility-Ops General	3,441.54
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	CONSUMABLES	Electric Utility-Ops General	109.13
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	SERVICE TRUCK + MILEAGE	Electric Utility-Ops General	402.00
2025-12-12	INDUSTRIAL SERVICE SOLUTIONS LLC	00588909	0072579	FREIGHT	Electric Utility-Ops General	137.58
				Total for Payment No.:		17,298.18

Payment No: 035195

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	3M COMPANY	00588894	9760444687	ACCESSORY FREIGHT CHARGE	Electric Utility-Construction	8,500.00
2025-12-12	3M COMPANY	00588894	9760444687	ACCESSORY FREIGHT CHARGE	Electric Utility-Construction	8,500.00
				Total for Payment No.:		17,000.00

Payment No: 730987

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SASKIA ETLING	00588772	1142	HEAT PMP HVAC; ACT 55166-02	Electric Utility-Ops Restrictd	10,050.00
2025-12-19	SASKIA ETLING	00588773	1145	HT WTR PMP HTR; ACT 55166-02	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		15,550.00

Payment No: 035357

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CALTROL	00589589	CD99241154	PN#: MK290262-A-1A NPS 1/2 240	Electric Utility-Ops General	14,820.57
2025-12-24	CALTROL	00589589	CD99241154	CHANGE ORDER 1: SHIPPING AND H	Electric Utility-Ops General	343.17

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		15,163.74

Payment No: 035252

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589085	3428187470	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	3,930.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589086	3428187471	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	1,690.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589087	3428187472	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,080.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589088	3428187473	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	544.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589089	3428187589	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,620.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589090	3428187586	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,080.00
2025-12-12	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589091	3428187632	TRAFFIC CONTROL SERVICES	Electric Utility-Ops General	2,080.00
				Total for Payment No.:		15,024.00

Payment No: 035220

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GRAINGER	00588298	9719855133	2511 30RC43 ABSORB SOCK,OIL-BA	Electric Utility-Ops General	484.17
2025-12-12	GRAINGER	00588300	9719387343	2511 60WF91 COATED GLOVES,NYLO	Electric Utility-Ops General	43.43
2025-12-12	GRAINGER	00588300	9719387343	2511 19K977 COATED GLOVES,NYLO	Electric Utility-Ops General	59.45
2025-12-12	GRAINGER	00588300	9719387343	2511 1XEB5 DUCT TAPE, SILVER,	Electric Utility-Ops General	49.98
2025-12-12	GRAINGER	00588300	9719387343	2511 22LD90 DISPOSABLE GLOVES,	Electric Utility-Ops General	130.04
2025-12-12	GRAINGER	00588300	9719387343	2511 3NZF5 EAR PLUGS,CORDED,BU	Electric Utility-Ops General	154.31

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GRAINGER	00588300	9719387343	2511 6EGF0 PH TEST STRIPS,2 3/	Electric Utility-Ops General	29.41
2025-12-12	GRAINGER	00588300	9719387343	2511 4TA58 PRESSURE GAUGE,0 TO	Electric Utility-Ops General	128.34
2025-12-12	GRAINGER	00588300	9719387343	2511 4TA63 PRESSURE GAUGE,0 TO	Electric Utility-Ops General	128.34
2025-12-12	GRAINGER	00588951	9719676026	SEALANT, ADHESIVE, WHITE, 10.3	Electric Utility-Ops General	866.46
2025-12-12	GRAINGER	00589108	9725613450	PADLOCK, AMERICAN LOCK OMM SER	Electric Utility-Construction	9,099.72
				Total for Payment No.:		11,173.65

Payment No: 035410

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ATLAS COPCO RENTAL	00589896	1421202-0032	COMPRESSOR RENTAL: ZT90 VSD OF	Electric Utility-Ops General	14,813.72
				Total for Payment No.:		14,813.72

Payment No: 731183

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JIM CLOW	00589529	1400	HVAC REBATE; ACT 73762-01	Electric Utility-Ops Restrictd	9,000.00
2026-01-09	JIM CLOW	00589533	1389	HT PUMP WTR RBT; 73762-01	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		14,500.00

Payment No: 731127

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00587590	0008437902-3	2508 GRIZZLY COP NONTAXABLE	Electric Utility-Construction	13,965.88
2026-01-09	PG&E	00587590	0008437902-3	2508 GRIZZLY COP TAXABLE	Electric Utility-Construction	182.17

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		14,148.05

Payment No: 035368

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	EPM POWER & WATER SOLUTIONS	00589558	9107397	NEW 3 PHASE CABLE AND INSTALLA	Electric Utility-Construction	13,618.00
				Total for Payment No.:		13,618.00

Payment No: 035304

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GTT COMMUNICATIONS INC	00588504	INV11442545	2512 INTERNET SVCS 881/1705	Electric Utility-Ops General	13,602.74
				Total for Payment No.:		13,602.74

Payment No: 035425

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ELECTRICAL CONSULTANTS INC	00590133	139250	CREATION OF PLANS AND SPECIFIC	Electric Utility-Construction	5,785.50
2026-01-09	ELECTRICAL CONSULTANTS INC	00590134	139290	CREATION OF PLANS AND SPECIFIC	Electric Utility-Construction	7,476.00
				Total for Payment No.:		13,261.50

Payment No: 035223

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	HILL BROTHERS CHEMICAL CO	00588302	INV13142341	2511 AQUA AMMONIA 19% BULK	Electric Utility-Ops General	7,464.89
2025-12-12	HILL BROTHERS CHEMICAL CO	00588302	INV13142341	2511 SUPERFUND EXCISE FEE	Electric Utility-Ops General	24.08
2025-12-12	HILL BROTHERS CHEMICAL CO	00588438	INV13142790	2511 AQUA AMMONIA 19% BULK	Electric Utility-Ops General	5,416.55
2025-12-12	HILL BROTHERS CHEMICAL CO	00588438	INV13142790	2511 SUPERFUND EXCISE FEE	Electric Utility-Ops General	17.47

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		12,922.99

Payment No: 035200

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ALMADEN PRESS INC	00588316	170508	COMM REBATE FLYERS/ENVELOPES	Electric Utility-Ops Restrictd	1,404.70
2025-12-12	ALMADEN PRESS INC	00588316	170508	COMM REBATE FLYERS/ENVELOPES	Electric Utility-Ops Restrictd	1,404.70
2025-12-12	ALMADEN PRESS INC	00588316	170508	COMM REBATE FLYERS/ENVELOPES	Electric Utility-Ops Restrictd	5,746.50
2025-12-12	ALMADEN PRESS INC	00588316	170508	COMM REBATE FLYERS/ENVELOPES	Electric Utility-Ops Restrictd	2,809.40
2025-12-12	ALMADEN PRESS INC	00588316	170508	COMM REBATE FLYERS/ENVELOPES	Electric Utility-Ops Restrictd	1,404.70
				Total for Payment No.:		12,770.00

Payment No: 730780

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	B&K VALVES & EQUIPMENT INC	00588902	5114.1-1	6" POWELL FIGURE 3061IC8GXXX S	Electric Utility-Ops General	7,003.64
2025-12-12	B&K VALVES & EQUIPMENT INC	00588902	5114.1-1	6" REBUILD KIT FOR 6" POWELL C	Electric Utility-Ops General	5,052.49
2025-12-12	B&K VALVES & EQUIPMENT INC	00588902	5114.1-1	FREIGHT ESTIMATE	Electric Utility-Ops General	526.56
				Total for Payment No.:		12,582.69

Payment No: 731148

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	AT&T CALNET	00589195	000024397065	2510 BAN 9391023689	Electric Utility-Ops General	186.60
2026-01-09	AT&T CALNET	00589197	000024417640	2511 BAN: 9391015175	Electric Utility-Ops General	11,028.84

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	AT&T CALNET	00589199	000024453812	2511 BAN: 9391062315	Electric Utility-Ops General	1,082.40
				Total for Payment No.:		12,297.84

Payment No: 731145

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	AMERESCO	00589215	80592	2511 ENERGY (LAFAYETT LF GAS)	Electric Utility-Ops General	11,790.52
				Total for Payment No.:		11,790.52

Payment No: 731022

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VIKRAM RAO	00588757	1701	HEAT PUMP HVAC ACT 79359-01	Electric Utility-Ops Restrictd	11,250.00
				Total for Payment No.:		11,250.00

Payment No: 730894

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588858	0008464425-1	2511 GRIZZ PROJ 15% COO	Electric Utility-Ops General	11,135.81
				Total for Payment No.:		11,135.81

Payment No: 035354

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ASPEN ENVIRONMENTAL GROUP	00589186	3694.001-03	25010 COMM SOLAR FEASIBILITY	Electric Utility-Ops Restrictd	8,952.50
2025-12-24	ASPEN ENVIRONMENTAL GROUP	00589562	3581.014-02	REVIEW OF HAZARDOUS MATERIALS	Electric Utility-Ops General	1,799.74
2025-12-24	ASPEN ENVIRONMENTAL GROUP	00589563	3581.014-03	REVIEW OF HAZARDOUS MATERIALS	Electric Utility-Ops General	310.06
				Total for Payment No.:		11,062.30

Payment No: 731210

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ROSENDIN ELECTRIC	00589901	270130	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	10,218.45
2026-01-09	ROSENDIN ELECTRIC	00589901	270130	MATERIALS	Electric Utility-Ops General	350.12
				Total for Payment No.:		10,568.57

Payment No: 731163

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	DELL MARKETING LP	00590110	10853417937	LAPTOP 16 - DELL PRO 16 PLUS P	Electric Utility-Ops General	4,002.17
2026-01-09	DELL MARKETING LP	00590110	10853417937	LAPTOP 16 - DELL PRO 16 PLUS P	Electric Utility-Ops General	934.85
2026-01-09	DELL MARKETING LP	00590110	10853417937	ENVIRONMENTAL FEE	Electric Utility-Ops General	15.00
2026-01-09	DELL MARKETING LP	00590111	10853417961	PRECISION 5860 TOWER WORKSTATI	Electric Utility-Ops General	4,350.06
2026-01-09	DELL MARKETING LP	00590111	10853417961	PRECISION 5860 TOWER WORKSTATI	Electric Utility-Ops General	215.60
2026-01-09	DELL MARKETING LP	00590111	10853417961	DELL ULTRASHARP 27 MONITOR - U	Electric Utility-Ops General	768.22
2026-01-09	DELL MARKETING LP	00590111	10853417961	ENVIRONMENTAL FEE	Electric Utility-Ops General	10.00
				Total for Payment No.:		10,295.90

Payment No: 035444

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ONESOURCE SUPPLY SOLUTIONS LLC	00589917	S008141476.001	WIRE, 600V, CU, 250 MCM 37 STR	Electric Utility-Ops General	10,094.06
				Total for Payment No.:		10,094.06

Payment No: 730988

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SEAN BROWN	00588774	1413	HEAT PMP HVAC; ACT 28621-03	Electric Utility-Ops Restrictd	10,050.00
				Total for Payment No.:		10,050.00

Payment No: 730962

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MAHIN HESSAMZADEH	00588770	1576	HT PMP HVAC REBT; 51806-01	Electric Utility-Ops Restrictd	10,050.00
				Total for Payment No.:		10,050.00

Payment No: 730939

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FRANCIS KMAK	00588765	1732	HEAT PUMP HVAC; ACT 52060-03	Electric Utility-Ops Restrictd	10,050.00
				Total for Payment No.:		10,050.00

Payment No: 730912

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BO LING	00588762	1668	SMRT HEAT PUMP HVAC 25095-03	Electric Utility-Ops Restrictd	10,050.00
				Total for Payment No.:		10,050.00

Payment No: 731228

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	THUAN LUONG	00589549	1952	HVAC REBATE; ACT 55880-03	Electric Utility-Ops Restrictd	10,000.00
				Total for Payment No.:		10,000.00

Payment No: 731149

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ATUL GOVARDHAN MADHUSUDAN	00589540	1661	HVAC REBATE; ACT 16093-04	Electric Utility-Ops	10,000.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					Restrictd	
				Total for Payment No.:		10,000.00

Payment No: 731146

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ANTHONY MUSUMECI	00589539	1443	HVAC REBATE; ACT 35398-01	Electric Utility-Ops Restrictd	10,000.00
				Total for Payment No.:		10,000.00

Payment No: 731239

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VERIZON WIRELESS	00589203	6129319783	2511 CELL PHONE SERVICE	Electric Utility-Ops General	9,822.83
				Total for Payment No.:		9,822.83

Payment No: 731209

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	REXEL USA, INC.	00590130	S142946169.001	AB 9800-DC24AUTOB AUTOMATION 5	Electric Utility-Ops General	9,270.81
2026-01-09	REXEL USA, INC.	00590130	S142946169.001	AB TECHCONNECT SUPPORT 9800-RE	Electric Utility-Ops General	309.03
				Total for Payment No.:		9,579.84

Payment No: 035196

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ADVANCED CHEMICAL TRANSPORT	00588161	1277651	2510 HAZ WASTE REMOVAL 10/8	Electric Utility-Ops General	1,801.16
2025-12-12	ADVANCED CHEMICAL TRANSPORT	00588164	1286600	2510 HAZ WASTE REMOVAL 10/29	Electric Utility-Ops General	725.68
2025-12-12	ADVANCED CHEMICAL TRANSPORT	00588166	660533	2509 HAZ WASTE REMOVAL 9/17	Electric Utility-Ops General	1,159.20

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ADVANCED CHEMICAL TRANSPORT	00588168	1281473	2510 HAZ WASTE REMOVAL 10/27	Electric Utility-Ops General	1,159.20
2025-12-12	ADVANCED CHEMICAL TRANSPORT	00588170	1274497	2510 HAZ WASTE REMOVAL 10/1	Electric Utility-Ops General	1,159.20
2025-12-12	ADVANCED CHEMICAL TRANSPORT	00588172	661358	2509 HAZ WASTE REMOVAL 9/10	Electric Utility-Ops General	3,468.08
				Total for Payment No.:		9,472.52

Payment No: 035239

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588936	S008123730.002	K1256 5/8 LOCK WASHER	Electric Utility-Ops General	707.13
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588936	S008123730.002	K2908 1/2 SPRING CLIP	Electric Utility-Ops General	1,370.61
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588936	S008123730.002	WASHER, SPRING, CLIP, 3-1/2IN	Electric Utility-Ops General	1,237.48
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588938	S008123191.001	CONNECTOR, OH, COMP,FULL TEN,	Electric Utility-Ops General	3,508.37
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588941	S008098285.001	WIRE, 600V, CU, #12 SOLID, THH	Electric Utility-Ops General	602.37
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588942	S008087494.001	CHANCE C600-2282 CLAMP, GROUND	Electric Utility-Ops General	1,860.67
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588943	S008010262.002	TAPE, ELECTRICAL, HV, EPR, 3/4	Electric Utility-Ops General	19.20
2025-12-12	ONESOURCE SUPPLY SOLUTIONS LLC	00588944	S008008075.001	MARKER, #5, 1-1/2INX1IN, 1IN L	Electric Utility-Ops General	48.89
				Total for Payment No.:		9,354.72

Payment No: 730802

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GENERAL PACIFIC INC	00588846	1531344	BOLT COVER, OH, INSULATING, 4-	Electric Utility-Ops General	504.16
2025-12-12	GENERAL PACIFIC INC	00588847	1531844	WIRE, 600V, CU, #2/0, 19 STR.	Electric Utility-Ops General	5,205.26

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GENERAL PACIFIC INC	00588957	1531389	BOLT - SQ HD - 5/8IN DIA. X 12	Electric Utility-Ops General	117.86
2025-12-12	GENERAL PACIFIC INC	00588957	1531389	BOLT - SQ HD - 5/8IN DIA. X 14	Electric Utility-Ops General	668.39
2025-12-12	GENERAL PACIFIC INC	00589109	1531789	CONNECTOR, FULL TENSION #2-#4	Electric Utility-Ops General	129.86
2025-12-12	GENERAL PACIFIC INC	00589110	1531723	WIRE, BARE, CU, #4, SOLID, SOF	Electric Utility-Ops General	2,645.19
				Total for Payment No.:		9,270.72

Payment No: 035207

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CALTROL	00588787	CD99240034	PN# 2E791902202 DIAPHRAGM	Electric Utility-Ops General	158.67
2025-12-12	CALTROL	00588787	CD99240034	PN# 15A0384X022 BEARING REPLAC	Electric Utility-Ops General	533.58
2025-12-12	CALTROL	00588787	CD99240034	PN# 1K509827032 SPRING	Electric Utility-Ops General	425.46
2025-12-12	CALTROL	00588787	CD99240034	PN# DVC-3793-4346374 DVC6200	Electric Utility-Ops General	8,062.54
2025-12-12	CALTROL	00588787	CD99240034	ESTIMATED SHIPPING CHARGES	Electric Utility-Ops General	24.74
				Total for Payment No.:		9,204.99

Payment No: 731227

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	THOMAS WYLEGALA	00589548	1579	HVAC REBATE; ACT 40459-01	Electric Utility-Ops Restrictd	9,050.00
				Total for Payment No.:		9,050.00

Payment No: 731214

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SALVADOR CHAVEZ	00589536	1649	HVAC REBATE; ACT 47524-01	Electric Utility-Ops Restrictd	9,050.00
				Total for Payment No.:		9,050.00

Payment No: 731189

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	LIANG ZHANG	00589547	1079	HVAC REBATE; ACT 35729-02	Electric Utility-Ops Restrictd	9,050.00
				Total for Payment No.:		9,050.00

Payment No: 730999

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SUSANA MACHADO	00588775	1107	MAIN PNL UGRD; ACT 48172-13	Electric Utility-Ops Restrictd	9,050.00
				Total for Payment No.:		9,050.00

Payment No: 731229

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TIANYI ZHANG	00589551	1653	HVAC REBATE; ACT 72836-04	Electric Utility-Ops Restrictd	9,000.00
				Total for Payment No.:		9,000.00

Payment No: 731186

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JUNWOO LEE	00589546	1384	HVAC REBATE; ACT 54928-07	Electric Utility-Ops Restrictd	9,000.00
				Total for Payment No.:		9,000.00

Payment No: 730978

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	REED & GRAHAM INC	00589251	124685	ASPHALT AND AGGREGATE	Electric Utility-	952.94

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				MATERIAL	Construction	
2025-12-19	REED & GRAHAM INC	00589252	124792	ASPHALT AND AGGREGATE MATERIAL	Electric Utility-Construction	29.80
				Total for Payment No.:		982.74

Payment No: 731244

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	YUANG TONG	00589552	1841	HVAC REBATE; ACT 22856-09	Electric Utility-Ops Restrictd	8,490.00
				Total for Payment No.:		8,490.00

Payment No: 730889

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588597	9644211793-1 NOV2025	2510 ELEC SVC GRIZZ PWRHOUSE	Electric Utility-Ops General	4,122.33
2025-12-19	PG&E	00588597	9644211793-1 NOV2025	2511 ELEC SVC GRIZZ PWRHOUSE	Electric Utility-Ops General	3,835.49
				Total for Payment No.:		7,957.82

Payment No: 731219

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SEL ENGINEERING SERVICES INC.	00589904	76795	4 YEARS OF OFFICE SUPPORT/SITE	Electric Utility-Ops General	312.50
2026-01-09	SEL ENGINEERING SERVICES INC.	00590128	72946	SEL-735 METER WITH COLOR TOUCH	Electric Utility-Ops General	7,628.18
				Total for Payment No.:		7,940.68

Payment No: 035237

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		7,923.00

Payment No: 730986

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SANTA CLARA WEEKLY	00588524	1250248	PUBLIC NOTICE - RATE INCREASE	Electric Utility-Ops General	1,064.00
				Total for Payment No.:		1,064.00

Payment No: 035296

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	EVERLINE COMPLIANCE, LLC	00589044	2023.512	2310 DELTA OF PW COST	Electric Utility-Ops General	7,810.00
				Total for Payment No.:		7,810.00

Payment No: 731182

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JIAYI XU	00589528	1892	HVAC REBATE; ACT 28731-02	Electric Utility-Ops Restrictd	7,500.00
				Total for Payment No.:		7,500.00

Payment No: 730900

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ANDREA ODORICO	00588759	1354	HT PUMP WTR HTR ACT 43940-02	Electric Utility-Ops Restrictd	7,500.00
				Total for Payment No.:		7,500.00

Payment No: 035407

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALTERNATIVE ENERGY SYSTEMS	00589237	22111-20	2511 EE BLDG ELECTFICATIN TR5	Electric Utility-Ops Restrictd	7,318.75
				Total for Payment No.:		7,318.75

Payment No: 035307

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HILL BROTHERS CHEMICAL CO	00589041	INV13143198	2511 AQUA AMMONIA 19% BULK	Electric Utility-Ops General	7,222.73
2025-12-19	HILL BROTHERS CHEMICAL CO	00589041	INV13143198	2511 SUPERFUND EXCISE FEE	Electric Utility-Ops General	23.30
				Total for Payment No.:		7,246.03

Payment No: 731197

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	NORTHSTAR CHEMICAL	00589554	328932	2512 SULFURIC ACID - 93%	Electric Utility-Ops General	7,220.00
				Total for Payment No.:		7,220.00

Payment No: 730844

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SEL ENGINEERING SERVICES INC.	00589098	76333	4 YEARS OF OFFICE SUPPORT/SITE	Electric Utility-Ops General	7,210.00
				Total for Payment No.:		7,210.00

Payment No: 035431

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	HILL BROTHERS CHEMICAL CO	00589550	INV13143699	2512 AQUA AMMONIA 19% BULK	Electric Utility-Ops General	7,041.84
2026-01-09	HILL BROTHERS CHEMICAL CO	00589550	INV13143699	2512 SUPERFUND EXCISE FEE	Electric Utility-Ops General	22.71
				Total for Payment No.:		7,064.55

Payment No: 035408

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ANIXTER INC.	00589326	6601057-01	2511 14EHSGSA5000R	Electric Utility-Construction	2,400.75
2026-01-09	ANIXTER INC.	00589868	6601214-01	WIRE, 600V, CU, #2, 7 STR, 60	Electric Utility-Ops	4,103.10

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2026-01-09	ANIXTER INC.	00589905	6575392-04	FUSE 6 AMP TYPE K KEARNEY #310	Electric Utility-Ops General	489.97
				Total for Payment No.:		6,993.82

Payment No: 730840

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SAFE SOFTWARE INC	00588821	INV118725	FME ESRI EDITION - FLOATING -	Electric Utility-Ops General	2,610.00
2025-12-12	SAFE SOFTWARE INC	00588821	INV118725	FME ESRI EDITION - INCREMENTAL	Electric Utility-Ops General	870.00
				Total for Payment No.:		3,480.00

Payment No: 730854

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TORAY MEMBRANE USA, INC	00588785	IVM45754	PN# TM720D-400SR 8X40 HR HiCHE	Electric Utility-Ops General	6,023.70
2025-12-12	TORAY MEMBRANE USA, INC	00588785	IVM45754	PN# 6003 TORAYSEAL? BIDIRECTIO	Electric Utility-Ops General	144.05
2025-12-12	TORAY MEMBRANE USA, INC	00588785	IVM45754	PN# 6020 1.125" ID INTERCONNEC	Electric Utility-Ops General	120.04
2025-12-12	TORAY MEMBRANE USA, INC	00588785	IVM45754	PN# 6010 1.125" O-RING	Electric Utility-Ops General	21.83
2025-12-12	TORAY MEMBRANE USA, INC	00588785	IVM45754	ESTIMATED FREIGHT CHARGES	Electric Utility-Ops General	343.26
				Total for Payment No.:		6,652.88

Payment No: 731132

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589462	0008463426-0	2512 COO 115KV NRS (TFA)	Electric Utility-Ops General	6,600.59
				Total for Payment No.:		6,600.59

Payment No: 731184

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JOEL WIESNER	00589544	1714	HET WTR HT PMP; ACT 50032-01	Electric Utility-Ops Restrictd	6,500.00
				Total for Payment No.:		6,500.00

Payment No: 730810

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	JAM SERVICES INC	00588890	195687	NEW, HAPCO 8' MAST ARM FOR 103	Electric Utility-Street Lights	6,111.00
				Total for Payment No.:		6,111.00

Payment No: 730775

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	APEX POWER, ELECTRICAL SUPPLY	00588901	5342120	PN# HMCP400X5W CHD HMCP400X5W	Electric Utility-Ops General	6,095.59
				Total for Payment No.:		6,095.59

Payment No: 730859

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNIVAR SOLUTIONS USA INC	00588044	53491763	2511 SOD HYPO 12.5% LIQUICHLOR	Electric Utility-Ops General	2,968.20
2025-12-12	UNIVAR SOLUTIONS USA INC	00588044	53491763	2511 CALIFORNIA MILL FEE	Electric Utility-Ops General	82.37
2025-12-12	UNIVAR SOLUTIONS USA INC	00588306	53506614	2511 SOD HYPO 12.5% LIQUICHLOR	Electric Utility-Ops General	2,893.99
2025-12-12	UNIVAR SOLUTIONS USA INC	00588306	53506614	2511 CALIFORNIA MILL FEE	Electric Utility-Ops General	80.31
				Total for Payment No.:		6,024.87

Payment No: 730934

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ENERGY GPS LLC	00589291	25-508	ENERGYGPS BURRITO	Electric Utility-Ops	6,000.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				SUBSCRIPTION	General	
				Total for Payment No.:		6,000.00

Payment No: 731063

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PERFORMANCE MECHANICAL, INC	00589574	250245-01	LABOR AND REIMBURSABLE EXPENSE	Electric Utility-Ops General	5,065.57
2025-12-24	PERFORMANCE MECHANICAL, INC	00589574	250245-01	MATERIALS	Electric Utility-Ops General	244.98
2025-12-24	PERFORMANCE MECHANICAL, INC	00589574	250245-01	EQUIPMENT	Electric Utility-Ops General	630.00
				Total for Payment No.:		5,940.55

Payment No: 730997

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SUNE W12DG-C LLC	00588517	EDP 107760	2511 ENERGY PURCH (SOLAR)	Electric Utility-Ops General	5,880.34
				Total for Payment No.:		5,880.34

Payment No: 035211

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CINTAS CORP #630	00588795	4245320174	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	50.67
2025-12-12	CINTAS CORP #630	00588796	4247532245	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	50.67
2025-12-12	CINTAS CORP #630	00588797	4248314917	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	50.67
2025-12-12	CINTAS CORP #630	00588798	4246859517	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	50.67
2025-12-12	CINTAS CORP #630	00588799	4246049467	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	50.67
2025-12-12	CINTAS CORP #630	00588800	4249007211	LAUNDRY SERVICES FOR SVP	Electric Utility-Ops	52.30

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				UNIFO	General	
2025-12-12	CINTAS CORP #630	00588801	4249007172	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	182.85
2025-12-12	CINTAS CORP #630	00588803	4250565011	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	50.46
2025-12-12	CINTAS CORP #630	00588805	4249804606	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	177.46
2025-12-12	CINTAS CORP #630	00588807	4249805111	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	826.73
2025-12-12	CINTAS CORP #630	00588810	4249804885	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	1,813.00
2025-12-12	CINTAS CORP #630	00588811	4250392880	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	292.00
2025-12-12	CINTAS CORP #630	00588813	4249646505	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	250.43
2025-12-12	CINTAS CORP #630	00588816	4249804605	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	182.85
2025-12-12	CINTAS CORP #630	00588817	4250565198	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	898.73
2025-12-12	CINTAS CORP #630	00588995	4249007504	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	551.12
				Total for Payment No.:		5,531.28

Payment No: 731216

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SANJEEV GUPTA	00589537	1622	HEAT WTR HEAT RBT ACT 40529-02	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 731181

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JEFFREY JONATHAN	00589543	2021	WTR HT PMP RBT ACT 26735-04	Electric Utility-Ops Restrictd	5,500.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		5,500.00

Payment No: 731140

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	AHMAD BADR	00589538	1648	HT WTR HEAT PMP ACT 15603-02	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 731004

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TOMMY NGUYEN	00588776	1438	HT WTR HTR PUMP; ACT 56438-05	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 731001

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TAURIK ARIFIN	00588777	1706	HT WTR HTR PMP RBT 53213-03	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 730929

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DHRUV AGGARDAL	00588764	1687	HT PMP WTR HEAT; ACT 48958-03	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 730909

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BARNETT PLUMBING & WATER HEATERS	00588761	000469	HEAT PMP WTR HTR; ACT 83820-03	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 730902

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ANDREW YEN	00588760	1713	HEAT PMP WTR HTR; ACT 42429-02	Electric Utility-Ops Restrictd	5,500.00
				Total for Payment No.:		5,500.00

Payment No: 730843

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SANTA CLARA WEEKLY	00588326	1250251	NIB FIBER OPTIC AERIAL AND SUB	Electric Utility-Ops General	2,688.00
				Total for Payment No.:		2,688.00

Payment No: 730887

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588594	0008463279-3	KRS UNENERGIZED 115KV REMOVAL	Electric Utility-Construction	5,161.27
				Total for Payment No.:		5,161.27

Payment No: 035349

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	WESTERN POWER TRADING FORUM	00588651	20261020	GENERAL MEMBERSHIP DUES 2026	Electric Utility-Ops General	5,000.00
				Total for Payment No.:		5,000.00

Payment No: 035233

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
				Total for Payment No.:		4,928.15

Payment No: 035282

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CINTAS CORP #630	00588648	9347649799	CREDIT LAUNDRY SERVICES 881	Electric Utility-Ops General	-18.52
2025-12-19	CINTAS CORP #630	00588649	9348672185	CREDIT LAUNDRY SERVICES 881	Electric Utility-Ops General	-25.32
2025-12-19	CINTAS CORP #630	00589292	4251273136	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	421.24
2025-12-19	CINTAS CORP #630	00589293	4251273081	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	1,075.74
2025-12-19	CINTAS CORP #630	00589295	4250565296	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	421.24
2025-12-19	CINTAS CORP #630	00589310	4251273083	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	182.85
2025-12-19	CINTAS CORP #630	00589312	4251824453	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	241.39
2025-12-19	CINTAS CORP #630	00589314	4251272264	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	236.43
2025-12-19	CINTAS CORP #630	00589315	4250564878	LAUNDRY SERVICES FOR SVP UNIFO	Electric Utility-Ops General	182.85
				Total for Payment No.:		2,717.90

Payment No: 035308

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ICE US OTC COMMODITY MARKETS LLC	00588650	1125000868088	2511 ENERGY BROKER COMMISSION	Electric Utility-Ops General	4,650.00
				Total for Payment No.:		4,650.00

Payment No: 731003

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	THOMSON REUTERS WEST	00589387	852864929	ONLINE LEGAL DATABASE NOV	Electric Utility-Ops General	1,153.25
				Total for Payment No.:		1,153.25

Payment No: 003919

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-30	CAL PERS - PO BOX 1982	00589848	100000018135519	ADMIN FEE	Electric Utility-Ops General	500.00
2025-12-30	CAL PERS - PO BOX 1982	00589849	100000018135561	EMPLOYER/EMPLOYEE ARREARS	Electric Utility-Ops General	3,982.50
				Total for Payment No.:		4,482.50

Payment No: 730803

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GLOBAL RENTAL CO	00588045	30788463	2512 2020 FRGHTLINER M2-106	Electric Utility-Ops General	4,146.75
				Total for Payment No.:		4,146.75

Payment No: 730804

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	HOME DEPOT SUPPLY	00589101	902788504	JANITORIAL SUPPLIES FOR SVP	Electric Utility-Ops General	45.42
2025-12-12	HOME DEPOT SUPPLY	00589105	902492859	JANITORIAL SUPPLIES FOR SVP	Electric Utility-Ops General	219.32
2025-12-12	HOME DEPOT SUPPLY	00589106	902492834	JANITORIAL SUPPLIES FOR SVP	Electric Utility-Ops General	169.45
				Total for Payment No.:		434.19

Payment No: 035330

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ONESOURCE SUPPLY SOLUTIONS LLC	00589239	S008110411.002	CONDUIT, PVC, SCH 40, 2IN X 10	Electric Utility-Ops General	337.20
2025-12-19	ONESOURCE SUPPLY SOLUTIONS LLC	00589240	S008110411.003	PROTECTOR, CABLE, NYLON FOR DU	Electric Utility-Ops General	731.14
2025-12-19	ONESOURCE SUPPLY SOLUTIONS LLC	00589494	S008136082.001	CONNECTOR, OH, COMP, FULL-TEN,	Electric Utility-Ops General	95.86
2025-12-19	ONESOURCE SUPPLY SOLUTIONS LLC	00589495	S008136082.002	CLAMP, HOT LINE, OH, #6 TO 2/0	Electric Utility-Ops General	1,131.08

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ONESOURCE SUPPLY SOLUTIONS LLC	00589499	S008118543.001	TAPE, VINYL, BLACK, 2" x 36 YD	Electric Utility-Ops General	1,511.38
				Total for Payment No.:		3,806.66

Payment No: 730837

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RADWELL INTERNATIONAL, LLC	00588912	35942722	PN: T10-5104-020 MAGNETROL LEV	Electric Utility-Ops General	3,736.44
2025-12-12	RADWELL INTERNATIONAL, LLC	00588912	35942722	PACKAGING AND HANDLING	Electric Utility-Ops General	16.37
2025-12-12	RADWELL INTERNATIONAL, LLC	00588912	35942722	FREIGHT CHARGES	Electric Utility-Ops General	29.52
				Total for Payment No.:		3,782.33

Payment No: 731141

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALBERT RISK MANAGEMENT	00589555	I-09600	2511 INSURANCE CONSULTNG SVC	Electric Utility-Ops General	3,725.00
				Total for Payment No.:		3,725.00

Payment No: 730846

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SOURCEPOINT POWERED BY PROFORMA	00588439	BB91029261A	LANYARDS QUAN 1000	Electric Utility-Ops General	3,290.00
2025-12-12	SOURCEPOINT POWERED BY PROFORMA	00588439	BB91029261A	FREIGHT	Electric Utility-Ops General	206.14
				Total for Payment No.:		3,496.14

Payment No: 731144

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALTEC INDUSTRIES INC	00590131	13191803	ITEM #970862318 MILWAUKEE MXF3	Electric Utility-Ops General	3,084.58

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALTEC INDUSTRIES INC	00590131	13191803	CHANGE ORDER 1: FREIGHT	Electric Utility-Ops General	388.04
				Total for Payment No.:		3,472.62

Payment No: 035462

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TRC	00590135	49174	CHANGE ORDER (PER WORK AUTH. N	Electric Utility-Construction	3,456.95
				Total for Payment No.:		3,456.95

Payment No: 730785

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BMI IMAGING SYSTEMS	00588905	101850	DOCUMENT PREPARATION AND SCANN	Electric Utility-Ops General	3,371.21
				Total for Payment No.:		3,371.21

Payment No: 035202

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ASPEN ENVIRONMENTAL GROUP	00588802	3513.006-04	CONSULTANT SERVICES FOR ELECTR	Electric Utility-Ops General	3,312.78
				Total for Payment No.:		3,312.78

Payment No: 730964

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MARK WEDEL	00588756	0376	HT PMP WTR HET ACT 74418-01	Electric Utility-Ops Restrictd	3,250.00
				Total for Payment No.:		3,250.00

Payment No: 731131

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589460	0008463427-8	2512 COO NONRULE 2 LES/230K	Electric Utility-Ops	3,231.16

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
				Total for Payment No.:		3,231.16

Payment No: 730956

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KONE INC	00588628	871870551	SVP DUANE	Electric Utility-Ops General	130.79
				Total for Payment No.:		130.79

Payment No: 035199

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AIRGAS USA, LLC	00588309	9167020347	2511 EP 9PPM CM/9PPM NC/NI 15A	Electric Utility-Ops General	759.06
2025-12-12	AIRGAS USA, LLC	00588309	9167020347	2511 ENERGY CHARGE	Electric Utility-Ops General	2.18
2025-12-12	AIRGAS USA, LLC	00588309	9167020347	2511 DELIVERY FLAT FEE	Electric Utility-Ops General	114.23
2025-12-12	AIRGAS USA, LLC	00588309	9167020347	2511 FULE CHARGE FLAT	Electric Utility-Ops General	14.51
2025-12-12	AIRGAS USA, LLC	00588309	9167020347	2511 AIRGAS HAZMAT CHARGE	Electric Utility-Ops General	22.84
2025-12-12	AIRGAS USA, LLC	00588311	9167020340	2511 EP 90PPM CM/90PPM NC/NI	Electric Utility-Ops General	712.03
2025-12-12	AIRGAS USA, LLC	00588311	9167020340	2511 ENERGY CHARGE	Electric Utility-Ops General	2.18
2025-12-12	AIRGAS USA, LLC	00588311	9167020340	2511 DELIVERY FLAT FEE	Electric Utility-Ops General	114.23
2025-12-12	AIRGAS USA, LLC	00588311	9167020340	2511 FUEL CHARGE FLAT	Electric Utility-Ops General	14.51
2025-12-12	AIRGAS USA, LLC	00588311	9167020340	2511 AIRGAS HAZMAT CHARGE	Electric Utility-Ops General	22.84
2025-12-12	AIRGAS USA, LLC	00588312	9167020357	2511 EP 90PPM NC/NI 15A	Electric Utility-Ops General	1,089.35

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AIRGAS USA, LLC	00588312	9167020357	2511 ENERGY CHARGE	Electric Utility-Ops General	2.18
2025-12-12	AIRGAS USA, LLC	00588312	9167020357	2511 DELIVERY FLAT FEE	Electric Utility-Ops General	114.23
2025-12-12	AIRGAS USA, LLC	00588312	9167020357	2511 FUEL CHARGE FLAT	Electric Utility-Ops General	14.51
2025-12-12	AIRGAS USA, LLC	00588312	9167020357	2511 AIRGAS HAZMAT CHARGE	Electric Utility-Ops General	22.84
				Total for Payment No.:		3,021.72

Payment No: 730954

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	JINHONG QU	00588768	1394	HEAT PUMP HVAC; ACT 28843-03	Electric Utility-Ops Restrictd	3,000.00
				Total for Payment No.:		3,000.00

Payment No: 035388

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	STAPLES ADVANTAGE	00589656	7007870914-ELECRES	OFFICE SUPPLIES	Electric Utility-Ops General	243.48
2025-12-24	STAPLES ADVANTAGE	00589657	7007870914-ELECYARD	OFFICE SUPPLIES	Electric Utility-Ops General	221.39
2025-12-24	STAPLES ADVANTAGE	00589657	7007870914-ELECYARD	OFFICE SUPPLIES	Electric Utility-Ops General	141.85
2025-12-24	STAPLES ADVANTAGE	00589657	7007870914-ELECYARD	OFFICE SUPPLIES	Electric Utility-Ops General	130.94
				Total for Payment No.:		737.66

Payment No: 731173

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GLOBAL RENTAL CO	00589218	30811170	2512 2019 FORD F550	Electric Utility-Ops General	2,962.74

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		2,962.74

Payment No: 731043

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CONTINENTAL BATTERY COMPANY	00589616	8442607	FREIGHT CHARGES	Electric Utility-Ops General	203.10
2025-12-24	CONTINENTAL BATTERY COMPANY	00589616	8442607	UPS12-355PLP - PURE LEAD PLUS	Electric Utility-Ops General	2,782.77
2025-12-24	CONTINENTAL BATTERY COMPANY	00589616	8442607	RETURN (NEW) SERVICE FEE	Electric Utility-Ops General	-307.18
2025-12-24	CONTINENTAL BATTERY COMPANY	00589616	8442607	COMMERCIAL CORE CHARGE	Electric Utility-Ops General	318.38
2025-12-24	CONTINENTAL BATTERY COMPANY	00589616	8442607	BATTERY FEE	Electric Utility-Ops General	21.96
2025-12-24	CONTINENTAL BATTERY COMPANY	00589616	8442607	EXCHANGE JUNK CREDIT	Electric Utility-Ops General	-127.36
				Total for Payment No.:		2,891.67

Payment No: 730892

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588834	3345487577-5 NOV2025	2511 ELEC SVC STONY CRK SYS	Electric Utility-Ops General	134.99
2025-12-19	PG&E	00588834	3345487577-5 NOV2025	2511 ELEC SVC STONY CRK SYS	Electric Utility-Ops General	83.23
2025-12-19	PG&E	00588834	3345487577-5 NOV2025	2511 ELEC SVC STONY CRK SYS	Electric Utility-Ops General	1,743.78
2025-12-19	PG&E	00588834	3345487577-5 NOV2025	2511 ELEC SVC STONY CRK SYS	Electric Utility-Ops General	861.51
				Total for Payment No.:		2,823.51

Payment No: 730919

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CHARLES CHANG	00588763	1692	PNL UPGRADE; ACT 41428-07	Electric Utility-Ops Restrictd	2,550.00
				Total for Payment No.:		2,550.00

Payment No: 731014

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNIVAR SOLUTIONS USA INC	00589039	53522190	2512 SOD HYPO 12.5% LIQUICHLOR	Electric Utility-Ops General	2,467.31
2025-12-19	UNIVAR SOLUTIONS USA INC	00589039	53522190	2512 CALIFORNIA MILL FEE	Electric Utility-Ops General	68.47
				Total for Payment No.:		2,535.78

Payment No: 730768

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PG&E	00588047	3847680626-0 NOV2025	2511 ELEC SVC GRIZZLY INTAKE	Electric Utility-Ops General	2,396.98
				Total for Payment No.:		2,396.98

Payment No: 035429

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GRAINGER-SAN JOSE	00589869	9735921992	CLOROX Disinfecting Wipes: Can	Electric Utility-Ops General	42.26
2026-01-09	GRAINGER-SAN JOSE	00589906	9729278375	HUSKY RACK & WIRE Pallet Rack	Electric Utility-Ops General	1,110.31
2026-01-09	GRAINGER-SAN JOSE	00589906	9729278375	SHIPPING	Electric Utility-Ops General	159.00
				Total for Payment No.:		1,311.57

Payment No: 731236

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	UNITED SITE SERVICES INC	00589957	114-14167119	T&D RENTAL CHARGES	Electric Utility-Ops General	98.22

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	UNITED SITE SERVICES INC	00589957	114-14167119	T&D NON-TAXABLE SERVICES	Electric Utility-Ops General	413.58
				Total for Payment No.:		511.80

Payment No: 730774

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AMERICAN TEXTILE & SUPPLY INC	00588990	131359	RAGS, TERI-CLOTH, APPROX. 15IN	Electric Utility-Ops General	2,291.63
				Total for Payment No.:		2,291.63

Payment No: 731150

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BANK OF NEW YORK MELLON	00589229	00252-25-0087781	ELEC REV REFUND 2018A 2025-26	Electric Utility-Debt Services	2,250.00
				Total for Payment No.:		2,250.00

Payment No: 730813

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	KAILUN HUANG	00588040	3694269	BATT STRG RBTE; ACT 25087-02	Electric Utility-Ops Restrictd	2,225.00
				Total for Payment No.:		2,225.00

Payment No: 730942

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GENERAL PACIFIC INC	00589424	1532135	WIRE, BARE, CU, #4, SOLID, SOF	Electric Utility-Ops General	2,204.33
				Total for Payment No.:		2,204.33

Payment No: 730858

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNITED SITE SERVICES INC	00588952	INV-5762069	SUBSTATION RENTAL CHARGES	Electric Utility-Ops	50.20

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2025-12-12	UNITED SITE SERVICES INC	00588952	INV-5762069	SUBSTATION NON-TAXABLE SERVICE	Electric Utility-Ops General	140.00
2025-12-12	UNITED SITE SERVICES INC	00588954	INV-5762497	SUBSTATION RENTAL CHARGES	Electric Utility-Ops General	10.92
2025-12-12	UNITED SITE SERVICES INC	00588954	INV-5762497	SUBSTATION NON-TAXABLE SERVICE	Electric Utility-Ops General	55.00
2025-12-12	UNITED SITE SERVICES INC	00588956	INV-5762551	SUBSTATION RENTAL CHARGES	Electric Utility-Ops General	10.92
2025-12-12	UNITED SITE SERVICES INC	00588956	INV-5762551	SUBSTATION NON-TAXABLE SERVICE	Electric Utility-Ops General	55.00
2025-12-12	UNITED SITE SERVICES INC	00588959	INV-5764774	SUBSTATION RENTAL CHARGES	Electric Utility-Ops General	21.84
2025-12-12	UNITED SITE SERVICES INC	00588959	INV-5764774	SUBSTATION NON-TAXABLE SERVICE	Electric Utility-Ops General	178.00
2025-12-12	UNITED SITE SERVICES INC	00588961	INV-5765306	SUBSTATION RENTAL CHARGES	Electric Utility-Ops General	10.92
2025-12-12	UNITED SITE SERVICES INC	00588961	INV-5765306	SUBSTATION NON-TAXABLE SERVICE	Electric Utility-Ops General	90.00
				Total for Payment No.:		622.80

Payment No: 035268

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AIRGAS USA, LLC	00589045	9167336755	2511 EP 90PPM CM/90PPM NC/NI	Electric Utility-Ops General	712.03
2025-12-19	AIRGAS USA, LLC	00589045	9167336755	2511 ENERGY CHARGE	Electric Utility-Ops General	2.18
2025-12-19	AIRGAS USA, LLC	00589045	9167336755	2511 DELIVERY FLAT FEE	Electric Utility-Ops General	114.23
2025-12-19	AIRGAS USA, LLC	00589045	9167336755	2511 FUEL CHARGE FLAT	Electric Utility-Ops General	14.51
2025-12-19	AIRGAS USA, LLC	00589045	9167336755	2511 AIRGAS HAZMAT CHARGE	Electric Utility-Ops General	22.84
2025-12-19	AIRGAS USA, LLC	00589046	9167336744	2511 EP 90PPM CM/90PPM NC/NI	Electric Utility-Ops	712.03

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
2025-12-19	AIRGAS USA, LLC	00589046	9167336744	2511 ENERGY CHARGE	Electric Utility-Ops General	2.18
2025-12-19	AIRGAS USA, LLC	00589046	9167336744	2511 DELIVERY FLAT FEE	Electric Utility-Ops General	114.23
2025-12-19	AIRGAS USA, LLC	00589046	9167336744	2511 FUEL CHARGE FLAT	Electric Utility-Ops General	14.51
2025-12-19	AIRGAS USA, LLC	00589046	9167336744	2511 AIRGAS HAZMAT CHARGE	Electric Utility-Ops General	22.84
				Total for Payment No.:		1,731.58

Payment No: 730916

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CDW GOVERNMENT	00589228	AG84D8V	APPLECARE+ - 2 YEAR - IPAD PRO	Electric Utility-Ops General	1,866.93
2025-12-19	CDW GOVERNMENT	00589228	AG84D8V	APPLECARE+ - 2 YEAR - IPAD PRO	Electric Utility-Ops General	287.22
				Total for Payment No.:		2,154.15

Payment No: 035250

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STAPLES ADVANTAGE	00589068	7007683715-ELECGEN	OFFICE SUPPLIES	Electric Utility-Ops General	350.78
2025-12-12	STAPLES ADVANTAGE	00589069	7007683715-ELECYARD	OFFICE SUPPLIES	Electric Utility-Ops General	107.78
				Total for Payment No.:		458.56

Payment No: 731238

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VERIZON WIRELESS	00589202	6128012719	2511 M2M CHARGES	Electric Utility-Ops General	2,102.70
				Total for Payment No.:		2,102.70

Payment No: 731176

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GUIDEHOUSE INC	00589196	0100100111	2505 NERC O&P & CIP SERVICES	Electric Utility-Ops General	2,061.80
				Total for Payment No.:		2,061.80

Payment No: 730982

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	RYAN MONIZ	00588771	1616	MAIN PNL UGRD; ACT 36144-06	Electric Utility-Ops Restrictd	2,050.00
				Total for Payment No.:		2,050.00

Payment No: 730953

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	JIAYI XU	00588767	1444	MAIN PNL UPGRD; ACT 28731-02	Electric Utility-Ops Restrictd	2,050.00
				Total for Payment No.:		2,050.00

Payment No: 730947

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HE REN	00588766	1837	MAIN PNL UPGRD; ACT 78480-02	Electric Utility-Ops Restrictd	2,050.00
				Total for Payment No.:		2,050.00

Payment No: 730827

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MOHAMED DEKHIL	00588043	4305007	BATT STRG RBT; ACT 11508-02	Electric Utility-Ops Restrictd	2,050.00
				Total for Payment No.:		2,050.00

Payment No: 035284

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CLEARSTAR, INC.	00588893	1564249	14 NERC checks	Electric Utility-Ops General	456.22
2025-12-19	CLEARSTAR, INC.	00588922	1561388	2 NER Checks	Electric Utility-Ops General	114.58
2025-12-19	CLEARSTAR, INC.	00588925	1563302	7 NERC checks	Electric Utility-Ops General	112.35
				Total for Payment No.:		683.15

Payment No: 731041

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CDW GOVERNMENT	00589639	AG9VC2H	HONEYWELL CT 45 XP DATA COLLEC	Electric Utility-Ops General	1,496.67
2025-12-24	CDW GOVERNMENT	00589639	AG9VC2H	HONEYWELL CT40 1-BAY NON-BOOTE	Electric Utility-Ops General	335.92
				Total for Payment No.:		1,832.59

Payment No: 731157

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CHRISTOPHER WEBER	00589542	1949	LAUNDRY RBT; ACT 30273-03	Electric Utility-Ops Restrictd	1,650.00
				Total for Payment No.:		1,650.00

Payment No: 730816

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	KEYHAN SINAI	00588042	4346484	BATT STRG RBT; ACT 20462-01	Electric Utility-Ops Restrictd	1,500.00
				Total for Payment No.:		1,500.00

Payment No: 035289

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DATABANK HOLDINGS LTD	00588601	328764	2511 5101 LAFAYETTE ST	Electric Utility-Ops General	711.41

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DATABANK HOLDINGS LTD	00588602	332419	2512 5101 LAFAYETTE ST	Electric Utility-Ops General	711.41
				Total for Payment No.:		1,422.82

Payment No: 731012

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNITED SITE SERVICES INC	00589320	INV-5775135	GIANERA RENTAL CHARGES	Electric Utility-Ops General	333.93
2025-12-19	UNITED SITE SERVICES INC	00589320	INV-5775135	GIANERA NON-TAXABLE SERVICES	Electric Utility-Ops General	437.00
				Total for Payment No.:		770.93

Payment No: 730931

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	EDUCATION & OUTREACH COMPANY	00587310	25-1365	BKT TRK STICKERS QUAN 1000	Electric Utility-Ops General	1,309.50
				Total for Payment No.:		1,309.50

Payment No: 730835

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	QTS TRS CMBS, LLC	00588325	261227	2512 CARRIER:CONDUIT INNERDUCT	Electric Utility-Ops General	1,112.80
2025-12-12	QTS TRS CMBS, LLC	00588325	261227	2512 RACK: 2 POST	Electric Utility-Ops General	166.40
				Total for Payment No.:		1,279.20

Payment No: 731081

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WEIZHAO SHAO	00589168	42802DEC2025	REFUND FOR TREE DAMAGE	Electric Utility-Ops General	1,200.00
				Total for Payment No.:		1,200.00

Payment No: 035442

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	NALCO CO	00589366	6670928384	2512 MONTHLY SERVICE FEE	Electric Utility-Ops General	1,151.60
				Total for Payment No.:		1,151.60

Payment No: 731048

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DATAVOICE INTERNATIONAL, INC.	00589187	DVIMN0001722	202512 TEXTING DVI DEC2025	Electric Utility-Ops General	1,144.00
				Total for Payment No.:		1,144.00

Payment No: 731190

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MESA ENERGY SYSTEMS, INC.	00589900	940030568	NRS TRAILER - BARD UNIT TROUBL	Electric Utility-Ops General	1,115.00
				Total for Payment No.:		1,115.00

Payment No: 730888

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588596	1543429391-4 NOV2025	2511 ELEC SVC STONY GORGE	Electric Utility-Ops General	1,104.48
				Total for Payment No.:		1,104.48

Payment No: 730777

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AT&T CALNET	00588198	000024297634	2510 BAN: 9391062315	Electric Utility-Ops General	1,082.40
				Total for Payment No.:		1,082.40

Payment No: 730969

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	OEM PARTS NETWORK INC	00589311	I98975	PN: 95-117 ELEMENT, FILTER-LUB	Electric Utility-Ops General	1,036.69
2025-12-19	OEM PARTS NETWORK INC	00589311	I98975	ESTMATED SHIPPING CHARGE PREPA	Electric Utility-Ops General	24.94
				Total for Payment No.:		1,061.63

Payment No: 731154

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BRYAN LAM	00589541	1712	EV CHRGR RBT; ACT 11729-02	Electric Utility-Ops Restrictd	1,024.20
				Total for Payment No.:		1,024.20

Payment No: 730995

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STEVENS CREEK XPRESS CAR WASH	00588729	27-052	V3787 CAR WASH	Electric Utility-Ops General	300.00
				Total for Payment No.:		300.00

Payment No: 730983

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SAFETY GEAR PRO	00588840	251379	Jorge Rodriguez safety glasses	Electric Utility-Ops General	175.00
2025-12-19	SAFETY GEAR PRO	00588841	251374	Justin webb safety glasses	Electric Utility-Ops General	160.65
2025-12-19	SAFETY GEAR PRO	00588842	251370	christian smith safety glasses	Electric Utility-Ops General	175.00
2025-12-19	SAFETY GEAR PRO	00588843	251338	Nestor Camacho Carrillo safety	Electric Utility-Ops General	133.45
2025-12-19	SAFETY GEAR PRO	00588844	251304	Patrick OBrien safety glasses	Electric Utility-Ops General	138.55
2025-12-19	SAFETY GEAR PRO	00588845	251251	Antonio Ochoa Safety Glasses	Electric Utility-Ops General	175.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		957.65

Payment No: 035411

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BELL ELECTRICAL SUPPLY, INC.	00589205	5889323	SVP WAREHOUSE	Electric Utility-Ops General	166.03
				Total for Payment No.:		166.03

Payment No: 731213

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SAFETY-KLEEN SYSTEMS INC	00589897	98730998	PARTS WASHER RENTAL SERVICE	Electric Utility-Ops General	357.82
2026-01-09	SAFETY-KLEEN SYSTEMS INC	00589897	98730998	PARTS WASHER RENTAL SERVICE	Electric Utility-Ops General	27.00
				Total for Payment No.:		384.82

Payment No: 035224

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INDUSTRIAL SCIENTIFIC CORP	00588906	2877353	INET EQUIPMENT RENTAL	Electric Utility-Ops General	817.51
				Total for Payment No.:		817.51

Payment No: 731147

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	AT&T	00589200	1182167253	2511 T1.5 MBPS SVC	Electric Utility-Ops General	795.44
				Total for Payment No.:		795.44

Payment No: 035264

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WILLIAMS SCOTSMAN INC	00588291	9025105301	YP2512 40X8 CONTAINER RENT	Electric Utility-Street	749.13

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					Lights	
2025-12-12	WILLIAMS SCOTSMAN INC	00588291	9025105301	YP2512 PERSONAL PROPERTY EXP	Electric Utility-Street Lights	29.97
				Total for Payment No.:		779.10

Payment No: 731057

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	KRAFT INDUSTRIAL SUPPLY	00589125	39892	2512 FRWI0010 1-"-300/400/600#	Electric Utility-Ops General	764.65
				Total for Payment No.:		764.65

Payment No: 730958

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LAKSHMI MANDALEEKA	00588769	1716	RANGE/INDCT RBT; ACT52325-03	Electric Utility-Ops Restrictd	750.00
				Total for Payment No.:		750.00

Payment No: 730896

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ALICE ANTONIO	00588758	1115	REBATE RANGE/INDCT 53301-05	Electric Utility-Ops Restrictd	750.00
				Total for Payment No.:		750.00

Payment No: 035295

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC KEYACCTS AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC KEYACTPG THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC PWRPOOL THRU AUG26	Electric Utility-Ops General	32.72

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC ERGYALRT THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC COGSTEAM THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC PQLVL1 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC PQLVL2 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC CONTROL THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC PQLVL5 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPCSEP THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK1 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK2 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK3 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK4 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK5 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK6 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK7 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK8 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK9 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK10 THRU AUG26	Electric Utility-Ops General	32.72
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK11 THRU	Electric Utility-Ops	32.72

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				AUG26	General	
2025-12-19	ESOSOFT CORP	00588754	115991	ML CLASSIC SVPBLK12 THRU AUG26	Electric Utility-Ops General	32.72
				Total for Payment No.:		719.84

Payment No: 730845

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SKILLBUILDERS, INC.	00588178	104205	2511 CONSULTING FEES	Electric Utility-Ops General	687.50
				Total for Payment No.:		687.50

Payment No: 035300

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GMES LLC	00588599	7608980	2508 CLMU-LSB07510NC LEVER HOI	Electric Utility-Ops General	643.84
				Total for Payment No.:		643.84

Payment No: 730783

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BELLECCI & ASSOCIATES INC	00588685	210069.00-27	DESIGN FOR SUBSTRUCTURE IMPROV	Electric Utility-Construction	578.80
				Total for Payment No.:		578.80

Payment No: 730808

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INNOVASAFE INC	00588177	329865	RNWL SFTWR ESCROW AGR SEP25-26	Electric Utility-Ops General	500.00
				Total for Payment No.:		500.00

Payment No: 730793

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CENTRALCOLO LLC	00588324	042288	2601 COLOCATION BASE RENT	Electric Utility-Ops General	500.00
				Total for Payment No.:		500.00

Payment No: 035257

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNIQUE SCAFFOLD	00588788	RI-12006	LABOR, TRAVEL, EQUIPMENT, AND	Electric Utility-Ops General	33.48
2025-12-12	UNIQUE SCAFFOLD	00588789	RI-12007	CHANGE ORDER 1: EXTENDED RENTA	Electric Utility-Ops General	461.28
				Total for Payment No.:		494.76

Payment No: 035468

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VANTAGE DATA CENTERS 6, LLC	00589365	009820	2601 CARRIER ACCESS 2897 NW	Electric Utility-Ops General	450.20
				Total for Payment No.:		450.20

Payment No: 035344

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNIQUE SCAFFOLD	00589427	RI-12138	CHANGE ORDER 1: EXTENDED RENTA	Electric Utility-Ops General	446.40
				Total for Payment No.:		446.40

Payment No: 035469

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VANTAGE DATA CENTERS 7, LLC	00589364	009824	2601 MMR (MODULE1)	Electric Utility-Ops General	424.36
				Total for Payment No.:		424.36

Payment No: 730890

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588598	5918427025-0 NOV2025	2511 ELEC SVC BLK BUTTE HYD	Electric Utility-Ops General	368.85
				Total for Payment No.:		368.85

Payment No: 730767

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PG&E	00588046	3889347290-2 NOV2025	2511 ELEC SVC GRIZ MICROWAVE	Electric Utility-Ops General	337.30
				Total for Payment No.:		337.30

Payment No: 730740

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	JAFAR MOHAMMADI	00588835	42362NOV2025	EMT STRATEGIC WORKSHOP	Electric Utility-Ops General	319.81
				Total for Payment No.:		319.81

Payment No: 035370

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GRAINGER	00589629	9722678969	EAR PLUGS Bell, 33 dB NRR,HONE	Electric Utility-Ops General	317.56
				Total for Payment No.:		317.56

Payment No: 035424

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	EFFICIENCY SERVICES GROUP, LLC	00589230	27832	YP2511 ADMIN/PRGRM SUPP SRV	Electric Utility-Ops Restrictd	67.00
2026-01-09	EFFICIENCY SERVICES GROUP, LLC	00589230	27832	YP2511 ADMIN/PRGRM SUPP SRV	Electric Utility-Ops Restrictd	153.75
2026-01-09	EFFICIENCY SERVICES GROUP, LLC	00589230	27832	YP2511 ADMIN/PRGRM SUPP SRV	Electric Utility-Ops Restrictd	83.75
				Total for Payment No.:		304.50

Payment No: 730874

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	JOHN SANDERS	00589345	7244DEC2025	SAFETY CLOTHES REIMBURSEMENT	Electric Utility-Ops General	280.00
				Total for Payment No.:		280.00

Payment No: 035261

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WEST VALLEY CONSTRUCTION	00588358	239394	2508 20240522-FIBER-01612CO	Electric Utility-Construction	277.00
				Total for Payment No.:		277.00

Payment No: 035334

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PURETEC INDUSTRIAL WATER	00589042	2355105	2511 MONTHLY RENTAL FEE	Electric Utility-Ops General	276.32
				Total for Payment No.:		276.32

Payment No: 731030

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	LEONARD BUTTITTA JR	00589593	422DEC2025	REIMB FOR SAFETY CLOTHING 2526	Electric Utility-Ops General	272.75
				Total for Payment No.:		272.75

Payment No: 035474

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WONG, BASIL	00590002	32345DEC2025	TANC & NCPA MEETINGS REIMB	Electric Utility-Ops General	244.00
				Total for Payment No.:		244.00

Payment No: 035428

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GRAINGER	00589363	9737048729	2512 CABLE TIE,PK100 MANUFACTU	Electric Utility-Ops General	237.77
				Total for Payment No.:		237.77

Payment No: 731105

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MOHAMADSALEH JAFARI	00590004	42765DEC2025	SAFETY BOOT REIMBURSEMENT	Electric Utility-Ops General	218.70
2026-01-09	MOHAMADSALEH JAFARI	00590004	42765DEC2025	LESS AMOUNT OVER ALLOWANCE	Electric Utility-Ops General	-18.70
2026-01-09	MOHAMADSALEH JAFARI	00590094	42765DEC2025A	PGE SYSTEM TRAINING REIMBURSEM	Electric Utility-Ops General	24.75
				Total for Payment No.:		224.75

Payment No: 731031

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MATTHEW CONTRERAS	00589047	15220DEC2025	SFTY BOOT/CLOTH REIMB FY 25/26	Electric Utility-Ops General	203.76
				Total for Payment No.:		203.76

Payment No: 730883

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	THOMAS MCCULLOUGH	00588604	27744DEC2025	SFTY BOOT/CLOTH REIMB FY 25/26	Electric Utility-Ops General	202.96
				Total for Payment No.:		202.96

Payment No: 731109

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TEODORO PEREZ JR	00590105	41378DEC2025	SAFETY BOOT REIMBURSEMENT	Electric Utility-Ops General	200.00
				Total for Payment No.:		200.00

Payment No: 730880

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SON XUAN LE	00589256	28770DEC2025	SAFETY SHOES REIMBURSEMENT	Electric Utility-Ops General	200.00
				Total for Payment No.:		200.00

Payment No: 731129

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589217	2937321050-8 DEC2025	2511 COGEN GAS HEATERS	Electric Utility-Ops General	199.57
				Total for Payment No.:		199.57

Payment No: 731097

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALLAN AGATEP	00590092	28711DEC2025	REGISTRATION ELECTRICAL ENGINE	Electric Utility-Ops General	180.00
				Total for Payment No.:		180.00

Payment No: 730895

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00589404	2844481498-3 NOV2025	YP2511 ELEC SVC 751 NUTTMAN	Electric Utility-Ops General	173.53
				Total for Payment No.:		173.53

Payment No: 731102

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MARY MCENROE	00590006	1773DEC2025	NCPA DEMAND MGMT WORKING GROUP	Electric Utility-Ops Restrictd	85.72
2026-01-09	MARY MCENROE	00590006	1773DEC2025	NCPA DEMAND MGMT WORKING GROUP	Electric Utility-Ops Restrictd	85.73
				Total for Payment No.:		171.45

Payment No: 730891

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PG&E	00588608	1501762727-2 NOV2025	2511 ELEC SVC HGH LINE CNL	Electric Utility-Ops General	169.13
				Total for Payment No.:		169.13

Payment No: 730877

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MARCO YACOUB	00589341	41109DEC2025	PG&E RESTORATION DRILL	Electric Utility-Ops General	123.05
				Total for Payment No.:		123.05

Payment No: 730732

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ABDULLAH KHEDR	00587661	42497NOV2025	BLACKBUTTEBATTERY REPLACEMENT	Electric Utility-Construction	120.00
				Total for Payment No.:		120.00

Payment No: 730811

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	[redacted]	[redacted]	[redacted]	LEGAL SERVCES - CHANGE ORDER #	[redacted]	[redacted]
				Total for Payment No.:		71.00

Payment No: 731034

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SHANE KUBO	00589595	14148DEC2025	PG&E RESTORATION DRILL REIMB	Electric Utility-Ops General	49.50
				Total for Payment No.:		49.50

Payment No: 730868

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ASOKE DE	00589329	17684DEC2025	PG&E RESTORATION DRILL	Electric Utility-Ops	49.50

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					General	
				Total for Payment No.:		49.50

Payment No: 731101

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	LV FOSTER	00590107	39958DEC2025	TRAVEL REIMBURSEMENT VACAVILLE	Electric Utility-Ops General	43.26
				Total for Payment No.:		43.26

Payment No: 730936

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FEDERAL EXPRESS	00589040	9-084-37570	2511 DVR MISC SHIPPING	Electric Utility-Ops General	35.20
				Total for Payment No.:		35.20

Payment No: 035353

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ANIXTER INC.	00589557	6383616-01	PART NUMBER HFB500 WASHER ROUN	Electric Utility-Construction	28.84
				Total for Payment No.:		28.84

Payment No: 731104

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MICHAEL KEATE	00590106	20468DEC2025	TRAVEL REIMBURSEMENT VACAVILLE	Electric Utility-Ops General	24.75
				Total for Payment No.:		24.75

Payment No: 730884

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	THUCVU QUOC HUYNH	00589343	23776DEC2025	PG&E RESTORATION DRILL	Electric Utility-Ops General	24.75

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		24.75

Payment No: 730744

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NICOLAS PROCOS	00588879	40800NOV2025	NCPA UTILITY DIRECTORS MEETING	Electric Utility-Ops General	20.25
				Total for Payment No.:		20.25

Payment No: 731169

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	FEDERAL EXPRESS	00589473	9-075-49906	2511 MISC ENG SHIPPING	Electric Utility-Construction	9.77
				Total for Payment No.:		9.77

Electric Utility Funds Group Total **53,666,984.03**

Fund Group: All Other City Funds

Payment No: W26134

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CITY OF SAN JOSE	00588497	1282258	JULY-SEP RECYCLED WATER	Water Recycling Program	2,958,430.68
				Total for Payment No.:		2,958,430.68

Payment No: 035452

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SANTA CLARA VALLEY WATER	00589525	GM105556	2025 NOV PUMP TAX	Water Utility	2,429,665.00
				Total for Payment No.:		2,429,665.00

Payment No: 003918

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-26	ELECTRONIC FEDERAL TAX	00589747	12/07/25-12/20/25	DD: FED TAXES W/H B2526	Payroll Liability&ClearingAcct	1,427,822.69
2025-12-26	ELECTRONIC FEDERAL TAX	00589747	12/07/25-12/20/25	DD: FED TAXES W/H B2526	Payroll Liability&ClearingAcct	347,148.20
2025-12-26	ELECTRONIC FEDERAL TAX	00589747	12/07/25-12/20/25	DD: FED TAXES W/H B2526	Payroll Liability&ClearingAcct	301,490.43
				Total for Payment No.:		2,076,461.32

Payment No: 035275

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589330	27670	TRAFFIC SIGNAL MAINTENANCE, RE	General Fund	13,260.80
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589331	27671	TRAFFIC SIGNAL MAINTENANCE, RE	General Fund	3,445.00
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589332	27672	TRAFFIC SIGNAL MAINTENANCE, RE	General Fund	962.00
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589333	27756	TRAFFIC SIGNAL MAINTENANCE, RE	General Fund	12,500.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589334	28107	TRAFFIC SIGNAL MAINTENANCE, RE	General Fund	14,575.00
2025-12-19	BEAR ELECTRICAL SOLUTIONS, INC.	00589335	28108	TRAFFIC SIGNAL MAINTENANCE, RE	General Fund	31,675.85
				Total for Payment No.:		76,418.65

Payment No: 003912

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ELECTRONIC FEDERAL TAX	00589180	11/23/25-12/06/25	DD: FED TAXES W/H B2525	Payroll Liability&ClearingAcct	1,284,266.98
2025-12-12	ELECTRONIC FEDERAL TAX	00589180	11/23/25-12/06/25	DD: FED TAXES W/H B2525	Payroll Liability&ClearingAcct	338,104.81
2025-12-12	ELECTRONIC FEDERAL TAX	00589180	11/23/25-12/06/25	DD: FED TAXES W/H B2525	Payroll Liability&ClearingAcct	296,445.54
				Total for Payment No.:		1,918,817.33

Payment No: 003907

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-08	CAL PERS - HEALTH	00587977	DEC-25	HEALTH INSURANCE PREMIUMS	Payroll Liability&ClearingAcct	1,531,163.18
2025-12-08	CAL PERS - HEALTH	00587977	DEC-25	HEALTH INSURANCE PREMIUMS	OPEB Plan Trust Fund	113,697.95
				Total for Payment No.:		1,644,861.13

Payment No: W26126

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MISSION TRAIL WASTE SYSTEMS	00589052	1839DEC2025	WT GARBAGE SERVICES NOV2025	Solid Waste Program	1,047,237.82
2025-12-12	MISSION TRAIL WASTE SYSTEMS	00589052	1839DEC2025	WT GARBAGE SERVICES NOV2025	Solid Waste Program	258,361.59
				Total for Payment No.:		1,305,599.41

Payment No: 003914

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-17	CAL PERS - PO BOX 1982	00589850	11/09/25-11/22/25	EMPLOYER/EMPLOYEE DED B2524	Payroll Liability&ClearingAcct	452,271.40
2025-12-17	CAL PERS - PO BOX 1982	00589850	11/09/25-11/22/25	EMPLOYER/EMPLOYEE DED B2524	Payroll Liability&ClearingAcct	795,179.41
				Total for Payment No.:		1,247,450.81

Payment No: W26133

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-18	SANTA CLARA STADIUM AUTHORITY	00589443	20620DEC2025	WT: SCSA 25/26 Q2 CFD TAX REIM	Community Facilities Dist-SCSA	881,535.75
				Total for Payment No.:		881,535.75

Payment No: 035258

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNISYS CORP	00588655	1041840	Additional Funding	Information Technology Service	753,240.05
2025-12-12	UNISYS CORP	00588655	1041840	STADIUM OPERATIONS SEP 2025	General Fund	1,010.98
2025-12-12	UNISYS CORP	00588655	1041840	FINANCE SEP 2025	General Government - Other	8,156.59
2025-12-12	UNISYS CORP	00588655	1041840	IT CYBER SECURITY SEP 2025	General Government - Other	12,199.32
2025-12-12	UNISYS CORP	00588655	1041840	NETWORK SECURITY SEP 2025	Information Technology Service	65,700.00
				Total for Payment No.:		840,306.94

Payment No: 035464

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	UNISYS CORP	00589916	1042458	Additional Funding	Information Technology Service	765,349.83
2026-01-09	UNISYS CORP	00589916	1042458	STADIUM OPS - OCTOBER 2025	General Fund	1,423.00
2026-01-09	UNISYS CORP	00589916	1042458	FINANCE (FHRMS) - OCT 2025	General Government - Other	8,156.59

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	UNISYS CORP	00589916	1042458	IT CYBER SECURITY - OCT 2025	General Government - Other	12,199.32
2026-01-09	UNISYS CORP	00589916	1042458	NETWORK SEC CONTR - OCT 2025	Information Technology Service	30,240.00
				Total for Payment No.:		817,368.74

Payment No: 035303

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GREENWASTE RECOVERY, INC	00588891	GWR00000144-1	RECOLOGY RECYCLE NOV 2025	Solid Waste Program	749,808.41
2025-12-19	GREENWASTE RECOVERY, INC	00588891	GWR00000144-1	RECOLOGY RECYCLE NOC 2025	Solid Waste Program	20,498.95
				Total for Payment No.:		770,307.36

Payment No: 035317

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LPA INC	00589405	ARIV1016249	INTERNATIONAL SWIM CENTER REHA	Parks And Recreation	711,640.00
				Total for Payment No.:		711,640.00

Payment No: 003917

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-26	CA EMPLOYMENT DEVELOPMENT DEPT	00589745	12/07/25-12/20/25	DD: SIT & SDI W/H B2526	Payroll Liability&ClearingAcct	592,277.29
2025-12-26	CA EMPLOYMENT DEVELOPMENT DEPT	00589745	12/07/25-12/20/25	DD: SIT & SDI W/H B2526	Payroll Liability&ClearingAcct	63,658.25
				Total for Payment No.:		655,935.54

Payment No: W26131

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-17	SAN FRANCISCO PUBLIC	00589027	2395DEC2025	2025 NOV WATER PURCHASE	Water Utility	649,493.24
				Total for Payment No.:		649,493.24

Payment No: 003911

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA EMPLOYMENT DEVELOPMENT DEPT	00589179	11/23/25-12/06/25	DD: SIT & SDI W/H B2525	Payroll Liability&ClearingAcct	534,666.75
2025-12-12	CA EMPLOYMENT DEVELOPMENT DEPT	00589179	11/23/25-12/06/25	DD: SIT & SDI W/H B2525	Payroll Liability&ClearingAcct	60,124.23
				Total for Payment No.:		594,790.98

Payment No: 035244

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RADIUS EARTHWORK INC	00589093	5	2025 ANNUAL STREET PAVEMENT MA	Streets and Highways Capital F	602,086.79
2025-12-12	RADIUS EARTHWORK INC	00589093	5	CONTINGENCY	Streets and Highways Capital F	12,306.00
2025-12-12	RADIUS EARTHWORK INC	00589093	5	RETENTION	Streets and Highways Capital F	-30,719.65
				Total for Payment No.:		583,673.14

Payment No: 035246

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SILICON VALLEY PAVING INC	00589094	3	MISCELLANEOUS ASPHALT AND CONC	Public Buildings	606,564.24
2025-12-12	SILICON VALLEY PAVING INC	00589094	3	RETENTION	Public Buildings	-30,328.21
				Total for Payment No.:		576,236.03

Payment No: 035453

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SEDGWICK CLAIMS MGMT SVCS INC	00590090	SF-8029-2026-01822759	ESCROW DEPOSIT FOR WORKER'S CO	Workers Compensation	511,127.90
				Total for Payment No.:		511,127.90

Payment No: W26130

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NATIONWIDE RETIREMENT SOLUTIONS, INC.	00589173	11/23/25-12/06/25	WT: B2525 DEFERRED COMP	Fringe Benefits	501,697.70
				Total for Payment No.:		501,697.70

Payment No: 035446

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PARS/GASB 45	00590087	14589JAN2026	MONTHLY CONTRIBUTION JAN 2026	OPEB Plan Trust Fund	447,250.00
				Total for Payment No.:		447,250.00

Payment No: 731064

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	RECOLOGY SOUTH BAY	00589048	17365DEC2025	RECYCLING SERVICES DEC2025	Solid Waste Program	362,766.24
				Total for Payment No.:		362,766.24

Payment No: W26146

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	NATIONWIDE RETIREMENT SOLUTIONS, INC.	00589755	12/07/25-12/20/25	WT: B2526 DEFERRED COMP	Fringe Benefits	352,474.02
				Total for Payment No.:		352,474.02

Payment No: W26129

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WASHINGTON TRUST BANK	00589169	11/23/25-12/06/25	WT:VEBA CONTRIB B2525	Fringe Benefits	313,025.45
				Total for Payment No.:		313,025.45

Payment No: 035339

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SILICON VALLEY ANIMAL CONTROL	00588552	2025-84	3rd quarter payment	General Fund	289,986.00
				Total for Payment No.:		289,986.00

Payment No: 730734

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ANDERSON PACIFIC ENGINEERING	00589092	Retention Release	RETENTION RELEASE	Storm Drain	269,732.25
				Total for Payment No.:		269,732.25

Payment No: W26145

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WASHINGTON TRUST BANK	00589754	12/07/25-12/20/25	WT:VEBA CONTRIB B2526	Fringe Benefits	257,767.95
				Total for Payment No.:		257,767.95

Payment No: 035288

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CSG CONSULTANTS INC	00588639	63624	LS SERVICES TO#1	General Fund	804.00
2025-12-19	CSG CONSULTANTS INC	00589231	63585	ANNUAL STREET PAVEMENT MAINTEN	Streets and Highways Capital F	260.00
2025-12-19	CSG CONSULTANTS INC	00589232	63584	MISCELLANEOUS ASPHALT AND CONC	Public Buildings	960.00
2025-12-19	CSG CONSULTANTS INC	00589406	63396	BASIC SERVICES - FIRST CONTRAC	Streets and Highways Capital F	250,841.49
				Total for Payment No.:		252,865.49

Payment No: 730833

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PETERSON CAT	00588018	SW240209932	LABOR - V3291	Fleet Operation Fund	1,339.50
2025-12-12	PETERSON CAT	00588018	SW240209932	OTHER - V3291	Fleet Operation Fund	188.87
2025-12-12	PETERSON CAT	00588218	PC001916667	PARTS - V3644	Fleet Operation Fund	90.49
2025-12-12	PETERSON CAT	00588822	A3610501	420 CAT BACKHOE P/N: 542-7992	Vehicle Replacement Fund	198,353.83
				Total for Payment No.:		199,972.69

Payment No: W26125

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-08	SEDGWICK CLAIMS MGMT SVCS INC	00588780	CC-8029-2025-1205084306	ESCROW DEP WORK COMP CASH CALL	Workers Compensation	191,250.00
				Total for Payment No.:		191,250.00

Payment No: 035387

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SANTA CLARA METHODIST	00589608	MRF-Nov25-11	CIP-LIBERTY TOWER ELEVATOR REP	H.U.D Capital Projects	172,284.75
				Total for Payment No.:		172,284.75

Payment No: 035336

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	NEW 2025 JOHN DEERE 334P SKID	General Fund	92,274.56
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	NEW 2025 JOHN DEERE CE84	General Fund	2,022.74
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	NEW 2025 JOHN DEERE BROOM 72P	General Fund	6,322.51
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	NEW 2025 JOHN DEERE CP24G	General Fund	32,662.68
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	NEW 2025 JOHN DEERE HH80C	General Fund	14,652.41
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	NEW 2023 SUNSTATE EQUIPMENT CO	General Fund	4,365.00
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	FREIGHT IN / OUT	General Fund	6,001.88
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	PREP / RECONDTIONING PDI	General Fund	5,619.94
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	FUEL	General Fund	327.38
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	OUTSIDE PARTS & LABOR / OTHER	General Fund	5,162.08
2025-12-19	RDO EQUIPMENT CO	00586153	E0477338	CA TIRE FEE	General Fund	7.00
				Total for Payment No.:		169,418.18

Payment No: 035386

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PRESIDIO TECHNOLOGY CAPITAL	00589644	84737	2026 SOFTWARE SUBSCRIPTION	Information Technology	160,644.38

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				AND	Service	
				Total for Payment No.:		160,644.38

Payment No: 003913

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	General Fund	5,418.14
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	Fleet Operation Fund	7.83
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	S.C.Stadium Authority CIP	1,428.06
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	General Fund	1.09
2025-12-19	CA DEPT OF TAX & FEE ADMIN	00589450	NOVEMBER2025	DD:SALES & USE TAX	Cemetery	216.93
				Total for Payment No.:		7,072.05

Payment No: 035240

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ORACLE AMERICA INC	00589011	101853223	PEOPLESOFT PROGRAM TECHNICAL S	General Fund	115,532.01
2025-12-12	ORACLE AMERICA INC	00589014	101900887	PEOPLESOFT PROGRAM TECHNICAL S	General Fund	21,289.12
				Total for Payment No.:		136,821.13

Payment No: 731179

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	IMPEC GROUP, LLC	00589211	2511142	JANITORIAL NOV 2025	General Fund	130,029.25
				Total for Payment No.:		130,029.25

Payment No: 035415

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CARL WARREN & COMPANY	00590088	37153JAN2026	REPLENISH SPEC LIAB TRUST ACCT	Special Liability Insurance	128,364.70

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		128,364.70

Payment No: 035412

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BENEFIT COORDINATORS CORP	00590213	B0LFY1	JANUARY 2026 VISION B2601	Payroll Liability&ClearingAcct	15,745.70
2026-01-09	BENEFIT COORDINATORS CORP	00590213	B0LFY1	JANUARY 2026 DENTAL B2601	Payroll Liability&ClearingAcct	105,214.09
				Total for Payment No.:		120,959.79

Payment No: 730882

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STATE WATER RESOURCES CNTRL(BOX1888/100)	00588634	WS-1055308	WATER SYSTEM ANNUAL FEES	Water Utility	98,703.68
				Total for Payment No.:		98,703.68

Payment No: 035323

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MISSION TRAIL WASTE SYSTEMS	00588889	m772	FOOD SCRAP PROC - NOV 2025	Solid Waste Program	97,981.63
				Total for Payment No.:		97,981.63

Payment No: W26125A

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-08	SEDGWICK CLAIMS MGMT SVCS INC	00588781	CC-8029-2025-1205084651	ESCROW DEP WORK COMP CASH CALL	Workers Compensation	84,150.00
				Total for Payment No.:		84,150.00

Payment No: 035287

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	COUNTY OF SANTA CLARA	00588748	1800095842	EVOC Training	General Fund	72,204.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	COUNTY OF SANTA CLARA	00588749	1800095904	SLETS - PD - 1st Q FY-25-26	General Fund	7,859.31
				Total for Payment No.:		80,063.31

Payment No: 731155

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA HIGHWAY PATROL	00589282	0000001679317	TRFCTRL NFL 49vRAM 11.9.2025	General Fund	79,729.04
				Total for Payment No.:		79,729.04

Payment No: 731245

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ZANKER ROAD RESOURCE	00589408	1120251292	BRUSH/ YARDWASTE NOV 2025	Solid Waste Program	76,470.01
				Total for Payment No.:		76,470.01

Payment No: 731060

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #72850 FM54 APR ASSEMBLY,	Police Operating Grant Fund	24,999.88
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #72850 FM54 APR ASSEMBLY,	Police Operating Grant Fund	5,077.70
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #70501-156 CLEAR OUTSERT	Police Operating Grant Fund	2,753.88
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #606744 4-PIN "Y" CABLE M	Police Operating Grant Fund	9,096.61
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #602651 VOICE PROJECTION	Police Operating Grant Fund	29,277.80
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #72602-2 CBRNCF50	Police Operating Grant Fund	2,529.95
2025-12-24	LC ACTION POLICE SUPPLY	00589581	482203	AVON #72606-3 CTCF50 RIOT AGEN	Police Operating Grant Fund	1,944.93
				Total for Payment No.:		75,680.75

Payment No: 035329

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	[redacted]	[redacted]	[redacted]	LEGAL SERVICES - CHANGE ORDER	[redacted]	[redacted]
				Total for Payment No.:		75,221.25

Payment No: W26125C

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-08	SEDGWICK CLAIMS MGMT SVCS INC	00588783	CC-8029-2025-1205084036	ESCROW DEP WORK COMP CASH CALL	Workers Compensation	75,000.00
				Total for Payment No.:		75,000.00

Payment No: 731126

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA DEPT OF INDUSTRIAL RELATIONS	00589910	OSIP 73356	DWC, DOI FRAUD INVESTIGATIONS	Workers Compensation	74,890.01
				Total for Payment No.:		74,890.01

Payment No: W26125B

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-08	SEDGWICK CLAIMS MGMT SVCS INC	00588782	CC-8029-2025-1205084916	ESCROW DEP WORK COMP CASH CALL	Workers Compensation	73,525.00
				Total for Payment No.:		73,525.00

Payment No: 730824

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MAZE & ASSOC	00588904	54444	CITY MANAGER	General Fund	35,203.00
2025-12-12	MAZE & ASSOC	00588904	54444	WATER	Water Utility	3,520.00
2025-12-12	MAZE & ASSOC	00588904	54444	SEWER	Sewer Utility	1,408.00
2025-12-12	MAZE & ASSOC	00588904	54444	SOLID WASTE	Solid Waste Program	2,112.00
2025-12-12	MAZE & ASSOC	00588904	54444	SOSA	Sports & Open Space Authority	2,112.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MAZE & ASSOC	00588904	54444	TRANSIT REPORT (TDA)	General Fund	2,850.00
				Total for Payment No.:		47,205.00

Payment No: 035209

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CHRISP CO	00589114	36630	CITYWIDE TRAFFIC SIGNAGE AND P	Streets and Highways Capital F	64,220.00
				Total for Payment No.:		64,220.00

Payment No: 731037

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ABODE SERVICES	00589607	TBRA-10-2025AB	Abode TBRA HOME FY25/26	H.U.D Capital Projects	36,214.60
2025-12-24	ABODE SERVICES	00589607	TBRA-10-2025AB	Abode TBRA HSCAG FY25/26	Housing Successor	23,065.53
				Total for Payment No.:		59,280.13

Payment No: 035347

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VALLEY OIL CO	00589224	239351	UNLEADED GASOLINE	Fleet Operation Fund	18,779.05
2025-12-19	VALLEY OIL CO	00589225	239349	UNLEADED GASOLINE	Fleet Operation Fund	19,112.18
2025-12-19	VALLEY OIL CO	00589226	239350	UNLEADED GASOLINE	Fleet Operation Fund	18,761.88
				Total for Payment No.:		56,653.11

Payment No: 035456

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589516	05048355	FILLABLE WATER WALL	General Fund	5,850.00
2026-01-09	STATEWIDE TRAFFIC SAFETY AND SIGNS	00589516	05048355	FREIGHT	General Fund	1,000.00
				Total for Payment No.:		6,850.00

Payment No: 731241

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WEST COAST CODE CONSULTANTS INC	00589992	225-010-004-02	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	4,290.00
2026-01-09	WEST COAST CODE CONSULTANTS INC	00589993	225-011-004-01	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	47,126.89
2026-01-09	WEST COAST CODE CONSULTANTS INC	00589995	225-011-004-02	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	2,600.00
				Total for Payment No.:		54,016.89

Payment No: 035381

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589055	0000559860	ROLL OFF SVC 1700 WALSH NOV25	Solid Waste Program	16,477.23
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	General Fund	4,826.47
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	General Fund	10,342.02
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	General Fund	1,111.19
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	General Fund	569.21
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	General Fund	76.55
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	General Fund	1,835.48
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	Water Utility	1,295.37
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589057	0000560815	CART&FRONT LOAD BIN SVC 12/25	Solid Waste Program	2,096.69
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	General Fund	100.64
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	General Fund	3,127.24
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	Solid Waste Program	1,487.24
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	Water Utility	247.87
2025-12-24	MISSION TRAIL WASTE SYSTEMS	00589059	0000559861	DEBRIS BIN SVC NOV2025	Cemetery	371.81
				Total for Payment No.:		43,965.01

Payment No: 035280

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CARL WARREN & COMPANY	00589393	37153DEC2025	REPLENISH SPEC LIAB TRUST ACCT	Special Liability Insurance	51,979.52
				Total for Payment No.:		51,979.52

Payment No: 035447

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PFM ASSET MANAGEMENT LLC	00590084	15049485	INVESTMENT MANAGEMENT SERVICES	General Fund	48,238.03
				Total for Payment No.:		48,238.03

Payment No: 035313

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KIMBERLY DAVEY	00589241	A-11112025	CHANGE ORDER #6: ADDITIONAL FU	General Fund	13,691.60
2025-12-19	KIMBERLY DAVEY	00589375	A-11262025	CHANGE ORDER #6: ADDITIONAL FU	General Fund	32,744.88
				Total for Payment No.:		46,436.48

Payment No: 731046

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CRESCO EQUIPMENT RENTALS	00589643	6530257-0001	WALK BEHIND SAW: 71HP KUBOTA D	Vehicle Replacement Fund	44,692.15
2025-12-24	CRESCO EQUIPMENT RENTALS	00589643	6530257-0001	DELIVERY FEE	Vehicle Replacement Fund	1,582.31
				Total for Payment No.:		46,274.46

Payment No: 035432

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	HSQ TECHNOLOGY INC	00590001	029998-27	ADDITIONAL FUNDS TO ENCUMBER N	Water Utility Construction	45,045.00
				Total for Payment No.:		45,045.00

Payment No: 730791

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CBS BROADCASTING INC	00588848	150034362	CBS 49ERS EXPERIENCE SHOW AUG	Deposit Funds.	5,440.00
2025-12-12	CBS BROADCASTING INC	00588849	150034321	CBS 49ERS PRESEASON AUG	Deposit Funds.	14,237.50
2025-12-12	CBS BROADCASTING INC	00588850	150034771	CBS 49ERS EXPERIENCE SHOW SEP	Deposit Funds.	12,665.00
2025-12-12	CBS BROADCASTING INC	00588851	150035049	CBS 49ERS EXPERIENCE SHOW OCT	Deposit Funds.	12,070.00
				Total for Payment No.:		44,412.50

Payment No: 035225

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INFOSEND INC	00588210	294392	BILL PRINT & MAIL	General Fund	28,014.54
2025-12-12	INFOSEND INC	00588210	294392	WATER - JULY INSERT	Water Utility	28.19
2025-12-12	INFOSEND INC	00588210	294392	WATER - AUGUST INSERT	Water Utility	2,923.30
2025-12-12	INFOSEND INC	00588210	294392	BILL PRINT & MAIL TAX	General Fund	9,168.27
				Total for Payment No.:		40,134.30

Payment No: 035355

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	BAY AREA TREE SPECIALISTS	00589575	100515454	AS NEEDED TREE TRIMMING AND TR	General Fund	6,324.49
2025-12-24	BAY AREA TREE SPECIALISTS	00589576	100515456	AS NEEDED TREE TRIMMING AND TR	General Fund	5,224.56
2025-12-24	BAY AREA TREE SPECIALISTS	00589638	100515455	AS NEEDED TREE TRIMMING AND TR	General Fund	30,991.27
				Total for Payment No.:		42,540.32

Payment No: 731083

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WSP USA INC.	00589599	40283976	OPERATION, MAINTENANCE,	Solid Waste Utility-	36,700.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				MONITO	Constructi	
2025-12-24	WSP USA INC.	00589599	40283976	OPERATION, MAINTENANCE, MONITO	Related Santa Clara Dvlpr Fund	4,755.50
				Total for Payment No.:		41,455.50

Payment No: 035401

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	INTL FIREFIGHTERS LOCAL 1171	00589753	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	40,428.42
				Total for Payment No.:		40,428.42

Payment No: 035266

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BENEFIT COORDINATORS CORP	00589250	17952	LIFE & DISABILITY INS DEC 2025	Payroll Liability&ClearingAcct	4,860.00
2025-12-19	BENEFIT COORDINATORS CORP	00589250	17952	LIFE & DISABILITY INS DEC 2025	Payroll Liability&ClearingAcct	13,016.03
2025-12-19	BENEFIT COORDINATORS CORP	00589250	17952	LIFE & DISABILITY INS DEC 2025	Payroll Liability&ClearingAcct	4,332.33
2025-12-19	BENEFIT COORDINATORS CORP	00589250	17952	LIFE & DISABILITY INS DEC 2025	Payroll Liability&ClearingAcct	3,926.99
2025-12-19	BENEFIT COORDINATORS CORP	00589250	17952	LIFE & DISABILITY INS DEC 2025	Payroll Liability&ClearingAcct	14,064.70
				Total for Payment No.:		40,200.05

Payment No: 730915

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CANON FINANCIAL SERVICES INC	00589288	41781682	CITYWIDE MFD LEASES	Information Technology Service	685.74
2025-12-19	CANON FINANCIAL SERVICES INC	00589288	41781682	CITYWIDE MFD LEASES	S.C.Stadium Authority Ops	355.02
2025-12-19	CANON FINANCIAL SERVICES INC	00589288	41781682	CITYWIDE MFD LEASES	General Fund	355.02

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CANON FINANCIAL SERVICES INC	00589288	41781682	FY24-25 CITY	Information Technology Service	37,244.07
2025-12-19	CANON FINANCIAL SERVICES INC	00589288	41781682	FY24-25 STADIUM - BRIEFING ROO	S.C.Stadium Authority Ops	368.94
2025-12-19	CANON FINANCIAL SERVICES INC	00589288	41781682	FY24-25 STADIUIM - MANAGER'S O	General Fund	368.94
				Total for Payment No.:		39,377.73

Payment No: 035232

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MADDEN MEDIA	00588853	2025-031781	AGENCY OF RECORD SVCS OCT 2025	Deposit Funds.	21,270.00
2025-12-12	MADDEN MEDIA	00588854	2025-031562	SB/FIFA 26 ACTIVAT PLAN OCT25	Deposit Funds.	12,661.76
2025-12-12	MADDEN MEDIA	00588855	2025-031837	WEBSITE MAINTENANCE	Deposit Funds.	2,220.00
2025-12-12	MADDEN MEDIA	00588855	2025-031837	MARKETING TWO WEEK SPRINT	Deposit Funds.	3,000.00
				Total for Payment No.:		39,151.76

Payment No: 731242

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WEST YOST & ASSOCIATES, INC.	00590003	2064793	2023 Water Master Plan	Water Utility Construction	19,280.00
2026-01-09	WEST YOST & ASSOCIATES, INC.	00590005	2065135	2023 Water Master Plan	Water Utility Construction	18,554.62
				Total for Payment No.:		37,834.62

Payment No: 035437

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	[redacted]	[redacted]	[redacted]	LEGAL SERVICES - CHANGE ORDER	[redacted]	[redacted]
2026-01-09	[redacted]	[redacted]	[redacted]	LEGAL SERVICES - CHANGE ORDER	[redacted]	[redacted]
2026-01-09	[redacted]	[redacted]	[redacted]	LEGAL SERVICES - CHANGE	[redacted]	[redacted]

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				ORDER		
				Total for Payment No.:		37,814.96

Payment No: 730766

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	DECKARD TECHNOLOGIES INC	00588863	1978	IMPLEMENTATION AND MAINTENANCE	General Fund	37,250.00
				Total for Payment No.:		37,250.00

Payment No: 731199

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ONE DAY INSTALLATION AND	00589867	6674	LAWN BOWLS TRAILER REPAIRS - L	Parks And Recreation	19,240.00
2026-01-09	ONE DAY INSTALLATION AND	00589867	6674	LAWN BOWLS MATERIALS	Parks And Recreation	16,255.97
2026-01-09	ONE DAY INSTALLATION AND	00589867	6674	EQUIPMENT RENTALS	Parks And Recreation	1,466.25
				Total for Payment No.:		36,962.22

Payment No: 730951

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	IMPARK	00588627	3700082510	SCCC OCT 2025	Convention Cnt Maintenance Dis	28,876.57
2025-12-19	IMPARK	00588627	3700082510	SCCC OCT 2025	Convention Cnt Maintenance Dis	3,903.03
2025-12-19	IMPARK	00588627	3700082510	SCCC OCT 2025	Convention Cnt Maintenance Dis	3,903.03
				Total for Payment No.:		36,682.63

Payment No: 035467

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VALLEY OIL CO	00589928	241041	UNLEADED GASOLINE	Fleet Operation Fund	16,543.21

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VALLEY OIL CO	00589929	241042	UNLEADED GASOLINE	Fleet Operation Fund	15,085.97
2026-01-09	VALLEY OIL CO	00589930	241043	UNLEADED GASOLINE	Fleet Operation Fund	2,532.08
				Total for Payment No.:		34,161.26

Payment No: 731139

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ADVEXURE LLC	00589880	SP-322065	DJI MATRICE 400 PLUS ACCESSSOR	General Fund	17,037.43
2026-01-09	ADVEXURE LLC	00589880	SP-322065	DJI MATRICE 400 PLUS ACCESSSOR	General Fund	17,037.44
				Total for Payment No.:		34,074.87

Payment No: 730848

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATE WATER RESOURCES CONTROL	00588320	WD-0302149	LANDFILL - ID 2 438026001	Solid Waste Utility-Constructi	33,950.00
				Total for Payment No.:		33,950.00

Payment No: 003915

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-26	NAVIA BENEFIT SOLUTIONS, INC	00589742	12/07/25-12/20/25	DD:BIWKLY NAVIA BENEFIT B2526	Payroll Liability&ClearingAcct	9,029.92
2025-12-26	NAVIA BENEFIT SOLUTIONS, INC	00589742	12/07/25-12/20/25	DD:BIWKLY NAVIA BENEFIT B2526	Payroll Liability&ClearingAcct	24,666.95
				Total for Payment No.:		33,696.87

Payment No: 003909

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NAVIA BENEFIT SOLUTIONS, INC	00589152	11/23/25-12/06/25	DD:BIWKLY NAVIA BENEFIT B2525	Payroll Liability&ClearingAcct	8,405.33
2025-12-12	NAVIA BENEFIT SOLUTIONS, INC	00589152	11/23/25-12/06/25	DD:BIWKLY NAVIA BENEFIT B2525	Payroll	24,707.82

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					Liability&ClearingAcct	
				Total for Payment No.:		33,113.15

Payment No: 730752

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SPOSETO ENGINEERING INC	00588680	PO30775 RETENTION RELEASE	RETENTION RELEASE	Streets and Highways Capital F	31,440.59
				Total for Payment No.:		31,440.59

Payment No: 731246

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ZANKER ROAD RESOURCE MANAGEMENT LLC	00589522	1120251093	DIRT REMOVAL	Water Utility	29,143.00
				Total for Payment No.:		29,143.00

Payment No: 730862

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WEST COAST ARBORISTS INC	00588732	235650	TREE MAINTENANCE SERVICES PUBL	Streets and Highways Capital F	24,638.40
2025-12-12	WEST COAST ARBORISTS INC	00588733	236363	TREE MAINTENANCE SERVICES PUBL	Streets and Highways Capital F	4,368.05
				Total for Payment No.:		29,006.45

Payment No: 035318

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MADDEN MEDIA	00589485	2025-032045	SB/FIFA '26 Activation Plan (N	Deposit Funds.	12,661.76
2025-12-19	MADDEN MEDIA	00589487	2025-031948	AGENCY OF RECORD NOV 2025	Deposit Funds.	16,250.00
				Total for Payment No.:		28,911.76

Payment No: 035338

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SEDGWICK CLAIMS MGMT SVCS INC	00589327	400000271984	WORKERS' COMP SVCS JAN 2026	Workers Compensation	28,757.75
				Total for Payment No.:		28,757.75

Payment No: 730937

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FIRST SHIELD SECURITY AND	00588595	6816	Park Closing Patrol - November	General Fund	7,500.00
2025-12-19	FIRST SHIELD SECURITY AND	00589290	6815	SECURITY PATROL REABELLO SEWER	Sewer Utility	760.41
2025-12-19	FIRST SHIELD SECURITY AND	00589396	6813	SECURITY AND PATROL FOR TASMAN	General Fund	760.41
				Total for Payment No.:		9,020.82

Payment No: 730770

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	3M CO	00587985	9436755074	SUPPLIES - TRAFFIC	General Fund	28,480.82
				Total for Payment No.:		28,480.82

Payment No: 035396

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WOODARD & CURRAN, INC	00589559	253714	SANITARY SEWER MASTER PLAN UPD	Sewer Utility Construction	15,654.77
2025-12-24	WOODARD & CURRAN, INC	00589559	253714	CONTINGENCY.	Sewer Utility Construction	12,328.73
				Total for Payment No.:		27,983.50

Payment No: 731062

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	NEW IMAGE LANDSCAPE COMPANY	00589587	152728	PARKWAYS AND BOULEVARDS LANDSC	General Fund	3,751.08
				Total for Payment No.:		3,751.08

Payment No: 035350

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	WESTERN STATES OIL CO	00589227	863770	RENEWABLE DIESEL	Fleet Operation Fund	26,567.91
				Total for Payment No.:		26,567.91

Payment No: 730911

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BKF ENGINEERS	00589254	25110900	ENGINEERING DESIGN SERVICES TO	Water Utility Construction	14,832.50
2025-12-19	BKF ENGINEERS	00589280	25101186	ANNA DRIVE NEIGHBORHOOD FLOOD	Storm Drain	11,659.00
				Total for Payment No.:		26,491.50

Payment No: 035316

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LINNEA SHEEHY	00589244	1097	CHANGE ORDER #6: ADDITIONAL FU	General Fund	26,332.34
				Total for Payment No.:		26,332.34

Payment No: 731023

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	WALKER CONSULTANTS	00589380	330025840001	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	2,517.14
2025-12-19	WALKER CONSULTANTS	00589380	330025840001	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	1,456.69
2025-12-19	WALKER CONSULTANTS	00589380	330025840001	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	2,376.17
2025-12-19	WALKER CONSULTANTS	00589381	330025840002	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	4,935.18
2025-12-19	WALKER CONSULTANTS	00589381	330025840002	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	2,856.03
2025-12-19	WALKER CONSULTANTS	00589381	330025840002	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	4,658.79

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	WALKER CONSULTANTS	00589382	330025840003	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	2,973.00
2025-12-19	WALKER CONSULTANTS	00589382	330025840003	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	1,720.50
2025-12-19	WALKER CONSULTANTS	00589382	330025840003	CONSULTING AND DESIGN SERVICES	Convention Cnt Maintenance Dis	2,806.50
				Total for Payment No.:		26,300.00

Payment No: 035472

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WESTERN STATES OIL CO	00589313	512913	PD MOTORS ENTRY	Fleet Operation Fund	291.48
2026-01-09	WESTERN STATES OIL CO	00590000	864328	RENEWABLE DIESEL	Fleet Operation Fund	25,684.86
				Total for Payment No.:		25,976.34

Payment No: 035463

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TRUEPOINT SOLUTIONS, LLC	00589510	48376	Planning Support -October 2025	General Fund	1,745.18
2026-01-09	TRUEPOINT SOLUTIONS, LLC	00589511	48534	Planning Support-November 2025	General Fund	1,874.14
2026-01-09	TRUEPOINT SOLUTIONS, LLC	00590085	48375	TPS Agreement No. 2 for Suppor	General Government - Other	6,309.34
2026-01-09	TRUEPOINT SOLUTIONS, LLC	00590086	48533	TPS Agreement No. 2 for Suppor	General Government - Other	3,737.75
2026-01-09	TRUEPOINT SOLUTIONS, LLC	00590145	48357	ACCELA SUPPORT OCT 2025	Fire CUPA program Fund	8,133.57
2026-01-09	TRUEPOINT SOLUTIONS, LLC	00590146	48532	ACCELA SUPPORT OCT 2NOV	Fire CUPA program Fund	3,885.15
				Total for Payment No.:		25,685.13

Payment No: 035328

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MUNICIPAL MAINTENANCE	00589007	043969	PARTS - V3599	Fleet Operation Fund	618.90

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
	EQUIPMNT					
2025-12-19	MUNICIPAL MAINTENANCE EQUIPMNT	00589009	044037	PARTS - V3256	Fleet Operation Fund	479.11
2025-12-19	MUNICIPAL MAINTENANCE EQUIPMNT	00589247	041628	AS-NEEDED REPAIR SERVICES FOR	Sewer Utility	211.50
2025-12-19	MUNICIPAL MAINTENANCE EQUIPMNT	00589247	041628	AS-NEEDED REPAIR SERVICES FOR	Sewer Utility	1,134.00
2025-12-19	MUNICIPAL MAINTENANCE EQUIPMNT	00589247	041628	AS-NEEDED REPAIR SERVICES FOR	Sewer Utility	23,203.51
				Total for Payment No.:		25,647.02

Payment No: 731233

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TRUE NORTH COMPLIANCE SERVICES INC	00589990	25-11-053	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	25,164.24
				Total for Payment No.:		25,164.24

Payment No: 731095

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	U.S. BANK	00589741	12/07/25-12/20/25	BIWKLY PAYROLL DED PARS B2526	Fringe Benefits	23,497.88
				Total for Payment No.:		23,497.88

Payment No: 731243

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WSP USA INC.	00589932	40271799	STORMWATER INSPECTIONS	General Fund	14,938.00
2026-01-09	WSP USA INC.	00589933	40285262	STORMWATER INSPECTIONS	General Fund	7,760.00
				Total for Payment No.:		22,698.00

Payment No: 035204

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BAY AREA TREE SPECIALISTS	00588725	100515357	AS NEEDED TREE TRIMMING AND TR	General Fund	5,539.27
2025-12-12	BAY AREA TREE SPECIALISTS	00588830	100515404	AS NEEDED TREE TRIMMING AND TR	General Fund	4,453.58
2025-12-12	BAY AREA TREE SPECIALISTS	00588831	100515401	AS NEEDED TREE TRIMMING AND TR	General Fund	12,659.82
				Total for Payment No.:		22,652.67

Payment No: 730908

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BANKSIA LANDSCAPE, INC.	00589390	26848	LANDSCAPING AND AS-NEEDED REPA	Convention Cnt Maintenance Dis	18,041.08
2025-12-19	BANKSIA LANDSCAPE, INC.	00589391	26883	CONTINGENCY	Convention Cnt Maintenance Dis	1,137.00
2025-12-19	BANKSIA LANDSCAPE, INC.	00589392	26888	CONTINGENCY	Convention Cnt Maintenance Dis	3,469.00
				Total for Payment No.:		22,647.08

Payment No: 035341

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	THERMAL MECHANICAL INC	00589385	93920 REVISED	TRITON 538-2222-80300 (P)6140	Public Buildings	4,591.81
2025-12-19	THERMAL MECHANICAL INC	00589385	93920 REVISED	TRITON (T)	Public Buildings	1,271.81
2025-12-19	THERMAL MECHANICAL INC	00589386	93862	PD 001-7745-87600 (I)6678	General Fund	3,560.98
2025-12-19	THERMAL MECHANICAL INC	00589386	93862	PD (T) 001-7745-87600 (I)6678	General Fund	3,031.03
2025-12-19	THERMAL MECHANICAL INC	00589388	93945	SENIOR CENTER 001-1134-87600	General Fund	643.00
2025-12-19	THERMAL MECHANICAL INC	00589389	93860	CITY HALL	Public Buildings	7,430.50
2025-12-19	THERMAL MECHANICAL INC	00589389	93860	CITY HALL (T)	Public Buildings	1,935.43
				Total for Payment No.:		22,464.56

Payment No: 035277

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
2025-12-19	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
2025-12-19	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
2025-12-19	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
				Total for Payment No.:		22,380.82

Payment No: 035403

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SANTA CLARA POLICE ASSN	00589761	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	22,373.76
				Total for Payment No.:		22,373.76

Payment No: 731153

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BFS-GROUP, LLC	00589456	0018486	LABOR - V3533	Vehicle Replacement Fund	2,100.00
2026-01-09	BFS-GROUP, LLC	00589456	0018486	MATERIALS - V3533	Vehicle Replacement Fund	387.39
2026-01-09	BFS-GROUP, LLC	00589456	0018486	PARTS - V3533	Vehicle Replacement Fund	6,407.02
2026-01-09	BFS-GROUP, LLC	00589457	0018458	LABOR - V3498	Vehicle Replacement Fund	2,677.50
2026-01-09	BFS-GROUP, LLC	00589457	0018458	PARTS - V3498	Vehicle Replacement Fund	5,888.48
2026-01-09	BFS-GROUP, LLC	00589457	0018458	MATERIALS - V3498	Vehicle Replacement Fund	328.03
2026-01-09	BFS-GROUP, LLC	00589457	0018458	AC RECHARGE - V3498	Vehicle Replacement Fund	1,004.57
2026-01-09	BFS-GROUP, LLC	00589457	0018458	ADDTL REQUIRED PARTS - V3498	Vehicle Replacement Fund	2,475.45
				Total for Payment No.:		21,268.44

Payment No: 731035

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	4LEAF, INC.	00589570	J3808AR23	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	21,220.00
				Total for Payment No.:		21,220.00

Payment No: 730863

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WSP USA INC.	00588898	40274742	OPERATION, MAINTENANCE, MONITO	Solid Waste Utility-Constructi	21,154.86
				Total for Payment No.:		21,154.86

Payment No: 730754

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATE WATER RESOURCES CONTROL	00588142	WD-0302034	FY 25-26 ANNUAL PERMIT FEES	Water Utility	21,150.00
				Total for Payment No.:		21,150.00

Payment No: 035377

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	JOSH R. RUBIETTA	00589606	FA25-2	CHANGE ORDER #8: ADDITIONAL FU	General Fund	7,480.06
2025-12-24	JOSH R. RUBIETTA	00589606	FA25-2	CHANGE ORDER #9: ADDITIONAL FU	General Fund	13,631.94
				Total for Payment No.:		21,112.00

Payment No: 731142

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	ATS-5 TRAILER FLOCK READY: 470	Police Operating Grant Fund	7,880.24
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	APP, MOBILE USER INTERFACE PER	Police Operating Grant Fund	109.13
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	SPEEDALERT 25 RADAR MESSAGE	Police Operating Grant	10,669.93

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				SI	Fund	
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	3 YEAR WARRANTY ITEM NO: 40012	Police Operating Grant Fund	0.00
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	ALL OPTIONS ACTIVATION: BLUETO	Police Operating Grant Fund	0.00
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	VZW COMMUNICATIONS PREP ITEM N	Police Operating Grant Fund	0.00
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	HRNS, POWER CORD, IA W/ QUICK	Police Operating Grant Fund	65.48
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	USB CABLE, 16FT, EXTRA LONG FO	Police Operating Grant Fund	41.18
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	TRAILER CERTIFICATE OF ORIGIN	Police Operating Grant Fund	0.00
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	VIOLATOR STROBE, RED AND BLUE	Police Operating Grant Fund	917.17
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	DISCOUNT FOR NEW ITEM NO: 4000	Police Operating Grant Fund	-2,442.22
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	APP, TRAFFIC SUITE (12MO); EQU	Police Operating Grant Fund	1,500.00
2026-01-09	ALL TRAFFIC SOLUTIONS INC	00590039	SIN047087	SHIPPING AND HANDLING ITEM NO:	Police Operating Grant Fund	1,777.00
				Total for Payment No.:		20,517.91

Payment No: 731079

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	VISITING MEDIA LLC	00589490	25-26 SUF-f	Set up Fee Final 25% -upon com	Deposit Funds.	5,675.00
2025-12-24	VISITING MEDIA LLC	00589491	25Q3	SalesHub Cloud Subscription Q3	Deposit Funds.	7,272.00
2025-12-24	VISITING MEDIA LLC	00589492	25Q4	SalesHub Cloud Subscription Q4	Deposit Funds.	7,472.00
				Total for Payment No.:		20,419.00

Payment No: 035216

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CSG CONSULTANTS INC	00588681	63651	CHANGE ORDER #1 CONSTRUCTION M	PW Capital Proj ManagementFund	1,147.37
2025-12-12	CSG CONSULTANTS INC	00588683	63652	CHANGE ORDER #1 CONSTRUCTION M	PW Capital Proj ManagementFund	17,866.19
				Total for Payment No.:		19,013.56

Payment No: 730790

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CANON SOLUTIONS AMERICA	00588819	6013705871	FY25-26 CITY	Information Technology Service	19,564.15
2025-12-12	CANON SOLUTIONS AMERICA	00588819	6013705871	FY25-26 STADIUM - BRIEFING ROO	S.C.Stadium Authority Ops	43.18
2025-12-12	CANON SOLUTIONS AMERICA	00588819	6013705871	FY25-26 STADIUIM - MANAGER'S O	General Fund	0.03
				Total for Payment No.:		19,607.36

Payment No: 035419

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CINTAS CORP #630	00589207	4252580761	UNIFORMS	General Fund	56.11
2026-01-09	CINTAS CORP #630	00589208	4244876840	UNIFORMS	General Fund	121.98
2026-01-09	CINTAS CORP #630	00589209	4252284610	UNIFORMS	General Fund	99.04
2026-01-09	CINTAS CORP #630	00589322	4252764271	FLEET UNIFORM - NONTAXABLE	Fleet Operation Fund	337.47
2026-01-09	CINTAS CORP #630	00589322	4252764271	FLEET UNIFORM - TAXABLE	Fleet Operation Fund	77.56
2026-01-09	CINTAS CORP #630	00589532	4253038416	UNIFORMS	General Fund	96.96
				Total for Payment No.:		789.12

Payment No: 731211

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	RSG INC	00589919	14637	TASK 3 - ECON AND FIN ANALYSIS	General Fund	3,076.25
2026-01-09	RSG INC	00589920	14638	TASK 4 - FRAMEWORK AND CONCEPT	General Fund	2,291.25

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	RSG INC	00589921	14639	TASK 5 - DRAFT COMM BEN PROG	General Fund	13,015.00
				Total for Payment No.:		18,382.50

Payment No: 035400

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	IBEW	00589751	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	18,289.76
				Total for Payment No.:		18,289.76

Payment No: 730855

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	U.S. BANK	00589178	11/23/25-12/06/25	BIWKLY PAYROLL DED PARS	Fringe Benefits	17,937.52
				Total for Payment No.:		17,937.52

Payment No: 731194

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MUNISERVICES LLC	00589944	INV06-022182	SALES, USE AND TRANSACTIONS TA	General Fund	16,888.38
				Total for Payment No.:		16,888.38

Payment No: 035214

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	COAST COUNTIES TRUCK	00588002	01261821P	PARTS - V3196	Fleet Operation Fund	223.91
2025-12-12	COAST COUNTIES TRUCK	00588031	0152748S	PARTS - V3256	Fleet Operation Fund	2,759.66
2025-12-12	COAST COUNTIES TRUCK	00588031	0152748S	LABOR - V3256	Fleet Operation Fund	3,696.78
2025-12-12	COAST COUNTIES TRUCK	00588031	0152748S	MISC - V3256	Fleet Operation Fund	320.91
2025-12-12	COAST COUNTIES TRUCK	00588133	01261846P	PARTS - V3147	Fleet Operation Fund	2,251.10
2025-12-12	COAST COUNTIES TRUCK	00588135	01261862P	PARTS - V3537	Fleet Operation Fund	89.41
2025-12-12	COAST COUNTIES TRUCK	00588137	01261885P	PARTS - V3255	Fleet Operation Fund	556.82

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	COAST COUNTIES TRUCK	00588138	01261644P	PARTS - V3640	Fleet Operation Fund	1,681.92
2025-12-12	COAST COUNTIES TRUCK	00588138	01261644P	FREIGHT	Fleet Operation Fund	41.25
2025-12-12	COAST COUNTIES TRUCK	00588199	0151954S	PARTS - V3406	Fleet Operation Fund	1,317.41
2025-12-12	COAST COUNTIES TRUCK	00588199	0151954S	FREIGHT	Fleet Operation Fund	136.13
2025-12-12	COAST COUNTIES TRUCK	00588199	0151954S	MISC - V3406 NON TAX	Fleet Operation Fund	82.66
2025-12-12	COAST COUNTIES TRUCK	00588199	0151954S	LABOR - V3406	Fleet Operation Fund	2,422.03
2025-12-12	COAST COUNTIES TRUCK	00588220	01262153P	PARTS - V3365	Fleet Operation Fund	386.54
				Total for Payment No.:		15,966.53

Payment No: 731231

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TRAVELSCAPE LLC	00589482	1000054918	Expedia Campaign Nov 1-30,2025	Deposit Funds.	15,737.75
				Total for Payment No.:		15,737.75

Payment No: 731007

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TRAVELSCAPE LLC	00589421	1000051967	10/8-31/25 EXPEDIA CAMPAIGN	Deposit Funds.	15,631.01
				Total for Payment No.:		15,631.01

Payment No: 731137

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ACCREDIT SOLUTIONS INC	00588861	INV-01565	Credentialing Levi's General	General Fund	9,550.00
2026-01-09	ACCREDIT SOLUTIONS INC	00588861	INV-01565	Credentialing SBLX	General Fund	6,000.00
				Total for Payment No.:		15,550.00

Payment No: 731076

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TUCKER CONSTRUCTION	00589650	34838	CITYWIDE FENCE AND REPAIR	General Fund	5,450.24

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				AND		
2025-12-24	TUCKER CONSTRUCTION	00589650	34838	CITYWIDE FENCE AND REPAIR AND	General Fund	10,033.72
				Total for Payment No.:		15,483.96

Payment No: 035302

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GRANITE ROCK CO #29145	00589501	2235744	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	4,875.56
2025-12-19	GRANITE ROCK CO #29145	00589502	2257939	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	414.69
2025-12-19	GRANITE ROCK CO #29145	00589502	2257939	AS-NEEDED AGGREGATE MATERIALS	Water Utility	82.94
2025-12-19	GRANITE ROCK CO #29145	00589502	2257939	AS-NEEDED AGGREGATE MATERIALS	Water Utility	82.94
2025-12-19	GRANITE ROCK CO #29145	00589502	2257939	AS-NEEDED AGGREGATE MATERIALS	Sewer Utility	248.80
2025-12-19	GRANITE ROCK CO #29145	00589503	2257938	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	423.79
2025-12-19	GRANITE ROCK CO #29145	00589503	2257938	AS-NEEDED AGGREGATE MATERIALS	Water Utility	84.75
2025-12-19	GRANITE ROCK CO #29145	00589503	2257938	AS-NEEDED AGGREGATE MATERIALS	Water Utility	84.75
2025-12-19	GRANITE ROCK CO #29145	00589503	2257938	AS-NEEDED AGGREGATE MATERIALS	Sewer Utility	254.28
2025-12-19	GRANITE ROCK CO #29145	00589504	2254218	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	2,835.61
2025-12-19	GRANITE ROCK CO #29145	00589505	2237837	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	829.70
2025-12-19	GRANITE ROCK CO #29145	00589506	2226561	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	1,619.11
2025-12-19	GRANITE ROCK CO #29145	00589507	2225209	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	436.33
2025-12-19	GRANITE ROCK CO #29145	00589507	2225209	AS-NEEDED AGGREGATE	Water Utility	87.27

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				MATERIALS		
2025-12-19	GRANITE ROCK CO #29145	00589507	2225209	AS-NEEDED AGGREGATE MATERIALS	Water Utility	87.27
2025-12-19	GRANITE ROCK CO #29145	00589507	2225209	AS-NEEDED AGGREGATE MATERIALS	Sewer Utility	261.78
2025-12-19	GRANITE ROCK CO #29145	00589508	2225208	AS-NEEDED AGGREGATE MATERIALS	Water Utility Construction	2,603.34
				Total for Payment No.:		15,312.91

Payment No: 035385

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PLAN REVIEW CONSULTANTS INC	00589611	PRC2025-14	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	15,211.88
				Total for Payment No.:		15,211.88

Payment No: 730834

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PRECISION CONCRETE CUTTING	00588268	56198	SIDEWALK OFFSET REPAIR	Streets and Highways Capital F	15,000.00
				Total for Payment No.:		15,000.00

Payment No: 730787

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BRIGHTVIEW LANDSCAPE SERVICES, INC.	00588899	9592171	MAGICAL BRIDGE MAINTENANCE SER	General Fund	6,125.00
2025-12-12	BRIGHTVIEW LANDSCAPE SERVICES, INC.	00589017	9564253	LANDSCAPING SERVICES FOR LSAP	LawrenceStation MaintenanceCFD	8,821.20
				Total for Payment No.:		14,946.20

Payment No: 035220

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GRAINGER	00588297	9711148404	DRIVER BIT SETS	General Fund	549.72
2025-12-12	GRAINGER	00588299	9715137353	ELKAY DRINKING FOUNTAIN	General Fund	2,860.66
2025-12-12	GRAINGER	00588299	9715137353	SHIPPING	General Fund	30.00
2025-12-12	GRAINGER	00588953	9699595675	TAPE, TEFLON, 3/4IN X 520 FEET	Water Utility	155.50
2025-12-12	GRAINGER	00588953	9699595675	TAPE, TEFLON, 1/2IN X 520FT HA	Water Utility	30.01
2025-12-12	GRAINGER	00588953	9699595675	BATTERY AA, ALKALINE DURACELL	Water Utility	118.62
				Total for Payment No.:		3,744.51

Payment No: 731156

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CDW GOVERNMENT	00590136	AH3Z94D	SOLARWINDS HYBRID CLOUD OBSERV	General Government - Other	14,815.38
				Total for Payment No.:		14,815.38

Payment No: 730948

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HERITAGE LANDSCAPE SUPPLY	00589031	0020999218-001	RBC IQ 4G USA	General Fund	14,304.40
				Total for Payment No.:		14,304.40

Payment No: 035470

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WALLACE ROBERTS & TODD LLC	00589915	08841.01-0000026	Task 3: Resource and Data Coll	Parks And Recreation	595.00
2026-01-09	WALLACE ROBERTS & TODD LLC	00589915	08841.01-0000026	Task 4: Implementation (Action	Parks And Recreation	817.50
2026-01-09	WALLACE ROBERTS & TODD LLC	00589915	08841.01-0000026	Task 5: Development of Final P	Parks And Recreation	2,053.75
2026-01-09	WALLACE ROBERTS & TODD LLC	00589915	08841.01-0000026	Interpreting and Translation S	Parks And Recreation	1,182.50
2026-01-09	WALLACE ROBERTS & TODD LLC	00589915	08841.01-0000026	Contingency	Parks And Recreation	2,573.44
2026-01-09	WALLACE ROBERTS & TODD LLC	00589918	0000059	CHANGE ORDER #2: ADDITIONAL FU	General Government - Other	7,020.01
				Total for Payment No.:		14,242.20

Payment No: 035358

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CARAHSOFT TECHNOLOGY CORP	00589617	IN2152421	NEW ABSOLUTE LICENSES (11/20/2	General Fund	1,395.81
2025-12-24	CARAHSOFT TECHNOLOGY CORP	00589618	IN2150231	ABSOLUTE PLATFORM LICENSE RENE	General Fund	12,771.14
				Total for Payment No.:		14,166.95

Payment No: 035312

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KIDZ LOVE SOCCER	00589373	2025SEP-12186-0014	CHANGE ORDER #4 - ADDITIONAL F	General Fund	14,085.50
				Total for Payment No.:		14,085.50

Payment No: 035324

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MOTT MACDONALD GROUP, INC	00589321	504405038	ANNUAL SANITARY SEWER CONDITIO	Sewer Utility Construction	13,963.00
				Total for Payment No.:		13,963.00

Payment No: 731235

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	U.S. BANK	00590232	12/21/25-01/03/26	BIWEEKLY PAYROLL PARS B2601	Fringe Benefits	13,860.70
				Total for Payment No.:		13,860.70

Payment No: 730869

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BELLECCI & ASSOCIATES INC	00589279	240053.00-14 rev	BOWERS PARK PARKING LOT REHABI	Storm Drain	5,472.05
2025-12-19	BELLECCI & ASSOCIATES INC	00589279	240053.00-14 rev	ADDITIONAL SERVICES.	Storm Drain	8,131.95
				Total for Payment No.:		13,604.00

Payment No: 035247

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SMART ENERGY WATER	00588213	11033	2ND PYMT CR 2234; SEE INV 7404	General Government - Other	13,175.00
				Total for Payment No.:		13,175.00

Payment No: 035226

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INTERSTATE TRAFFIC CONTROL	00587988	273254	SUPPLIES - TRAFFIC	General Fund	13,171.48
				Total for Payment No.:		13,171.48

Payment No: 035422

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CSG CONSULTANTS INC	00590046	64163	DESIGN SERVICES - AS-NEEDED PL	Water Utility	12,852.00
				Total for Payment No.:		12,852.00

Payment No: 731067

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SANTA CLARA VALLEY HEALTH	00589099	H11474463900	SART 2511030052	General Fund	4,315.00
2025-12-24	SANTA CLARA VALLEY HEALTH	00589100	H11464858200	SART 2511090010	General Fund	2,319.00
2025-12-24	SANTA CLARA VALLEY HEALTH	00589113	H11474410900	SART 2511030052	General Fund	2,970.00
2025-12-24	SANTA CLARA VALLEY HEALTH	00589119	H10924195102	SART 250650085	General Fund	2,918.00
				Total for Payment No.:		12,522.00

Payment No: 035331

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PAVION CORP	00589395	PSW-PSI-32127	FIRE ALARM PANEL REPLACEMENT A	General Fund	12,505.88
				Total for Payment No.:		12,505.88

Payment No: 731066

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SAN DIEGO POLICE EQUIPMENT CO	00589585	667073	FED-AE45A; FEDERAL 45ACP 230GR	General Fund	11,611.99
				Total for Payment No.:		11,611.99

Payment No: 730860

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	US CONFERENCEOFMAYORS	00588839	INV006408	BILLING CY 2026 JAN-JUN 2026	General Fund	5,721.00
2025-12-12	US CONFERENCEOFMAYORS	00588839	INV006408	BILLING CY 2026 JUL-DEC 2026	General Fund	5,721.00
				Total for Payment No.:		11,442.00

Payment No: 730989

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SEAN MENDELSON	00589369	9 2025	CHANGE ORDER #8: ADDITIONAL FU	General Fund	2,100.00
2025-12-19	SEAN MENDELSON	00589371	8 2025	CHANGE ORDER #8: ADDITIONAL FU	General Fund	9,250.20
				Total for Payment No.:		11,350.20

Payment No: 035418

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CINTAS CORP #630	00589435	2000183201	FIRST AID EQUIPMENT	Water Utility	1,557.58
2026-01-09	CINTAS CORP #630	00589435	2000183201	FIRST AID EQIUPMENT	Sewer Utility	1,557.58
2026-01-09	CINTAS CORP #630	00589437	2000183205	FIRST AID EQUIPMENT	Water Utility	540.62
2026-01-09	CINTAS CORP #630	00589437	2000183205	FIRST AID EQUIPMENT	Sewer Utility	540.62
2026-01-09	CINTAS CORP #630	00589438	2000183206	FIRST AID EQUIPMENT/CLASS	Water Utility	1,461.26
2026-01-09	CINTAS CORP #630	00589438	2000183206	FIRST AID EQIUPMENT/CLASS	Sewer Utility	1,461.27
2026-01-09	CINTAS CORP #630	00589439	2000183204	FIRST AID CLASS/EQUIPMENT	Water Utility	682.48
2026-01-09	CINTAS CORP #630	00589439	2000183204	FIRST AID CLASS/EQUIPMENT	Sewer Utility	682.47

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CINTAS CORP #630	00589440	2000183200	FIRST AID CLASS/EQUIPMENT	Water Utility	724.75
2026-01-09	CINTAS CORP #630	00589440	2000183200	FIRST AID CLASS/EQUIPMENT	Sewer Utility	724.74
2026-01-09	CINTAS CORP #630	00589441	4252761391	UNIFORM SVC WATER DEC 2025	Water Utility	648.85
2026-01-09	CINTAS CORP #630	00589441	4252761391	UNIFORM SVC SEWER DEC 2025	Sewer Utility	168.05
				Total for Payment No.:		10,750.27

Payment No: 730927

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DENTEDTOOL	00588955	16872	PARTS - FLEET	Fleet Operation Fund	7,805.00
2025-12-19	DENTEDTOOL	00588955	16872	PARTS - FLEET TAX	Fleet Operation Fund	2,880.90
				Total for Payment No.:		10,685.90

Payment No: 730784

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BLUEMEDIA INC	00588812	INV-92621	DESIGN SERVICES	General Fund	150.00
2025-12-12	BLUEMEDIA INC	00588812	INV-92621	LIFESIZE ROMAN NUMERALS LETTER	General Fund	9,599.41
2025-12-12	BLUEMEDIA INC	00588812	INV-92621	PALLETIZE/SHIPPING PREP	General Fund	250.00
2025-12-12	BLUEMEDIA INC	00588812	INV-92621	SHIPPING	General Fund	500.00
				Total for Payment No.:		10,499.41

Payment No: 730977

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	REALLY RIGHT STUFF	00589426	3514391	TFCT-34L TALL CARBON FIBER TRI	S.C.Stadium Authority CIP	10,387.61
				Total for Payment No.:		10,387.61

Payment No: 731234

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TUCKER CONSTRUCTION	00589886	34887	PD - 001-7745-87600-(I)6678	General Fund	10,247.02
				Total for Payment No.:		10,247.02

Payment No: 730945

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GRIFFIN, IKOLO	00589368	Nutcracker2025	2025 NUTCRACKER BALLET PROGRAM	General Fund	10,000.00
				Total for Payment No.:		10,000.00

Payment No: 035378

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	LEXIS/NEXIS BUSINESS &	00589095	1028015413	DORS Annual License 10/25-9/26	General Fund	9,830.25
				Total for Payment No.:		9,830.25

Payment No: 035215

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	COUNTY OF SANTA CLARA	00588147	1800095807	Comm 1st Q 25-26	General Fund	3,066.85
2025-12-12	COUNTY OF SANTA CLARA	00588394	1800095922	CorrectionNFL49Panther11/24/25	General Fund	6,688.00
				Total for Payment No.:		9,754.85

Payment No: 730984

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SANTA CLARA CO SOCIAL SVC AGCY	00589289	2457DEC2025	FY2023-24 SR NUT JUL 2025	Deposit Funds.	2,915.00
2025-12-19	SANTA CLARA CO SOCIAL SVC AGCY	00589289	2457DEC2025	FY2023-24 SR NUT AUG 2025	Deposit Funds.	1,846.00
2025-12-19	SANTA CLARA CO SOCIAL SVC AGCY	00589289	2457DEC2025	FY2023-24 SR NUT SEP 2025	Deposit Funds.	1,293.00
2025-12-19	SANTA CLARA CO SOCIAL SVC AGCY	00589289	2457DEC2025	FY2023-24 SR NUT OCT 2025	Deposit Funds.	1,401.50

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SANTA CLARA CO SOCIAL SVC AGCY	00589289	2457DEC2025	FY2023-24 SR NUT NOV 2025	Deposit Funds.	2,262.25
				Total for Payment No.:		9,717.75

Payment No: 035322

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MIDWEST TAPE LLC	00588553	508051151	1241 AD CD	General Fund	15.81
2025-12-19	MIDWEST TAPE LLC	00588553	508051151	1241 AD DVD	General Fund	232.59
2025-12-19	MIDWEST TAPE LLC	00588553	508051151	1235 AD DVD	General Fund	90.80
2025-12-19	MIDWEST TAPE LLC	00588553	508051151	1235 JUV DVD	General Fund	15.81
2025-12-19	MIDWEST TAPE LLC	00588556	508079396	1241 AD ABK	General Fund	111.81
2025-12-19	MIDWEST TAPE LLC	00588556	508079396	1241 AD DVD	General Fund	66.29
2025-12-19	MIDWEST TAPE LLC	00588556	508079396	1233 AD DVD	General Fund	450.86
2025-12-19	MIDWEST TAPE LLC	00588556	508079396	1235 AD DVD	General Fund	150.27
2025-12-19	MIDWEST TAPE LLC	00588556	508079396	1235 JUV DVD	General Fund	62.46
2025-12-19	MIDWEST TAPE LLC	00588753	508109191	1241 AD STRM	General Fund	8,376.22
				Total for Payment No.:		9,572.92

Payment No: 035279

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CARL WARREN & COMPANY	00589403	CWC-2060205	ADDITIONAL FUNDS PER AMENDMENT	Special Liability Insurance	9,500.00
				Total for Payment No.:		9,500.00

Payment No: 730921

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CIVITAS ADVISORS	00589488	59808	DEC25 SCTID RENEWAL	Deposit Funds.	6,000.00
2025-12-19	CIVITAS ADVISORS	00589488	59808	OFFICE EXPENSES 4% PROF. FEES	Deposit Funds.	240.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CIVITAS ADVISORS	00589489	59807	DEC25 MONTHLY FIXED FEE	Deposit Funds.	3,000.00
2025-12-19	CIVITAS ADVISORS	00589489	59807	OFFICE EXPENSES 4% PROF. FEES	Deposit Funds.	120.00
				Total for Payment No.:		9,360.00

Payment No: 035356

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	[redacted]	00589665	5929DEC2025	PERS ADVANCE PENSION DEC 2025	Workers Compensation	9,239.81
				Total for Payment No.:		9,239.81

Payment No: 730796

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	DESTINATIONS INTERNATIONAL	00589019	386411	EVENT IMPACT CALC MEETINGS	Deposit Funds.	4,590.00
2025-12-12	DESTINATIONS INTERNATIONAL	00589019	386411	EVENT IMPACT CALC EVENTS	Deposit Funds.	4,590.00
				Total for Payment No.:		9,180.00

Payment No: 035310

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	JOYFUL MELODIES CORP	00589374	321122 4186	CHANGE ORDER #6: ADDITIONAL FU	General Fund	9,170.00
				Total for Payment No.:		9,170.00

Payment No: 035397

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	AFSCME COUNCIL 57	00589746	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	9,159.85
				Total for Payment No.:		9,159.85

Payment No: 731161

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	DAIKIN APPLIED	00590114	3565270	ANNUAL CHILLER MAINTENANCE	Public Buildings	4,408.25
2026-01-09	DAIKIN APPLIED	00590115	3565195	ANNUAL CHILLER MAINTENANCE	Public Buildings	4,408.25
				Total for Payment No.:		8,816.50

Payment No: 730978

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	REED & GRAHAM INC	00589251	124685	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	1,905.89
2025-12-19	REED & GRAHAM INC	00589251	124685	ASPHALT AND AGGREGATE MATERIAL	Water Utility	762.35
2025-12-19	REED & GRAHAM INC	00589251	124685	ASPHALT AND AGGREGATE MATERIAL	Sewer Utility	190.59
2025-12-19	REED & GRAHAM INC	00589252	124792	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	59.57
2025-12-19	REED & GRAHAM INC	00589252	124792	ASPHALT AND AGGREGATE MATERIAL	Water Utility	23.83
2025-12-19	REED & GRAHAM INC	00589252	124792	ASPHALT AND AGGREGATE MATERIAL	Sewer Utility	5.95
2025-12-19	REED & GRAHAM INC	00589296	124958	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	102.80
2025-12-19	REED & GRAHAM INC	00589297	125154	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	2,246.39
2025-12-19	REED & GRAHAM INC	00589298	125155	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	2,247.20
				Total for Payment No.:		7,544.57

Payment No: 035305

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HELLO HOUSING	00589286	011-2025	HH BMP ADMINISTRATION FY25/26	City Affordable Housing	8,300.00
				Total for Payment No.:		8,300.00

Payment No: 731138

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ADVANCED FLUID SERVICES LLC	00589323	03182474	GENERATOR TANK FUEL DISPOSAL	Fleet Operation Fund	2,500.00
2026-01-09	ADVANCED FLUID SERVICES LLC	00589324	03182475	GENERATOR TANK FUEL DISPOSAL	Fleet Operation Fund	2,500.00
2026-01-09	ADVANCED FLUID SERVICES LLC	00589325	03182476	FUEL ANALYSIS/ LABOR	Fleet Operation Fund	3,180.00
				Total for Payment No.:		8,180.00

Payment No: 035292

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DUO SECURITY, INC.	00589305	INV38765907	DUO ESSENTIALS - MULTIFACTOR A	Information Technology Service	8,100.00
				Total for Payment No.:		8,100.00

Payment No: 730878

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	QUADIENT FINANCE USA INC	00589509	Quadient Postage_OCT-DEC2025	METERED POSTAGE (MAILROOM CITY	General Fund	8,098.00
				Total for Payment No.:		8,098.00

Payment No: 035228

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	KIMLEY-HORN AND ASSOC INC	00588998	33990625	SANTA CLARA VISION ZERO PLAN (	Streets and Highways Capital F	6,394.62
2025-12-12	KIMLEY-HORN AND ASSOC INC	00588998	33990625	CONTINGENCY	Streets and Highways Capital F	1,598.65
				Total for Payment No.:		7,993.27

Payment No: 035332

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PENINSULA GYMNASTICS	00589243	0057	CHANGE ORDER #6 - ADDITIONAL F	General Fund	7,904.40

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		7,904.40

Payment No: 730905

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AT&T CALNET	00588318	000024417704	IT MISC ANALOG LANDLINES	Information Technology Service	7,723.69
2025-12-19	AT&T CALNET	00588318	000024417704	CONVENTION CENTER LANDLINES	Convention Cnt Maintenance Dis	95.98
2025-12-19	AT&T CALNET	00588318	000024417704	STREET DEPT AUTO DIALER	Solid Waste Utility-Constructi	32.51
				Total for Payment No.:		7,852.18

Payment No: 730986

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SANTA CLARA WEEKLY	00588637	1250246	SS CONVEYANCE FEE	Sewer Utility Construction	1,804.00
2025-12-19	SANTA CLARA WEEKLY	00588638	1250250	NIB CITYWIDE ER GEN CE23-24-09	Public Buildings	3,388.00
2025-12-19	SANTA CLARA WEEKLY	00589402	1250252	GPA FOR HRI UPDATE	General Fund	1,596.00
				Total for Payment No.:		6,788.00

Payment No: 730963

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MALLORY SAFETY & SUPPLY LLC	00589299	6302159	FIRES-FBAB005 FIREBULL CLASS A	General Fund	7,804.62
				Total for Payment No.:		7,804.62

Payment No: 731005

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TOWNSEND PUBLIC AFFAIRS INC	00589416	24477	CHANGE ORDER 2: 2025 FUNDS	General Fund	7,725.00
				Total for Payment No.:		7,725.00

Payment No: 730940

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FREMONT CHEVROLET CADILLAC BUICK GMC	00588713	1176539	PARTS - V3518	Fleet Operation Fund	5,308.26
2025-12-19	FREMONT CHEVROLET CADILLAC BUICK GMC	00588713	1176539	LABOR - V3518	Fleet Operation Fund	2,285.25
				Total for Payment No.:		7,593.51

Payment No: 730886

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KOREAN AMERICAN CULTURAL	00585854	40100OCT2025	COMMUNITY GRANT REWARD - 49ERS	General Fund	2,960.00
2025-12-19	KOREAN AMERICAN CULTURAL	00585854	40100OCT2025	COMMUNITY GRANT REWARD - PROGR	General Fund	4,431.00
				Total for Payment No.:		7,391.00

Payment No: 730872

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GEOSYNTEC CONSULTANTS, INC	00589413	661855	PROFESSIONAL ENGINEEERING SERV	General Fund	7,216.44
				Total for Payment No.:		7,216.44

Payment No: 035376

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	[redacted]	00589666	33191DEC2025	PERS ADVANCE PENSION DEC 2025	Workers Compensation	7,204.32
				Total for Payment No.:		7,204.32

Payment No: 731010

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	U-ROCK UTILITY EQUIPMENT LLC	00588859	1004	PARTS - V#3531 WO#159259 TAX	Fleet Operation Fund	4,031.23
2025-12-19	U-ROCK UTILITY EQUIPMENT LLC	00588859	1004	PARTS -V#3531 WO#159259 NONTAX	Fleet Operation Fund	3,150.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		7,181.23

Payment No: 730818

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LC ACTION POLICE SUPPLY	00588123	482038	Leather for Daniel Garcia	General Fund	444.02
2025-12-12	LC ACTION POLICE SUPPLY	00588132	482097	Leather for Gabriell Gonzalez	General Fund	436.38
2025-12-12	LC ACTION POLICE SUPPLY	00588144	482098	Leather for Orozco	General Fund	436.38
2025-12-12	LC ACTION POLICE SUPPLY	00588145	482099	Leather for Colla	General Fund	444.02
2025-12-12	LC ACTION POLICE SUPPLY	00589116	59568	CTS L140-4 40MM Cerakote Orang	General Fund	7,903.23
2025-12-12	LC ACTION POLICE SUPPLY	00589116	59568	SHIPPING	General Fund	30.00
2025-12-12	LC ACTION POLICE SUPPLY	00589116	59568	USABLE STORE CREDIT	General Fund	-2,586.00
				Total for Payment No.:		7,108.03

Payment No: 035383

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PENINSULA GYMNASTICS	00589605	0058	CHANGE ORDER #6 - ADDITIONAL F	General Fund	7,103.40
				Total for Payment No.:		7,103.40

Payment No: 730840

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SAFE SOFTWARE INC	00588821	INV118725	FME ESRI EDITION - FLOATING -	Information Technology Service	2,610.00
2025-12-12	SAFE SOFTWARE INC	00588821	INV118725	FME ESRI EDITION - INCREMENTAL	Information Technology Service	870.00
				Total for Payment No.:		3,480.00

Payment No: 035218

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GARDENLAND POWER EQUIPMENT	00587990	1174667	MATERIALS - TREE	General Fund	1,046.92
2025-12-12	GARDENLAND POWER EQUIPMENT	00587992	1174663	SUPPLIES - TREE	General Fund	4,903.01
2025-12-12	GARDENLAND POWER EQUIPMENT	00588301	1213045	PRUNER ATTACHMENT & OIL	General Fund	844.16
				Total for Payment No.:		6,794.09

Payment No: 035454

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SMITH-EMERY OF SAN FRANCISCO,	00590012	747761-2	CHANGE ORDER #1 SPECIAL INSPEC	PW Capital Proj ManagementFund	6,484.50
				Total for Payment No.:		6,484.50

Payment No: 730972

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ONE DAY INSTALLATION AND	00589423	6776	OVERHEAD & PROFIT	Parks And Recreation	1,291.80
2025-12-19	ONE DAY INSTALLATION AND	00589423	6776	MATERIALS & EQUIPMENT	Parks And Recreation	2,800.01
2025-12-19	ONE DAY INSTALLATION AND	00589423	6776	LABOR	Parks And Recreation	2,367.20
				Total for Payment No.:		6,459.01

Payment No: 035459

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SUNTREK INDUSTRIES INC.	00589871	49513	OPERATIONS AND MAINTENANCE FOR	Water Utility	1,150.00
2026-01-09	SUNTREK INDUSTRIES INC.	00589872	49514	OPERATIONS AND MAINTENANCE FOR	Water Utility	950.00
2026-01-09	SUNTREK INDUSTRIES INC.	00589873	49515	OPERATIONS AND MAINTENANCE FOR	Water Utility	950.00
2026-01-09	SUNTREK INDUSTRIES INC.	00589874	49516	OPERATIONS AND MAINTENANCE FOR	Water Utility	950.00
2026-01-09	SUNTREK INDUSTRIES INC.	00589875	49517	OPERATIONS AND MAINTENANCE FOR	Water Utility	950.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SUNTREK INDUSTRIES INC.	00589876	49519	OPERATIONS AND MAINTENANCE FOR	Water Utility	450.00
2026-01-09	SUNTREK INDUSTRIES INC.	00589877	49520	OPERATIONS AND MAINTENANCE FOR	Water Utility	950.00
				Total for Payment No.:		6,350.00

Payment No: 730825

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	METHOD 42 PRODUCTIONS LLC	00589002	M25-42120	UP-LIGHTING EQUIPMENT AND SERV	General Fund	6,340.00
				Total for Payment No.:		6,340.00

Payment No: 731170

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	FIRST SHIELD SECURITY AND	00590143	6822	SECURITY SERVICES AT CENTRAL L	General Fund	6,324.00
				Total for Payment No.:		6,324.00

Payment No: 731024

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	WATERWORKS INDUSTRIES, INC	00588881	27710	MATERIALS - STREET	General Fund	3,787.00
2025-12-19	WATERWORKS INDUSTRIES, INC	00589394	27514	FOUNTAIN MAINTENANCE AT THE SA	Convention Cnt Maintenance Dis	2,466.00
				Total for Payment No.:		6,253.00

Payment No: 035465

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	UNIVERSAL SITE SERVICES	00589892	178776	SCHEDULED SWEEPING SERVICES FO	Convention Cnt Maintenance Dis	5,615.66
2026-01-09	UNIVERSAL SITE SERVICES	00589893	179628	AS-NEEDED PARKING LOT SWEEPING	Convention Cnt Maintenance Dis	449.92

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		6,065.58

Payment No: 730751

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SOFIA HOME APARTMENTS	00588786	42748NOV2025	REFUND 2025 ANNUAL MONITORING	City Affordable Housing	6,047.69
				Total for Payment No.:		6,047.69

Payment No: 731008

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TRIO COMMUNITY MEALS, LLC	00588512	INV2230073341	SRNUT NOVEMBER 10 WEEK	Park and Rec Opr GrantTst Fund	2,019.10
2025-12-19	TRIO COMMUNITY MEALS, LLC	00588515	INV2230073569	SRNUT NOVEMBER 17 WEEK	Park and Rec Opr GrantTst Fund	2,494.90
2025-12-19	TRIO COMMUNITY MEALS, LLC	00588518	INV2230073797	SRNUT NOVEMBER 24 WEEK	Park and Rec Opr GrantTst Fund	1,470.10
				Total for Payment No.:		5,984.10

Payment No: 035359

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CD & POWER	00589640	01-124079	ANNUAL GENERATOR MAINTENANCE S	Fleet Operation Fund	1,113.35
2025-12-24	CD & POWER	00589641	01-124145	AS-NEEDED REPAIRS	Fleet Operation Fund	2,268.02
2025-12-24	CD & POWER	00589641	01-124145	MATERIALS (TAXABLE NON-CONSUMA	Fleet Operation Fund	267.56
2025-12-24	CD & POWER	00589642	01-124328	ANNUAL GENERATOR MAINTENANCE S	Fleet Operation Fund	1,448.02
2025-12-24	CD & POWER	00589642	01-124328	MATERIALS (TAXABLE NON-CONSUMA	Fleet Operation Fund	752.96
				Total for Payment No.:		5,849.91

Payment No: 035301

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GRAINGER-SAN JOSE	00588619	9729146382	SUPPLIES	General Fund	223.07
2025-12-19	GRAINGER-SAN JOSE	00588620	9653992561	CENTRAL LIB BATHROOM	General Fund	10.45
2025-12-19	GRAINGER-SAN JOSE	00588621	9650998488	SUPPLIES	General Fund	61.49
2025-12-19	GRAINGER-SAN JOSE	00588622	9650998470	SUPPLIES	General Fund	63.86
2025-12-19	GRAINGER-SAN JOSE	00588623	9650998496	SUPPLIES	General Fund	95.95
2025-12-19	GRAINGER-SAN JOSE	00588624	9653992579	CENTRAL LIB BATHROOM	General Fund	67.20
2025-12-19	GRAINGER-SAN JOSE	00588625	9711953233	SUPPLIES	General Fund	59.57
2025-12-19	GRAINGER-SAN JOSE	00588626	9711953225	SUPPLIES	General Fund	22.58
2025-12-19	GRAINGER-SAN JOSE	00588804	9719729056	RUBBER BOOTS	General Fund	68.22
2025-12-19	GRAINGER-SAN JOSE	00588809	9719729031	VARIOUS TOOLS & ACCESSORIES	General Fund	1,712.26
2025-12-19	GRAINGER-SAN JOSE	00588880	9733284922	MATERIALS - STREET	Solid Waste Program	466.79
2025-12-19	GRAINGER-SAN JOSE	00588997	9732272811	PARTS - SHOP	Fleet Operation Fund	2,150.29
2025-12-19	GRAINGER-SAN JOSE	00588999	9731633633	PARTS - V3186	Fleet Operation Fund	248.33
2025-12-19	GRAINGER-SAN JOSE	00589001	9728438335	PARTS - V2792	Fleet Operation Fund	206.17
2025-12-19	GRAINGER-SAN JOSE	00589003	9732272829	PARTS - V2792	Fleet Operation Fund	195.06
				Total for Payment No.:		5,651.29

Payment No: 035382

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MT TIRE SERVICE, LLC	00589578	37379	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	180.00
2025-12-24	MT TIRE SERVICE, LLC	00589579	37380	TIRES	Fleet Operation Fund	1,012.68
2025-12-24	MT TIRE SERVICE, LLC	00589580	37381	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	25.00
2025-12-24	MT TIRE SERVICE, LLC	00589582	37382	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	25.00
2025-12-24	MT TIRE SERVICE, LLC	00589583	37436	TIRES	Fleet Operation Fund	779.15
2025-12-24	MT TIRE SERVICE, LLC	00589583	37436	CA TIRE TAX	Fleet Operation Fund	5.25

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MT TIRE SERVICE, LLC	00589584	37486	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	60.00
2025-12-24	MT TIRE SERVICE, LLC	00589584	37486	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	27.28
2025-12-24	MT TIRE SERVICE, LLC	00589586	37506	TIRES	Fleet Operation Fund	737.69
2025-12-24	MT TIRE SERVICE, LLC	00589586	37506	CA TIRE TAX	Fleet Operation Fund	7.00
2025-12-24	MT TIRE SERVICE, LLC	00589601	37312	TIRES	Fleet Operation Fund	1,333.73
2025-12-24	MT TIRE SERVICE, LLC	00589601	37312	CA TIRE TAX	Fleet Operation Fund	8.75
2025-12-24	MT TIRE SERVICE, LLC	00589645	37295	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
2025-12-24	MT TIRE SERVICE, LLC	00589646	37493	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	215.00
2025-12-24	MT TIRE SERVICE, LLC	00589647	37521	TIRES	Fleet Operation Fund	742.05
2025-12-24	MT TIRE SERVICE, LLC	00589647	37521	CA TIRE TAX	Fleet Operation Fund	7.00
2025-12-24	MT TIRE SERVICE, LLC	00589648	37522	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	130.00
2025-12-24	MT TIRE SERVICE, LLC	00589649	37523	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	100.00
				Total for Payment No.:		5,515.58

Payment No: 730843

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SANTA CLARA WEEKLY	00588669	1250249	LEGAL NOTICE: ORD NO 2082	General Fund	1,148.00
2025-12-12	SANTA CLARA WEEKLY	00588993	1250237	OPEN SPACE ELEMENT AMENDMENT	General Fund	1,624.00
				Total for Payment No.:		2,772.00

Payment No: 730805

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	HOME SAFETY SERVICES INC	00586891	73669	SAFETY BARS - BATES 10426	H.U.D Capital Projects	1,944.73
2025-12-12	HOME SAFETY SERVICES INC	00588201	73696	SAFETY BARS - STEIRER 10585	H.U.D Capital Projects	3,493.44

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		5,438.17

Payment No: 003916

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-26	STATE DISBURSEMENT UNIT	00589744	12/07/25-12/20/25	DD WAGE ATTACHMENTS B2526	Payroll Liability&ClearingAcct	5,348.27
				Total for Payment No.:		5,348.27

Payment No: 003910

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATE DISBURSEMENT UNIT	00589154	11/23/25-12/06/25	DD WAGE ATTACHMENTS B2525	Payroll Liability&ClearingAcct	5,348.27
				Total for Payment No.:		5,348.27

Payment No: 730996

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STRYKER	00589302	9210880679	LIFEPAK CR2 DEFIBRILLATOR, SE	General Fund	5,201.88
2025-12-19	STRYKER	00589302	9210880679	FREIGHT	General Fund	59.58
				Total for Payment No.:		5,261.46

Payment No: 035380

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MADDEN MEDIA	00589486	2025-032102	WEB MAINTENANCE INCLUDES HOSTI	Deposit Funds.	2,220.00
2025-12-24	MADDEN MEDIA	00589486	2025-032102	MARKETING WEB 2 WEEK SPRINT	Deposit Funds.	3,000.00
				Total for Payment No.:		5,220.00

Payment No: 035219

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GOODYEAR COMMERCIAL TIRE & SERVICE	00588008	184-1103475	PARTS - V3464	Fleet Operation Fund	2,583.96
2025-12-12	GOODYEAR COMMERCIAL TIRE & SERVICE	00588008	184-1103475	CA WASTE TIRE FEE	Fleet Operation Fund	7.00
2025-12-12	GOODYEAR COMMERCIAL TIRE & SERVICE	00588141	184-1103484	PARTS - STOCK	Fleet Operation Fund	2,469.19
2025-12-12	GOODYEAR COMMERCIAL TIRE & SERVICE	00588141	184-1103484	CA WASTE TIRE FEE	Fleet Operation Fund	33.25
				Total for Payment No.:		5,093.40

Payment No: 730926

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DATA TICKET, INC.	00588551	1025Permits	permit annual software	General Fund	5,051.34
				Total for Payment No.:		5,051.34

Payment No: 730918

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CERTIFIED FOLDER DISPLAY SERVICE INC	00589419	INV40-007430	DEC25 VISITOR GUIDE SVCS	Deposit Funds.	2,513.90
2025-12-19	CERTIFIED FOLDER DISPLAY SERVICE INC	00589420	INV40-006867	NOV25 VISITOR GUIDE SVCS	Deposit Funds.	2,513.90
				Total for Payment No.:		5,027.80

Payment No: 035451

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SAN JOSE MAILING	00590089	8440	MAILING FOR EL CAMINO REAL TAX	General Government - Other	1,695.86
2026-01-09	SAN JOSE MAILING	00590089	8440	MAILING FOR EL CAMINO REAL NON	General Government - Other	3,266.80
				Total for Payment No.:		4,962.66

Payment No: 730817

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	KRISCH & COMPANY	00588852	57999	OCT MONTHLY ACCOUNTING SVCS	Deposit Funds.	4,932.00
				Total for Payment No.:		4,932.00

Payment No: 730910

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BAY AREA WATER SUPPLY &	00588489	9408	2025 OCT WTR LOSS CTRL PROGRAM	Water Utility	4,918.75
				Total for Payment No.:		4,918.75

Payment No: 035389

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	T-MOBILE	00589037	988523946-12/2/25	POLICE DEPT CELL PHONES	General Fund	4,902.79
				Total for Payment No.:		4,902.79

Payment No: 731016

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VERIZON WIRELESS	00588403	6128355853	FIRE MDC WIRELESS	General Fund	1,102.29
2025-12-19	VERIZON WIRELESS	00588403	6128355853	PD MDC WIRELESS	General Fund	3,770.30
				Total for Payment No.:		4,872.59

Payment No: 035321

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	METAFILE INFORMATION SYSTEMS	00588323	059947	SYSTEM SUPPORT (JAN-MAR 2026)	General Fund	2,412.17
2025-12-19	METAFILE INFORMATION SYSTEMS	00588323	059947	SYSTEM SUPPORT (JAN-MAR 2026)	General Fund	2,412.17
				Total for Payment No.:		4,824.34

Payment No: 035273

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BARONFELD CONSULTING GROUP LLC	00589483	1054	PROACTIVE OUTREACH NOV2025	Deposit Funds.	4,810.00
				Total for Payment No.:		4,810.00

Payment No: 731164

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	DOG WASTE DEPOT	00589222	783231	WASTE ROLL BAG 30 ROLL CASE	General Fund	4,806.90
				Total for Payment No.:		4,806.90

Payment No: 035282

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CINTAS CORP #630	00588611	4250392640	UNIFORMS	General Fund	155.25
2025-12-19	CINTAS CORP #630	00588612	4251824226	UNIFORMS	General Fund	56.11
2025-12-19	CINTAS CORP #630	00588613	4251554013	UNIFORMS	General Fund	120.77
2025-12-19	CINTAS CORP #630	00588614	4251007348	UNFORMS	General Fund	257.59
2025-12-19	CINTAS CORP #630	00588615	4251188992	UNIFORMS	General Fund	56.11
2025-12-19	CINTAS CORP #630	00588616	4249643582	UNIFORMS	General Fund	86.99
2025-12-19	CINTAS CORP #630	00588617	4250064347	UNIFORMS	General Fund	122.00
2025-12-19	CINTAS CORP #630	00588696	4251404272	SAFEWASHER SVC - TAXABLE	Fleet Operation Fund	77.56
2025-12-19	CINTAS CORP #630	00588696	4251404272	CSC UNIFORM SVC - NONTAXABLE	Fleet Operation Fund	335.49
2025-12-19	CINTAS CORP #630	00588700	4251917006	FLEET UNIFORM SVC - TAXABLE	Fleet Operation Fund	77.56
2025-12-19	CINTAS CORP #630	00588700	4251917006	FLEET UNIFORM SVC - NONTAXABLE	Fleet Operation Fund	335.49
2025-12-19	CINTAS CORP #630	00588883	4246861110	FLEET UNIFORM - TAXABLE	Fleet Operation Fund	75.51
2025-12-19	CINTAS CORP #630	00588883	4246861110	FLEET UNIFORM - NOT TAXABLE	Fleet Operation Fund	328.18
				Total for Payment No.:		2,084.61

Payment No: 730943

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GENEVIEVE ALTWER LMFT	00588571	133-0925	CLIENT# 133 SESSION 16	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588573	133-1125	CLIENT# 133 SESSION 19	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588576	109-1125	CLIENT# 109 SESSIONS 4-5	General Fund	450.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588577	117-0925	CLIENT# 117 SESSION 7	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588578	117-1025	CLIENT# 117 SESSION #8	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588579	117-1125	CLIENT# 117 SESSION# 9	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588580	119-0925	CLIENT# 119 SESSION# 16-17	General Fund	450.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588581	119-1025	CLIENT# 119 SESSION# 18-19	General Fund	450.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588582	119-1125	CLIENT# 119 SESSION #20	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588583	133-1025	CLIENT# 133 SESSION# 17-18	General Fund	450.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588584	139-0925	CLIENT# 139 SESSION# 1-2	General Fund	450.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588585	181-1025	CLIENT# 181 SESSION# 7	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588586	191-0925	CLIENT# 191 SESSION# 7-8	General Fund	450.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588587	191-1025	CLIENT# 191 SESSION #9	General Fund	225.00
2025-12-19	GENEVIEVE ALTWER LMFT	00588588	191-1125	CLIENT# 191 SESSION# 10	General Fund	225.00
				Total for Payment No.:		4,725.00

Payment No: 035245

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RAIMI + ASSOCIATES, INC	00589117	25-7203	23011.01 SANTA CLARA ECRSP REV	General Government - Other	4,672.34
				Total for Payment No.:		4,672.34

Payment No: 731003

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	THOMSON REUTERS WEST	00589387	852864929	ONLINE LEGAL DATABASE NOV	General Fund	3,459.75
				Total for Payment No.:		3,459.75

Payment No: 731162

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	DATAWORKS PLUS	00589889	25-1886	24X7 SOFTWARE AND HARDWARE SUP	General Fund	4,595.43
				Total for Payment No.:		4,595.43

Payment No: 035265

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WINDSTREAM	00588041	77287521	VOIP PHONE SERVICES	Information Technology Service	4,524.31
				Total for Payment No.:		4,524.31

Payment No: 731151

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BAY PRO	00589987	27800	AS NEEDED LANDSCAPE MAINT FOR	Water Utility	338.92
2026-01-09	BAY PRO	00589988	27801	AS NEEDED LANDSCAPE MAINT FOR	Water Utility	4,123.41
				Total for Payment No.:		4,462.33

Payment No: 730831

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	OLIVEIRA FENCE, INC	00588900	25-63	LABOR TO REPLACE HINGES ON A 4	General Fund	3,200.00
2025-12-12	OLIVEIRA FENCE, INC	00588900	25-63	MATERIALS	General Fund	1,200.38
				Total for Payment No.:		4,400.38

Payment No: 731013

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNITED TACTICAL SYSTEMS, LLC	00588750	0103065-IN	Pepper Ball Projectiles	General Fund	4,396.09
				Total for Payment No.:		4,396.09

Payment No: 035436

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	LINCOLN AQUATICS	00589223	36173334	MULTI CHLOR	General Fund	160.30
2026-01-09	LINCOLN AQUATICS	00589223	36173334	MULTI CHLOR NON-TAX	General Fund	140.20
2026-01-09	LINCOLN AQUATICS	00589833	36173798	LIQUID CHLORINE	General Fund	699.26
2026-01-09	LINCOLN AQUATICS	00589834	36173800	LIQUID CHLORINE	General Fund	1,143.90
2026-01-09	LINCOLN AQUATICS	00589835	36173803	MURIATIC ACID	General Fund	652.57
2026-01-09	LINCOLN AQUATICS	00589836	36173806	MURIATIC ACID	General Fund	823.68
2026-01-09	LINCOLN AQUATICS	00589837	36173804	LIQUID CHLORINE	General Fund	772.66
				Total for Payment No.:		4,392.57

Payment No: 731011

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNIQUE TOWING	00588545	T281066	rv tow fees	General Fund	2,000.00
2025-12-19	UNIQUE TOWING	00588546	T282720	RV TOW	General Fund	2,000.00
2025-12-19	UNIQUE TOWING	00588549	25-282367	TOW FEES	General Fund	354.75
				Total for Payment No.:		4,354.75

Payment No: 731047

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CXTEC	00589635	7293311	RAPIDCARE 9X5XNBD HARDWARE AND	Information Technology Service	3,943.04
2025-12-24	CXTEC	00589635	7293311	RAPIDCARE 24X7X4 HARDWARE AND	Information Technology Service	375.00
				Total for Payment No.:		4,318.04

Payment No: 730778

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	FD FIRSTNET WIRELESS	General Fund	3,788.19
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	STADIUM WIRELESS	General Fund	241.44

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	CRRD WIRELESS	Fire New Dvlpmnt Srvc Fee	50.07
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	CRRD WIRELESS	Fire CUPA program Fund	50.07
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	EMERGENCY SVCS WIRELESS	General Fund	50.44
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	PARKS - GYMNASTICS WIRELESS	General Fund	43.24
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	LIBRARY - BOOKMOBILE WIRELESS	General Fund	43.24
2025-12-12	AT&T MOBILITY	00587949	287286334235X11192025	STREET FLARE ROUTER	Solid Waste Utility-Constructi	40.24
				Total for Payment No.:		4,306.93

Payment No: 730957

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KRISCH & COMPANY	00589484	58125	ACCOUNTING SERVICES NOV2025	Deposit Funds.	4,278.50
				Total for Payment No.:		4,278.50

Payment No: 035340

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SUMMIT UNIFORMS	00588734	34798	Uniforms - Garcia	General Fund	682.50
2025-12-19	SUMMIT UNIFORMS	00588735	34818	Uniforms - orozco	General Fund	682.50
2025-12-19	SUMMIT UNIFORMS	00588736	34929	Uniforms - Colla	General Fund	682.50
2025-12-19	SUMMIT UNIFORMS	00588737	34939	Uniforms - Ells	General Fund	682.50
2025-12-19	SUMMIT UNIFORMS	00588738	34946	Uniforms - Gonzalez	General Fund	682.50
2025-12-19	SUMMIT UNIFORMS	00588739	34953	Uniforms - Rubio	General Fund	309.53
2025-12-19	SUMMIT UNIFORMS	00588860	34557	SEO Gregory Mar Uniform	General Fund	306.25
2025-12-19	SUMMIT UNIFORMS	00589034	35270	Crossing GD. Uniform	General Fund	44.84
2025-12-19	SUMMIT UNIFORMS	00589043	35272	Crossing Guard	General Fund	170.63
				Total for Payment No.:		4,243.75

Payment No: 731069

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SMART PAINTING INC	00589188	Bates 1125	INTERIOR PAINT AND PREP	H.U.D Capital Projects	4,200.00
				Total for Payment No.:		4,200.00

Payment No: 731232

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TRIO COMMUNITY MEALS, LLC	00589519	INV2230074143	SRNUT DECEMBER 1 WEEK	Park and Rec Opr GrantTst Fund	2,257.00
2026-01-09	TRIO COMMUNITY MEALS, LLC	00589520	INV2230074614	SRNUT DECEMBER 8 WEEK	Park and Rec Opr GrantTst Fund	1,892.20
				Total for Payment No.:		4,149.20

Payment No: 730836

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	QUINN LIFT	00588155	L3112101	INFINITY CHARGER SFMV-80/10	Vehicle Replacement Fund	8,272.54
2025-12-12	QUINN LIFT	00588155	L3112101	TRADE IN CHARGER ID UCH9103	Vehicle Replacement Fund	-4,139.24
				Total for Payment No.:		4,133.30

Payment No: 035278

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BOUND TREE MEDICAL LLC	00588477	86007916	MEDICAL BAGS FOR STADIUM	General Fund	1,920.00
2025-12-19	BOUND TREE MEDICAL LLC	00589300	86006313	AS NEEDED EMERGENCY MEDICAL SE	General Fund	203.56
2025-12-19	BOUND TREE MEDICAL LLC	00589301	86007917	AS NEEDED EMERGENCY MEDICAL SE	General Fund	1,985.06
				Total for Payment No.:		4,108.62

Payment No: 035335

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	R3 CONSULTING GROUP, INC.	00588694	124937	SOLID WASTE CONSULTING SVCS	Solid Waste Program	400.00
2025-12-19	R3 CONSULTING GROUP, INC.	00588694	124937	SOLID WASTE CONSULTING SVCS	General Fund	3,685.00
				Total for Payment No.:		4,085.00

Payment No: 730804

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	HOME DEPOT SUPPLY	00589102	902492883	JANITORIAL SUPPLIES FOR POLICE	General Fund	1,193.93
2025-12-12	HOME DEPOT SUPPLY	00589103	902492875	JANITORIAL SUPPLIES FOR CITY H	General Fund	1,300.48
2025-12-12	HOME DEPOT SUPPLY	00589104	902492867	JANITORIAL SUPPLIES FOR WATER	Water Utility	439.72
2025-12-12	HOME DEPOT SUPPLY	00589107	902492842	JANITORIAL SUPPLIES FOR STREET	General Fund	599.21
				Total for Payment No.:		3,533.34

Payment No: 730932

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ELITE MAINTENANCE INC	00589414	4981	SWEEPING AND CLEANING SERVICES	General Fund	3,900.00
				Total for Payment No.:		3,900.00

Payment No: 035475

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WOODARD & CURRAN, INC	00589864	254791	SANITARY SEWER MASTER PLAN UPD	Sewer Utility Construction	3,869.00
				Total for Payment No.:		3,869.00

Payment No: 731080

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WEHOPE	00589609	CSCBE 112025	WeHOPE-Dignity on Wheels 3/25-	Housing Authority	3,860.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		3,860.00

Payment No: 731094

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ENGINEERS -CITY OF SANTA CLARA	00589743	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	3,853.22
				Total for Payment No.:		3,853.22

Payment No: 731059

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	LAW ENFORCEMENT PSYCHOLOGICAL	00589130	35444	Psych Evals	General Fund	3,800.00
				Total for Payment No.:		3,800.00

Payment No: 731192

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MOUNTAIN VIEW GARDEN CENTER	00589346	118924	MATERIALS - P&B	General Fund	876.71
2026-01-09	MOUNTAIN VIEW GARDEN CENTER	00589347	118926	MATERIALS - P&B	General Fund	1,680.36
2026-01-09	MOUNTAIN VIEW GARDEN CENTER	00589348	118938	MATERIALS - P&B	General Fund	730.59
2026-01-09	MOUNTAIN VIEW GARDEN CENTER	00589452	118772	Planter mix	General Fund	420.13
				Total for Payment No.:		3,707.79

Payment No: 730950

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HOME DEPOT SUPPLY	00589029	9243317499	CENTRAL FACILITIES SUPPLIES	General Fund	3,224.89
2025-12-19	HOME DEPOT SUPPLY	00589030	9243317697	MISSION FACILITIES SUPPLIES	General Fund	425.11
				Total for Payment No.:		3,650.00

Payment No: 730753

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STATE WATER RESOURCES CONTROL	00588139	WD-0302379	FY 25-26 ANNUAL PERMIT	Water Utility	3,630.00
				Total for Payment No.:		3,630.00

Payment No: 730992

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STEVE BLANC INVESTIGATIONS	00588741	481	Background Inv	General Fund	3,608.00
				Total for Payment No.:		3,608.00

Payment No: 730991

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SPOT COOLERS A DIVISION OF CARRIER CORP	00589378	202501335	PORTABLE AC UNITS FOR CITY HAL	General Government - Other	3,455.38
2025-12-19	SPOT COOLERS A DIVISION OF CARRIER CORP	00589378	202501335	FREIGHT	General Government - Other	87.38
				Total for Payment No.:		3,542.76

Payment No: 730968

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	NETFILE	00589379	10852	3rd QTR CAMPAIGN SYSTEM	General Fund	2,500.00
2025-12-19	NETFILE	00589379	10852	3rd QTR CAMPAIGN 700 SEI SYST	General Fund	1,000.00
				Total for Payment No.:		3,500.00

Payment No: W26148

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-29	NATIONWIDE RETIREMENT SOLUTIONS, INC.	00589989	12/21/25-12/21/25	WT: B2526A DEFERRED COMP	Fringe Benefits	3,450.00
				Total for Payment No.:		3,450.00

Payment No: 730885

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FINELINE GRAPHICS & DESIGN,	00589242	19659	WINTER 2025 ACTIVITY GUIDE (OC	General Fund	3,435.00
				Total for Payment No.:		3,435.00

Payment No: 730917

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CENTURY GRAPHICS	00589033	63921	Dept. Polos	General Fund	3,417.07
				Total for Payment No.:		3,417.07

Payment No: 035311

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KEPT COMPANIES	00589351	X-D101481	ONSITE FLEET VEHICLE WASHING S	Fleet Operation Fund	2,043.10
2025-12-19	KEPT COMPANIES	00589412	x-K251030	ONSITE FLEET VEHICLE WASHING S	Fleet Operation Fund	1,267.96
				Total for Payment No.:		3,311.06

Payment No: 731230

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TMT ENTERPRISES INC	00589840	910629	CA GOLD FINES	General Fund	1,109.50
2026-01-09	TMT ENTERPRISES INC	00589843	912422	GOLD FINES	General Fund	549.50
2026-01-09	TMT ENTERPRISES INC	00589844	910620	GOLD FINES	General Fund	1,604.75
				Total for Payment No.:		3,263.75

Payment No: 731051

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	FREMONT FORD	00589131	458347	LABOR - V3390	Fleet Operation Fund	2,587.45
2025-12-24	FREMONT FORD	00589131	458347	PARTS - V3390	Fleet Operation Fund	616.98
				Total for Payment No.:		3,204.43

Payment No: 731177

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	HIKE2 LLC	00589879	3284	ADVOLOGIX DATA MIGRATION	General Fund	3,200.00
				Total for Payment No.:		3,200.00

Payment No: 731086

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SVP UNIT 9E	00589763	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	3,200.00
				Total for Payment No.:		3,200.00

Payment No: 035438

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MIDWEST TAPE LLC	00589512	508111843	1241 AD DVD	General Fund	99.29
2026-01-09	MIDWEST TAPE LLC	00589512	508111843	1233 AD DVD	General Fund	30.54
2026-01-09	MIDWEST TAPE LLC	00589512	508111843	1235 AD DVD	General Fund	30.54
2026-01-09	MIDWEST TAPE LLC	00589513	508139437	1241 AD ABK	General Fund	613.30
2026-01-09	MIDWEST TAPE LLC	00589513	508139437	1241 AD DVD	General Fund	1,502.38
2026-01-09	MIDWEST TAPE LLC	00589513	508139437	1233 AD DVD	General Fund	169.12
2026-01-09	MIDWEST TAPE LLC	00589513	508139437	1235 AD DVD	General Fund	101.76
2026-01-09	MIDWEST TAPE LLC	00589513	508139437	1235 JUV DVD	General Fund	86.43
2026-01-09	MIDWEST TAPE LLC	00589846	508172723	1241 AD ABK	General Fund	110.72
2026-01-09	MIDWEST TAPE LLC	00589846	508172723	1241 AD DVD	General Fund	324.59
2026-01-09	MIDWEST TAPE LLC	00589846	508172723	1233 AD DVD	General Fund	107.18
2026-01-09	MIDWEST TAPE LLC	00589846	508172723	1235 AD DVD	General Fund	22.36
				Total for Payment No.:		3,198.21

Payment No: 730955

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KAREN MURPHY LANSING	00588743	SCPD 84	Psych Services	General Fund	2,337.50

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KAREN MURPHY LANSING	00589032	SCPD 85	Psych Services	General Fund	825.00
				Total for Payment No.:		3,162.50

Payment No: 730956

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	KONE INC	00588628	871870551	CITY HALL	General Fund	78.20
2025-12-19	KONE INC	00588628	871870551	CENTRAL LIB	General Fund	478.02
2025-12-19	KONE INC	00588628	871870551	PD	General Fund	448.68
2025-12-19	KONE INC	00588628	871870551	GUN RANGE	General Fund	34.80
2025-12-19	KONE INC	00588628	871870551	SENIOR CENTER	General Fund	308.79
2025-12-19	KONE INC	00588628	871870551	BERMAN	General Fund	78.20
2025-12-19	KONE INC	00588628	871870551	TASMAN	General Fund	1,252.90
2025-12-19	KONE INC	00588628	871870551	FS 2	General Fund	130.79
2025-12-19	KONE INC	00588628	871870551	SCCC	Convention Cnt Maintenance Dis	156.40
2025-12-19	KONE INC	00588628	871870551	CRC	General Fund	34.80
				Total for Payment No.:		3,001.58

Payment No: 035374

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	HSQ TECHNOLOGY INC	00589566	123341-9	QUARTERLY PHONE SUPPORT (SCADA	Water Utility	523.60
2025-12-24	HSQ TECHNOLOGY INC	00589566	123341-9	QUARTERLY PHONE SUPPORT (SCADA	Sewer Utility	1,016.40
2025-12-24	HSQ TECHNOLOGY INC	00589567	123341-10	QUARTERLY PHONE SUPPORT (SCADA	Water Utility	1,540.00
				Total for Payment No.:		3,080.00

Payment No: 731006

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TRAFFIC DATA SERVICE CA, LLC	00589338	25108	AS NEEDED TRAFFIC DATA COLLECT	Streets and Highways Capital F	105.78
2025-12-19	TRAFFIC DATA SERVICE CA, LLC	00589339	25109	AS NEEDED TRAFFIC DATA COLLECT	Streets and Highways Capital F	105.78
2025-12-19	TRAFFIC DATA SERVICE CA, LLC	00589340	25110	AS NEEDED TRAFFIC DATA COLLECT	Streets and Highways Capital F	2,856.03
				Total for Payment No.:		3,067.59

Payment No: 730826

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MICRO FOCUS LLC	00588864	IVUSL00501219381	QTY 140: OPENTEXT ADVANCED AUT	General Fund	1,664.42
2025-12-12	MICRO FOCUS LLC	00588864	IVUSL00501219381	QTY 140: OPENTEXT ADVANCED AUT	General Fund	1,231.37
2025-12-12	MICRO FOCUS LLC	00588864	IVUSL00501219381	QTY 1: PRIME PROTECT - ACCESS	General Fund	144.79
				Total for Payment No.:		3,040.58

Payment No: 731205

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	REED & GRAHAM INC	00589908	125607	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	543.01
2026-01-09	REED & GRAHAM INC	00589909	125608	ASPHALT AND AGGREGATE MATERIAL	Water Utility Construction	2,497.33
				Total for Payment No.:		3,040.34

Payment No: 731026

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	BKF ENGINEERS	00589636	25110517	LAFAYETTE STREET CLASS IV BIKE	Streets and Highways Capital F	3,015.34
				Total for Payment No.:		3,015.34

Payment No: 035458

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SUMMIT UNIFORMS	00589192	34607	Uniforms - Bosnjakovic	General Fund	282.19
2026-01-09	SUMMIT UNIFORMS	00589193	35367	Uniforms - Lopez	General Fund	378.44
2026-01-09	SUMMIT UNIFORMS	00589194	35442	Uniforms - RJ Otico	Police Operating Grant Fund	976.72
2026-01-09	SUMMIT UNIFORMS	00589283	35422	SEO R. Bickel Uniform	General Fund	220.94
2026-01-09	SUMMIT UNIFORMS	00589284	35424	SEO J. Moe Uniform	General Fund	220.94
2026-01-09	SUMMIT UNIFORMS	00589285	35488	SEO M. Perea Uniform	General Fund	226.41
2026-01-09	SUMMIT UNIFORMS	00589620	35647	SEO J. Carrizosa Uniform	General Fund	226.41
2026-01-09	SUMMIT UNIFORMS	00589621	35555	SEO B. Thanh Uniform	General Fund	226.41
2026-01-09	SUMMIT UNIFORMS	00589622	35567	TC D. Baretto Uniform	General Fund	232.97
				Total for Payment No.:		2,991.43

Payment No: 035388

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	STAPLES ADVANTAGE	00589653	7007870914-BLDGINSP	OFFICE SUPPLIES	Building New Dvlpmnt Srvc Fee	86.00
2025-12-24	STAPLES ADVANTAGE	00589654	7007870914-CEMETERY	OFFICE SUPPLIES	Cemetery	5.29
2025-12-24	STAPLES ADVANTAGE	00589654	7007870914-CEMETERY	OFFICE SUPPLIES	Cemetery	124.39
2025-12-24	STAPLES ADVANTAGE	00589654	7007870914-CEMETERY	OFFICE SUPPLIES	Cemetery	146.99
2025-12-24	STAPLES ADVANTAGE	00589655	7007870914-CITYATTY	OFFICE SUPPLIES	General Fund	250.98
2025-12-24	STAPLES ADVANTAGE	00589655	7007870914-CITYATTY	OFFICE SUPPLIES	General Fund	76.23
2025-12-24	STAPLES ADVANTAGE	00589655	7007870914-CITYATTY	OFFICE SUPPLIES	General Fund	57.81
2025-12-24	STAPLES ADVANTAGE	00589658	7007870914-IT	OFFICE SUPPLIES	Water Utility	523.79
2025-12-24	STAPLES ADVANTAGE	00589659	7007870914-LIBRARY	OFFICE SUPPLIES	Library Operating Grant Fund	115.63
2025-12-24	STAPLES ADVANTAGE	00589660	7007870914-MUNISVC	OFFICE SUPPLIES	General Fund	279.17
2025-12-24	STAPLES ADVANTAGE	00589661	7007870914-PARKCH	OFFICE SUPPLIES	General Fund	122.90
2025-12-24	STAPLES ADVANTAGE	00589662	7007870914-PARK YAC	OFFICE SUPPLIES	General Fund	94.03

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	STAPLES ADVANTAGE	00589663	7007870914-POLICEDET	OFFICE SUPPLIES	General Fund	40.79
2025-12-24	STAPLES ADVANTAGE	00589663	7007870914-POLICEDET	OFFICE SUPPLIES	General Fund	75.83
2025-12-24	STAPLES ADVANTAGE	00589663	7007870914-POLICEDET	OFFICE SUPPLIES	General Fund	43.64
2025-12-24	STAPLES ADVANTAGE	00589663	7007870914-POLICEDET	OFFICE SUPPLIES	General Fund	106.88
2025-12-24	STAPLES ADVANTAGE	00589664	7007870914-WATER	OFFICE SUPPLIES	Sewer Utility	44.94
2025-12-24	STAPLES ADVANTAGE	00589664	7007870914-WATER	OFFICE SUPPLIES	Water Utility	44.95
				Total for Payment No.:		2,240.24

Payment No: 731185

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589881	53468061	FIRE	General Fund	895.20
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589881	53468061	FIRE (T)	General Fund	44.63
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589882	53487682	TRITON MUSEUM	Public Buildings	491.40
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589882	53487682	TRITON MUSEUM (T)	Public Buildings	9.85
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589883	25079220	PARKS	General Fund	337.50
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589884	25072818	PARKS	General Fund	445.00
2026-01-09	JOHNSON CONTROLS FIRE PROTECTION LP	00589885	25066009	PARKS	General Fund	637.50
				Total for Payment No.:		2,861.08

Payment No: 730853

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TMC SHOOTING RANGE SPECIALISTS	00588146	2564	Range Cleaning	General Fund	2,810.00
				Total for Payment No.:		2,810.00

Payment No: 731025

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ZOOMINFO TECHNOLOGIES LLC	00589246	110000346504	ZOOMINFO SUB 12/22/25-03/21/26	Deposit Funds.	2,748.75
				Total for Payment No.:		2,748.75

Payment No: 730814

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	KAISER FOUNDATION HEALTH PLAN INC	00578836	25655MAY2025	AMBULANCE BILLING REFUND	General Fund	2,742.45
				Total for Payment No.:		2,742.45

Payment No: 035427

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GOODYEAR COMMERCIAL TIRE & SERVICE	00589465	184-1103571	PARTS - STOCK	Fleet Operation Fund	2,719.32
2026-01-09	GOODYEAR COMMERCIAL TIRE & SERVICE	00589465	184-1103571	CA WASTE TIRE FEE	Fleet Operation Fund	15.75
				Total for Payment No.:		2,735.07

Payment No: 035402

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PUBLIC SAFETY NON-SWORN	00589757	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	2,700.00
				Total for Payment No.:		2,700.00

Payment No: 730829

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NATEC INTERNATIONAL INC	00588815	221367	ON-SITE TRAINING COURSES ON AS	Sewer Utility	1,190.00
2025-12-12	NATEC INTERNATIONAL INC	00588815	221367	ON-SITE TRAINING COURSES ON AS	Water Recycling Program	210.00
2025-12-12	NATEC INTERNATIONAL INC	00588815	221367	ON-SITE TRAINING COURSES ON SI	Sewer Utility	1,062.50

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NATEC INTERNATIONAL INC	00588815	221367	ON-SITE TRAINING COURSES ON SI	Water Recycling Program	187.50
				Total for Payment No.:		2,650.00

Payment No: 730839

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RYLAND CUSTOM WELDING INC	00588226	10132025-2	PARTS - V2822	Fleet Operation Fund	1,094.57
2025-12-12	RYLAND CUSTOM WELDING INC	00588226	10132025-2		Fleet Operation Fund	1,550.00
				Total for Payment No.:		2,644.57

Payment No: 035205

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BRUCE BARTON PUMP SERVICE INC	00588469	0119299-IN	7 1/2 HP CENTURY MOTOR	General Fund	2,376.53
2025-12-12	BRUCE BARTON PUMP SERVICE INC	00588469	0119299-IN	LABOR/ SHOP REPAIR	General Fund	195.00
				Total for Payment No.:		2,571.53

Payment No: 035398

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CITY OF SANTA CLARA EMPLOYEES	00589759	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	2,531.00
				Total for Payment No.:		2,531.00

Payment No: 731223

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STEVENS CREEK TOYOTA	00589272	290787-1	V3778/3779/3780/3781/3782/3783	Vehicle Replacement Fund	2,504.91
				Total for Payment No.:		2,504.91

Payment No: 731175

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GRANICUS LLC	00590137	220328	CSS ENCHANCEMENTS FOR COMMUNIT	Information Technology Service	2,500.00
				Total for Payment No.:		2,500.00

Payment No: 730960

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LC ACTION POLICE SUPPLY	00588742	482224	Gear - Ells	General Fund	436.38
2025-12-19	LC ACTION POLICE SUPPLY	00589035	482328	Body Armor - Boales	General Fund	999.59
2025-12-19	LC ACTION POLICE SUPPLY	00589036	482335	Body Armor - Wasserman	General Fund	999.59
				Total for Payment No.:		2,435.56

Payment No: 731200

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PARS	00589500	59487	ARS PARS FEES - OCTOBER 2025	General Fund	2,422.84
				Total for Payment No.:		2,422.84

Payment No: 731202

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	CITYWIDE PEST CONTROL SERVICES	General Fund	369.24
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	BERRYESSA ADOBE	General Fund	30.77
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	STREETS	General Fund	61.54
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	FIRE	General Fund	738.48
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	PARKS	General Fund	523.09
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	CEMETRY	General Fund	61.54
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	COMMUNICATION SHOP	General Fund	30.77
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	PURCHASING WAREHOUSE	General Fund	61.54
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	EMERGENCY OPERATIONS (EOC)	General Fund	123.08

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	HARRIS LASS	Public Buildings	30.77
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	HEADEN INMAN	Public Buildings	61.54
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	JAMISON BROWN	Public Buildings	61.54
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	TRTION	Public Buildings	30.77
2026-01-09	PESTMASTER SERVICES L.P.	00589894	491911	MARSALLI BUILDING	General Fund	184.62
				Total for Payment No.:		2,369.29

Payment No: 035429

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GRAINGER-SAN JOSE	00589210	9733248646	SUPPLIES	General Fund	162.88
2026-01-09	GRAINGER-SAN JOSE	00589303	9739083559	MATERIALS - STREET	General Fund	156.45
2026-01-09	GRAINGER-SAN JOSE	00589464	9738692863	PARTS - FUEL ISLAND MAIN	Fleet Operation Fund	733.77
				Total for Payment No.:		1,053.10

Payment No: 731236

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	UNITED SITE SERVICES INC	00589841	INV-5809948	BOWERS PORTABLE RESTROOM RENTL	General Fund	130.95
2026-01-09	UNITED SITE SERVICES INC	00589841	INV-5809948	BOWERS PORTABLE RESTROOM RENTL	General Fund	1,701.00
				Total for Payment No.:		1,831.95

Payment No: 730961

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LUPE LIMA	00588547	45120	RV TOW	General Fund	2,000.00
2025-12-19	LUPE LIMA	00588548	45251	TOW FEES	General Fund	310.00
				Total for Payment No.:		2,310.00

Payment No: 730822

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MARK43, INC	00588784	INV1618COR	RMS Renewal	General Fund	2,288.26
				Total for Payment No.:		2,288.26

Payment No: 731002

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TAYLOR CORPORATION, INC	00589342	z10310015	SOFTWARE SUPPORT RENEWAL	General Fund	2,286.96
				Total for Payment No.:		2,286.96

Payment No: 035352

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	AEMTEK, INC	00589565	25110154	WATER QUALITY TESTING YEAR 5 J	Water Utility	2,286.00
				Total for Payment No.:		2,286.00

Payment No: 730781

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BAY PRO	00588814	26501	AS NEEDED LANDSCAPE MAINT FOR	Water Utility	2,255.00
				Total for Payment No.:		2,255.00

Payment No: 731180

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	IMPERIAL DADE WEST COAST	00590023	40001565	Janitorial Supplies	General Fund	2,243.35
				Total for Payment No.:		2,243.35

Payment No: 730858

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNITED SITE SERVICES INC	00588308	INV-5753694	PORTABLE RESTROOM RENTAL	General Fund	130.95
2025-12-12	UNITED SITE SERVICES INC	00588308	INV-5753694	PORTABLE RESTROOM RENTAL NONTA	General Fund	1,450.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		1,580.95

Payment No: 731193

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MOUTON TRAINING & COUNSULTING	00590138	45940	Hands-on Classroom Training fo	Information Technology Service	2,200.00
				Total for Payment No.:		2,200.00

Payment No: 035268

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AIRGAS USA, LLC	00588476	9167069895	MEDICAL OXYGEN	General Fund	444.29
				Total for Payment No.:		444.29

Payment No: 035351

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ZO AGENCY	00589415	4207	ADDITIONAL FUNDING	General Fund	2,145.83
				Total for Payment No.:		2,145.83

Payment No: 035250

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STAPLES ADVANTAGE	00589062	7007683715-AUTO	OFFICE SUPPLIES	Fleet Operation Fund	3.51
2025-12-12	STAPLES ADVANTAGE	00589062	7007683715-AUTO	OFFICE SUPPLIES	Fleet Operation Fund	78.90
2025-12-12	STAPLES ADVANTAGE	00589063	7007683715-BLDGINSP	OFFICE SUPPLIES	Building New Dvlpmnt Srvc Fee	218.92
2025-12-12	STAPLES ADVANTAGE	00589064	7007683715-BLDGMTCE	OFFICE SUPPLIES	General Fund	220.78
2025-12-12	STAPLES ADVANTAGE	00589065	7007683715-CEMETERY	OFFICE SUPPLIES	Cemetery	55.65
2025-12-12	STAPLES ADVANTAGE	00589066	7007683715-CITYCLERK	OFFICE SUPPLIES	General Fund	156.66
2025-12-12	STAPLES ADVANTAGE	00589067	7007683715-CMO	OFFICE SUPPLIES	General Fund	57.81
2025-12-12	STAPLES ADVANTAGE	00589070	7007683715-ENG	OFFICE SUPPLIES	General Fund	22.77

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STAPLES ADVANTAGE	00589070	7007683715-ENG	OFFICE SUPPLIES	General Fund	135.21
2025-12-12	STAPLES ADVANTAGE	00589071	7007683715-FIRE	OFFICE SUPPLIES	General Fund	24.01
2025-12-12	STAPLES ADVANTAGE	00589071	7007683715-FIRE	OFFICE SUPPLIES	General Fund	46.52
2025-12-12	STAPLES ADVANTAGE	00589072	7007683715-HCS	OFFICE SUPPLIES	General Fund	52.90
2025-12-12	STAPLES ADVANTAGE	00589073	7007683715-IT	OFFICE SUPPLIES	Information Technology Service	26.51
2025-12-12	STAPLES ADVANTAGE	00589073	7007683715-IT	OFFICE SUPPLIES	Information Technology Service	37.94
2025-12-12	STAPLES ADVANTAGE	00589074	7007683715-PARK TEEN	OFFICE SUPPLIES	General Fund	163.81
2025-12-12	STAPLES ADVANTAGE	00589075	7007683715-PLANNING	OFFICE SUPPLIES	General Fund	110.43
2025-12-12	STAPLES ADVANTAGE	00589075	7007683715-PLANNING	OFFICE SUPPLIES	General Fund	23.33
2025-12-12	STAPLES ADVANTAGE	00589076	7007683715-POLICEDET	OFFICE SUPPLIES	General Fund	249.91
				Total for Payment No.:		1,685.57

Payment No: 730776

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AT&T CALNET	00587948	000024392110	PD MODEM WIRELESS	General Fund	2,133.13
				Total for Payment No.:		2,133.13

Payment No: 035460

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TECHNOLOGY, ENGINEERING & CONSTRUCTION	00589927	213900	AST AND UST STORAGE TANK SCHED	Fleet Operation Fund	1,402.41
2026-01-09	TECHNOLOGY, ENGINEERING & CONSTRUCTION	00589999	213890	AST AND UST STORAGE TANK SCHED	Fleet Operation Fund	705.17
				Total for Payment No.:		2,107.58

Payment No: 730867

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AMERICAN PUBLIC WORKS ASSN -	00588635	000902563	2026 MBRSHP-MOBECK, LIW	General Fund	409.20

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
	SO					
2025-12-19	AMERICAN PUBLIC WORKS ASSN - SO	00588635	000902563	2026 MBRSHP-SHARIAT	General Fund	204.60
2025-12-19	AMERICAN PUBLIC WORKS ASSN - SO	00588635	000902563	2026 MBRSHP-4 MEMBERS	General Fund	818.40
2025-12-19	AMERICAN PUBLIC WORKS ASSN - SO	00588635	000902563	2026 MBRSHP-DENG, LEE	General Fund	409.20
2025-12-19	AMERICAN PUBLIC WORKS ASSN - SO	00588635	000902563	2026 MBRSHP-FOROUHI	General Fund	204.60
				Total for Payment No.:		2,046.00

Payment No: 035433

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ITERIS, INC.	00590013	186623	AGREEMENT FOR DESIGN PROFESSIO	Streets and Highways Capital F	1,876.80
2026-01-09	ITERIS, INC.	00590013	186623	ADDITIONAL SERVICES.	Streets and Highways Capital F	163.20
				Total for Payment No.:		2,040.00

Payment No: 731178

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	HOME DEPOT SUPPLY	00590020	9243957353	JANITORIAL SUPPLIES	General Fund	165.00
2026-01-09	HOME DEPOT SUPPLY	00590022	9244041623	JANITORIAL SUPPLIES	General Fund	1,870.51
				Total for Payment No.:		2,035.51

Payment No: 730923

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	COGENT COMMUNICATIONS	00588565	CITYOFSA00023DEC2025	INTERNET SVCS FOR DEC 2025	Information Technology Service	1,951.00
2025-12-19	COGENT COMMUNICATIONS	00588565	CITYOFSA00023DEC2025	FINANCE CHG 10/1/25 INVOICE	Information Technology Service	61.28

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		2,012.28

Payment No: 035234

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MT TIRE SERVICE, LLC	00588710	37332	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	100.00
2025-12-12	MT TIRE SERVICE, LLC	00588716	37349	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	100.00
2025-12-12	MT TIRE SERVICE, LLC	00588719	37385	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	100.00
2025-12-12	MT TIRE SERVICE, LLC	00588723	37333	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
2025-12-12	MT TIRE SERVICE, LLC	00588730	37464	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	100.00
2025-12-12	MT TIRE SERVICE, LLC	00588731	37393	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	140.00
2025-12-12	MT TIRE SERVICE, LLC	00588823	37465	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	54.56
2025-12-12	MT TIRE SERVICE, LLC	00588825	37384	TIRES	Fleet Operation Fund	480.15
2025-12-12	MT TIRE SERVICE, LLC	00588825	37384	CA TIRE TAX	Fleet Operation Fund	7.00
2025-12-12	MT TIRE SERVICE, LLC	00588826	37348	TIRES	Fleet Operation Fund	611.10
2025-12-12	MT TIRE SERVICE, LLC	00588826	37348	CA TIRE TAX	Fleet Operation Fund	7.00
2025-12-12	MT TIRE SERVICE, LLC	00588828	37204	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	45.00
2025-12-12	MT TIRE SERVICE, LLC	00588828	37204	TIRES	Fleet Operation Fund	7.64
2025-12-12	MT TIRE SERVICE, LLC	00588908	37420	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
				Total for Payment No.:		1,992.45

Payment No: 731049

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	FARALLON CONSULTING	00589600	0058253	AGREEMENT FOR HAZARDOUS	Public Buildings	1,985.30

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				SUBSTA		
				Total for Payment No.:		1,985.30

Payment No: 035248

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SMITH-EMERY OF SAN FRANCISCO,	00589115	747761-6	CHANGE ORDER #1 SPECIAL INSPEC	PW Capital Proj ManagementFund	1,977.00
				Total for Payment No.:		1,977.00

Payment No: 731218

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SANTA CLARA WEEKLY	00589526	1250229	Santa Clara Weekly Legal Ad	Building New Dvlpmnt Srvc Fee	1,960.00
				Total for Payment No.:		1,960.00

Payment No: 730830

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NINYO & MOORE GEOTECHNICAL	00589000	312274	CHANGE ORDER #1 SPECIAL INSPEC	PW Capital Proj ManagementFund	1,952.10
				Total for Payment No.:		1,952.10

Payment No: 731240

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WEST COAST ARBORISTS INC	00589931	1-11579	TREE MAINTENANCE SERVICES PUBL	Streets and Highways Capital F	1,941.50
				Total for Payment No.:		1,941.50

Payment No: 731152

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BELLECCI & ASSOCIATES INC	00590121	250540-4	HOPE DRIVE GREEN STORMWATER IN	Storm Drain	1,910.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		1,910.00

Payment No: 731036

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	A-Z CREATIVITY LLC	00589603	1075	Instructor Payments	General Fund	1,909.80
				Total for Payment No.:		1,909.80

Payment No: 731071

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SUNNYVALE FORD	00589174	267106	PARTS - V3532	Fleet Operation Fund	203.93
2025-12-24	SUNNYVALE FORD	00589176	267160	PARTS - V3750	Vehicle Replacement Fund	508.25
2025-12-24	SUNNYVALE FORD	00589177	267071	PARTS - V3533	Fleet Operation Fund	194.52
2025-12-24	SUNNYVALE FORD	00589181	267533	PARTS - V3383	Fleet Operation Fund	657.06
2025-12-24	SUNNYVALE FORD	00589182	267274	PARTS - V3361	Fleet Operation Fund	113.51
2025-12-24	SUNNYVALE FORD	00589183	267075	PARTS - V3763	Fleet Operation Fund	211.77
				Total for Payment No.:		1,889.04

Payment No: 731198

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	OFFICE SOLUTIONS	00589534	12594	DPW LABOR	General Government - Other	300.09
2026-01-09	OFFICE SOLUTIONS	00589534	12594	DPW DESK	General Government - Other	1,586.68
				Total for Payment No.:		1,886.77

Payment No: 730819

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LEE'S FORKLIFT SERVICE	00588910	22450	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	135.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LEE'S FORKLIFT SERVICE	00588911	22448	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	135.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588916	22444	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	270.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588917	22445	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	135.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588918	22446	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	135.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588919	22447	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	67.50
2025-12-12	LEE'S FORKLIFT SERVICE	00588921	22442	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	675.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588921	22442	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	24.01
2025-12-12	LEE'S FORKLIFT SERVICE	00588921	22442	FREITGHT	Fleet Operation Fund	12.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588923	22443	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	270.00
2025-12-12	LEE'S FORKLIFT SERVICE	00588923	22443	LIFT EQUIPMENT PREVENTATIVE MA	Fleet Operation Fund	19.64
				Total for Payment No.:		1,878.15

Payment No: 731106

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MOISES CAMPOS	00589961	42714DEC2025	CODE ENFORCEMENT TRAINING	Water Utility	936.67
2026-01-09	MOISES CAMPOS	00589961	42714DEC2025	CODE ENFORCEMENT TRAINING	Sewer Utility	936.67
				Total for Payment No.:		1,873.34

Payment No: 035284

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CLEARSTAR, INC.	00588893	1564249	2 Mgtment checks plus late fee	General Fund	232.10
2025-12-19	CLEARSTAR, INC.	00588903	1558538	2 management background	General Fund	229.10
2025-12-19	CLEARSTAR, INC.	00588915	1560181	2 management hires	General Fund	232.10

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CLEARSTAR, INC.	00588922	1561388	2 management hires plus late	General Fund	258.40
2025-12-19	CLEARSTAR, INC.	00588925	1563302	2 management hires	General Fund	232.10
				Total for Payment No.:		1,183.80

Payment No: 003920

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-07	NAVIA BENEFIT SOLUTIONS, INC	00590214	11049964	DD: NAVIA ADMIN FEE DEC25	Payroll Liability&ClearingAcct	1,334.55
2026-01-07	NAVIA BENEFIT SOLUTIONS, INC	00590214	11049964	DD: NAVIA ADMIN FEE DEC25	Payroll Liability&ClearingAcct	22.38
2026-01-07	NAVIA BENEFIT SOLUTIONS, INC	00590214	11049964	DD: NAVIA ADMIN FEE DEC25	General Fund	77.62
2026-01-07	NAVIA BENEFIT SOLUTIONS, INC	00590214	11049964	DD: NAVIA ADMIN FEE DEC25	General Fund	431.29
				Total for Payment No.:		1,865.84

Payment No: 731053

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GROWING IQ CALIFORNIA INC	00589604	1220251	AS-NEEDED ENRICHMENT PROGRAM S	General Fund	1,820.00
				Total for Payment No.:		1,820.00

Payment No: 730965

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	METRO MOBILE COMMUNICATIONS	00588555	50577	new helmet for ernst	General Fund	1,623.95
2025-12-19	METRO MOBILE COMMUNICATIONS	00588555	50577	new helmet for ernst NON TAX	General Fund	180.00
				Total for Payment No.:		1,803.95

Payment No: 035314

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LINCOLN AQUATICS	00588559	36172892	BULK LIQUID CHLORINE	General Fund	984.74

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LINCOLN AQUATICS	00589024	36169600	MURIATIC ACID	General Fund	806.65
				Total for Payment No.:		1,791.39

Payment No: 731206

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	RELATIONSHIP FIX INC	00589446	2025-02-CL03	CLIENT 03 SESSIONS # 5-8	General Fund	880.00
2026-01-09	RELATIONSHIP FIX INC	00589447	2025-03-CL02	CLIENT 02 SESSIONS 10-13	General Fund	910.00
				Total for Payment No.:		1,790.00

Payment No: 035426

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GARDENLAND POWER EQUIPMENT	00589455	1216594	HEDGE TRIMMER & ACCESSORIES	General Fund	612.95
2026-01-09	GARDENLAND POWER EQUIPMENT	00589517	1217463	SPACER FLANGE	General Fund	19.72
2026-01-09	GARDENLAND POWER EQUIPMENT	00589517	1217463	FUEL TANK	General Fund	104.32
2026-01-09	GARDENLAND POWER EQUIPMENT	00589845	1218589	POWER TOOL REPAIR	General Fund	1,035.57
				Total for Payment No.:		1,772.56

Payment No: 035221

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GRAINGER-SAN JOSE	00587973	9699556974	REPLACEMENT BLADES	General Fund	374.52
2025-12-12	GRAINGER-SAN JOSE	00587976	9706706836	BANDAGES	General Fund	279.32
2025-12-12	GRAINGER-SAN JOSE	00587978	9699821030	VARIOUS SHOP ACCESSORIES	General Fund	1,113.50
				Total for Payment No.:		1,767.34

Payment No: 035210

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CINTAS CORP #630	00587908	4249010455	CINTAS - NONTAXABLE	Fleet Operation Fund	343.24
2025-12-12	CINTAS CORP #630	00587908	4249010455	SAFEWASHER SERVICE - TAXABLE	Fleet Operation Fund	77.56

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CINTAS CORP #630	00587909	4249807473	CINTAS - NONTAXABLE	Fleet Operation Fund	335.49
2025-12-12	CINTAS CORP #630	00587909	4249807473	CINTAS - TAXABLE	Fleet Operation Fund	77.56
2025-12-12	CINTAS CORP #630	00588134	4250565181	WTR UNIFORM SVC NOV 2025	Water Utility	727.59
2025-12-12	CINTAS CORP #630	00588134	4250565181	SWR UNIFORM SVC NOV 2025	Sewer Utility	187.80
				Total for Payment No.:		1,749.24

Payment No: 730850

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SUNNYVALE DEPT OF PUBLIC	00588392	DPS26-00027	TRF CTRL NFL 49v.Rams 11/9/25	General Fund	1,732.56
				Total for Payment No.:		1,732.56

Payment No: 035420

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CINTAS FIRE PROTECTION #F44	00590093	0F44863372	CUSTOMER #22829 - VEHICLES FIR	Fleet Operation Fund	1,209.03
2026-01-09	CINTAS FIRE PROTECTION #F44	00590093	0F44863372	CUSTOMER #22829 - VEHICLES FIR	Fleet Operation Fund	506.00
				Total for Payment No.:		1,715.03

Payment No: 035345

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNITAS GLOBAL INC.	00588606	INV15049149	INTERNET SERVICES	Information Technology Service	1,710.28
				Total for Payment No.:		1,710.28

Payment No: 035457

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STEPHEN CIARI PUMBING AND	00589887	28413	FIRE 001-7822-87600	General Fund	625.43
2026-01-09	STEPHEN CIARI PUMBING AND	00589888	28175	PARKS (001-1134-87600)	General Fund	1,049.77
				Total for Payment No.:		1,675.20

Payment No: 731075

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TRB AND ASSOCIATES, INC.	00589568	6572	AS NEEDED RECYCLED WATER PLAN	Water Recycling Program	1,650.00
				Total for Payment No.:		1,650.00

Payment No: 731114

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	EXCELSIOR INC	00574445	61821-03 UTILITY REFUND	UTILITY REFUND	General Fund	1,626.83
				Total for Payment No.:		1,626.83

Payment No: 730856

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNDERGROUND REPUBLIC WATER	00588934	S100044991.001	CLAMP, FULL CIRCLE, 6IN X 15IN	Water Utility	1,608.92
				Total for Payment No.:		1,608.92

Payment No: 035235

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MUNICIPAL MAINTENANCE EQUIPMNT	00588011	043616	PARTS - V3718	Fleet Operation Fund	1,601.90
				Total for Payment No.:		1,601.90

Payment No: 730922

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CLEAR VIEW WINDOWS	00588818	6790202404	installing/ removing xmas ligh	General Fund	1,600.00
				Total for Payment No.:		1,600.00

Payment No: 035309

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	INDUSTRIAL SCIENTIFIC CORP	00589253	2878300	INET GAS MONITORING SERVICES	Sewer Utility	1,532.67

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		1,532.67

Payment No: 035405

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ACT, A DIVISION OF CCI	00590117	0507123-IN	WATER TREATMENT - CITY HALL	General Fund	1,516.59
				Total for Payment No.:		1,516.59

Payment No: 731167

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	FARONICS TECHNOLOGIES USA INC	00589902	265042	DEEP FREEZE ANNUAL MAINTENANCE	General Fund	1,512.00
				Total for Payment No.:		1,512.00

Payment No: 731166

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	EOA INC	00589997	SY13-1125	SERVICE ORDER #4 - FY 24-25	General Fund	1,509.75
				Total for Payment No.:		1,509.75

Payment No: 035449

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ROYAL COACH TOURS	00589521	34935	Royal Coach Poinsettia Modesto	General Fund	1,496.59
				Total for Payment No.:		1,496.59

Payment No: 730966

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MOUNTAIN VIEW GARDEN CENTER	00589023	118921	MATERIALS - P&B	General Fund	1,461.18
				Total for Payment No.:		1,461.18

Payment No: 035281

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CINTAS CORP #630	00588321	4250392658	UNIFORM SERVICES	General Fund	60.57
2025-12-19	CINTAS CORP #630	00588322	4251188966	UNIFORM SERVICES	General Fund	60.57
2025-12-19	CINTAS CORP #630	00588493	4251273154	NOV 2025 WTR UNIFORM SVC	Water Utility	481.35
2025-12-19	CINTAS CORP #630	00588493	4251273154	NOV 2025 SWR UNIFORM SVC	Sewer Utility	187.80
2025-12-19	CINTAS CORP #630	00589026	4251915010	WATER UNIFORM SVC DEC 2025	Water Utility	490.33
2025-12-19	CINTAS CORP #630	00589026	4251915010	SEWER UNIFORM SVC DEC 2025	Sewer Utility	168.05
				Total for Payment No.:		1,448.67

Payment No: 730800

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	FLEETPRIDE, INC.	00588140	130464798	PARTS - V2688	Fleet Operation Fund	141.86
2025-12-12	FLEETPRIDE, INC.	00588215	130549637	PARTS - V2951	Fleet Operation Fund	1,297.49
				Total for Payment No.:		1,439.35

Payment No: 731196

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	NAPA AUTO PARTS	00589267	057259	PARTS - V3687	Fleet Operation Fund	21.21
2026-01-09	NAPA AUTO PARTS	00589268	056965	PARTS - STOCK	Fleet Operation Fund	812.83
2026-01-09	NAPA AUTO PARTS	00589269	057222	PARTS - V3742	Fleet Operation Fund	80.44
2026-01-09	NAPA AUTO PARTS	00589270	057117	PARTS - V3390	Fleet Operation Fund	88.10
2026-01-09	NAPA AUTO PARTS	00589307	057002	PARTS - RETURNED/ WRONG PART	Fleet Operation Fund	304.22
2026-01-09	NAPA AUTO PARTS	00589309	057065	PARTS - V3410	Fleet Operation Fund	16.31
2026-01-09	NAPA AUTO PARTS	00589468	058010	PARTS - V2822	Fleet Operation Fund	42.64
2026-01-09	NAPA AUTO PARTS	00589470	057873	PARTS - V3217	Fleet Operation Fund	40.25
2026-01-09	NAPA AUTO PARTS	00589471	057349	PARTS - V3217	Fleet Operation Fund	8.26
				Total for Payment No.:		1,414.26

Payment No: 731212

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	RYLAND CUSTOM WELDING INC	00589422	11192025-2	PARTS - V3365	Fleet Operation Fund	475.78
2026-01-09	RYLAND CUSTOM WELDING INC	00589422	11192025-2	LABOR - V3365	Fleet Operation Fund	930.00
				Total for Payment No.:		1,405.78

Payment No: 731225

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SYN-TECH SYSTEMS INC	00589277	326393	PARTS - ACQ STOCK	Vehicle Replacement Fund	1,398.25
				Total for Payment No.:		1,398.25

Payment No: 731012

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UNITED SITE SERVICES INC	00589025	114-14166696	PORTABLE RESTROOM RENTAL	General Fund	141.87
2025-12-19	UNITED SITE SERVICES INC	00589025	114-14166696	PORTABLE RESTROOM RENTAL NONTA	General Fund	466.00
				Total for Payment No.:		607.87

Payment No: 035440

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MT TIRE SERVICE, LLC	00589922	37553	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	25.00
2026-01-09	MT TIRE SERVICE, LLC	00589923	37554	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	45.00
2026-01-09	MT TIRE SERVICE, LLC	00589924	37555	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
2026-01-09	MT TIRE SERVICE, LLC	00589925	37559	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	50.00
2026-01-09	MT TIRE SERVICE, LLC	00589926	37560	TIRES	Fleet Operation Fund	519.44
2026-01-09	MT TIRE SERVICE, LLC	00589926	37560	CA TIRE TAX	Fleet Operation Fund	3.50
2026-01-09	MT TIRE SERVICE, LLC	00590095	37571	TIRE MAINTENANCE AND REPAIR	Fleet Operation Fund	155.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				SE		
2026-01-09	MT TIRE SERVICE, LLC	00590095	37571	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	32.74
2026-01-09	MT TIRE SERVICE, LLC	00590096	37607	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	60.00
2026-01-09	MT TIRE SERVICE, LLC	00590097	37622	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	50.00
2026-01-09	MT TIRE SERVICE, LLC	00590098	37649	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	90.00
2026-01-09	MT TIRE SERVICE, LLC	00590099	37658	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	30.00
2026-01-09	MT TIRE SERVICE, LLC	00590100	37659	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	25.00
2026-01-09	MT TIRE SERVICE, LLC	00590101	37660	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	30.00
2026-01-09	MT TIRE SERVICE, LLC	00590102	37661	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
				Total for Payment No.:		1,355.68

Payment No: 731208

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
				Total for Payment No.:		1,351.50

Payment No: 731188

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	LEILA ZWELLING	00589523	1	CLIENT # 9744 SESSIONS 1-3	General Fund	675.00
2026-01-09	LEILA ZWELLING	00589524	2	CLIENT # 9744 SESSIONS # 4-6	General Fund	675.00
				Total for Payment No.:		1,350.00

Payment No: 730993

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STEVEN DOLEZAL	00588744	11-25	Psych Services	General Fund	1,330.00
				Total for Payment No.:		1,330.00

Payment No: 730821

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LUPE LIMA	00589049	44927 COR	tow from oakland	General Fund	1,007.50
2025-12-12	LUPE LIMA	00589050	44868 COR	tow fees	General Fund	310.00
				Total for Payment No.:		1,317.50

Payment No: 035342

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TONY JANOVICH	00589372	1006887	CHANGE ORDER #5: ADDITIONAL FU	General Fund	1,310.40
				Total for Payment No.:		1,310.40

Payment No: 731058

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	LANGUAGE LINE SOLUTIONS	00589141	11784646	LANGUAGE LINES SVCS NOV 2025	Information Technology Service	1,305.36
				Total for Payment No.:		1,305.36

Payment No: 730944

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GRANICUS LLC	00589493	219399	Simpleview CRM 12/1/2025 TO 12	Deposit Funds.	1,255.34
				Total for Payment No.:		1,255.34

Payment No: 731159

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CRESCO EQUIPMENT RENTALS	00589221	6526717-0001	GENERATOR RENTAL	General Fund	912.29

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CRESCO EQUIPMENT RENTALS	00589221	6526717-0001	MISC	General Fund	18.81
2026-01-09	CRESCO EQUIPMENT RENTALS	00589221	6526717-0001	PICKUP	General Fund	158.23
2026-01-09	CRESCO EQUIPMENT RENTALS	00589221	6526717-0001	DELIVERY	General Fund	158.23
				Total for Payment No.:		1,247.56

Payment No: 730913

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BOYD ENTERPRISES	00588558	120225	56' HALYARD	General Fund	169.21
2025-12-19	BOYD ENTERPRISES	00588558	120225	LABOR	General Fund	760.00
2025-12-19	BOYD ENTERPRISES	00588558	120225	REPLACEMENT	General Fund	284.57
				Total for Payment No.:		1,213.78

Payment No: 730799

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	FAST UNDERCAR SANTA CLARA	00588007	994051	PARTS - V3361	Fleet Operation Fund	16.85
2025-12-12	FAST UNDERCAR SANTA CLARA	00588212	995920	PARTS - STOCK	Fleet Operation Fund	759.68
2025-12-12	FAST UNDERCAR SANTA CLARA	00588212	995920	CA BATTERY FEE	Fleet Operation Fund	8.00
2025-12-12	FAST UNDERCAR SANTA CLARA	00588214	996070	PARTS - V3395	Fleet Operation Fund	416.77
				Total for Payment No.:		1,201.30

Payment No: 730903

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AS POLYGRAPH SOLUTIONS LLC	00587101	110725	Polygrapgh Lewis & Nunn	General Fund	1,200.00
				Total for Payment No.:		1,200.00

Payment No: 731073

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TELEDYNE FLIR DEFENSE INC	00589615	9002323703	STADIUM FLIR RADIONUCLIDE	General Fund	1,182.35

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				IDEN		
2025-12-24	TELEDYNE FLIR DEFENSE INC	00589615	9002323703	SHIPPING AND HANDLING	General Fund	15.00
				Total for Payment No.:		1,197.35

Payment No: 035230

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LINCOLN AQUATICS	00587971	36172365	PUMP TUBE FERRULES	General Fund	121.55
2025-12-12	LINCOLN AQUATICS	00587971	36172365	INJECTION VALVES	General Fund	133.52
2025-12-12	LINCOLN AQUATICS	00588059	36172493	MURIATIC ACID	General Fund	941.09
				Total for Payment No.:		1,196.16

Payment No: 731042

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CHAD FRALICK	00589077	42801DEC2025	Electric Permit	Building New Dvlpmnt Srvc Fee	360.00
2025-12-24	CHAD FRALICK	00589077	42801DEC2025	FIR Res. PV & ESS fees	Fire New Dvlpmnt Srvc Fee	819.20
				Total for Payment No.:		1,179.20

Payment No: 731082

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	WEST COAST CODE CONSULTANTS INC	00589573	225-010-004-01	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	1,155.00
				Total for Payment No.:		1,155.00

Payment No: 035348

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	WALLACE ROBERTS & TODD LLC	00589451	0000057	CHANGE ORDER #2: ADDITIONAL FU	General Government - Other	1,115.64
				Total for Payment No.:		1,115.64

Payment No: 035413

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BRUCE BARTON PUMP SERVICE INC	00589204	0119358-IN	TRITON HVAC	Public Buildings	221.48
2026-01-09	BRUCE BARTON PUMP SERVICE INC	00589530	0119382-IN	LABOR TRITON	Public Buildings	455.00
2026-01-09	BRUCE BARTON PUMP SERVICE INC	00589530	0119382-IN	MATERIALS TRITON	Public Buildings	438.15
				Total for Payment No.:		1,114.63

Payment No: 035461

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TIFCO INDUSTRIES	00589278	72149516	PARTS - SHOP	Fleet Operation Fund	1,093.15
				Total for Payment No.:		1,093.15

Payment No: 035421

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	CH 1500 WARBURTON AVE	Information Technology Service	205.16
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	IT 1405 CIVIC CNTR DR	Information Technology Service	46.29
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	FIRE 1990 WALSH AVE	General Fund	127.41
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	FIRE 1177 ALVISO ST	General Fund	61.77
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	PD 601 EL CAMINO REAL	General Fund	253.90
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	PD 3992 RIVERMARK PLZ	General Fund	29.88
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	SR CNTR 1303 FREMONT ST	General Fund	148.37
2026-01-09	COMCAST	00590166	11/23/25AC8155400650182213	PARK TEEN 2446 CABRILLO AVE	General Fund	178.59
				Total for Payment No.:		1,051.37

Payment No: 731055

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	HOME DEPOT SUPPLY	00589564	9243751078	JANITORIAL SUPPLIES	General Fund	532.97
2025-12-24	HOME DEPOT SUPPLY	00589610	9243807024	JANITORIAL SUPPLIES	General Fund	505.71
				Total for Payment No.:		1,038.68

Payment No: 731224

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SUNNYVALE FORD	00589273	267725	PARTS - V3390	Fleet Operation Fund	139.30
2026-01-09	SUNNYVALE FORD	00589274	267665	PARTS - V3383	Fleet Operation Fund	7.54
2026-01-09	SUNNYVALE FORD	00589275	267718	PARTS - V3334	Fleet Operation Fund	164.40
2026-01-09	SUNNYVALE FORD	00589275	267718	CORE PRICE	Fleet Operation Fund	35.00
2026-01-09	SUNNYVALE FORD	00589276	267717	PARTS - V3284	Fleet Operation Fund	11.69
2026-01-09	SUNNYVALE FORD	00589479	267971	PARTS - STOCK	Fleet Operation Fund	374.03
2026-01-09	SUNNYVALE FORD	00589480	267842	PARTS - V3532	Fleet Operation Fund	306.20
				Total for Payment No.:		1,038.16

Payment No: 035253

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TIFCO INDUSTRIES	00588219	72144533	PARTS - SHOP	Fleet Operation Fund	1,025.37
				Total for Payment No.:		1,025.37

Payment No: 730995

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STEVENS CREEK XPRESS CAR WASH	00588728	27-268	CAR WASHES - NOV 2025	Fleet Operation Fund	720.00
				Total for Payment No.:		720.00

Payment No: 730906

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AT&T CALNET	00588319	000024417716	TASMAN GARAGE ANALOG LINES	General Fund	1,007.81
				Total for Payment No.:		1,007.81

Payment No: 731237

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VANESSA STAFFORD	00590091	001	Painted utility box.	General Fund	1,000.00
				Total for Payment No.:		1,000.00

Payment No: 730832

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PESTEC	00588907	374368	BURROWING ANIMAL CONTROL SERVI	Solid Waste Utility-Constructi	1,000.00
				Total for Payment No.:		1,000.00

Payment No: 731072

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	T-MOBILE USA INC	00589121	L2512050116	TDOA 9319	General Fund	50.00
2025-12-24	T-MOBILE USA INC	00589122	L2512030366	PING/TDOA 2510070130	General Fund	330.00
2025-12-24	T-MOBILE USA INC	00589123	L2512030365	PING/TDOA Ascencio	General Fund	165.00
2025-12-24	T-MOBILE USA INC	00589124	L2512030367	Ping/TDOA Xavier	General Fund	165.00
2025-12-24	T-MOBILE USA INC	00589126	L2512030364	TDOA/PING 2510070130	General Fund	165.00
2025-12-24	T-MOBILE USA INC	00589127	L2512040135	GPS Ping 2508120061	General Fund	115.00
				Total for Payment No.:		990.00

Payment No: 730794

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CORODATA RECORDS MANAGEMENT, INC	00588666	RS7119791	OFFSITE RECORDS MGMT STORAGE	General Fund	61.50
2025-12-12	CORODATA RECORDS	00588668	RS3747955	OFFSITE RECORDS MGMT	General Fund	928.07

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
	MANAGEMENT, INC			STORAGE		
				Total for Payment No.:		989.57

Payment No: 730851

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SUNNYVALE FORD	00588158	266999	PARTS - V3546	Fleet Operation Fund	364.44
2025-12-12	SUNNYVALE FORD	00588228	267046	PARTS - STOCK	Fleet Operation Fund	180.58
2025-12-12	SUNNYVALE FORD	00588229	267060	PARTS - V3546	Fleet Operation Fund	62.23
2025-12-12	SUNNYVALE FORD	00588230	267086	PARTS - V3213	Fleet Operation Fund	244.05
2025-12-12	SUNNYVALE FORD	00588231	267089	PARTS - V3532	Fleet Operation Fund	129.26
2025-12-12	SUNNYVALE FORD	00588231	267089	CA BATTERY FEE	Fleet Operation Fund	2.00
				Total for Payment No.:		982.56

Payment No: 730823

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MATHEW BENDER & CO., INC.	00589118	47480270	LEGAL REFERENCES - NOV 2025	General Fund	976.42
				Total for Payment No.:		976.42

Payment No: 731045

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CORODATA RECORDS MANAGEMENT, INC	00589651	RS7126144	OFFSITE RECORDS STORAGE NOV	General Fund	61.50
2025-12-24	CORODATA RECORDS MANAGEMENT, INC	00589652	RS3754364	OFFSITE RECORDS STORAGE NOV SJ	General Fund	911.84
				Total for Payment No.:		973.34

Payment No: 035236

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NORTHERN SAFETY CO INC	00588200	907276815	MATERIALS - TRAFFIC	General Fund	958.02

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		958.02

Payment No: 731168

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	FAST UNDERCAR SANTA CLARA	00589260	1966	PARTS - STOCK	Fleet Operation Fund	394.98
2026-01-09	FAST UNDERCAR SANTA CLARA	00589260	1966	CA BATTERY FEE	Fleet Operation Fund	2.00
2026-01-09	FAST UNDERCAR SANTA CLARA	00589261	2370	PARTS - V3414	Fleet Operation Fund	81.23
2026-01-09	FAST UNDERCAR SANTA CLARA	00589262	2478	PARTS - V3414	Fleet Operation Fund	40.62
2026-01-09	FAST UNDERCAR SANTA CLARA	00589306	1800	PARTS - V3390	Fleet Operation Fund	26.54
2026-01-09	FAST UNDERCAR SANTA CLARA	00589458	2700	PARTS - V3136	Fleet Operation Fund	416.96
2026-01-09	FAST UNDERCAR SANTA CLARA	00589459	2279	PARTS - CREDIT	Fleet Operation Fund	-5.31
				Total for Payment No.:		957.02

Payment No: 035411

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	BELL ELECTRICAL SUPPLY, INC.	00589206	5889324	SUPPLIES	General Fund	343.75
2026-01-09	BELL ELECTRICAL SUPPLY, INC.	00589531	5890799	CITY HALL	General Fund	439.35
				Total for Payment No.:		783.10

Payment No: 731213

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SAFETY-KLEEN SYSTEMS INC	00589475	98676572	USED OIL RECOVERY - HAZ-MAT	Fleet Operation Fund	535.00
				Total for Payment No.:		535.00

Payment No: 731017

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VERIZON WIRELESS	00588409	6129273524	FIRE CRRD WIRELESS	General Fund	147.60
2025-12-19	VERIZON WIRELESS	00588409	6129273524	FIRE CRRD WIRELESS	Fire CUPA program	185.56

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					Fund	
2025-12-19	VERIZON WIRELESS	00588409	6129273524	FIRE CRRD WIRELESS	General Fund	278.34
2025-12-19	VERIZON WIRELESS	00588409	6129273524	FIRE CRRD WIRELESS	Fire New Dvlpmnt Srvc Fee	231.95
2025-12-19	VERIZON WIRELESS	00588409	6129273524	FIRE RADIOS WIRELESS	General Fund	76.02
				Total for Payment No.:		919.47

Payment No: 731085

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ZOLL DATA SYSTEMS INC	00589631	INV00211750	OCT 2025 MAINTENANCE FEES	General Fund	904.11
				Total for Payment No.:		904.11

Payment No: 731093

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	US TREASURY	00589782	12/07/25-12/20/25ND	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	881.44
				Total for Payment No.:		881.44

Payment No: 730946

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GYM DOCTORS	00588592	00174168	ST 2 PM REPAIR LABOR - NONTAX	General Fund	199.00
2025-12-19	GYM DOCTORS	00588592	00174168	ST 2 PM REPAIR EQUIP - TAXABLE	General Fund	109.13
2025-12-19	GYM DOCTORS	00588593	00174120	ST 1 PM REPAIR LABOR - NONTAX	General Fund	274.00
2025-12-19	GYM DOCTORS	00588593	00174120	ST 1 PM REPAIR EQUIP - TAXABLE	General Fund	294.64
				Total for Payment No.:		876.77

Payment No: 731111

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VAN H HUYNH	00589912	40586DEC2025	COMPANY OFFICER 2D IST REIMB	General Fund	450.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	VAN H HUYNH	00589958	40586DEC2025A	INSERVICE TRAINING REIMBURSEME	General Fund	411.02
				Total for Payment No.:		861.02

Payment No: 730795

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	COSTAR REALTY INFORMATION INC	00588856	122989771	COSTAR SUB NOV 2025	Deposit Funds.	860.00
				Total for Payment No.:		860.00

Payment No: 731050

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	FAST UNDERCAR SANTA CLARA	00589136	997541	PARTS - V3361	Fleet Operation Fund	526.96
2025-12-24	FAST UNDERCAR SANTA CLARA	00589138	997716	PARTS - V3588	Fleet Operation Fund	321.09
2025-12-24	FAST UNDERCAR SANTA CLARA	00589139	1354	PARTS - V3648	Fleet Operation Fund	10.08
				Total for Payment No.:		858.13

Payment No: 035267

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	WATER TREATMENT - CITY HALL	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	OLD COURTHOUSE	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	COMMUNITY RECREATION CENTER (C	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	FIRE STATION 1	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	CENTRAL LIBRARY	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	NORTHSIDE LIBRARY	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	POLICE	General Fund	106.00
2025-12-19	ACT, A DIVISION OF CCI	00589398	0506682-IN	TRITON	Public Buildings	106.00
				Total for Payment No.:		848.00

Payment No: 731171

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	FLEETPRIDE, INC.	00589259	130801951	PARTS - V3435	Fleet Operation Fund	605.63
2026-01-09	FLEETPRIDE, INC.	00589263	130869152	PARTS - V3687	Fleet Operation Fund	238.97
				Total for Payment No.:		844.60

Payment No: W26128

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MISSIONSQUARE RETIREMENT	00589167	11/23/25-12/06/25A	WT: B2525 457 PLN CONTRIBUTION	Fringe Benefits	843.71
				Total for Payment No.:		843.71

Payment No: 730773

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ALLIED AUTO STORES	00588004	01IP2304	PARTS - V3518	Fleet Operation Fund	838.77
				Total for Payment No.:		838.77

Payment No: 035241

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PENINSULA BUILDING MATERIALS	00587980	269642	OLYMPIA WHITE SAND	General Fund	207.34
2025-12-12	PENINSULA BUILDING MATERIALS	00587982	269810	OLYMPIA WHITE SAND	General Fund	622.01
				Total for Payment No.:		829.35

Payment No: 730866

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ALEXANDER ABBE	00589257	16126NOV2025	CONFERENCE LONG BEACH	General Fund	814.28
				Total for Payment No.:		814.28

Payment No: W26144

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MISSIONSQUARE RETIREMENT	00589752	12/07/25-12/20/25A	WT: B2526 457 PLN CONTRIBUTION	Fringe Benefits	804.27

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		804.27

Payment No: 730841

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SAFETY-KLEEN SYSTEMS INC	00588310	98582683	PARTS WASHER CLEANING	General Fund	803.98
				Total for Payment No.:		803.98

Payment No: 731221

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STANDARD PLUMBING SUPPLY CO	00589220	ZRP983	WATER CLOTES FLUSH VALVES	General Fund	795.48
2026-01-09	STANDARD PLUMBING SUPPLY CO	00589518	ZTGL08	HIGH BACK PRES	General Fund	8.42
				Total for Payment No.:		803.90

Payment No: 035471

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	WAXIE SANITARY SUPPLY	00589907	83684725	JANITORIAL SUPPLIES	General Fund	795.19
				Total for Payment No.:		795.19

Payment No: 730771

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ALL STAR GLASS LLC	00588832	4032507	AUTOMOTIVE GLASS	Fleet Operation Fund	593.38
2025-12-12	ALL STAR GLASS LLC	00588832	4032507	LABOR: AUTOMOTIVE GLASS REPAIR	Fleet Operation Fund	192.50
				Total for Payment No.:		785.88

Payment No: 035399

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CITY OF SANTA CLARA UNIT 9	00589749	11/23/25-12/20/25	UNION DUES B2525 & B2526	Payroll Liability&ClearingAcct	785.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		785.00

Payment No: 730782

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	BELKORP AG LLC	00588131	1149267	PARTS - V3182	Fleet Operation Fund	782.81
				Total for Payment No.:		782.81

Payment No: 730842

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SAN JOSE BMW	00588156	4421453	PARTS - STOCK	Fleet Operation Fund	764.66
2025-12-12	SAN JOSE BMW	00588157	4421459	PARTS - V3503	Fleet Operation Fund	5.46
				Total for Payment No.:		770.12

Payment No: 035443

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	NORTHERN SAFETY CO INC	00589417	907304773	MATERIALS - STREET	General Fund	676.09
2026-01-09	NORTHERN SAFETY CO INC	00589418	907302058	MATERIALS - STREET	General Fund	83.03
				Total for Payment No.:		759.12

Payment No: 035212

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CINTAS FIRE PROTECTION #F44	00588829	0F44871391	CUSTOMER #14268 FLEET SHOP FIR	Fleet Operation Fund	596.58
2025-12-12	CINTAS FIRE PROTECTION #F44	00588829	0F44871391	CUSTOMER #14268 FLEET SHOP FIR	Fleet Operation Fund	161.92
				Total for Payment No.:		758.50

Payment No: 731038

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ALL STAR GLASS LLC	00589602	4064132	AUTOMOTIVE GLASS	Fleet Operation Fund	517.27
2025-12-24	ALL STAR GLASS LLC	00589602	4064132	LABOR: AUTOMOTIVE GLASS REPAIR	Fleet Operation Fund	237.50
				Total for Payment No.:		754.77

Payment No: 730792

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CDW GOVERNMENT	00588820	AG9T94V	SAMSUNG BE65FX-H BEFX-H SERIES	Fire Department	746.42
2025-12-12	CDW GOVERNMENT	00588820	AG9T94V	RECYCLING FEE 35" AND OVER	Fire Department	6.00
				Total for Payment No.:		752.42

Payment No: 035290

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DIANNE ANCONA	00588568	01357-202506	CLIENT# 01357 SESSIONS 17-19	General Fund	750.00
				Total for Payment No.:		750.00

Payment No: 731084

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	Y&C AUTO BODY SHOP	00589150	2099	PARTS - V3297	Fleet Operation Fund	750.00
				Total for Payment No.:		750.00

Payment No: 730933

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ELIZABETH RAWSON, MD	00588564	467-6	CLIENT# 467 SESSION 17-19	General Fund	750.00
				Total for Payment No.:		750.00

Payment No: 730920

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CHICAGO TITLE COMPANY	00588603	FWPS-TO25001404-1	Condition of Title Report	Housing Successor	750.00
				Total for Payment No.:		750.00

Payment No: 003921

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-02	NAVIA BENEFIT SOLUTIONS, INC	00590216	35989JAN2026	DD: NAVIA COMMUTER BENEFT 0126	Payroll Liability&ClearingAcct	727.50
				Total for Payment No.:		727.50

Payment No: 035203

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
				Total for Payment No.:		725.00

Payment No: 035327

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MT TIRE SERVICE, LLC	00589352	37373	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
2025-12-19	MT TIRE SERVICE, LLC	00589354	37374	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	60.00
2025-12-19	MT TIRE SERVICE, LLC	00589355	37375	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
2025-12-19	MT TIRE SERVICE, LLC	00589356	37438	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	75.00
2025-12-19	MT TIRE SERVICE, LLC	00589357	37501	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	120.00
2025-12-19	MT TIRE SERVICE, LLC	00589358	37503	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	100.00
2025-12-19	MT TIRE SERVICE, LLC	00589359	37504	TIRE MAINTENANCE AND REPAIR SE	Fleet Operation Fund	60.00
2025-12-19	MT TIRE SERVICE, LLC	00589360	37505	TIRE MAINTENANCE AND REPAIR	Fleet Operation Fund	60.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				SE		
				Total for Payment No.:		715.00

Payment No: 730935

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FAST UNDERCAR SANTA CLARA	00588958	999124	FLEET - V3511	Fleet Operation Fund	53.31
2025-12-19	FAST UNDERCAR SANTA CLARA	00588960	999946	PARTS - V3735	Fleet Operation Fund	112.68
2025-12-19	FAST UNDERCAR SANTA CLARA	00588960	999946	CA BATTERY FEE	Fleet Operation Fund	2.18
2025-12-19	FAST UNDERCAR SANTA CLARA	00588989	998049	PARTS - V3384	Fleet Operation Fund	206.97
2025-12-19	FAST UNDERCAR SANTA CLARA	00588992	998391	PARTS - STOCK	Fleet Operation Fund	321.59
2025-12-19	FAST UNDERCAR SANTA CLARA	00588992	998391	CA BATTERY FEE	Fleet Operation Fund	4.00
				Total for Payment No.:		700.73

Payment No: 731077

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	UPAVANTI INC	00589571	1099_Nov. 2026	PLAN REVIEW SERVICES	Building New Dvlpmnt Srvc Fee	696.33
				Total for Payment No.:		696.33

Payment No: 035206

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA DEPT OF JUSTICE	00588148	001495	Records/PAL	General Fund	126.00
2025-12-12	CA DEPT OF JUSTICE	00588148	001495	Recruiting	General Fund	362.00
2025-12-12	CA DEPT OF JUSTICE	00588148	001495	SEO/Levi	General Fund	98.00
2025-12-12	CA DEPT OF JUSTICE	00588148	001495	Crossing Gd.	General Fund	32.00
2025-12-12	CA DEPT OF JUSTICE	00588148	001495	Permits	General Fund	64.00
				Total for Payment No.:		682.00

Payment No: 731174

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GOLDEN STATE EMERGENCY VEHICLE SERV, INC	00589463	CI053795	PARTS - V3288	Fleet Operation Fund	666.87
				Total for Payment No.:		666.87

Payment No: 731119

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA FRANCHISE TAX BOARD	00590221	12/21/25-01/03/26LF	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	650.00
				Total for Payment No.:		650.00

Payment No: 731088

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CA FRANCHISE TAX BOARD	00589778	12/07/25-12/20/25LF	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	650.00
				Total for Payment No.:		650.00

Payment No: 730760

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA FRANCHISE TAX BOARD	00589158	11/23/25-12/06/25LF	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	650.00
				Total for Payment No.:		650.00

Payment No: 730852

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	T-MOBILE USA INC	00588388	L2511200041	GPS Cell Dump 2508280010	General Fund	150.00
2025-12-12	T-MOBILE USA INC	00588391	L2511260159	GPS Locate 2502140096	General Fund	165.00
2025-12-12	T-MOBILE USA INC	00588396	L2511260469	tdoa 2502140096	General Fund	50.00
2025-12-12	T-MOBILE USA INC	00588399	L2511260293	TDOA 2508280010	General Fund	50.00
2025-12-12	T-MOBILE USA INC	00588402	L2511260451	TDOA 2510230039	General Fund	50.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	T-MOBILE USA INC	00588404	L2512010299	GPS PING 2510150005	General Fund	115.00
2025-12-12	T-MOBILE USA INC	00589053	9616106335COR	Timing Advance 2507090075	General Fund	50.00
				Total for Payment No.:		630.00

Payment No: 730749

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RACHEL HUGHES	00588838	37821NOV2025	CA LIBRARY ASSOC CONF REIMB	General Fund	626.49
				Total for Payment No.:		626.49

Payment No: 731054

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	HEALTH & HOPE COUNSELING	00589038	000525	CLIENT # 06514 SESSIONS # 6-9	General Fund	620.00
				Total for Payment No.:		620.00

Payment No: 035293

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	EBSCO INFORMATION SERVICES	00589219	0600494	1233 AD PR	General Fund	612.86
				Total for Payment No.:		612.86

Payment No: 035372

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GREEN HALO SYSTEMS	00589597	6171	OPTION 4: 5/1/25 - 4/30/26 WAS	Solid Waste Program	611.00
				Total for Payment No.:		611.00

Payment No: 035222

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	HI-TECH EMERGENCY VEHICLE SERVICE INC	00588009	183275	PARTS - V3121	Fleet Operation Fund	332.16

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	HI-TECH EMERGENCY VEHICLE SERVICE INC	00588143	183278	PARTS - V2950	Fleet Operation Fund	221.57
2025-12-12	HI-TECH EMERGENCY VEHICLE SERVICE INC	00588143	183278	FREIGHT	Fleet Operation Fund	51.20
				Total for Payment No.:		604.93

Payment No: 035320

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	MATHEWS MECHANICAL	00588632	8582	PUMP REPAIR - 2399 GIANERA	Water Utility	603.60
				Total for Payment No.:		603.60

Payment No: 730898

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AMAZON CAPITAL SERVICES, INC.	00588752	11NW-MJJP-NJNL	1241 AD VG	General Fund	219.88
2025-12-19	AMAZON CAPITAL SERVICES, INC.	00588752	11NW-MJJP-NJNL	1233 AD/JUV VG	General Fund	70.92
2025-12-19	AMAZON CAPITAL SERVICES, INC.	00588752	11NW-MJJP-NJNL	1235 AD/JUV VG	General Fund	219.88
2025-12-19	AMAZON CAPITAL SERVICES, INC.	00588752	11NW-MJJP-NJNL	1241 AD BK	General Fund	61.51
2025-12-19	AMAZON CAPITAL SERVICES, INC.	00588752	11NW-MJJP-NJNL	1231 JUV BK	General Fund	18.75
2025-12-19	AMAZON CAPITAL SERVICES, INC.	00588752	11NW-MJJP-NJNL	1232 YA BK	General Fund	10.90
				Total for Payment No.:		601.84

Payment No: 730907

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BAKER SUPPLIES AND REPAIRS	00588914	944294	PARTS - V3736	Fleet Operation Fund	595.23
				Total for Payment No.:		595.23

Payment No: 731201

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PENG HE	00589899	42803DEC2025	ARCHITECTURAL REVIEW REFUND	General Fund	594.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		594.00

Payment No: 731018

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VERIZON WIRELESS	00588417	6129273525	WATER/SEWER WIRELESS	Sewer Utility	41.39
2025-12-19	VERIZON WIRELESS	00588417	6129273525	CDD/BLDG DIV WIRELESS	Building New Dvlpmnt Srvc Fee	40.44
2025-12-19	VERIZON WIRELESS	00588417	6129273525	DPW/STREET WIRELESS	General Fund	80.88
2025-12-19	VERIZON WIRELESS	00588417	6129273525	DPW/STREET WIRELESS	General Fund	81.83
2025-12-19	VERIZON WIRELESS	00588417	6129273525	DPW/STREET WIRELESS	General Fund	20.22
2025-12-19	VERIZON WIRELESS	00588417	6129273525	DPW/STREET WIRELESS	General Fund	20.22
2025-12-19	VERIZON WIRELESS	00588417	6129273525	PARKS/SR CENTER WIRELESS	General Fund	41.39
2025-12-19	VERIZON WIRELESS	00588417	6129273525	CMO WIRELESS	General Fund	20.22
2025-12-19	VERIZON WIRELESS	00588417	6129273525	CDD WIRELESS	Building New Dvlpmnt Srvc Fee	242.64
				Total for Payment No.:		589.23

Payment No: 035434

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	LEHR	00589264	SI126842	PARTS - V3670	Vehicle Replacement Fund	422.32
2026-01-09	LEHR	00589466	SI127059	PARTS - V2951	Fleet Operation Fund	160.98
				Total for Payment No.:		583.30

Payment No: 730828

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NAPA AUTO PARTS	00588012	053009	PARTS - STOCK	Fleet Operation Fund	61.07
2025-12-12	NAPA AUTO PARTS	00588013	053316	PARTS - V3644	Fleet Operation Fund	14.72
2025-12-12	NAPA AUTO PARTS	00588151	053503	PARTS - V3592	Fleet Operation Fund	4.97

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NAPA AUTO PARTS	00588152	053960	PARTS - V3508	Fleet Operation Fund	21.58
2025-12-12	NAPA AUTO PARTS	00588153	053844	PARTS - STOCK	Fleet Operation Fund	45.17
2025-12-12	NAPA AUTO PARTS	00588217	054291	PARTS - V3197	Fleet Operation Fund	18.39
2025-12-12	NAPA AUTO PARTS	00588221	054249	PARTS - STOCK	Fleet Operation Fund	360.67
2025-12-12	NAPA AUTO PARTS	00588223	054191	PARTS - V3441	Fleet Operation Fund	30.38
2025-12-12	NAPA AUTO PARTS	00588224	054073	PARTS - V3186	Fleet Operation Fund	16.36
2025-12-12	NAPA AUTO PARTS	00588225	054132	PARTS - V3406	Fleet Operation Fund	6.21
				Total for Payment No.:		579.52

Payment No: 035285

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CLUB CARE INC	00588526	133800	NOVEMBER 5, 11 MAINTENACE	General Fund	560.00
				Total for Payment No.:		560.00

Payment No: 730876

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LISA ZELIG	00588499	34814DEC2025	LEAK CREDIT - CUSTOMER MOVED	Water Utility	553.84
				Total for Payment No.:		553.84

Payment No: 730941

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GAD PETEL	00588600	42775DEC2025	Building Permit - Residential	Building New Dvlpmnt Srvc Fee	536.80
				Total for Payment No.:		536.80

Payment No: 730879

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	RACHEL E BERGLUND	00589328	40581DEC2026	INSTRUCTOR 2 IST REIMB	General Fund	530.69

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		530.69

Payment No: 731061

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	NAPA AUTO PARTS	00588222	054079	PARTS - STOCK	Fleet Operation Fund	339.37
2025-12-24	NAPA AUTO PARTS	00589151	056669	PARTS - V3084	Fleet Operation Fund	80.37
2025-12-24	NAPA AUTO PARTS	00589153	055028	PARTS - V3594	Fleet Operation Fund	17.33
2025-12-24	NAPA AUTO PARTS	00589164	054515	PARTS - V2951	Fleet Operation Fund	55.04
2025-12-24	NAPA AUTO PARTS	00589166	056775	PARTS - V3310	Fleet Operation Fund	13.63
2025-12-24	NAPA AUTO PARTS	00589171	056803	PARTS - V3740	Fleet Operation Fund	16.46
				Total for Payment No.:		522.20

Payment No: 731028

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DAVID L BOWEN	00589596	40582DEC2025A	INSTRUCTOR 2 TRAINING	General Fund	515.00
				Total for Payment No.:		515.00

Payment No: 035390

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TIFCO INDUSTRIES	00589184	72145238	PARTS - SHOP	Fleet Operation Fund	513.07
				Total for Payment No.:		513.07

Payment No: 035361

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CINTAS CORP #630	00589060	9346808163	UNIFORMS - P&B	General Fund	193.83
2025-12-24	CINTAS CORP #630	00589060	9346808163	UNIFORMS - EP	General Fund	13.92
2025-12-24	CINTAS CORP #630	00589061	9346266064	UNIFORMS - P&B	General Fund	287.83
				Total for Payment No.:		495.58

Payment No: 730897

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ALTEC INDUSTRIES INC	00588705	51877998	SERVICE/ LABOR - V3790	Fleet Operation Fund	481.65
				Total for Payment No.:		481.65

Payment No: 731195

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MYERS TIRE SUPPLY	00589266	53550674	PARTS - SHOP	Fleet Operation Fund	480.42
				Total for Payment No.:		480.42

Payment No: 731098

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CHRISTIAN CECCHI	00589956	39598DEC2025	IN SERVICE TRAINING REIMBURSEM	General Fund	450.00
				Total for Payment No.:		450.00

Payment No: 730772

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ALLEGION ACCESS	00588436	90087958	NS DOOR MAINTENANCE	General Fund	450.00
				Total for Payment No.:		450.00

Payment No: 730756

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	VIET DUONG	00588991	39599DEC2025	2C IN-SERVICE TRAINING REIMBUR	General Fund	450.00
				Total for Payment No.:		450.00

Payment No: 730873

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	JEREMY SCHMIDT	00588557	29462NOV2025	fuel for p/u of command veh	General Fund	443.20
				Total for Payment No.:		443.20

Payment No: 035276

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BELL ELECTRICAL SUPPLY, INC.	00588609	5887082	FS 6 OUTLET	General Fund	327.51
2025-12-19	BELL ELECTRICAL SUPPLY, INC.	00588610	5886904	FS 6 OUTLET	General Fund	97.45
				Total for Payment No.:		424.96

Payment No: 730764

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	US TREASURY	00589162	11/23/25-12/06/25ND	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	419.85
				Total for Payment No.:		419.85

Payment No: 035406

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALL GUARD ALARM SYSTEMS INC	00589890	A761529	WATER - 5601 LAFAYETTE 094-151	Sewer Utility	60.00
2026-01-09	ALL GUARD ALARM SYSTEMS INC	00589891	S136592	AS-NEEDED REPAIRS	General Fund	140.00
2026-01-09	ALL GUARD ALARM SYSTEMS INC	00589891	S136592	AS-NEEDED REPAIRS (T)	General Fund	213.42
				Total for Payment No.:		413.42

Payment No: 730769

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	[redacted]	00588865	189205	LEGAL SERVICES	[redacted]	[redacted]
				Total for Payment No.:		412.00

Payment No: 731107

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SEAN M TRACY	00589986	40095DEC2025	IN SERVICE TRAINING REIMBURSME	General Fund	411.23
				Total for Payment No.:		411.23

Payment No: 731032

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	NICOLE MCCURRY	00589598	32437DEC2025	OFFICER 2E TRAINING	General Fund	411.23
				Total for Payment No.:		411.23

Payment No: 730741

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MATTHEW SELLERS	00589112	25797DEC2025	S230/S231 IST REIMB	General Fund	411.23
				Total for Payment No.:		411.23

Payment No: 035404

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	INTL FIREFIGHTERS LOCAL 1171	00590215	12/07/25-01/03/26	RETIRED FIR MED BENEFITS B2601	Payroll Liability&ClearingAcct	405.00
				Total for Payment No.:		405.00

Payment No: 035194

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INTL FIREFIGHTERS LOCAL 1171	00589170	11/09/25-12/06/25	RETIRED FIRE MEDICAL BENEFITS	Payroll Liability&ClearingAcct	405.00
				Total for Payment No.:		405.00

Payment No: 731068

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SECURE SOLUTIONS	00589051	002026	Polygraph - Daniel Garcia	General Fund	400.00
				Total for Payment No.:		400.00

Payment No: 730959

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LAW ENFORCEMENT PSYCHOLOGICAL	00588740	4058	Psych - Rettig	General Fund	400.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		400.00

Payment No: 730789

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CALIFORNIA SOLAR INTEGRATORS INC	00588455	42771DEC2025	Tech Fee - PC BDIV & Permit	General Fund	397.62
				Total for Payment No.:		397.62

Payment No: 035441

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MUNICIPAL MAINTENANCE EQUIPMNT	00589265	044342	PARTS - V3413	Fleet Operation Fund	395.32
				Total for Payment No.:		395.32

Payment No: 731019

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VERIZON WIRELESS	00588419	6129279393	MUNI SVCS WIRELESS	General Fund	392.88
				Total for Payment No.:		392.88

Payment No: 731217

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SANTA CLARA LIGHTING, INC.	00589212	35709	GLOVES	General Fund	111.69
2026-01-09	SANTA CLARA LIGHTING, INC.	00589535	35861	SUPPLIES	General Fund	103.61
2026-01-09	SANTA CLARA LIGHTING, INC.	00589839	35973	LED RETROFIT BALLASTS	General Fund	174.49
				Total for Payment No.:		389.79

Payment No: 730838

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ROYAL BRASS INC	00588027	00374792	PARTS - V2688	Fleet Operation Fund	237.67

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ROYAL BRASS INC	00588154	00374885	PARTS - V2688	Fleet Operation Fund	135.93
				Total for Payment No.:		373.60

Payment No: 035272

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BAKER & TAYLOR BOOKS	00588567	2039275693	1241 AD BK	General Fund	19.80
2025-12-19	BAKER & TAYLOR BOOKS	00588569	2039275694	1241 AD BK	General Fund	54.07
2025-12-19	BAKER & TAYLOR BOOKS	00588570	2039275695	1241 AD BK	General Fund	98.42
2025-12-19	BAKER & TAYLOR BOOKS	00588572	2039275696	1241 AD BK	General Fund	133.10
2025-12-19	BAKER & TAYLOR BOOKS	00588574	2039275697	1241 AD BK	General Fund	64.39
				Total for Payment No.:		369.78

Payment No: 731096

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALBERT SOUMOUNTHA	00589959	41890DEC2025	LOCKSMITH TRAINING REIMB	General Fund	368.50
				Total for Payment No.:		368.50

Payment No: 730812

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	JAVIER H GARCIA	00588206	42141NOV2025	Build permit - comm - multfam	Building New Dvlpmnt Srvc Fee	285.21
2025-12-12	JAVIER H GARCIA	00588206	42141NOV2025	Adv. planning surcharge	General Fund	35.34
2025-12-12	JAVIER H GARCIA	00588206	42141NOV2025	Master plan fee comm - MF	Building New Dvlpmnt Srvc Fee	47.62
				Total for Payment No.:		368.17

Payment No: 035299

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GARDENLAND POWER EQUIPMENT	00588605	1214502	MATERIALS - STREET	General Fund	309.73

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	GARDENLAND POWER EQUIPMENT	00589022	1216133	MATERIALS - STREET	General Fund	57.31
				Total for Payment No.:		367.04

Payment No: 035283

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CITY OF SAN JOSE	00589028	24171575	4495 N 1ST ST WTR METER CHARGE	Water Utility	360.72
				Total for Payment No.:		360.72

Payment No: 730755

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	VAN H HUYNH	00588878	40586NOV2025A	COMPANY OFFICER 2B IST REIMB	General Fund	359.73
				Total for Payment No.:		359.73

Payment No: 730748

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RACHEL E BERGLUND	00588876	40581NOV2025B	COMPANY OFFICER 2B IST REIMB	General Fund	359.47
				Total for Payment No.:		359.47

Payment No: 730901

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	ANDREW MEROVICH	00589376	1753	CHANGE ORDER #2: ADDITIONAL FU	General Fund	357.50
				Total for Payment No.:		357.50

Payment No: 730865

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AFSHAN HAMID	00589337	42059NOV2025	PROFESSIONAL DEVELOPMENT	Building New Dvlpmnt Srvc Fee	225.93
2025-12-19	AFSHAN HAMID	00589337	42059NOV2025	PROFESSIONAL DEVELOPMENT	General Fund	72.84

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AFSHAN HAMID	00589337	42059NOV2025	PROFESSIONAL DEVELOPMENT	General Fund	56.02
				Total for Payment No.:		354.79

Payment No: 730857

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	UNIQUE TOWING	00588159	T282367	TOWING V2824 WO 159591	Fleet Operation Fund	354.75
				Total for Payment No.:		354.75

Payment No: 731226

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TARGET SPECIALTY PRODUCTS INC	00589842	INVP502031890	PURKOTE 90	General Fund	352.68
				Total for Payment No.:		352.68

Payment No: 730797

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	DUNN-EDWARDS CORP	00587984	2011A30786	PAINT & SUPPLIES	General Fund	351.85
				Total for Payment No.:		351.85

Payment No: 731074

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	TELEPATH CORPORATION	00589129	SI-269612	December WAVE Airtime	General Fund	350.00
				Total for Payment No.:		350.00

Payment No: 730871

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DAVID L BOWEN	00589336	40582DEC2025	OFFICER 2B IST TRAINING REIMB	General Fund	349.00
				Total for Payment No.:		349.00

Payment No: 730739

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	JACOB GUERRIERA	00588877	39602NOV2025A	COMPANY OFFICER 2B IST REIMB	General Fund	349.00
				Total for Payment No.:		349.00

Payment No: 731039

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ALTEC INDUSTRIES INC	00589133	13327365	PARTS - V3357	Fleet Operation Fund	347.12
				Total for Payment No.:		347.12

Payment No: W26127

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MISSIONSQUARE RETIREMENT	00589159	11/23/25-12/06/25	WT: B2525 401 (A) PLAN CONTRIB	Fringe Benefits	330.77
				Total for Payment No.:		330.77

Payment No: W26143

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	MISSIONSQUARE RETIREMENT	00589750	12/07/25-12/20/25	WT: B2526 401 (A) PLAN CONTRIB	Fringe Benefits	330.75
				Total for Payment No.:		330.75

Payment No: 035343

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TRUEPOINT SOLUTIONS, LLC	00588962	48359	PW - October 2025 Support	General Fund	315.87
				Total for Payment No.:		315.87

Payment No: 730738

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GILL NORRIS	00588792	31574NOV2025A	MISAC CONFERENCE	Information Technology Service	312.88
				Total for Payment No.:		312.88

Payment No: 730998

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SUNNYVALE FORD	00589021	267123	PARTS - V3334	Fleet Operation Fund	312.36
				Total for Payment No.:		312.36

Payment No: 731247

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ZOLL DATA SYSTEMS INC	00589445	INV00216361	MONTHLY MAINTENANCE FEE	General Fund	309.23
				Total for Payment No.:		309.23

Payment No: 730970

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	OIL CHANGERS	00588724	33278SEP2025	PD FLEET WASH - SEPT 2025	Fleet Operation Fund	133.00
2025-12-19	OIL CHANGERS	00588726	33278OCT2025	PD FLEET WASH - OCT 2025	Fleet Operation Fund	105.00
2025-12-19	OIL CHANGERS	00588727	33278NOV2025	PD FLEET WASH - NOV 2025	Fleet Operation Fund	70.00
				Total for Payment No.:		308.00

Payment No: 731000

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	TALK TO TAYLOR, LLC	00588591	17	CLIENT# 001 SESSION# 21-22	General Fund	300.00
				Total for Payment No.:		300.00

Payment No: 731204

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PINE CONE LUMBER CO	00589830	298773	LUMBER	General Fund	138.60
2026-01-09	PINE CONE LUMBER CO	00589830	298773	CA LPA 1.00%	General Fund	1.39
2026-01-09	PINE CONE LUMBER CO	00589831	298565	LUMBER	General Fund	157.22
2026-01-09	PINE CONE LUMBER CO	00589831	298565	ca lpa 1.00%	General Fund	1.57
				Total for Payment No.:		298.78

Payment No: 730737

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	GAURAV GARG	00588791	9852NOV2025	MISAC CONFERENCE	Information Technology Service	297.32
				Total for Payment No.:		297.32

Payment No: 730938

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	FLEETPRIDE, INC.	00588994	130567266	PARTS - V2688	Fleet Operation Fund	111.83
2025-12-19	FLEETPRIDE, INC.	00588996	130613456	PARTS - V2951	Fleet Operation Fund	182.23
				Total for Payment No.:		294.06

Payment No: 731215

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SAN JOSE BMW	00589477	4422269	PARTS - STOCK	Fleet Operation Fund	293.03
				Total for Payment No.:		293.03

Payment No: 730904

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	AT&T CALNET	00588317	000024371254	PD DOJ LANDLINE	Information Technology Service	285.94
				Total for Payment No.:		285.94

Payment No: 730967

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	NAPA AUTO PARTS	00589010	055092	PARTS - RETURNED	Fleet Operation Fund	129.75
2025-12-19	NAPA AUTO PARTS	00589012	055471	PARTS - V3395	Fleet Operation Fund	91.79
2025-12-19	NAPA AUTO PARTS	00589013	055886	PARTS - STOCK	Fleet Operation Fund	24.73
2025-12-19	NAPA AUTO PARTS	00589015	056379	PARTS - V3299	Fleet Operation Fund	17.39
2025-12-19	NAPA AUTO PARTS	00589016	055553	PARTS - SHOP	Fleet Operation Fund	20.72

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		284.38

Payment No: 731136

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	AARC CONSULTANTS, LLC	00589870	2025-6117	RISK & RESILIANCE ACCESS / ERP	Water Utility	284.15
				Total for Payment No.:		284.15

Payment No: 731100

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	JORDAN FACHKO	00590104	24595DEC2025	TRAVEL REIMBURSMENT SLTT GRANT	General Fund	280.57
				Total for Payment No.:		280.57

Payment No: 731027

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	DAMARIS HAN	00589591	33500OCT2025	CASQA 2025 ANNUAL CONF REIMB	General Fund	271.48
				Total for Payment No.:		271.48

Payment No: 731103

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	METLIFE INDIVIDUAL LONG TERM	00590217	19647956JAN2026	BIWEEKLY PR METLIFE B2601	Payroll Liability&ClearingAcct	266.60
				Total for Payment No.:		266.60

Payment No: 730742

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	METLIFE INDIVIDUAL LONG TERM	00589175	19647956DEC2025	BIWEEKLY PR METLIFE LONG TERM	Payroll Liability&ClearingAcct	266.60
				Total for Payment No.:		266.60

Payment No: 035362

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CINTAS FIRE PROTECTION #F44	00589614	0F44856781	CUSTOMER #3734 - PARK SERVICE	General Fund	154.72
2025-12-24	CINTAS FIRE PROTECTION #F44	00589614	0F44856781	CUSTOMER #3734 - PARK SERVICE	General Fund	108.87
				Total for Payment No.:		263.59

Payment No: 731222

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	STEVENS CREEK CHEVROLET	00589478	238558-1	PARTS - V3793	General Fund	257.03
				Total for Payment No.:		257.03

Payment No: 730870

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DANIEL BOBIAS	00588631	22520DEC2025	COLLECTION SYS MAINT GR 4 CERT	Sewer Utility	254.00
				Total for Payment No.:		254.00

Payment No: 731099

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	GILL NORRIS	00590103	31574DEC2025	HCTC CONFERENCE REIMBURSEMENT	Information Technology Service	253.19
				Total for Payment No.:		253.19

Payment No: 730949

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	HOLLY WOOD MARRIAGE AND	00588589	0009891023-006	CLIENT# 9891023 SESSION 10	General Fund	250.00
				Total for Payment No.:		250.00

Payment No: 731033

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	PERLA MONTES DE OCA	00589594	40977DEC2025	CASQA 2025 ANNUAL CONF REIMB	General Fund	247.80

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		247.80

Payment No: 731191

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	MILROSE CONSULTANTS LLC	00589367	42806DEC2025	Tech Fee - PC BDIV & Permit	General Fund	243.94
				Total for Payment No.:		243.94

Payment No: 731110

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	TYLER DURAN	00590108	33186DEC2025	TRAVEL REIMBURSMENT SLTT GRANT	General Fund	239.75
				Total for Payment No.:		239.75

Payment No: 035375

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	IMAGE SALES INC	00589190	0079515-IN	Ribbon Cartridge	General Fund	222.62
2025-12-24	IMAGE SALES INC	00589190	0079515-IN	Shipping & Handling	General Fund	13.10
				Total for Payment No.:		235.72

Payment No: 731052

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GOLDEN GATE TRUCK CENTER	00589143	FA005371581:01	PARTS - REFUND - CREDIT	Fleet Operation Fund	-488.56
2025-12-24	GOLDEN GATE TRUCK CENTER	00589144	FA005370002:01	PARTS - V2688 - RETURNED	Fleet Operation Fund	488.56
2025-12-24	GOLDEN GATE TRUCK CENTER	00589145	FA005371364:01	PARTS - V2688	Fleet Operation Fund	235.55
				Total for Payment No.:		235.55

Payment No: 035256

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	TRUEPOINT SOLUTIONS, LLC	00588440	48358	Accela Support - October 2025	General Fund	226.39

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		226.39

Payment No: 035417

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CENTER FOR TRAUMA ANXIETY AND STRESS	00589449	13	CLIENT 031701 SESSION 4	General Fund	225.00
				Total for Payment No.:		225.00

Payment No: 731187

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	KAREN GOEHRING	00589448	9-1	CLIENT 9 SESSION 1	General Fund	225.00
				Total for Payment No.:		225.00

Payment No: 730820

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LILY LIEN	00588232	42762NOV2025	Tech Fee - PC BDIV & Permit	General Fund	224.82
				Total for Payment No.:		224.82

Payment No: 731220

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SHREDLOGIX INC	00590112	27665	SHREDDING SERVICES	General Fund	72.00
2026-01-09	SHREDLOGIX INC	00590112	27665	SHREDDING SERVICES	General Fund	72.00
2026-01-09	SHREDLOGIX INC	00590112	27665	SHREDDING SERVICES	General Fund	36.00
2026-01-09	SHREDLOGIX INC	00590112	27665	SHREDDING SERVICES	General Fund	36.00
				Total for Payment No.:		216.00

Payment No: 731118

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA FRANCHISE TAX BOARD	00590220	12/21/25-01/03/26ND	WAGE ATTACHMENT B2601	Payroll	211.41

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					Liability&ClearingAcct	
				Total for Payment No.:		211.41

Payment No: 731040

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	BELKORP AG LLC	00589134	1150506	PARTS - V2645	Fleet Operation Fund	209.98
				Total for Payment No.:		209.98

Payment No: 730736

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	DOUGLAS STOCKDALE	00588441	28967DEC2025	CASp Certification Payment	Building Fee Admin Retainage	200.00
				Total for Payment No.:		200.00

Payment No: 730806

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INDUSTRIAL PLUMBING SUPPLY	00587968	127033	BRASS CLOSET SPUD	General Fund	169.58
2025-12-12	INDUSTRIAL PLUMBING SUPPLY	00587968	127033	FREIGHT	General Fund	25.87
				Total for Payment No.:		195.45

Payment No: 731029

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GAURAV KUMARLLEMOS	00589592	40006NOV2025	2025 CACEO CONF REIMB	General Fund	194.50
				Total for Payment No.:		194.50

Payment No: 730974

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PEACE OFFICERS RESEARCH ASSOC OF CA	00588544	872605	legal def fund for reserves	General Fund	192.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		192.00

Payment No: 731021

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VERIZON WIRELESS	00588423	6129288778	FIRE EMS WIRELESS	General Fund	188.36
				Total for Payment No.:		188.36

Payment No: 730746

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NIMISHA AGRAWAL	00588793	31168NOV2025	APA CONFERENCE	General Fund	187.66
				Total for Payment No.:		187.66

Payment No: 731165

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	DUNN-EDWARDS CORP	00589454	2011A31726	PAINT AND SUPPLIES	General Fund	82.36
2026-01-09	DUNN-EDWARDS CORP	00589832	2011A32075	PAINT AND SUPPLIES	General Fund	98.79
				Total for Payment No.:		181.15

Payment No: 731143

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALLIED AUTO STORES	00589453	01IS5046	PARTS - V3576	Fleet Operation Fund	180.49
				Total for Payment No.:		180.49

Payment No: 730735

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ARMAND LOBAO	00587955	32343NOV2025	FY25-26 ICC Cert Renewal	Building New Dvlpmnt Srvc Fee	180.00
				Total for Payment No.:		180.00

Payment No: 730762

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	COURT ORDER DEBT COLLECTIONS	00589165	11/23/25-12/06/25J R	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	178.28
				Total for Payment No.:		178.28

Payment No: 731113

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALVAREZ, SERGIO VILLALBA	00586538	20630-18 UTILITY REFUND	UTILITY REFUND	General Fund	177.38
				Total for Payment No.:		177.38

Payment No: 035229

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LEHR	00588216	SI126263	PARTS - V3276	Fleet Operation Fund	176.05
				Total for Payment No.:		176.05

Payment No: 731123

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	COURT ORDER DEBT COLLECTIONS	00590227	12/21/25-01/03/26JR	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	174.75
				Total for Payment No.:		174.75

Payment No: 731091

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	COURT ORDER DEBT COLLECTIONS	00589781	12/07/25-12/20/25JR	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	172.17
				Total for Payment No.:		172.17

Payment No: 035262

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	WESTERN STATES OIL CO	00588029	512403	FUEL - PD MOTORS ENTRY	Fleet Operation Fund	171.58

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		171.58

Payment No: 731207

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	RELATIONSHIP THERAPY CENTER	00589444	85971	CLIENT # 625 SESSION #18	General Fund	170.00
				Total for Payment No.:		170.00

Payment No: 730979

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	RELATIONSHIP THERAPY CENTER	00588590	85448	CLIENT# 625 SESSION# 17	General Fund	170.00
				Total for Payment No.:		170.00

Payment No: 035286

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	COAST COUNTIES TRUCK	00588920	01262632P	FLEET - V2951	Fleet Operation Fund	111.58
2025-12-19	COAST COUNTIES TRUCK	00588920	01262632P	FLEET - V2951 FREIGHT	Fleet Operation Fund	26.12
2025-12-19	COAST COUNTIES TRUCK	00588924	01262598P	PARTS - RETURNED	Fleet Operation Fund	31.34
				Total for Payment No.:		169.04

Payment No: 730864

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	XIAO ZHENG	00588207	42763NOV2025	Advanced Planning Surcharge	General Fund	159.27
				Total for Payment No.:		159.27

Payment No: 035409

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ANNETTE DUERKSEN	00589898	27539DEC2025	GAMES AND GOODIES FOOD REIM	General Fund	115.13
2026-01-09	ANNETTE DUERKSEN	00589898	27539DEC2025	GAMES AND GOODIES FOOD REIM	General Fund	-10.86

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ANNETTE DUERKSEN	00589898	27539DEC2025	GAMES AND GOODIES FOOD REIM	General Fund	54.29
				Total for Payment No.:		158.56

Payment No: 731135

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PG&E	00589481	1086875099-2DEC2025	Lawrence Gas charges Nov. 2025	LawrenceStation MaintenanceCFD	157.52
				Total for Payment No.:		157.52

Payment No: 731172

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	FREMONT FORD	00589461	458812	LABOR - V3228	Fleet Operation Fund	90.00
2026-01-09	FREMONT FORD	00589461	458812	PARTS - V3228	Fleet Operation Fund	64.45
				Total for Payment No.:		154.45

Payment No: 731056

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	KM & D MACHINE INC	00589146	52413	PARTS - SHOP	Fleet Operation Fund	153.00
				Total for Payment No.:		153.00

Payment No: 730747

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	PATTY WONG	00588837	37962NOV2025	CONFERENCE ATTENDANCE REIMB	General Fund	150.78
				Total for Payment No.:		150.78

Payment No: 731122

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA FRANCHISE TAX BOARD	00590226	12/21/25-01/03/26MR	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	150.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		150.00

Payment No: 731090

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CA FRANCHISE TAX BOARD	00589780	12/07/25-12/20/25MR	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	150.00
				Total for Payment No.:		150.00

Payment No: 730861

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	VERIZON WIRELESS	00588386	9022419232	GPS Locate 2412270083	General Fund	150.00
				Total for Payment No.:		150.00

Payment No: 730759

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA FRANCHISE TAX BOARD	00589157	11/23/25-12/06/25MR	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	150.00
				Total for Payment No.:		150.00

Payment No: 730976

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	POOL PROS INC	00589294	671305780PP	Solar Pool System Repairs	Water Utility	145.00
				Total for Payment No.:		145.00

Payment No: 730985

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SANTA CLARA LIGHTING, INC.	00588629	29018W	FS 3	General Fund	65.15
2025-12-19	SANTA CLARA LIGHTING, INC.	00588630	35769	SENIOR CENTER	General Fund	78.35
				Total for Payment No.:		143.50

Payment No: 731112

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	ALIYEV, ASADULLA	00568385	19817-15 UTILITY REFUND	UTILITY REFUND	General Fund	133.41
				Total for Payment No.:		133.41

Payment No: 035337

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SAITECH INC	00589304	59118	ADOBE ILLUSTRATOR - EDITION 4	General Fund	132.00
				Total for Payment No.:		132.00

Payment No: 731203

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	PETERSON CAT	00589271	PC001917958	PARTS - V3644	Fleet Operation Fund	105.69
2026-01-09	PETERSON CAT	00589472	PC001918211	PARTS - V3644	Fleet Operation Fund	25.61
				Total for Payment No.:		131.30

Payment No: 730925

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	CRIME SCENE CLEANERS INC	00588550	94967	CLEAN VEH 3576	General Fund	130.00
				Total for Payment No.:		130.00

Payment No: 731044

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CORE & MAIN LP	00589630	Y154959	ADAPTER, SJ, C X MIP, 1IN	Water Utility	129.65
				Total for Payment No.:		129.65

Payment No: 731117

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA FRANCHISE TAX BOARD	00590218	12/21/25-01/03/26CB	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	125.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		125.00

Payment No: 731087

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CA FRANCHISE TAX BOARD	00589777	12/07/25-12/20/25CB	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	125.00
				Total for Payment No.:		125.00

Payment No: 730757

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA FRANCHISE TAX BOARD	00589155	11/23/25-12/06/25CB	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	125.00
				Total for Payment No.:		125.00

Payment No: 730733

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	ADAM KOSTRZAK	00588790	42617NOV2025	MISAC CONFERENCE	Information Technology Service	123.94
				Total for Payment No.:		123.94

Payment No: 730745

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	NICOLE SADILEK	00588836	42759NOV2025	MILEAGE REIMBURSEMENT	General Fund	123.06
				Total for Payment No.:		123.06

Payment No: 731015

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	UPS SUPPLY CHAIN SOLUTIONS INC	00589383	00009882E5475A	DELIVERY CHARGES CITY CLERK	General Fund	46.74
2025-12-19	UPS SUPPLY CHAIN SOLUTIONS INC	00589384	00009882E5485A	DELIVERY CHARGES CITY CLERK	General Fund	71.74
				Total for Payment No.:		118.48

Payment No: 730930

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	DISSTINK	00588618	1132	SIGNS EOC	General Fund	107.38
2025-12-19	DISSTINK	00588618	1132	SIGNS EMPLOYEE	General Fund	8.50
				Total for Payment No.:		115.88

Payment No: 035231

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	LINDE GAS & EQUIPMENT INC.	00588057	53350821	GAS CYLINDER RENTAL	General Fund	115.71
				Total for Payment No.:		115.71

Payment No: 731124

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SANTA CLARA CO SHERIFFS DEPT	00590229	12/21/25-01/03/26PR	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	100.00
				Total for Payment No.:		100.00

Payment No: 731092

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	SANTA CLARA CO SHERIFFS DEPT	00589783	12/07/25-12/20/25PR	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	100.00
				Total for Payment No.:		100.00

Payment No: 730763

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	SANTA CLARA CO SHERIFFS DEPT	00589163	11/23/25-12/06/25PR	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	100.00
				Total for Payment No.:		100.00

Payment No: 730743

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	MICKEY CHABOYA	00588185	40875NOV2025	CLASS A LICENSE REIMBURSEMENT	Water Utility	98.00
				Total for Payment No.:		98.00

Payment No: 730975

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PEACE OFFICERS RESEARCH ASSOC OF CA	00588554	507328	dues	General Fund	96.00
				Total for Payment No.:		96.00

Payment No: 730875

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LESLEY XAVIER	00589258	41337DEC2025	COFERENCE/TRAINING REIMBURSEME	General Fund	93.76
				Total for Payment No.:		93.76

Payment No: 730809

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	INSTANT STORAGE SERVICE	00588109	155517	Storage Container	General Fund	92.76
				Total for Payment No.:		92.76

Payment No: 731116

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SHIVANKAR, ADITYA	00571156	46878-27 UTILITY REFUND	UTILITY REFUND	General Fund	92.59
				Total for Payment No.:		92.59

Payment No: 731065

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ROYAL BRASS INC	00589056	00375687	PARTS - RETURNED	Fleet Operation Fund	47.27

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	ROYAL BRASS INC	00589058	00375746	PARTS - CREDIT	Fleet Operation Fund	-47.27
2025-12-24	ROYAL BRASS INC	00589172	00375747	PARTS - V2951	Fleet Operation Fund	83.57
				Total for Payment No.:		83.57

Payment No: 730750

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	RAJKARAMVIR SINGH	00588794	41248NOV2025	MISAC CONFERENCE	Information Technology Service	79.22
				Total for Payment No.:		79.22

Payment No: 731108

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SUJATA REUTER	00577246	30493MAY2025	travel reimbursement	General Fund	76.00
				Total for Payment No.:		76.00

Payment No: 731120

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA FRANCHISE TAX BOARD	00590223	12/21/25-01/03/26CG	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	75.00
				Total for Payment No.:		75.00

Payment No: 731089

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	CA FRANCHISE TAX BOARD	00589779	12/07/25-12/20/25CG	WAGE ATTACHMENT B2526	Payroll Liability&ClearingAcct	75.00
				Total for Payment No.:		75.00

Payment No: 730973

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	PACIFIC TELEMANAGEMENT SVCS	00588332	2148179	PD PAY PHONE DECEMBER 2025	Information Technology	75.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
					Service	
				Total for Payment No.:		75.00

Payment No: 730924

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	COMMUNICAID INC	00588636	92625A	15MPH SCHL ZONES FLYER	Streets and Highways Capital F	75.00
				Total for Payment No.:		75.00

Payment No: 730758

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA FRANCHISE TAX BOARD	00589156	11/23/25-12/06/25CG	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	75.00
				Total for Payment No.:		75.00

Payment No: 035274

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BAY AREA DATA SUPPLY	00588462	208444	TONER - M501	General Fund	68.20
				Total for Payment No.:		68.20

Payment No: 730779

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	AT&T MOBILITY	00587950	287354097878X11192025	PD MDC WIRELESS	General Fund	66.52
				Total for Payment No.:		66.52

Payment No: 035450

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	SAITECH INC	00589851	59182	ADDITIONAL AS-NEEDED LICENSES	Information Technology Service	32.00
2026-01-09	SAITECH INC	00589852	59183	ADDITIONAL AS-NEEDED	Information Technology	32.00

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				LICENSES	Service	
				Total for Payment No.:		64.00

Payment No: 730881

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SRINIVASA MURTHY	00588498	42767DEC2025	LEAK CREDIT - CUSTOMER MOVED	Water Utility	59.34
				Total for Payment No.:		59.34

Payment No: 731125

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	US TREASURY	00590228	12/21/25-01/03/26ND	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	59.09
				Total for Payment No.:		59.09

Payment No: 035371

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	GRAINGER-SAN JOSE	00587974	9701114028	BATTERIES	General Fund	2.67
2025-12-24	GRAINGER-SAN JOSE	00589142	9735126329	PARTS - V3288	Fleet Operation Fund	53.53
				Total for Payment No.:		56.20

Payment No: 035315

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	LINDE GAS & EQUIPMENT INC.	00589005	53359479	PARTS - SHOP	Fleet Operation Fund	53.27
2025-12-19	LINDE GAS & EQUIPMENT INC.	00589005	53359479	PAPER FEE	Fleet Operation Fund	2.18
				Total for Payment No.:		55.45

Payment No: 730990

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	SHERRY BASTANI	00589245	Sbastani112425	REIMBURSEMENT FOR UBER	Deposit Funds.	53.54

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				RIDES		
				Total for Payment No.:		53.54

Payment No: 731020

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	VERIZON WIRELESS	00588422	6129288777	FIRE STADIUM WIRELESS	General Fund	50.10
				Total for Payment No.:		50.10

Payment No: 731078

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	UPS SUPPLY CHAIN SOLUTIONS INC	00589667	00009882E5495A	DELIVERY CHARGES CITY CLERK	General Fund	46.74
				Total for Payment No.:		46.74

Payment No: 731158

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	[redacted]	[redacted]	[redacted]	LEGAL SERVICES	[redacted]	[redacted]
				Total for Payment No.:		41.50

Payment No: 731121

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	CA FRANCHISE TAX BOARD	00590225	12/21/25-01/03/26JP	WAGE ATTACHMENT B2601	Payroll Liability&ClearingAcct	38.05
				Total for Payment No.:		38.05

Payment No: 730847

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	STANDARD PLUMBING SUPPLY CO	00587972	ZPPD93	GPF RK BULK PK	General Fund	35.78
				Total for Payment No.:		35.78

Payment No: 730994

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	STEVENS CREEK CHEVROLET	00589020	238807-1	PARTS - V3395	Fleet Operation Fund	33.12
				Total for Payment No.:		33.12

Payment No: 731115

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2026-01-09	KIM, MIN	00584235	24318-17 UTILITY REFUND	UTILITY REFUND	General Fund	26.12
				Total for Payment No.:		26.12

Payment No: 730815

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	KALL8	00588378	E42516113025	Monthly Q Card	General Fund	20.79
				Total for Payment No.:		20.79

Payment No: 730761

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	CA FRANCHISE TAX BOARD	00589160	11/23/25-12/06/25JP	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	14.35
				Total for Payment No.:		14.35

Payment No: 035271

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-19	BADGER METER INC	00589255	80219078	CELLULAR SERVICE FEES FOR SMAR	Water Utility	13.65
				Total for Payment No.:		13.65

Payment No: 731070

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-24	STANDARD PLUMBING SUPPLY CO	00589084	ZRKG80	BRAIDED FAUCET CONNETOR	General Fund	10.19

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
				Total for Payment No.:		10.19

Payment No: 730765

Payment Date	Vendor Name	Voucher No.	Invoice No.	Description	Fund Code	Amount Paid
2025-12-12	VEHICLE REGISTRATION	00589161	11/23/25-12/06/25EC	WAGE ATTACHMENT B2525	Payroll Liability&ClearingAcct	3.93
				Total for Payment No.:		3.93

All Other City Funds Group Total	**29,971,601.65**
Overall Total	**83,638,585.68**

26-140 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT

Action on the Award of Purchase Orders to Celeros Flow Technology, Doing Business as Flow America, LLC, for Pressure Reducing Desuperheating Valves for the Donald Von Raesfeld Power Plant, in an Amount Not-to-Exceed $354,208

BACKGROUND

The City of Santa Clara's electric utility, Silicon Valley Power (SVP), operates two gas-fired power generation facilities within the City limits. The main facility, the Donald Von Raesfeld Power Plant (DVR), is a 2x1 combined cycle power plant with a rated capacity of approximately 147 megawatts of electrical power. The Gianera Generating Station provides an additional 49.5 megawatts of electrical capacity.

At DVR, the Pressure Reducing Desuperheating (PRDS) valves are a critical component of the boiler systems and are required to safely control and route steam during plant operations. The valves regulate steam pressure and temperature between the steam distribution system and the turbines. Without properly functioning valves, DVR cannot be safely started or shut down during normal operations or during a fault event.

The existing PRDS valves are more than 20 years old and have been routinely maintained throughout their service life. Despite ongoing maintenance, the valves are experiencing recurring failures and are reaching their end of useful life. Continued repairs are no longer cost-effective, and the PRDS valves need to be replaced.

DISCUSSION

Staff recommend a sole source procurement with Celeros Flow Technology, doing business as Flow America, LLC (Celeros) for the PRDS replacement valves. This recommendation is made pursuant to Section 2.105.280(b)(2) of the City of Santa Clara Code, which exempts purchases from competitive procurement requirements when necessary to ensure continued operation and function of existing systems currently in use by the City.

Celeros is the original equipment manufacturer of the existing PRDS valves. The proposed valves are direct-fit replacements and are fully compatible with DVR's existing piping, actuators, and control systems. Procuring replacement valves from another manufacturer would require significant system modifications, including piping changes, requalification testing, and control system retuning. These modifications would introduce operational and safety risks and could extend plant outages, reduce plant availability, and increase overall project cost. As a result, the Purchasing Division Manager has determined that a sole source procurement is justified because alternative options are impractical and not in the City's best interest.

Staff request authorization to issue Purchase Orders to Celeros for the purchase of two PRDS valves in a not-to-exceed amount of $354,208, inclusive of taxes, freight, and contingency, as shown in Table 1 below. A 20% contingency is requested to account for freight and market conditions, including potential tariffs that could affect overall costs.

Description	Amount
PRDS Valves ($134,475 each x 2)	$268,950
Estimated Taxes (9.75%)	$26,223
Subtotal	$295,173
Contingency (20%)	$59,035
Not-to-Exceed Maximum Compensation	$354,208

Because the PRDS valves are custom-manufactured, Celeros has requested limited modifications to the City's Standard Purchase Order Terms and Conditions, including milestone-based payments tied to defined deliverables and cancellation terms tied to manufacturing progress. The attached addendum to the City's Standard Purchase Order Terms and Conditions has been reviewed and approved as to form by the City Attorney's Office.

The anticipated manufacturing and delivery lead time is approximately 32 to 34 weeks from the time of purchase order issuance.

ENVIRONMENTAL REVIEW

Staff recommend that the City Council determine that the action being considered is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15302 (Class 2 -Replacement or Reconstruction) of Title 14 of the California Code of Regulations as the proposed work involves the replacement of electric facilities (PRDS valves with substantially the same purpose and capacity as the facilities replaced.

FISCAL IMPACT

Sufficient funding for the purchase of the PRDS valves is available in the FY 2025/26 Capital Budget in the Valve Replacement and Repair Capital Improvement Project (CIP # 2437) funded in the Electric Utility Capital Fund.

COORDINATION

This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Determine that the proposed actions are exempt from CEQA pursuant to Section 15302 (Class 2 -

Replacement or Reconstruction) of Title 14 of the California Code of Regulations;

2. Authorize the City Manager or designee to issue Purchase Orders to Celeros Flow Technology, doing business as Flow America, LLC, in substantially the form attached to this Report to Council, for a maximum compensation of $354,208, for the purchase of two replacement Pressure Reducing Desuperheating valves for the Donald Von Raesfeld Power Plant, subject to the appropriation of funds and review and approval as to form by the City Attorney; and
3. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Purchase Orders, and to negotiate and execute amendments to the attached Purchase Order to make de minimis changes, subject to the above maximum compensation limit and review and approval as to form by the City Attorney.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. Addendum to the City of Santa Clara's Purchase Order Terms & Conditions With Flow America, LLC

ADDENDUM TO THE CITY OF SANTA CLARA'S PURCHASE ORDER TERMS & CONDITIONS

This Addendum to the City of Santa Clara's Purchase Order Terms & Conditions entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Flow America, LLC (Supplier). City and Supplier may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement.

1. The following sections of the City of Santa Clara's Purchase Order Terms & Conditions are amended to read as follows:

> **2. SCHEDULE; TIME OF PERFORMANCE:** Suppliers shall supply the goods and perform the services, with the schedule and term, as specified herein. If the agreed delivery date is delayed through a cause which Supplier could have reasonably controlled, following a seven (7) day grace period, Supplier undertakes to pay liquidated damages (not a penalty) at the rate of one-half percent (0.5%) for each week of delay up to a maximum of five percent (5%) of the value of the portion of the order so delayed. Such payment shall be in full and final satisfaction of Supplier's liability for delay and the sole remedy available to City for delay.
>
> **3**. **SCHEDULE OF PAYMENT:** City shall make milestone Purchase Order payments as follows: 40% upon approval of drawings, 40% upon receipt of the goods, and 20% upon the City's written acceptance of the goods following testing and verification of conformity with the approved drawings. City shall complete its testing and verification of the goods within 10 business days after receipt. If City does not provide written notice of acceptance within that period, the goods shall be deemed accepted as of the expiration of that period. Supplier shall submit an invoice and City shall make payment within thirty (30) calendar days after receipt of such invoice. Supplier is responsible for all costs and expenses incident to the performance of this Purchase Order, including without limitation costs, taxes, and all other costs of doing business.
>
> **6**. **PACKING AND SHIPPING OF GOODS; TITLE AND RISK OF LOSS;** All goods shall be delivered, full freight prepaid except for special or expedited orders, which shall be agreed upon prior to shipment. Deliveries of goods shall be made without charge for boxing, crating, carting or storage unless otherwise specified, and goods shall be suitably packed to secure lowest transportation costs, and in accordance with the requirements of common carriers, and in such a manner as to assure against damage from weather or transportation. City's order numbers and symbols must be plainly marked on all invoices, packages, bills of lading and shipping orders. Packing lists shall accompany each box or package shipment. City's count or weight shall be final and conclusive on shipments not accompanied by packing lists. Shipments for two or more destinations when so directed by City shall be shipped in separate boxes or containers for each destination at no extra charge. Title to and risk of loss on all goods pass to City only upon City's acceptance of such goods.
>
> **7. WARRANTIES:** Supplier represents and maintains that it has the expertise in the professional calling necessary to perform the services, and its duties

and obligations, expressed and implied, contained herein, and City expressly relies upon Supplier's representations regarding its skills and knowledge. Supplier shall perform such services and duties in conformance to and consistent with the professional standards of a specialist in the same discipline in the State of California. For a period of twelve (12) months from initial start-up or eighteen (18) months from the date of delivery of goods or performance of services, whichever occurs earlier, Supplier warrants that all goods and services shall be delivered or performed free of all liens, claims, security interest or encumbrances, will conform to applicable specifications, drawings, descriptions and samples, and will be merchantable, of good workmanship and material, and free from defect. Supplier assumes design responsibility, and warrants that all goods shall be delivered or performed free of design defect, and that neither purchase, use or resale, nor delivery or performance thereof shall violate any patent, copyright or similar rights. Supplier's warranties shall run to City and shall not be deemed to be exclusive. Supplier agrees to promptly replace or correct any incomplete, inaccurate or defective goods or services at no further cost to City when defects are due to the negligence, errors or omissions of Supplier. This warranty shall not apply to (i) any loss or damage resulting from normal wear and tear or alteration, misuse, abuse, or neglect, (ii) improper installation, operation, or maintenance by City or a third party or (iii) any labor, dismantling, reinstallation, transportation or access costs, or other expense associated with the repair or replacement of the goods or services. THE FOREGOING WARRANTIES STATE SUPPLIER'S ENTIRE WARRANTY OBLIGATION (EXCEPT TITLE) AND CITY'S SOLE AND EXCLUSIVE REMEDY RELATED TO SUCH GOODS AND SERVICES. EXCEPT AS EXPRESSLY SET FORTH ABOVE, SUPPLIER MAKES NO WARRANTY OF ANY KIND WHATSOEVER, AND SUPPLIER EXPRESSLY DISCLAIMS ANY WARRANTIES IMPLIED BY LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

8. CHANGES: City shall have the right by written notice, accepted in writing by Supplier, to change the extent of the work covered by this Purchase Order, the time or place of delivery, the method of shipment or packaging, or to suspend work. Notice of change must be signed by the Director of Finance ("Director") or his/her designee. Upon receipt of any such notice, Supplier shall promptly make the changes in accordance with the terms of the notice. If Supplier believes that the change will cause an increase or decrease in the cost of or time for performance, then Supplier must deliver to City a statement showing the effect of any such changes within ten (10) calendar days of receipt of the City's notice of change. An equitable adjustment shall be negotiated promptly and the purchase order modified in writing accordingly. Failure of Supplier to submit the statement within the time limit shall constitute its consent to perform the change without increase in compensation or time for performance. Changes may only be made in writing.

9. TERMINATION FOR DEFAULT OR CONVENIENCE: City may, by written notice, terminate this Purchase Order in whole or in part for default; (i) if Supplier fails to timely deliver the goods, or perform the services, or if no time is specified, within a reasonable time; (ii) if the goods delivered or services performed are incorrect or unsatisfactory; (iii) if Supplier fails to perform any of the other

provisions of this Purchase Order, or so fails to make progress as to endanger performance of this Purchase Order; or (iv) if the Supplier becomes insolvent. If this Purchase Order is terminated for default, City, in addition to all the rights afforded by law, shall have the right to charge Supplier the amount by which the costs of fabricating or procuring the goods or services cancelled from another source *exceed* the compensation specified herein, and City may offset any such charge against any amounts which had or may become payable to Supplier under this Purchase Order or otherwise. City may, by not less than thirty (30) days written notice to Supplier, terminate this Purchase Order without cause or penalty, except as set forth in the following sentence. If the Purchase Order is terminated for convenience after the City's issuance of the applicable Purchase Order, Supplier shall be entitled to recover according to the following schedule:

0-30 days: 25% of applicable Purchase Order
31-60 days: 50% of applicable Purchase Order
61-90 days: 75% of applicable Purchase Order
91+ days: 100% of applicable Purchase Order

10. INDEMNITY: TO THE FULLEST EXTENT PERMITTED BY LAW, SUPPLIER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, AGAINST ANY CLAIM, LOSS OR LIABILITY (COLLECTIVELY "CLAIMS") FOR INJURIES OR DEATH TO PERSONS OR DAMAGE TO OR DESTRUCTION OF PROPERTY, INCLUDING ECONOMIC LOSS, CAUSED BY OR RESULTING FROM THE ACTS OR OMISSIONS OF SUPPLIER, ITS OFFICERS, AGENTS, EMPLOYEES OR SUBCONTRACTORS, IN THE PERFORMANCE OF THIS PURCHASE ORDER, OR THE BREACH BY SUPPLIER OF ANY OF ITS OBLIGATIONS UNDER THIS PURCHASE ORDER. SUPPLIER'S OBLIGATION TO PROTECT, DEFEND, INDEMNIFY, AND HOLD HARMLESS, SHALL SPECIFICALLY EXTEND TO ANY AND ALL EMPLOYMENT RELATED CLAIMS OF ANY TYPE BROUGHT BY EMPLOYEES, CONTRACTORS, SUBCONTRACTORS OR OTHER AGENTS OF SUPPLIER. SUPPLIER WARRANTS THAT IT IS MEETING ITS OBLIGATIONS UNDER THE AFFORDABLE CARE ACT ("ACT") AND/OR ANY OTHER SIMILAR FEDERAL OR STATE LAW, AND WILLFULLY INDEMNIFIES AND HOLDS HARMLESS CITY FOR ANY PENALTIES, FINES, ADVERSE RULINGS, OR TAX PAYMENTS ASSOCIATED WITH SUPPLIER'S RESPONSIBILITIES UNDER THE ACT.

11. **INSURANCE REQUIREMENTS**: Supplier shall maintain insurance coverage consistent with its existing programs but shall not name City as an additional insured nor waive any rights of subrogation Supplier or such insurers may have against City or its affiliates. Supplier shall provide City with its standard certificate of insurance upon request.

2. The section 22 is hereby added to the City of Santa Clara's Purchase Order Terms & Conditions to read as follows:

22. **LIMITATION OF LIABILITY: NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH HEREIN, EXCEPT AS OTHERWISE PROHIBITED BY LAW: (A) THE PAYMENT OF LIQUIDATED DAMAGES FOR DELAY, NEITHER SUPPLIER NOR CITY SHALL BE LIABLE, WHETHER BY WAY OF INDEMNITY OR BY REASON OF ANY BREACH OF CONTRACT OR OF STATUTORY DUTY OR BY REASON OF TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE), FOR ANY LOSS OF PRODUCTS, LOSS OF PROFIT, LOSS OF REVENUE, LOSS OF USE, LOSS OF PRODUCTION, LOSS OF CONTRACTS, LOSS OF BUSINESS, OR FOR ANY SPECIAL OR INCIDENTAL COSTS, OR FOR ANY FINANCIAL OR ECONOMIC LOSS, OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES OR LOSSES WHATSOEVER; AND (B) EACH OF SUPPLIER'S AND CITY'S MAXIMUM AGGREGATE LIABILITY ARISING FROM OR RELATED TO THE ORDER/CONTRACT SHALL NOT EXCEED THE TOTAL VALUE OF THE ORDER/CONTRACT.**

3. All other provisions of the City of Santa Clara's Purchase Order Terms & Conditions shall remain in full force and effect. In case of a conflict in the terms of the City of Santa Clara's Purchase Order Terms & Conditions and this Addendum, the provisions of this Addendum shall control.

The Parties acknowledge and accept the terms and conditions of this Addendum as evidenced by the following signatures of their duly authorized representatives.

Approved as to Form: Dated: _____

GLEN R. GOOGINS
City Attorney

JŌVAN D. GROGAN
City Manager
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

FLOW AMERICA, LLC
a limited liability company

Dated: Feb 17 2026

By (Signature): Kenneth Lazzara

Name: Kenneth Lazzara

Title: Global Commercial Leader – Copes Vulcan

Principal Place of Business Address: 8800 Westplain Dr.Houston Texas 77041

Email Address: Kenneth.Lazzara@celerosFT,com

Telephone: (813)716-8072

"CONTRACTOR"

26-104 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT

Action to Amend Prior Authorization to Allow Issuance of Purchase Orders to Cooper Power Systems, a Wholly Owned Subsidiary of Eaton Corporation, for the Purchase of Switchgear Within the Previously Authorized Maximum Amount of $1,500,000

BACKGROUND

On March 7, 2023, pursuant to Section 2.105.280(b)(2) of the Santa Clara City Code, the City Council authorized the sole source purchase of switchgear from Eaton Corporation (RTC #23-101). The purchase supported, among other things, the interconnection of a new photovoltaic and battery storage facility at West Valley Mission Community College (Mission College) with Silicon Valley Power's distribution system.

The authorization included an amount not-to-exceed $400,000 for switchgear and associated equipment for the Mission College facility, as well as authority to purchase additional switchgear from Eaton Corporation for Silicon Valley Power (SVP), up to a total amount not-to-exceed $1,500,000.

DISCUSSION

Staff have been notified by Eaton Corporation that the switchgear to be procured is manufactured by its wholly owned subsidiary, Cooper Power Systems. As a result, purchase orders and payments for the switchgear must be issued to Cooper Power Systems rather than to Eaton Corporation. Because Cooper Power Systems is a separate legal entity from Eaton Corporation, it is recommended that the existing City Council authorization be amended to reflect the correct vendor's name.

In addition to the vendor's name change, Eaton Corporation requires the City to accept its standard Terms and Conditions for any purchase orders issued. Staff, in coordination with the City Attorney's Office, have negotiated modifications to these Terms and Conditions and is recommending approval of the attached Terms and Conditions for use on all purchase orders issued to Eaton Corporation and/or Cooper Power Systems.

Approval of the recommendations does not increase the previously authorized maximum compensation of $1,500,000 and does not expand the scope of authorized purchase. Individual switchgear units are approximately $250,000 each. Thus far, no purchase orders have been issued under the authorization granted under RTC #23-101.

ENVIRONMENTAL REVIEW

The actions being considered do not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to section 15378(b)(5) of Title 14 of the California Code of Regulations as the proposed actions are administrative in nature and will not result in direct or indirect physical changes in the environment.

FISCAL IMPACT
Sufficient funds not-to-exceed $400,000 for the purchase of switchgear and associated equipment for the Mission College facility is available in the Electric Utility Capital Fund Transmission and Distribution Capital Maintenance and Betterments project (CIP 2006). Funding for purchases of additional switchgears up to the total amount not-to-exceed, $1,500,000 (inclusive of the $400,000 for the Mission College facility) may be included in capital project budgets in the Electric Utility Capital Fund where appropriate. Funding for future purchases will be included in the regular budget process.

COORDINATION
This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION
Amend the prior authorization under RTC #23-101 to authorize the City Manager to (a) issue purchase orders with Eaton Corporation and/or Cooper Power Systems, and (b) execute the Terms and Conditions attached to this Report to Council for purchases of switchgear within the previously authorized maximum compensation amount of $1,500,000, subject to the appropriation of funds and the review and approval as to form by the City Attorney.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS
1. Eaton Corporation Terms and Conditions

1. Applicable Terms and Conditions

(a) These terms and conditions of sale establish the rights, obligations, and remedies of Buyer and Seller that apply to any order issued by Buyer for the purchase of Seller's products and/or services ("Products"). No additional or different terms or conditions, whether contained in Buyer's purchase order form or in any other document or communication pertaining to Buyer's order, will be binding on Seller unless accepted in writing by an authorized representative of Seller. Seller expressly objects to and rejects any additional or different terms and conditions, which shall be ineffective.

(b) If Seller's order acknowledgement, invoice, other document, or electronic transmittal including or attaching these terms and conditions is found to be an acceptance of an offer, acceptance is expressly made conditional upon Buyer's assent solely to these terms and conditions, and acceptance of any part of Products delivered by Seller shall be deemed to constitute such assent by Buyer. If the order acknowledgement, invoice, other document, or electronic transmittal including or attaching these terms and conditions constitutes an offer, Buyer's acceptance of the offer is hereby limited to the terms of the offer.

2. Price, Payment Terms, and Title

(a) All prices represent those in effect at the time of quotation and are subject to change without notice. Unless prices are bid or quoted as "firm," Seller reserves the right to invoice at prices in effect at the date of shipment, regardless of any prior bid and whether notice was received by Buyer. Unless otherwise indicated, prices are stated in United States dollars and are exclusive of shipping, handling, shipping insurance, duties, and sales, use, excise or similar taxes. Export packaging or any other special handling requested by Buyer will be at Buyer's expense. A service charge of $25 will be assessed for any order less than $250. Seller requires a minimum $100 emergency handling charge for all orders that require shipment the same day or next day.

(b) Buyer acknowledges that the pricing of the Products has been set based on the agreed allocation of risks contained in these terms and conditions.

(b) Unless different credit terms have been extended to Buyer in writing by Seller, payment terms are net 30 days after delivery or date of invoice, whichever first occurs, in the currency invoiced. Seller reserves the right to modify or withdraw credit terms at any time without notice. If Buyer fails to fulfill the terms of payment, Seller may defer further shipments to Buyer or, at its option, cancel the unshipped portions of Buyer's orders. Buyer agrees to pay interest on all past due invoices at the lesser of 18% per annum, compounded monthly, or the highest contractual rate allowable under the law.

(c) Unless otherwise agreed to in writing, title and risk of loss shall pass to Buyer upon delivery to the agreed upon F.O.B. point, or payment in full, whichever occurs first. If the Buyer defaults in payment or performance or becomes subject to insolvency, receivership or bankruptcy proceedings or makes an assignment for the benefit of creditors, or without the consent of Seller voluntarily or involuntarily sells, transfers, leases or permits any lien or attachment on the Products, Seller may treat all amounts then or thereafter owing by Buyer to be immediately due and payable and Seller at its election may repossess Products for which Buyer has not paid in full. In the event of repossession of Products under this section or under the section entitled "Security Interest,".

3. Delivery and Risk of Loss

(a) Unless otherwise agreed in writing, all deliveries of Products will be F.O.B. destination. Products will be packed in Seller's standard commercial shipping packages. Charges for shipping may not reflect net transportation costs paid by Seller. Buyer shall reimburse Seller for all costs of storage and handling incurred by Seller after the date that Seller is prepared to make shipment.

(b) Delivery and shipping dates are approximate and represent Seller's best estimate of the time required to make delivery or shipment. Time is not of the essence with respect to the transactions covered by these terms and conditions, except with respect to Buyer's obligation to make all related payments. Seller's obligations under these terms and conditions will be dependent upon Seller's ability to obtain necessary raw materials and components. Seller shall have the right to make partial deliveries and to ship up to forty (40) days in advance of shipping date.

4. Acceptance

Acceptance shall occur, if not before, when Buyer fails to reject within ten (10) days after delivery of the Products. Buyer may rightfully reject only when a reasonable inspection shows that the Products fail to conform substantially to the specifications for the Products. Buyer waives any right to revoke acceptance. Buyer's remedies for any nonconformity detected after acceptance are limited to those expressly provided in these terms and conditions for breach of warranty.

5. Limited Warranty

(a) Seller warrants to each original Buyer of Products that Products are, at the time of delivery to the Buyer, in good working order and conform to Seller's official published specifications, provided that no warranty is made with respect to any Products, component parts, or accessories manufactured by others but supplied by Seller.

(b) Seller's obligation under this warranty for any Product proved not to be as warranted within the applicable warranty period is limited to, at its option, replacing the Product, refunding the purchase price of the Product, or using reasonable efforts to repair the Product during normal business hours at any authorized service facility of Seller. All costs of transportation of any Product claimed not to be as warranted and of any repaired or replacement Product to or from such service facility shall be borne by Buyer.

(c) Seller may require the return of any Product claimed not to be as warranted to one of its facilities as designated by Seller, transportation prepaid by Buyer, to establish a claim under this warranty. The cost of labor for removing a Product and for installing a repaired or replacement Product shall be borne by Seller, in an amount not to exceed $10,000.00 per piece of switchgear assembly. Replacement parts provided under the terms of this warranty are warranted for the remainder of the warranty period of the Products in which they are installed to the same extent as if such parts were original components. Warranty services provided under these terms and conditions do not assure uninterrupted operations of Products; Seller shall not be liable for damages caused by any delays involving warranty service.

(d) The warranty period for Products is the shorter of twelve (12) months from the date of installation or eighteen (18) months from the date of shipment unless otherwise agreed by Seller in writing.

(e) EXCEPT FOR THE EXPRESS WARRANTY SET FORTH ABOVE, SELLER PROVIDES PRODUCTS AS-IS AND MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, REGARDING THE PRODUCTS, THEIR FITNESS FOR ANY PARTICULAR PURPOSE, THEIR MERCHANTIBILITY, THEIR QUALITY, THEIR NONINFRINGEMENT, OR OTHERWISE. IN NO EVENT SHALL SELLER BE LIABLE FOR THE COST OF PROCUREMENT OR INSTALLATION OF SUBSTITUTE GOODS.

6. LIMITATION OF LIABILITY

IN NO EVENT WILL EITHER PARTY BE LIABLE FOR ANY SPECIAL DAMAGES, CONSEQUENTIAL DAMAGES, INDIRECT DAMAGES, INCIDENTAL DAMAGES, STATUTORY DAMAGES, EXEMPLARY OR PUNITIVE DAMAGES, LOSS OF PROFITS, LOSS OF REVENUE, LIQUIDATED DAMAGES, OR LOSS OF USE, EVEN IF INFORMED OF THE POSSIBILITY OF SUCH DAMAGES. SELLER'S LIABILITY FOR DAMAGES ARISING OUT OF OR RELATED TO A PRODUCT SHALL IN NO CASE EXCEED THE PURCHASE PRICE OF THE PRODUCT FROM WHICH THE CLAIM ARISES. TO THE EXTENT PERMITTED BY APPLICABLE LAW, THESE LIMITATIONS AND EXCLUSIONS WILL APPLY WHETHER SELLER'S LIABILITY ARISES OR RESULTS FROM BREACH OF CONTRACT, BREACH OF WARRANTY, TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE, GROSS NEGLIGENCE, MALICE, OR INTENTIONAL CONDUCT), STRICT LIABILITY, BY OPERATION OF LAW, OR OTHERWISE.

7. Cancellation and Return of Products

Orders shall not be subject to cancellation or modification either in whole or in part without Seller's written consent and then only with terms that will reimburse Seller for reasonable termination charges, including all progress billings and all incurred direct manufacturing costs. Seller's written consent must be given in advance of Buyer's return of Products for credit. Seller reserves the right to cancel any sale of Products without liability to Buyer (except for refund of monies already paid), if the manufacture or sale of the goods is or becomes technically or economically impractical.

8. Force Majeure

Seller shall not be liable for any failure to perform or delay in performing its obligations resulting directly or indirectly from or contributed to by any acts of God, acts of Buyer or those under Buyer's control, acts of government or other civil or military authorities, priorities, strikes, or other labor disputes, fires, accidents, floods, epidemics, war, riot, embargoes, delays in transportation, lack of or inability to obtain raw materials, components, labor, fuel or supplies, or other circumstances beyond Seller's reasonable control ("Force Majeure Event"). If Seller elects, the time for performance shall be extended by a period of time equal to the time lost because of any delays caused by reasons of a Force

Majeure Event. Should Seller be prevented from completing Buyer's order or any part thereof because of any Force Majeure Event, then Buyer agrees promptly upon request and upon receipt of invoice therefor, to pay Seller for any Product or Products then completed.

9. Work Product

"Work Product" shall include, without limitation, all designs, discoveries, creations, works, devices, masks, models, work in progress, service deliverables, inventions, products, special tooling, computer programs, procedures, improvements, developments, drawings, notes, documents, business processes, information and materials made, conceived or developed by Seller alone or with others that result from or relate to the Products. All Work Product shall at all times be and remain the sole and exclusive property of Seller. Buyer hereby agrees to irrevocably assign and transfer to Seller and does hereby assign and transfer to Seller all of its worldwide right, title and interest in and to the Work Product including all associated intellectual property rights. Buyer hereby waives any and all moral and other rights in any Work Product or any other intellectual property created, developed or acquired in respect of the Products. Seller will have the sole right to determine the treatment of any Work Product, including the right to keep it as trade secret, execute and file patent applications on it, to use and disclose it without prior patent application, to file registrations for copyright or trademark in its own name or to follow any other procedure that Seller deems appropriate.

10. Confidentiality

(a) Buyer may acquire knowledge of Seller Confidential Information (as defined below) in connection with Products and/or its performance hereunder and agrees to keep Seller Confidential Information in confidence during and following termination or expiration of this Agreement. "Seller Confidential Information" includes but is not limited to all information, whether written or oral, in any form, including, without limitation, information relating to the research, development, products, methods of manufacture, trade secrets, business plans, customers, vendors, finances, personnel data, Work Product, and other material or information considered proprietary by Seller relating to the current or anticipated business or affairs of Seller that is disclosed directly or indirectly to Buyer. In addition, Seller Confidential Information means any third party's proprietary or confidential information disclosed to Buyer in the course of providing Products to Buyer. Any purchase order or these terms and conditions shall not be Seller's Confidential Information.

(b) Buyer agrees not to copy, alter or directly or indirectly disclose any Seller Confidential Information. Additionally, Buyer agrees to limit its internal distribution of Seller Confidential Information to Buyer's employees who have a need to know, and to take steps to ensure that the dissemination is so limited. In no event will Buyer use less than the degree of care and means that it uses to protect its own information of like kind, but in any event not less than reasonable care to prevent the unauthorized use of Seller Confidential Information. Buyer may disclose Seller Confidential Information that is required to be disclosed pursuant to a requirement of a government agency or law but only after Buyer provides prompt notice to Seller of such requirement and gives Seller the opportunity to challenge or limit the scope of the disclosure.

(c) Buyer further agrees not to use Seller Confidential Information except in the course of performing hereunder and will not use such Seller Confidential Information for its own benefit or for the benefit of any third party. All Seller Confidential Information is and shall remain the property of Seller. Upon Seller's written request, Buyer shall return, transfer or assign to Seller all Seller Confidential Information, including all Work Product, and all copies containing Seller Confidential Information.

11. Patent Indemnity

(a) In the event any Product is made in accordance with drawings, samples or manufacturing specifications designated by Buyer, Buyer agrees to indemnify, defend, and hold Seller harmless from any and all damages, costs and expenses (including attorney's fees) relating to any claim arising from or relating to the design, distribution, manufacture, marketing, sale, or use of the Product or arising from or relating to a claim that such Product furnished to Buyer by Seller, or the use thereof, infringes any claim of any patent, foreign or domestic, and Buyer agrees at its own expense to undertake the defense of any suit against Seller brought upon such claim or claims.

(b) IP Indemnification by Seller. Seller will defend Buyer against any claim brought against Buyer by a third party alleging that a Product, when used as authorized under these terms and conditions, infringes a valid patent or registered copyright of such third party, and Seller will indemnify Buyer and hold Buyer harmless against any damages and costs finally awarded by a court of competent jurisdiction or agreed-to settlement by Seller (including reasonable attorneys' fees) arising out of a claim. If Buyer's use of a Product is (or in Seller's opinion is likely to be) enjoined, if required by settlement, or if Seller determines such actions are reasonably necessary to avoid material liability, Seller may, at Seller's option and in Seller's reasonable discretion: (i) procure for Buyer the right to continue using the Products; (ii) replace the Products with non-infringing products that are reasonably equivalent; or (iii) modify the Products so they become non-infringing, but are reasonably equivalent. If the foregoing alternatives are not available on terms that are reasonable in Seller's judgment, Seller shall (i) have no obligation to continue supply of such Products under this Agreement, and (ii) in the event use of such Products is enjoined by a court of competent jurisdiction, Buyer shall return such Products still in its possession, custody or control, and Buyer's sole remedy shall be a refund of the Buyer's price paid for such returned Products. As a condition to Seller's indemnity obligations under this section, (i) Buyer shall provide Seller with prompt written notice of any threat, demand, allegation or indication, whether written, oral or otherwise, that Seller's Products infringe or may infringe a third party's intellectual property rights, (ii) Seller shall have sole control of the defense or settlement of any indemnified Intellectual Property Infringement Claim, including all communications regarding the claim, and (iii) Buyer shall provide Seller with reasonable assistance in connection with such defense or settlement. Buyer may employ counsel at its own expense to assist Buyer with respect to any such claim.

(c)

- Seller shall have no indemnification obligation under this section if any claim of infringement would not have occurred but for one or more of the following: (i) Buyer's use of a Product, other than for its intended purpose; (ii) Buyer's use or combination of any Product with any other product, equipment, software or data inconsistent with Product's intended use; (iii) use of any release of software or firmware other than the most current release made available by Seller; (iv) Buyer's rejection of Seller's recommended changes or modifications to a Product, where Seller has offered to implement those changes or modifications; (v) use of a Product after Seller has advised Buyer that a non-infringing alternative is not available on reasonable terms and has requested the return of such Products as specified above, (vi) any modification to a Product made by a person other than Seller or an authorized representative of Seller; or (vii) product or design specifications provided by Buyer to Seller. In the event that any exceptions (i) through (vii) apply, or actions, statements or admissions by Buyer have a material adverse impact on the claim, and as a result Seller incurs any costs or damages, including reasonable attorney's fees, Buyer shall indemnify and hold Seller harmless from and against all such expenses. In no event will Seller be liable for enhanced damages resulting from willful infringement by Buyer or any punitive damages resulting from Buyer's actions or inactions, nor will Seller be liable for any of Buyer's or Buyer's customer's lost profits, indirect, special or consequential damages or business interruption expenses. This Section provides the sole and exclusive remedy for actual or alleged intellectual property infringement or misappropriation, or representation or warranty of noninfringement.

12. Changes in Product Design or Manufacture

Seller shall have the right to change, discontinue or modify the design and construction of any of its products and to substitute material equal to or superior to that originally specified.

13. Software License

Software, if included with a Product, is hereby licensed and not sold. The license is nonexclusive, and is limited to use with the Product with which it is included. No other use is permitted and Seller retains for itself (or, if applicable, its suppliers) all title and ownership to any software delivered hereunder, all of which contains confidential and proprietary information and which ownership includes without limitation all rights in patents, copyrights, trademarks and trade secrets. Buyer shall not attempt any sale, transfer, sublicense, reverse compilation or disassembly (save to the extent expressly permitted by law) or redistribution of the software. Buyer shall not copy, disclose or display any such software, or otherwise make it available to others. In the event that Product is subject to a separate license agreement, Seller shall provide that license agreement to Buyer for review and acceptance, in advance.

Docusign Envelope ID: DB049523-0CDF-40E1-B382-AD6604AB106D

14. Compliance with Laws

The Parties shall comply with all laws and regulations applicable to Products including all applicable import and export laws and regulations. Each Party and their agent shall provide all information requested by the other Party (Requesting Party) relating to the Requesting Party's voluntary or mandatory compliance with any law or regulation, and Each Party shall indemnify the other Party for any losses incurred by the other Party arising from the other Party's or their agent's failure to provide the information requested by the Requesting Party.

15. Waiver

No waiver of any provision of these terms and conditions (or any right or default hereunder) shall be effective unless in writing and signed by an authorized representative Seller. Any such waiver shall be effective only for the instance given, and shall not operate as a waiverwith respect to any other rights or obligations under these terms and conditions or applicable law in connection with any other instances or circumstances.

16. Language

The parties have expressly required that these terms and conditions be prepared in the English language. Les parties aux présentes ont expressément exigé que les présents termes et les bons de commandes émisaux termes des présentes soient rédigés en langue Anglaise.

17. Choice of Law and Dispute Resolution

Except as set forth below, these terms and conditions shall be governed by and construed in accordance with the laws of the State of California , without reference to its choice of law rules. Any claim or litigation arising out of or relating to Products shall be brought exclusively in a court of competent jurisdiction in Santa Clara County . In all cases, Buyer and Seller expressly exclude from application the United Nations Convention on Contracts for the International Sale of Goods.

18. Assignment

(a) Buyer may not assign, transfer or subcontract the performance of its services, or any of its rights and/or obligations hereunder, without Seller's prior written consent.

(b) Seller may not assign, transfer or subcontract the performance of its services, or any of its rights and/or obligations hereunder, without Buyer's prior written consent.

19. Severability

If any provision of these terms and conditions is determined to be illegal, invalid, or unenforceable, the validity and enforceability of the remaining provisions of these terms and conditions will not be affected and, in lieu of such illegal, invalid, or unenforceable provision, there will be added, as part of these terms and conditions, one or more provisions as similar in terms as may be legal, valid and enforceable under applicable law.

20. Epidemic

Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic or any future epidemic, and Buyer shall not be entitled to any damages resulting thereof.

The Parties acknowledge and accept these Terms and Conditions as evidenced by the following signatures of their duly authorized representatives.

City of Santa Clara "Buyer"

Approved as to Form:

By: _____

Dated: _____

Print name: GLEN R. GOOGINS
City Attorney

By: _____

Dated: _____

Print name: JŌVAN D. GROGAN
City Manager
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

Eaton Corporation "Seller"

Signed by:

By: Amogh A Bhonde
E1603BD9ABBF4FE...

Dated: 12/12/2025

Print name: Amogh A Bhonde

Title: Sr VP/GM Power Reliability Division

Principal Place of Business Address:

_____

Email Address: AmoghABhonde@Eaton.com

26-122 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT

Action to Authorize the City Manager to Execute an Agreement with the City of San José Regarding Fiber Optic Cable and Conduit Where the City of San José Will Provide Construction Services Not-to-Exceed $379,000 and Authorization to Enter Into a Dark Fiber Lease Agreement With the Santa Clara Unified School District

BACKGROUND

In 2000, the City of Santa Clara's Electric Department, Silicon Valley Power (SVP), upgraded its communication system from an older copper-based network to a modern fiber-optic network. The upgraded system was intentionally designed with excess capacity to ensure long-term reliability for internal City operations and to allow for future commercial leasing.

Today, the SVP fiber-optic network ("SVP Fiber Program") spans approximately 100 route-miles, with about 70% installed underground and 30% installed aerially. This network supports critical SVP operations, City communication networks, local schools, and connectivity for 33 data centers.

Through its SVP Fiber Program, SVP also makes limited use of the excess capacity by leasing dark fiber to third parties. Dark fiber consists of City-owned, unlit fiber-optic networks that customers use for their own communication needs. SVP Fiber currently provides services to 17 commercial customers and generates approximately $2.1 million in annual revenue.

SVP also provides fiber optic service to the Santa Clara Unified School District (SCUSD). The City and the SCUSD entered a dark fiber lease agreement on May 19, 2009, allowing SVP Fiber to provide dark fiber services to 29 sites. Since 2019, the SCUSD has been asking SVP Fiber for a dark fiber solution to their planned schools in San José near the City of Santa Clara boundary, but at the time the only known solution would cost millions of dollars in construction. On December 18, 2023, SVP received another dark fiber request from the SCUSD for additional dark fiber leasing for three additional new SCUSD schools within the City of San José: (1) Kathleen MacDonald High School, located at 3588 Zanker Road, San José, CA 95134, (2) Dolores Huerta Middle School, located at 3556 Zanker Road, San José, CA 95134, and (3) Abram Agnew Elementary School, located at 3534 Zanker Road, San José, CA 95134.

Due to the location of the three schools, extensive new construction and right-of-way acquisition along major roadways in the City of San José would normally be required to extend SVP's dark fiber optic network to the requested the SCUSD locations. As mentioned earlier, this would be quite expensive; fortunately, SVP Fiber staff and San José staff developed a mutually beneficial solution whereby the City of San José would provide SVP conduit and construct additional facilities to accommodate SVP's fiber.

Because the three schools are beyond the City's boundaries, the City and the SCUSD are in process of negotiating a new dark fiber lease agreement specific to these three schools based on the current dark fiber lease agreement template. The separate dark fiber lease agreement is contingent on the execution of this agreement between the City and the City of San José, which will facilitate the provision of leased fiber to the three schools.

DISCUSSION

SVP embarked on its collaboration with the City of San José based on the SCUSD's request for SVP Fiber Service to its three San José campuses. SVP staff coordinated with San José and concluded that a collaborative approach was mutually beneficial. In this proposed agreement, San José will allow Santa Clara to install, own, and use fiber optic cable in San José's existing telecommunications conduit(s). This will enable SVP to provide a dark fiber path from the SCUSD's district office at 1889 Lawrence Road, Santa Clara, CA 95051, to the three campuses listed above. The agreement will also allow SVP to service additional commercial customers who are in the vicinity of the new SVP fiber alignment.

The agreement will require SVP to pay project costs equal to $379,000. These costs will cover upgrades to San José's existing telecommunications lines from copper communication cable to fiber optic cable specifically within designated shared conduit(s).

The City of San José and their contractor will manage and complete all construction work required within San José, including along Tasman Drive and Zanker Road, and furnish all materials needed. San José will install new 3-cell innerduct into the designated conduit(s) and will install two separate fiber optic cables, one 288-strand fiber optic cable and one 72-strand fiber optic cable, in two separate cells within the conduit's 3-cell innerduct. San José will also be responsible for, but not limited to, installing short spans of new conduit and new or upgraded pull boxes, and removing and disposing of the old copper cable. The City of San José will also perform all supporting activities, including preliminary conduit investigation, obtaining permits, coordinating traffic control, testing, and documentation.

SVP will have ownership, maintenance, and use of the 3-cell innerduct, the 288-strand fiber optic cable, and all associated fiber optic splice enclosures or panels. This means SVP will not need to pass-through third-party fees from San José to the SCUSD and SVP will remain the SCUSD's point of contact for any outages.

Separately, SVP Fiber staff and the SCUSD are negotiating a Dark Fiber Lease Agreement which will be based on SVP's current template with non-substantive edits.

ENVIRONMENTAL REVIEW

Staff recommends that the City Council determine that the actions being considered are exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15303 (Class 3 - New Construction) of Title 14 of the California Code of Regulations as the proposed agreement involves the extension of existing dark fiber facilities.

FISCAL IMPACT

The proposed project costs by the City of San José are estimated to be $379,000, which consists of the estimated construction cost and a 15% contingency. Sufficient funding is included in the FY 2025/26 Electric Utility Capital Fund Fiber Development, Design, and Expansion project. SVP will

fund the full cost up front in FY 2025/26 and the SCUSD will provide its 50% cost share for construction in FY 2026/27. The overall impact to SVP is $189,500 for construction. Since this agreement enables additional fiber leasing to the SCUSD, SVP's anticipated additional annual lease revenue from the SCUSD would be $78,223, which is subject to an annual 3% or consumer price index (CPI) increase, whichever is greater, as described in the SCUSD's fiber lease agreement. SVP expects to recover the cost of this investment through lease revenues in approximately 3 years.

COORDINATION

This report has been coordinated with the City Attorney's Office. Additionally, staff received information from the City of San José for the preparation of this report.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, or by email to: clerk@santaclaraca.gov.

RECOMMENDATION

1. Determine that the proposed actions are exempt from CEQA pursuant to section 15302 section 15303 (Class 3 - New Construction) of Title 14 of the California Code of Regulations;
2. Authorize the City Manager or designee to execute the Agreement between the City of Santa Clara and the City of San José Regarding Fiber Optic Cable and Conduit to allow the City of Santa Clara to install and use fiber optic cables in the City of San José's existing conduits, for a not-to-exceed amount of $379,000, subject to the review and approval as to form by the City Attorney;
3. Authorize the City Manager or designee to negotiate and execute a Dark Fiber Lease Agreement between the City of Santa Clara and the Santa Clara Unified School District (SCUSD) to lease dark fiber in the boundaries of the City of San José in substantially the form attached to this Report to Council, subject to the review and approval as to form by the City Attorney; and
4. Authorize the City Manager or designee to (1) take any action as necessary to implement and administer the above agreements, (2) amend the Dark Fiber Lease Agreement to include additional SCUSD schools, and (3) amend both agreements to make non-substantive modifications, subject to the review and approval as to form by the City Attorney.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. Proposed Agreement with the City of San José
2. Current Dark Fiber Lease Agreement Template

AGREEMENT
BETWEEN
THE CITY OF SANTA CLARA
AND
THE CITY OF SAN JOSE
REGARDING FIBER OPTIC CABLE AND CONDUIT

This Agreement (herein "Agreement") is made and entered into November 20, 2025 , (herein the "Effective Date") by and between the City of Santa Clara, a California chartered municipal corporation, with its principal place of business located at 1500 Warburton Avenue, Santa Clara, California 95050 (herein "SANTA CLARA"), and the City of San José, a California chartered municipal corporation, with its principal place of business located at 200 E. Santa Clara St., San José, CA 95113 (herein "SAN JOSE"). SANTA CLARA and SAN JOSE may be referred to herein individually as a "Party" or as "City" or collectively as the "Parties."

RECITALS

WHEREAS:

A. SANTA CLARA and SAN JOSE both own and operate their own separate and distinct Fiber Optic Communications Network (FOCN) within their own corporate boundaries for the purposes of connecting their respective assets; and

B. SANTA CLARA desires to provide, and the Santa Clara Unified School District ("District") desires to receive, dark fiber service to (a) Kathleen MacDonald High School located at 3588 Zanker Road, San Jose, CA 95134; (b) Dolores Huerta Middle School located at 3556 Zanker Road, San Jose, CA 95134, and (c) Abram Agnew Elementary School located at 3534 Zanker Road, San Jose, CA 95134, ("School District Property"); and

C. SANTA CLARA plans to serve the School District Property from its FOCN through the alignment depicted and described in Exhibit A ("Alignment"), attached hereto and incorporated by reference; and

D. SAN JOSE owns existing conduit for the full length of the Alignment within the City of San Jose as further depicted in Exhibit A-1 ("Conduit"), attachment hereto and incorporated herein by reference; and

E. SANTA CLARA desires to utilize, and SAN JOSE desires to provide, the Conduit for SANTA CLARA's service to the School District Property and other future commercial customers along the Alignment; and

F. To provide that service, SANTA CLARA requires the installation of fiber optic cable (FOC) within the Conduit, and SAN JOSE also desires to replace its copper communication cable with FOC within its Conduit as in an ongoing effort of upgrading the cables to SAN JOSE's standard FOC for improved connectivity and bandwidth; and

G. Accordingly, the Parties agree it is in the public interest for SANTA CLARA and SAN JOSE to replace the copper communication cable within the Conduit, complete the FOC installation, and perform related work in a cooperative and economical manner by performing the work under a single joint project (hereinafter "PROJECT" as further described in Section 1 and Exhibit A); and

H. SANTA CLARA and SAN JOSE mutually desire to set forth the terms and conditions of the (1) design, construction, operations and maintenance of the PROJECT, (2) PROJECT cost share, (3) SANTA CLARA use of the Conduit, and (4) ownership of the installed FOC.

In consideration of the above referenced recitals and the following mutual covenants, agreements and obligations of the Parties, SANTA CLARA and SAN JOSE agree as follows:

AGREEMENT PROVISIONS

1. PROJECT DESCRIPTION:

SAN JOSE shall complete PROJECT as more fully described in Exhibit A, except to the extent set forth therein. The Parties may modify the PROJECT description and responsibilities or this Agreement solely by amendment.

2. PROJECT COSTS:

The PROJECT cost estimate ("Cost Estimate") is the most current cost estimate and is attached hereto as Exhibit B and incorporated by reference. The Cost Estimate consists of the estimated PROJECT Construction Cost (defined below) and a fifteen percent (15%) contingency. The Cost Estimate is subject to change based upon Actual Construction Cost, including any directly related PROJECT change orders.

As used in this Agreement, Construction Cost is defined as any and all costs paid to construction contractors as part to complete the PROJECT, including costs paid for construction items of work and construction change orders, minus any liquidated damages or penalties assessed to the construction contractor ("Construction Cost"). SAN JOSE and SANTA CLARA agree to meet and confer as to cost sharing of any liquidated damages assessed to the construction contractor. Construction Cost is based upon contracted labor rates from SAN JOSE's On-Call Maintenance Contract.

SANTA CLARA shall pay SAN JOSE for its portion of the Cost Estimate which shall not exceed the maximum amount of **Three Hundred and Seventy-Nine Thousand dollars ($379,000)** ("Total Reimbursement Amount"). Should the Total Reimbursement Amount exceed the aforementioned amount based upon actual Construction Cost, the Parties shall confer, and any agreement to increase the Total Reimbursement Amount shall be documented in writing by a written amendment to this Agreement.

3. SAN JOSE'S OBLIGATIONS:

SAN JOSE agrees as follows:

A. To complete the PROJECT as fully set forth in Exhibit A and in connection therewith.

B. Provide Project Delivery which is further defined as design and construction of the PROJECT ("Project Delivery"). Project Delivery shall include but not be limited to the following: (1) prepare specifications, contract documents and cost estimate; (2) notify local businesses and provide public information; (3) coordinate with various agencies and stakeholders; (4) prepare of all necessary environmental documents; (5) obtain permits; (6) administer the Project construction contract; (7) provide materials control and inspection services; and (8) make progress

payments to the construction contractor. All costs for third-party contracts other than the PROJECT construction contract, such as but not limited to consultant design or inspection contracts, shall be considered as included in Project Delivery and no separate reimbursement for such costs will be sought from SANTA CLARA.

C. To coordinate, communicate, and cooperate with SANTA CLARA for the design and administration of the PROJECT, including obtaining SANTA CLARA's approval of the PROJECT construction documents.

D. To regularly communicate with SANTA CLARA throughout the duration of the PROJECT including, but not limited to, providing project status updates, responding to inquiries, providing invitations to preconstruction and construction meetings, providing coordination and notices for inspections by SANTA CLARA for construction within SANTA CLARA's jurisdiction, and as requested by SANTA CLARA.

E. To coordinate, communicate, and cooperate with SANTA CLARA regarding other projects or activities occurring within the PROJECT limits, including making modifications to the PROJECT to accommodate other projects or activities.

F. To provide SANTA CLARA with awarded final specifications and contract documents for the PROJECT in electronic format.

G. To pay SAN JOSE's share of the Construction Cost.

H. To cooperate with SANTA CLARA should SANTA CLARA raise any issues concerning the work in SANTA CLARA's jurisdiction that requires correction by the construction contractor prior to contract acceptance or within the warranty period of the PROJECT.

I. To provide construction change orders that have potential to change the Total Reimbursement Amount; obtain SANTA CLARA's concurrence prior to approving such construction change orders. SANTA CLARA's project manager is to provide a response within four (4) business days.

J. To assign as the designated project manager for SAN JOSE for the duration of the PROJECT Ho Nguyen (email: Ho.Nguyen@sanjoseca.gov@sanjoseca.gov). SAN JOSE's project manager shall have all the necessary authority to direct technical and professional work within the scope of the Agreement and shall serve as the principal point of contact for SAN JOSE.

K. To keep and maintain a complete copy of all records regarding costs and expenditures relating to the PROJECT, together with a complete copy of all plans, specifications, reports, contracts and other documents relating to the PROJECT, and the same shall be available for inspection by SANTA CLARA at any time during usual business hours.

L. To allow SANTA CLARA, including its employees and agents, reasonable access to the PROJECT site, at all reasonable times to perform observation or inspection of any work on the SANTA CLARA portion of the PROJECT or portions of the PROJECT affecting SANTA CLARA.

M. To provide SANTA CLARA with a copy of as-built record drawings for the PROJECT including specifically the SANTA CLARA portion thereof within a reasonable amount of time.

N. To obtain or require the construction contractor to obtain all required permits and approvals for all PROJECT work within SAN JOSE city limits, including work associated with the SANTA

CLARA portion thereof. For permits paid directly by SAN JOSE and not by the construction contractor, the costs for said permits shall be considered as included under the Total Reimbursement Amount and no additional reimbursement shall be sought from or paid by SANTA CLARA.

O. To file a Notion of Completion for the construction contract only after SANTA CLARA's portion is accepted in writing by SANTA CLARA.

P. SAN JOSE shall cause the PROJECT construction contractor to provide a warranty period of at least one (1) year from the acceptance date.

Q. SAN JOSE shall ensure that, following the completion of the PROJECT, sufficient space will remain within the Conduit for the full and unimpeded use of any remaining available innerduct cell(s) for future cable installation.

R. To provide one (1) final detailed invoice with the Total Reimbursement and final accounting of all PROJECT costs associated with the SANTA CLARA portion of the PROJECT to SANTA CLARA within thirty (30) calendar days after the Parties accept the PROJECT as complete in writing, in accordance with the following:

1. The detailed invoice sets forth the actual Construction Costs.
2. Notwithstanding any other provisions, the final detailed invoice shall occur no later than 180 calendar days following the completion of work as defined in California Civil Code section 9200 et seq.
3. Notwithstanding any other provisions, if the payments made to the construction contractor involve potential claims, claims, or disputes, SAN JOSE may provide a detailed invoice for those project costs not subject to potential claims, claims, or disputes, subsequently followed by an invoice for any claimed or disputed amounts once said claimed or disputed amounts are resolved. No additional reimbursement shall be sought from SANTA CLARA in connection with the preceding sentence.

4. <u>SANTA CLARA'S OBLIGATION</u>:

SANTA CLARA agrees as follows:

A. To pay the Total Reimbursement Amount as may be amended by mutual written agreement upon PROJECT completion and acceptance of the PROJECT by SANTA CLARA.

B. Subject to Section 3.Q. above, to pay Total Reimbursement Amount within forty-five (45) business days of receiving and approving the final detailed invoice from SAN JOSE, provided that the following conditions are met:

1. The PROJECT has been completed and SANTA CLARA has approved the portion of the work in its jurisdiction. Acceptance by SANTA CLARA shall be made in writing to SAN JOSE. SANTA CLARA may request documentation of such costs, and may review the original invoices, quantities of work, or request copies of same, which shall be provided within a reasonable time.
2. The detailed invoice sets forth actual Construction.

C. To assign as the designated project manager for SANTA CLARA for the duration of the PROJECT Felix Fong (email: FFong@santaclaraca.gov). SANTA CLARA's project manager shall manage the review, approval, and acceptance of work within the scope of the Agreement in accordance with SANTA CLARA's practices and shall serve as the principal point of contact with SAN JOSE.

5. To obtain and provide to SAN JOSE all required permits for work done within the SANTA CLARA city limits. TERM OF AGREEMENT:

A. This Agreement is effective from the Effective Date and will continue for an initial term of three (3) years ("Initial Term"), unless modified by a written amendment. Following this Initial Term, the Agreement will automatically extend for successive one-year periods (each an "Extension Term"), provided that neither Party has delivered written notice of termination at least 180 days prior to the commencement of the Initial Term or any subsequent Extension Term. The Initial Term and Extension Term shall be collective referred to in this Agreement as "Term".

B. Commencing from the Effective Date and except for expiration of this Agreement in accordance with Section 5.A., the Agreement can be terminated only upon the mutual written consent and terms acceptable to all Parties.

6. OWNERSHIP, MAINTENANCE, AND RESPONSIBILITIES:

A. Upon PROJECT completion and PROJECT acceptance by SANTA CLARA, SANTA CLARA shall have the right to use the Conduit for the Term for the SANTA CLARA FOC (as defined below).

B. SANTA CLARA shall own and maintain the 288-Strand FOC, 3-cell flexible innerduct within the Conduit, SANTA CLARA-owned boxes in front of any of its customer's property within the SAN JOSE portion of the Alignment and associated fiber optic splice enclosures or panels (SANTA CLARA FOC) as more fully described in Exhibit A.

C. SAN JOSE shall own and maintain the 72-Strand FOC within SANTA CLARA's 3-cell flexible innerduct in the Conduit, and associated fiber optic splice enclosures, boxes, or panels (BRANCH FOC) as more fully described in Exhibit A.

D. SAN JOSE may request of SANTA CLARA the use of any of SANTA CLARA owned unused innerduct cells in the Conduit at any time in trade for additional cost-free conduit use by SANTA CLARA.

E. Fiber Optic Cable Use
1. SAN JOSE has the right to unfettered use of the BRANCH FOC, and SANTA CLARA has the right to unfettered use of the SANTA CLARA FOC.
2. SANTA CLARA has the right to unfettered use of the boxes of the BRANCH FOC. Except as set forth in this Agreement, no Party shall access the other Party's FOC without the prior written approval of FOC owner, except that in cases of emergency, approval may be communicated verbally.

F. Maintenance and Repairs
1. SAN JOSE shall be responsible for the general maintenance and operations of the Conduit and BRANCH FOC.
2. SANTA CLARA shall be responsible for the general maintenance and operations of SANTA CLARA FOC.
3. Emergency Repairs
   i. SAN JOSE shall repair any damage SAN JOSE or its agents cause to the Conduit and/or any FOC within the Conduit except that SANTA CLARA may, in its sole discretion, perform the repairs to SANTA CLARA FOC and bill SAN JOSE for the costs incurred

for such repairs. SAN JOSE shall use its commercially reasonable efforts to complete the repair in accordance with "Emergency Response and Repair Times" set forth below.

ii. SANTA CLARA shall repair any damage SANTA CLARA or its agents cause to the Conduit and/or any FOC within the Conduit, except that SAN JOSE may, in its sole discretion, perform the repairs to the Conduit and BRANCH FOC and bill SANTA CLARA for the costs incurred for such repairs. SANTA CLARA shall use its commercially reasonable efforts to complete the repair in accordance with "Emergency Response and Repair Times" set forth below.

iii. Conduit damage caused by an unknown third party shall be repaired by SAN JOSE in accordance with the "Emergency Response and Repair Times" set forth below. In the event of damage to any FOC, within the Conduit by an unknown third party, the FOC shall be repaired by the respective FOC owner. Either Party may request the other to perform such repairs, but neither party is obligated to do so. Cost sharing for these repairs can be negotiated at the time the work is performed.

iv. Emergency Response and Repair Times

a. If damage occurs during normal business working hours between 8am and 5pm Monday through Friday, with the exception of either Parties' respective holidays, then the responsible Party shall evaluate damaged Conduit and FOC within four (4) hours and have appropriate restoration/repair personnel and equipment onsite to begin restoration of FOC functionality within eight (8) hours of damage notification.)

b. If damage occurs outside normal business working hours, the responsible Party shall evaluate the damaged Conduit and FOC within eight (8) hours of damage notification and have appropriate restoration/repair personnel and equipment onsite to begin restoration of FOC functionality on the next business day.

c. If the responsible Party cannot provide permanent restoration within the times described above, it shall make commercially reasonable efforts to provide temporary restoration. Following the completion of such temporary restoration, the responsible Party shall propose a permanent repair and site restoration plan within five (5) business days.

7. INDEPENDENT ENTITIES:

The Parties agree and intend that SAN JOSE and SANTA CLARA are independent entities and do not intend by this Agreement to create any partnership, joint venture, or similar business arrangement, relationship or association between them, except as may be agreed to expressly by this Agreement.

8. NO PLEDGING OF EITHER CITY'S CREDIT:

Under no circumstances shall either SANTA CLARA or SAN JOSE have authority or power to pledge the credit of the other public entity or incur obligation in the name of the other public entity.

9. NO THIRD PARTY BENEFICIARY:

This Agreement shall not be construed or deemed to be an agreement for the benefit of any third party or parties and no third party or parties shall have any claim or right of action hereunder for any cause whatsoever.

10. AMENDMENTS:

No alternation or amendment of the terms of this Agreement shall be valid unless made in writing and signed by the Parties.

11. NOTICES:

Notices are to be sent as follows:

To SAN JOSE: Kenneth Jung
Division Manager
City of San José
200 E Santa Clara St, 8th Floor
San José, CA 95113

To SANTA CLARA: Ted Salazar
Principal Electric Utility Engineer – Silicon Valley
Power City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

12. SEVERABILITY CLAUSE:

In case any one or more of the provisions contained herein shall, for any reason, be held invalid, illegal, or unenforceable in any respect, it shall not affect the validity of the other provisions which shall remain in full force and effect.

13. ENCROACHMENT PERMITS/RIGHT OF WAY:

A. SANTA CLARA will obtain all encroachment permits for any PROJECT work within the City of Santa Clara. SAN JOSE will obtain all encroachment permits for any PROJECT work within the City of San Jose. For public entities other than the Cities of San Jose and Santa Clara, SAN JOSE's contractor or SAN JOSE shall obtain permits from all other agencies, including, but not limited to Valley Transportation Authority.

B. SAN JOSE shall be responsible for obtaining all required right-of-way, if applicable, for the PROJECT within the City of San Jose.

C. SANTA CLARA is authorized, without the need to obtain any encroachment permits or other SAN JOSE authorizations, to perform any maintenance, repairs, and replacement of the SANTA CLARA FOC or any boxes of the BRANCH FOC. This Agreement shall function as SANTA CLARA's authorization.

D. If SANTA CLARA desires to install a box in front of the Property of any of its customers other than the School District Property, SANTA CLARA shall obtain an encroachment permit.

14. HOLD HARMLESS/INDEMNIFICATION:

It is understood and agreed that pursuant to California Government Code Section 895.4, that each Party shall fully indemnify and hold the other Party harmless from any liability imposed for injury (as defined in Government Code Section 810.8) by reason of anything done or omitted to be done by the indemnifying Party in connection with any work, authority or jurisdiction delegated to the respective Party under this Agreement. This hold harmless and indemnification provision shall apply to any activities, errors or omissions of the indemnifying Party and/or that Party's officers, employees, agents, or any person or entity acting or omitting to act for or on behalf of said Party or such person or entities as are specifically authorized and empowered by that Party to act for it. For the activities, errors, and/or omissions of the construction contractor retained for the PROJECT, each Party shall defend, indemnify and hold harmless the other Party to the fullest extent legally possible for all work performed in the indemnifying Party's jurisdiction.

15. CAPTIONS:

The captions of the various sections, paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered nor referred to for resolving questions of interpretation of this Agreement.

16. INSURANCE REQUIREMENTS:

SAN JOSE shall require any contractor awarded a contract for any portion of the work to be done on the PROJECT to secure and maintain in full force and effect at all times during construction and performance of the PROJECT, and until said PROJECT is accepted by all Parties, and any other time periods specified in the construction contract documents for any portion of the work, insurance coverage described below, at no additional cost to either SAN JOSE or SANTA CLARA, with coverage amounts, required endorsements, certificates of insurance, and coverage verifications satisfactory and acceptable to all Parties. SANTA CLARA, its respective City Council, commissions, officers, employees, volunteers and agents shall be added as additional insureds on the commercial general liability policy with respect to liability arising out of the contractor's work for SAN JOSE on this Project.

It is mutually understood that during the term of the construction activities on the PROJECT, SAN JOSE will require the construction contractor to carry commercial general liability in amounts of not less than Two Million Dollars ($2,000,000) per occurrence; automobile liability in an amount not less than Two Million Dollars ($2,000,000) per accident; and a Workers' Compensation Insurance policy as required by the State of California, with Statutory and Employer's Liability Insurance limits of not less than One Million Dollars ($1,000,000).

SAN JOSE shall require the construction contractor to obtain insurance coverages of not less than those required for an encroachment permit from SANTA CLARA as part of obtaining an encroachment permit from SANTA CLARA.

17. WAIVER:

The Parties' waiver of any term, condition or covenant, or breach of any term, condition or covenant shall not be construed as a waiver of any other term, condition or covenant or breach of any other term, condition or covenant.

18. ENTIRE AGREEMENT:

This Agreement contains the entire Agreement between SANTA CLARA and SAN JOSE relating to the PROJECT. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force or effect.

19. OTHER AGREEMENTS:

This Agreement shall not prevent either Party from entering into similar agreements with others, except that SAN JOSE shall not grant access to any other party to any portion of the Conduit occupied by SANTA CLARA. The Parties acknowledge and accept the terms and conditions of this Agreement as evidenced by the following signatures of their duly authorized representatives. It is intent of the Parties that this Agreement shall become operative on the effective date.

20. VENUE:

The parties agree that venue shall be exclusively vested in the state courts of the State of California, County of Santa Clara, or if federal jurisdiction is appropriate, exclusively in the United States District Court, Northern District of California, San José, California.

21. EXECUTION IN COUNTERPARTS/ELECTRONIC SIGNATURES:

This Agreement may be executed in any number of separate counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument.

Unless otherwise prohibited by law or policy of a Party, the Parties agree that an electronic copy of a signed contract, or an electronically signed contract, has the same force and legal effect as a contract executed with an original ink signature. The term "electronic copy of a signed contract" refers to a writing as set forth in Evidence Code Section 1550. The term "electronically signed contract" means a contract that is executed by applying an electronic signature using technology approved by each Party. Each Party (i) has agreed to permit the use, from time to time and when allowed by law, of electronic signatures in order to expedite the transaction contemplated by this AGREEMENT, (ii) intends to be bound by electronic signature, (iii) is aware that the other will rely on the electronic signature, and (iv) acknowledges such reliance and waives any defenses (other than fraud) to the enforcement of any document based on the fact that a signature was sent by telecopy. As used herein, the term "electronically signed contract" shall include any signature sent via facsimile or via email in portable document format (".pdf").

(Signatures on Following Page)

The Parties acknowledge and accept the terms and conditions of this Agreement as evidenced by the following signatures of their duly authorized representatives. It is the intent of the Parties that this Agreement shall become operative on the Effective Date.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form: Dated: _____

GLEN R. GOOGINS
City Attorney

JŌVAN D. GROGAN
City Manager
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"SANTA CLARA"

CITY OF SAN JOSE, CALIFORNIA

Approved as to Form: Dated: _____

MATTHEW TOLNAY
Senior Deputy City Attorney

EMILY LAM
Director
Office of the City Manager
200 E. Santa Clara Street
San Jose, CA 95113
Telephone: (408) 277-5777
Fax: (408) 277-3131

"SAN JOSE"

EXHIBIT "A"

SCOPE OF WORK

GENERAL:

SAN JOSE or their maintenance Contractor under management of SAN JOSE, shall complete the PROJECT which includes the following:

1. Segment 1: Lick Mill Blvd – Renaissance Dr
    a. Furnish and Install Innerduct: Furnish and install approximately 2,000 linear feet of Flexible 2-inch 3-cell Max Cell Innerduct.
    b. Furnish and Install Fiber Optic Cable: Furnish and install approximately 2,000 linear feet of 288-strand single-mode fiber optic cable (also known as the SANTA CLARA FOC).

2. Segment 2: Renaissance Dr – Zanker Rd – River Oaks
    a. Furnish and Install Innerduct: Furnish and install approximately 11,000 linear feet of Flexible 2-inch 3-cell Max Cell Innerduct.
    b. Furnish and Install 288-Strand Fiber Optic Cable (also known as the SANTA CLARA FOC): Furnish and install approximately 11,000 linear feet of 288-strand single-mode fiber optic cable.
    c. Furnish and Install 72-Strand Fiber Optic Cable also known as the BRANCH FOC): Furnish and install approximately 8,000 linear feet of 72-strand single-mode fiber optic cable.
    d. Pull Box Upgrades: Upgrade 8 existing pull boxes as required for new cable installations and increased capacity.
    e. New Pull Box Installation: Furnish and install one (1) new N40 pull box to intercept conduits.
    f. Conduit Installation (Renaissance Dr to Zanker Rd): Furnish and install 4-inch conduit from Renaissance Drive to the existing 4-inch AT&T conduit at Zanker Road, utilizing a WYE cast connection.
    g. Fiber Optic Cable Dressing: Prepping the installed 288-strand single-mode fiber optic cable (also known as the SANTA CLARA FOC) and splice cases
    h. Signal Interconnect Cable (SIC) Removal: Carefully remove and dispose of all existing Signal Interconnect Cable (SIC) within this segment.

3. Other
    a. Any preliminary investigative activities, such as rod and rope of conduits.
    b. All required traffic control.
    c. Obtaining the required permits for all work done within the City of San Jose.
        i. Permits for work done within the corporate limits of the City of Santa Clara will be obtained by SANTA CLARA.
    d. At SAN JOSE's sole expense, SAN JOSE will perform fiber optic testing as outlined under Exhibit C ("Fiber Optic Cable Testing Requirements") on all installed cables to ensure work was performed to industry standards. If damage is discovered in the cables, SAN JOSE will perform a point repair and retest the fiber strands.
        i. If SANTA CLARA identifies deficiencies in the cable from their own testing as a result of SAN JOSE's installation, at SAN JOSE's sole expense, SAN JOSE will perform a point repair for SANTA CLARA to retest the deficient fiber strands.

The work plan is attached to this Exhibit A, as Exhibit A-1 ("Work Plan"), which is hereby incorporated by reference into this Agreement. The Work Plan contains the following: Project location map.

SAN JOSE or its contractors shall perform the work described above in accordance with the Work Plan.

CONSTRUCTION STANDARDS:

Work within the corporate limits of SANTA CLARA shall follow the City of Santa Clara standard specifications and standard details including, but not limited to, details for ADA curb ramps and associated concrete work, survey monuments, utility and drainage covers, and traffic signal loop detectors.

NOTIFICATIONS

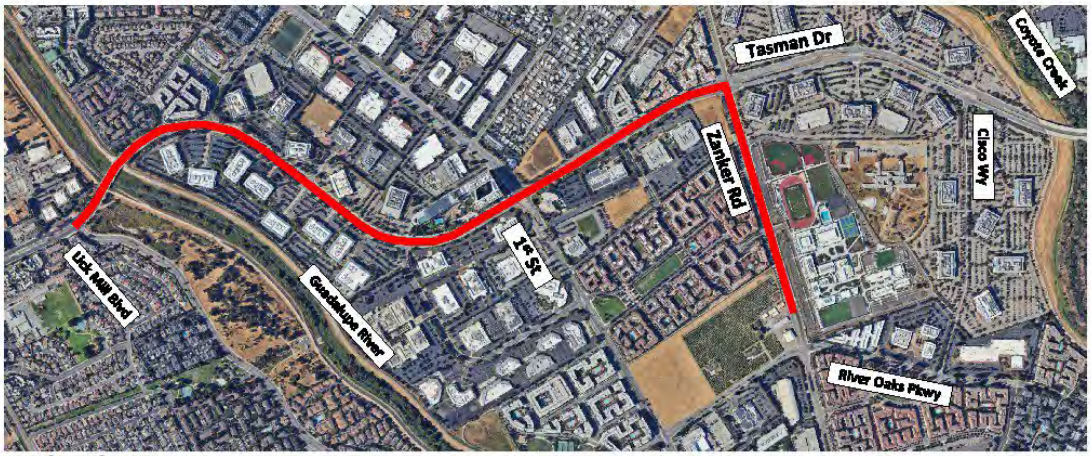
SAN JOSE shall have the primary role and be responsible for providing all public information regarding the project including for work completed within SAN JOSE's jurisdiction and for work completed within SANTA CLARA's jurisdiction. SANTA CLARA shall cooperate with and provide limited assistance to SAN JOSE for public information efforts.

Exhibit "A-1"

Work Plan

CITY OF SAN JOSE
DEPARTMENT OF TRANSPORTATION
PLANS FOR

CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1



Plan Sheets

1. Cover Sheet
2. Legend & Notes
3. Overview Sheet 1
4. Overview Sheet 2
5. Overview Sheet 3
6. Overview Sheet 4
7. Overview Sheet 5
8. Overview Sheet 6
9. Overview Sheet 7
10. Overview Sheet 8
11. Splice Detail A
12. Splice Detail B
13. Splice Detail C

Sheet 1 of 13

Notes

1. All splices shall be performed with a fusion splicer.
2. Tests shall be performed by City staff. Deficiencies shall be noted to Contractors.
3. **All materials shall be furnished by the Contractor unless otherwise noted.**
4. Contractor-furnished innerduct w/ tracer wire shall be used when feasible.
5. SIC shall be removed and replaced with fiber as noted in plans. SIC shall only be abandoned with the approval of City engineer.
6. Branches (main cable on conversion corridor) shall be 60 strand or larger cables. Contractor shall note actual strand counts.
7. Laterals (cables splicing from branch to TS cabinets) shall be pre-terminated 24-strand or larger cables. Panels shall be installed inside traffic signal cabinets unless noted otherwise. Panels ports shall have clearance of at least 3 inches from all obstruction.
8. Splice enclosures shall be installed at locations where Branches and Laterals meet. These locations are specified in the plans, but the final location shall be at the discretion of the installation Contractor. Deviances from plans shall be noted by the Contractor.
9. All pullboxes that the branch passes through shall contain at least 30' of slack when possible and more when noted.
10. Updated plans noting all changes shall be delivered to the City following completion of project.
11. Contractors shall exercise caution when working nearby existing SIC or fiber optic communication cables not related to this project. Plans will show when multiple cables are nearby working areas, but it shall be the contractor's responsibility to investigate and contact City staff when unsure of existing conditions.
12. It shall be the Contractor's responsibility to furnish all necessary permits when working in other agency's RoW.

Legend (Splice Diagrams Only)

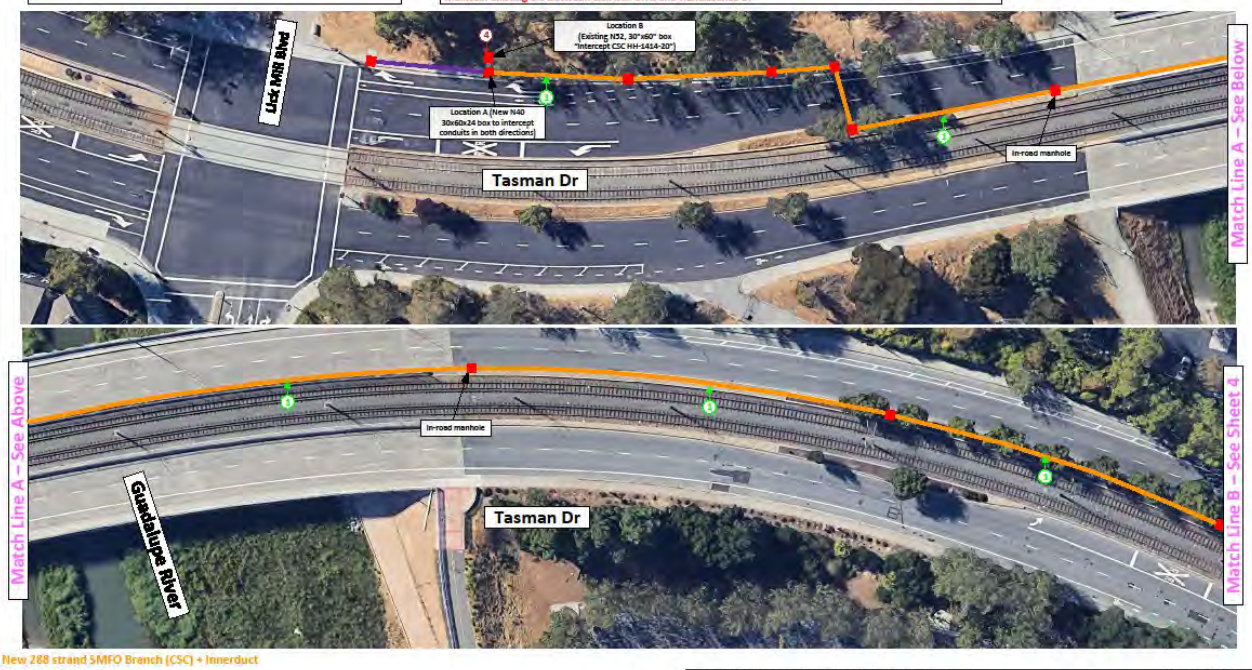
Existing	Proposed	Description
		Fiber Optic Cable
		Splice Enclosure
		Fiber Buffer Tube
		Cut Single Strand of Fiber
		Fiber Strand Fusion Splice

BL	Blue
OR	Orange
GR	Green
BR	Brown
SL	Slate
WH	White
RD	Red
BK	Black
YL	Yellow
VI	Violet
RO	Rose
AQ	Aqua

CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1 | City of San Jose, DOT | Legend & Notes | Sheet 2 of 13

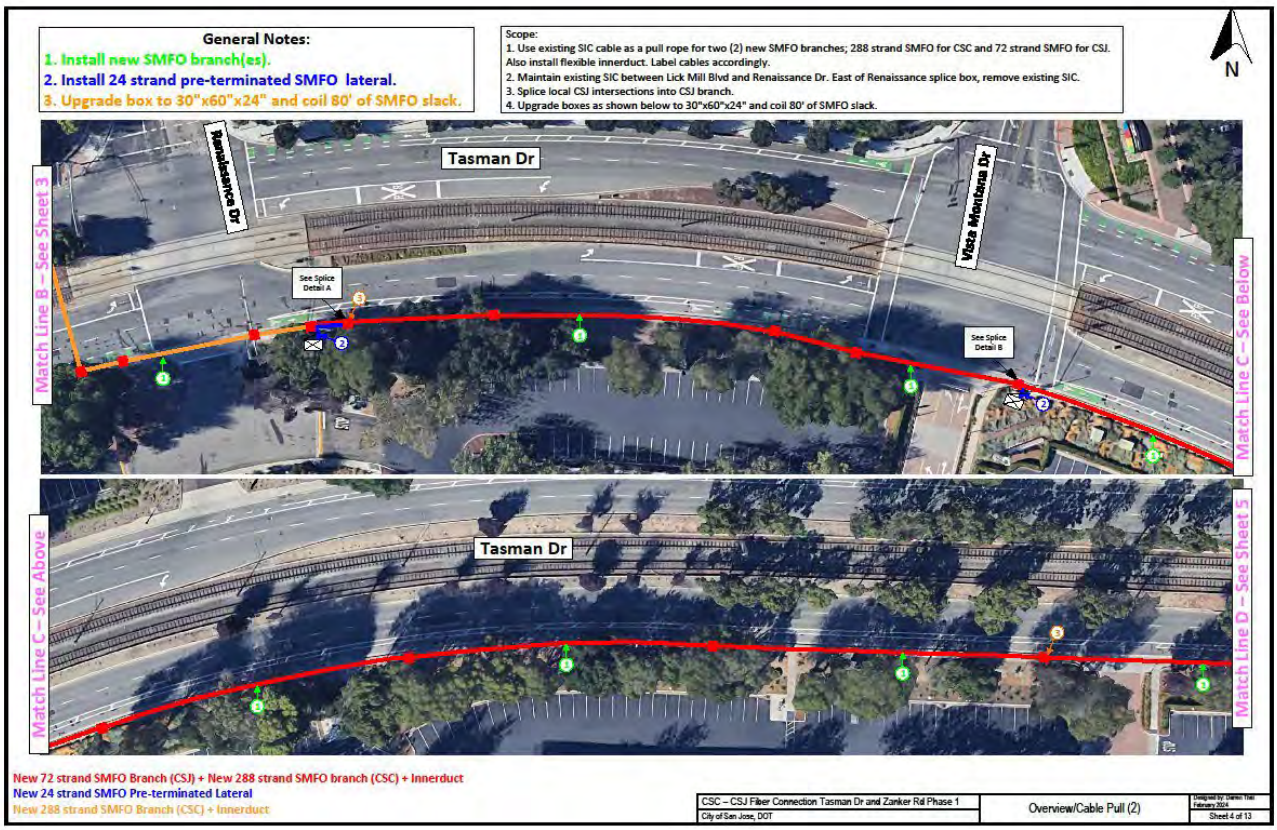
General Notes:
1. Install 288 strand SMFO branch.
4. Coil 100' of SMFO slack in existing pullbox.

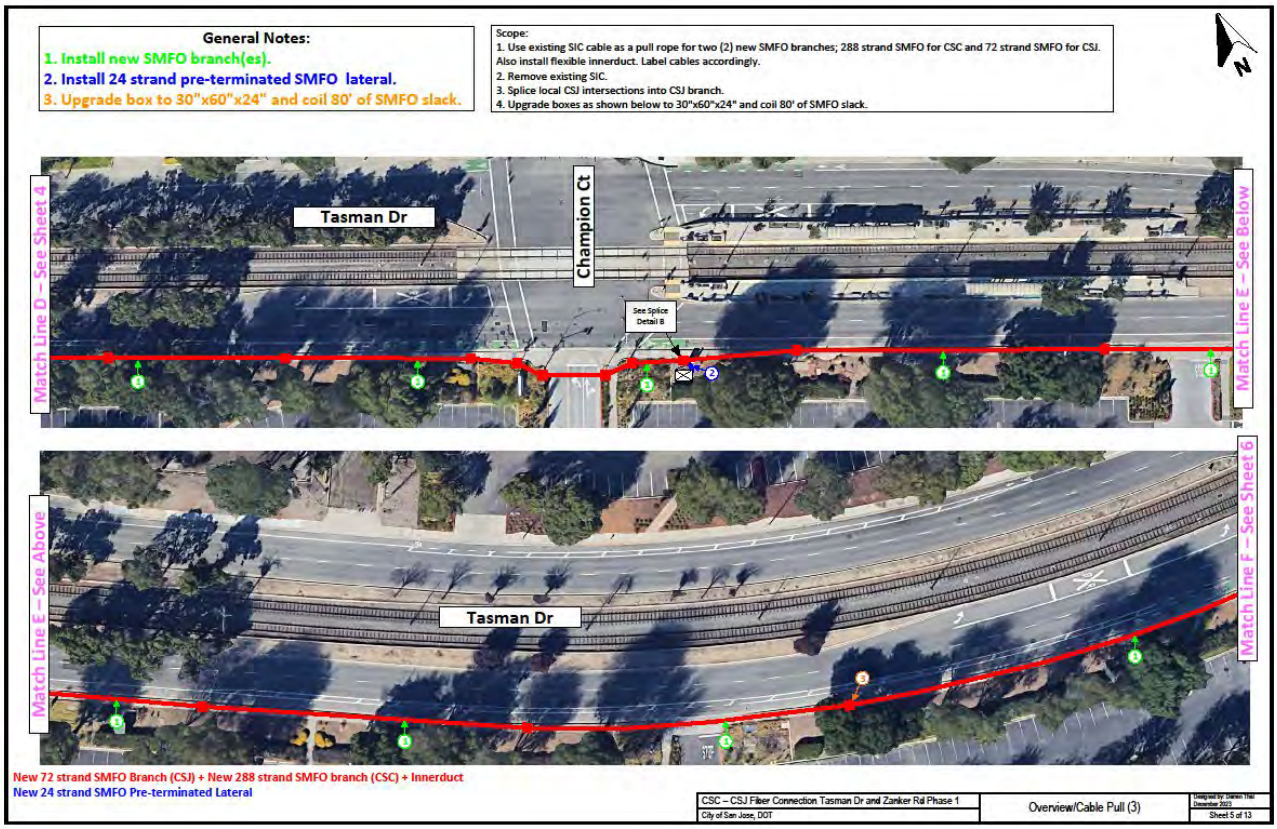
Scope:
1. Install new 288 strand SMFO branch.
2. At Location A, intercept conduit passing under sidewalk and install a new 30"x60"x24" box. Allow existing conduits to be still connected to adjacent boxes.
3. From Location A, install 2 new 2" conduits to Location B existing box nearby in softscape. Permit for intercept box and conduits to be provided by CSC (SVP)
4. Coil 100' of slack at Location B box.
Maintain existing SIC between Lick Mill Blvd and Renaissance Dr

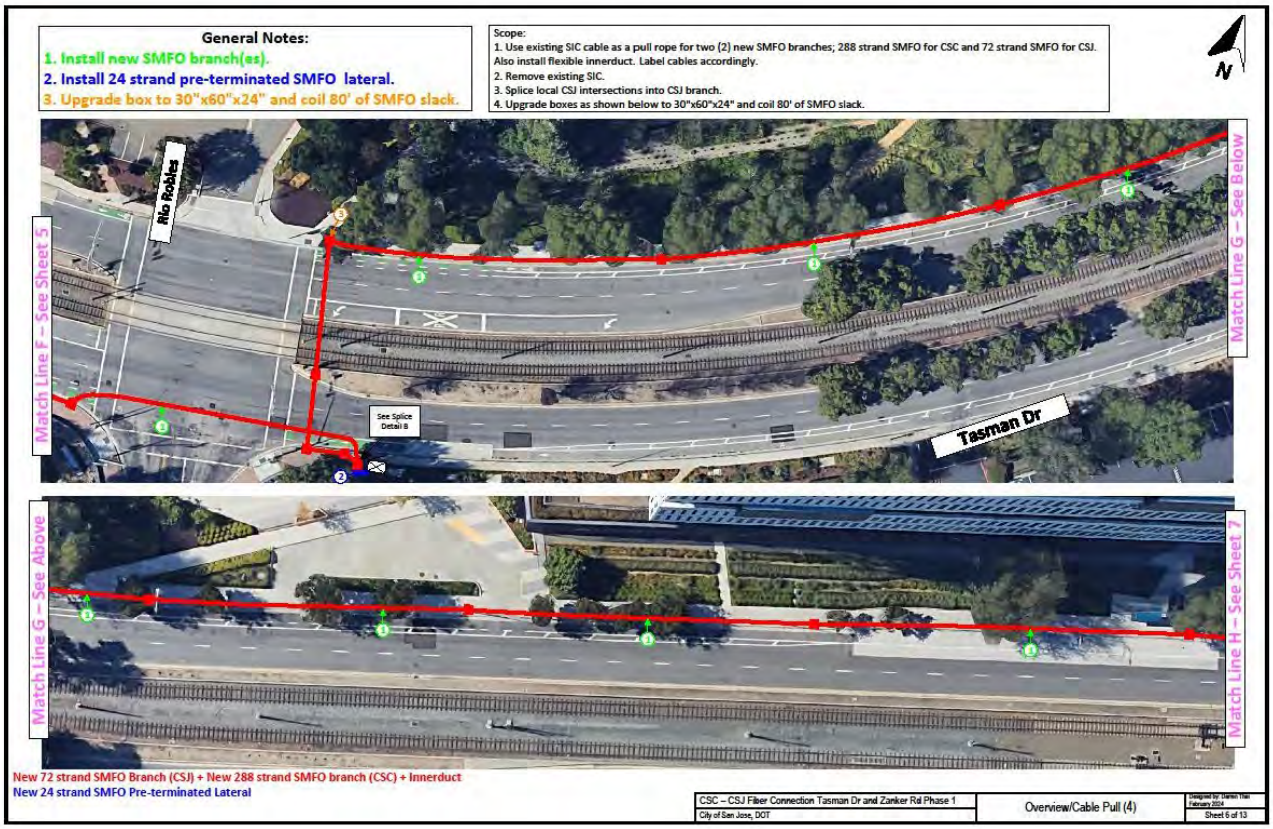


New 288 strand SMFO Branch (CSC) + Innerduct
New 2x 2" Conduits
Existing Conduits

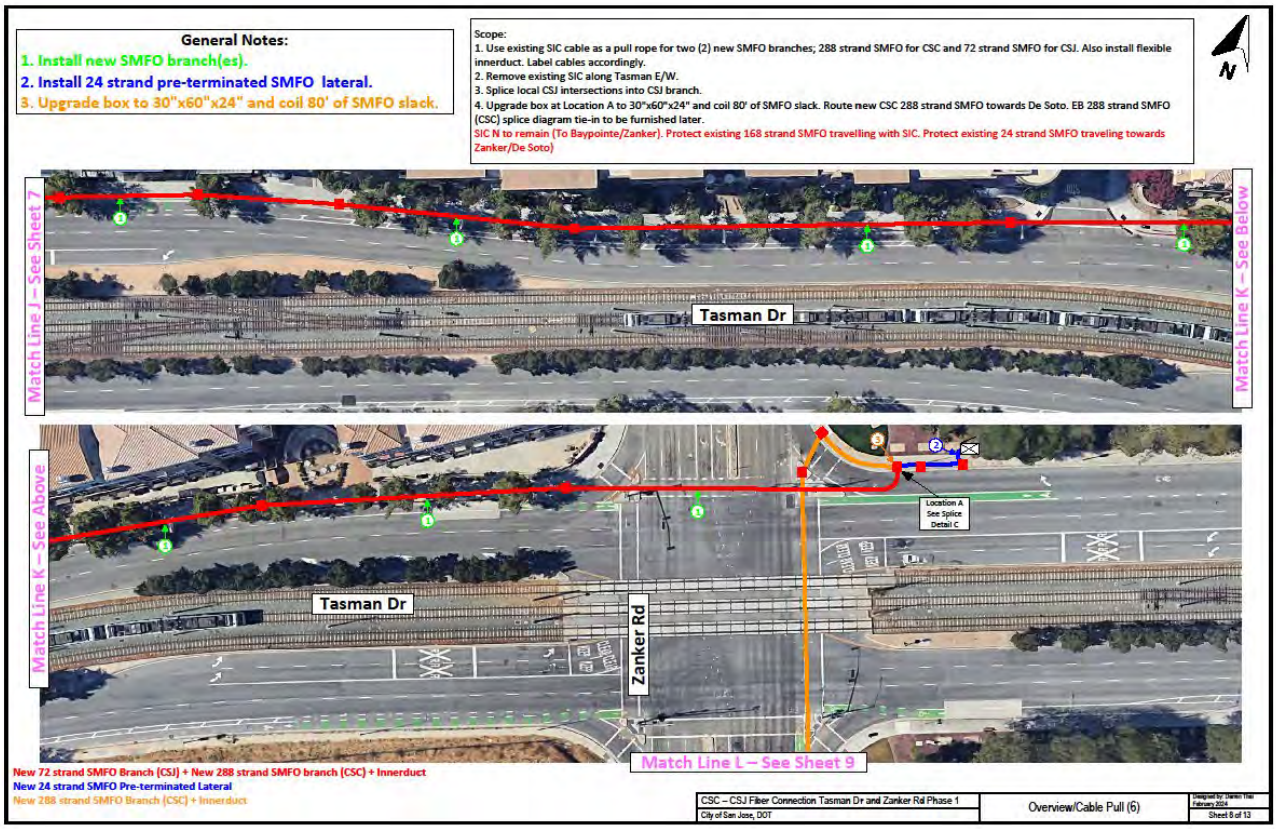
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1 | City of San Jose, DOT | Overview/Cable Pull (1) | Sheet 3 of 13

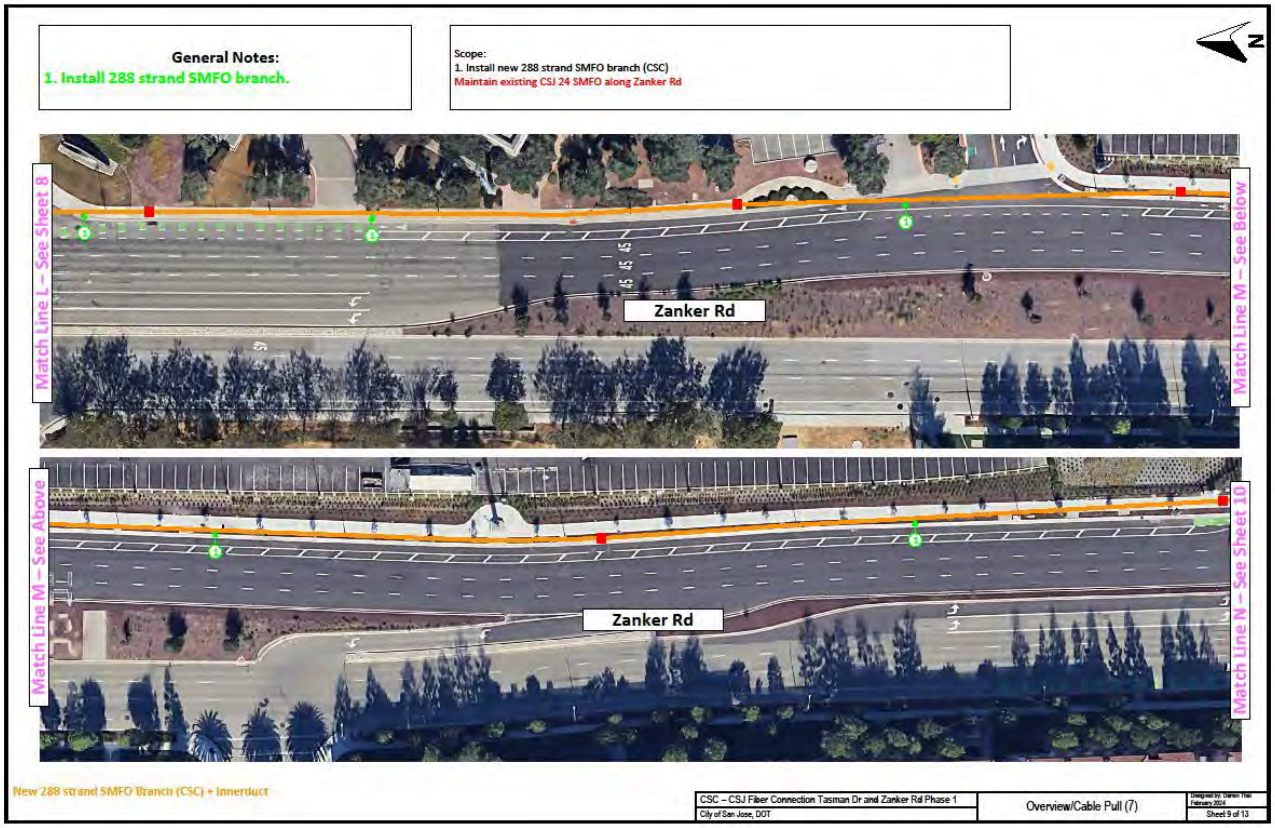

General Notes:
1. Install new SMFO branch(es).
2. Install 24 strand pre-terminated SMFO lateral.
3. Upgrade box to 30"x60"x24" and coil 80' of SMFO slack.
Scope:
1. Use existing SIC cable as a pull rope for two (2) new SMFO branches; 288 strand SMFO for CSC and 72 strand SMFO for CSJ. Also install flexible innerduct. Label cables accordingly.
2. Maintain existing SIC between Lick Mill Blvd and Renaissance Dr. East of Renaissance splice box, remove existing SIC.
3. Splice local CSJ intersections into CSJ branch.
4. Upgrade boxes as shown below to 30"x60"x24" and coil 80' of SMFO slack.
N
Renaissance Dr
Tasman Dr
Vista Montana Dr
See Splice Detail A
See Splice Detail B
Match Line B – See Sheet 3
Match Line C – See Below
Match Line C – See Above
Tasman Dr
Match Line D – See Sheet 5
New 72 strand SMFO Branch (CSJ) + New 288 strand SMFO branch (CSC) + Innerduct
New 24 strand SMFO Pre-terminated Lateral
New 288 strand SMFO Branch (CSC) + Innerduct
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (2)
Sheet 4 of 13


General Notes:
1. Install new SMFO branch(es).
2. Install 24 strand pre-terminated SMFO lateral.
3. Upgrade box to 30"x60"x24" and coil 80' of SMFO slack.
Scope:
1. Use existing SIC cable as a pull rope for two (2) new SMFO branches; 288 strand SMFO for CSC and 72 strand SMFO for CSJ. Also install flexible innerduct. Label cables accordingly.
2. Remove existing SIC.
3. Splice local CSJ intersections into CSJ branch.
4. Upgrade boxes as shown below to 30"x60"x24" and coil 80' of SMFO slack.
N
Tasman Dr
Champion Ct
See Splice Detail B
Match Line D – See Sheet 4
Match Line E – See Below
Match Line E – See Above
Tasman Dr
Match Line F – See Sheet 6
New 72 strand SMFO Branch (CSJ) + New 288 strand SMFO branch (CSC) + Innerduct
New 24 strand SMFO Pre-terminated Lateral
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (3)
Sheet 5 of 13


General Notes:
1. Install new SMFO branch(es).
2. Install 24 strand pre-terminated SMFO lateral.
3. Upgrade box to 30"x60"x24" and coil 80' of SMFO slack.
Scope:
1. Use existing SIC cable as a pull rope for two (2) new SMFO branches; 288 strand SMFO for CSC and 72 strand SMFO for CSJ. Also install flexible innerduct. Label cables accordingly.
2. Remove existing SIC.
3. Splice local CSJ intersections into CSJ branch.
4. Upgrade boxes as shown below to 30"x60"x24" and coil 80' of SMFO slack.
N
Rio Robles
Tasman Dr
See Splice Detail B
Match Line F – See Sheet 5
Match Line G – See Below
Match Line G – See Above
Match Line H – See Sheet 7
New 72 strand SMFO Branch (CSJ) + New 288 strand SMFO branch (CSC) + Innerduct
New 24 strand SMFO Pre-terminated Lateral
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (4)
Sheet 6 of 13


General Notes:
1. Install new SMFO branch(es).
2. Install 24 strand pre-terminated SMFO lateral.
3. Upgrade box to 30"x60"x24" and coil 80' of SMFO slack.
Scope:
1. Use existing SIC cable as a pull rope for two (2) new SMFO branches; 288 strand SMFO for CSC and 72 strand SMFO for CSJ. Also install flexible innerduct. Label cables accordingly.
2. Remove existing SIC E/W along Tasman.
3. Splice local CSJ intersections into CSJ branch
4. Upgrade boxes as shown below to 30"x60"x24" and coil 80' of SMFO slack.
SIC N/S along 1st St to remain. (To 1st/Nicholson + 1st/Rio Robles). Protect existing 168 strand SMFO near Baypointe travelling E.
N
1st St
Tasman Dr
Baypointe Ave
See Splice Detail B
Match Line H – See Sheet 6
Match Line I – See Below
Match Line I – See Above
Match Line J – See Sheet 8
New 72 strand SMFO Branch (CSJ) + New 288 strand SMFO branch (CSC) + Innerduct
New 24 strand SMFO Pre-terminated Lateral
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (5)
Sheet 7 of 13


General Notes:
1. Install new SMFO branch(es).
2. Install 24 strand pre-terminated SMFO lateral.
3. Upgrade box to 30"x60"x24" and coil 80' of SMFO slack.
Scope:
1. Use existing SIC cable as a pull rope for two (2) new SMFO branches; 288 strand SMFO for CSC and 72 strand SMFO for CSJ. Also install flexible innerduct. Label cables accordingly.
2. Remove existing SIC along Tasman E/W.
3. Splice local CSJ intersections into CSJ branch.
4. Upgrade box at Location A to 30"x60"x24" and coil 80' of SMFO slack. Route new CSC 288 strand SMFO towards De Soto. EB 288 strand SMFO (CSC) splice diagram tie-in to be furnished later.
SIC N to remain (To Baypointe/Zanker). Protect existing 168 strand SMFO travelling with SIC. Protect existing 24 strand SMFO traveling towards Zanker/De Soto)
N
Match Line J – See Sheet 7
Tasman Dr
Match Line K – See Below
Match Line K – See Above
Tasman Dr
Zanker Rd
Location A
See Splice
Detail C
Match Line L – See Sheet 9
New 72 strand SMFO Branch (CSJ) + New 288 strand SMFO branch (CSC) + Innerduct
New 24 strand SMFO Pre-terminated Lateral
New 288 strand SMFO Branch (CSC) + Innerduct
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (6)
Sheet 8 of 13


General Notes:
1. Install 288 strand SMFO branch.
Scope:
1. Install new 288 strand SMFO branch (CSC)
Maintain existing CSJ 24 SMFO along Zanker Rd
N
Match Line L – See Sheet 8
Zanker Rd
Match Line M – See Below
Match Line M – See Above
Zanker Rd
Match Line N – See Sheet 10
New 288 strand SMFO Branch (CSC) + Innerduct
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (7)
Sheet 9 of 13

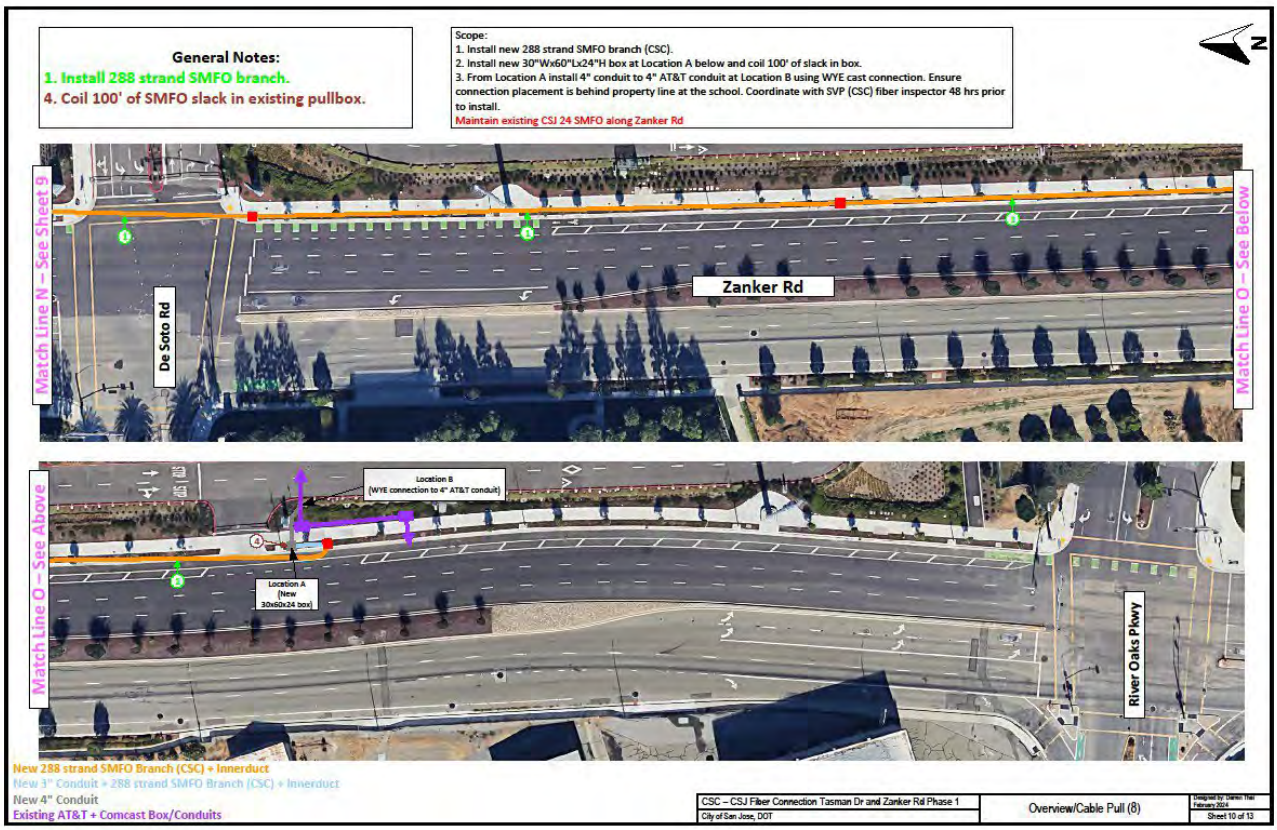

General Notes:
1. Install 288 strand SMFO branch.
4. Coil 100' of SMFO slack in existing pullbox.
Scope:
1. Install new 288 strand SMFO branch (CSC).
2. Install new 30"Wx60"Lx24"H box at Location A below and coil 100' of slack in box.
3. From Location A install 4" conduit to 4" AT&T conduit at Location B using WYE cast connection. Ensure connection placement is behind property line at the school. Coordinate with SVP (CSC) fiber inspector 48 hrs prior to install.
Maintain existing CSJ 24 SMFO along Zanker Rd
N
Match Line N – See Sheet 9
De Soto Rd
Zanker Rd
Match Line O – See Below
Match Line O – See Above
Location B
(WYE connection to 4" AT&T conduit)
Location A
(New
30x60x24 box)
River Oaks Pkwy
New 288 strand SMFO Branch (CSC) + Innerduct
New 3" Conduit + 288 strand SMFO Branch (CSC) + Innerduct
New 4" Conduit
Existing AT&T + Comcast Box/Conduits
CSC – CSJ Fiber Connection Tasman Dr and Zanker Rd Phase 1
City of San Jose, DOT
Overview/Cable Pull (8)
Sheet 10 of 13

EXHIBIT "B"

COST ESTIMATE

SANTA CLARA Total Reimbursement Amount Estimate

Phase 1 Construction Costs	$288,500.00
Phase 1 Investigation	$7,000.00
Phase 1 Removal of SIC	$28,000.00
Phase 1 Traffic Control	$5,000.00
Phase 1 VTA Permit RAP	$3,000.00
Phase 1 VTA Construction Permit (TBD)	$4,000.00
Phase 1 15% Contingency	$43,500.00
Phase 1 Total Reimbursement Amount	$379,000.00

EXHIBIT "C"

FIBER OPTIC CABLE TESTING REQUIREMENTS

SAN JOSE shall perform testing based on the following Fiber Optic Cable Testing Requirements. SAN JOSE shall notify SANTA CLARA of its intent to proceed with testing five (5) business days prior to commencement of test. For purposes of this Exhibit C, "City" shall refer to SAN JOSE.

Cable Reel Acceptance Test (CRAT)- The *Cable Reel Acceptance Test* shall be performed within five (5) working days from the time the fiber optic cable is received from the supplier. Only one direction needs to be tested with an OTDR. This test is intended to verify that the fiber received from the supplier is in sound condition and without manufacturing defects. Fiber optic cable that does not meet the requirements of these notes shall be replaced at no cost to the agency.

At the time of testing, the contractor shall inspect the fiber optic cable and record any visible signs of defects. The contractor shall note any anomalies on the test results and rescale the OTDR scale for clarity and record. Any anomalies shall be reported immediately to the supplier/manufacturer. The contractor shall compare the test results to the manufacturer's specifications and note any discrepancies. The contractor shall install heat shrink or other protective covering to the cable end to prevent the entry of moisture or other contaminants.

The test results shall be summarized on the City furnished *"Fiber Testing Form."*

Cable Installation Acceptance Test (CIAT)- The *Cable Installation Acceptance Test* shall be performed within five (5) working days from the time the fiber optic cable is installed, and before splices or connectors are added. Tests only need to be performed in a single OTDR direction. This test is intended to verify that no fibers were damaged during installation.

Contractor shall once again inspect the fiber optic cable along its length of installation and record any visible sign of defects. If tests show that the cable's performance has diminished from the results of the *Cable Reel Acceptance Test*, the City shall retain its right to require re-procurement and re-installation from the contractor at no additional cost to the City. Replacement cable must repeat *Cable Reel Acceptance* and *Cable Installation Acceptance Tests*.

The test results shall be summarized on the City furnished *"Fiber Testing Form."*

Final Acceptance Test (FAT)- The *Final Acceptance Test* shall be conducted from both ends of the fiber optic cable within five (5) working days after all cables have been installed to evaluate total end-to-end loss. The end-to-end final test shall consist of performing OTDR testing and testing using an OLTS.

The test results for removed and reinstalled fiber optic cable shall be compared to the results of the *Baseline Test* performed before the fiber optic cable was removed and reinstalled. If the new splice/connector losses do not meet the requirements outlined in these special provisions, or the total end-to-end loss increases by more than twenty-five (25) percent for any fiber strand when comparing *Baseline and Final Acceptance Test*; then the contractor shall rectify the deficiency with one of the options shown below depending on the cause of deficiency.

If the cause is a splice performed by the Contractor:

1. Redo the deficient fiber strand splices at no cost to the City. Splicing and testing must be coordinated around impacts again. *Final Acceptance Testing* and comparison with *Baseline Test* results shall be performed again. This may be repeated as many times as needed until test results are accepted.
2. Contractor may opt to reimburse City (or deduct from final invoice) $1,000 per impacted strand. This cost will offset the price of coordinating, splicing, and testing performed by City at a later date.

If the cause is from damage induced to the existing cable that was relocated:

1. Re-install the affected section from the nearest butt splices or end point/termination panel at no cost to the City. Removal, installation, splicing, and testing must be coordinated around impacts again. *Cable Reel, Installation, and Final Acceptance Tests* must all be performed again. *Final Acceptance Testing* will be compared with original *Baseline Test* again. This may be repeated as many times as needed until test results are accepted.
2. Contractor may opt to reimburse City (or deduct from final invoice) $15.00 per linear foot of fiber optic cable section to be replaced from the nearest butt splices or end point/termination panel. This cost will offset the price of procurement, coordination, splicing, and testing performed by City at a later date.

Test results shall be summarized on the City furnished "*Fiber Testing Form."*

Test Documentation – When contractors are submitting test results, the following must be included in a digital format that does not require special software to view (e.g. pdf). Otherwise, the contractor shall provide required software at no cost to City to view if needed.

1. Completed test form for corresponding test executed. All cells in the spreadsheet must be filled or a justification must be provided if left empty.
2. An OTDR tracefile for each fiber tested using an OTDR (only for BAT and FAT). See the following section for file naming instructions.
3. Original test results from both OTDR and OTLS. These results must show the information used to complete the test form. Highlight or call out in the PDF where the test form information was sourced from for just the first result of both the OTDR and OTLS as all results for each test should follow the same format.
4. General information:
    a. Date of Test
    b. Testers (technicians)
    c. Test equipment model and s/n

The contractor shall highlight any discrepancies that may exist in the test results by making a note in the test form's appropriate "note" column and within the OTDR/OTLS tracefile/result page. Contractor shall also provide a short description of the proposed corrective action (i.e. resplice), which shall be approved by the agency prior to implementation. City will review and provide comments for each test using the following timelines:

- BAT: Ten (10) working days
- CRAT: Five (5) working days

- CIAT: Five (5) working days
- FAT: Ten (10) working days

Electronic Trace File Names - Every electronic trace associated with a test shall be saved and archived for submittal to the agency. The main testing form comprising of all tests shall be left in the main submittal folder, while corresponding tracefiles and test device-generated results shall be stored in sub-folders named after their corresponding test (e.g. *Baseline Test* results shall be saved in a folder named "BAT"). Sub-sub-folders shall be used to distinguish file types while subsequent subfolders will be left to the discretion of contractors for organizing information. An example of the folder tree is shown below:

FOLDER LEVEL	MAIN	SUB-FOLDER	SUB-SUB-FOLDER
EXAMPLE NAME	YYYYMMDD-PROJECT NAME-FO_TESTS	BAT	TF

Files shall be named following the format shown below.

FAT-XXXXX TO XXXXX-YYYYMMDD-XX
(a) - (b) - (c) - (d)

(a) TEST TYPE	(b) FIBER CABLE INFO	(c) DATE	(d) FILE TYPE
BAT (BASELINE ACCEPTANCE TEST)	END-TO-END LOCATION	DATE	TRACE FILE (TF) OR DEVICE RESULT (DR)
CRAT (CABLE REEL ACCEPTANCE TEST)	REEL ID		
CIAT (CABLE INSTALLATION ACCEPTANCE TEST)	CABLE SEGMENT		
FAT (FINAL ACCEPTANCE TEST)	END-TO-END LOCATION		

e.g. "FAT-10&SC038_TO_AR&CAP038-20130812-DR"
The file name above should be a device-generated test results of fiber port 38 from 10th & Santa Clara to Alum Rock & Capitol Ave fiber port 38 which took place on August 12, 2013)

Optical Loss Test Set (OLTS) - The OLTS shall consist of a light source and power meter that meets the following minimum requirements.

Single mode optical fiber light source
1. Provide dual LED light sources with central wavelengths of 1310 (±20 nm) and 1550(±20 nm)
2. Output power of –10 dBm minimum.

Power Meter:
1. Provide 1310 nm, and 1550 nm wavelength test capability.
2. Power measurement uncertainty of ± 0.25 dB.

Optical Time Domain Reflectometer (OTDR) Test Equipment - The OTDR used shall be provided with certification of its most recent calibration which shall be within twelve (12) months from the date of testing.

The OTDR shall have a distance measurement accuracy of ± 0.01% and meet the following minimum requirements.

Single mode OTDR

1. Wavelengths of 1310 nm (± 20 nm) and 1550 nm (± 20 nm).
2. Event dead zones of 2 m maximum at both 1310 nm and 1550 nm.
3. Attenuation dead zones of 15 m maximum at both 1310 nm and 1550 nm.
4. Maximum operating distance range exceeding the length of the longest fiber to be tested.
5. Dynamic range of at least 10 db at 1310 nm and 1550 nm.

A 1,000 meter launch cable, or launch box, shall be used to overcome the dead zone of the OTDR inserted between the OTDR and the optical link.

The OTDR testing shall be done at a scale of at least 1 db per division on the vertical scale.

Optical Loss Testing - The total end-to-end loss for a fiber optic link shall be measured with an OLTS, and not exceed the following:

Link Attenuation (dB) = Cable Attenuation (dB) + Connector Attenuation (dB) + Splice Attenuation (dB)

where,

Cable Attenuation (dB) = Length (Km) * Attenuation Coefficient (dB/km)

Attenuation Coefficient is based on the wavelength outlined in section 86-2.09H *"Cable Properties"* chart and appropriate cable being tested

Connector Attenuation (dB) = Number of connector pairs * connector loss (dB)

Maximum allowable connector loss for mated pairs = 0.75 dB, and non-mated =0.3 dB

Splice Attenuation (dB) = Number of splices * splice loss (dB)

Maximum allowable splice loss for single mode = 0.1 dB, and multimode = 0.3 dB. See Splice Testing below.

Splice Testing - Splice insertion loss shall not exceed 0.1dB for single mode and 0.3dB for multimode as specified in TIA/EIA-758, "Customer Owned Outside Plant Telecommunication Cabling Standard," when measured in accordance with ANSI/ TIA/EIA-455-8, "Measurement of Splice and Connector Loss and Reflectance Using an OTDR."

Connector Testing – Fiber optic jumper cable connector insertion loss and back reflection shall not exceed the levels outlined under section 86-2.09H(2) *"Fiber Optic Jumper Cable"*

At fiber panel ports, if a connection is made or the port is occupied with a fiber connector on both ends of the coupler, it is treated as a “mated pair” and shall not exceed a loss of 0.75 dB and a reflectance of <-35 dB. If a connector only has one end of the coupler in use, it is treated as “non-mated” and shall not exceed a loss of 0.3dB and a reflectance of <-15 dB.

DARK FIBER LEASE AGREEMENT
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA AND
***INSERT LESSEE'S NAME**

PREAMBLE

This lease agreement ("Agreement"), effective as of the last signature date below (the "Effective Date"), is entered into between the City of Santa Clara, California, a chartered California municipal corporation doing business as Silicon Valley Power ("City" or "SVP") and *insert Lessee's name, a[n] *choose one: a _____ (enter State name) corporation/partnership/individual, ("Lessee"). City and Lessee may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. City owns, designs, constructs, operates, and maintains a Dark Fiber Optic Infrastructure ("FOI") substantially located in and around the jurisdictional boundaries of City, including the City of San Jose and City of Sunnyvale. The FOI has been designed without electronics and with unlit fiber with strand capacity available for leasing ("Leasable Fiber(s)") and supports state-of-the-art communications services to meet the requirements of City, municipal institutions, and various commercial entities.

B. This Agreement shall be considered an all-inclusive master lease agreement and if Lessee desires to modify fiber miles or other configurations, Lessee shall submit a Fiber Request Application ("Application") as depicted in Exhibit 1. Upon City approval as defined in Exhibit 1, each Application hereinafter "Approved Application" shall be subject to the Terms and Conditions of this Agreement;

C. FOI, including Extended Demarcation For Cable (EDFC) when applicable is Leasable Fiber. Any future expansions to the FOI owned by City may be considered Leasable Fiber at the sole discretion of the City.

D. FOI and EDFC are further defined in Silicon Valley Power Fiber Standards as may be amended from time to time ("SVP Fiber Standards"). Lessee may request a copy of SVP Fiber Standards by e-mail to svpfiber@santaclaraca.gov.

E. Under this Agreement, Lessee is duly authorized to use Leasable Fibers from the FOI for lawful purposes;

F. This Agreement only applies to the services described herein.

The Parties agree as follows:

AGREEMENT TERMS AND CONDITIONS

1. AGREEMENT DOCUMENTS

The documents forming the entire Agreement between City and Lessee shall consist of these Terms and Conditions and the following Exhibits, which are hereby incorporated into this Agreement by this reference:

Exhibit 1 – Sample Fiber Request Application

Exhibit 2 – Notice of Completion/Rejection

Exhibit 3 – Dark Fiber Rates

This Agreement, including the Exhibits listed above, contains all of the agreements, representations and understandings of the Parties, and supersedes and replaces any previous agreements, representations and understandings, whether oral or written. In the event of any inconsistency between the provisions of any of the Exhibits and the Terms and Conditions, the Terms and Conditions shall govern and control.

Exhibits may be reasonably amended by City such as to address new technical specifications. City shall notify Lessee at least 60 days in advance of proposed amendments to Exhibits. Upon notification, Lessee may request alternate modifications and City and Lessee shall negotiate in an effort to resolve. In the event that City and Lessee cannot agree to modifications, Lessee may terminate this Agreement subject to the terms of this Agreement.

Unless otherwise stated the term “days” shall mean calendar days.

2. TERM OF AGREEMENT

2.1. Initial Term. The Initial Term shall commence on the Effective Date and terminate five (5) years from the Effective Date.

2.2. Option Period:

2.2.1. After the Initial Term, the Agreement shall automatically renew for a five (5) year period (“Option Period”) unless either Party notifies the other Party at least 180 days before the termination date of that Party’s intent to terminate the agreement.

2.2.2. This Agreement may be automatically renewed for up to three (3)

Option Periods with an option for either Party to terminate the Agreement by notifying the other Party in writing at least 180 days before the end of that Option Period.

2.2.3. If Lessee desires to terminate before an Option Period and Lessee does not provide notice 180 days before the end of that Option Period, City will take reasonable actions to terminate the Agreement before the end of the Option period. In the event that City cannot complete actions required to terminate the Agreement before the end of the Option Period, the Lease Payment as defined in this agreement shall adjust to 150% of the Lease Payment in effect until the City can take action to terminate services or 180 days from the notice provided by Lessee, whichever comes first.

2.3. Lease Period: The Lease Period is defined as the Initial Term plus all Option Terms that are exercised by the Lessee and City.

2.4. Application Term:

2.4.1. Lessee may elect a period shorter than the Lease Period for a specific Authorized Application ("Application Term"),

2.4.2. If Lessee has elected an Application Term and Lessee desires to extend that Application Term, Lessee shall submit a new Application with the desired term. Such Application shall be submitted to the City at least ninety (90) days before end of that Application Term. In no event shall an Application Term extend beyond the current Lease Period including any Option Periods which have already been exercised.

2.4.3. If Lessee fails to notify City of its intent to extend an Application Term then the Lease Payment for that Approved Application shall adjust to 150% of the Lease Payment in effect as of the termination date of the Application Term until either Lessee makes a request to terminate the services in that Approved Application or until one billing quarter after a new Application has been submitted and approved.

2.5. If Lessor remains in possession after the expiration of the Lease Period, then such holding over shall not be considered a renewal of this Agreement, but rather shall be construed as a tenancy from month to month, subject to all conditions, provisions, and obligations of this Agreement insofar as the same are applicable to a month-to-month tenancy; provided, however, that

Lessee shall pay as rent to City, for each month that Lessee holds over, an amount equal to one hundred and fifty percent (150%) of the current rate charged to fiber customers for the period of service. Notwithstanding the foregoing, nothing contained in this Agreement shall be deemed consent by City to occupancy or possession of Leased Fiber by Lessee after the expiration or termination of this License. The Holdover Period shall not exceed twenty-four (24) months.

3. GRANT AND SCOPE OF LEASE

3.1. Grant. Subject to the Terms and Conditions of this Agreement and Exhibits, which are incorporated by reference, City grants Lessee and Lessee accepts from City, the right and privilege ("Lease") to use certain of the Leasable Fibers ("Leased Fiber(s)"), Attachment Points, and Private Property Access, as defined in this Agreement, referred to herein collectively as "Leased Infrastructure," and described in each Approved Application.

3.2. Title to the FOI, and every part thereof, is vested exclusively to City;

3.3. Fiber Request Application. If Lessee desires to modify fiber miles or configurations, Lessee shall submit a written request using the format in Exhibit 1, entitled "Sample Fiber Request Application". Upon approval of each Application by the City, the "Approved Application" shall be subject to the terms and conditions of this Agreement.

3.4. Ownership of fiber on City's side of the Demarcation Points shall be vested with City. Demarcation is defined in SVP Fiber Standards.

3.5. No Exclusivity. Nothing in this Agreement is to limit City's right of use of, or right to lease Leasable Fiber not leased in this Agreement to others.

3.6. Limitations. This Agreement is for the use of the Leased Infrastructure only, subject to the Terms and Conditions herein.

3.6.1. City is not transferring or granting to Lessee any other interest or estate in the Leased Fibers, the FOI, or any other property interest, including any fee, easement, or any franchise rights, and nothing in this Agreement shall be construed as granting or creating any such rights.

3.6.2. As a dark fiber provider, City does not provide communication services such as cross connects, power, or equipment to facilitate internet connections.

3.6.3. Use of Fiber. Lessee may not use any part of the Leased Infrastructure unless authorized through Approved Application(s).

3.6.4. This Agreement is not a contract for electric service.

3.7. No Agency. Neither Party is the other Party's agent and shall have no authority, express or implied, to act as agent of the other Party for any purpose.

4. CONNECTION:

4.1. Attachment Points.

4.1.1. Attachment Points are defined as service location(s) Lessee requests for Leased Fiber in submitted Application(s).

4.1.2. Attachment Points may either have a point-to-point or ring configuration and shall be the property of City.

4.1.3. City shall provide Lessee with the Attachment Points, as outlined in the Approved Application(s), at the rates and charges specified in this Agreement.

4.2. Private Property Access.

4.2.1. Private Property Access refers to any physical path within private property that extends from the City's FOI at the public right-of-way onto the third party owned real property ("Property") and typically terminates at the PoP and Lessee's Demarcation Point.

4.2.2. Lessee shall be responsible for securing the Private Property Access and all necessary authorizations from the public right-of-way into the building, unless permission already exists.

4.2.3. City shall provide FOI to the Private Property Access at the location shown in the Approved Application(s).

4.3. Construction

4.3.1. Only City personnel and/or contractors designated by City shall be permitted to pull cable or splice fibers located within City-owned FOI. City shall assume responsibility for construction activities taken on behalf of Lessee in accordance SVP Fiber Standards.

4.3.2. City shall make reasonable efforts to complete construction by the

estimated completion dates in each Approved Application, when specified. City shall not be liable for any costs resulting from failure to complete construction by the estimated completion date.

4.3.3. Upon request of Lessee, City may perform construction of Leased Infrastructure subject to the following:

4.3.3.1. Lessee shall provide cable and be prepared to complete the connection from Lessee's Infrastructure to City at the time that City completes construction

4.3.3.2. If requested by Lessee, City shall splice Lessee provided fiber cable at designated City-owned Attachment Points.

4.3.3.3. Lessee shall pay City any charges specified in this Agreement and associated applications.

4.3.4. If at the time City completes construction, Lessee is not prepared to complete the connection, then Lessee shall be responsible for splicing its fiber to the thirty (30) foot fiber drop provided by City.

4.4. New Fiber Optic Infrastructure (FOI).

4.4.1. City shall install new FOI and make commercially reasonable efforts to complete construction at the service location(s) in each Application.

4.4.2. New FOI includes design, engineering, construction, placement and splicing of new Leased Fiber to provide a fully active path for Lessee's dark fiber requirements, including new handholes, manholes, conduits, colocation, relay racks, termination panels, make-ready, testing, and test results.

4.4.3. Lessee shall be solely responsible for costs and permissions such as permits and consent from third parties required for placement of New FOI in the public right-of-way or for private property access.

4.4.4. Upon Lessee acceptance of such new FOI and additional Attachment Points in accordance with this Agreement, Lessee shall be billed for additional any costs incurred as specified in this Agreement. Leased Fiber shall be billed at the fiber lease rates in this Agreement.

4.5. Reserved Fiber.

4.5.1. If available, City may set aside available fiber that will not be in immediate use as Reserved Fiber as authorized in Approved Application(s).

4.5.2. Reserved Fiber is designed to provide Lessee an option to have pre-arranged and pre-spliced strands along defined routes available to meet immediate requests for service.

4.5.3. Lessee may reserve fiber tube allotments of twelve (12) fiber strands between two (2) Attachment Points for a 12-month period.

4.5.4. Reserve Fiber can be renewed on an annual basis, if available, and at the City's sole discretion.

4.5.5. Lessee shall be billed for Reserved Fiber at the Reserved Fiber Rates and construction and engineering fees specified in this Agreement and associated Approved Application(s).

4.6. Reconnection. In the event that any of Lessee's services are disconnected for any reason such as, but not limited to, breach including failure to make timely payments or Lessee request; Lessee may request to be reconnected. The decision to reconnect Lessee shall be at the sole discretion of the City. In the event of reconnection, Lessee shall be responsible for all costs of disconnection and reconnection. Such costs shall be paid in advance as described in this Agreement.

5. NO WARRANTY

City expressly disclaims any express or implied warranty as to the fitness or merchantability of the FOI or the Leased Infrastructure, and their appurtenances. Lessee accepts use of the FOI and Leased Infrastructure as-is without any express, or implied warranty, including, without limitation, any implied warranty of merchantability, fitness for a particular purpose, and any other warranties.

6. COMPENSATION AND PAYMENT

6.1. Lease Payment: The Lease Payment is defined as the sum of all recurring charges in an Approved Application plus any Annual Rate adjustments and Third Party Charges.

6.1.1. Lease Payments are based on the configuration type (point-to-point or ring) and per fiber miles per month, as described in Exhibit

3. The total number of Leased Fibers leased by Lessee is described in the Approved Application(s).

6.1.2. Lessee shall pay City the Lease Payment as outlined in the Approved Application(s) for Leased Fiber, as well as any other applicable fees.

6.2. Deposit.

6.2.1. Lessee shall establish credit with City by providing one (1) Quarterly Lease Payment based on the first Application under this agreement, as defined in this Agreement.

6.2.2. Deposit must be received before any work activity shall be initiated by City for associated Application.

6.2.3. Deposit shall be held in a deposit account as follows:

6.2.3.1. If Lessee has not been in material breach of this Agreement and has made all payments on time for a consecutive two-year period, the City shall return Deposit.

6.2.3.2. If Lessee has been in material breach of this Agreement during the two years Deposit is held, the City may retain the Deposit until the Lessee has made payments on time for a consecutive two-year period and has not been in material breach for a consecutive two-year period.

6.2.4. At the City's sole discretion, the City may waive or modify deposit requirements for an application including requiring deposit in advance of construction services provided by City under Section 4.

6.3. Assurance: If at any time City at City's sole discretion, the City reasonably believes that Lessee may commit a breach by non-performance of the terms or conditions of this Agreement, or Lessee fails to pay the fees prescribed in this Agreement at any time within a two (2) year period, then City may demand assurance (regardless of whether or not assurance was required at the start of this Agreement) to the extent that City determines is necessary to protect City. Such assurance shall be in a form satisfactory to City and shall be delivered to City within thirty (30) days of City's demand. Such assurance may include requirement of additional Deposit. In the event that Lessee fails to pay additional deposit within thirty (30) days of

request by City, City may terminate this Agreement according to the provisions of this Agreement.

6.4. Quarterly Lease Invoice. City shall invoice Lessee on a quarterly basis and start from the Date of Delivery, as defined in this Agreement.

6.4.1. Due Date of Quarterly Lease Payments. Lease Payments are due on or before the last day of the first month in each quarter of the service period on or before January 31st, April 30, July 31st, and October 31st as follows:

6.4.1.1. Payment for January through March is due before January 31

6.4.1.2. Payment for April through June is due before April 30

6.4.1.3. Payment for July through September is due July 31

6.4.1.4. Payment for October through December is due October 31

6.4.2. Lease Fiber delivered during a quarter shall be prorated based on the number of days of fiber availability during the quarter and shall be paid before the due date of the first quarterly lease payment after construction is completed.

6.4.3. City shall send an invoice prior to the quarterly due date to Lessee as a reminder of the total amount of the quarterly Lease Payment due on or before the dates in this Agreement. If Lessee does not receive such invoice, Lessee is still bound to pay the quarterly Lease Payment (the amount in Approved Applications) before the Due Date of Quarterly Lease Payments.

6.5. Reserved Fiber Payment Option. Reserved Fiber may be leased pursuant to Reserved Fiber Rates in this Agreement and shall be included in an Approved Application.

6.6. Annual Rate Adjustments. The fiber lease rates in this Agreement shall be adjusted annually on July 1st, using either a three percent (3%) Price Inflation Adjustment, or local Consumer Price Index (CPI), whichever is higher and rounded to the nearest dollar. Local CPI is designated in accordance with the consumer price index (CPI) for all Urban Consumers for the San Francisco-Oakland-San Jose CMSA, published by the United States Department of Labor, Bureau of Labor Statistics from January

through December of the previous year. The amount of any Annual Adjustment shall not exceed ten percent (10%) of the rate in effect in the previous year.

6.7. Non-Recurring Costs: Engineering Design, Construction, and Splicing Payments.

6.7.1. Construction: Upon receipt of application, City shall provide an estimate of costs for construction associated with that application. Upon receipt of signed Work Authorization in the Fiber Request Application in Exhibit 1 and, City shall initiate actions necessary to complete construction. Costs of Construction may include, but are not limited to placement and splicing of items, placement of handholes, manholes, conduits, relay racks, termination panels, and fiber optic cable.

6.7.2. Additional Engineering Fees. From time to time Lessee may request additional non-recurring engineering services, including but not limited to troubleshooting, splicing, testing and results, fiber audits, fiber verification, civil engineering services for agencies outside the jurisdiction of City, and fiber map reconfigurations.

6.7.2.1. Lessee may request such services by submitting an Application.

6.7.2.2. Upon receipt of application, City shall provide an estimate of costs for additional engineering fees associated with that application. Upon receipt of signed Work Authorization, City shall initiate actions necessary to complete requested activities.

6.7.3. City shall make best efforts to provide Lessee with estimated cost for work required.

6.7.3.1. In the event that Construction or Additional Engineering requires revisions resulting in costs that are likely to exceed the estimated costs by fifteen percent (15%) or less, those costs may be passed through to Lessee without additional notification.

6.7.3.2. If construction estimates must be revised in an amount greater than 15% of estimated costs, construction shall be halted, and City shall notify Lessee, in writing, of any required changes.

6.7.3.2.1. Lessee must approve such changes prior to continuation of construction in Approved Application(s).

6.7.3.2.2. Should Lessee decide not to authorize costs exceeding initial construction estimates and discontinue work, Lessee shall be responsible for all construction costs up to the halt of construction.

6.7.4. If Lessee does not make its first Lease Payment for an Approved Application or this Agreement is otherwise terminated due to no fault of City prior to the Due Date of the first Lease Payment, then Lessee shall be responsible for all costs incurred by City up to the date of termination and any deposit received by City shall be reduced by the amounts paid on Lessee's behalf.

6.7.5. Lessee shall make payment for any non-recurring costs within 30 days of invoice from City. In the event that payment is not received then the provisions of Section 6.10 (Late Fee Payment) shall apply.

6.8. Third Party Charges.

6.8.1. Lessee shall reimburse City for charges assessed or imposed on City by third parties related to this Agreement.

6.8.2. To the extent City is aware of those charges in advance and can obtain an estimate from that third party, City shall advise Lessee, in advance, of potential or anticipated costs imposed by third parties for accommodating Lessee's Infrastructure and which are directly attributable to Lessee. Where City may be required to pay such third-party charges on behalf of Lessee, Lessee shall remit payment in advance to City.

6.8.2.1. If Lessee does not agree to the charge imposed by the third party, then Lessee shall be responsible for negotiating with that third party and shall hold City harmless from any claim of delay in completing the subject work due to Lessee's negotiations of the third party charges.

6.8.2.2. If Lessee elects not to pay the third party charges, then City shall not perform the work requested by Lessee that requires payment of such third party charges and

may adjust Approved Applications accordingly.

6.8.3. Lessee shall make payment for any third party charges within 30 days of invoice from City. In the event that payment is not received then the provisions of Section 6.10 (Late Fee Payment) shall apply.

6.9. Payment Dispute

6.9.1. Lessee shall notify City of any disputes within 30 days of end of quarter of any disputes. Lessee shall remit any undisputed amount on the due date. Notices regarding payment dispute shall be submitted to SVPFiber@santaclaraca.gov.

6.9.2. City shall review disputed items and respond to Lessee with City's findings within 30-days of receipt of dispute.

6.9.3. Within 15 days of response from City to payment dispute, Lessee shall pay any outstanding amounts due to City.

6.10. Late Fee Payment.

6.10.1. If any amount due is not received in advance of the Due Date, a Late Fee Payment on unpaid, undisputed amounts of the payment shall accrue, until paid, at one and a half percent (1.5%) per month.

6.10.2. In addition, if Lessee fails to pay any invoice, then Default provisions of this Agreement shall apply.

6.11. Taxes and Franchise Fees. None of the Lease Payment amounts charged to Lessee pursuant to this Agreement includes any tax or franchise fee charged by any governmental entity. Lessee shall be solely responsible for paying any and all taxes, franchise fee or assessments by any governmental entity related to the Leased Infrastructure, if any, when due.

6.11.1. City represents that currently, there is no tax imposed by City that would be levied on Lessee associated with this Agreement.

6.11.2. Notice is hereby given that the property interest vested in Lessee may create a possessory interest which entities (other than City) may deem subject to property taxation and Lessee may be subject to payment of property taxes therefore.

6.11.3. Lessee shall be solely responsible for opposing, protesting, appealing or challenging any tax or franchise fee imposed or asserted by any entity.

6.12. If Lessee desires to decommission certain fiber miles without terminating the entire Agreement, Lessee shall submit an Application at least ninety (90) days in advance of intended decommission.

6.12.1. City shall evaluate such Application and adjust Lease Payments if such Application is approved.

6.12.2. Lessee is responsible for all disconnection costs (labor, time, and materials), resulting from work authorized in Approved Application(s).

6.12.3. If accrued amount of decommissioned fiber exceeds fifty percent (50%) of an Approved Application, a twenty-five percent (25%) Termination Fee shall apply. The Termination Fee shall be based on the Lease Payments expected from the decommissioned fiber for the remaining term of the Agreement.

6.13. City shall have the right to refuse to perform new or additional requests from Lessee until any outstanding invoices have been paid in full.

7. CONSTRUCTION AND ACCEPTANCE OF LEASED FIBER

7.1. Notice of Completion.

7.1.1. Upon the completion of any construction for Lessee, City shall perform testing in accordance with SVP Fiber Standards.

7.1.2. After successful testing, City shall provide Lessee a Notice of Completion, in a form substantially similar to Exhibit 2, with the results of such testing of all Leased Infrastructure described in Approved Application(s).

7.1.3. Charges for any Leased Fiber shall commence on the Date of Delivery of such Leased Fiber.

7.2. Existing FOI.

7.2.1. If any Attachment Point is to be provided that is not newly constructed, City shall perform splicing verification testing to verify that the Attachment Point(s) to be leased meets the Performance Specifications in SVP Fiber Standards.

7.2.2. The results of such tests shall be provided to Lessee.

7.3. Lessee's Acceptance Testing.

7.3.1. Upon receipt of the Notice of Completion, Lessee may conduct its own testing of the Leased Infrastructure, using procedures outlined in Approved Application(s) ("Acceptance Testing").

7.3.2. Lessee is solely responsible for ensuring that Lessee has installed the necessary Lessee's Infrastructure and, if necessary, obtained the required building owner service agreements required to perform Lessee's own Acceptance Testing.

7.3.3. Lessee shall complete Acceptance Testing within fifteen (15) days of the issued Notice of Completion.

7.3.3.1. Lessee shall indicate in a Notice of Acceptance/Rejection, similar to Exhibit 2, what portion of the Leased Infrastructure described in the Approved Application(s), failed to pass the Acceptance Testing and the reason therefore.

7.3.3.2. If Lessee fails to complete Acceptance Testing within the time indicated in the Notice of Acceptance / Rejection, Lessee shall have waived its rights to conduct Acceptance Testing, and items listed on the Notice of Completion shall be deemed accepted by Lessee upon expiration of the fifteen (15) day period.

7.3.4. City shall reasonably cooperate in conducting such tests and participate in joint testing,

7.3.4.1. Joint testing by City, if requested by Lessee shall be performed only at Lessee's sole cost and expense.

7.3.4.2. Lessee shall provide City advance notice of at least seventy-two (72) hours from the date and time it desires City to participate in joint testing. Any such notice must be given within twelve (12) days after receipt of the Notice of Completion.

7.4. Notice of Rejection.

7.4.1. In the event Lessee delivers a Notice of Rejection to City, Lessee shall specify what item(s) are not in compliance.

7.4.2. City shall use its commercially reasonable efforts to correct or repair Leased Infrastructure that is not in compliance.

7.4.3. Thereafter, City shall again give Lessee a Notice of Completion with respect to the particular item previously indicated in Lessee's Notice of Rejection as not in compliance.

7.4.4. This procedure shall apply again and successively thereafter until City has remedied all defects or failures that are not in conformance with the Performance Specifications in this Agreement and SVP Fiber Standards.

7.5. Date of Delivery.

7.5.1. Fifteen (15) days after City issuance of a Notice of Completion, if a Notice of Rejection has not been submitted, the Leased Infrastructure shall be deemed ready for immediate use and interconnection by Lessee to Lessee's Infrastructure.

7.5.2. In the event of a Notice of Rejection, the Lease Infrastructure shall be deemed ready for immediate use and interconnection by Lessee to Lessee's Infrastructure fifteen (15) days after issuance of the last Notice of Completion.

7.5.3. The date of the Notice of Completion shall serve as the Acceptance Date and Date of Delivery.

7.5.4. Charges for any Leased Fiber shall commence on the Date of Delivery of such Leased Fiber.

7.6. Reserved Fiber.

7.6.1. Reserved Fiber strands shall be pre-spliced, terminated, and tested, but unavailable for interconnection until Lessee submits an Application, at least two (2) business days in advance, to transfer status from Reserved Fiber to Leased Fiber.

7.6.2. Upon receipt and approval of an Application to activate Reserved Fiber, City shall perform testing and provide Lessee with test results, a map with port assignments, and a Notice of Completion similar to Exhibit 2 and associated with Approved Application(s).

8. LESSEE'S INTERFACE WITH CITY'S INFRASTRUCTURE

8.1. Lessee's Infrastructure and use of Lessee's Infrastructure. Lessee shall be responsible for installation, operation, and maintenance for Lessee's Infrastructure beginning at least one foot from City-owned splice cases, pull

boxes, or other City-owned structures. Lessee hereby grants City the right to use Lessee's Infrastructure during the Lease Period to allow City to perform its obligations under this Agreement. "Lessee's Infrastructure" is defined in this Lease Agreement as any of Lessee's conduit, fiber, buildings, and other infrastructure required for the Leased Infrastructure and FOI.

8.2. No Access by Lessee. Other than as authorized in this Agreement, Lessee is prohibited from accessing, directly or indirectly, the FOI, or any part thereof, the transmission pathway, or any part thereof, or any City electric or other utility facility on City's side of the Demarcation Points. Unauthorized access by Lessee to, or use of, the FOI, the transmission pathway, or any City electric or other utility facility shall constitute a material breach of this Agreement.

8.3. Lessee Covenants. Except as expressly authorized by applicable laws or this Agreement, in the exercise and performance of its rights and obligations under this Agreement, Lessee agrees to the following:

8.3.1. Lessee shall comply with applicable federal, state and local laws in the exercise and performance of its rights and obligations under this Agreement.

8.3.2. Lessee shall comply with any City permit issued to Lessee in connection with the location of Lessee's Infrastructure within the public right-of-way.

8.3.3. Lessee shall obtain, as required, any and all necessary approvals for the design, construction, installation, operation and testing of Lessee's Infrastructure to be located within City.

8.3.4. Lessee shall not interfere in any manner with the existence and operation of any and all public rights-of-way, easements, sanitary sewers, water mains, storm drains, gas mains, poles, aerial and underground electric and telephone wires, electroliers, cable television, and other telecommunications, utility, and municipal property without the express written approval of the owner or owners of the affected property or properties.

8.3.5. Neither Lessee nor anyone under Lessee's direct control or doing work on Lessee's behalf including, but not limited to, Lessee's employees, contractors, and agents (excluding the City its agents and contractors), shall be permitted to:

8.3.5.1. Do anything within public rights-of-way or easements

that obstructs or interferes with the rights of any person located within the public rights-of-way or easements or that may result in injury,

8.3.5.2. Commit, cause, maintain, permit, suffer, or allow to be committed, caused, maintained any waste, abuse or destructive use within the public rights-of-way or easements,

8.3.5.3. Commit, cause, maintain, permit, suffer, or allow to be committed any public or private nuisance, nor any other act or thing which may disturb the quiet enjoyment of any other person lawfully using the public rights-of-way or easements.

8.3.5.4. Do anything in, on or about the Leased Infrastructure or Lessee's Infrastructure which is prohibited by, or will in any way conflict with, any laws now in force by City or which may hereafter be enacted or promulgated by an entity other than City. If City becomes aware of any laws, rules, ordinances, resolutions, or other regulations which are enacted or promulgated by a governmental entity (other than City) after the Effective Date of this Agreement that materially (a) changes the economics of this Agreement, or (b) interfere with Lessee's rights provided hereunder, City may provide Lessee sixty (60) days' notice of the required change(s) and if the Lessee does not agree to comply, Lessee shall have the right to terminate this Agreement without penalty.

8.3.5.5. This term shall not be construed to prohibit Lessee from installing Infrastructure within City or otherwise exercising its rights and carrying out its obligations under this Agreement, nor shall it be construed to increase Lessee's rights under this Agreement.

8.3.6. Lessee shall keep all parts of the Leased Infrastructure that belong to City free of any liens that may be created or which may attach as the result of the acts or omissions of Lessee, its employees, contractors or agents. If any such lien is filed, Lessee shall indemnify and hold harmless City from any and all costs to remove such lien, including but not limited to, reasonable attorneys' fees.

8.3.7. Lessee shall be permitted to pledge this Agreement as an asset for purposes of obtaining financing; however, if any entity to which this Agreement has been pledged actually perfects its interest therein, that entity must comply with the provisions of this Agreement ("Assignment and Subcontracting").

8.3.8. Lessee may not, under any circumstances, pledge the actual dark fiber or Leased Infrastructure as an asset to anyone for any purpose. The Leased Infrastructure is public property owned by City and shall not be pledged to any party.

8.3.9. Lessee shall not use or store Hazardous Materials of any kind on or near City Property which could contaminate the Property, without prior written permission from City.

8.3.9.1. "Hazardous Material(s)" shall mean any toxic or hazardous substance, material or waste or any pollutant or contaminant or infectious or radioactive material, including but not limited to, those substances, materials or wastes regulated now or in the future under any of the following statutes or regulations and any and all of those substances included within the definitions of "hazardous substances," "hazardous waste," "hazardous chemical substance or mixture," "imminently hazardous chemical substance or mixture," "toxic substances," "hazardous air pollutant," "toxic pollutant" or "solid waste" in the (a) "CERCLA" or "Superfund" as amended by SARA, 42 U.S.C. Sec. 9601 et seq., (b) RCRA, 42 U.S.C. Sec. 6901 et seq., (c) CWA., 33 U.S.C. Sec. 1251 et seq., (d) CAA, 42 U.S.C. 78401 et seq., (e) TSCA, 15 U.S.C. Sec. 2601 et seq., (f) The Refuse Act of 1899, 33 U.S.C. Sec. 407, (g) OSHA, 29 U.S.C. 651 et seq. (h) Hazardous Materials Transportation Act, 49 U.S.C. Sec. 1801 et seq., (i) USDOT Table (40 CFR Part 302 and amendments) or the EPA Table (40 CFR Part 302 and amendments), (j) California Superfund, Cal. Health & Safety Code Sec. 25300 et seq., (k) Cal. Hazardous Waste Control Act, Cal. Health & Safety Code Section 25100 et seq., (l) Porter-Cologne Act, Cal. Water Code Sec. 13000 et seq., (m) Hazardous Waste Disposal Land Use Law, Cal. Health & Safety Code Sec. 25220

et seq., (n) “Proposition 65,” Cal. Health and Safety Code Sec. 25249.5 et seq., (o) Hazardous Substances Underground Storage Tank Law, Cal. Health & Safety Code Sec. 25280 et seq., (p) California Hazardous Substance Act, Cal. Health & Safety Code Sec. 28740 et seq., (q) Air Resources Law, Cal. Health & Safety Code Sec. 39000 et seq., (r) Hazardous Materials Release Response Plans and Inventory, Cal. Health & Safety Code Secs. 25500-25541, (s) TCPA, Cal. Health and Safety Code Secs. 25208 et seq., and (t) regulations promulgated pursuant to said laws or any replacement thereof, or as similar terms are defined in the federal, state and local laws, statutes, regulations, orders or rules.

8.3.9.2. Hazardous Materials shall also mean any and all other substances, materials and wastes which are, or in the future become regulated under applicable local, state or federal law for the protection of health or the environment, or which are classified as hazardous or toxic substances, materials or wastes, pollutants or contaminants, as defined, listed or regulated by any federal, state or local law, regulation or order or by common law decision, including, without limitation, (i) trichloroethylene, tetrachloroethylene, perchloroethylene and other chlorinated solvents, (ii) any petroleum products or fractions thereof, (iii) asbestos, (iv) polychlorinated biphenyls, (v) flammable explosives, (vi) urea formaldehyde, and (vii) radioactive materials and waste.

8.3.9.3. In the event that any Hazardous Material is spilled or leaked or otherwise released on the Property or any area in the vicinity of the Property as a result of Lessee’s exercise of this Lease, Lessee shall promptly take all steps necessary to remove any contamination resulting from such activities. Lessee accepts full responsibility for all activities and costs incurred related to cleaning up the Property from the effects of such spill or leak.

8.3.9.4. Lessee shall be responsible for meeting, and possess

the means to satisfy, the requirements of all federal, state and local controlling agencies, such as the Bay Area Water Quality Management District and/or the Environmental Protection Agency, which may have jurisdiction over the region in which the Property is located or over the substance being used by Lessee on the Property.

8.3.9.5. Hazardous Materials Indemnity. Lessee shall indemnify, defend (by counsel reasonably acceptable to City), protect and hold City harmless from and against any and all claims, liabilities, penalties, forfeitures, losses and/or expenses (including, without limitation, diminution in value of the Property, damages for the loss or restriction on use of the rentable or usable space or of any amenity of the Property, damages arising from any adverse impact or marketing of the Property and sums paid in settlement of claims, response costs, cleanup costs, site assessment costs, attorneys' fees, consultant and expert fees, judgments, administrative rulings or orders, fines, costs of death of or injury to any person or damage to any property whatsoever (including, without limitation, groundwater, sewer systems and atmosphere), arising from, or caused or resulting, either prior to or during the Lease Period, in whole or in part, directly or indirectly, by the presence or discharge in, on, under or about the Property by Lessee, Lessee's agents, employees, licensees or invitees or at Lessee's direction of Hazardous Material, or by Lessee's failure to comply with any Hazardous Materials Law, whether knowingly or by strict liability. Licensee's indemnification obligations shall include, without limitation, and whether foreseeable or unforeseeable, all costs of any required or necessary Hazardous Materials management plan, investigation, repairs, cleanup or detoxification or decontamination of the Property, and the presence and implementation of any closure, remedial action or other required plans, and shall survive the expiration of or early termination of the Lease Period. For purposes of the indemnity provided herein, any acts or omissions of Lessee, or its

employees, agents, customers, sublessees, assignees, contractors or subcontractors of Lessee (whether or not they are negligent, intentional, willful or unlawful) shall be strictly attributable to Lessee.

8.4. City Covenants.

8.4.1. City shall comply with applicable federal, state and local laws in the exercise and performance of its rights and obligations under this Agreement.

8.4.2. City shall obtain, as required, any and all necessary approvals for the design, construction, installation, operation and testing of City's Infrastructure associated with this Agreement.

8.4.3. City shall comply with any City permit issued in connection with the FOI within the public rights-of-way or easements.

8.4.4. City shall not do or permit anything to be done by anyone under its direct control or doing work on its behalf in, on or about the Leased Infrastructure or Lessee's Infrastructure, which is prohibited by or will in any way conflict with any laws now in force or which may hereafter be enacted or promulgated.

9. OPERATION AND MAINTENANCE, MODIFICATIONS, AND REPAIRS

9.1. General. City shall maintain the FOI in good operating condition and in accordance with the specifications in this Agreement and SVP Fiber Standards.

9.2. City shall provide all equipment, manpower, supervision, certified fiber optic splicers, consumable materials, tools, construction equipment and machinery, utilities, transportation, any and all applicable taxes, and other facilities and work as necessary for the proper execution and completion of monitoring, operation, maintenance, modifications, repairs including temporary and permanent emergency restoration for operation of the fiber optic communications network for the performance of this Agreement. Such services may include:

9.2.1. Underground trenching and placement/repair of conduit and infrastructure per City's construction standards. Lessee may request a copy of City construction standards and specifications by e-mail to svpfiber@santaclaraca.gov. Placement of underground fiber optic cable and facilities in conduit system.

9.2.2. Setting poles and/or repair of aerial facilities for fiber optic cable.

9.2.3. Placement of aerial fiber optic cable poles in compliance with California Public Utilities Commission General Order No. 95.

9.2.4. Splicing, termination and testing of fiber optic cable to SVP Fiber Standards.

9.2.5. Underground and aerial defect discovery work to ascertain the extent of damage to fiber optic cables and/or facilities.

9.3. Representatives. Lessee shall provide to City, and update as changes occur, the current name, title, telephone number, and personal communications device number of a representative of Lessee, in this Agreement ("Lessee's Representative").

9.3.1. City shall keep Lessee's Representative informed of City's maintenance schedules and emergencies.

9.3.2. In the event that Lessee fails to update contact information for Lessee's Representative, City shall not be held liable for any failure to meet any notification or response provisions, resulting directly therefrom.

9.3.3. City shall provide to Lessee's Representative the telephone number of a City Representative that can be contacted on a 24/7 basis, including City's observed holidays, as set forth in this Agreement ("City's Representative").

9.3.4. Lessee may contact City's Representative to report any perceived damage to or failure, interruption or impairment of the Leased Infrastructure.

9.4. Operations and Maintenance.

9.4.1. City shall schedule and perform routine operations, maintenance and repairs and undertake timely maintenance and repairs to cure deficiencies in the FOI.

9.4.2. City shall provide written notification identifying the time, location, and nature of each maintenance and repair job potentially affecting the Leased Infrastructure and/or Lessee's Infrastructure, and notify Lessee's Representative, at the earliest possible time but not less than ninety-six (96) hours prior to the scheduled time except in the

event of emergency as defined in this Agreement.

9.4.3. Lessee is responsible for all maintenance and repairs on Lessee's side of the Demarcation Points.

9.5. Route Modifications.

9.5.1. City, at its sole cost and expense, may modify the FOI as conditions and circumstances may warrant.

9.5.2. City shall provide written notification to Lessee's Representative identifying the time, location, and nature of each route modification at least ninety-six (96) hours prior to the scheduled time, unless route modification is considered an Emergency, as defined in this Agreement.

9.5.3. Such modifications may cause portions of the FOI to be relocated, permanently or temporarily, to one or more alternate locations within the public right-of-way or easement, and leased service properties.

9.5.4. Lessee shall cooperate with City to affect any such modifications.

9.6. Emergency Repairs.

9.6.1. For the purpose of this Agreement, "Emergency" shall be defined as an abrupt failure of fiber optic cable functionality.

9.6.2. City shall provide emergency maintenance response and restoration services.

9.6.3. City Emergency services will be available on a 24/7 basis, including City's observed holidays.

9.6.4. Emergency maintenance provided in this Agreement does not apply to fiber optic facilities not owned by City.

9.6.5. Response Time.

9.6.5.1. Upon receipt of notification of a potential problem fitting the definition of emergency from Lessee's Representative to City's Representative, City shall evaluate the potential problem within the following timelines:

9.6.5.1.1. During normal business hours: City shall evaluate issue within four (4) hours of notification and shall have appropriate restoration/repair personnel and equipment onsite to begin restoration of fiber optic network functionality within eight (8) hours of such notification

9.6.5.1.2. Outside of City business hours including weekends and holidays: City shall evaluate issue within eight (8) hours of notification and shall have appropriate restoration/repair personnel and equipment onsite to begin restoration of fiber optic network functionality on the next business day.

9.6.5.2. If City cannot provide permanent restoration within four (4) hours, City will make commercially reasonable efforts to provide temporary restoration.

9.6.5.3. After temporary restoration is complete, a permanent repair and site restoration plan will be proposed by City within two (2) days. Upon City's approval, this work will be scheduled and initiated.

9.6.5.4. During restoration services, City's Representative will provide regular updates to Lessee's Representative.

9.6.6. Point of Contact. During Emergency service, required communications regarding restoration shall be exchanged between Lessee's Representative and City's Representative, as set forth in this Agreement.

9.7. In the event that the City is mobilized as a result of an issue resulting from Lessee's infrastructure, City may, at City's sole discretion, invoice Lessee for City costs associated with such activity.

10. ACCESS TO LESSEE'S INFRASTRUCTURE

10.1. Grant of Access. From time to time access to Lessee's Infrastructure may be required for scheduled and non-scheduled maintenance and repair work associated with the Leased Infrastructure and related FOI. Lessee shall cooperate with City, its officers, employees, agents, representatives, contractors to allow ingress and egress for repairs to Leased Infrastructure

and the FOI. Notwithstanding the foregoing, City shall have no right or responsibility to alter, maintain, or repair Lessee's Infrastructure. In no event shall City, its officers, employees, agents, representatives, contractors, or subcontractors access Lessee's Infrastructure unless a representative of Lessee is present unless authorized in writing by Lessee.

10.2. Written Notice.

10.2.1. So long as an emergency situation does not exist, City shall provide a written notice to Lessee's Representative at least forty-eight (48) hours in advance of any required ingress to Lessee's Infrastructure.

10.2.2. If an emergency situation exists, City shall provide a verbal request to Lessee's Representative as soon as practical.

11. DEFAULT

11.1. Either Party may be subject to default in this Agreement if the Party materially breaches any term or condition of this agreement.

11.2. Lessee shall be subject to default procedures in this Agreement if Lessee fails to pay any fees as prescribed in this Agreement.

11.3. Upon default under this Agreement, the non-defaulting Party shall give the other Party written notice, setting forth the nature of the default and a demand that said default be cured and remedied. If that Party fails, neglects or refuses within thirty (30) days after the giving of said notice to cure or remedy the default, or commence and diligently continue such cure, then the non-defaulting Party, shall provide a Notice of Default to the defaulting Party. Upon Notice of Default and without suit or other proceedings, may terminate this Agreement and cancel and annul the rights and privileges granted herein.

12. TERMINATION

12.1. Termination by Lessee.

12.1.1. Termination without Cause:

12.1.1.1. Lessee may terminate this Agreement without cause by giving City written notice ("Notice of Termination") which clearly expresses Lessee's intent to terminate the Agreement.

12.1.1.2. Notice of Termination shall become effective no less

than ninety (90) days after City receives such notice.

12.1.1.3. In the event of termination without cause, Lessee shall be subject to an early Termination Fee equal to one hundred percent 100% of the current year's Lease Payment(s) plus twenty-five percent (25%) of the remaining Lease Payment(s) due under the terms of all Approved Application(s). The Termination Fee is based on the current fiber lease rate (at the time of Termination) exclusive of future Annual Adjustments.

12.1.2. Failure to Deliver Leased Infrastructure

12.1.2.1. Lessee may terminate this Agreement if City fails to deliver the Leased Infrastructure (excluding any new extensions of new construction to accommodate the unique requirements of Lessee) on or before the date mutually agreed upon by the Parties in Approved Application(s), unless such failure is due to reasons beyond the control of City or Force Majeure.

12.1.2.2. Termination for failure to deliver leased infrastructure shall not be subject to a Termination Payment. Lessee shall be responsible for any costs incurred by City on Lessee's behalf up to the point of termination.

12.1.2.3. Termination for failure to deliver leased infrastructure shall be without liability to either City or Lessee unless, and to the extent that, the failure to meet the deadline is caused by Lessee.

12.2. Termination by City:

12.2.1. Termination without Cause:

12.2.1.1. City may terminate this Agreement without cause by giving Lessee written notice ("Notice of Termination") which clearly expresses City's intent to terminate the Agreement.

12.2.1.2. Notice of Termination shall become effective no less than thirty (30) days after Lessee receives such notice.

12.2.1.3. In the event of termination without cause by City and

provided that Lessee has made all quarterly payments in full and on time, Lessee may use FOI without cost for the final three months before the termination date in the Notice of Termination from City.

12.2.1.4. After Notice of Termination has been presented by City, City may terminate and disconnect Lessee from the FOI on the date indicated in the Notice of Termination without further notice to Lessee and with no liability to City.

12.2.2. Termination for default or cause: In the event of termination for default of this agreement or other cause, City may terminate and disconnect Lessee from the FOI on the date indicated in the Notice of Termination or Notice of Default without further notice to Lessee and with no liability to City.

12.3. Termination due to destruction of FOI:

12.3.1. Either Party may terminate this Agreement if the FOI is substantially destroyed by Force Majeure such that it cannot be repaired at a reasonable cost and within ninety (90) days from the date of destruction.

12.3.2. In the event of destruction of FOI, either Party shall provide the other Party a Notice of Termination and termination shall become effective no less than thirty (30) days after a Party receives such notice.

12.3.3. After either Party terminates the Agreement due to destruction of FOI, Lessee shall not owe City any further Lease Payment and Lessee shall be entitled to an appropriate credit if pre-payments occurred.

12.3.4. Lessee shall not be subject to the Termination Fee in the event of Termination due to destruction of FOI.

13. FORCE MAJUEURE

13.1. For the purpose of this Agreement, “Force Majeure” shall be defined as any cause beyond the control of the Party affected, and which by exercise of reasonable due diligence such Party could not reasonably have been expected to avoid and which by exercise of due diligence it has been unable to overcome or obtain or cause to be obtained a commercially reasonable

substitute therefore.

13.2. Force Majeure includes Acts of God, flood, drought, earthquake, storm, tornado, fire, explosion, lightning, epidemic, pandemic, public emergency, war, riot, civil disobedience, labor strike, labor dispute, labor or materials shortage (however labor or materials shortage does not include the mere inability to obtain that labor or material at a particular price), sabotage, restraint by court order, restraint by public authority, or action or non-action by governmental authority or accident.

13.3. No Party shall be relieved of liability for failure of performance if such failure is due to causes arising out of its own negligence or due to the removal of remediable causes which it fails to take reasonable efforts to remove or remedy within a reasonable time, or due to mere fluctuations in market prices. Nothing contained herein shall be construed to require a Party to settle any strike or labor dispute in which it may be involved. Either Party rendered unable to fulfill any of its obligations under this Agreement by reason of Force Majeure shall give prompt written notice of such fact to the other Party and shall exercise due diligence to remove such inability with all reasonable dispatch.

13.4. Force Majeure shall not excuse Lessee's nonpayment of any fees or costs required under this Agreement

14. ASSIGNMENT AND SUBCONTRACTING

14.1. City and Lessee bind themselves, their successors and assigns to all covenants of this Agreement. This Agreement shall not be assigned or transferred without the prior written approval of City.

14.2. Lessee shall be as fully responsible to City for the acts and omissions of its subcontractors, and of person either directly or indirectly employed by them, as Lessee is for the acts and omissions of persons directly employed by it.

15. NO THIRD PARTY BENEFICIARY

This Agreement shall not be construed to be an agreement for the benefit of any third party or parties and no third party or parties shall have any claim or right of action under this Agreement for any cause whatsoever.

16. INDEPENDENT CONTRACTOR

Lessee and all person(s) employed by or contracted with Lessee to furnish labor and/or materials under this Agreement are independent contractors and do not

act as agent(s) or employee(s) of City. Lessee has full rights to manage its employees in their performance of Services under this Agreement.

17. CONFIDENTIALITY OF MATERIAL

Except as required by the California Public Records Act, or any other applicable law, all ideas, memoranda, specifications, plans, manufacturing procedures, data, drawings, descriptions, documents, discussions or other information submitted by a Party ("Discloser") to the other Party ("Recipient") in connection with the performance of this Agreement and marked as "Confidential" or, if identified as confidential at the time of disclosure, shall be held confidential by Recipient and shall not, without the prior written consent of Discloser, be used for any purposes other than the performance under this Agreement nor be disclosed to an entity not connected with performance under this Agreement. Nothing furnished to Recipient which is otherwise known to Recipient or becomes generally known to the related industry shall be deemed confidential.

18. HOLD HARMLESS/INDEMNIFICATION

18.1. To the extent permitted by law, Lessee agrees to protect, defend, hold harmless and indemnify City, its City Council, commissioners, officers, employees, volunteers and agents from and against any claim, injury, liability, loss, cost, and/or expense or damage, including all costs and reasonable attorney's fees in providing a defense to any claim arising therefrom, for which City shall become liable arising from Lessee's negligent, reckless or wrongful acts, errors, or omissions with respect to or in any way connected with the Services performed by Lessee pursuant to this Agreement.

18.2. City shall not be liable to Lessee for damage caused to the FOI by independent third parties not under contract with City that are engaged in construction or other business operations which damage the FOI. City shall respond and repair any damage to the FOI caused by such third party as if it were an Emergency Repair as described in this Agreement. In the event that such damage is related to actions of Lessee or third parties under the control or direction of Lessee, City may invoice Lessee for any costs of response.

18.3. City shall not be liable to Lessee for any fines, penalties, claims, or damages stemming from the interruption of, or interference with Lessee's Infrastructure. City shall not be liable for incidental, punitive, exemplary, special, indirect or consequential damages, or lost profits, arising under or relating to this Agreement. Nothing in the preceding sentence shall be

construed to limit Lessee's indemnity obligations under this Agreement.

18.4. City shall not be liable to Lessee for any fines, penalties, claims, or damages for third-party claims for intellectual property infringement, data breach, or violations of any data privacy laws.

18.5. The total aggregate liability of City and its City Council, commissions, officers, employees, volunteers and agents and their insurers, collectively, for all claims damages, losses, expenses, costs, and liabilities of any kind arising out of this Agreement, whether such arise from a breach of contract, warranty, tort, including negligence, strict liability; or otherwise, shall be limited to One Dollar ($1.00).

18.6. Lessee's obligation to protect, defend, indemnify, and hold harmless in full City and its employees, shall specifically extend to any and all employment-related claims of any type brought by employees, contractors, subcontractors or other agents of Lessee, against City (either alone, or jointly with Lessee), regardless of venue/jurisdiction in which the claim is brought and the manner of relief sought.

18.7. To the extent Lessee is obligated to provide health insurance coverage to its employees pursuant to the Affordable Care Act ("Act") and/or any other similar federal or state law, Lessee warrants that it is meeting its obligations under the Act and will fully indemnify and hold harmless City for any penalties, fines, adverse rulings, or tax payments associated with Lessee's responsibilities under the Act.

19. WAIVER

Lessee agrees that waiver by City of any or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement. Neither City's review, acceptance, nor payments required under this Agreement shall be constructed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

20. NOTICES

20.1. All notices to the Parties shall, unless otherwise required in writing, shall be sent to City addressed as follows:

City of Santa Clara dba Silicon Valley Power
Attention: Chief Electric Utility Officer
1500 Warburton Avenue

Santa Clara, CA 95050
and by e-mail at svpcontracts@santaclaraca.gov, svpfiber@santaclaraca.gov, and manager@santaclaraca.gov

And to Lessee addressed as follows:

*Name of Lessee
*Address of Lessee
and by e-mail at *_____@XXX

The workday the e-mail was sent shall control the date notice was deemed given. An e-mail transmitted after 1:00 p.m. on a Friday shall be deemed to have been transmitted on the following business day.

20.2. Routine Operations and Emergencies (City's Representative and Lessee's Representative).

All notices to the Parties regarding routine operations and emergencies shall be sent to City addressed as follows:

City of Santa Clara dba Silicon Valley Power
Attention: Fiber Program Manager
1500 Warburton Avenue
Santa Clara CA 95050
Telephone: (408)548-7741

Secondary contact or for emergencies (24/7/365) and after normal business hours:

City of Santa Clara dba Silicon Valley Power
SVP Operations Control Room
Telephone: (408) 615-5640

And to Lessee addressed as follows:

*Name of Lessee
*Address of Lessee
Telephone No:

Secondary contact or for emergencies (24/7/365) and after normal business hours:

*Name of Lessee
*Address of Lessee
Telephone:

21. COMPLIANCE WITH LAWS

Lessee shall comply with all applicable laws and regulations of the federal, state and local government, including but not limited to "The Code of the City of Santa Clara, California" ("SCCC"). In particular, Lessee's attention is called to

the regulations regarding Campaign Contributions (SCCC Chapter 2.130), Lobbying (SCCC Chapter 2.155), Minimum Wage (SCCC Chapter 3.20), Business Tax Certificate (SCCC section 3.40.060), and Food and Beverage Service Worker Retention (SCCC Chapter 9.60), as such Chapters or Sections may be amended from time to time or renumbered. Additionally Lessee has read and agrees to comply with City's Ethical Standards (http://santaclaraca.gov/home/showdocument?id=58299).

22. CONFLICTS OF INTEREST

Lessee certifies that to the best of its knowledge, no City officer, employee or authorized representative has any financial interest in the business of Lessee and that no person associated with Lessee has any interest, direct or indirect, which could conflict with the faithful performance of this Agreement. Lessee is familiar with the provisions of California Government Code section 87100 and following, and certifies that it does not know of any facts which would violate these code provisions. Lessee will advise City if a conflict arises.

23. FAIR EMPLOYMENT

Lessee shall not discriminate against any employee or applicant for employment because of race, sex, color, religion, religious creed, national origin, ancestry, age, gender, marital status, physical disability, mental disability, medical condition, genetic information, sexual orientation, gender expression, gender identity, military and veteran status, or ethnic background, in violation of federal, state or local law.

24. NO USE OF NAME OR EMBLEM

Neither Party shall use the other Party's name, insignia, or emblem, or distribute any information related to services under this Agreement in any magazine, trade paper, newspaper or other medium without express written consent of that other Party.

25. GOVERNING LAW AND VENUE

This Agreement shall be governed and construed in accordance with the statues and laws of the State of California. The venue of any suit filed by either Party shall be vested exclusively in the state courts of the County of Santa Clara, or if appropriate, in the United States District Court, Northern District of California, San Jose, California.

26. SEVERABILITY CLAUSE

In case any one or more of the provisions of this Agreement shall, for any reason, be invalid, illegal or unenforceable in any respect, it shall not affect the validity of the other provisions, which shall remain in full force and effect.

27. AMENDMENTS

This Agreement may only be modified by a written amendment duly authorized and executed by the Parties to this Agreement.

28. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument.

The Parties acknowledge and accept the terms and conditions of this Agreement as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form: Dated: _____

GLEN R. GOOGINS
City Attorney

JŌVAN D. GROGAN
City Manager
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

***INSERT LESSEE'S NAME**
*choose one: a[n] _____ (insert State) corporation/partnership/individual

Dated: _____
By (Signature): _____
Name: _____
Title: _____
Principal Place of Business Address: _____
Email Address: _____
Telephone: ( ) _____
Fax: ( ) _____

"LESSEE"

DARK FIBER LEASE AGREEMENT
BETWEEN THE CITY OF SANTA CLARA, CALIFORNIA AND
***INSERT LESSEE'S NAME**
EXHIBIT 1 - SAMPLE FIBER REQUEST APPLICATION

SILICON VALLEY POWER. CITY OF SANTA CLARA

Fiber Request Application

Work Order # mmddyy-name-fwmid

REQUESTOR'S INFORMATION			
Request Type:			
Date Requested:		Lease Agreement Date:	N/A
REQUESTOR'S INFORMATION			
Lessee Company Name:	Enter Customer Name		
Requested By:			
Contact Number:			
Email:			
REQUEST INFORMATION			
Configuration Type:	Point to Point (P-t-P) or Ring	Number of Fibers:	
Locations A - Z: (Attachment Points)			
Additional Services:			
Notes/Instructions:			

Requestor Completes - Email When Finished

STOP HERE - EMAIL REQUEST TO RECEIVE SVP ESTIMATE - CONTACT INFO AT BOTTOM OF PAGE

SVP (CITY) FILLS OUT BELOW - ESTIMATE SECTION			
Fiber Work Manager ID:		Date of Estimate:	5/17/2023
Fiber Miles:	0.00	Lease Security Deposit:	
Quarterly Lease Fee[1]:		Quarterly 3rd Party Fee[2]:	$ -
Application Term:		Non-Recurring Costs:	$0
Quote expires 90 calendar days from Date of Estimate.			
Notes:			

1. Subject to annual price inflation adjustment
2. May be subject to future 3rd Party Fees

SVP Estimate

Contact Info
Submit requests via email to: SVPfiber@siliconvalleypower.com

Fiber Request Application

Work Order # mmddyy-name-fwmid

LESSEE WORK AUTHORIZATION SIGNATURE REQUIRED TO ACCEPT PRICE ESTIMATES AND WORK ABOVE				Authorization
Authorized Signature:				
Print Name:				
Title:		Phone:		
Email:		Date:		

SVP (CITY) FILLS OUT BELOW - COMPLETION RESULTS				SVP Completion Results
Fiber Miles:		Lease Security Deposit:		
Date Completed:		3rd Party Fees		
Work Verified by:		NRC Costs:		
Notes:				
MILEAGE SUMMARY AS OF DATE COMPLETED				
Point to Point (P-t-P) Summary:		Ring Summary:		
Existing Miles:		Existing Miles:		
Requested Miles:		Requested Miles:		
Total Miles:		Total Miles:		
Rate per Mile:		Rate per Mile:		
Estimated Annual Cost:		Estimated Annual Cost:		

With regards to SVP leases between City and Lessee authorization, this Fiber Request Application shall follow the terms and conditions as set forth in the all-inclusive master lease agreement and Lessee shall be billed according to the costs indicated on the Application.

Contact Info
Submit requests via email to: SVPfiber@siliconvalleypower.com

DARK FIBER LEASE AGREEMENT
BETWEEN THE CITY OF SANTA CLARA, CALIFORNIA AND
***INSERT LESSEE'S NAME**
EXHIBIT 2 - NOTICE OF COMPLETION/REJECTION

NOTICE OF COMPLETION

This Notice of Completion is issued pursuant to the Dark Fiber Lease Agreement dated _____, 20__ ("Agreement") by and between the City of Santa Clara and _____ ("Lessee") and in reference to Fiber Work Manager (FWM) ID # _____. This Notice of Completion is dated _____, 20__ and hereby notifies Lessee that the items listed below of the Leased Infrastructure are complete and available for Acceptance Testing by Lessee.

_____
_____

If Lessee desires to perform Acceptance Testing, it must do so within fifteen (15) days.

Dated: _____

By: _____
Name: _____
Title: SVP Fiber Program Manager

NOTICE OF REJECTION

The items listed below of the Leased Infrastructure are found not in compliance with the Acceptance Testing and are not accepted by Lessee.

Briefly describe the condition which is the basis for Lessee's claim that said portions of the Leased Infrastructure are not in compliance:

_____
_____

Please submit Notice of Rejection to SVP Fiber Program Manager at SVPFiber@siliconvalleypower.com for correction or repair.

DARK FIBER LEASE AGREEMENT
BETWEEN THE CITY OF SANTA CLARA, CALIFORNIA AND
***INSERT LESSEE'S NAME**
EXHIBIT 3 - DARK FIBER RATES

Dark Fiber Rates – Lease Rates are defined in the table below with the following considerations:

- All fiber miles are leased by configuration type (Point to Point or Ring)
- One rate is charged for all Leased Fiber miles within each configuration (Point to Point or Ring)
- Minimum charge is one (1) mile per requested configuration

Quarterly Rates/Fiber Mile/Month – Effective July 1, 2024		
Cumulative Miles Leased by Configuration	**Point to Point Rates**	**Ring Rates**
1.00 – 500.00	$244.00	$175.00
500.01+	$216.00	$145.00

Reserved Fiber Pricing/Fiber Mile/Month	
Point to Point Configuration – Per Mile	$66.00

Annual Adjustment: Rates are adjusted annually on July 1st as outlined in the Agreement. No additional notification is required for Annual Adjustment.

26-133 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT

Action to Authorize the Use of City Electric Forces for Public Works at 385 Saratoga Avenue, 601 El Camino Real, 2390 Mission College Boulevard, 2228 Calle De Primavera, 2010 Wyatt Drive, 5450 Great America Parkway, 3901 Lick Mill Boulevard, 4500 Great America Parkway, Nelson Court, 1450 Agnew Road, 4751 Lick Mill Boulevard, 4299 Macedo Place, 2817 Mission College Boulevard, 537 Chapman Court, 3025 Raymond Drive, 3159 Mission College Boulevard, and 1957 Pruneridge Avenue, With an Estimated Cost of $564,666

BACKGROUND

Section 1310 of the Santa Clara City Charter (Contracts on Public Works) states “that every contract involving an expenditure of more than one thousand dollars ($1,000) for the construction or improvement (excluding maintenance and repair) of public buildings, works, streets, drains, sewers, utilities, parks and playgrounds shall be let to the lowest responsible bidder.” The section further states that “the City Council may declare and determine that, in its opinion, the work in question may be performed better or more economically by the City with its own employees, and after the adoption of a resolution to this effect by at least four affirmative votes, it may proceed to have said work done in the manner stated, without further observance of the provisions of this section.”

DISCUSSION

Staff believes that the work described below is better performed with City forces based upon the following factors: (1) the work is limited in size and scope; (2) City forces have knowledge and training in operating and maintaining the electric system that can be leveraged to more economically perform this work; and (3) bidding out the work and contracting with a private entity would not likely result in a lower overall cost or time savings. Therefore, the staff recommends that the City Council declares and determines that City forces can better perform the installation of the following electric facilities and approve the use of City forces.

Estimate Number:	40396
Location:	385 Saratoga Avenue
Type of Service:	New Business (2005)
Description of Work:	Remove service drop, 2-racks, and 7-100A service meters. Install ± 60' service drop, 2-racks, and 7-100a service meters.
Estimated Cost:	$6,399
Appropriation:	Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue:	Customer/Developer Contribution

Estimate Number:	40867
Location:	601 El Camino Real

Type of Service: New Business (2005)
Description of Work: Install new UG SVC to SCPD parking lot for car chargers.
Estimated Cost: $4,297
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40422
Location: 2390 Mission College Boulevard
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $8,657
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40647
Location: 2228 Calle De Primavera
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $7,934
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40666
Location: 2010 Wyatt Drive
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $4,604
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40667
Location: 5450 Great America Parkway
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $6,127
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40668
Location: 3901 Lick Mill Boulevard

Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $6,228
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40669
Location: 4500 Great America Parkway
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $4,805
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40787
Location: Nelson Court
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $4,819
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40788
Location: 1450 Agnew Road
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $9,757
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number: 40789
Location: 4751 Lick Mill Blvd
Type of Service: New Business (2005)
Description of Work: Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost: $6,024
Appropriation: Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue: Customer/Developer Contribution

Estimate Number:	40790
Location:	4299 Macedo Place
Type of Service:	New Business (2005)
Description of Work:	Installation of underground cable and underground connectors to point of connection for small cell streetlight.
Estimated Cost:	$5,213
Appropriation:	Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue:	Customer/Developer Contribution

Estimate Number:	38625
Location:	2817 Mission College Boulevard
Type of Service:	Capacity (2006)
Description of Work:	Installation of capacitor bank.
Estimated Cost:	$53,499
Appropriation:	Electric Utility Capital Fund (591) Project 2006 - Distribution Capital Maintenance and Betterments
Source of Revenue:	Customer Service Charges

Estimate Number:	37912
Location:	537 Chapman Court
Type of Service:	New Business (2005)
Description of Work:	Replace overhead service drop from utility pole to a midspan service to customer weatherhead.
Estimated Cost:	$2,703
Appropriation:	Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue:	Customer/Developer Contribution

Estimate Number:	40713
Location:	3025 Raymond Drive
Type of Service:	New Business (2005)
Description of Work:	Remove underground primary cable to prepare for substation rebuild. Repull cable and install a new transformer once rebuild is complete.
Estimated Cost:	$148,395
Appropriation:	Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue:	Customer Service Charges

Estimate Number:	39884
Location:	3159 Mission College Boulevard
Type of Service:	New Business (2005)
Description of Work:	Install a new padmount transformer and cable to the nearest manhole.
Estimated Cost:	$64,434
Appropriation:	Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue:	Customer/Developer Contribution

Estimate Number:	39237
Location:	1957 Pruneridge Avenue
Type of Service:	New Business (2005)
Description of Work:	Underground Electric Facilities and install underground secondary cables to 22 new homes and ADUs.
Estimated Cost:	$220,771
Appropriation:	Electric Utility Capital Fund (591) Project 2005 - New Business Estimate Work
Source of Revenue:	Customer/Developer Contribution

Historically, City staff has performed small project work like this under the use of City Forces exception and justification above. The City prepares estimates based on current cost information and project scope. SVP is developing a process to periodically review completed work to inform future cost estimates.

ENVIRONMENTAL REVIEW

Staff recommends that the City Council determine that the action being considered is exempt from the California Environmental Quality Act (“CEQA”) pursuant to section 15302 (Class 2 -Replacement or Reconstruction) Section 15303 (Class 3 - New Construction) of Title 14 of the California Code of Regulations as the proposed work involves the replacement of electric facilities and the installation of small electric facilities involving negligible expansion of capacity.

FISCAL IMPACT

The funds to support the staff time for work performed by Silicon Valley Power (SVP) and related construction materials for the work detailed in this report totaling $564,666 are included in the FY 2025/26 Adopted CIP Budget, as indicated by each project appropriation. Out of the total amount, $511,167 is in New Business Estimate Work (CIP 2005) and $53,499 is in Transmission and Distribution Capital Maintenance Betterments (CIP 2006) in the Electric Utility Capital Fund. All of the referenced work will be performed by City SVP staff. Some work associated with encroachment permits may be performed by the Department of Public Works (DPW). DPW costs are recovered through payment of permit fees.

COORDINATION

This report has been coordinated with the Finance Department and City Attorney’s Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Determine that the proposed action is exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) and Section 15303 (Class 3 - New Construction) of Title 14 of the California Code of Regulations; and

2. Declare and determine in accordance with Section 1310 of the City Charter that the public works located at 385 Saratoga Avenue, 601 El Camino Real, 2390 Mission College Boulevard, 2228 Calle De Primavera, 2010 Wyatt Drive, 5450 Great America Parkway, 3901 Lick Mill Boulevard, 4500 Great America Parkway, Nelson Court, 1450 Agnew Road, 4751 Lick Mill Boulevard, 4299 Macedo Place, 2817 Mission College Boulevard, 537 Chapman Court, 3025 Raymond Drive, 3159 Mission College Boulevard, and 1957 Pruneridge Avenue, with an estimated cost of $564,666, are better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of these public works consistent with this authorization.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan D. Grogan, City Manager

26-87 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT
Update on Sale Results of the First Series of Measure I General Obligation Bonds

BACKGROUND
On November 5, 2024, voters in the City of Santa Clara approved Measure I, the Public Facilities and Infrastructure Bond Measure (RTC 24-672). Measure I authorizes the City to issue up to $400 million in general obligation bonds (the "GO Bonds") to help address over $600 million in unfunded infrastructure needs, including aging fire stations, storm drain systems, and aquatic facilities. As part of the process for putting Measure I on the ballot, the City Council approved a bond expenditure plan (the "Expenditure Plan") describing the categories of public improvements authorized to be financed by the GO Bonds.

City staff identified priority projects within the Expenditure Plan to be funded by the first sale of bonds under Measure I (the "2026 Bonds"). These projects are set forth in the project list (the "Project List") approved by the City Council on September 16, 2025 (RTC 25-992) and total $96,634,500 in projected cost (Attachment 2).

As required by Measure I, the City has established a Bond Compliance Oversight Committee (the "Committee") to ensure transparency and accountability in the implementation of Measure I projects. One responsibility of the Committee is to ensure that project implementation aligns with all bond measure requirements, including the Expenditure Plan. The Project List was presented, reviewed and approved unanimously by the Committee on August 27, 2025, prior to City Council approval. The Committee will review expenditures expected to be paid from proceeds of the 2026 Bonds to ensure compliance with Measure I and the Expenditure Plan.

On June 24, 2025, the City authorized an ad valorem property tax levy for FY 2025/26 for the repayment of debt service on the 2026 Bonds (RTC 25-722). The tax rate for FY2025/26 was set at $28.70 per $100,000 of assessed value to generate approximately $16.8 million to be used to pay the estimated first debt service payment due in FY 2026/27. Due to the timing of property tax receipts, the levy was assessed in FY 2025/26 to generate funds required to pay debt service in FY 2026/27.

The City approved the 2026 Bonds Resolution (RTC 26-1719) on January 13, 2026, authorizing the issuance of the first series of Measure I General Obligation Bonds in a maximum principal amount not to exceed $100 million.

DISCUSSION
On February 10, 2026, the City held two competitive bond sales, one for each series, and successfully priced $97,125,000 principal amount of 2026 Bonds, to fund the Project List and cost of

issuance. In accordance with standard competitive sale procedures, each series was awarded to the underwriter offering the lowest True Interest Cost (TIC), respectively. TIC is the real borrowing interest rate, taking premiums and the time value of money (future payments to be made over maturity periods) into the calculation.

Based on the City's solid financial performance and economic outlook, the 2026 Bonds were rated "AAA" by S&P Global and "Aaa" by Moody's, the highest credit ratings, respectively.

The 2026 Bonds are structured in two series of tax-exempt bonds, the Series A Bonds and the Series B Bonds. The Series B Bonds are qualified 501(c)(3) for federal and state of California tax purposes. There was broad investor demand, with 12 investment banks providing bids on the Series A Bonds and 11 investment banks providing bids on the Series B Bonds. The broad demand for the 2026 Bonds ultimately resulted in lower than estimated interest rates and debt service cost.

The $71,645,000 of Series A Bonds have a 30-year final maturity in 2055 while the $25,480,000 of Series B Bonds have a shorter 2-year final maturity in 2027. The winning TICs were 3.81% for Series A Bonds and 1.75% for Series B Bonds, with the lower TIC on Series B reflecting the shorter borrowing term. The combined TIC for both series was 3.77%, compared to the preliminary estimated rate of 4.17%. This result will be approximately $7 million in net debt service savings below the original estimate.

Complete sale results can be viewed in Attachment 1.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is an administrative activity that will not result in direct or indirect physical changes in the environment.

FISCAL IMPACT

The 2026 Bonds were sold at a premium over its principal amount. As shown in the chart below, bond proceeds totaled $102,505,620. This figure includes project funding of $96.6 million that aligns with the budget for the Project List, issuance costs ($0.5 million), and capitalized interest ($5.4 million, using the premium to pay down interest expense).

Use of Bond Proceeds	Series 2026A	Series 2026B	Total
Project Funding	71,284,500	$25,350,000	$96,634,500
Cost of Issuance	$360,500	$130,000	$490,500
Sub-Total Principal Amount	$71,645,000	$25,480,000	$97,125,000
Capitalized Interest/Premium	$4,702,379	$678,241	$5,380,620
Total Bond Proceeds	76,347,379	$26,158,241	102,505,620

The first net debt service payment will be $16,000,000 on August 1, 2026 with total FY 2026/27 debt service payments of $16,100,899, which will be incorporated into the FY 2026/27 budget currently under development.

The 2026 Bonds are not a debt or liability of the City or the City's General Fund but rather are payable solely from ad valorem property taxes to be levied within the City. Ad valorem property taxes received by the City to date from the County of Santa Clara total $9.2 million, with a second installment to be received in April 2026 to fully fund the FY 2026/27 debt service payments.

COORDINATION

This report has been coordinated with the City Manager's Office and City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the meeting agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Note and file Sale Results of the First Series of Measure I General Obligation Bonds.

Prepared by: Kenn Lee, Director of Finance
Approved by: Jovan Grogan, City Manager

Attachments

1. Post-Pricing Summary and Pricing Results
2. Project List

TABLE OF CONTENTS

City Santa Clara Final Numbers
2026 GO Bond Financing

Report	*Page*
2026 GO Bond Financing	
Sources and Uses of Funds	1
Bond Summary Statistics	2
Bond Maturity Table	4
Net Debt Service	5
Net Debt Service Breakdown	6
Capitalized Interest Fund	7
Bond Debt Service Breakdown	9
Universal Bond Solution	10
Aggregate Debt Service	11
Bond Pricing	12
Underwriter's Discount	14
Cost of Issuance	15
Series 2026A	
Net Debt Service	16
Capitalized Interest Fund	18
Formula Verification	19
Series 2026B	
Net Debt Service	20
Capitalized Interest Fund	22
Formula Verification	23

SOURCES AND USES OF FUNDS

City Santa Clara Final Numbers
2026 GO Bond Financing

Dated Date	02/24/2026
Delivery Date	02/24/2026

Sources:	*Series 2026A*	*Series 2026B*	*Total*
Bond Proceeds:			
Par Amount	71,645,000.00	25,480,000.00	97,125,000.00
Net Premium/OID	4,702,378.60	678,241.20	5,380,619.80
	76,347,378.60	**26,158,241.20**	**102,505,619.80**

Uses:	*Series 2026A*	*Series 2026B*	*Total*
Project Fund Deposits:			
Project Fund	71,284,500.00	25,350,000.00	96,634,500.00
Other Fund Deposits:			
Capitalized Interest A	4,702,378.60		4,702,378.60
Capitalized Interest B		678,241.20	678,241.20
	4,702,378.60	**678,241.20**	**5,380,619.80**
Delivery Date Expenses:			
Cost of Issuance	314,315.93	111,784.07	426,100.00
Underwriter's Discount	44,301.33	17,836.00	62,137.33
	358,617.26	**129,620.07**	**488,237.33**
Other Uses of Funds:			
Additional Proceeds	1,882.74	379.93	2,262.67
	76,347,378.60	**26,158,241.20**	**102,505,619.80**

BOND SUMMARY STATISTICS

City Santa Clara Final Numbers
2026 GO Bond Financing

	Series 2026A	*Series 2026B*	*Aggregate*
Dated Date	02/24/2026	02/24/2026	02/24/2026
Delivery Date	02/24/2026	02/24/2026	02/24/2026
First Coupon	08/01/2026	08/01/2026	08/01/2026
Last Maturity	08/01/2055	08/01/2027	08/01/2055
Arbitrage Yield	3.713675%	3.713675%	3.713675%
True Interest Cost (TIC)	3.813676%	1.749582%	3.766234%
Net Interest Cost (NIC)	3.966581%	1.792921%	3.930469%
All-In TIC	3.850043%	2.288990%	3.814060%
Average Coupon	4.348745%	5.000000%	4.359565%
Average Life (years)	17.013	0.808	12.762
Weighted Average Maturity (years)	16.551	0.816	12.536
Duration of Issue (years)	11.581	0.803	8.898
Par Amount	71,645,000.00	25,480,000.00	97,125,000.00
Bond Proceeds	76,347,378.60	26,158,241.20	102,505,619.80
Total Interest	53,005,555.60	1,029,605.56	54,035,161.16
Net Interest	48,347,478.33	369,200.36	48,716,678.69
Total Debt Service	124,650,555.60	26,509,605.56	151,160,161.16
Maximum Annual Debt Service	10,439,912.50	16,555,605.56	20,393,912.50
Average Annual Debt Service	4,234,613.57	18,459,299.81	5,135,194.68
Underwriter's Fees (per $1000)			
Average Takedown			
Other Fee	0.618345	0.700000	0.639767
Total Underwriter's Discount	0.618345	0.700000	0.639767
Bid Price	106.501608	102.591857	105.475915

Bond Component	*Par Value*	*Price*	*Average Coupon*	*Average Life*	*PV of 1 bp change*
Series A	69,245,000.00	107.861	4.52837564%	8.107	37,575.65
Term Bond 1	8,000,000.00	100.000	4.12500000%	20.463	11,280.00
Term Bond 2	12,310,000.00	100.000	4.25000000%	23.988	18,957.40
Term Bond 3	7,570,000.00	99.167	4.25000000%	28.947	12,490.50
	97,125,000.00			**12.762**	**80,303.55**

BOND SUMMARY STATISTICS

City Santa Clara Final Numbers
2026 GO Bond Financing

	TIC	All-In TIC	Arbitrage Yield
Par Value	97,125,000.00	97,125,000.00	97,125,000.00
+ Accrued Interest			
+ Premium (Discount)	5,380,619.80	5,380,619.80	5,380,619.80
- Underwriter's Discount	-62,137.33	-62,137.33	
- Cost of Issuance Expense		-426,100.00	
- Other Amounts			
Target Value	102,443,482.47	102,017,382.47	102,505,619.80
Target Date	02/24/2026	02/24/2026	02/24/2026
Yield	3.766234%	3.814060%	3.713675%

BOND MATURITY TABLE

City Santa Clara Final Numbers
2026 GO Bond Financing

Maturity Date	Series 2026A	Series 2026B	Total
08/01/2026		16,000,000	16,000,000
08/01/2027	7,200,000	9,480,000	16,680,000
08/01/2028	1,150,000		1,150,000
08/01/2029	1,205,000		1,205,000
08/01/2030	1,265,000		1,265,000
08/01/2031	1,330,000		1,330,000
08/01/2032	1,395,000		1,395,000
08/01/2033	1,465,000		1,465,000
08/01/2034	1,540,000		1,540,000
08/01/2035	1,615,000		1,615,000
08/01/2036	1,695,000		1,695,000
08/01/2037	1,780,000		1,780,000
08/01/2038	1,870,000		1,870,000
08/01/2039	1,965,000		1,965,000
08/01/2040	2,060,000		2,060,000
08/01/2041	2,165,000		2,165,000
08/01/2042	2,275,000		2,275,000
08/01/2043	2,365,000		2,365,000
08/01/2044	2,460,000		2,460,000
08/01/2045	2,560,000		2,560,000
08/01/2046	2,665,000		2,665,000
08/01/2047	2,775,000		2,775,000
08/01/2048	2,890,000		2,890,000
08/01/2049	3,010,000		3,010,000
08/01/2050	3,140,000		3,140,000
08/01/2051	3,270,000		3,270,000
08/01/2052	3,410,000		3,410,000
08/01/2053	3,555,000		3,555,000
08/01/2054	3,705,000		3,705,000
08/01/2055	3,865,000		3,865,000
	71,645,000	**25,480,000**	**97,125,000**

NET DEBT SERVICE

City Santa Clara Final Numbers
2026 GO Bond Financing

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest A	Capitalized Interest B	Net Debt Service	Annual Net D/S
08/01/2026	16,000,000	1,968,567.40	17,968,567.40	-1,412,961.84	-555,605.56	16,000,000.00	16,000,000.00
02/01/2027		1,856,956.25	1,856,956.25	-1,619,956.25	-136,101.37	100,898.63	
08/01/2027	16,680,000	1,856,956.25	18,536,956.25	-1,619,956.25		16,917,000.00	17,017,898.63
02/01/2028		1,439,956.25	1,439,956.25	-225,846.93		1,214,109.32	
08/01/2028	1,150,000	1,439,956.25	2,589,956.25			2,589,956.25	3,804,065.57
02/01/2029		1,411,206.25	1,411,206.25			1,411,206.25	
08/01/2029	1,205,000	1,411,206.25	2,616,206.25			2,616,206.25	4,027,412.50
02/01/2030		1,381,081.25	1,381,081.25			1,381,081.25	
08/01/2030	1,265,000	1,381,081.25	2,646,081.25			2,646,081.25	4,027,162.50
02/01/2031		1,349,456.25	1,349,456.25			1,349,456.25	
08/01/2031	1,330,000	1,349,456.25	2,679,456.25			2,679,456.25	4,028,912.50
02/01/2032		1,316,206.25	1,316,206.25			1,316,206.25	
08/01/2032	1,395,000	1,316,206.25	2,711,206.25			2,711,206.25	4,027,412.50
02/01/2033		1,281,331.25	1,281,331.25			1,281,331.25	
08/01/2033	1,465,000	1,281,331.25	2,746,331.25			2,746,331.25	4,027,662.50
02/01/2034		1,244,706.25	1,244,706.25			1,244,706.25	
08/01/2034	1,540,000	1,244,706.25	2,784,706.25			2,784,706.25	4,029,412.50
02/01/2035		1,206,206.25	1,206,206.25			1,206,206.25	
08/01/2035	1,615,000	1,206,206.25	2,821,206.25			2,821,206.25	4,027,412.50
02/01/2036		1,165,831.25	1,165,831.25			1,165,831.25	
08/01/2036	1,695,000	1,165,831.25	2,860,831.25			2,860,831.25	4,026,662.50
02/01/2037		1,123,456.25	1,123,456.25			1,123,456.25	
08/01/2037	1,780,000	1,123,456.25	2,903,456.25			2,903,456.25	4,026,912.50
02/01/2038		1,078,956.25	1,078,956.25			1,078,956.25	
08/01/2038	1,870,000	1,078,956.25	2,948,956.25			2,948,956.25	4,027,912.50
02/01/2039		1,032,206.25	1,032,206.25			1,032,206.25	
08/01/2039	1,965,000	1,032,206.25	2,997,206.25			2,997,206.25	4,029,412.50
02/01/2040		983,081.25	983,081.25			983,081.25	
08/01/2040	2,060,000	983,081.25	3,043,081.25			3,043,081.25	4,026,162.50
02/01/2041		931,581.25	931,581.25			931,581.25	
08/01/2041	2,165,000	931,581.25	3,096,581.25			3,096,581.25	4,028,162.50
02/01/2042		877,456.25	877,456.25			877,456.25	
08/01/2042	2,275,000	877,456.25	3,152,456.25			3,152,456.25	4,029,912.50
02/01/2043		831,956.25	831,956.25			831,956.25	
08/01/2043	2,365,000	831,956.25	3,196,956.25			3,196,956.25	4,028,912.50
02/01/2044		784,656.25	784,656.25			784,656.25	
08/01/2044	2,460,000	784,656.25	3,244,656.25			3,244,656.25	4,029,312.50
02/01/2045		735,456.25	735,456.25			735,456.25	
08/01/2045	2,560,000	735,456.25	3,295,456.25			3,295,456.25	4,030,912.50
02/01/2046		682,656.25	682,656.25			682,656.25	
08/01/2046	2,665,000	682,656.25	3,347,656.25			3,347,656.25	4,030,312.50
02/01/2047		627,690.63	627,690.63			627,690.63	
08/01/2047	2,775,000	627,690.63	3,402,690.63			3,402,690.63	4,030,381.26
02/01/2048		570,456.25	570,456.25			570,456.25	
08/01/2048	2,890,000	570,456.25	3,460,456.25			3,460,456.25	4,030,912.50
02/01/2049		509,043.75	509,043.75			509,043.75	
08/01/2049	3,010,000	509,043.75	3,519,043.75			3,519,043.75	4,028,087.50
02/01/2050		445,081.25	445,081.25			445,081.25	
08/01/2050	3,140,000	445,081.25	3,585,081.25			3,585,081.25	4,030,162.50
02/01/2051		378,356.25	378,356.25			378,356.25	
08/01/2051	3,270,000	378,356.25	3,648,356.25			3,648,356.25	4,026,712.50
02/01/2052		308,868.75	308,868.75			308,868.75	
08/01/2052	3,410,000	308,868.75	3,718,868.75			3,718,868.75	4,027,737.50
02/01/2053		236,406.25	236,406.25			236,406.25	
08/01/2053	3,555,000	236,406.25	3,791,406.25			3,791,406.25	4,027,812.50
02/01/2054		160,862.50	160,862.50			160,862.50	
08/01/2054	3,705,000	160,862.50	3,865,862.50			3,865,862.50	4,026,725.00
02/01/2055		82,131.25	82,131.25			82,131.25	
08/01/2055	3,865,000	82,131.25	3,947,131.25			3,947,131.25	4,029,262.50
	97,125,000	**54,035,161.16**	**151,160,161.16**	**-4,878,721.27**	**-691,706.93**	**145,589,732.96**	**145,589,732.96**

NET DEBT SERVICE BREAKDOWN

City Santa Clara Final Numbers
2026 GO Bond Financing

Period Ending	Series 2026A	Series 2026B	Total	Annual Total
08/01/2026		16,000,000.00	16,000,000.00	16,000,000.00
02/01/2027		100,898.63	100,898.63	
08/01/2027	7,200,000.00	9,717,000.00	16,917,000.00	17,017,898.63
02/01/2028	1,214,109.32		1,214,109.32	
08/01/2028	2,589,956.25		2,589,956.25	3,804,065.57
02/01/2029	1,411,206.25		1,411,206.25	
08/01/2029	2,616,206.25		2,616,206.25	4,027,412.50
02/01/2030	1,381,081.25		1,381,081.25	
08/01/2030	2,646,081.25		2,646,081.25	4,027,162.50
02/01/2031	1,349,456.25		1,349,456.25	
08/01/2031	2,679,456.25		2,679,456.25	4,028,912.50
02/01/2032	1,316,206.25		1,316,206.25	
08/01/2032	2,711,206.25		2,711,206.25	4,027,412.50
02/01/2033	1,281,331.25		1,281,331.25	
08/01/2033	2,746,331.25		2,746,331.25	4,027,662.50
02/01/2034	1,244,706.25		1,244,706.25	
08/01/2034	2,784,706.25		2,784,706.25	4,029,412.50
02/01/2035	1,206,206.25		1,206,206.25	
08/01/2035	2,821,206.25		2,821,206.25	4,027,412.50
02/01/2036	1,165,831.25		1,165,831.25	
08/01/2036	2,860,831.25		2,860,831.25	4,026,662.50
02/01/2037	1,123,456.25		1,123,456.25	
08/01/2037	2,903,456.25		2,903,456.25	4,026,912.50
02/01/2038	1,078,956.25		1,078,956.25	
08/01/2038	2,948,956.25		2,948,956.25	4,027,912.50
02/01/2039	1,032,206.25		1,032,206.25	
08/01/2039	2,997,206.25		2,997,206.25	4,029,412.50
02/01/2040	983,081.25		983,081.25	
08/01/2040	3,043,081.25		3,043,081.25	4,026,162.50
02/01/2041	931,581.25		931,581.25	
08/01/2041	3,096,581.25		3,096,581.25	4,028,162.50
02/01/2042	877,456.25		877,456.25	
08/01/2042	3,152,456.25		3,152,456.25	4,029,912.50
02/01/2043	831,956.25		831,956.25	
08/01/2043	3,196,956.25		3,196,956.25	4,028,912.50
02/01/2044	784,656.25		784,656.25	
08/01/2044	3,244,656.25		3,244,656.25	4,029,312.50
02/01/2045	735,456.25		735,456.25	
08/01/2045	3,295,456.25		3,295,456.25	4,030,912.50
02/01/2046	682,656.25		682,656.25	
08/01/2046	3,347,656.25		3,347,656.25	4,030,312.50
02/01/2047	627,690.63		627,690.63	
08/01/2047	3,402,690.63		3,402,690.63	4,030,381.26
02/01/2048	570,456.25		570,456.25	
08/01/2048	3,460,456.25		3,460,456.25	4,030,912.50
02/01/2049	509,043.75		509,043.75	
08/01/2049	3,519,043.75		3,519,043.75	4,028,087.50
02/01/2050	445,081.25		445,081.25	
08/01/2050	3,585,081.25		3,585,081.25	4,030,162.50
02/01/2051	378,356.25		378,356.25	
08/01/2051	3,648,356.25		3,648,356.25	4,026,712.50
02/01/2052	308,868.75		308,868.75	
08/01/2052	3,718,868.75		3,718,868.75	4,027,737.50
02/01/2053	236,406.25		236,406.25	
08/01/2053	3,791,406.25		3,791,406.25	4,027,812.50
02/01/2054	160,862.50		160,862.50	
08/01/2054	3,865,862.50		3,865,862.50	4,026,725.00
02/01/2055	82,131.25		82,131.25	
08/01/2055	3,947,131.25		3,947,131.25	4,029,262.50
	119,771,834.33	**25,817,898.63**	**145,589,732.96**	**145,589,732.96**

CAPITALIZED INTEREST FUND

City Santa Clara Final Numbers
2026 GO Bond Financing

Capitalized Interest A (CAPIA)

Date	Deposit	Interest @ 3.7136748%	Principal	Scheduled Draws	Balance
02/24/2026	4,702,378.60				4,702,378.60
08/01/2026		76,158.54	1,336,803.30	1,412,961.84	3,365,575.30
02/01/2027		62,493.26	1,557,462.99	1,619,956.25	1,808,112.31
08/01/2027		33,573.71	1,586,382.54	1,619,956.25	221,729.77
02/01/2028		4,117.16	221,729.77	225,846.93	
	4,702,378.60	**176,342.67**	**4,702,378.60**	**4,878,721.27**	

Yield To Receipt Date:	3.7155943%
Arbitrage Yield:	3.7136748%
Value of Positive Arbitrage:	88.30

CAPITALIZED INTEREST FUND

City Santa Clara Final Numbers
2026 GO Bond Financing

Capitalized Interest B (CAPIB)

Date	Deposit	Interest @ 3.7136748%	Principal	Scheduled Draws	Balance
02/24/2026	678,241.20				678,241.20
08/01/2026		10,984.62	544,620.94	555,605.56	133,620.26
02/01/2027		2,481.11	133,620.26	136,101.37	
	678,241.20	**13,465.73**	**678,241.20**	**691,706.93**	

Yield To Receipt Date:	3.7172614%
Arbitrage Yield:	3.7136748%
Value of Positive Arbitrage:	12.73

BOND DEBT SERVICE BREAKDOWN

City Santa Clara Final Numbers
2026 GO Bond Financing

Period Ending	Series 2026A	Series 2026B	Total
08/01/2026	1,412,961.84	16,555,605.56	17,968,567.40
08/01/2027	10,439,912.50	9,954,000.00	20,393,912.50
08/01/2028	4,029,912.50		4,029,912.50
08/01/2029	4,027,412.50		4,027,412.50
08/01/2030	4,027,162.50		4,027,162.50
08/01/2031	4,028,912.50		4,028,912.50
08/01/2032	4,027,412.50		4,027,412.50
08/01/2033	4,027,662.50		4,027,662.50
08/01/2034	4,029,412.50		4,029,412.50
08/01/2035	4,027,412.50		4,027,412.50
08/01/2036	4,026,662.50		4,026,662.50
08/01/2037	4,026,912.50		4,026,912.50
08/01/2038	4,027,912.50		4,027,912.50
08/01/2039	4,029,412.50		4,029,412.50
08/01/2040	4,026,162.50		4,026,162.50
08/01/2041	4,028,162.50		4,028,162.50
08/01/2042	4,029,912.50		4,029,912.50
08/01/2043	4,028,912.50		4,028,912.50
08/01/2044	4,029,312.50		4,029,312.50
08/01/2045	4,030,912.50		4,030,912.50
08/01/2046	4,030,312.50		4,030,312.50
08/01/2047	4,030,381.26		4,030,381.26
08/01/2048	4,030,912.50		4,030,912.50
08/01/2049	4,028,087.50		4,028,087.50
08/01/2050	4,030,162.50		4,030,162.50
08/01/2051	4,026,712.50		4,026,712.50
08/01/2052	4,027,737.50		4,027,737.50
08/01/2053	4,027,812.50		4,027,812.50
08/01/2054	4,026,725.00		4,026,725.00
08/01/2055	4,029,262.50		4,029,262.50
	124,650,555.60	**26,509,605.56**	**151,160,161.16**

UNIVERSAL BOND SOLUTION

City Santa Clara Final Numbers
2026 GO Bond Financing
Universal Bond Solution Component

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
08/01/2026	16,000,000	17,968,567	17,968,567	16,525,000	-1,443,567	91.97%
08/01/2027	16,680,000	20,393,913	20,393,913	19,906,250	-487,663	97.61%
08/01/2028	1,150,000	4,029,913	4,029,913	7,209,000	3,179,088	178.89%
08/01/2029	1,205,000	4,027,413	4,027,413	7,159,000	3,131,588	177.76%
08/01/2030	1,265,000	4,027,163	4,027,163	7,919,000	3,891,838	196.64%
08/01/2031	1,330,000	4,028,913	4,028,913	8,233,500	4,204,588	204.36%
08/01/2032	1,395,000	4,027,413	4,027,413	8,562,750	4,535,338	212.61%
08/01/2033	1,465,000	4,027,663	4,027,663	8,565,000	4,537,338	212.65%
08/01/2034	1,540,000	4,029,413	4,029,413	8,565,500	4,536,088	212.57%
08/01/2035	1,615,000	4,027,413	4,027,413	8,564,000	4,536,588	212.64%
08/01/2036	1,695,000	4,026,663	4,026,663	8,560,250	4,533,588	212.59%
08/01/2037	1,780,000	4,026,913	4,026,913	8,564,000	4,537,088	212.67%
08/01/2038	1,870,000	4,027,913	4,027,913	8,564,500	4,536,588	212.63%
08/01/2039	1,965,000	4,029,413	4,029,413	8,561,500	4,532,088	212.48%
08/01/2040	2,060,000	4,026,163	4,026,163	8,559,750	4,533,588	212.60%
08/01/2041	2,165,000	4,028,163	4,028,163	8,563,750	4,535,588	212.60%
08/01/2042	2,275,000	4,029,913	4,029,913	8,562,750	4,532,838	212.48%
08/01/2043	2,365,000	4,028,913	4,028,913	8,561,500	4,532,588	212.50%
08/01/2044	2,460,000	4,029,313	4,029,313	8,559,500	4,530,188	212.43%
08/01/2045	2,560,000	4,030,913	4,030,913	8,561,250	4,530,338	212.39%
08/01/2046	2,665,000	4,030,313	4,030,313	8,566,000	4,535,688	212.54%
08/01/2047	2,775,000	4,030,381	4,030,381	8,563,000	4,532,619	212.46%
08/01/2048	2,890,000	4,030,913	4,030,913	8,562,000	4,531,088	212.41%
08/01/2049	3,010,000	4,028,088	4,028,088	8,562,250	4,534,163	212.56%
08/01/2050	3,140,000	4,030,163	4,030,163	8,563,000	4,532,838	212.47%
08/01/2051	3,270,000	4,026,713	4,026,713	8,563,500	4,536,788	212.67%
08/01/2052	3,410,000	4,027,738	4,027,738	8,563,000	4,535,263	212.60%
08/01/2053	3,555,000	4,027,813	4,027,813	8,560,750	4,532,938	212.54%
08/01/2054	3,705,000	4,026,725	4,026,725	8,561,000	4,534,275	212.60%
08/01/2055	3,865,000	4,029,263	4,029,263	8,562,750	4,533,488	212.51%
	97,125,000	**151,160,161**	**151,160,161**	**272,455,000**	**121,294,839**	

AGGREGATE DEBT SERVICE

City Santa Clara Final Numbers
2026 GO Bond Financing

Period Ending	Series 2026A	Series 2026B	Aggregate Debt Service
08/01/2026	1,412,961.84	16,555,605.56	17,968,567.40
08/01/2027	10,439,912.50	9,954,000.00	20,393,912.50
08/01/2028	4,029,912.50		4,029,912.50
08/01/2029	4,027,412.50		4,027,412.50
08/01/2030	4,027,162.50		4,027,162.50
08/01/2031	4,028,912.50		4,028,912.50
08/01/2032	4,027,412.50		4,027,412.50
08/01/2033	4,027,662.50		4,027,662.50
08/01/2034	4,029,412.50		4,029,412.50
08/01/2035	4,027,412.50		4,027,412.50
08/01/2036	4,026,662.50		4,026,662.50
08/01/2037	4,026,912.50		4,026,912.50
08/01/2038	4,027,912.50		4,027,912.50
08/01/2039	4,029,412.50		4,029,412.50
08/01/2040	4,026,162.50		4,026,162.50
08/01/2041	4,028,162.50		4,028,162.50
08/01/2042	4,029,912.50		4,029,912.50
08/01/2043	4,028,912.50		4,028,912.50
08/01/2044	4,029,312.50		4,029,312.50
08/01/2045	4,030,912.50		4,030,912.50
08/01/2046	4,030,312.50		4,030,312.50
08/01/2047	4,030,381.26		4,030,381.26
08/01/2048	4,030,912.50		4,030,912.50
08/01/2049	4,028,087.50		4,028,087.50
08/01/2050	4,030,162.50		4,030,162.50
08/01/2051	4,026,712.50		4,026,712.50
08/01/2052	4,027,737.50		4,027,737.50
08/01/2053	4,027,812.50		4,027,812.50
08/01/2054	4,026,725.00		4,026,725.00
08/01/2055	4,029,262.50		4,029,262.50
	124,650,555.60	**26,509,605.56**	**151,160,161.16**

BOND PRICING

City Santa Clara Final Numbers
2026 GO Bond Financing

Bond Component	Maturity Date	Amount	Rate	Yield	Price		Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Series 2026A, Series A:										
	08/01/2027	7,200,000	5.000%	1.710%	104.646					334,512.00
	08/01/2028	1,150,000	5.000%	1.700%	107.841					90,171.50
	08/01/2029	1,205,000	5.000%	1.710%	110.932					131,730.60
	08/01/2030	1,265,000	5.000%	1.740%	113.858					175,303.70
	08/01/2031	1,330,000	5.000%	1.790%	116.556					220,194.80
	08/01/2032	1,395,000	5.000%	1.890%	118.762					261,729.90
	08/01/2033	1,465,000	5.000%	1.940%	121.093					309,012.45
	08/01/2034	1,540,000	5.000%	2.030%	122.919					352,952.60
	08/01/2035	1,615,000	5.000%	2.150%	124.221					391,169.15
	08/01/2036	1,695,000	5.000%	2.250%	123.260	C	2.459%	08/01/2035	100.000	394,257.00
	08/01/2037	1,780,000	5.000%	2.380%	122.024	C	2.743%	08/01/2035	100.000	392,027.20
	08/01/2038	1,870,000	5.000%	2.510%	120.803	C	2.985%	08/01/2035	100.000	389,016.10
	08/01/2039	1,965,000	5.000%	2.680%	119.228	C	3.225%	08/01/2035	100.000	377,830.20
	08/01/2040	2,060,000	5.000%	2.800%	118.130	C	3.400%	08/01/2035	100.000	373,478.00
	08/01/2041	2,165,000	5.000%	2.940%	116.865	C	3.569%	08/01/2035	100.000	365,127.25
	08/01/2042	2,275,000	4.000%	3.430%	104.560	C	3.629%	08/01/2035	100.000	103,740.00
	08/01/2043	2,365,000	4.000%	3.580%	103.336	C	3.738%	08/01/2035	100.000	78,896.40
	08/01/2044	2,460,000	4.000%	3.730%	102.129	C	3.838%	08/01/2035	100.000	52,373.40
	08/01/2052	3,410,000	4.250%	4.270%	99.682					-10,843.80
	08/01/2053	3,555,000	4.250%	4.280%	99.515					-17,241.75
		43,765,000								**4,765,436.70**
Series 2026A, Term Bond 1:										
	08/01/2045	2,560,000	4.125%	4.125%	100.000					
	08/01/2046	2,665,000	4.125%	4.125%	100.000					
	08/01/2047	2,775,000	4.125%	4.125%	100.000					
		8,000,000								
Series 2026A, Term Bond 2:										
	08/01/2048	2,890,000	4.250%	4.250%	100.000					
	08/01/2049	3,010,000	4.250%	4.250%	100.000					
	08/01/2050	3,140,000	4.250%	4.250%	100.000					
	08/01/2051	3,270,000	4.250%	4.250%	100.000					
		12,310,000								
Series 2026A, Term Bond 3:										
	08/01/2054	3,705,000	4.250%	4.300%	99.167					-30,862.65
	08/01/2055	3,865,000	4.250%	4.300%	99.167					-32,195.45
		7,570,000								**-63,058.10**
Series 2026B, Series B:										
	08/01/2026	16,000,000	5.000%	1.660%	101.443					230,880.00
	08/01/2027	9,480,000	5.000%	1.660%	104.719					447,361.20
	08/01/2028		5.000%	1.630%	108.015					
	08/01/2029		5.000%	1.660%	111.109					
	08/01/2030		5.000%	1.710%	113.996					
	08/01/2031		5.000%	1.780%	116.612					
	08/01/2032		5.000%	1.870%	118.895					
	08/01/2033		5.000%	1.930%	121.170					
	08/01/2034		5.000%	2.040%	122.832					
	08/01/2035		5.000%	2.180%	123.932					
	08/01/2036		5.000%	2.340%	122.403	C	2.542%	08/01/2035	100.000	
	08/01/2037		5.000%	2.470%	121.177	C	2.820%	08/01/2035	100.000	
	08/01/2038		5.000%	2.610%	119.873	C	3.066%	08/01/2035	100.000	
	08/01/2039		5.000%	2.820%	117.949	C	3.332%	08/01/2035	100.000	
	08/01/2040		5.000%	3.060%	115.794	C	3.588%	08/01/2035	100.000	
	08/01/2041		5.000%	3.260%	114.033	C	3.791%	08/01/2035	100.000	
	08/01/2042		5.000%	3.430%	112.562	C	3.953%	08/01/2035	100.000	
	08/01/2043		5.000%	3.580%	111.283	C	4.089%	08/01/2035	100.000	
	08/01/2044		5.000%	3.760%	109.771	C	4.231%	08/01/2035	100.000	
	08/01/2045		5.000%	3.880%	108.776	C	4.327%	08/01/2035	100.000	
		25,480,000								**678,241.20**
		97,125,000								**5,380,619.80**

BOND PRICING

City Santa Clara Final Numbers
2026 GO Bond Financing

Dated Date	02/24/2026	
Delivery Date	02/24/2026	
First Coupon	08/01/2026	
Par Amount	97,125,000.00	
Premium	5,380,619.80	
Production	102,505,619.80	105.539892%
Underwriter's Discount	-62,137.33	-0.063977%
Purchase Price	102,443,482.47	105.475915%
Accrued Interest		
Net Proceeds	102,443,482.47	

UNDERWRITER'S DISCOUNT

City Santa Clara Final Numbers
2026 GO Bond Financing

Underwriter's Discount	*$/1000*	*Amount*
Underwriter's Discount A Takedown	0.45613	44,301.33
Underwriter's Discount B	0.18364	17,836.00
	0.63977	**62,137.33**

COST OF ISSUANCE

City Santa Clara Final Numbers
2026 GO Bond Financing

	Series 2026A	*Series 2026B*	*Total*
COI A	314,315.93	111,784.07	426,100.00
	314,315.93	**111,784.07**	**426,100.00**

NET DEBT SERVICE

City Santa Clara Final Numbers
Series 2026A

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest A	Net Debt Service
08/01/2026		1,412,961.84	1,412,961.84	-1,412,961.84	
08/01/2027	7,200,000	3,239,912.50	10,439,912.50	-3,239,912.50	7,200,000.00
08/01/2028	1,150,000	2,879,912.50	4,029,912.50	-225,846.93	3,804,065.57
08/01/2029	1,205,000	2,822,412.50	4,027,412.50		4,027,412.50
08/01/2030	1,265,000	2,762,162.50	4,027,162.50		4,027,162.50
08/01/2031	1,330,000	2,698,912.50	4,028,912.50		4,028,912.50
08/01/2032	1,395,000	2,632,412.50	4,027,412.50		4,027,412.50
08/01/2033	1,465,000	2,562,662.50	4,027,662.50		4,027,662.50
08/01/2034	1,540,000	2,489,412.50	4,029,412.50		4,029,412.50
08/01/2035	1,615,000	2,412,412.50	4,027,412.50		4,027,412.50
08/01/2036	1,695,000	2,331,662.50	4,026,662.50		4,026,662.50
08/01/2037	1,780,000	2,246,912.50	4,026,912.50		4,026,912.50
08/01/2038	1,870,000	2,157,912.50	4,027,912.50		4,027,912.50
08/01/2039	1,965,000	2,064,412.50	4,029,412.50		4,029,412.50
08/01/2040	2,060,000	1,966,162.50	4,026,162.50		4,026,162.50
08/01/2041	2,165,000	1,863,162.50	4,028,162.50		4,028,162.50
08/01/2042	2,275,000	1,754,912.50	4,029,912.50		4,029,912.50
08/01/2043	2,365,000	1,663,912.50	4,028,912.50		4,028,912.50
08/01/2044	2,460,000	1,569,312.50	4,029,312.50		4,029,312.50
08/01/2045	2,560,000	1,470,912.50	4,030,912.50		4,030,912.50
08/01/2046	2,665,000	1,365,312.50	4,030,312.50		4,030,312.50
08/01/2047	2,775,000	1,255,381.26	4,030,381.26		4,030,381.26
08/01/2048	2,890,000	1,140,912.50	4,030,912.50		4,030,912.50
08/01/2049	3,010,000	1,018,087.50	4,028,087.50		4,028,087.50
08/01/2050	3,140,000	890,162.50	4,030,162.50		4,030,162.50
08/01/2051	3,270,000	756,712.50	4,026,712.50		4,026,712.50
08/01/2052	3,410,000	617,737.50	4,027,737.50		4,027,737.50
08/01/2053	3,555,000	472,812.50	4,027,812.50		4,027,812.50
08/01/2054	3,705,000	321,725.00	4,026,725.00		4,026,725.00
08/01/2055	3,865,000	164,262.50	4,029,262.50		4,029,262.50
	71,645,000	**53,005,555.60**	**124,650,555.60**	**-4,878,721.27**	**119,771,834.33**

NET DEBT SERVICE

City Santa Clara Final Numbers
Series 2026A

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest A	Net Debt Service	Annual Net D/S
08/01/2026		1,412,961.84	1,412,961.84	-1,412,961.84		
02/01/2027		1,619,956.25	1,619,956.25	-1,619,956.25		
08/01/2027	7,200,000	1,619,956.25	8,819,956.25	-1,619,956.25	7,200,000.00	7,200,000.00
02/01/2028		1,439,956.25	1,439,956.25	-225,846.93	1,214,109.32	
08/01/2028	1,150,000	1,439,956.25	2,589,956.25		2,589,956.25	3,804,065.57
02/01/2029		1,411,206.25	1,411,206.25		1,411,206.25	
08/01/2029	1,205,000	1,411,206.25	2,616,206.25		2,616,206.25	4,027,412.50
02/01/2030		1,381,081.25	1,381,081.25		1,381,081.25	
08/01/2030	1,265,000	1,381,081.25	2,646,081.25		2,646,081.25	4,027,162.50
02/01/2031		1,349,456.25	1,349,456.25		1,349,456.25	
08/01/2031	1,330,000	1,349,456.25	2,679,456.25		2,679,456.25	4,028,912.50
02/01/2032		1,316,206.25	1,316,206.25		1,316,206.25	
08/01/2032	1,395,000	1,316,206.25	2,711,206.25		2,711,206.25	4,027,412.50
02/01/2033		1,281,331.25	1,281,331.25		1,281,331.25	
08/01/2033	1,465,000	1,281,331.25	2,746,331.25		2,746,331.25	4,027,662.50
02/01/2034		1,244,706.25	1,244,706.25		1,244,706.25	
08/01/2034	1,540,000	1,244,706.25	2,784,706.25		2,784,706.25	4,029,412.50
02/01/2035		1,206,206.25	1,206,206.25		1,206,206.25	
08/01/2035	1,615,000	1,206,206.25	2,821,206.25		2,821,206.25	4,027,412.50
02/01/2036		1,165,831.25	1,165,831.25		1,165,831.25	
08/01/2036	1,695,000	1,165,831.25	2,860,831.25		2,860,831.25	4,026,662.50
02/01/2037		1,123,456.25	1,123,456.25		1,123,456.25	
08/01/2037	1,780,000	1,123,456.25	2,903,456.25		2,903,456.25	4,026,912.50
02/01/2038		1,078,956.25	1,078,956.25		1,078,956.25	
08/01/2038	1,870,000	1,078,956.25	2,948,956.25		2,948,956.25	4,027,912.50
02/01/2039		1,032,206.25	1,032,206.25		1,032,206.25	
08/01/2039	1,965,000	1,032,206.25	2,997,206.25		2,997,206.25	4,029,412.50
02/01/2040		983,081.25	983,081.25		983,081.25	
08/01/2040	2,060,000	983,081.25	3,043,081.25		3,043,081.25	4,026,162.50
02/01/2041		931,581.25	931,581.25		931,581.25	
08/01/2041	2,165,000	931,581.25	3,096,581.25		3,096,581.25	4,028,162.50
02/01/2042		877,456.25	877,456.25		877,456.25	
08/01/2042	2,275,000	877,456.25	3,152,456.25		3,152,456.25	4,029,912.50
02/01/2043		831,956.25	831,956.25		831,956.25	
08/01/2043	2,365,000	831,956.25	3,196,956.25		3,196,956.25	4,028,912.50
02/01/2044		784,656.25	784,656.25		784,656.25	
08/01/2044	2,460,000	784,656.25	3,244,656.25		3,244,656.25	4,029,312.50
02/01/2045		735,456.25	735,456.25		735,456.25	
08/01/2045	2,560,000	735,456.25	3,295,456.25		3,295,456.25	4,030,912.50
02/01/2046		682,656.25	682,656.25		682,656.25	
08/01/2046	2,665,000	682,656.25	3,347,656.25		3,347,656.25	4,030,312.50
02/01/2047		627,690.63	627,690.63		627,690.63	
08/01/2047	2,775,000	627,690.63	3,402,690.63		3,402,690.63	4,030,381.26
02/01/2048		570,456.25	570,456.25		570,456.25	
08/01/2048	2,890,000	570,456.25	3,460,456.25		3,460,456.25	4,030,912.50
02/01/2049		509,043.75	509,043.75		509,043.75	
08/01/2049	3,010,000	509,043.75	3,519,043.75		3,519,043.75	4,028,087.50
02/01/2050		445,081.25	445,081.25		445,081.25	
08/01/2050	3,140,000	445,081.25	3,585,081.25		3,585,081.25	4,030,162.50
02/01/2051		378,356.25	378,356.25		378,356.25	
08/01/2051	3,270,000	378,356.25	3,648,356.25		3,648,356.25	4,026,712.50
02/01/2052		308,868.75	308,868.75		308,868.75	
08/01/2052	3,410,000	308,868.75	3,718,868.75		3,718,868.75	4,027,737.50
02/01/2053		236,406.25	236,406.25		236,406.25	
08/01/2053	3,555,000	236,406.25	3,791,406.25		3,791,406.25	4,027,812.50
02/01/2054		160,862.50	160,862.50		160,862.50	
08/01/2054	3,705,000	160,862.50	3,865,862.50		3,865,862.50	4,026,725.00
02/01/2055		82,131.25	82,131.25		82,131.25	
08/01/2055	3,865,000	82,131.25	3,947,131.25		3,947,131.25	4,029,262.50
	71,645,000	**53,005,555.60**	**124,650,555.60**	**-4,878,721.27**	**119,771,834.33**	**119,771,834.33**

CAPITALIZED INTEREST FUND

City Santa Clara Final Numbers
Series 2026A

Capitalized Interest A (CAPIA)

Date	Deposit	Interest @ 3.7136748%	Principal	Scheduled Draws	Balance
08/01/2026	4,702,378.60	76,158.54	1,336,803.30	1,412,961.84	3,365,575.30
02/01/2027		62,493.26	1,557,462.99	1,619,956.25	1,808,112.31
08/01/2027		33,573.71	1,586,382.54	1,619,956.25	221,729.77
02/01/2028		4,117.16	221,729.77	225,846.93	
	4,702,378.60	**176,342.67**	**4,702,378.60**	**4,878,721.27**	

Yield To Receipt Date:	3.7155943%
Arbitrage Yield:	3.7136748%
Value of Positive Arbitrage:	88.30

FORMULA VERIFICATION

City Santa Clara Final Numbers
Series 2026A
Series 2026A

Component	*Formula*	*Vector*
CAPIA	Bond Interest starting 2/1/2026 through 8/1/2027	V1
CAPIA	2/1/2028 Premium	V2
CAPIA	2/1/2028 - total Draws of CAPIA through 1/31/2028	V3
CAPIA	2/1/2028 + total Earnings of CAPIA	V4
CAPIA	Capitalized Interest A	V5

Date	*V1*	*V2*	*V3*	*V4*	*V5*
08/01/2026	1,412,961.84				1,412,961.84
02/01/2027	1,619,956.25				1,619,956.25
08/01/2027	1,619,956.25				1,619,956.25
02/01/2028		4,702,378.60	-4,652,874.34	176,342.67	225,846.93
	4,652,874.34	**4,702,378.60**	**-4,652,874.34**	**176,342.67**	**4,878,721.27**

NET DEBT SERVICE

City Santa Clara Final Numbers
Series 2026B

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest B	Net Debt Service
08/01/2026	16,000,000	555,605.56	16,555,605.56	-555,605.56	16,000,000.00
08/01/2027	9,480,000	474,000.00	9,954,000.00	-136,101.37	9,817,898.63
	25,480,000	**1,029,605.56**	**26,509,605.56**	**-691,706.93**	**25,817,898.63**

NET DEBT SERVICE

City Santa Clara Final Numbers
Series 2026B

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest B	Net Debt Service	Annual Net D/S
08/01/2026	16,000,000	555,605.56	16,555,605.56	-555,605.56	16,000,000.00	16,000,000.00
02/01/2027		237,000.00	237,000.00	-136,101.37	100,898.63	
08/01/2027	9,480,000	237,000.00	9,717,000.00		9,717,000.00	9,817,898.63
	25,480,000	**1,029,605.56**	**26,509,605.56**	**-691,706.93**	**25,817,898.63**	**25,817,898.63**

CAPITALIZED INTEREST FUND

City Santa Clara Final Numbers
Series 2026B

Capitalized Interest B (CAPIB)

Date	Deposit	Interest @ 3.7136748%	Principal	Scheduled Draws	Balance
08/01/2026	678,241.20	10,984.62	544,620.94	555,605.56	133,620.26
02/01/2027		2,481.11	133,620.26	136,101.37	
	678,241.20	**13,465.73**	**678,241.20**	**691,706.93**	

Yield To Receipt Date:	3.7172614%
Arbitrage Yield:	3.7136748%
Value of Positive Arbitrage:	12.73

FORMULA VERIFICATION

City Santa Clara Final Numbers
Series 2026B
Series 2026B (501c3)

Component	*Formula*	*Vector*
CAPIB	Bond Interest starting 8/1/2025 through 8/1/2026	V1
CAPIB	2/1/2027 Premium	V2
CAPIB	2/1/2027 - total Draws of CAPIB through 1/31/2027	V3
CAPIB	2/1/2027 + total Earnings of CAPIB	V4
CAPIB	Capitalized Interest B	V5

Date	*V1*	*V2*	*V3*	*V4*	*V5*
08/01/2026	555,605.56				555,605.56
02/01/2027		678,241.20	-555,605.56	13,465.73	136,101.37
	555,605.56	**678,241.20**	**-555,605.56**	**13,465.73**	**691,706.93**

Project Areas	Total	Project Description
Streets and Transportation		
Street Resurfacing and Rehabilitation	$16,000,000	Projects under this category will implement previously unfunded pavement rehabilitation work on arterial and collector streets based upon pavement condition surveys and analysis through the City's Pavement Management System. The pavement projects include placing surface seals, resurfacing, reconstruction and other miscellaneous related work.
ADA Improvements	$5,000,000	This project will implement portions of the City's Americans with Disabilities Act (ADA) Self Evaluation and Transition Plan. The primary focus will be mitigating deficiencies shown in the report related to curb ramps, sidewalk, and traffic signal push buttons to help mitigate barriers for accessibility in the public right-of-way.
Creek Trail Rehabilitation	$2,500,000	This project will implement pavement preventative maintenance and rehabilitation for portions of the San Tomas Aquino Creek Trail. The work includes surface seals, resurfacing, reconstruction and other miscellaneous related work.
Bicycle Wayfinding	$300,000	This project will implement new bicycle wayfinding in portions of the City based on recommendations from the City's Bicycle and Pedestrian Advisory Committee (BPAC).
Sub-total	$23,800,000	
Contingency/Escalation/Administration (15%)	$3,570,000	
Total	**$27,370,000**	

Project Areas	Total	Project Description
Fire Stations and Emergency Response		
Fire Stations 5 Replacement	$4,000,000	Following the completion of an assessment of the existing facility, based upon the results, this project is ready to advance to the design phase. Upon completion of the design, the project will transition to construction development.
Fire Training Tower Renovation	$783,000	This funding expands the project scope to supplement existing Capital Improvement Program resources. The project will complete the renovation of the Fire Training Tower.
Fire Station Security Upgrade	$1,900,000	Funds will be used to install new perimeter fencing and gates at Fire Stations 1, 3, 4, and 8. These security upgrades will safeguard facilities, equipment, and personnel.
Fire Station 7 Replacement	$4,000,000	This study will provide a comprehensive evaluation of Fire Station 7, including its current condition, facility needs, and future use requirements. Upon determination of future path forward, design phase and fieldwork study will be implemented.
Sub-total	$10,683,000	
Contingency/Escalation/Administration (15%)	$1,602,450	
Total	**$12,285,450**	

Project Areas	Total	Project Description
Police Facilities		
Real Time Intelligence Center (RTIC) Feasibility	$150,000	This study will evaluate the feasibility of expanding the existing Police Headquarters to include a Real Time Intelligence Center (RTIC). The RTIC would integrate emerging technologies, including drone support, to provide real-time situational awareness and enhance operational effectiveness for police staff.
Police Training Facility Feasibility and Assessment	$250,000	Funding will support the identification and evaluation of potential sites for a new police training facility. The work will include site feasibility analysis, assessments, and the preparation of conceptual design options to inform future planning and development.
Police Department Drone First Responder Infrastructure	$50,000	This project will fund a feasibility study, schematic design, and project phasing plan for adding dedicated space at Police Headquarters to support the Drone First Responder Program.
Emergency Operations Infrastructure	$250,000	Funds are allocated for the installation of new perimeter fencing and security gates at the Emergency Operations facility.
Sub-total	$700,000	
Contingency/Escalation/Administration (15%)	$105,000	
Total	**$805,000**	

Project Areas	Total	Project Description
Parks, Library, Senior Center, and Aquatics Facilities (Part 1)		
Community Aquatic Facility/ISC Renovation/Replacement ***(ISC Phase 1 only)***	$22,200,000	Phase 1 includes the preparation of schematic designs and construction documents, along with targeted facility improvements and construction. Rehabilitation efforts will focus on replacing pool decking, recirculation plumbing, boilers, and perimeter gutter systems for all pools. The dive tower will be replaced to meet the latest building codes and aquatic competition regulations.
Community Aquatic Facility/ISC Renovation/Replacement (ISC Phase 2 Design)	$2,000,000	Phase 2 will prepare schematic designs for an administrative building, repair the existing bleachers and roof, and make improvements to accessory buildings near the bleacher area.
Warburton Park Playground Renovations	$3,000,000	The project will deliver a comprehensive renovation of Warburton Park's playground facilities. Planned improvements include new play structures, safety surfacing, landscaping, and accessibility upgrades to create a safe, inclusive, and engaging play environment for children.
Henry Schmidt Park Playground Renovations	$4,325,000	This project will renovate and modernize the playground facilities at Henry Schmidt Park. Upgrades will feature new equipment, enhanced safety features, and improved accessibility to ensure the playground meets community needs.
Central Park Library Restrooms Remodeling & Access Control Redesign	$250,000	This project consists of two components. The first is design services for a potential redesign and renovation of five public restrooms located on the 1st and 2nd floors of the Central Park Library. The second component involves replacing the existing Access Control Unit and reprogramming access corridors to improve security and functionality.

Project Areas	Total	Project Description
Parks, Library, Senior Center, and Aquatics Facilities (Part 2)		
Central Park Library Lighting Control System Replacement	$250,000	Funds will be used to replace the library's aging Lighting Control System, which has reached the end of its useful life and is no longer supported by the manufacturer.
Central Park and Mission Libraries Main Entry Auto Door System Replacement	$200,000	This project will replace three automatic entry door systems that have reached the end of service life. The scope includes two systems at the Central Park Library and one system at the Mission Branch Library, ensuring continued accessibility and convenience for patrons.
Central Park, Mission and Northside - Libraries Study and Designs	$1,200,000	Funding will support anticipated design costs identified in the Facilities Master Plan. The scope includes studies and design work for improvements across the Central Park, Mission, and Northside Libraries to guide future renovations and upgrades.
Sub-total	$33,425,000	
Contingency/Escalation/Administration (15%)	$5,013,750	
Total	**$38,438,750**	

Project Areas	Total	Project Description
Storm Drain Systems Improvements		
Storm Drain System Improvements	$5,000,000	This project will implement previously unfunded work recommended in the City's Storm Drain Master plan (SDMP) to eliminate potential flooding in areas of the City. The initial focus will be on constructing storm drain pipes, manholes, inlets, and other miscellaneous work along Harrison St. east of San Tomas Aquino Creek.
Green Stormwater Infrastructure Design & Construction	$6,645,000	The Municipal Regional Stormwater NPDES Permit (MRP 3.0) issued by the State requires the City to initiate the installation of green stormwater infrastructure (GSI) that will treat five acres of stormwater runoff by June 30, 2027. This project will implement GSI treatment in locations such as Hope Drive and Lincoln Street from El Camino Real to Warburton Avenue.
Bowers Ave Underpass SDPS Rehabilitation	$2,030,000	This project funds reconstruction of the Bowers Ave underpass storm pump station. The work includes items such as pumps, control panels, fencing, security features, and other miscellaneous upgrades
SDPS Motor and Control Replacement	$347,000	This funding will help support the annual maintenance related to the as needed repair and replacement of motors and controls at various City pump stations.
Storm Drain Pump Station Outfall Reconstruction Program	$250,000	This funding will help support the annual maintenance and reconstruction related to the as needed repair and replacement at various storm drain outfall locations.
Storm Drain Renovations	$150,000	This funding will help support the annual maintenance and reconstruction related to the as needed repair and replacement of storm drain facilities.
Sub-total	$14,422,000	
Contingency/Escalation/Administration (15%)	$2,163,300	
Total	**$16,585,300**	

Project Areas	Total	Project Description
Historic Buildings, Beautification and Energy Efficiency		
Triton Museum Improvements	$1,000,000	This funding will be used to help support the Triton Museum Roof Replacement project which has previously been unfunded in the City's budget
Sub-total	$1,000,000	
Contingency/Escalation/Administration (15%)	$150,000	
Total	**$1,150,000**	

Total Proposed Project Cost - 1st Tranche Cost Bond Sale

Total	**$96,634,500**
Bond Issuance/Closing Costs	$2,000,000
Final Total	**$98,634,500**

26-53 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT
Action to Approve Additional Positions and Eliminate One Position in the Community Development Department

BACKGROUND
The Community Development Department (CDD) is comprised of three divisions: Building, Planning, and Housing and Community Services (Housing), with each Division offering key City services to residents and developers. As part of the FY 2025/26 and FY 2026/27 Adopted Operating Budget, positions were approved to be added to the Building and Housing Divisions. In the Building Division, one Senior Inspector, one Plans Examiner, and one Business Analyst were added, while in the Housing Division, one Management Analyst and one Staff Analyst were added. After additional review and recruitment efforts, additional position changes are recommended for the Building and Housing Divisions.

The Building Division is responsible for providing services for the design, construction, use and maintenance of all buildings and structures within the city; a significant component of this includes the permitting process. As part of this Division, a CDD Innovation Group was formed, comprised of a full-time Management Analyst position, a full-time Business Analyst position, and two As-Needed (AN) staff. This group is tasked with managing and implementing improvements to the City's enterprise permitting system, Accela, improving and identifying other technology tools, and web content management.

The Housing Division is dedicated to expanding and preserving affordable housing opportunities, implementing the Affordable Housing Ordinance and administering housing-related grants. This also includes implementation and maintaining State certification of the City's Housing Element.

Both Divisions are facing increased workload, with limited staffing capacity to address needs. In the Building Division, the City initiated an audit of the building permit process focused on the assessment of internal controls, to evaluate the efficiency of the permitting processes and the accuracy of permit fee assessment and collection. The Building Division acknowledged gaps in the process and has also been actively implementing improvements. The Division is also tasked with improving website accessibility and various other technology projects. The Building Permit process improvements are a City Council priority and the staff will assist with the priority.

In the Housing Division, recent and continued State law changes have raised the bar on what jurisdictions must include in their Housing Element workplans to earn State certification. These actions cover a range of areas including housing production, preservation, tenant protection, displacement and homelessness prevention, affirmatively furthering fair housing, increasing economic mobility, and more. With these higher expectations, reporting requirements have also

grown. The primary penalty for not making progress on Housing Element implementation is decertification of the Housing Element. The Housing Element implementation is a City Council priority and the staff will assist with the priority.

To address these changes and provide additional support in both Divisions, key staff augmentations are recommended, including the addition of one Business Analyst (Job Code 262) and one Communications Coordinator (Job Code 338) in the Building Division. In the Housing Division, the addition of one Senior Planner (Job Code 765) is recommended, partially offset by the elimination of 1.0 Staff Analyst II position; the Senior Planner is also anticipated to support the Planning Division in some day-to-day operations.

DISCUSSION

Building Division Augmentation

The Community Development Department continues to develop and maintain the Accela platform to streamline the permitting processes for all development projects and users alike. Over the past three years, CDD has made many improvements and expanded the service level for both internal and external customers; the latest software enhancement, is “Gwiz,” an Artificial Intelligence interactive assistant which improves navigation for customers when using the Accela customer online portal, will go live in a few weeks. These upgrades will make navigating Accela easier and more intuitive for the typical customer who is trying to submit a permit application.

In addition, the City Manager’s Office Communications Team has launched a citywide effort known as the Web Content Audit, to carefully review and improve each web page for each department and ensure content is relevant, clear, and easy to navigate and to ensure that all links are functioning properly. This effort has resulted in recommendations to significantly improve the website and content accessibility and CDD is working to address those recommendations.

The two As Needed (AN) staff of the CDD Innovation Group have been diligently working on these and other projects in CDD but the workload is unsustainable for part-time staff. Therefore, CDD is requesting to add one full-time Communications Coordinator and one full-time Business Analyst to the Innovation Group. The maintenance of the Division’s existing systems and future technology projects require ongoing, permanent staff support. As long as there are technological software platforms in use, there will be a need to have full-time staff devoted solely to these systems. Currently, there is not enough bandwidth within the existing Building Division staff to absorb the work generated by the technology efforts and the needs of the multitude of Accela user accounts. Specific requirements and technical knowledge is necessary to fill these roles and currently, there are no positions in the Division that address this need.

The requested positions will play a crucial role in continuing to increase successful outcomes and results while also allowing current staff to continue focusing on permitting, plan review and administrative support-based roles and recommendations per the building permit process audit. Details and goals for the Communications Coordinator and Business Analyst are as follows:

Communications Coordinator (Job Code 338)

This Communications Coordinator classification will focus mainly on two major areas of responsibility; centralizing the Department’s communication efforts, ensuring that both internal and public-facing messages are strategic, consistent, and impactful; and ensuring that all technology platforms,

including the Accela Knowledge Base (an internal resource which enables City staff to research topics and navigate all aspects of the Accela system), and related business processes are properly documented, organized, and accessible. This will reduce operational risks and improve efficiency across departments.

One critical recommendation that has recently been identified as part of the Web Content Audit effort is to ensure that all documents on the City's public website are equally accessible and searchable for all visitors to ensure access to government programs and services for as much of the community as possible.

This position will also support other CDD efforts such as creating marketing materials and launching campaigns for new development proposals, customer services such as Expedited Plan Review, Pre-Approved Accessory Dwelling Unit service, updating the CDD website, and creating QR codes for public use for Citywide community events such as the Santa Clara Art & Wine Festival. Additionally, with CDD's role in processing current and long-range projects, the Department function also includes community outreach through digital services.

At the same time, along with the technological growth and development for CDD's complex systems such as the Accela Civic Platform, the volume and complexity of institutional knowledge significantly increases. Without a dedicated role to manage this knowledge, the risk of losing critical information related to these systems grows, especially as key employees leave or retire. The Communication Coordinator will address these challenges by ensuring that all technology platforms and related business processes are properly documented, organized, and accessible, thus reducing operational risks and improving efficiency across departments.

Without this position, the City will need to explore other options to ensure ongoing compliance with ADA requirements mandate that all public facing content on the web and various databases must be made accessible. Failure to comply with ADA requirements could lead to potential legal consequences and lawsuits.

The key finding of the building permit process audit was a Policy & Procedures manual gap, which will take longer to resolve without the addition of full-time staff. Customers will experience frustration and feel blindsided if impactful updates or changes to the system are not properly communicated in an organized, timely manner. This increases phone call volume, customer escalations, and contributes to poor customer service experiences.

There are 27 Accela Knowledge Base article requests on the backlog waiting to be documented and the number of requests is growing. Without a full-time role, this backlog will grow, and Policy & Procedures efforts will be negatively impacted. Ongoing updates to the existing 70 Standard Operating Procedures articles will be deprioritized and risk being out-of-date. Approximately 242 staff members throughout the various City departments have relied on the Accela Knowledge Base and, without a dedicated staff member to help maintain this resource, this critical training platform will become outdated with stale content. The City Council Priorities include the creation of FAQs, flowcharts, and other materials to help customers with the permitting process. Without the approval for this Communications Coordinator position, these work items risk being delayed and the quality will not be at the caliber of the department, or its customers' expectations.

Business Analyst (Job Code 262)

New technologies are being researched and implemented on an ongoing basis in an effort to achieve the highest levels of customer satisfaction. At the same time, existing systems and technology projects continue to demand staff resources to manage and resolve routine technical support maintenance needs, updates and new implementations.

There are currently approximately 60,000 active users on the Accela Permitting Online Portal and there are over 400 active internal City user accounts. The most recent data from SharePoint Site Analytics, a user activity tracking tool, over 60% of staff utilize the Accela Knowledge Base on a regular basis. Furthermore, since its inception, data indicates there have been 20,335 visits by internal staff to the Accela Knowledge Base. Due to the software platforms' ever-changing nature with updates, upgrades, shifts in content, and new regulations, the demands to keep information current and functional for all users is an ongoing effort. The Division identified the need for a Business Analyst as there is not enough bandwidth to provide dedicated, ongoing support to the external and internal user accounts.

A customer survey was conducted, and the results identified a need for a more user-friendly interface for Accela's Permitting Online Portal (POP). Improvements were identified and CDD, along with other departments such as Fire and Public Works, selected a vendor through a bid and award process. The new and improved POP is in the last phases of development and testing. This technological enhancement for the POP system is targeted to go live in the coming weeks. The Business Analyst will manage all existing and future Accela enhancement projects by continuing to work closely with Purchasing and the various City department stakeholders.

The Business Analyst role will also manage technical configurations, support report migration and data analytics for permitting operations, and provide user training and support for internal staff and customers. Additionally, this role will ensure that the Accela Knowledge Base serves as a hub for processes and procedures, ensuring that valuable institutional knowledge is documented and preserved.

If the Business Analyst role is not approved, other staff members' time and bandwidth will continue to be negatively impacted and the ability to focus and plan for the necessary long-term structural improvements will be neglected. Collaborative relationships among internal stakeholders and partnering departments will not have a centralized 'orchestrator' to ensure pertinent information is communicated and received by all impacted parties. CDD would not be able to meet City Council priorities or address the audit key findings within a reasonable timeline (i.e., five years as opposed to three years). CDD would continue to rely on consultant services for every issue or enhancement, big or small, thereby impeding self-sustaining independence. CDD currently is utilizing a As Needed on a part time basis for the last four years. Through the four years, it has proven that a full time position is necessitated based on the work load and the specific skill set required to accomplish the tasks. Having a full time staff will allow CDD to maintain consistency in the workload and support all three divisions. While the addition of the Business Analyst position will alleviate some of the Division's use of consultant services, it will not eliminate the need for these types of services. Any cost savings that is recognized will help offset the position cost in future years.

Housing Division Staffing Change

As part of the FY 2025/26 and FY 2026/27 Adopted Biennial Operating Budget, approved by the City Council on June 10, 2025, a Staff Analyst II (Job Code 797) position was added to the Community Development Department to support the Housing Element. After the approval, the Department

conducted the recruitment, and it was determined that the specifications under the Senior Planner classification are better suited to support the Housing Element effort. Currently, CDD is utilizing an As Needed staff who is similar to a Senior level planner for Housing Element implementation. The Housing Element has multiple and complex tasks such as Anti-Displacement, working with regional agencies, reporting to the State, and prioritizing actions from the Housing Element. Based on the work, a Senior Planner is best suited as they would bring a deeper level of knowledge versus a Staff Analyst who is similar to a starting position. Based on these results, the addition of a Senior Planner position, partially offset by the elimination of the Staff Analyst position, is recommended.

The City's sixth cycle Housing Element is now certified and covers the period between 2023-2031. Each year, the City must report progress on many new programs and tasks via the Annual Progress Report (APR). The APR reporting process has also grown and now requires more staff time. Program deliverable dates are based on what is written in the Housing Element. Some programs will need to start six to twelve months ahead of when they are slated for completion to allow time for outreach, analysis, and public hearings. In addition, new housing laws and changes to existing laws require ongoing diligence to identify actions that local governments must take to remain in compliance. These changes often require the creation of new procedures and workflows. The primary penalty for not making progress on the Housing Element implementation is decertification, which allows for builder's risk provisions to kick in which waters down local control over land use. A secondary penalty is ineligibility for State and Regional housing, transportation and infrastructure funding. A third penalty is monetary fines.

In addition to Housing Element Implementation, the Bay Area Metropolitan Transportation Commission (MTC) adopted the Transit Oriented Communities Policy (TOC), and it requires jurisdictions to demonstrate compliance to ensure eligibility and/or competitiveness for the next round of OBAG transportation funding in 2026. OBAG funding can be used for climate initiatives, transit, multi-modal operations improvements, complete streets and active transportation, Vision Zero traffic safety, and payment management. OBAG awards are managed by the Department of Public Works. The purpose of this framework is to ensure that areas around transit stations and corridors are developed to support transit ridership, minimize residential and commercial displacement, and to create equitable transit-oriented communities.
The TOC Policy adds an additional layer to the Housing Element work by requiring the City to adopt specific policies and programs that meet specific regional criteria by early 2026. This is when the next OBAG application is slated to become available. It is important that the City implement a specific set of policies and programs in station areas (or citywide) to gain TOC compliance.

With the added work to implement the City's adopted Housing Element, more robust reporting requirements, tracking of new and changing State laws, and to become compliant with MTC's TOC Policy there is a need for full-time staff that would be devoted to the specific work. Given the responsibility and depth of knowledge required for the work and the need for the person to work independently, the request is to add a Senior Planner level position.

Senior Planner (Job Code 765)
The Housing Element Senior Planner will be responsible for implementing a range of new policies and programs in the City's adopted 2023-2031 Housing Element. This position will help track changing State laws and requirements, conduct research and policy analysis, plan and conduct stakeholder outreach, coordinate and manage consultants, serve as the City's liaison to the Santa Clara Community Planning Collaborative, gather and organize data for analysis and mapping,

manage ordinance updates, write staff reports, evaluate programs, draft presentations for City Council, and more. This position will report jointly to the Housing and Community Services Manager and the Planning Manager.

Some Housing Element work is currently being undertaken by an As Needed Senior Planner that has the extensive experience and technical expertise in this area of work. Due to restrictions on as-needed staffing, this position will be vacated by the end of the fiscal year. The City Council previously approved a Staff Analyst position to support the Housing Element, however, after CDD conducted the recruitment, it was determined that the Senior Planner classification is better suited to support the Housing Element effort due to the required technical knowledge, education and experience.

If the Senior Planner position is not approved, it will be extremely challenging to implement the long list of Housing Element actions on schedule and to achieve MTC/ABAG TOC compliance by 2026 for OBAG funding. The Housing and Community Services and Planning Divisions simply cannot do more with the existing staffing. The greatest risk of not approving this position is the decertification of the Housing Element, activation of Builder's Remedy provisions which limit the City's power to regulate land use and lower competitiveness for $15M in 2026 OBAG funds.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

In the Building Division, the total annual compensation for the Communication Coordinator is $229,083, while total annual compensation for the Business Analyst is $244,526. These costs would be covered by the Building Development Services Fund and the Technology Fee Reserve in the General Fund. The positions are covered by revenue generated from development fees.

In the Planning and Housing Divisions, the total annual compensation for the Senior Planner position is $260,527, while the cost savings from the elimination of the Staff Analyst II position totals $229,083, for a net cost of $31,444. This cost would be covered by the General Fund.

Given the anticipated hiring timelines for these positions, there are minimal estimated costs in FY 2025/26 that are expected to be absorbed within existing appropriations. The costs of these positions will be factored into the FY 2026/27 budget.

COORDINATION

This report has been coordinated with the Finance and Human Resources Departments.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Approve the addition of one Business Analyst, one Communications Coordinator position, and one Senior Planner position, and the elimination of one Staff Analyst II position in the Community Development Department.

Reviewed by: Afshan Hamid, Director, Community Development
Approved by: Jovan Grogan, City Manager

26-54 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT
Action on Reappointment of Board and Commission Members, Declaring Commissioner Vacancies, and Setting Dates for Recruitment and Interviews

BACKGROUND
Members of City Boards, Commissions, and Committees are generally appointed to four-year term (full term) and may serve a maximum of two consecutive full terms. When an existing member is eligible for reappointment, past City practice has been for staff to contact the incumbent to determine whether they wish to be considered for an additional term. The City Council then takes formal action to reappoint those eligible incumbents who express interest in continuing their service.

If an individual is appointed to complete a partial term, that individual may subsequently serve up to two full terms. Full terms are effective July 1st of the appointing year and expire on June 30th of the fourth year.

DISCUSSION
Consistent with past practice, staff contacted all incumbents eligible for reappointment to inquire about their interest in serving an additional term. Regular attendance is a requirement for service on Boards and Commissions; therefore, an attendance roster for all Boards and Commissions is provided for City Council review (Attachment 1).

The terms of the following commissioners will expire on June 30, 2026. The individuals listed below have expressed interest in being considered for reappointment to a subsequent term ending June 30, 2030:

Parks and Recreation (1)	Maureen Riley Chu
Planning Commission (2)	Nancy Biagini
	Mario Bouza
Senior Advisory Commission (2)	Rebecca J. Selden
	Kris Kapadia

The following commissioners will complete their second consecutive full term on June 30, 2026. In accordance with term limits, these positions will become vacant, creating five full-term vacancies ending June 30, 2030, on the following Board and Commissions:

Board of Library Trustees - Debbie Tryforos
Civil Service Commission - Franklin Felizardo
Cultural Commission - Louis Samara

Historical and Landmarks Commission - Michael Celso
Historical and Landmarks Commission - Ana Vargas-Smith

Resignations

- The Parks and Recreation Commission received a resignation effective September 30, 2025, creating one vacant full-term ending June 30, 2030.
- The Senior Advisory Commission received two resignations, effective September 2025 and October 2025, respectively, resulting in two vacancies:
    - One partial term ending June 30, 2028, and One full-term ending June 30, 2030.

Based on the above, staff recommends that City Council declare eight (8) vacancies and fill the following terms:

- Seven (7) full terms ending June 30, 2030, one on the Board of Library Trustees, one on the Civil Service Commission, one on the Cultural Commission, two on the Historical and Landmarks Commission, one on the Parks and Recreation Commission and one on the Senior Advisory Commission
- One (1) partial term ending June 30, 2028, on the Senior Advisory Commission

Staff also recommends that City Council set the recruitment period to begin on March 6, 2026, with an application deadline of Friday, April 24, 2026, at 5:00 p.m.; and set May 26, 2026, as the tentative date for conducting interviews.

Staff will return at a future City Council meeting with Special Orders of Business to recognize outgoing commissioners for their service.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

There is no additional cost to the city other than administrative staff time and expense.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov.

RECOMMENDATION

1. Reappoint the five (5) eligible members to serve a four-year term each ending June 30, 2030, as follows: (a) Maureen Riley Chu to the Parks and Recreation Commission; (b) Nancy Biagini and Mario Bouza to the Planning Commission; (c) Rebecca J. Selden and Kris Kapadia to the Senior Advisory Commission;
2. Declare eight (8) vacancies to fill the following full terms: (a) Seven (7) full terms ending June

30, 2030, one on the Board of Library Trustees, one on the Civil Service Commission, one on the Cultural Commission, two on the Historical and Landmarks Commission, one on the Parks and Recreation Commission, and one on the Senior Advisory Commission; and (b) One (1) partial term ending June 30, 2028, on the Senior Advisory Commission;

3. Set the recruitment to open on Friday, March 6, 2026;
4. Set Friday, April 24, 2026, by 5:00 p.m. as the application deadline; and
5. Set Tuesday, May 26, 2026, tentatively, to conduct interviews.

Reviewed by: Nora Pimentel, Assistant City Clerk
Approved by: Jovan D. Grogan, City Manager

ATTACHMENT

1. Board/Commissions Attendance Roster 2025-2026

powered by Legistar™

Board, Commissions and Committee Attendance Roster

Current roster reflects attendance from February 2025- February 2026

Parks and Recreation Commission Attendance

First Name	Last Name	Term Ending	Elig. for Reappoint. at end of term	Regular Meeting Absences 2025/2026
Maureen	Riley Chu	06/30/2026	Yes	03/10/25 Excused 06/09/25 Excused
Vacant		06/30/2026	Yes	
Eversley	Forte	06/30/2027	No	None
Vikas	Gupta	06/30/2027	Yes	05/12/25 Unexcused
Dana	Caldwell	06/30/2028	Yes	07/14/25 Excused
Derek	DeMarco	06/30/2028	Yes	None
Edward	Souza	06/16/2029	Yes	08/18/25 Excused

Planning Commission Attendance

First Name	Last Name	Term Ending	Elig. for Reappoint. at end of term	Regular Meeting Absences 2025/2026
Nancy	Biagini	06/30/2026	Yes	01/14/26 Excused
Mario	Bouza	06/30/2026	Yes	None
Yashraj	Bhatnagar	06/30/2027	Yes	05/21/25 Excused 08/13/25 Excused 11/12/25 Excused 0 1/14/26 Excused
Priya	Cherukuru	06/30/2027	No	None
Eric	Crutchlow	06/30/2028	Yes	11/12/25 Excused
Lance	Saleme	06/30/2028	No	None
Qian	Huang	06/30/2029	No	None

Senior Advisory Commission Attendance

*Members were appointed to fill partial terms in June 2025, attendance reflected is only for 8 months

First Name	Last Name	Term Ending	Elig. for Reappointment	Regular Meeting Absences 2025/2026
***Kris**	Kapadia	06/03/2026	Yes	None
***Rebecca J.**	Selden	06/30/2026	Yes	11-17-2025 Excused
Rick	Andrews	06/30/2027	Yes	None
Maria	Vaz	06/30/2027	Yes	10-20-25 Unexcused
Alma	Soto	06/03/2028	Yes	None
VACANT		06/30/2028	Yes	
VACANT		06/30/2026	Yes	

26-209 Agenda Date: 2/24/2026

REPORT TO CITY COUNCIL AND STADIUM AUTHORITY BOARD

SUBJECT

Action to Approve a Civic Event at Levi's Stadium and Related Budget Amendment for the use of Stadium Authority Discretionary Fund Monies

BACKGROUND

The City of Santa Clara is in the midst of a historic year as we host Super Bowl LX and FIFA World Cup matches at Levi's® Stadium. In celebration of this extraordinary moment, the City has launched Where the Mission Meets the Moment, a community engagement campaign designed to unite residents, celebrate our role as hosts, and build shared pride during this once-in-a-generation year.

Developed with input from the community, the campaign centers on bringing Santa Clara residents together through a series of meaningful, high-energy community events. At the heart of this effort is the most requested activation by residents, a Community Day at Levi's Stadium. In support of this request and to strengthen the community's connection to Levi's Stadium as a public asset, we are planning a civic event, billed as a Santa Clara Community Day at Levi's Stadium (discussed in further detail below).

Confirming a date at the Stadium has been a complex process, requiring coordination and approval across multiple entities National Football League ("NFL"), Fédération Internationale de Football Association (" FIFA"), and Forty Niners Management Company LLC ("ManCo"). Due to the Stadium's exclusive-use schedule between Super Bowl LX and FIFA World Cup matches, available dates have been extremely limited.

Per discussions with ManCo, February 28, 2026, is the most plausible date for the event. While soon, the date will provide the least disruption to preparations for the summer FIFA World Cup matches and will not impact the 2026 non-NFL event season.

The NFL has access to the stadium for Super Bowl demobilization through March 8, 2026. We have worked with NFL representatives to discuss the feasibility of holding a community event at the Stadium on February 28. These conversations have been fruitful, and there is a willingness to allow the event, pending final conversations on logistics, site access, and other pertinent items.

DISCUSSION

Description of the Proposed Event

The Stadium Authority has requested the use of Levi's Stadium on February 28, 2026, for a Santa Clara Community Day at Levi's Stadium. The proposed civic event is anticipated to span approximately 6-8 hours and is designed for Santa Clara residents. The event will be a dynamic, all-ages celebration featuring sports, music, food, art, and entertainment, transforming the stadium into a space for connection, creativity, and community pride. In the spirit of community and inclusion, this

event will be free to attend. In consideration of the cost to host an event at the Stadium, we have set an attendee limit of 25,000 for the event, which may be increased based on available budget and final event planning details.

Programming will include interactive sports experiences such as skill-building activities, drills, and clinics, followed by an exhibition game. The event will then transition to an on-field fan appreciation experience, offering photo opportunities, games for youth and adults, and potential athlete meet-and-greet moments. The day will culminate in a vibrant live-music experience, with programming options including a battle of the bands, a community concert, and DJ-led entertainment within the stadium.

Required Approvals Under the Stadium Lease
Pursuant to the terms of that certain Amended and Stated Lease Agreement, dated June 19, 2013, as amended by that certain First Amendment to Amended and Restated Stadium Lease Agreement, dated May 28, 2024 ("Stadium Lease") between the Santa Clara Stadium Authority ("Stadium Authority") and StadCo, Stadium Authority needs the following to host the Santa Clara Community Day at Levi's Stadium event:

1) StadCo's approval of the proposed "Civic Event" at the Stadum, as provided in Sections 4.7.2 and 4.9.4 of the Stadium Lease,
2) Consult with ManCo regarding the appropriate source of Stadium Authority Funds to finance the Civic Event.

The Stadium Community Day qualifies as a "Civic Event" under the terms of the Stadium Lease, as it is focused on community engagement and does not adversely affect the NFL season or field conditions. While the event date of February 28, 2026, is a relatively short frame, this date was selected based on the limited availability of the Stadium between (1) the exclusive use for 49ers games and Super Bowl LX, (2) the FIFA matches and the need to begin the World Cup turf replacement program in early March, and (3) the 2026 non-NFL event season (concerts and sporting events). As a result, the Santa Clara Community Day at Levi's Stadium does not conflict with any NFL Game or non-NFL events. Finally, the City has sought out sponsors for the Where the Mission Meets the Moment campaign and will work with the Stadium Manager to ensure no violation of any Advertising and Sponsorship Contract at the Stadium.

Stadium Authority has obtained approval from StadCo to host the event on February 28th and is working with NFL to confirm logistics of hosting the Civic Event during their demobilization.

As provided in Section 4.7.2 of the Stadium Lease, the Stadium Authority will be responsible for all expenses for the Stadium Community Day "Civic Event." To fund this event, the Stadium Authority is proposing use of up to $1 million in Stadium Authority Discretionary Funds. The Discretionary Fund has a current projected year end fund balance of $1,354,775. As required under the Stadium Lease, the Stadium Authority consulted with ManCo regarding the use of the Discretionary Fund funds for this purpose. ManCo has indicated its support of such funding.

Please note that the allocation/use of $1 million for a civic event was included in the Santa Clara Stadium Authority's draft Fiscal Year (FY) 2026/27 budget. If approval is obtained tonight, this request will remove the allocation in the FY 2026/27 draft budget.

Event Implementation.
The City has entered into an agreement with Walk Talkin International, LLC ("Walk Talkin") for the

implementation of the event. Walk Talkin's duties as an event producer include overall event strategy and design, full logistical coordination, talent and vendor procurement and management, on-site oversight, risk and safety planning, volunteer management, and day-of staffing and operational execution to ensure a successful and well-coordinated event. City staff will also provide support for the event as follows: planning and coordinating logistics of the event, processing permits, community partner outreach, budget management, and coordination with the Stadium Manager.

As required under the Stadium agreements, ticketing for the event is being supported through the Ticketmaster platform. Ticketing for the event went live on Thursday, February 19, 2026. Tickets are for Santa Clara residents; tickets are free and limited to 6 per household; children under 2 do not need a ticket. Pre-paid parking can be purchased via Ticketmaster at the time tickets are reserved for $11.75/vehicle.

The City will secure access to the Stadium through a Venue Agreement drafted by ManCo acting on behalf of the Stadium Authority. As of the date of this report, specific terms of this agreement are being finalized with the goals of (1) minimizing event cost, (2) facilitating full city reimbursement using Stadium authority funds and (3) risk mitigation/allocation consistent with best practices. This action includes delegation of authority to the City Manager, or his designee, to negotiate the terms of that agreement in a final form approved by the City Attorney and take any other actions necessary to execute the event.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to section 15378(b)(4) of Title 14 of the California Code of Regulations in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

FISCAL IMPACT

The Stadium Authority charges a $4 per ticket base surcharge for all ticketed non-NFL events. Half of the ticket surcharge ($2) is deposited into a discretionary fund, which may be used for costs of civic events. The discretionary fund currently has a budgeted ending fund balance of $1,354,775. It is recommended that the civic event expenses not to exceed $1 million be approved for the community civic event. If approved, the budgeted ending fund balance of the discretionary fund would have $354,775 remaining. The first tier of funding to be used for this event will be the $150,000 of event sponsorship fees secured under the City's agreement with Prologis. If event costs exceed $1.15 million, any additional funding will be provided by philanthropic contributions and additional City funds already allocated and/or available for spending on the City's 2026 community engagement program.

Historically, discretionary funds have been used as a funding source for NFL public safety costs over the contractual threshold. A separate Public Safety Cost Reserve has been set up for non-NFL ticket surcharge revenue over the base $4 as the primary funding source for public safety costs over the contractual threshold. The use of discretionary funds, while allowable for the civic event, may require the Stadium Authority to look at other sources of operating revenue to cover any public safety costs over the threshold in the event there are insufficient funds in the Public Safety Cost Reserve generated from revenue collected above the $4 base ticket surcharge.

The table below summarizes the budget amendment as discussed above:

Operating Budget

Description	Current	Increase/ Decrease	Revised
Discretionary Fund Expense	$250,000	$1,000,000	$1,250,000
Ending Fund Balance - Discretionary Fund Reserve	$1,354,775	($1,000,000)	$354,775

COORDINATION

This report has been coordinated with the Executive Director and Stadium Authority Counsel's Offices.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Stadium Authority Board action to approve a community Civic Event at Levi's Stadium to be hosted on February 28, 2026;
2. Stadium Authority Board action to approve a budget amendment in the Stadium Authority Operating Budget from the Discretionary Fund Reserve to fund a civic event at Levi's Stadium in an amount of $1 million; and
3. Stadium Authority Board and the City Council action to Authorize and direct the Executive Director, on behalf of the Stadium Authority, and the City Manager, on behalf of the City, to take such additional actions as are necessary and appropriate to implement the Civic Event, including negotiating the terms of any required agreements, in final forms approved by Agency Counsel/City Attorney.

Reviewed by: Paulina Morales, Assistant City Manager, City Manager's Office
Approved by: Jovan D. Grogan, Executive Director

26-25 Agenda Date: 2/24/2026

REPORT TO CITY COUNCIL

SUBJECT
Public Hearing: Action on a General Plan Amendment to Update the Historic Resource Inventory in Appendix 8.9 of the General Plan

BACKGROUND
The City's commitment to its architectural and archeological history is reflected in General Plan Goals and Policies that address the preservation and protection of resources with local, state and national significance. The Historic Resource Inventory (HRI) is a list of architecturally or historically significant resources maintained as Table 8.9-1 in Appendix 8.9 of the City's General Plan. Staff is proposing a minor update to add 27 properties that were previously approved by the City Council to be listed in Table 8.9-1 in the Appendix 8.9 (the Historic Resource Inventory). This minor update to Appendix 8.9 requires a General Plan amendment.

The inventory does not include all the City's historical and architectural resources, as many structures have never been surveyed. However, as buildings and other resources are evaluated, additional properties can be added to the inventory. Staff is now bringing forth such an update for Appendix 8.9. Updating the HRI is considered an amendment to the General Plan. Properties listed on the HRI are subject to additional permitting requirements, such as obtaining a Significant Property Alteration (SPA) permit when owners propose to renovate, remodel, or expand them.

Amendments to the City's General Plan require consideration at a Planning Commission public hearing for a recommendation to the City Council for final consideration.

Planning Commission Meeting Summary and Action
At a publicly noticed meeting on January 14, 2026, the Planning Commission reviewed the proposed General Plan Amendment. The Planning Commission did not have any comments or concerns.

In two motions, the Planning Commission voted to determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2) (5-0-0-2, Commissioners Bhatnagar and Biagini absent) and to recommend to the City Council to amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

DISCUSSION
This request is a minor update to add 27 previously approved historic properties by the City Council to Appendix 8.9 and the approval will allow consistency in the General Plan. As background, since adoption of the City's General Plan in 2010, these 27 properties were added to the Historic Resource Inventory.

Designation of a property proposed for inclusion on the HRI may be initiated by the property owner, HLC or City Council. The owners of the 27 properties applied to be listed on the HRI. To be on the list, a property owner must meet the HRI designation criteria as outlined in the City's Zoning Code Section 18.130.040. The Historical & Landmarks Commission evaluates all nominations and forwards a recommendation to the City Council for final consideration. All 27 of the properties were approved by City Council since 2010. Staff has been tracking these properties and is now bringing them forward as a General Plan amendment to list them in Table 8.9-1 of Appendix 8.9.

Staff has compiled all the properties approved by the City Council to be added to the Historic Resource Inventory and reviewed existing properties for accuracy. With the addition of the 27 properties, there are a total of 372 properties on the HRI. Out of the 372 properties, 128 properties have a Mills Act contract and five (5) properties are on the National Register.

The proposed General Plan Amendment to update the HRI is consistent with the following General Plan policies:

- 5.6.1-P2: Protect the historic integrity of designated historic properties and encourage adaptive reuse when necessary to promote preservation.
- 5.6.1-P10: Update and maintain the City's list of Architecturally or Historically Significant Properties, and associated State Department of Parks and Recreation forms, as an Appendix to the General Plan.

The proposed General Plan Amendment will list new properties that have been added to the HRI by the City Council and update existing properties with more recent information (i.e. noting where new Mills Act Contracts apply to existing HRI properties, update Assessor's Parcel Numbers, and update correct addresses). Attachments 2 and 3 show the clean version of the text changes and the redline version of the text changes, respectively.

Recommendation

Consistent with the General Plan and Planning Commission recommendation, staff recommends that City Council:

1) Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2).
2) Adopt a resolution to amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

ENVIRONMENTAL REVIEW

The City prepared the 2010-2035 General Plan Environmental Impact Report (EIR) which was certified on November 10, 2010 (Resolution No. 10-7797). Both the 2010-2035 General Plan and the EIR indicated that additional properties would be added to the Historic Resource Inventory, and both reference General Plan Policy 5.6.1-P10 to accomplish this goal. Pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Amendment is in furtherance of and within the scope of the 2010-2035 General Plan EIR adopted by City Council Resolution 10-7797. The proposed General Plan Amendment does not involve new significant effects beyond those analyzed in the 2010-2035 General Plan EIR.

Pursuant to Government Code Section 65352.3(a)(1), also known as Senate Bill (SB) 18 (2004),

prior to any amendment of a city's General Plan, the City shall contact California Native American tribes. The City utilizes a contact list maintained by the Native American Heritage Commission for this purpose. SB 18 is meant to preserve or mitigate impacts to Native American places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that are located within the City's jurisdiction. The proposed project would necessitate amendments to the City's General Plan and is therefore subject to the requirements of SB 18. On September 16, 2025, the City mailed referral letters to Native American tribes advising them of the City's intent to act on a General Plan Amendment. No comments were received from the tribes.

FISCAL IMPACT

There is no fiscal impact to the City for processing the request other than administrative time and expense for staff to draft this report and coordinate the environmental assessment.

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

On September 16, 2025, pursuant to Government Code Section 65352(a), the City mailed referral letters to Native American tribes advising them of the City's intent to act on a General Plan Amendment to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

On December 24, 2025, pursuant to Government Code Section 65353 and 65355, a notice of public hearing was published in The Weekly, a newspaper of general circulation for the City, for the Planning Commission Hearing to be conducted on January 14, 2026, and for the City Council Hearing to be conducted on February 24, 2026.

RECOMMENDATION

1. Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2); and
2. Adopt a resolution to amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

Prepared by: Meha Patel, Associate Planner
Reviewed by: Afshan Hamid, Director, Community Development
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. City Council General Plan Amendment Resolution
2. General Plan Revised Appendix 8.9_Clean
3. General Plan Revised Appendix 8.9_Markup
4. Planning Commission Staff Report - Jan. 14, 2026

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO UPDATE THE HISTORIC RESOURCE INVENTORY LIST IN APPENDIX 8.9 OF THE GENERAL PLAN

WHEREAS, a General Plan Amendment is required to update the Historic Resource Inventory List in Appendix 8.9 of the General Plan;

WHEREAS, the amendment will list new properties that have been added to the Historic Resource Inventory by the City Council and update existing properties with more recent information;

WHEREAS, on November 10, 2010, the City Council adopted Resolution No. 10-7797 certifying the Environmental Impact Report (EIR) for the 2010-2035 General Plan, which discusses General Plan Policy 5.6.1-P10 to "[u]pdate and maintain the City's list of Architecturally or Historically Significant Properties";

WHEREAS, Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan Amendment;

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the General Plan Amendment;

WHEREAS, on December 24, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the Santa Clara Weekly, a newspaper of general circulation for the City, for the Planning Commission Hearing to be conducted on January 14, 2026, and for the City Council Hearing to be conducted on February 24, 2026; **WHEREAS,** on January 14, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed General Plan Amendment, at the conclusion of which, the Planning Commission voted to recommend that the Council approve the General Plan Amendment; and

WHEREAS, pursuant to SCCC Section 18.146.020, on February 19, 2026, notices of the public hearing of February 24, 2026, were posted at City Hall, the Central Park Library, the Mission Branch

Library, the Northside Branch Library, and on the City's website; and,

WHEREAS, on February 24, 2026, the City Council conducted a duly noticed public meeting to consider the proposed General Plan Amendment and considered all verbal and written testimony and evidence offered in favor and in opposition to the General Plan Amendment.

NOW THEREFORE, BE IT 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. That the City Council hereby finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

A. The proposed Amendment is deemed to be in the public interest, in that the update is consistent with the General Plan policy 5.6.1-P2 to protect the historic integrity of designated historic properties and General Plan policy 5.6.1-P10 to update and maintain the City's list of Architecturally or Historically Significant Properties; and

B. The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the Historic Resources Inventory is already an appendix to the General Plan, and General Plan Policy 5.6.1-P10 expressly directs City staff to periodically update the Historic Resources Inventory

C. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that General Plan Policy 5.6.1-P10 to update and maintain the Historic Resource Inventory was discussed in the 2010-2035 General Plan EIR and pursuant to Section 15168(c)(2) of the CEQA Guidelines, the update to the Historic Resource Inventory falls within the scope of the 2010-2035 General Plan EIR; and

D. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that the proposed Amendment would merely continue the existing land uses on the affected properties. The

impacts of updating the Historic Resource Inventory have been disclosed through the CEQA process, and the City Council has determined that any impacts from the proposed revisions remain within the scope of the General Plan EIR.

3. The City Council hereby amends Appendix 8.9 ("Historic Preservation and Resource Inventory") of the General Plan by replacing it in its entirety with Revised Appendix 8.9, attached hereto and incorporated herein by this reference. The Revised Appendix adds properties approved by City Council to be added to the Historic Resource Inventory and updates existing properties with more recent information.

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 24th DAY OF FEBRUARY, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. General Plan Revised Appendix 8.9_Clean
2. General Plan Revised Appendix 8.9_Markup

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

Table 8.9-1 and Figure 8.9-1 identify the names and locations of the historic properties in the City of Santa Clara. In addition, this Appendix includes a depiction of the Areas of Historic Sensitivity, defined as 100 feet from the property line of an identified historically significant property. Figure 8.9-2 shows this 100-foot area around historic properties in the Old Quad and Agnew neighborhoods where a number of the City's resources are located.

Following the list and description of historic properties are the adopted Criteria for Local Significance for the City of Santa Clara. These criteria establish evaluation measures that help to determine significance for properties not yet included on the list. As buildings and other resources age, additional properties will be added to the inventory. In order to accomplish this, a property owner can apply to have their property listed as a historic resource, or the City can nominate properties. The Historical and Landmarks Commission evaluates these applications and forwards a recommendation to the City Council. Updates to the Historic Preservation and Resource Inventory is considered an amendment to the General Plan.

8.9.1 Historic Properties

The following table includes local, State and nationally designated properties in the City of Santa Clara. The table is organized alphabetically by street name.

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
2086	Agnew Road	10412028	Agnew School	School	1890	
3260	The Alameda	23008016	Santa Clara Woman's Club (Old Adobe Woman's Club)	Adobe	1790	BP/H (SHLP No. 249)
536	Alviso St	26938063	Cronin House	Pioneer Vernacular	1880	
1072	Alviso St (formerly 3100 The Alameda)	26923074		Craftsman Bungalow	1930	
1081	Alviso St	26923047	Larder House The German House	Italianate Falsefront	1860	
1260	Alviso St	26916018		Italianate Cottage	1880	
1309	Alviso St	26906062	Martin House	Queen Anne Cottage	1890	MA
4100	Bassett St	10412196		Colonial Revival Cottage	1906	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
4120	Bassett St	10412127		Colonial Revival Cottage	1906	
4150	Bassett St	10412125			c.1910	
4160	Bassett St	10412124			c.1920	
4170	Bassett St	10412123		Italianate Cottage		
4185	Bassett St	10412162	Agnew Railroad Station	Vernacular	1896	BP
4190	Bassett St	10412194			c.1900	
4350	Bassett St	10411004	Floyd Jamison House	Spanish Eclectic	1918	
947	Bellomy St	26938048		Queen Anne Cottage	1895	
950	Bellomy St	26943033	Roll House	Queen Anne Cottage	1888	
961	Bellomy St (formerly 741 Franklin St)	26938114		Eastlake Victorian	c.1887	
966	Bellomy St	26943032		Stick/Eastlake	1895	
1341	Bellomy St	26936032		Gothic Revival	1902	
1456	Bellomy St	26941018		Craftsman Bungalow	1916	
1476	Bellomy St	26935066	Rabello-Carreiro Residence	Vernacular Colonial Revival	1901	MA
1045	Benton St	26915046	Dr. Saxe's Office	Pioneer	1860	HT/BP
1075	Benton St	26915047	Dr. Saxe's House	Greek Revival	1870	
1161	Benton St	26915038		Italianate	1880	
1191	Benton St	26915039	Robert Menzel House	Queen Anne	1895	BP
1215	Benton St	26915086		California Bungalow with Prairie Accents	1926	MA
1291	Benton St	26915092		Greek Revival Stripped	1870	MA
1415	Benton St	26913036		Vernacular Cottage	1895	MA
1450	Benton St	26920104		Craftsman		HT
1470	Benton St	26920105		Craftsman Bungalow		HT
1681	Benton St	26912049	Toro House	Vernacular Craftsman Bungalow	1918	MA/SP
1737	Benton St	26912053		Vernacular Craftsman Bungalow	1910	MA
1751	Benton St	26912061	Donovan House (Cowboy Jim Donovan)	Craftsman Bungalow	1910	MA/BP
1646	Catherine St	26902068	Trogden House	Vernacular Cottage	1925-1927	
1669	Catherine St	26902071		Pioneer Vernacular	1870	SP
1786	Catherine St	26902063	Juan Fatjo House	Greek Revival with later Victorian alteration	1860	BP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1895	Catherine St	26901088		Pioneer with Italianate Details	1885	MA/SP/BP
1130	Chapel Dr	26911127	John P. Sumaquero House	Minimal Traditional	1948	SP/MA
1140	Chapel Dr.	26911126	Beaurev House	Minimal Traditional	1948	MA
1150	Chapel Dr.	26911125		Minimal Traditional	1948	SP/MA
4334	Cheeney St	10411041		Colonial Revival Cottage	c.1905	
4433	Cheeney St	10410025		Colonial Revival	1905	
1243	Civic Center Dr	22426026		Craftsman	1949	
4262	Davis St	10412019		Modified Greek Revival		
4321	Davis St	10411084				
2501	De La Cruz	23003103	Old Sites of Mission Santa Clara de Asis and Old Spanish Bridge			SHLP No. 250
500	El Camino Real	26923073	Santa Clara University (formerly Santa Clara College) (formerly University of Santa Clara) Adobe Wall and Adobe Lodge-Mission Period	Spanish Colonial	1822-25	
			Nobili Hall	Spanish Colonial	1930	
			Kenna Hall	Mission Revival/Spanish Colonial Revival Style	1924-29	
			Varsi Hall	Spanish Colonial Revival	1931	
			Administrative Hall/St Joseph's Hall	Mission Revival	1911	
			O'Conner Hall	Mission Revival	1912	
			Donohoe Alumni House	Mission Revival	1925	
			Ricard Memorial Observatory	Spanish Colonial Revival	1928	
			Santa Clara Mission Church	Spanish Colonial Revival	c.1928	BP SHLP NO. 338

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
			Mission Santa Clara			
			Seifert & Loyola Gates - Franklin St & Alviso St	Mission Revival	1922	
			El Camino Real & Accolti Way Gates (formerly Bellomy St)	Mission Revival	1922	
			Michael C. Dunne Memorial Gates	Mission Revival	1922	
980	El Camino Real (formerly 1475 Washington St.)	26905093		Pioneer Vernacular with Italianate Details	c. 1885	HT/MA
1515	El Camino Real	22448015	St. Clare	Statue	1965	
1525	El Camino Real	22448015	Santa Clara Campain Treasury Site			SHLP No. 260
4406	Fillmore Street	10410068	J.M. Williamson House	Colonial Revival Cottage	1925	
801	Franklin St - Santa Clara University (formerly 644 Franklin St)	26923067	Jesuit Residence	Mission Revival	c.1935	
1391	Franklin St (Plaque relocated from 1313 Franklin St)	2692007		Veterans Memorial Plaque		BP
1464	Franklin St	26920053	Oscar Eberhard House	Period Revival Craftsman	1912	MA
1488	Franklin St	26920065		Period Revival with Craftsman detailing	1916	HT
1515	Franklin St	26920072	Henry Pfister House	Colonial Revival	1912	MA
1525	Franklin St	26920072	Henry Roth House	Craftsman Bungalow	1915	MA
1526	Franklin St	26920026		Craftsman Bungalow	1915	
1543	Franklin St	26920004		Craftsman Bungalow	c.1912	MA/SP
1565	Franklin St	26920005		Modified Colonial Revival	c.1901	
908	Fremont St	26916032	Nuttman Residence	1930's Colonial Revival	1939	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
936	Fremont St	26916031	Gould/South House	Spanish Eclectic Cottage	1937	MA/SP
981	Fremont St	26916011	Morse Mansion Charles Copeland Morse House	Queen Anne	1892	HT/NR/ BP (NRIS No. 7700347 SHLP No. 904)
1061	Fremont St	26915023	Pinkham House	Craftsman Bungalow	c.1918	MA
1091	Fremont St	26915024	Peebles/ Hichborn House	Pioneer/Italianate House	1868	BP
1159	Fremont St	26915009		Eastlake	1885	
1191	Fremont St	26915011	H.L. Warburton House	Stripped Queen Anne	1889	SP
1194	Fremont St	26915057		Pioneer	1878	
1251	Fremont St	26915072	A.H Santos House	Colonial Revival	c.1904	SP/MA
1460	Fremont St	26913030	William Hayward House	Greek Revival	1880	SP
1700	Fremont St	26912036		Craftsman Bungalow	1910	SP
1756	Fremont St	26912033	Vasquez House	Pioneer	1870	SP/MA
755	Harrison St	26906061	Pereira/Swain House	Four Square	1900	MA
891	Harrison St	26906040	Frank Nevis House	Spanish Colonial Revival	1915	
895	Harrison St	26906041		Queen Anne Cottage	1895	
925	Harrison St	26905074	J.M. Billings House	Italianate	1880	MA
946	Harrison St	26916004		Bungalow	1920	MA
985	Harrison St	26905076		Normandy	1925	MA/SP
1009	Harrison St	26905043		Queen Anne	c.1890s	MA/SP
1025	Harrison St	26905044	Anton Doll House	Stick/Eastlake	c.1890s	SP
1037	Harrison St	26905045		Shingle	c.1890s	
1050	Harrison St	26915016	Madan House	Queen Anne Cottage	1866	MA/SP
1051	Harrison St	26905046	Zibeon O. Field House	Stick/Eastlake	1891	BP
1060	Harrison St	26915015		Queen Anne Cottage	c.1895	
1065	Harrison St	26905047	Coffin/Gil House	Stick/Eastlake	c.1891	MA/SP
1077	Harrison St	26905048		Stick/Eastlake	c.1890s	MA/SP
1091	Harrison St	26905049		Stick/Eastlake	c.1890s	
1111	Harrison St	26905031		Stick/Eastlake	1892	SP/MA
1217	Harrison St	26903096	Charles Parker House	Greek Revival	1880	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1395	Harrison St	26903112	LaFon Residence	Pioneer	1860	
1511	Harrison St	26903017		Italianate	1880	
530	Hilmar St	23017043		Tudor Revival	1935	
540	Hilmar St	23017042		Tudor Revival	1935	
550	Hilmar St	23017041		Tudor Revival	1935	
560	Hilmar St	23017040		Tudor Revival	1935	
715	Hilmar St	26950031	Pasetta House	French Eclectic	1940	MA
1044	Homestead Rd	26928015	Luis G. "George" Fatjo House	Prairie School Eclectic	1913	MA
1258	Homestead Rd	26926081		Shingle/Colonial	1901	
1298	Homestead Rd	26926079	Elim German Community Church	Gothic Revival	1900	
1310	Homestead Rd	26926067	Kenneth Morrison House	Colonial Revival	1910	
1440	Homestead Rd	26926017		Pioneer/Gothic	Post 1890	SP
1445	Homestead Rd	26920044			Post 1890	
1474	Homestead Rd	26926014		Queen Anne Cottage	Post 1890	
1494	Homestead Rd	26926119		Queen Anne Cottage	Post 1890	MA
1516	Homestead Rd	26926005	Hamon House	Colonial Revival/Shingle	c.1919	MA
1540	Homestead Rd	26926003	Albert McIntyre House	Colonial Revival	1905	SP/MA
1560	Homestead Rd	26926002		Pioneer Vernacular	1880	
1588	Homestead Rd	26926118	Hyland/Kiely House	Queen Anne	1889	HT/MA/ SP/BP
1591	Homestead Rd	26920093	William Parmer House	Simplified Colonial Revival	1895	HT/MA
1770	Homestead Rd	26919056	Jesse and Nellie Mae Brown House	Craftsman Bungalow	c.1920	MA
1780	Homestead Rd	26919061		Craftsman Bungalow	c.1920	
2566	Homestead Rd	29455001	Caldwell House	Period Revival Farmhouse	1915	MA
3023	Homestead Rd	29025073	Azzarello Residence	Craftsman	1920	
610	Jackson St	26936018	Wm. A. Wilson House	Spanish Colonial Revival	1935	SP/MA
690	Jackson St	26936056	Budde House	Spanish Eclectic	1926	SP
758	Jackson St	26926097	Marsh/Rimple House	National	c.1875	MA
796	Jackson St	26926095	Ferrera Moore House	Pioneer Vernacular	1906	MA
805	Jackson St	26928008		Colonial Revival	c.1908	SP/MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
806	Jackson St	26926087		Queen Anne Cottage	1880	MA/SP
834	Jackson St	26926086		Queen Anne Cottage	c.1890	SP
1124	Jackson St	26915085	Rogers House	Colonial Revival	1910	MA
1160	Jackson St	26915083	Aaron C. Warren House	Queen Anne	1890	MA/SP/BP
1176	Jackson St	26915082		Queen Anne Cottage	1898	
1196	Jackson St	26915081	Munch House	Neoclassical	c.1906	SP/MA
1210	Jackson St	26915071		Queen Anne Cottage	1895	MA/SP
1226	Jackson St	26915070	Ernest Gardner Wright House	Vernacular Transitional with Craftsman Detailing	c.1904	MA
1236	Jackson St	26915069	Gardner/Appleby House	Pioneer	c.1855	SP/MA
1246	Jackson St	26915068		Queen Anne Cottage	1910	SP
1277	Jackson St	26915013		Queen Anne Cottage	1889	SP
1295	Jackson St	26915001		Stripped Queen Anne Cottage	1889	
1662	Jackson St	26926034	Andrade House	Queen Anne Cottage	1900	
373	Jefferson St	26941009	Berryessa Adobe	Adobe	1840	BP/H
564	Jefferson St	26935034	Turner-Smith House	National	1890	MA
653	Jefferson St	26935028		Stripped Queen Anne	c.1895	SP/MA
658	Jefferson St	26935004	Helena and A. Chris Andersen House	Colonial Revival	1915-1920	MA
660	Jefferson St	26935003		Craftsman Cottage	1925	MA
712	Jefferson St	26926035	H.H. Jahnsen House	Colonial Revival with Elements of Craftsman	1915	
742	Jefferson St	26926034		Queen Anne/Modified	1895	MA/SP
756	Jefferson St	26926033	T.L. Hite House	Stripped Period Revival	1900	
816	Jefferson St	26926009		Pioneer	1880	
825	Jefferson St	26926027		Bungalow	1920	SP
835	Jefferson St	26926028		Bungalow	1920	
836	Jefferson St	26926008		Bungalow	1920	
840	Jefferson St	26926007		Bungalow	1920	
860	Jefferson St	26926006		Bungalow	1920	
1045	Jefferson St	26920022		Craftsman Bungalow	1915	SP
1091	Jefferson St	26920024		Neoclassical Cottage	1903	MA
1210	Jefferson St	26913007	Higgins House	Colonial Revival	1880	
1244	Jefferson St	26913006		Queen Anne Cottage	1890	
1455	Jefferson St	26903026	Coelho/Silva House	California Bungalow	1927	SP/MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
540	Lafayette St	26938045		Greek Revival	1885	
590	Lafayette St	26938043		Modified Greek Revival	1870	SP
612	Lafayette St	26938098		Colonial Revival	1907	
874	Lafayette St	26928029		Colonial Revival	c.1910	HT
884	Lafayette St	26928028	Bill Wilson Center	Colonial Revival	1910	
1115	Lafayette St	26916053	Robert B. Jones House	Prairie	1913	MA/SP
1193	Lafayette St	26916057	Glendenning House	Pioneer Vernacular	1885	
1231	Lafayette St	26916085		Modified Queen Anne	1890	
1245	Lafayette St	26916028		Craftsman Bungalow	1915	SP
1267	Lafayette St	26916062		Craftsman Bungalow	1912	SP
1338	Lafayette St	26905073		Craftsman Bungalow	1910	
1375	Lafayette St	26906051	S.E.S. Hall	Colonial Revival	1895	
1777	Lafayette St	22474001 through 22474043	Santa Clara Walnut Growers' Association – Main Plant	Craftsman Industrial	1927	MA/BP
410	Lafayette Way	26943045	Queen Anne Cottage		c.1885	
744	Lewis St	26906056		Queen Anne Cottage	1895	SP
860	Lewis St (Also listed as 1375 Lafayette St)	269-06051	S.E.S. Hall	Colonial Revival	1895	
957	Lewis St	26905065		Vernacular	1895	SP
975	Lewis St (formerly 743 Franklin St)	26905066	Franklin Street House	Queen Anne Victorian	c. 1980	
985	Lewis St	26905066	Lucius Starr House	Pioneer Vernacular	1880	
1011	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1013	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1042	Lewis St	26905040		Pioneer Vernacular	1890	HT/SP
1311	Lewis St	26903124		Queen Anne Cottage	1880	HT/MA
1385	Lewis St	26903145		Pioneer with Italianate	1875	MA
955	Lexington St	26928072	St. Clare's Church	Spanish Colonial Revival	1923	BP
1053	Lexington St	26928075		Minimal Traditional	1935	MA
1098	Lexington St	26928000	Former Mission Corral Site			BP
1246	Lexington St	26926095		Period Revival Cottage	1930	MA/SP
1258	Lexington St	26926094		Greek Revival Cottage	1880	MA
1409	Lexington St	26926022	Newton Jackson House	Stripped Queen Anne Cottage	1894	SP/MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1410	Lexington St	26926048	Varags House	Bungalow Cottage	c.1937	SP/MA
1420	Lexington St	26926047		Vernacular Spanish Eclectic Cottage	c.1938	SP/MA
1435	Lexington St	26926023		Queen Anne Cottage	1885	MA
1451	Lexington St	26926122	Oswald House	Craftsman Bungalow	c.1915	MA
1458	Lexington St	26926045		Pioneer	1895	MA
1464	Lexington St	26926044	Wise House	Vernacular Queen Cottage	1900	MA
1467	Lexington St	26926025	Fred M Merrill House	Queen Anne Cottage	1900	MA/SP
1491	Lexington St	26926026	D.J. West House	Vernacular Gothic Revival with Italianate de	1880	MA/SP
1567	Lexington St	26926011	Samuel Saunders House	Modified Queen Anne Cottage	1890	
1584	Lexington St	26926042	H.M. Sheldon House	Stick/Eastlake	1892	
1805	Lexington St	26919049		California Bungalow	c.1927	SP/MA
490	Lincoln St	26946056	Catholic Cemetery Chapel	Neo-Classical	1885	BP
530	Lincoln St	26934039		Queen Anne Cottage	Pre-1901	
580	Lincoln St	26934037		Greek Revival	Post 1910	
614	Lincoln St	26934017		Craftsman Bungalow	1915	
626	Lincoln St	26934016		Victorian Cottage	c.1890s	MA
741	Lincoln St	26926040	Boscow House	Craftsman Bungalow	c.1910	MA
1000	Lincoln St	26919072	Carmelite Monastery	Spanish Revival	1917	BP
1176	Lincoln St	26912041		California Bungalow	c. 1923	SP/MA
1194	Lincoln St	26912040	Farfan House	Craftsman Bungalow	1910	MA/SP
1310	Lincoln St	26902053	Martin House	Spanish Colonial Revival	1926	
1380	Lincoln St	26902050	Morgan House	Queen Anne	1895	BP/SP
1404	Lincoln St	26902049		Greek Revival	c.1880s	SP
1499	Lincoln St	26903004	Lincoln Laherran Gas Station	Spanish Revival	1920	
1600	Lincoln St	22448015	St. Clare	Statue	1965	
1700	Lincoln St	22449005	United Methodist Church	Modern	1965	
308	Madison St	26941031		Gothic Revival	1885	SP
324	Madison St	26941030	Manuel and Clementia Ferreira Residence	Mediterranean Revival	c. 1936	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
395	Madison St	26941039		Pioneer Style	1885	
466	Madison St	26941023		Gothic Revival	1885	MA/SP
507	Madison St	26936053		Pioneer/Gothic Cottage	1885	
590	Madison St	26935046		Pioneer Style	1885	
710	Madison St	26926052	Avina House	Craftsman with Colonial Revival Details	c.1911	SP/MA
725	Madison St	26926113	George Sullivan House	Craftsman Bungalow	1906	SP
726	Madison St	26926051		Craftsman Bungalow	1905	MA
746	Madison St	26926050	Old Spear Dwelling	Colonial Revival	1901	SP/MA
759	Madison St	26926115	Myers House	Classic Box	1910	MA/SP
766	Madison St	26926049	Zanger House	Italianate	1890	MA/BP
775	Madison St	26926116	Margaret (Rettie) Miller House	Queen Anne	1894	MA/SP
795	Madison St	26926104	Pereira House	Bungalow	c.1913	SP/MA
864	Madison St	26926019		Shingle	1910	SP/MA
904	Madison St	26920042		Vernacular	1880	SP
926	Madison St	26920041		Vernacular	1880	
945	Madison St	26920091	Fernish House	Craftsman Bungalow	1918	SP
1059	Madison St	26920080		Queen Anne Cottage	1895	SP/MA
1075	Madison St	26920081		Queen Anne Cottage	1892	BP/MA
1080	Madison St	26920102		Queen Anne Cottage	1900	HT/SP
1086	Madison St	26920103		Queen Anne	Pre-1901	HT
1159	Madison St	26913067		Craftsman Bungalow	1915	MA
1360	Madison St	26903040		Greek Revival Cottage	c.1880s	SP
1390	Madison St	26903063		Queen Anne Cottage	c.1880	HT/SP/MA
714	Main St	26928043	Dr. Henry Warburton House	Queen Anne (Stripped)	1886	MA/BP
834	Main St	26928062	Slavens House	Spanish Eclectic	1933	MA/SP
1141	Main St	26915048	Kersell/Lorente House	Queen Anne	c.1893	BP/SP/MA
1142	Main St	26915035	Shoemaker House	Queen Anne Cottage	c.1855-89	SP
1158	Main St	26915034		Pioneer Style	c.1855-89	
1159	Main St	26915051	Johnson House	Greek Revival	c.1855-89	MA/BP/SP
1176	Main St	26915033	Brundage House	Vernacular Cottage	c.1855-89	
1195	Main St	26915063	Palmer House	Stick-Eastlake	1885	HT
1196	Main St	26915032	Bliss Morrison House	Pioneer	c.1855-89	
1206	Main St	26915008	J.J. Miller House	Greek Revival	1865	MA/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1220	Main St	26915007	Javaros Zonia	Spanish Colonial Revival	1931	MA
1259	Main St	26915025	David James House	Colonial Revival	1889	
1285	Main St	26915026		California Bungalow	1926	MA
1286	Main St	26915055	Old Episcopal Rectory	Colonial Revival	1888	
1295	Main St	26915014	Maloney House	Queen Anne Cottage	1885	MA/BP
1346	Main St	26905030		Victorian Vernacular Cottage	c.1890	
1356	Main St	26905029	Nathan H. Downing House	Queen Anne Cottage	c.1887	MA
1357	Main St	26905050			c.1880-1930	MA/SP
1365	Main St	26905082			c.1880-1930	
1386	Main St	26905057	Dr. T.E. Gallup House	Vernacular/ Greek Revival	c.1885	
1407	Main St	26905021		Vernacular/ Greek Revival	c.1880	SP
1436	Main St	26905005		Spanish Colonial Cottage	c.1925	
1460	Main St	26905003		Queen Anne Cottage	c.1890	
1597	Main St	22428056		Vernacular National Style	c. 1866	
1711	Main St	22427001		Pioneer/Gothic Revival	c.1901-19	MA
1795	Main St	22427006		Pioneer	c.1920-1925	
554	Mansion Park Dr (formerly 305 Montague Expressway)	09708100	James Lick Mill Mansion	Italianate	1855	HT/NR/BP NRIS No. 85000359
			Granary Recre-ation Building/ Office Vault/Mill Pond Significant Land-scaping Caretaker Cottage		1857	
832	Market St	26938059		Stucco Bungalow/Prairie influence	1926	HT
852	Market St	26938058		Stucco Bungalow/Prairie influence	1926	HT
862	Market St	26938056		Stucco Bungalow/Prairie influence	1930	HT
962	Market St	26938042		Pioneer Vernacular with/ Stick/Eastlake detail	1895	
1272	Market St	26936038	Judge Thompson's House	Craftsman/Prairie Bungalow	1912	MA/SP
1509	Market St	26935006	James Ellis House	Craftsman	1912	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1675 Market St	26934019		Queen Anne Cottage	1895	MA/SP
1680 Market St	26934034		Queen Anne Cottage	1895	
1695 Market St	26934020		Stripped Queen Anne Cottage	1895	MA
1701 Market St	26934022		Queen Anne Cottage	1890	
1765 Market St	26934025	Freitas House	Queen Anne Cottage	1905	SP
1889 Market St	26925096	Harris-Lass House	Italianate	1865	HT/BP/H
450 Monroe St	26941092		Pioneer Cottage	1895	SP
590 Monroe St	26936027	Fassett House	Period Revival	1912	MA
610 Monroe St	26936007		Queen Anne with Colonial Revival detailing	1895	SP/MA
670 Monroe St	26936005	Houser House	Queen Anne with Vernacular modifications	1895	
688 Monroe St	26936004		Remodeled Queen Anne Cottage	1895	MA
710 Monroe St	26926111		Vernacular Colonial Revival	1912	SP
726 Monroe St	26926110	Angus Morrison House	Queen Anne with Colonial Revival detailing	1894	MA/SP
734 Monroe St	26926110		Barn	1866	SP
742 Monroe St	26926109		Colonial Revival	1900	MA/SP
760 Monroe St	26926108		Colonial Revival	1893	SP
776 Monroe St	26926107		Colonial Revival Cottage	c.1912	MA/SP
791 Monroe St	26926093	James K. Davis House	Stick/Eastlake	1891	MA
794 Monroe St	26926106	Lewis Kimberlin House	Queen Anne Cottage	1895	
811 Monroe St	26926089		Shingle	1900	SP/MA
823 Monroe St	26926090		Shingle	1900	MA/SP
836 Monroe St	26926071		Queen Anne Cottage	1885	SP
876 Monroe St	26926069		Vernacular Greek Revival	1895	SP
906 Monroe St	26920095		Stick/Eastlake	1890	HT/MA/SP
930 Monroe St	26920087	Clarence Bjorlie House	Colonial Revival	1910	
1190 Monroe St	26913053		Period Revival	c.1910	SP
1191 Monroe St	26915078		Italianate	1880	
4220 Network Circle (formerly 4000 Lafayette St)	09708058	Agnews State Hospital Agnews Insane Asylum	Mediterranean Revival	1911	NR/BP NRIS No. 97000829

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
420	N. Winchester Street	30302014	Eberhard Plaque (Tombstone)			BP
2390	Park Ave	23017034		Tudor Revival	1935	SP
550	Park Ct	26952104		Bungalow Cottage	c.1925-35	
560	Park Ct	26952072		Bungalow Cottage	c.1925-35	
574	Park Ct	26952039		Period Revival Cottage	1927	SP
584	Park Ct	26952038		Period Revival Cottage	c. 1920	MA
631	Park Ct	26952043		Bungalow Cottage	c.1925-35	
633	Park Ct	26952009		Vernacular Craftsman Bungalow	1925	MA
651	Park Ct	26952045		Craftsman Bungalow	1925	MA
691	Park Ct	26952048		Bungalow Cottage	c.1927	MA
753	Park Ct	26952019	Draper House	Bungalow Cottage	c.1927	MA
761	Park Ct	26952051		Bungalow Cottage	c.1925-35	
794	Park Ct	26952054		Vernacular Craftsman	1925	MA
782	Park Ct	26952027		Bungalow Cottage	c.1924	MA
792	Park Ct	26952055		Bungalow Cottage	c.1925-35	
1212	Pierce Street	26911035	Solano House	Vernacular Craftsman	1914	MA
1005	Railroad Avenue	23006050	Santa Clara Railroad Depot	Vernacular	1863	NR/BP/H NRIS No. 85000359
1085	Santa Clara St	26928050	Luis Arguello Home	Georgian Colonial	1868	BP
1149	Santa Clara St	26928043	Dr. Henry Warburton Cottage		1890	MA
1189	Santa Clara St	26928046		Queen Anne/Colonial	c.1901	
1217	Santa Clara St	26926098	Andrew Landrum House	Gothic Revival	1875	NR/BP NRIS No. 82002271
1241	Santa Clara St	26926099	Hamilton House	Colonial Revival	c.1910	
1346	Santa Clara St	26936003	C.C. Woodward House	Queen Anne Cottage	1895	
1358	Santa Clara St	26936003		Queen Anne Cottage	1901	MA
1393	Santa Clara St	26926112		Dutch Colonial Revival with Craftsman detail	1906	SP/MA
1410	Santa Clara St	26935019	Murschel/Fraga House	Colonial Revival	1905	MA
1460	Santa Clara St	26935018	Julius Emig House	Queen Anne Colonial	1905	MA/BP
1480	Santa Clara St	26935016	Ruf House		c1901-15	MA
1490	Santa Clara St	26935015		Gothic Revival	c.1880s	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1640	Santa Clara St	26934007		Modified Queen Anne	1910	
1655	Santa Clara St	26925058	Felix/George H. Roll House	Colonial Revival	1906	MA
1754	Santa Clara St	26934003	Randall House	Colonial Revival	c.1901-1905	SP
1232	Warburton Ave	22424063		Craftsman Bungalow	1924	MA
1500	Warburton Ave	22425074	Universal Child	Statue	1965	
1505	Warburton Ave	22450001	Austin Warburton Plaque			BP
1505	Warburton Ave	22450001	Jamison-Brown House	Colonial Revival (remodel)	1866	BP/H
1505	Warburton Ave	22450001	Triton Museum	Modern	1986	
1509	Warburton Ave	22450001	Headen-Inman House	Craftsman Bungalow	1920	BP/H
270	Washington St	26947149	Washington Ball Park	Ball Park		
531	Washington St	26938051		Vernacular	1905	
551	Washington St	26938052		Queen Anne	1885	
561	Washington St	26938053		Queen Anne Cottage	c.1890	
616	Washington St	26936076	Robert Fatjo House	Colonial Revival	1911	HT
725	Washington St	26928053	St. Clare Parish Plaque			BP
807	Washington St	26928033	St. Clare's Rectory	Mission Revival	1918	
810	Washington St	26928069		Pioneer	1885	HT
826	Washington St	26928020		Queen Anne	1885	HT
844	Washington St	26928019		Queen Anne Cottage	1895	SP
860	Washington St	26928018		Colonial Revival	1910	
890	Washington St	26928073		Bungalow	1920	HT
1116	Washington St	26915046	Dr. Paul House	Eastlake	1892	
1155	Washington St	26916059	Senator Frank House Site	Site with landscaping	1856	BP
1179	Washington St	26916036	Franck House	Colonial Revival	1905	MA/BP
1184	Washington St	26915043	Russell/Robinson House	Carpenter Gothic	1861	BP
1270	Washington St	26915018	Mulhall House	Simplified Queen Anne Cottage with Stick detail	1861	SP
1290	Washington St	26915017		Spanish Colonial Revival	c.1928	
1367	Washington St	26905078	Mendonca House	Colonial Revival Cottage	c,1910	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1391 Washington St	26926112	Cunningham House	Italianate	1890	
1687 Washington St	22428031		Colonial Revival Cottage	1910	
1866 Washington St	22427013		Craftsman/Bungalow	c.1910	MA/SP

NR = National Register

SR = State Register with State Historic Landmark Plaque (SHLP) Number

BP = Bronze Plaque

SP = Small Plaque

MA = Mills Act

HT = Historic Combining District

Figure 8.9-1
Architecturally Significant & Historic Places

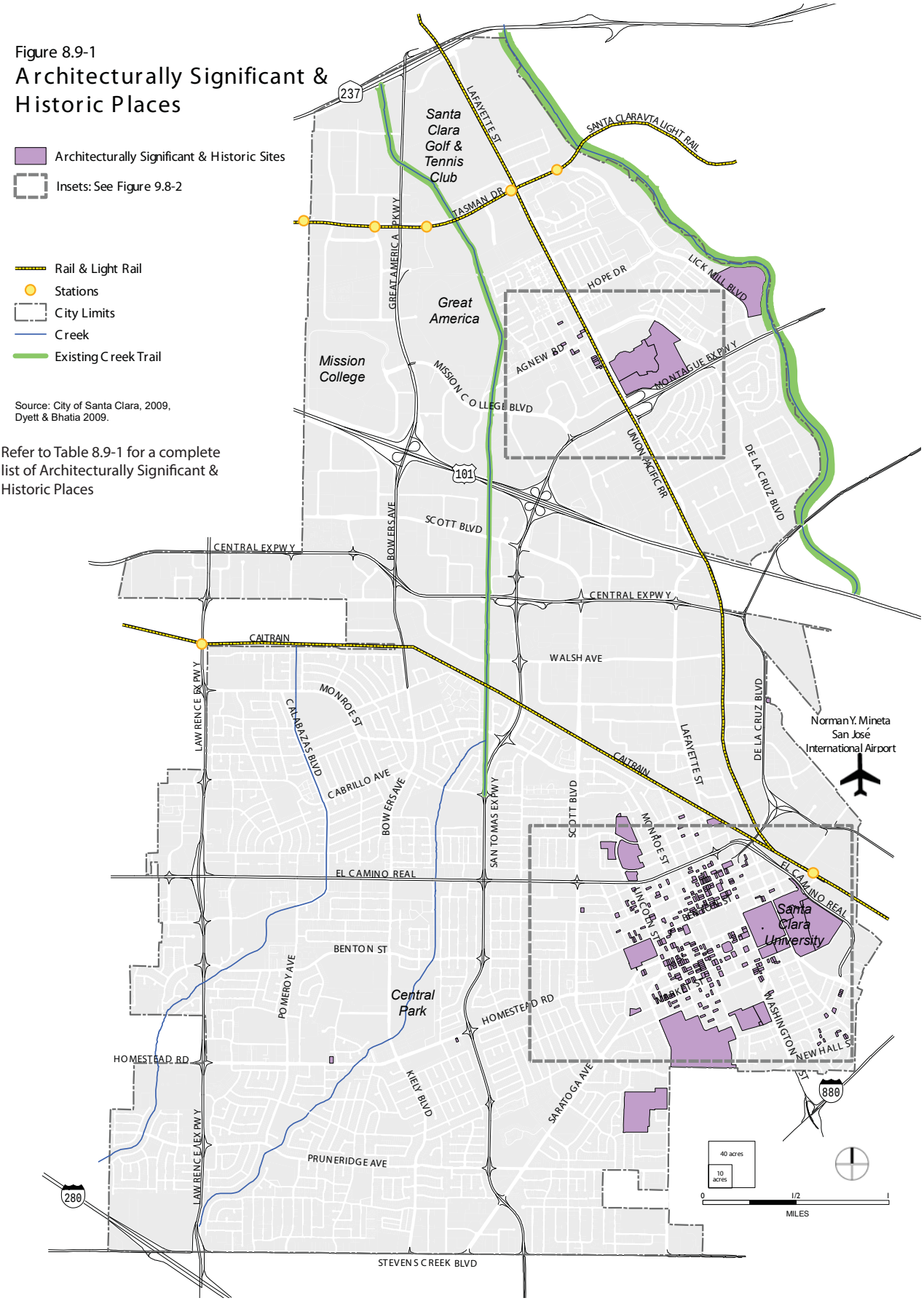


Figure 8.9-2

Architecturally Significant & Historic Places

Architecturally Significant & Historic Sites

100ft buffer around Historic Sites

Rail & Light Rail

Stations

City Limits

Creek

Existing Creek Trail

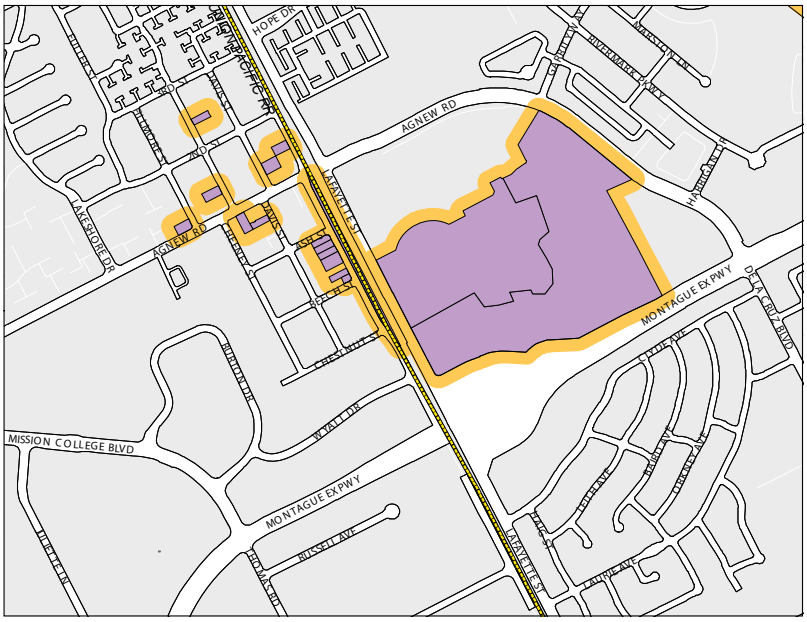
Source: City of Santa Clara, 2009, Dyett & Bhatia 2009.

Refer to Table 8.9-1 for a complete list of Architecturally Significant & Historic Places

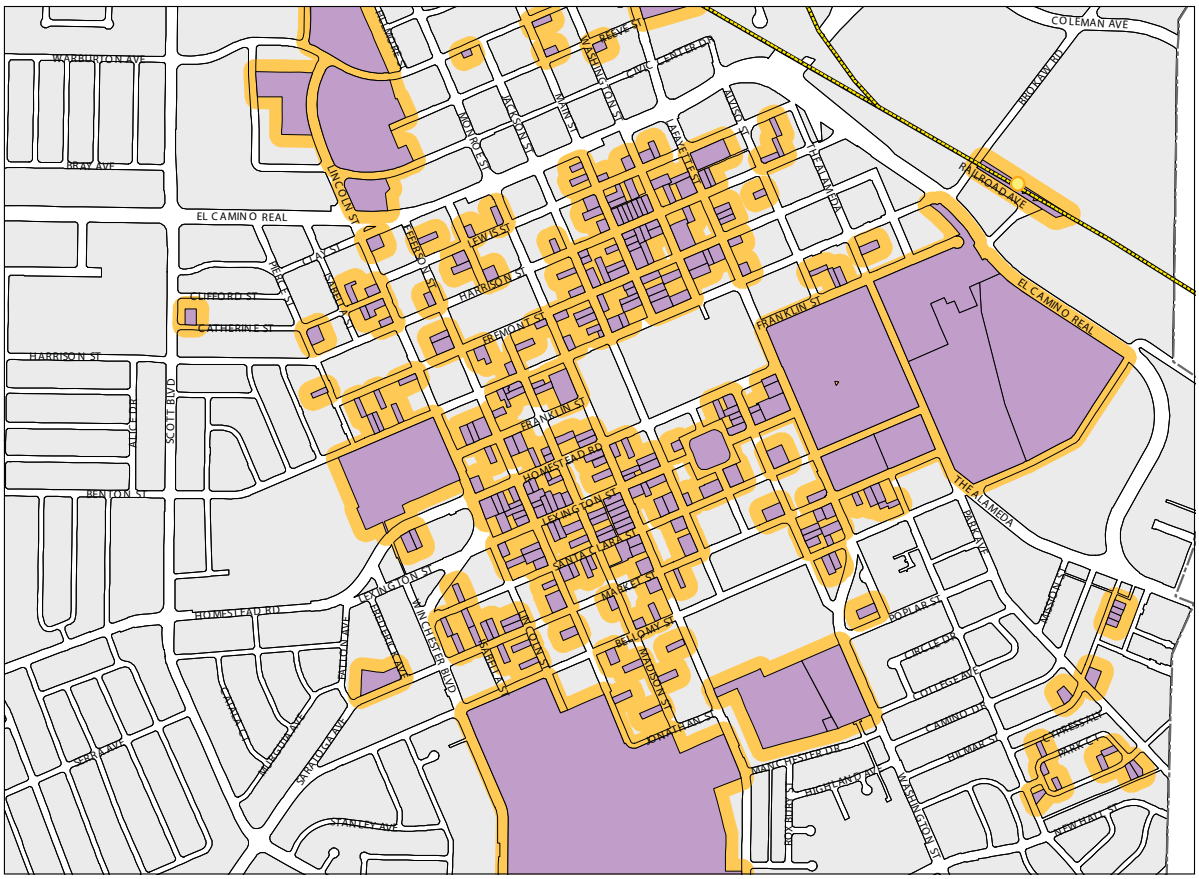
0 1/4 1/2

Miles

Agnew Village



Old Quad Area



8.9.2 Criteria for Local Significance

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

Qualified Historic Resource

Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criterion:

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

5. The property has a visual symbolic meaning or appeal for the community.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

3. An intact, historical landscape or landscape features associated with an existing building.

4. A notable use of landscaping design in conjunction with an existing building.

Criterion for Archaeological Significance

For the purposes of CEQA, an "important archaeological resource" is one which:

1. Is associated with an event or person of

   A. Recognized significance in California or American history, or

   B. Recognized scientific importance in prehistory.

2. Can provide information, which is both of demonstrable public interest, and useful in addressing scientifically consequential and reasonable or archaeological research questions;

3. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;

4. Is at least 100 years old and possesses substantial stratigraphic integrity; or

5. Involves important research questions that historical research has shown can be answered only with archaeological methods.

Definition of Integrity

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Note that application of the adopted criteria is required for all CEQA documents evaluating potential or listed historic resources and required for preparation of historic resource inventory forms (surveys).

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

Table 8.9-1 and Figure 8.9-1 identify the names and locations of the historic properties in the City of Santa Clara. In addition, this Appendix includes a depiction of the Areas of Historic Sensitivity, defined as 100 feet from the property line of an identified historically significant property. Figure 8.9-2 shows this 100-foot area around historic properties in the Old Quad and Agnew neighborhoods where a number of the City's resources are located.

Following the list and description of historic properties are the adopted Criteria for Local Significance for the City of Santa Clara. These criteria establish evaluation measures that help to determine significance for properties not yet included on the list. As buildings and other resources age, additional properties will be added to the inventory. In order to accomplish this, a property owner can apply to have their property listed as a historic resource, or the City can nominate properties. The Historical and Landmarks Commission evaluates these applications and forwards a recommendation to the City Council. Updates to the Historic Preservation and Resource Inventory is considered an amendment to the General Plan.

8.9.1 Historic Properties

The following table includes local, State and nationally designated properties in the City of Santa Clara. The table is organized alphabetically by street name.

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
2086	Agnew Road	10412028	Agnew School	School	1890	
3260	The Alameda	23008016	Santa Clara Woman's Club (Old Adobe Woman's Club)	Adobe	1790	BP/H (SHLP No. 249)
536	Alviso St	26938063	Cronin House	Pioneer Vernacular	1880	
~~1065~~	~~Alviso St~~	~~26923044 26923074~~	~~Larder House The German House~~	~~Italianate Falsefront~~	~~1860~~	
1072	Alviso St (formerly 3100 The Alameda)	26923074		Craftsman Bungalow	1930	
1081	Alviso St	26923047	Larder House The German House	Italianate Falsefront	1860	
1260	Alviso St	26916018		Italianate Cottage	1880	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1309	Alviso St	26906062	Martin House	Queen Anne Cottage	1890	MA
4100	Bassett St	10412196		Colonial Revival Cottage	1906	
4120	Bassett St	10412127		Colonial Revival Cottage	1906	
4150	Bassett St	10412125			c.1910	
4160	Bassett St	10412124			c.1920	
4170	Bassett St	10412123		Italianate Cottage		
4185	Bassett St	10412162	Agnew Railroad Station	Vernacular	1896	BP
4190	Bassett St	10412194			c.1900	
4350	Bassett St	10411004	Floyd Jamison House	Spanish Eclectic	1918	
947	Bellomy St	26938048		Queen Anne Cottage	1895	
950	Bellomy St	26943033	Roll House	Queen Anne Cottage	1888	
961	Bellomy St (formerly 741 Franklin St)	26938114		Eastlake Victorian	c.1887	
966	Bellomy St	26943032		Stick/Eastlake	1895	
1341	Bellomy St	26936032		Gothic Revival	1902	
1456	Bellomy St	26941018		Craftsman Bungalow	1916	
1476	Bellomy St	26935066	Rabello-Carreiro Residence	Vernacular Colonial Revival	1901	MA
1045	Benton St	26915046	Dr. Saxe's Office	Pioneer	1860	HT/BP
1075	Benton St	26915047	Dr. Saxe's House	Greek Revival	1870	
1161	Benton St	26915038		Italianate	1880	
1191	Benton St	26915039	Robert Menzel House	Queen Anne	1895	BP
1215	Benton St	26915086		California Bungalow with Prairie Accents	1926	MA
1291	Benton St	26915092		Greek Revival Stripped	1870	MA
1415	Benton St	26913036		Vernacular Cottage	1895	MA
1450	Benton St	26920104		Craftsman		HT
1470	Benton St	26920105		Craftsman Bungalow		HT
1681	Benton St	26912049	Toro House	Vernacular Craftsman Bungalow	1918	MA/SP
1737	Benton St	26912053		Vernacular Craftsman Bungalow	1910	MA
1751	Benton St	26912061	Donovan House (Cowboy Jim Donovan)	Craftsman Bungalow	1910	MA/BP
1646	Catherine St	26902068	Trogden House	Vernacular Cottage	1925-1927	
1669	Catherine St	26902071		Pioneer Vernacular	1870	SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1786	Catherine St	26902063	Juan Fatjo House	Greek Revival with later Victorian alteration	1860	BP
1895	Catherine St	26901088		Pioneer with Italianate Details	1885	MA/SP/BP
1130	Chapel Dr	26911127	John P. Sumaquero House	Minimal Traditional	1948	SP/MA
1140	Chapel Dr.	26911126	Beaurev House	Minimal Traditional	1948	MA
1150	Chapel Dr.	26911125		Minimal Traditional	1948	SP/MA
4334	Cheeney St	10411041		Colonial Revival Cottage	c.1905	
4433	Cheeney St	10410025		Colonial Revival	1905	
1243	Civic Center Dr	22426026		Craftsman	1949	
4262	Davis St	10412019		Modified Greek Revival		
4321	Davis St	10411084				
2501	De La Cruz	23003103	Old Sites of Mission Santa Clara de Asis and Old Spanish Bridge			SHLP No. 250
500	El Camino Real	26923073	Santa Clara University (formerly Santa Clara College) (formerly University of Santa Clara) Adobe Wall and Adobe Lodge-Mission Period	Spanish Colonial	1822-25	
			Nobili Hall	Spanish Colonial	1930	
			Kenna Hall	Mission Revival/Spanish Colonial Revival Style	1924-29	
			Varsi Hall	Spanish Colonial Revival	1931	
			Administrative Hall/St Joseph's Hall	Mission Revival	1911	
			O'Conner Hall	Mission Revival	1912	
			Donohoe Alumni House	Mission Revival	1925	
			Ricard Memorial Observatory	Spanish Colonial Revival	1928	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
			Santa Clara Mission Church Mission Santa Clara	Spanish Colonial Revival	c.1928	BP SHLP NO. 338
			Seifert & Loyola Gates - Franklin St & Alviso St	Mission Revival	1922	
			El Camino Real & Accolti Way Gates (formerly Bellomy St)	Mission Revival	1922	
			Michael C. Dunne Memorial Gates	Mission Revival	1922	
980	El Camino Real (formerly 1475 Washington ST.)	26905093		Pioneer Vernacular with Italianate Details	c. 1885	HT/MA
1515	El Camino Real	22448015	St. Clare	Statue	1965	
1525	El Camino Real	22448015	Santa Clara Campain Treasury Site			SHLP No. 260
4406	Fillmore Street	10410068	J.M. Williamson House	Colonial Revival Cottage	1925	
~~741~~	~~Franklin St~~	~~26923039~~		~~Queen Anne Cottage~~	~~1890~~	~~HT~~
~~743~~	~~Franklin St~~	~~26923040~~		~~Queen Anne Cottage~~	~~1890~~	~~HT~~
801	Franklin St - Santa Clara University (formerly 644 Franklin St)	26923067	Jesuit Residence	Mission Revival	c.1935	
~~1313~~ 1391	Franklin St (Plaque relocated from 1313 Franklin St)	2692007~~89~~		Veterans Memorial Plaque		BP
1464	Franklin St	26920053	Oscar Eberhard House	Period Revival Craftsman	1912	MA
1488	Franklin St	26920065		Period Revival with Craftsman detailing	1916	HT
1515	Franklin St	26920072	Henry Pfister House	Colonial Revival	1912	MA
1525	Franklin St	26920072	Henry Roth House	Craftsman Bungalow	1915	MA
1526	Franklin St	26920026		Craftsman Bungalow	1915	
1543	Franklin St	26920004		Craftsman Bungalow	c.1912	MA/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1565	Franklin St	26920005		Modified Colonial Revival	c.1901	
908	Fremont St	26916032	Nuttman Residence	1930's Colonial Revival	1939	
936	Fremont St	26916031	Gould/South House	Spanish Eclectic Cottage	1937	MA/SP
981	Fremont St	26916011	Morse Mansion Charles Copeland Morse House	Queen Anne	1892	HT/NR/ BP (NRIS No. 7700347 SHLP No. 904)
1061	Fremont St	26915023	Pinkham House	Craftsman Bungalow	c.1918	MA
1091	Fremont St	26915024	Peebles/ Hichborn House	Pioneer/Italianate House	1868	BP
1159	Fremont St	26915009		Eastlake	1885	
1191	Fremont St	26915011	H.L. Warburton House	Stripped Queen Anne	1889	SP
1194	Fremont St	26915057		Pioneer	1878	
1251	Fremont St	26915072	A.H Santos House	Colonial Revival	c.1904	SP/MA
1460	Fremont St	26913030	William Hayward House	Greek Revival	1880	SP
1700	Fremont St	26912036		Craftsman Bungalow	1910	SP
1756	Fremont St	26912033	Vasquez House	Pioneer	1870	SP/MA
755	Harrison St	26906061	Pereira/Swain House	Four Square	1900	MA
891	Harrison St	26906040	Frank Nevis House	Spanish Colonial Revival	1915	
895	Harrison St	26906041		Queen Anne Cottage	1895	
925	Harrison St	26905074	J.M. Billings House	Italianate	1880	MA
946	Harrison St	26916004		Bungalow	1920	MA
985	Harrison St	26905076		Normandy	1925	MA/SP
1009	Harrison St	26905043		Queen Anne	c.1890s	MA/SP
1025	Harrison St	26905044	Anton Doll House	Stick/Eastlake	c.1890s	SP
1037	Harrison St	26905045		Shingle	c.1890s	
1050	Harrison St	26915016	Madan House	Queen Anne Cottage	1866	MA/SP
1051	Harrison St	26905046	Zibeon O. Field House	Stick/Eastlake	1891	BP
1060	Harrison St	26915015		Queen Anne Cottage	c.1895	
1065	Harrison St	26905047	Coffin/Gil House	Stick/Eastlake	c.1891	MA/SP
1077	Harrison St	26905048		Stick/Eastlake	c.1890s	MA/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1091	Harrison St	26905049		Stick/Eastlake	c.1890s	
1111	Harrison St	26905031		Stick/Eastlake	1892	SP/MA
1217	Harrison St	26903096	Charles Parker House	Greek Revival	1880	MA
1395	Harrison St	26903112	LaFon Residence	Pioneer	1860	
1511	Harrison St	26903017		Italianate	1880	
530	Hilmar St	23017043		Tudor Revival	1935	
540	Hilmar St	23017042		Tudor Revival	1935	
550	Hilmar St	23017041		Tudor Revival	1935	
560	Hilmar St	23017040		Tudor Revival	1935	
715	Hilmar St	26950031	Pasetta House	French Eclectic	1940	MA
1044	Homestead Rd	26928015	Luis G. "George" Fatjo House	Prairie School Eclectic	1913	MA
1258	Homestead Rd	26926081		Shingle/Colonial	1901	
1298	Homestead Rd	26926079	Elim German Community Church	Gothic Revival	1900	
1310	Homestead Rd	26926067	Kenneth Morrison House	Colonial Revival	1910	
1440	Homestead Rd	26926017		Pioneer/Gothic	Post 1890	SP
1445	Homestead Rd	26920044			Post 1890	
1474	Homestead Rd	26926014		Queen Anne Cottage	Post 1890	
1494	Homestead Rd	26926119		Queen Anne Cottage	Post 1890	MA
1516	Homestead Rd	26926005	Hamon House	Colonial Revival/Shingle	c.1919	MA
1540	Homestead Rd	26926003	Albert McIntyre House	Colonial Revival	1905	SP/MA
1560	Homestead Rd	26926002		Pioneer Vernacular	1880	
1588	Homestead Rd	26926118	Hyland/Kiely House	Queen Anne	1889	HT/MA/ SP/BP
1591	Homestead Rd	26920093	William Parmer House	Simplified Colonial Revival	1895	HT/MA
1770	Homestead Rd	26919056	Jesse and Nellie Mae Brown House	Craftsman Bungalow	c.1920	MA
1780	Homestead Rd	26919061		Craftsman Bungalow	c.1920	
2566	Homestead Rd	29455001	Caldwell House	Period Revival Farmhouse	1915	MA
3023	Homestead Rd	29025073	Azzarello Residence	Craftsman	1920	
610	Jackson St	26936018	Wm. A. Wilson House	Spanish Colonial Revival	1935	SP/MA
690	Jackson St	26936056	Budde House	Spanish Eclectic	1926	SP
758	Jackson St	26926097	Marsh/Rimple House	National	c.1875	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
796 Jackson St	26926095	Ferrera Moore House	Pioneer Vernacular	1906	MA
805 Jackson St	26928008		Colonial Revival	c.1908	SP/MA
806 Jackson St	26926087		Queen Anne Cottage	1880	MA/SP
834 Jackson St	26926086		Queen Anne Cottage	c.1890	SP
1124 Jackson St	26915085	Rogers House	Colonial Revival	1910	MA
1160 Jackson St	26915083	Aaron C. Warren House	Queen Anne	1890	MA/SP/BP
1176 Jackson St	26915082		Queen Anne Cottage	1898	
1196 Jackson St	26915081	Munch House	Neoclassical	c.1906	SP/MA
1210 Jackson St	26915071		Queen Anne Cottage	1895	MA/SP
1226 Jackson St	26915070	Ernest Gardner Wright House	Vernacular Transitional with Craftsman Detailing	c.1904	MA
1236 Jackson St	26915069	Gardner/Appleby House	Pioneer	c.1855	SP/MA
1246 Jackson St	26915068		Queen Anne Cottage	1910	SP
1277 Jackson St	26915013		Queen Anne Cottage	1889	SP
1295 Jackson St	26915001		Stripped Queen Anne Cottage	1889	
1662 Jackson St	26926034	Andrade House	Queen Anne Cottage	1900	
373 Jefferson St	26941009	Berryessa Adobe	Adobe	1840	BP/H
564 Jefferson St	26935034	Turner-Smith House	National	1890	MA
653 Jefferson St	26935028		Stripped Queen Anne	c.1895	SP/MA
658 Jefferson St	26935004	Helena and A. Chris Andersen House	Colonial Revival	1915-1920	MA
660 Jefferson St	26935003		Craftsman Cottage	1925	MA
712 Jefferson St	26926035	H.H. Jahnsen House	Colonial Revival with Elements of Craftsman	1915	
742 Jefferson St	26926034		Queen Anne/Modified	1895	MA/SP
756 Jefferson St	26926033	T.L. Hite House	Stripped Period Revival	1900	
816 Jefferson St	26926009		Pioneer	1880	
825 Jefferson St	26926027		Bungalow	1920	SP
835 Jefferson St	26926028		Bungalow	1920	
836 Jefferson St	26926008		Bungalow	1920	
840 Jefferson St	26926007		Bungalow	1920	
860 Jefferson St	26926006		Bungalow	1920	
1045 Jefferson St	26920022		Craftsman Bungalow	1915	SP
1091 Jefferson St	26920024		Neoclassical Cottage	1903	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1210	Jefferson St	26913007	Higgins House	Colonial Revival	1880	
1244	Jefferson St	26913006		Queen Anne Cottage	1890	
1455	Jefferson St	26903026	Coelho/Silva House	California Bungalow	1927	SP/MA
540	Lafayette St	26938045		Greek Revival	1885	
590	Lafayette St	26938043		Modified Greek Revival	1870	SP
612	Lafayette St	26938098		Colonial Revival	1907	
874	Lafayette St	26928029		Colonial Revival	c.1910	HT
884	Lafayette St	26928028	Bill Wilson Center	Colonial Revival	1910	
1115	Lafayette St	26916053	Robert B. Jones House	Prairie	1913	MA/SP
1193	Lafayette St	26916057	Glendenning House	Pioneer Vernacular	1885	
1231	Lafayette St	26916085		Modified Queen Anne	1890	
1245	Lafayette St	26916028		Craftsman Bungalow	1915	SP
1267	Lafayette St	26916062		Craftsman Bungalow	1912	SP
1338	Lafayette St	26905073		Craftsman Bungalow	1910	
1375	Lafayette St	26906051	S.E.S. Hall	Colonial Revival	1895	
1777	Lafayette St	22474001 through 22474043	Santa Clara Walnut Growers' Association – Main Plant	Craftsman Industrial	1927	MA/BP
410	Lafayette Way	26943045	Queen Anne Cottage		c.1885	
744	Lewis St	26906056		Queen Anne Cottage	1895	SP
860	Lewis St (Also listed as 1375 Lafayette St)	269-06051	S.E.S. Hall	Colonial Revival	1895	
957	Lewis St	26905065		Vernacular	1895	SP
975	Lewis St (formerly 743 Franklin St)	26905066	Franklin Street House	Queen Anne Victorian	c. 1980	
985	Lewis St	26905066	Lucius Starr House	Pioneer Vernacular	1880	
1011	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1013	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1042	Lewis St	26905040		Pioneer Vernacular	1890	HT/SP
1311	Lewis St	26903124		Queen Anne Cottage	1880	HT/MA
1385	Lewis St	26903145		Pioneer with Italianate	1875	MA
955	Lexington St	26928072	St. Clare's Church	Spanish Colonial Revival	1923	BP
1053	Lexington St	26928075		Minimal Traditional	1935	MA
1098	Lexington St	26928000	Former Mission Corral Site			BP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1246	Lexington St	26926095		Period Revival Cottage	1930	MA/SP
1258	Lexington St	26926094		Greek Revival Cottage	1880	MA
1409	Lexington St	26926022	Newton Jackson House	Stripped Queen Anne Cottage	1894	SP/MA
1410	Lexington St	26926048	Varags House	Bungalow Cottage	c.1937	SP/MA
1420	Lexington St	26926047		Vernacular Spanish Eclectic Cottage	c.1938	SP/MA
1435	Lexington St	26926023		Queen Anne Cottage	1885	MA
1451	Lexington St	26926122	Oswald House	Craftsman Bungalow	c.1915	MA
1458	Lexington St	26926045		Pioneer	1895	MA
1464	Lexington St	26926044	Wise House	Vernacular Queen Cottage	1900	MA
1467	Lexington St	26926025	Fred M Merrill House	Queen Anne Cottage	1900	MA/SP
1491	Lexington St	26926026	D.J. West House	Vernacular Gothic Revival with Italianate de	1880	MA/SP
1567	Lexington St	26926011	Samuel Saunders House	Modified Queen Anne Cottage	1890	
1584	Lexington St	26926042	H.M. Sheldon House	Stick/Eastlake	1892	
1805	Lexington St	26919049		California Bungalow	c.1927	SP/MA
~~450~~ 490	Lincoln St	26946056	Catholic Cemetery Chapel	Neo-Classical	1885	BP
530	Lincoln St	26934039		Queen Anne Cottage	Pre-1901	
580	Lincoln St	26934037		Greek Revival	Post 1910	
614	Lincoln St	26934017		Craftsman Bungalow	1915	
626	Lincoln St	26934016		Victorian Cottage	c.1890s	MA
741	Lincoln St	26926040	Boscow House	Craftsman Bungalow	c.1910	MA
1000	Lincoln St	26919072	Carmelite Monastery	Spanish Revival	1917	BP
1176	Lincoln St	26912041		California Bungalow	c. 1923	SP/MA
1194	Lincoln St	26912040	Farfan House	Craftsman Bungalow	1910	MA/SP
1310	Lincoln St	26902053	Martin House	Spanish Colonial Revival	1926	
1380	Lincoln St	26902050	Morgan House	Queen Anne	1895	BP/SP
1404	Lincoln St	26902049		Greek Revival	c.1880s	SP
1499	Lincoln St	26903004	Lincoln Laherran Gas Station	Spanish Revival	1920	
1600	Lincoln St	22448015	St. Clare	Statue	1965	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1700	Lincoln St	22449005	United Methodist Church	Modern	1965	
308	Madison St	26941031		Gothic Revival	1885	SP
324	Madison St	26941030	Manuel and Clementia Ferreira Residence	Mediterranean Revival	c. 1936	MA
395	Madison St	26941039		Pioneer Style	1885	
466	Madison St	26941023		Gothic Revival	1885	MA/SP
507	Madison St	26936053		Pioneer/Gothic Cottage	1885	
590	Madison St	26935046		Pioneer Style	1885	
710	Madison St	26926052	Avina House	Craftsman with Colonial Revival Details	c.1911	SP/MA
725	Madison St	26926113	George Sullivan House	Craftsman Bungalow	1906	SP
726	Madison St	26926051		Craftsman Bungalow	1905	MA
746	Madison St	26926050	Old Spear Dwelling	Colonial Revival	1901	SP/MA
759	Madison St	26926115	Myers House	Classic Box	1910	MA/SP
766	Madison St	26926049	Zanger House	Italianate	1890	MA/BP
775	Madison St	26926116	Margaret (Rettie) Miller House	Queen Anne	1894	MA/SP
795	Madison St	26926104	Pereira House	Bungalow	c.1913	SP/MA
864	Madison St	26926019		Shingle	1910	SP/MA
904	Madison St	26920042		Vernacular	1880	SP
926	Madison St	26920041		Vernacular	1880	
945	Madison St	26920091	Fernish House	Craftsman Bungalow	1918	SP
1059	Madison St	26920080		Queen Anne Cottage	1895	SP/MA
1075	Madison St	26920081		Queen Anne Cottage	1892	BP/MA
1080	Madison St	26920102		Queen Anne Cottage	1900	HT/SP
1086	Madison St	26920103		Queen Anne	Pre-1901	HT
1159	Madison St	26913067		Craftsman Bungalow	1915	MA
1360	Madison St	26903040		Greek Revival Cottage	c.1880s	SP
1390	Madison St	26903063		Queen Anne Cottage	c.1880	HT/SP/MA
714	Main St	26928043	Dr. Henry Warburton House	Queen Anne (Stripped)	1886	MA/BP
834	Main St	26928062	Slavens House	Spanish Eclectic	1933	MA/SP
1141	Main St	26915048	Kersell/Lorente House	Queen Anne	c.1893	BP/SP/MA
1142	Main St	26915035	Shoemaker House	Queen Anne Cottage	c.1855-89	SP
1158	Main St	26915034		Pioneer Style	c.1855-89	
1159	Main St	26915051	Johnson House	Greek Revival	c.1855-89	MA/BP/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1176	Main St	26915033	Brundage House	Vernacular Cottage	c.1855-89	
1195	Main St	26915063	Palmer House	Stick-Eastlake	1885	HT
1196	Main St	26915032	Bliss Morrison House	Pioneer	c.1855-89	
1206	Main St	26915008	J.J. Miller House	Greek Revival	1865	MA/SP
1220	Main St	26915007	Javaros Zonia	Spanish Colonial Revival	1931	MA
1259	Main St	26915025	David James House	Colonial Revival	1889	
1285	Main St	26915026		California Bungalow	1926	MA
1286	Main St	26915055	Old Episcopal Rectory	Colonial Revival	1888	
1295	Main St	26915014	Maloney House	Queen Anne Cottage	1885	MA/BP
1346	Main St	26905030		Victorian Vernacular Cottage	c.1890	
1356	Main St	26905029	Nathan H. Downing House	Queen Anne Cottage	c.1887	MA
1357	Main St	26905050			c.1880-1930	MA/SP
1365	Main St	26905082			c.1880-1930	
1386	Main St	26905057	Dr. T.E. Gallup House	Vernacular/ Greek Revival	c.1885	
1407	Main St	26905021		Vernacular/ Greek Revival	c.1880	SP
1436	Main St	26905005		Spanish Colonial Cottage	c.1925	
1460	Main St	26905003		Queen Anne Cottage	c.1890	
1597	Main St	22428056		Vernacular National Style	c. 1866	
1711	Main St	22427001		Pioneer/Gothic Revival	c.1901-19	MA
1795	Main St	22427006		Pioneer	c.1920-1925	
554	Mansion Park Dr (formerly 305 Montague Expressway)	09708100	James Lick Mill Mansion	Italianate	1855	HT/NR/BP NRIS No. 85000359
			Granary Recre-ation Building/ Office Vault/Mill Pond Significant Land-scaping Caretaker Cottage		1857	
832	Market St	26938059		Stucco Bungalow/Prairie influence	1926	HT
852	Market St	26938058		Stucco Bungalow/Prairie influence	1926	HT
862	Market St	26938056		Stucco Bungalow/Prairie influence	1930	HT

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
962	Market St	26938042		Pioneer Vernacular with/ Stick/Eastlake detail	1895	
1272	Market St	26936038	Judge Thompson's House	Craftsman/Prairie Bungalow	1912	MA/SP
1509	Market St	26935006	James Ellis House	Craftsman	1912	
1675	Market St	26934019		Queen Anne Cottage	1895	MA/SP
1680	Market St	26934034		Queen Anne Cottage	1895	
1695	Market St	26934020		Stripped Queen Anne Cottage	1895	MA
1701	Market St	26934022		Queen Anne Cottage	1890	
1765	Market St	26934025	Freitas House	Queen Anne Cottage	1905	SP
1889	Market St	2692509	Harris-Lass House	Italianate	1865	HT/BP/H
450	Monroe St	269410~~83~~92		Pioneer Cottage	1895	SP
590	Monroe St	26936027	Fassett House	Period Revival	1912	MA
610	Monroe St	26936007		Queen Anne with Colonial Revival detailing	1895	SP/MA
670	Monroe St	26936005	Houser House	Queen Anne with Vernacular modifications	1895	
688	Monroe St	26936004		Remodeled Queen Anne Cottage	1895	MA
710	Monroe St	26926111		Vernacular Colonial Revival	1912	SP
726	Monroe St	26926110	Angus Morrison House	Queen Anne with Colonial Revival detailing	1894	MA/SP
734	Monroe St	26926110		Barn	1866	SP
742	Monroe St	26926109		Colonial Revival	1900	MA/SP
760	Monroe St	26926108		Colonial Revival	1893	SP
776	Monroe St	26926107		Colonial Revival Cottage	c.1912	MA/SP
791	Monroe St	26926093	James K. Davis House	Stick/Eastlake	1891	MA
794	Monroe St	26926106	Lewis Kimberlin House	Queen Anne Cottage	1895	
811	Monroe St	26926089		Shingle	1900	SP/MA
823	Monroe St	26926090		Shingle	1900	MA/SP
836	Monroe St	26926071		Queen Anne Cottage	1885	SP
876	Monroe St	26926069		Vernacular Greek Revival	1895	SP
906	Monroe St	26920095		Stick/Eastlake	1890	HT/MA/SP
930	Monroe St	26920087	Clarence Bjorlie House	Colonial Revival	1910	
1190	Monroe St	26913053		Period Revival	c.1910	SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1191	Monroe St	26915078		Italianate	1880	
4~~4~~220	Network Circle (formerly 4000 Lafayette St)	09708058	Agnews State Hospital Agnews Insane Asylum	Mediterranean Revival	1911	NR/BP NRIS No. 97000829
420	N. Winchester Street	30302014	Eberhard Plaque (Tombstone)			BP
2390	Park Ave	23017034		Tudor Revival	1935	SP
550	Park Ct	26952104		Bungalow Cottage	c.1925-35	
560	Park Ct	26952072		Bungalow Cottage	c.1925-35	
574	Park Ct	26952039		Period Revival Cottage	1927	SP
584	Park Ct	26952038		Period Revival Cottage	c. 1920	MA
631	Park Ct	26952043		Bungalow Cottage	c.1925-35	
633	Park Ct	26952009		Vernacular Craftsman Bungalow	1925	MA
651	Park Ct	26952045		Craftsman Bungalow	1925	MA
691	Park Ct	26952048		Bungalow Cottage	c.1927	MA
753	Park Ct	26952019	Draper House	Bungalow Cottage	c.1927	MA
761	Park Ct	26952051		Bungalow Cottage	c.1925-35	
794	Park Ct	26952054		Vernacular Craftsman	1925	MA
782	Park Ct	26952027		Bungalow Cottage	c.1924	MA
792	Park Ct	26952055		Bungalow Cottage	c.1925-35	
1212	Pierce Street	26911035	Solano House	Vernacular Craftsman	1914	MA
1005	Railroad Avenue	23006050	Santa Clara Railroad Depot	Vernacular	1863	NR/BP/H NRIS No. 85000359
1085	Santa Clara St	26928050	Luis Arguello Home	Georgian Colonial	1868	BP
1149	Santa Clara St	26928043	Dr. Henry Warburton Cottage		1890	MA
1189	Santa Clara St	26928046		Queen Anne/Colonial	c.1901	
1217	Santa Clara St	26926098	Andrew Landrum House	Gothic Revival	1875	NR/BP NRIS No. 82002271
1241	Santa Clara St	26926099	Hamilton House	Colonial Revival	c.1910	
1346	Santa Clara St	26936003	C.C. Woodward House	Queen Anne Cottage	1895	
1358	Santa Clara St	26936003		Queen Anne Cottage	1901	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1393	Santa Clara St	26926112		Dutch Colonial Revival with Craftsman detail	1906	SP/MA
1410	Santa Clara St	26935019	Murschel/Fraga House	Colonial Revival	1905	MA
1460	Santa Clara St	26935018	Julius Emig House	Queen Anne Colonial	1905	MA/BP
1480	Santa Clara St	26935016	Ruf House		c1901-15	MA
1490	Santa Clara St	26935015		Gothic Revival	c.1880s	MA
1640	Santa Clara St	26934007		Modified Queen Anne	1910	
1655	Santa Clara St	26925058	Felix/George H. Roll House	Colonial Revival	1906	MA
1754	Santa Clara St	26934003	Randall House	Colonial Revival	c.1901-1905	SP
1232	Warburton Ave	22424063		Craftsman Bungalow	1924	MA
1500	Warburton Ave	22425074	Universal Child	Statue	1965	
1505	Warburton Ave	22450001	Austin Warburton Plaque			BP
1505	Warburton Ave	22450001	Jamison-Brown House	Colonial Revival (remodel)	1866	BP/H
1505	Warburton Ave	22450001	Triton Museum	Modern	1986	
1509	Warburton Ave	22450001	Headen-Inman House	Craftsman Bungalow	1920	BP/H
270	Washington St	26947149	Washington Ball Park	Ball Park		
531	Washington St	26938051		Vernacular	1905	
551	Washington St	26938052		Queen Anne	1885	
561	Washington St	26938053		Queen Anne Cottage	c.1890	
616	Washington St	26936076	Robert Fatjo House	Colonial Revival	1911	HT
725	Washington St	26928053	St. Clare Parish Plaque			BP
807	Washington St	26928033	St. Clare's Rectory	Mission Revival	1918	
810	Washington St	26928069		Pioneer	1885	HT
826	Washington St	26928020		Queen Anne	1885	HT
844	Washington St	26928019		Queen Anne Cottage	1895	SP
860	Washington St	26928018		Colonial Revival	1910	
890	Washington St	26928073		Bungalow	1920	HT
1116	Washington St	26915046	Dr. Paul House	Eastlake	1892	
1155	Washington St	26916059	Senator Frank House Site	Site with landscaping	1856	BP
1179	Washington St	26916036	Franck House	Colonial Revival	1905	MA/BP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1184 Washington St	26915043	Russell/Robinson House	Carpenter Gothic	1861	BP
1270 Washington St	26915018	Mulhall House	Simplified Queen Anne Cottage with Stick detail	1861	SP
1290 Washington St	26915017		Spanish Colonial Revival	c.1928	
1367 Washington St	26905078	Mendonca House	Colonial Revival Cottage	c,1910	
1391 Washington St	26926112	Cunningham House	Italianate	1890	
1687 Washington St	22428031		Colonial Revival Cottage	1910	
1866 Washington St	22427013		Craftsman/Bungalow	c.1910	MA/SP

NR = National Register

SR = State Register with State Historic Landmark Plaque (SHLP) Number

BP = Bronze Plaque

SP = Small Plaque

MA = Mills Act

HT = Historic Combining District

Figure 8.9-1
Architecturally Significant & Historic Places

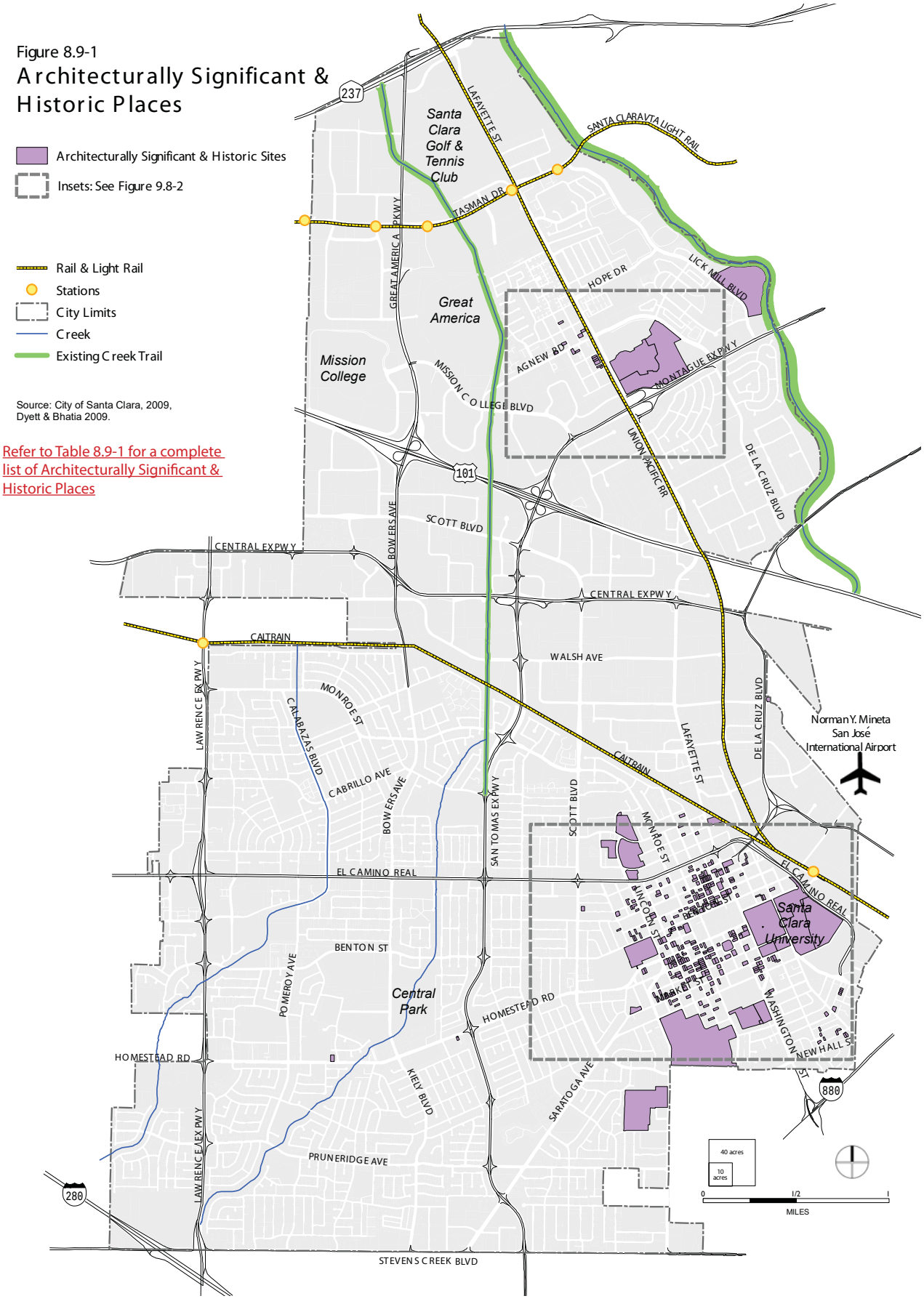


Figure 8.9-2

Architecturally Significant & Historic Places

Architecturally Significant & Historic Sites

100ft buffer around Historic Sites

Rail & Light Rail

Stations

City Limits

Creek

Existing Creek Trail

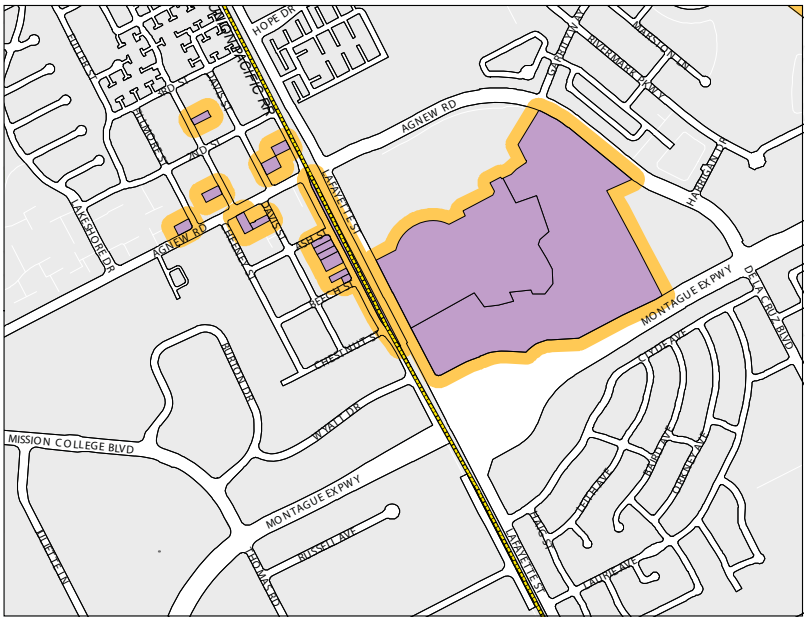
Source: City of Santa Clara, 2009, Dyett & Bhatia 2009.

Refer to Table 8.9-1 for a complete list of Architecturally Significant & Historic Places

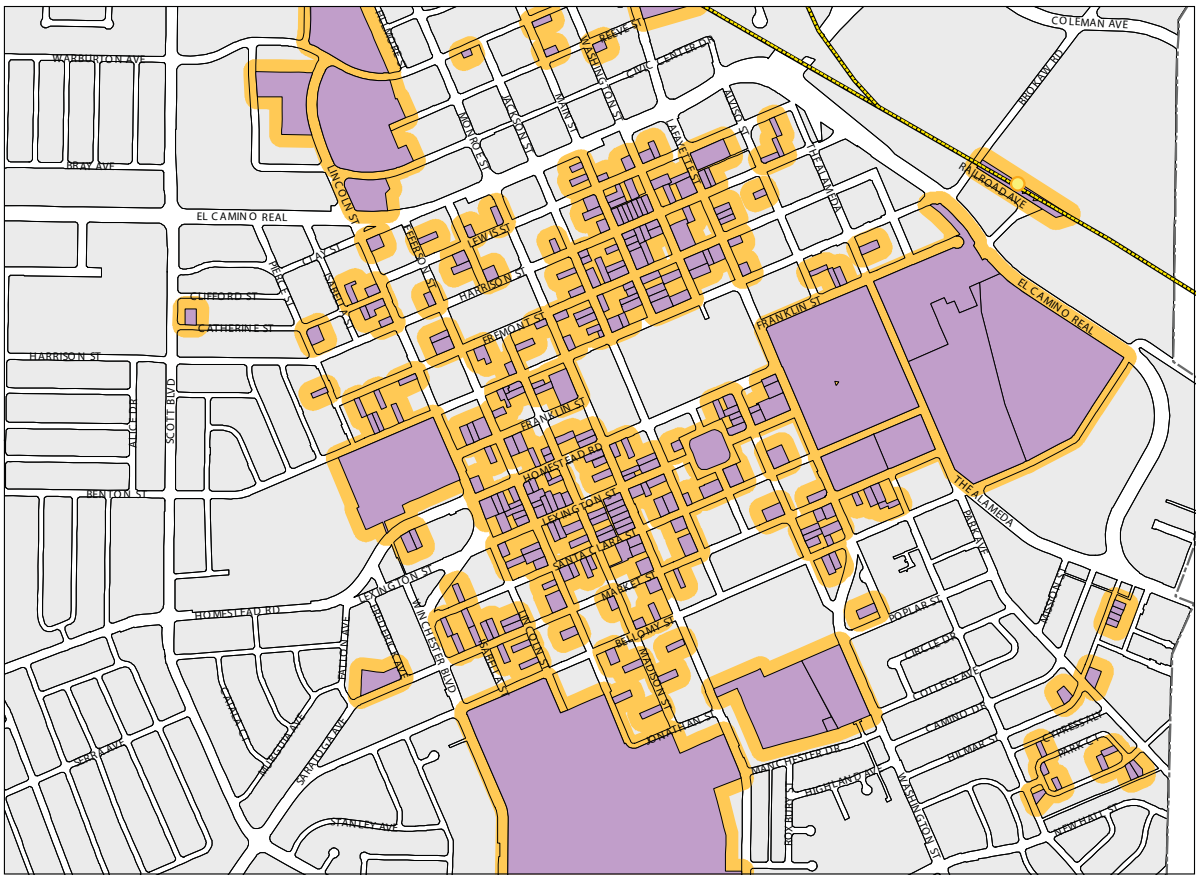
0 1/4 1/2

Miles

Agnew Village



Old Quad Area



8.9.2 Criteria for Local Significance

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

Qualified Historic Resource

Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criterion:

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

5. The property has a visual symbolic meaning or appeal for the community.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

3. An intact, historical landscape or landscape features associated with an existing building.

4. A notable use of landscaping design in conjunction with an existing building.

Criterion for Archaeological Significance

For the purposes of CEQA, an "important archaeological resource" is one which:

1. Is associated with an event or person of

   A. Recognized significance in California or American history, or

   B. Recognized scientific importance in prehistory.

2. Can provide information, which is both of demonstrable public interest, and useful in addressing scientifically consequential and reasonable or archaeological research questions;

3. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;

4. Is at least 100 years old and possesses substantial stratigraphic integrity; or

5. Involves important research questions that historical research has shown can be answered only with archaeological methods.

Definition of Integrity

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Note that application of the adopted criteria is required for all CEQA documents evaluating potential or listed historic resources and required for preparation of historic resource inventory forms (surveys).

25-1601 Agenda Date: 1/14/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Recommendation on a General Plan Amendment to Update the Historic Resource Inventory in Appendix 8.9 of the General Plan.

BACKGROUND

The Historic Resource Inventory (HRI) is a list of architecturally or historically significant resources maintained as Table 8.9-1 in Appendix 8.9 of the City's General Plan. The inventory does not include all the City's historical and architectural resources, as many structures have never been surveyed. However, as buildings and other resources are evaluated, additional properties can be added to the inventory. Additionally, changes over time to the property's address, assessor's parcel number, and being subject to a historic contract warrant updates to the HRI. Updating the HRI is considered an amendment to the General Plan. Amendments to the City's General Plan require consideration during a public hearing at the Planning Commission for a recommendation to the City Council for final consideration.

DISCUSSION

Since adoption of the City's General Plan in 2010, 27 properties have been added to the Historic Resource Inventory. To be on the list, a property owner must meet the HRI designation criteria as outlined in the City's Zoning Code Section 18.130.040. The Historical & Landmarks Commission evaluates all nominations and forwards a recommendation to the City Council for final consideration. Staff has compiled all the properties approved by the City Council to be added to the Historic Resource Inventory and reviewed existing properties for accuracy.

The proposed General Plan Amendment to update the HRI is consistent with the following General Plan policies:

- 5.6.1-P2: Protect the historic integrity of designated historic properties and encourage adaptive reuse when necessary to promote preservation.
- 5.6.1-P10: Update and maintain the City's list of Architecturally or Historically Significant Properties, and associated State Department of Parks and Recreation forms, as an Appendix to the General Plan.

The proposed General Plan Amendment will list new properties that have been added to the HRI by the City Council and update existing properties with more recent information (i.e. noting where new Mills Act Contracts apply to existing HRI properties, update Assessor's Parcel Numbers, and update correct addresses). Attachments 2 and 3 show the clean version of the text changes and the redline version of the text changes, respectively.

ENVIRONMENTAL REVIEW

The City prepared the 2010-2035 General Plan Environmental Impact Report (EIR) which was certified on November 10, 2010 (Resolution No. 10-7797). Both the 2010-2035 General Plan and the EIR indicated that additional properties would be added to the Historic Resource Inventory, and both reference General Plan Policy 5.6.1-P10 to accomplish this goal. Pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Amendment is in furtherance of and within the scope of the 2010-2035 General Plan EIR adopted by City Council Resolution 10-7797. The proposed General Plan Amendment does not involve new significant effects beyond those analyzed in the 2010-2035 General Plan EIR.

Pursuant to Government Code Section 65352.3(a)(1), also known as Senate Bill (SB) 18 (2004), prior to any amendment of a city's General Plan, the City shall contact California Native American tribes. The City utilizes a contact list maintained by the Native American Heritage Commission for this purpose. SB 18 is meant to preserve or mitigate impacts to Native American places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that are located within the City's jurisdiction. The proposed project would necessitate amendments to the City's General Plan and is therefore subject to the requirements of SB 18. On September 16, 2025, the City mailed referral letters to Native American tribes advising them of the City's intent to act on a General Plan Amendment. No comments were received from the tribes.

FISCAL IMPACT

There is no fiscal impact to the City for processing the request other than administrative time and expense for staff to draft this report and coordinate the environmental assessment.

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

On September 16, 2025, pursuant to Government Code Section 65352(a), the City mailed referral letters to Native American tribes advising them of the City's intent to act on a General Plan Amendment to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

On December 24, 2025, pursuant to Government Code Section 65353 and 65355, a notice of public hearing was published in The Weekly, a newspaper of general circulation for the City, for the Planning Commission Hearing to be conducted on January 14, 2026, and for the City Council Hearing to be conducted on February 24, 2026.

RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the City Council to:

1) Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2).
2) Adopt a resolution recommending the City Council amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

Prepared by: Meha Patel, Associate Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS
1. Resolution Recommending Approval
2. General Plan Revised Appendix 8.9_Clean
3. General Plan Revised Appendix 8.9_Markup

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE GENERAL PLAN TO UPDATE THE HISTORIC RESOURCE INVENTORY LIST IN APPENDIX 8.9 OF THE GENERAL PLAN.

WHEREAS, a General Plan Amendment is required to update the Historic Resource Inventory List in Appendix 8.9 of the General Plan;

WHEREAS, the amendment will list new properties that have been added to the Historic Resource Inventory by the City Council and update existing properties with more recent information;

WHEREAS, on November 10, 2010, the City Council adopted Resolution No. 10-7797 certifying the Environmental Impact Report (EIR) for the 2010-2035 General Plan, which discusses General Plan Policy 5.6.1-P10 to "[u]pdate and maintain the City's list of Architecturally or Historically Significant Properties";

WHEREAS, Santa Clara City Charter Section 1007 requires that the Planning Commission provide input to the City Council on any proposed General Plan Amendment;

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold a public hearing prior to making a recommendation on the General Plan Amendment;

WHEREAS, on December 24, 2025, a notice of the public hearing on the proposed General Plan Amendment was published in the Santa Clara Weekly, a newspaper of general circulation for the City, for the Planning Commission Hearing to be conducted on January 14, 2026, and for the City Council Hearing to be conducted on February 24, 2026;

WHEREAS, the Planning Commission has reviewed the General Plan Amendment; and

WHEREAS, on January 14, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed General Plan amendment during which the Planning Commission

invited and considered any and all verbal and written testimony and evidence offered in favor and in opposition to the General Plan Amendment.

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

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

2. That the Planning Commission finds and determines that the General Plan Amendment is in the interest of the public good for the following reasons:

A. The proposed Amendment is deemed to be in the public interest, in that the update is consistent with the General Plan policy 5.6.1-P2 to protect the historic integrity of designated historic properties and General Plan policy 5.6.1-P10 to update and maintain the City's list of Architecturally or Historically Significant Properties; and

B. The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected, in that the Historic Resources Inventory is already an appendix to the General Plan, and General Plan Policy 5.6.1-P10 expressly directs City staff to periodically update the Historic Resources Inventory

C. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA), in that General Plan Policy 5.6.1-P10 to update and maintain the Historic Resource Inventory was discussed in the 2010-2035 General Plan EIR and pursuant to Section 15168(c)(2) of the CEQA Guidelines, the update to the Historic Resource Inventory falls within the scope of the 2010-2035 General Plan EIR; and

D. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare, in that the proposed Amendment would merely continue the existing land uses on the affected properties. The impacts of updating the Historic Resource Inventory have been disclosed

through the CEQA process, and the Planning Commission has determined that any impacts from the proposed revisions remain within the scope of the General Plan EIR.

3. The Planning Commission hereby recommends that the City Council amend Appendix 8.9 ("Historic Preservation and Resource Inventory") of the General Plan by replacing it in its entirety with Revised Appendix 8.9, attached hereto and incorporated herein by this reference. The Revised Appendix adds properties approved by City Council to be added to the Historic Resource Inventory and updates existing properties with more recent information.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 14 DAY OF JANUARY, 2026, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. General Plan Revised Appendix 8.9_Clean
2. General Plan Revised Appendix 8.9_Markup

I:\PLANNING\2025\Project Files Active\PLN25-00357 General Plan Amendment (HRI Update)

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

Table 8.9-1 and Figure 8.9-1 identify the names and locations of the historic properties in the City of Santa Clara. In addition, this Appendix includes a depiction of the Areas of Historic Sensitivity, defined as 100 feet from the property line of an identified historically significant property. Figure 8.9-2 shows this 100-foot area around historic properties in the Old Quad and Agnew neighborhoods where a number of the City's resources are located.

Following the list and description of historic properties are the adopted Criteria for Local Significance for the City of Santa Clara. These criteria establish evaluation measures that help to determine significance for properties not yet included on the list. As buildings and other resources age, additional properties will be added to the inventory. In order to accomplish this, a property owner can apply to have their property listed as a historic resource, or the City can nominate properties. The Historical and Landmarks Commission evaluates these applications and forwards a recommendation to the City Council. Updates to the Historic Preservation and Resource Inventory is considered an amendment to the General Plan.

8.9.1 Historic Properties

The following table includes local, State and nationally designated properties in the City of Santa Clara. The table is organized alphabetically by street name.

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
2086	Agnew Road	10412028	Agnew School	School	1890	
3260	The Alameda	23008016	Santa Clara Woman's Club (Old Adobe Woman's Club)	Adobe	1790	BP/H (SHLP No. 249)
536	Alviso St	26938063	Cronin House	Pioneer Vernacular	1880	
1072	Alviso St (formerly 3100 The Alameda)	26923074		Craftsman Bungalow	1930	
1081	Alviso St	26923047	Larder House The German House	Italianate Falsefront	1860	
1260	Alviso St	26916018		Italianate Cottage	1880	
1309	Alviso St	26906062	Martin House	Queen Anne Cottage	1890	MA
4100	Bassett St	10412196		Colonial Revival Cottage	1906	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
4120	Bassett St	10412127		Colonial Revival Cottage	1906	
4150	Bassett St	10412125			c.1910	
4160	Bassett St	10412124			c.1920	
4170	Bassett St	10412123		Italianate Cottage		
4185	Bassett St	10412162	Agnew Railroad Station	Vernacular	1896	BP
4190	Bassett St	10412194			c.1900	
4350	Bassett St	10411004	Floyd Jamison House	Spanish Eclectic	1918	
947	Bellomy St	26938048		Queen Anne Cottage	1895	
950	Bellomy St	26943033	Roll House	Queen Anne Cottage	1888	
961	Bellomy St (formerly 741 Franklin St)	26938114		Eastlake Victorian	c.1887	
966	Bellomy St	26943032		Stick/Eastlake	1895	
1341	Bellomy St	26936032		Gothic Revival	1902	
1456	Bellomy St	26941018		Craftsman Bungalow	1916	
1476	Bellomy St	26935066	Rabello-Carreiro Residence	Vernacular Colonial Revival	1901	MA
1045	Benton St	26915046	Dr. Saxe's Office	Pioneer	1860	HT/BP
1075	Benton St	26915047	Dr. Saxe's House	Greek Revival	1870	
1161	Benton St	26915038		Italianate	1880	
1191	Benton St	26915039	Robert Menzel House	Queen Anne	1895	BP
1215	Benton St	26915086		California Bungalow with Prairie Accents	1926	MA
1291	Benton St	26915092		Greek Revival Stripped	1870	MA
1415	Benton St	26913036		Vernacular Cottage	1895	MA
1450	Benton St	26920104		Craftsman		HT
1470	Benton St	26920105		Craftsman Bungalow		HT
1681	Benton St	26912049	Toro House	Vernacular Craftsman Bungalow	1918	MA/SP
1737	Benton St	26912053		Vernacular Craftsman Bungalow	1910	MA
1751	Benton St	26912061	Donovan House (Cowboy Jim Donovan)	Craftsman Bungalow	1910	MA/BP
1646	Catherine St	26902068	Trogden House	Vernacular Cottage	1925-1927	
1669	Catherine St	26902071		Pioneer Vernacular	1870	SP
1786	Catherine St	26902063	Juan Fatjo House	Greek Revival with later Victorian alteration	1860	BP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1895	Catherine St	26901088		Pioneer with Italianate Details	1885	MA/SP/BP
1130	Chapel Dr	26911127	John P. Sumaquero House	Minimal Traditional	1948	SP/MA
1140	Chapel Dr.	26911126	Beaurev House	Minimal Traditional	1948	MA
1150	Chapel Dr.	26911125		Minimal Traditional	1948	SP/MA
4334	Cheeney St	10411041		Colonial Revival Cottage	c.1905	
4433	Cheeney St	10410025		Colonial Revival	1905	
1243	Civic Center Dr	22426026		Craftsman	1949	
4262	Davis St	10412019		Modified Greek Revival		
4321	Davis St	10411084				
2501	De La Cruz	23003103	Old Sites of Mission Santa Clara de Asis and Old Spanish Bridge			SHLP No. 250
500	El Camino Real	26923073	Santa Clara University (formerly Santa Clara College) (formerly University of Santa Clara) Adobe Wall and Adobe Lodge-Mission Period	Spanish Colonial	1822-25	
			Nobili Hall	Spanish Colonial	1930	
			Kenna Hall	Mission Revival/Spanish Colonial Revival Style	1924-29	
			Varsi Hall	Spanish Colonial Revival	1931	
			Administrative Hall/St Joseph's Hall	Mission Revival	1911	
			O'Conner Hall	Mission Revival	1912	
			Donohoe Alumni House	Mission Revival	1925	
			Ricard Memorial Observatory	Spanish Colonial Revival	1928	
			Santa Clara Mission Church	Spanish Colonial Revival	c.1928	BP SHLP NO. 338

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
			Mission Santa Clara			
			Seifert & Loyola Gates - Franklin St & Alviso St	Mission Revival	1922	
			El Camino Real & Accolti Way Gates (formerly Bellomy St)	Mission Revival	1922	
			Michael C. Dunne Memorial Gates	Mission Revival	1922	
980	El Camino Real (formerly 1475 Washington St.)	26905093		Pioneer Vernacular with Italianate Details	c. 1885	HT/MA
1515	El Camino Real	22448015	St. Clare	Statue	1965	
1525	El Camino Real	22448015	Santa Clara Campain Treasury Site			SHLP No. 260
4406	Fillmore Street	10410068	J.M. Williamson House	Colonial Revival Cottage	1925	
801	Franklin St - Santa Clara University (formerly 644 Franklin St)	26923067	Jesuit Residence	Mission Revival	c.1935	
1391	Franklin St (Plaque relocated from 1313 Franklin St)	2692007		Veterans Memorial Plaque		BP
1464	Franklin St	26920053	Oscar Eberhard House	Period Revival Craftsman	1912	MA
1488	Franklin St	26920065		Period Revival with Craftsman detailing	1916	HT
1515	Franklin St	26920072	Henry Pfister House	Colonial Revival	1912	MA
1525	Franklin St	26920072	Henry Roth House	Craftsman Bungalow	1915	MA
1526	Franklin St	26920026		Craftsman Bungalow	1915	
1543	Franklin St	26920004		Craftsman Bungalow	c.1912	MA/SP
1565	Franklin St	26920005		Modified Colonial Revival	c.1901	
908	Fremont St	26916032	Nuttman Residence	1930's Colonial Revival	1939	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
936	Fremont St	26916031	Gould/South House	Spanish Eclectic Cottage	1937	MA/SP
981	Fremont St	26916011	Morse Mansion Charles Copeland Morse House	Queen Anne	1892	HT/NR/ BP (NRIS No. 7700347 SHLP No. 904)
1061	Fremont St	26915023	Pinkham House	Craftsman Bungalow	c.1918	MA
1091	Fremont St	26915024	Peebles/ Hichborn House	Pioneer/Italianate House	1868	BP
1159	Fremont St	26915009		Eastlake	1885	
1191	Fremont St	26915011	H.L. Warburton House	Stripped Queen Anne	1889	SP
1194	Fremont St	26915057		Pioneer	1878	
1251	Fremont St	26915072	A.H Santos House	Colonial Revival	c.1904	SP/MA
1460	Fremont St	26913030	William Hayward House	Greek Revival	1880	SP
1700	Fremont St	26912036		Craftsman Bungalow	1910	SP
1756	Fremont St	26912033	Vasquez House	Pioneer	1870	SP/MA
755	Harrison St	26906061	Pereira/Swain House	Four Square	1900	MA
891	Harrison St	26906040	Frank Nevis House	Spanish Colonial Revival	1915	
895	Harrison St	26906041		Queen Anne Cottage	1895	
925	Harrison St	26905074	J.M. Billings House	Italianate	1880	MA
946	Harrison St	26916004		Bungalow	1920	MA
985	Harrison St	26905076		Normandy	1925	MA/SP
1009	Harrison St	26905043		Queen Anne	c.1890s	MA/SP
1025	Harrison St	26905044	Anton Doll House	Stick/Eastlake	c.1890s	SP
1037	Harrison St	26905045		Shingle	c.1890s	
1050	Harrison St	26915016	Madan House	Queen Anne Cottage	1866	MA/SP
1051	Harrison St	26905046	Zibeon O. Field House	Stick/Eastlake	1891	BP
1060	Harrison St	26915015		Queen Anne Cottage	c.1895	
1065	Harrison St	26905047	Coffin/Gil House	Stick/Eastlake	c.1891	MA/SP
1077	Harrison St	26905048		Stick/Eastlake	c.1890s	MA/SP
1091	Harrison St	26905049		Stick/Eastlake	c.1890s	
1111	Harrison St	26905031		Stick/Eastlake	1892	SP/MA
1217	Harrison St	26903096	Charles Parker House	Greek Revival	1880	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1395	Harrison St	26903112	LaFon Residence	Pioneer	1860	
1511	Harrison St	26903017		Italianate	1880	
530	Hilmar St	23017043		Tudor Revival	1935	
540	Hilmar St	23017042		Tudor Revival	1935	
550	Hilmar St	23017041		Tudor Revival	1935	
560	Hilmar St	23017040		Tudor Revival	1935	
715	Hilmar St	26950031	Pasetta House	French Eclectic	1940	MA
1044	Homestead Rd	26928015	Luis G. "George" Fatjo House	Prairie School Eclectic	1913	MA
1258	Homestead Rd	26926081		Shingle/Colonial	1901	
1298	Homestead Rd	26926079	Elim German Community Church	Gothic Revival	1900	
1310	Homestead Rd	26926067	Kenneth Morrison House	Colonial Revival	1910	
1440	Homestead Rd	26926017		Pioneer/Gothic	Post 1890	SP
1445	Homestead Rd	26920044			Post 1890	
1474	Homestead Rd	26926014		Queen Anne Cottage	Post 1890	
1494	Homestead Rd	26926119		Queen Anne Cottage	Post 1890	MA
1516	Homestead Rd	26926005	Hamon House	Colonial Revival/Shingle	c.1919	MA
1540	Homestead Rd	26926003	Albert McIntyre House	Colonial Revival	1905	SP/MA
1560	Homestead Rd	26926002		Pioneer Vernacular	1880	
1588	Homestead Rd	26926118	Hyland/Kiely House	Queen Anne	1889	HT/MA/ SP/BP
1591	Homestead Rd	26920093	William Parmer House	Simplified Colonial Revival	1895	HT/MA
1770	Homestead Rd	26919056	Jesse and Nellie Mae Brown House	Craftsman Bungalow	c.1920	MA
1780	Homestead Rd	26919061		Craftsman Bungalow	c.1920	
2566	Homestead Rd	29455001	Caldwell House	Period Revival Farmhouse	1915	MA
3023	Homestead Rd	29025073	Azzarello Residence	Craftsman	1920	
610	Jackson St	26936018	Wm. A. Wilson House	Spanish Colonial Revival	1935	SP/MA
690	Jackson St	26936056	Budde House	Spanish Eclectic	1926	SP
758	Jackson St	26926097	Marsh/Rimple House	National	c.1875	MA
796	Jackson St	26926095	Ferrera Moore House	Pioneer Vernacular	1906	MA
805	Jackson St	26928008		Colonial Revival	c.1908	SP/MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
806	Jackson St	26926087		Queen Anne Cottage	1880	MA/SP
834	Jackson St	26926086		Queen Anne Cottage	c.1890	SP
1124	Jackson St	26915085	Rogers House	Colonial Revival	1910	MA
1160	Jackson St	26915083	Aaron C. Warren House	Queen Anne	1890	MA/SP/BP
1176	Jackson St	26915082		Queen Anne Cottage	1898	
1196	Jackson St	26915081	Munch House	Neoclassical	c.1906	SP/MA
1210	Jackson St	26915071		Queen Anne Cottage	1895	MA/SP
1226	Jackson St	26915070	Ernest Gardner Wright House	Vernacular Transitional with Craftsman Detailing	c.1904	MA
1236	Jackson St	26915069	Gardner/Appleby House	Pioneer	c.1855	SP/MA
1246	Jackson St	26915068		Queen Anne Cottage	1910	SP
1277	Jackson St	26915013		Queen Anne Cottage	1889	SP
1295	Jackson St	26915001		Stripped Queen Anne Cottage	1889	
1662	Jackson St	26926034	Andrade House	Queen Anne Cottage	1900	
373	Jefferson St	26941009	Berryessa Adobe	Adobe	1840	BP/H
564	Jefferson St	26935034	Turner-Smith House	National	1890	MA
653	Jefferson St	26935028		Stripped Queen Anne	c.1895	SP/MA
658	Jefferson St	26935004	Helena and A. Chris Andersen House	Colonial Revival	1915-1920	MA
660	Jefferson St	26935003		Craftsman Cottage	1925	MA
712	Jefferson St	26926035	H.H. Jahnsen House	Colonial Revival with Elements of Craftsman	1915	
742	Jefferson St	26926034		Queen Anne/Modified	1895	MA/SP
756	Jefferson St	26926033	T.L. Hite House	Stripped Period Revival	1900	
816	Jefferson St	26926009		Pioneer	1880	
825	Jefferson St	26926027		Bungalow	1920	SP
835	Jefferson St	26926028		Bungalow	1920	
836	Jefferson St	26926008		Bungalow	1920	
840	Jefferson St	26926007		Bungalow	1920	
860	Jefferson St	26926006		Bungalow	1920	
1045	Jefferson St	26920022		Craftsman Bungalow	1915	SP
1091	Jefferson St	26920024		Neoclassical Cottage	1903	MA
1210	Jefferson St	26913007	Higgins House	Colonial Revival	1880	
1244	Jefferson St	26913006		Queen Anne Cottage	1890	
1455	Jefferson St	26903026	Coelho/Silva House	California Bungalow	1927	SP/MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
540	Lafayette St	26938045		Greek Revival	1885	
590	Lafayette St	26938043		Modified Greek Revival	1870	SP
612	Lafayette St	26938098		Colonial Revival	1907	
874	Lafayette St	26928029		Colonial Revival	c.1910	HT
884	Lafayette St	26928028	Bill Wilson Center	Colonial Revival	1910	
1115	Lafayette St	26916053	Robert B. Jones House	Prairie	1913	MA/SP
1193	Lafayette St	26916057	Glendenning House	Pioneer Vernacular	1885	
1231	Lafayette St	26916085		Modified Queen Anne	1890	
1245	Lafayette St	26916028		Craftsman Bungalow	1915	SP
1267	Lafayette St	26916062		Craftsman Bungalow	1912	SP
1338	Lafayette St	26905073		Craftsman Bungalow	1910	
1375	Lafayette St	26906051	S.E.S. Hall	Colonial Revival	1895	
1777	Lafayette St	22474001 through 22474043	Santa Clara Walnut Growers' Association – Main Plant	Craftsman Industrial	1927	MA/BP
410	Lafayette Way	26943045	Queen Anne Cottage		c.1885	
744	Lewis St	26906056		Queen Anne Cottage	1895	SP
860	Lewis St (Also listed as 1375 Lafayette St)	269-06051	S.E.S. Hall	Colonial Revival	1895	
957	Lewis St	26905065		Vernacular	1895	SP
975	Lewis St (formerly 743 Franklin St)	26905066	Franklin Street House	Queen Anne Victorian	c. 1980	
985	Lewis St	26905066	Lucius Starr House	Pioneer Vernacular	1880	
1011	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1013	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1042	Lewis St	26905040		Pioneer Vernacular	1890	HT/SP
1311	Lewis St	26903124		Queen Anne Cottage	1880	HT/MA
1385	Lewis St	26903145		Pioneer with Italianate	1875	MA
955	Lexington St	26928072	St. Clare's Church	Spanish Colonial Revival	1923	BP
1053	Lexington St	26928075		Minimal Traditional	1935	MA
1098	Lexington St	26928000	Former Mission Corral Site			BP
1246	Lexington St	26926095		Period Revival Cottage	1930	MA/SP
1258	Lexington St	26926094		Greek Revival Cottage	1880	MA
1409	Lexington St	26926022	Newton Jackson House	Stripped Queen Anne Cottage	1894	SP/MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1410	Lexington St	26926048	Varags House	Bungalow Cottage	c.1937	SP/MA
1420	Lexington St	26926047		Vernacular Spanish Eclectic Cottage	c.1938	SP/MA
1435	Lexington St	26926023		Queen Anne Cottage	1885	MA
1451	Lexington St	26926122	Oswald House	Craftsman Bungalow	c.1915	MA
1458	Lexington St	26926045		Pioneer	1895	MA
1464	Lexington St	26926044	Wise House	Vernacular Queen Cottage	1900	MA
1467	Lexington St	26926025	Fred M Merrill House	Queen Anne Cottage	1900	MA/SP
1491	Lexington St	26926026	D.J. West House	Vernacular Gothic Revival with Italianate de	1880	MA/SP
1567	Lexington St	26926011	Samuel Saunders House	Modified Queen Anne Cottage	1890	
1584	Lexington St	26926042	H.M. Sheldon House	Stick/Eastlake	1892	
1805	Lexington St	26919049		California Bungalow	c.1927	SP/MA
490	Lincoln St	26946056	Catholic Cemetery Chapel	Neo-Classical	1885	BP
530	Lincoln St	26934039		Queen Anne Cottage	Pre-1901	
580	Lincoln St	26934037		Greek Revival	Post 1910	
614	Lincoln St	26934017		Craftsman Bungalow	1915	
626	Lincoln St	26934016		Victorian Cottage	c.1890s	MA
741	Lincoln St	26926040	Boscow House	Craftsman Bungalow	c.1910	MA
1000	Lincoln St	26919072	Carmelite Monastery	Spanish Revival	1917	BP
1176	Lincoln St	26912041		California Bungalow	c. 1923	SP/MA
1194	Lincoln St	26912040	Farfan House	Craftsman Bungalow	1910	MA/SP
1310	Lincoln St	26902053	Martin House	Spanish Colonial Revival	1926	
1380	Lincoln St	26902050	Morgan House	Queen Anne	1895	BP/SP
1404	Lincoln St	26902049		Greek Revival	c.1880s	SP
1499	Lincoln St	26903004	Lincoln Laherran Gas Station	Spanish Revival	1920	
1600	Lincoln St	22448015	St. Clare	Statue	1965	
1700	Lincoln St	22449005	United Methodist Church	Modern	1965	
308	Madison St	26941031		Gothic Revival	1885	SP
324	Madison St	26941030	Manuel and Clementia Ferreira Residence	Mediterranean Revival	c. 1936	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
395	Madison St	26941039		Pioneer Style	1885	
466	Madison St	26941023		Gothic Revival	1885	MA/SP
507	Madison St	26936053		Pioneer/Gothic Cottage	1885	
590	Madison St	26935046		Pioneer Style	1885	
710	Madison St	26926052	Avina House	Craftsman with Colonial Revival Details	c.1911	SP/MA
725	Madison St	26926113	George Sullivan House	Craftsman Bungalow	1906	SP
726	Madison St	26926051		Craftsman Bungalow	1905	MA
746	Madison St	26926050	Old Spear Dwelling	Colonial Revival	1901	SP/MA
759	Madison St	26926115	Myers House	Classic Box	1910	MA/SP
766	Madison St	26926049	Zanger House	Italianate	1890	MA/BP
775	Madison St	26926116	Margaret (Rettie) Miller House	Queen Anne	1894	MA/SP
795	Madison St	26926104	Pereira House	Bungalow	c.1913	SP/MA
864	Madison St	26926019		Shingle	1910	SP/MA
904	Madison St	26920042		Vernacular	1880	SP
926	Madison St	26920041		Vernacular	1880	
945	Madison St	26920091	Fernish House	Craftsman Bungalow	1918	SP
1059	Madison St	26920080		Queen Anne Cottage	1895	SP/MA
1075	Madison St	26920081		Queen Anne Cottage	1892	BP/MA
1080	Madison St	26920102		Queen Anne Cottage	1900	HT/SP
1086	Madison St	26920103		Queen Anne	Pre-1901	HT
1159	Madison St	26913067		Craftsman Bungalow	1915	MA
1360	Madison St	26903040		Greek Revival Cottage	c.1880s	SP
1390	Madison St	26903063		Queen Anne Cottage	c.1880	HT/SP/MA
714	Main St	26928043	Dr. Henry Warburton House	Queen Anne (Stripped)	1886	MA/BP
834	Main St	26928062	Slavens House	Spanish Eclectic	1933	MA/SP
1141	Main St	26915048	Kersell/Lorente House	Queen Anne	c.1893	BP/SP/MA
1142	Main St	26915035	Shoemaker House	Queen Anne Cottage	c.1855-89	SP
1158	Main St	26915034		Pioneer Style	c.1855-89	
1159	Main St	26915051	Johnson House	Greek Revival	c.1855-89	MA/BP/SP
1176	Main St	26915033	Brundage House	Vernacular Cottage	c.1855-89	
1195	Main St	26915063	Palmer House	Stick-Eastlake	1885	HT
1196	Main St	26915032	Bliss Morrison House	Pioneer	c.1855-89	
1206	Main St	26915008	J.J. Miller House	Greek Revival	1865	MA/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1220	Main St	26915007	Javaros Zonia	Spanish Colonial Revival	1931	MA
1259	Main St	26915025	David James House	Colonial Revival	1889	
1285	Main St	26915026		California Bungalow	1926	MA
1286	Main St	26915055	Old Episcopal Rectory	Colonial Revival	1888	
1295	Main St	26915014	Maloney House	Queen Anne Cottage	1885	MA/BP
1346	Main St	26905030		Victorian Vernacular Cottage	c.1890	
1356	Main St	26905029	Nathan H. Downing House	Queen Anne Cottage	c.1887	MA
1357	Main St	26905050			c.1880-1930	MA/SP
1365	Main St	26905082			c.1880-1930	
1386	Main St	26905057	Dr. T.E. Gallup House	Vernacular/ Greek Revival	c.1885	
1407	Main St	26905021		Vernacular/ Greek Revival	c.1880	SP
1436	Main St	26905005		Spanish Colonial Cottage	c.1925	
1460	Main St	26905003		Queen Anne Cottage	c.1890	
1597	Main St	22428056		Vernacular National Style	c. 1866	
1711	Main St	22427001		Pioneer/Gothic Revival	c.1901-19	MA
1795	Main St	22427006		Pioneer	c.1920-1925	
554	Mansion Park Dr (formerly 305 Montague Expressway)	09708100	James Lick Mill Mansion	Italianate	1855	HT/NR/BP NRIS No. 85000359
			Granary Recre-ation Building/ Office Vault/Mill Pond Significant Land-scaping Caretaker Cottage		1857	
832	Market St	26938059		Stucco Bungalow/Prairie influence	1926	HT
852	Market St	26938058		Stucco Bungalow/Prairie influence	1926	HT
862	Market St	26938056		Stucco Bungalow/Prairie influence	1930	HT
962	Market St	26938042		Pioneer Vernacular with/ Stick/Eastlake detail	1895	
1272	Market St	26936038	Judge Thompson's House	Craftsman/Prairie Bungalow	1912	MA/SP
1509	Market St	26935006	James Ellis House	Craftsman	1912	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1675 Market St	26934019		Queen Anne Cottage	1895	MA/SP
1680 Market St	26934034		Queen Anne Cottage	1895	
1695 Market St	26934020		Stripped Queen Anne Cottage	1895	MA
1701 Market St	26934022		Queen Anne Cottage	1890	
1765 Market St	26934025	Freitas House	Queen Anne Cottage	1905	SP
1889 Market St	26925096	Harris-Lass House	Italianate	1865	HT/BP/H
450 Monroe St	26941092		Pioneer Cottage	1895	SP
590 Monroe St	26936027	Fassett House	Period Revival	1912	MA
610 Monroe St	26936007		Queen Anne with Colonial Revival detailing	1895	SP/MA
670 Monroe St	26936005	Houser House	Queen Anne with Vernacular modifications	1895	
688 Monroe St	26936004		Remodeled Queen Anne Cottage	1895	MA
710 Monroe St	26926111		Vernacular Colonial Revival	1912	SP
726 Monroe St	26926110	Angus Morrison House	Queen Anne with Colonial Revival detailing	1894	MA/SP
734 Monroe St	26926110		Barn	1866	SP
742 Monroe St	26926109		Colonial Revival	1900	MA/SP
760 Monroe St	26926108		Colonial Revival	1893	SP
776 Monroe St	26926107		Colonial Revival Cottage	c.1912	MA/SP
791 Monroe St	26926093	James K. Davis House	Stick/Eastlake	1891	MA
794 Monroe St	26926106	Lewis Kimberlin House	Queen Anne Cottage	1895	
811 Monroe St	26926089		Shingle	1900	SP/MA
823 Monroe St	26926090		Shingle	1900	MA/SP
836 Monroe St	26926071		Queen Anne Cottage	1885	SP
876 Monroe St	26926069		Vernacular Greek Revival	1895	SP
906 Monroe St	26920095		Stick/Eastlake	1890	HT/MA/SP
930 Monroe St	26920087	Clarence Bjorlie House	Colonial Revival	1910	
1190 Monroe St	26913053		Period Revival	c.1910	SP
1191 Monroe St	26915078		Italianate	1880	
4220 Network Circle (formerly 4000 Lafayette St)	09708058	Agnews State Hospital Agnews Insane Asylum	Mediterranean Revival	1911	NR/BP NRIS No. 97000829

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
420	N. Winchester Street	30302014	Eberhard Plaque (Tombstone)			BP
2390	Park Ave	23017034		Tudor Revival	1935	SP
550	Park Ct	26952104		Bungalow Cottage	c.1925-35	
560	Park Ct	26952072		Bungalow Cottage	c.1925-35	
574	Park Ct	26952039		Period Revival Cottage	1927	SP
584	Park Ct	26952038		Period Revival Cottage	c. 1920	MA
631	Park Ct	26952043		Bungalow Cottage	c.1925-35	
633	Park Ct	26952009		Vernacular Craftsman Bungalow	1925	MA
651	Park Ct	26952045		Craftsman Bungalow	1925	MA
691	Park Ct	26952048		Bungalow Cottage	c.1927	MA
753	Park Ct	26952019	Draper House	Bungalow Cottage	c.1927	MA
761	Park Ct	26952051		Bungalow Cottage	c.1925-35	
794	Park Ct	26952054		Vernacular Craftsman	1925	MA
782	Park Ct	26952027		Bungalow Cottage	c.1924	MA
792	Park Ct	26952055		Bungalow Cottage	c.1925-35	
1212	Pierce Street	26911035	Solano House	Vernacular Craftsman	1914	MA
1005	Railroad Avenue	23006050	Santa Clara Railroad Depot	Vernacular	1863	NR/BP/H NRIS No. 85000359
1085	Santa Clara St	26928050	Luis Arguello Home	Georgian Colonial	1868	BP
1149	Santa Clara St	26928043	Dr. Henry Warburton Cottage		1890	MA
1189	Santa Clara St	26928046		Queen Anne/Colonial	c.1901	
1217	Santa Clara St	26926098	Andrew Landrum House	Gothic Revival	1875	NR/BP NRIS No. 82002271
1241	Santa Clara St	26926099	Hamilton House	Colonial Revival	c.1910	
1346	Santa Clara St	26936003	C.C. Woodward House	Queen Anne Cottage	1895	
1358	Santa Clara St	26936003		Queen Anne Cottage	1901	MA
1393	Santa Clara St	26926112		Dutch Colonial Revival with Craftsman detail	1906	SP/MA
1410	Santa Clara St	26935019	Murschel/Fraga House	Colonial Revival	1905	MA
1460	Santa Clara St	26935018	Julius Emig House	Queen Anne Colonial	1905	MA/BP
1480	Santa Clara St	26935016	Ruf House		c1901-15	MA
1490	Santa Clara St	26935015		Gothic Revival	c.1880s	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1640	Santa Clara St	26934007		Modified Queen Anne	1910	
1655	Santa Clara St	26925058	Felix/George H. Roll House	Colonial Revival	1906	MA
1754	Santa Clara St	26934003	Randall House	Colonial Revival	c.1901-1905	SP
1232	Warburton Ave	22424063		Craftsman Bungalow	1924	MA
1500	Warburton Ave	22425074	Universal Child	Statue	1965	
1505	Warburton Ave	22450001	Austin Warburton Plaque			BP
1505	Warburton Ave	22450001	Jamison-Brown House	Colonial Revival (remodel)	1866	BP/H
1505	Warburton Ave	22450001	Triton Museum	Modern	1986	
1509	Warburton Ave	22450001	Headen-Inman House	Craftsman Bungalow	1920	BP/H
270	Washington St	26947149	Washington Ball Park	Ball Park		
531	Washington St	26938051		Vernacular	1905	
551	Washington St	26938052		Queen Anne	1885	
561	Washington St	26938053		Queen Anne Cottage	c.1890	
616	Washington St	26936076	Robert Fatjo House	Colonial Revival	1911	HT
725	Washington St	26928053	St. Clare Parish Plaque			BP
807	Washington St	26928033	St. Clare's Rectory	Mission Revival	1918	
810	Washington St	26928069		Pioneer	1885	HT
826	Washington St	26928020		Queen Anne	1885	HT
844	Washington St	26928019		Queen Anne Cottage	1895	SP
860	Washington St	26928018		Colonial Revival	1910	
890	Washington St	26928073		Bungalow	1920	HT
1116	Washington St	26915046	Dr. Paul House	Eastlake	1892	
1155	Washington St	26916059	Senator Frank House Site	Site with landscaping	1856	BP
1179	Washington St	26916036	Franck House	Colonial Revival	1905	MA/BP
1184	Washington St	26915043	Russell/Robinson House	Carpenter Gothic	1861	BP
1270	Washington St	26915018	Mulhall House	Simplified Queen Anne Cottage with Stick detail	1861	SP
1290	Washington St	26915017		Spanish Colonial Revival	c.1928	
1367	Washington St	26905078	Mendonca House	Colonial Revival Cottage	c,1910	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1391 Washington St	26926112	Cunningham House	Italianate	1890	
1687 Washington St	22428031		Colonial Revival Cottage	1910	
1866 Washington St	22427013		Craftsman/Bungalow	c.1910	MA/SP

NR = National Register

SR = State Register with State Historic Landmark Plaque (SHLP) Number

BP = Bronze Plaque

SP = Small Plaque

MA = Mills Act

HT = Historic Combining District

Figure 8.9-1
Architecturally Significant & Historic Places

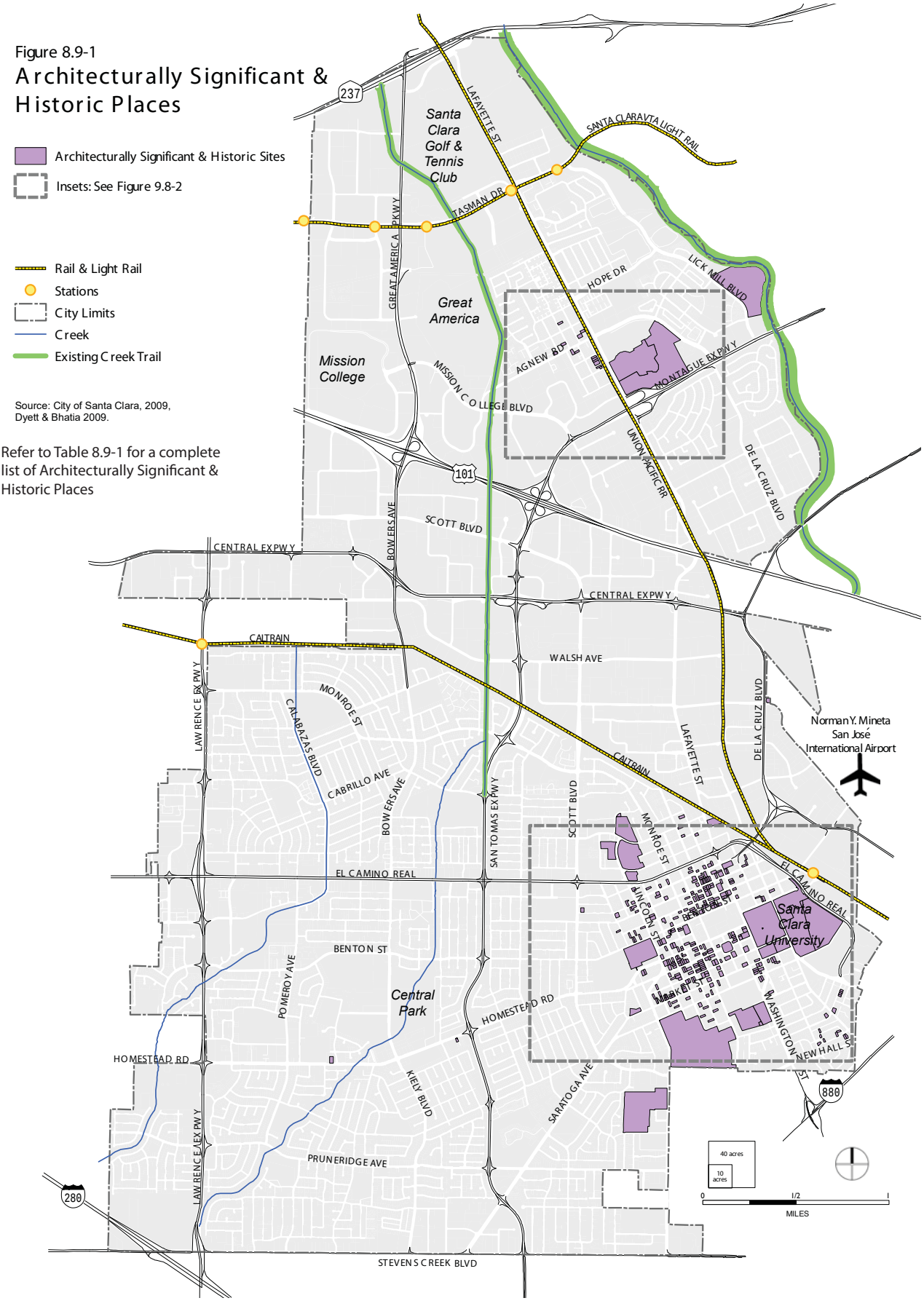


Figure 8.9-2

Architecturally Significant & Historic Places

Architecturally Significant & Historic Sites

100ft buffer around Historic Sites

Rail & Light Rail

Stations

City Limits

Creek

Existing Creek Trail

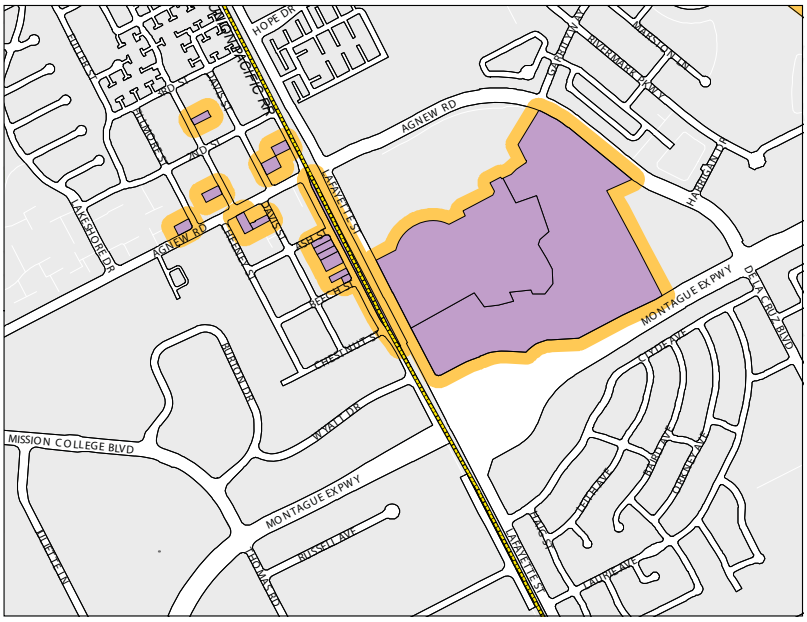
Source: City of Santa Clara, 2009, Dyett & Bhatia 2009.

Refer to Table 8.9-1 for a complete list of Architecturally Significant & Historic Places

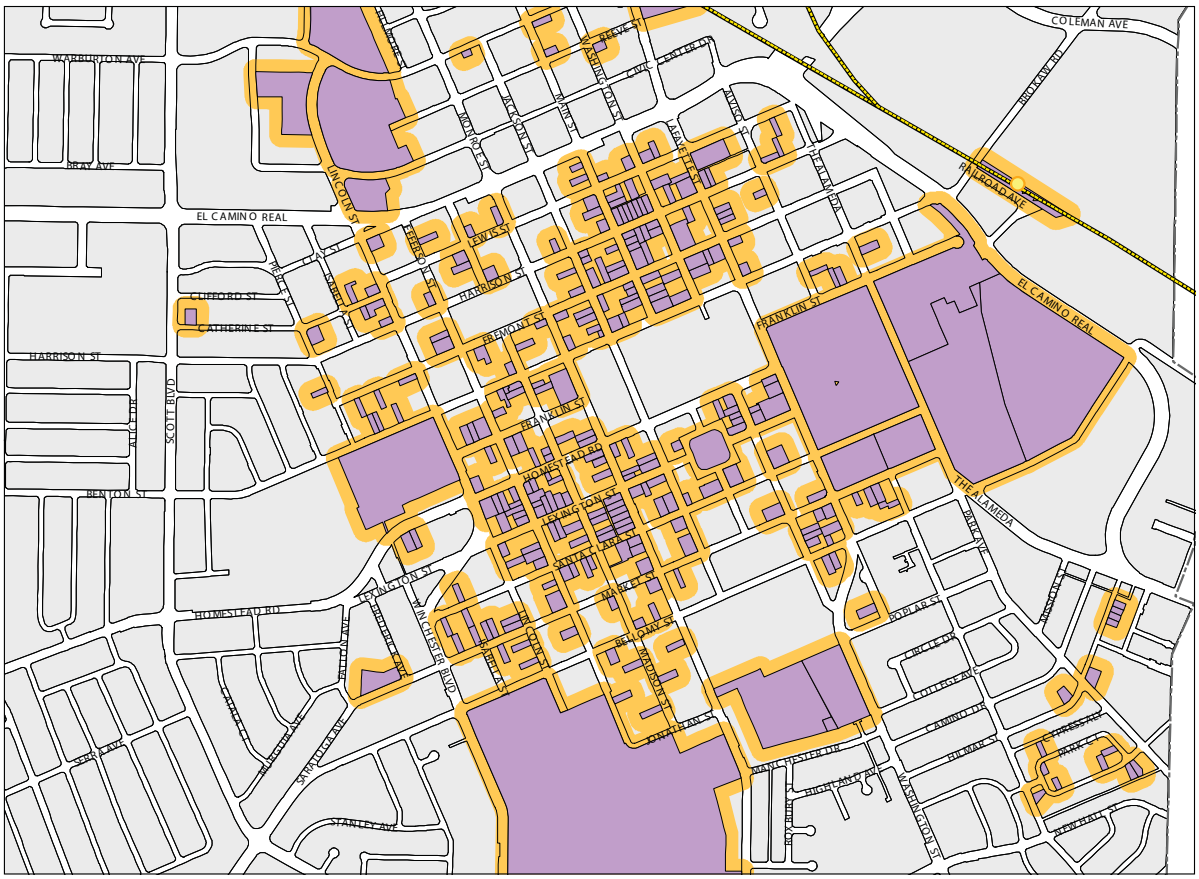
0 1/4 1/2

Miles

Agnew Village



Old Quad Area



8.9.2 Criteria for Local Significance

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

Qualified Historic Resource

Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criterion:

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

5. The property has a visual symbolic meaning or appeal for the community.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

3. An intact, historical landscape or landscape features associated with an existing building.

4. A notable use of landscaping design in conjunction with an existing building.

Criterion for Archaeological Significance

For the purposes of CEQA, an "important archaeological resource" is one which:

1. Is associated with an event or person of

   A. Recognized significance in California or American history, or

   B. Recognized scientific importance in prehistory.

2. Can provide information, which is both of demonstrable public interest, and useful in addressing scientifically consequential and reasonable or archaeological research questions;

3. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;

4. Is at least 100 years old and possesses substantial stratigraphic integrity; or

5. Involves important research questions that historical research has shown can be answered only with archaeological methods.

Definition of Integrity

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Note that application of the adopted criteria is required for all CEQA documents evaluating potential or listed historic resources and required for preparation of historic resource inventory forms (surveys).

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

8.9 HISTORIC PRESERVATION AND RESOURCE INVENTORY

Table 8.9-1 and Figure 8.9-1 identify the names and locations of the historic properties in the City of Santa Clara. In addition, this Appendix includes a depiction of the Areas of Historic Sensitivity, defined as 100 feet from the property line of an identified historically significant property. Figure 8.9-2 shows this 100-foot area around historic properties in the Old Quad and Agnew neighborhoods where a number of the City's resources are located.

Following the list and description of historic properties are the adopted Criteria for Local Significance for the City of Santa Clara. These criteria establish evaluation measures that help to determine significance for properties not yet included on the list. As buildings and other resources age, additional properties will be added to the inventory. In order to accomplish this, a property owner can apply to have their property listed as a historic resource, or the City can nominate properties. The Historical and Landmarks Commission evaluates these applications and forwards a recommendation to the City Council. Updates to the Historic Preservation and Resource Inventory is considered an amendment to the General Plan.

8.9.1 Historic Properties

The following table includes local, State and nationally designated properties in the City of Santa Clara. The table is organized alphabetically by street name.

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
2086	Agnew Road	10412028	Agnew School	School	1890	
3260	The Alameda	23008016	Santa Clara Woman's Club (Old Adobe Woman's Club)	Adobe	1790	BP/H (SHLP No. 249)
536	Alviso St	26938063	Cronin House	Pioneer Vernacular	1880	
~~1065~~	~~Alviso St~~	~~26923044 26923074~~	~~Larder House The German House~~	~~Italianate Falsefront~~	~~1860~~	
1072	Alviso St (formerly 3100 The Alameda)	26923074		Craftsman Bungalow	1930	
1081	Alviso St	26923047	Larder House The German House	Italianate Falsefront	1860	
1260	Alviso St	26916018		Italianate Cottage	1880	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1309	Alviso St	26906062	Martin House	Queen Anne Cottage	1890	MA
4100	Bassett St	10412196		Colonial Revival Cottage	1906	
4120	Bassett St	10412127		Colonial Revival Cottage	1906	
4150	Bassett St	10412125			c.1910	
4160	Bassett St	10412124			c.1920	
4170	Bassett St	10412123		Italianate Cottage		
4185	Bassett St	10412162	Agnew Railroad Station	Vernacular	1896	BP
4190	Bassett St	10412194			c.1900	
4350	Bassett St	10411004	Floyd Jamison House	Spanish Eclectic	1918	
947	Bellomy St	26938048		Queen Anne Cottage	1895	
950	Bellomy St	26943033	Roll House	Queen Anne Cottage	1888	
961	Bellomy St (formerly 741 Franklin St)	26938114		Eastlake Victorian	c.1887	
966	Bellomy St	26943032		Stick/Eastlake	1895	
1341	Bellomy St	26936032		Gothic Revival	1902	
1456	Bellomy St	26941018		Craftsman Bungalow	1916	
1476	Bellomy St	26935066	Rabello-Carreiro Residence	Vernacular Colonial Revival	1901	MA
1045	Benton St	26915046	Dr. Saxe's Office	Pioneer	1860	HT/BP
1075	Benton St	26915047	Dr. Saxe's House	Greek Revival	1870	
1161	Benton St	26915038		Italianate	1880	
1191	Benton St	26915039	Robert Menzel House	Queen Anne	1895	BP
1215	Benton St	26915086		California Bungalow with Prairie Accents	1926	MA
1291	Benton St	26915092		Greek Revival Stripped	1870	MA
1415	Benton St	26913036		Vernacular Cottage	1895	MA
1450	Benton St	26920104		Craftsman		HT
1470	Benton St	26920105		Craftsman Bungalow		HT
1681	Benton St	26912049	Toro House	Vernacular Craftsman Bungalow	1918	MA/SP
1737	Benton St	26912053		Vernacular Craftsman Bungalow	1910	MA
1751	Benton St	26912061	Donovan House (Cowboy Jim Donovan)	Craftsman Bungalow	1910	MA/BP
1646	Catherine St	26902068	Trogden House	Vernacular Cottage	1925-1927	
1669	Catherine St	26902071		Pioneer Vernacular	1870	SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1786	Catherine St	26902063	Juan Fatjo House	Greek Revival with later Victorian alteration	1860	BP
1895	Catherine St	26901088		Pioneer with Italianate Details	1885	MA/SP/BP
1130	Chapel Dr	26911127	John P. Sumaquero House	Minimal Traditional	1948	SP/MA
1140	Chapel Dr.	26911126	Beaurev House	Minimal Traditional	1948	MA
1150	Chapel Dr.	26911125		Minimal Traditional	1948	SP/MA
4334	Cheeney St	10411041		Colonial Revival Cottage	c.1905	
4433	Cheeney St	10410025		Colonial Revival	1905	
1243	Civic Center Dr	22426026		Craftsman	1949	
4262	Davis St	10412019		Modified Greek Revival		
4321	Davis St	10411084				
2501	De La Cruz	23003103	Old Sites of Mission Santa Clara de Asis and Old Spanish Bridge			SHLP No. 250
500	El Camino Real	26923073	Santa Clara University (formerly Santa Clara College) (formerly University of Santa Clara) Adobe Wall and Adobe Lodge-Mission Period	Spanish Colonial	1822-25	
			Nobili Hall	Spanish Colonial	1930	
			Kenna Hall	Mission Revival/Spanish Colonial Revival Style	1924-29	
			Varsi Hall	Spanish Colonial Revival	1931	
			Administrative Hall/St Joseph's Hall	Mission Revival	1911	
			O'Conner Hall	Mission Revival	1912	
			Donohoe Alumni House	Mission Revival	1925	
			Ricard Memorial Observatory	Spanish Colonial Revival	1928	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
			Santa Clara Mission Church Mission Santa Clara	Spanish Colonial Revival	c.1928	BP SHLP NO. 338
			Seifert & Loyola Gates - Franklin St & Alviso St	Mission Revival	1922	
			El Camino Real & Accolti Way Gates (formerly Bellomy St)	Mission Revival	1922	
			Michael C. Dunne Memorial Gates	Mission Revival	1922	
980	El Camino Real (formerly 1475 Washington ST.)	26905093		Pioneer Vernacular with Italianate Details	c. 1885	HT/MA
1515	El Camino Real	22448015	St. Clare	Statue	1965	
1525	El Camino Real	22448015	Santa Clara Campain Treasury Site			SHLP No. 260
4406	Fillmore Street	10410068	J.M. Williamson House	Colonial Revival Cottage	1925	
~~741~~	~~Franklin St~~	~~26923039~~		~~Queen Anne Cottage~~	~~1890~~	~~HT~~
~~743~~	~~Franklin St~~	~~26923040~~		~~Queen Anne Cottage~~	~~1890~~	~~HT~~
801	Franklin St - Santa Clara University (formerly 644 Franklin St)	26923067	Jesuit Residence	Mission Revival	c.1935	
~~1313~~ 1391	Franklin St (Plaque relocated from 1313 Franklin St)	2692007~~89~~		Veterans Memorial Plaque		BP
1464	Franklin St	26920053	Oscar Eberhard House	Period Revival Craftsman	1912	MA
1488	Franklin St	26920065		Period Revival with Craftsman detailing	1916	HT
1515	Franklin St	26920072	Henry Pfister House	Colonial Revival	1912	MA
1525	Franklin St	26920072	Henry Roth House	Craftsman Bungalow	1915	MA
1526	Franklin St	26920026		Craftsman Bungalow	1915	
1543	Franklin St	26920004		Craftsman Bungalow	c.1912	MA/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1565	Franklin St	26920005		Modified Colonial Revival	c.1901	
908	Fremont St	26916032	Nuttman Residence	1930's Colonial Revival	1939	
936	Fremont St	26916031	Gould/South House	Spanish Eclectic Cottage	1937	MA/SP
981	Fremont St	26916011	Morse Mansion Charles Copeland Morse House	Queen Anne	1892	HT/NR/ BP (NRIS No. 7700347 SHLP No. 904)
1061	Fremont St	26915023	Pinkham House	Craftsman Bungalow	c.1918	MA
1091	Fremont St	26915024	Peebles/ Hichborn House	Pioneer/Italianate House	1868	BP
1159	Fremont St	26915009		Eastlake	1885	
1191	Fremont St	26915011	H.L. Warburton House	Stripped Queen Anne	1889	SP
1194	Fremont St	26915057		Pioneer	1878	
1251	Fremont St	26915072	A.H Santos House	Colonial Revival	c.1904	SP/MA
1460	Fremont St	26913030	William Hayward House	Greek Revival	1880	SP
1700	Fremont St	26912036		Craftsman Bungalow	1910	SP
1756	Fremont St	26912033	Vasquez House	Pioneer	1870	SP/MA
755	Harrison St	26906061	Pereira/Swain House	Four Square	1900	MA
891	Harrison St	26906040	Frank Nevis House	Spanish Colonial Revival	1915	
895	Harrison St	26906041		Queen Anne Cottage	1895	
925	Harrison St	26905074	J.M. Billings House	Italianate	1880	MA
946	Harrison St	26916004		Bungalow	1920	MA
985	Harrison St	26905076		Normandy	1925	MA/SP
1009	Harrison St	26905043		Queen Anne	c.1890s	MA/SP
1025	Harrison St	26905044	Anton Doll House	Stick/Eastlake	c.1890s	SP
1037	Harrison St	26905045		Shingle	c.1890s	
1050	Harrison St	26915016	Madan House	Queen Anne Cottage	1866	MA/SP
1051	Harrison St	26905046	Zibeon O. Field House	Stick/Eastlake	1891	BP
1060	Harrison St	26915015		Queen Anne Cottage	c.1895	
1065	Harrison St	26905047	Coffin/Gil House	Stick/Eastlake	c.1891	MA/SP
1077	Harrison St	26905048		Stick/Eastlake	c.1890s	MA/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1091	Harrison St	26905049		Stick/Eastlake	c.1890s	
1111	Harrison St	26905031		Stick/Eastlake	1892	SP/MA
1217	Harrison St	26903096	Charles Parker House	Greek Revival	1880	MA
1395	Harrison St	26903112	LaFon Residence	Pioneer	1860	
1511	Harrison St	26903017		Italianate	1880	
530	Hilmar St	23017043		Tudor Revival	1935	
540	Hilmar St	23017042		Tudor Revival	1935	
550	Hilmar St	23017041		Tudor Revival	1935	
560	Hilmar St	23017040		Tudor Revival	1935	
715	Hilmar St	26950031	Pasetta House	French Eclectic	1940	MA
1044	Homestead Rd	26928015	Luis G. "George" Fatjo House	Prairie School Eclectic	1913	MA
1258	Homestead Rd	26926081		Shingle/Colonial	1901	
1298	Homestead Rd	26926079	Elim German Community Church	Gothic Revival	1900	
1310	Homestead Rd	26926067	Kenneth Morrison House	Colonial Revival	1910	
1440	Homestead Rd	26926017		Pioneer/Gothic	Post 1890	SP
1445	Homestead Rd	26920044			Post 1890	
1474	Homestead Rd	26926014		Queen Anne Cottage	Post 1890	
1494	Homestead Rd	26926119		Queen Anne Cottage	Post 1890	MA
1516	Homestead Rd	26926005	Hamon House	Colonial Revival/Shingle	c.1919	MA
1540	Homestead Rd	26926003	Albert McIntyre House	Colonial Revival	1905	SP/MA
1560	Homestead Rd	26926002		Pioneer Vernacular	1880	
1588	Homestead Rd	26926118	Hyland/Kiely House	Queen Anne	1889	HT/MA/ SP/BP
1591	Homestead Rd	26920093	William Parmer House	Simplified Colonial Revival	1895	HT/MA
1770	Homestead Rd	26919056	Jesse and Nellie Mae Brown House	Craftsman Bungalow	c.1920	MA
1780	Homestead Rd	26919061		Craftsman Bungalow	c.1920	
2566	Homestead Rd	29455001	Caldwell House	Period Revival Farmhouse	1915	MA
3023	Homestead Rd	29025073	Azzarello Residence	Craftsman	1920	
610	Jackson St	26936018	Wm. A. Wilson House	Spanish Colonial Revival	1935	SP/MA
690	Jackson St	26936056	Budde House	Spanish Eclectic	1926	SP
758	Jackson St	26926097	Marsh/Rimple House	National	c.1875	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
796 Jackson St	26926095	Ferrera Moore House	Pioneer Vernacular	1906	MA
805 Jackson St	26928008		Colonial Revival	c.1908	SP/MA
806 Jackson St	26926087		Queen Anne Cottage	1880	MA/SP
834 Jackson St	26926086		Queen Anne Cottage	c.1890	SP
1124 Jackson St	26915085	Rogers House	Colonial Revival	1910	MA
1160 Jackson St	26915083	Aaron C. Warren House	Queen Anne	1890	MA/SP/BP
1176 Jackson St	26915082		Queen Anne Cottage	1898	
1196 Jackson St	26915081	Munch House	Neoclassical	c.1906	SP/MA
1210 Jackson St	26915071		Queen Anne Cottage	1895	MA/SP
1226 Jackson St	26915070	Ernest Gardner Wright House	Vernacular Transitional with Craftsman Detailing	c.1904	MA
1236 Jackson St	26915069	Gardner/Appleby House	Pioneer	c.1855	SP/MA
1246 Jackson St	26915068		Queen Anne Cottage	1910	SP
1277 Jackson St	26915013		Queen Anne Cottage	1889	SP
1295 Jackson St	26915001		Stripped Queen Anne Cottage	1889	
1662 Jackson St	26926034	Andrade House	Queen Anne Cottage	1900	
373 Jefferson St	26941009	Berryessa Adobe	Adobe	1840	BP/H
564 Jefferson St	26935034	Turner-Smith House	National	1890	MA
653 Jefferson St	26935028		Stripped Queen Anne	c.1895	SP/MA
658 Jefferson St	26935004	Helena and A. Chris Andersen House	Colonial Revival	1915-1920	MA
660 Jefferson St	26935003		Craftsman Cottage	1925	MA
712 Jefferson St	26926035	H.H. Jahnsen House	Colonial Revival with Elements of Craftsman	1915	
742 Jefferson St	26926034		Queen Anne/Modified	1895	MA/SP
756 Jefferson St	26926033	T.L. Hite House	Stripped Period Revival	1900	
816 Jefferson St	26926009		Pioneer	1880	
825 Jefferson St	26926027		Bungalow	1920	SP
835 Jefferson St	26926028		Bungalow	1920	
836 Jefferson St	26926008		Bungalow	1920	
840 Jefferson St	26926007		Bungalow	1920	
860 Jefferson St	26926006		Bungalow	1920	
1045 Jefferson St	26920022		Craftsman Bungalow	1915	SP
1091 Jefferson St	26920024		Neoclassical Cottage	1903	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1210	Jefferson St	26913007	Higgins House	Colonial Revival	1880	
1244	Jefferson St	26913006		Queen Anne Cottage	1890	
1455	Jefferson St	26903026	Coelho/Silva House	California Bungalow	1927	SP/MA
540	Lafayette St	26938045		Greek Revival	1885	
590	Lafayette St	26938043		Modified Greek Revival	1870	SP
612	Lafayette St	26938098		Colonial Revival	1907	
874	Lafayette St	26928029		Colonial Revival	c.1910	HT
884	Lafayette St	26928028	Bill Wilson Center	Colonial Revival	1910	
1115	Lafayette St	26916053	Robert B. Jones House	Prairie	1913	MA/SP
1193	Lafayette St	26916057	Glendenning House	Pioneer Vernacular	1885	
1231	Lafayette St	26916085		Modified Queen Anne	1890	
1245	Lafayette St	26916028		Craftsman Bungalow	1915	SP
1267	Lafayette St	26916062		Craftsman Bungalow	1912	SP
1338	Lafayette St	26905073		Craftsman Bungalow	1910	
1375	Lafayette St	26906051	S.E.S. Hall	Colonial Revival	1895	
1777	Lafayette St	22474001 through 22474043	Santa Clara Walnut Growers' Association – Main Plant	Craftsman Industrial	1927	MA/BP
410	Lafayette Way	26943045	Queen Anne Cottage		c.1885	
744	Lewis St	26906056		Queen Anne Cottage	1895	SP
860	Lewis St (Also listed as 1375 Lafayette St)	269-06051	S.E.S. Hall	Colonial Revival	1895	
957	Lewis St	26905065		Vernacular	1895	SP
975	Lewis St (formerly 743 Franklin St)	26905066	Franklin Street House	Queen Anne Victorian	c. 1980	
985	Lewis St	26905066	Lucius Starr House	Pioneer Vernacular	1880	
1011	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1013	Lewis St	26905054	Fir Tree Hall	Stripped Colonial Revival	1903	
1042	Lewis St	26905040		Pioneer Vernacular	1890	HT/SP
1311	Lewis St	26903124		Queen Anne Cottage	1880	HT/MA
1385	Lewis St	26903145		Pioneer with Italianate	1875	MA
955	Lexington St	26928072	St. Clare's Church	Spanish Colonial Revival	1923	BP
1053	Lexington St	26928075		Minimal Traditional	1935	MA
1098	Lexington St	26928000	Former Mission Corral Site			BP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1246	Lexington St	26926095		Period Revival Cottage	1930	MA/SP
1258	Lexington St	26926094		Greek Revival Cottage	1880	MA
1409	Lexington St	26926022	Newton Jackson House	Stripped Queen Anne Cottage	1894	SP/MA
1410	Lexington St	26926048	Varags House	Bungalow Cottage	c.1937	SP/MA
1420	Lexington St	26926047		Vernacular Spanish Eclectic Cottage	c.1938	SP/MA
1435	Lexington St	26926023		Queen Anne Cottage	1885	MA
1451	Lexington St	26926122	Oswald House	Craftsman Bungalow	c.1915	MA
1458	Lexington St	26926045		Pioneer	1895	MA
1464	Lexington St	26926044	Wise House	Vernacular Queen Cottage	1900	MA
1467	Lexington St	26926025	Fred M Merrill House	Queen Anne Cottage	1900	MA/SP
1491	Lexington St	26926026	D.J. West House	Vernacular Gothic Revival with Italianate de	1880	MA/SP
1567	Lexington St	26926011	Samuel Saunders House	Modified Queen Anne Cottage	1890	
1584	Lexington St	26926042	H.M. Sheldon House	Stick/Eastlake	1892	
1805	Lexington St	26919049		California Bungalow	c.1927	SP/MA
~~450~~ 490	Lincoln St	26946056	Catholic Cemetery Chapel	Neo-Classical	1885	BP
530	Lincoln St	26934039		Queen Anne Cottage	Pre-1901	
580	Lincoln St	26934037		Greek Revival	Post 1910	
614	Lincoln St	26934017		Craftsman Bungalow	1915	
626	Lincoln St	26934016		Victorian Cottage	c.1890s	MA
741	Lincoln St	26926040	Boscow House	Craftsman Bungalow	c.1910	MA
1000	Lincoln St	26919072	Carmelite Monastery	Spanish Revival	1917	BP
1176	Lincoln St	26912041		California Bungalow	c. 1923	SP/MA
1194	Lincoln St	26912040	Farfan House	Craftsman Bungalow	1910	MA/SP
1310	Lincoln St	26902053	Martin House	Spanish Colonial Revival	1926	
1380	Lincoln St	26902050	Morgan House	Queen Anne	1895	BP/SP
1404	Lincoln St	26902049		Greek Revival	c.1880s	SP
1499	Lincoln St	26903004	Lincoln Laherran Gas Station	Spanish Revival	1920	
1600	Lincoln St	22448015	St. Clare	Statue	1965	

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1700	Lincoln St	22449005	United Methodist Church	Modern	1965	
308	Madison St	26941031		Gothic Revival	1885	SP
324	Madison St	26941030	Manuel and Clementia Ferreira Residence	Mediterranean Revival	c. 1936	MA
395	Madison St	26941039		Pioneer Style	1885	
466	Madison St	26941023		Gothic Revival	1885	MA/SP
507	Madison St	26936053		Pioneer/Gothic Cottage	1885	
590	Madison St	26935046		Pioneer Style	1885	
710	Madison St	26926052	Avina House	Craftsman with Colonial Revival Details	c.1911	SP/MA
725	Madison St	26926113	George Sullivan House	Craftsman Bungalow	1906	SP
726	Madison St	26926051		Craftsman Bungalow	1905	MA
746	Madison St	26926050	Old Spear Dwelling	Colonial Revival	1901	SP/MA
759	Madison St	26926115	Myers House	Classic Box	1910	MA/SP
766	Madison St	26926049	Zanger House	Italianate	1890	MA/BP
775	Madison St	26926116	Margaret (Rettie) Miller House	Queen Anne	1894	MA/SP
795	Madison St	26926104	Pereira House	Bungalow	c.1913	SP/MA
864	Madison St	26926019		Shingle	1910	SP/MA
904	Madison St	26920042		Vernacular	1880	SP
926	Madison St	26920041		Vernacular	1880	
945	Madison St	26920091	Fernish House	Craftsman Bungalow	1918	SP
1059	Madison St	26920080		Queen Anne Cottage	1895	SP/MA
1075	Madison St	26920081		Queen Anne Cottage	1892	BP/MA
1080	Madison St	26920102		Queen Anne Cottage	1900	HT/SP
1086	Madison St	26920103		Queen Anne	Pre-1901	HT
1159	Madison St	26913067		Craftsman Bungalow	1915	MA
1360	Madison St	26903040		Greek Revival Cottage	c.1880s	SP
1390	Madison St	26903063		Queen Anne Cottage	c.1880	HT/SP/MA
714	Main St	26928043	Dr. Henry Warburton House	Queen Anne (Stripped)	1886	MA/BP
834	Main St	26928062	Slavens House	Spanish Eclectic	1933	MA/SP
1141	Main St	26915048	Kersell/Lorente House	Queen Anne	c.1893	BP/SP/MA
1142	Main St	26915035	Shoemaker House	Queen Anne Cottage	c.1855-89	SP
1158	Main St	26915034		Pioneer Style	c.1855-89	
1159	Main St	26915051	Johnson House	Greek Revival	c.1855-89	MA/BP/SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1176	Main St	26915033	Brundage House	Vernacular Cottage	c.1855-89	
1195	Main St	26915063	Palmer House	Stick-Eastlake	1885	HT
1196	Main St	26915032	Bliss Morrison House	Pioneer	c.1855-89	
1206	Main St	26915008	J.J. Miller House	Greek Revival	1865	MA/SP
1220	Main St	26915007	Javaros Zonia	Spanish Colonial Revival	1931	MA
1259	Main St	26915025	David James House	Colonial Revival	1889	
1285	Main St	26915026		California Bungalow	1926	MA
1286	Main St	26915055	Old Episcopal Rectory	Colonial Revival	1888	
1295	Main St	26915014	Maloney House	Queen Anne Cottage	1885	MA/BP
1346	Main St	26905030		Victorian Vernacular Cottage	c.1890	
1356	Main St	26905029	Nathan H. Downing House	Queen Anne Cottage	c.1887	MA
1357	Main St	26905050			c.1880-1930	MA/SP
1365	Main St	26905082			c.1880-1930	
1386	Main St	26905057	Dr. T.E. Gallup House	Vernacular/ Greek Revival	c.1885	
1407	Main St	26905021		Vernacular/ Greek Revival	c.1880	SP
1436	Main St	26905005		Spanish Colonial Cottage	c.1925	
1460	Main St	26905003		Queen Anne Cottage	c.1890	
1597	Main St	22428056		Vernacular National Style	c. 1866	
1711	Main St	22427001		Pioneer/Gothic Revival	c.1901-19	MA
1795	Main St	22427006		Pioneer	c.1920-1925	
554	Mansion Park Dr (formerly 305 Montague Expressway)	09708100	James Lick Mill Mansion	Italianate	1855	HT/NR/BP NRIS No. 85000359
			Granary Recre-ation Building/ Office Vault/Mill Pond Significant Land-scaping Caretaker Cottage		1857	
832	Market St	26938059		Stucco Bungalow/Prairie influence	1926	HT
852	Market St	26938058		Stucco Bungalow/Prairie influence	1926	HT
862	Market St	26938056		Stucco Bungalow/Prairie influence	1930	HT

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
962	Market St	26938042		Pioneer Vernacular with/ Stick/Eastlake detail	1895	
1272	Market St	26936038	Judge Thompson's House	Craftsman/Prairie Bungalow	1912	MA/SP
1509	Market St	26935006	James Ellis House	Craftsman	1912	
1675	Market St	26934019		Queen Anne Cottage	1895	MA/SP
1680	Market St	26934034		Queen Anne Cottage	1895	
1695	Market St	26934020		Stripped Queen Anne Cottage	1895	MA
1701	Market St	26934022		Queen Anne Cottage	1890	
1765	Market St	26934025	Freitas House	Queen Anne Cottage	1905	SP
1889	Market St	2692509	Harris-Lass House	Italianate	1865	HT/BP/H
450	Monroe St	269410~~83~~92		Pioneer Cottage	1895	SP
590	Monroe St	26936027	Fassett House	Period Revival	1912	MA
610	Monroe St	26936007		Queen Anne with Colonial Revival detailing	1895	SP/MA
670	Monroe St	26936005	Houser House	Queen Anne with Vernacular modifications	1895	
688	Monroe St	26936004		Remodeled Queen Anne Cottage	1895	MA
710	Monroe St	26926111		Vernacular Colonial Revival	1912	SP
726	Monroe St	26926110	Angus Morrison House	Queen Anne with Colonial Revival detailing	1894	MA/SP
734	Monroe St	26926110		Barn	1866	SP
742	Monroe St	26926109		Colonial Revival	1900	MA/SP
760	Monroe St	26926108		Colonial Revival	1893	SP
776	Monroe St	26926107		Colonial Revival Cottage	c.1912	MA/SP
791	Monroe St	26926093	James K. Davis House	Stick/Eastlake	1891	MA
794	Monroe St	26926106	Lewis Kimberlin House	Queen Anne Cottage	1895	
811	Monroe St	26926089		Shingle	1900	SP/MA
823	Monroe St	26926090		Shingle	1900	MA/SP
836	Monroe St	26926071		Queen Anne Cottage	1885	SP
876	Monroe St	26926069		Vernacular Greek Revival	1895	SP
906	Monroe St	26920095		Stick/Eastlake	1890	HT/MA/SP
930	Monroe St	26920087	Clarence Bjorlie House	Colonial Revival	1910	
1190	Monroe St	26913053		Period Revival	c.1910	SP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1191	Monroe St	26915078		Italianate	1880	
4~~4~~220	Network Circle (formerly 4000 Lafayette St)	09708058	Agnews State Hospital Agnews Insane Asylum	Mediterranean Revival	1911	NR/BP NRIS No. 97000829
420	N. Winchester Street	30302014	Eberhard Plaque (Tombstone)			BP
2390	Park Ave	23017034		Tudor Revival	1935	SP
550	Park Ct	26952104		Bungalow Cottage	c.1925-35	
560	Park Ct	26952072		Bungalow Cottage	c.1925-35	
574	Park Ct	26952039		Period Revival Cottage	1927	SP
584	Park Ct	26952038		Period Revival Cottage	c. 1920	MA
631	Park Ct	26952043		Bungalow Cottage	c.1925-35	
633	Park Ct	26952009		Vernacular Craftsman Bungalow	1925	MA
651	Park Ct	26952045		Craftsman Bungalow	1925	MA
691	Park Ct	26952048		Bungalow Cottage	c.1927	MA
753	Park Ct	26952019	Draper House	Bungalow Cottage	c.1927	MA
761	Park Ct	26952051		Bungalow Cottage	c.1925-35	
794	Park Ct	26952054		Vernacular Craftsman	1925	MA
782	Park Ct	26952027		Bungalow Cottage	c.1924	MA
792	Park Ct	26952055		Bungalow Cottage	c.1925-35	
1212	Pierce Street	26911035	Solano House	Vernacular Craftsman	1914	MA
1005	Railroad Avenue	23006050	Santa Clara Railroad Depot	Vernacular	1863	NR/BP/H NRIS No. 85000359
1085	Santa Clara St	26928050	Luis Arguello Home	Georgian Colonial	1868	BP
1149	Santa Clara St	26928043	Dr. Henry Warburton Cottage		1890	MA
1189	Santa Clara St	26928046		Queen Anne/Colonial	c.1901	
1217	Santa Clara St	26926098	Andrew Landrum House	Gothic Revival	1875	NR/BP NRIS No. 82002271
1241	Santa Clara St	26926099	Hamilton House	Colonial Revival	c.1910	
1346	Santa Clara St	26936003	C.C. Woodward House	Queen Anne Cottage	1895	
1358	Santa Clara St	26936003		Queen Anne Cottage	1901	MA

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address		*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1393	Santa Clara St	26926112		Dutch Colonial Revival with Craftsman detail	1906	SP/MA
1410	Santa Clara St	26935019	Murschel/Fraga House	Colonial Revival	1905	MA
1460	Santa Clara St	26935018	Julius Emig House	Queen Anne Colonial	1905	MA/BP
1480	Santa Clara St	26935016	Ruf House		c1901-15	MA
1490	Santa Clara St	26935015		Gothic Revival	c.1880s	MA
1640	Santa Clara St	26934007		Modified Queen Anne	1910	
1655	Santa Clara St	26925058	Felix/George H. Roll House	Colonial Revival	1906	MA
1754	Santa Clara St	26934003	Randall House	Colonial Revival	c.1901-1905	SP
1232	Warburton Ave	22424063		Craftsman Bungalow	1924	MA
1500	Warburton Ave	22425074	Universal Child	Statue	1965	
1505	Warburton Ave	22450001	Austin Warburton Plaque			BP
1505	Warburton Ave	22450001	Jamison-Brown House	Colonial Revival (remodel)	1866	BP/H
1505	Warburton Ave	22450001	Triton Museum	Modern	1986	
1509	Warburton Ave	22450001	Headen-Inman House	Craftsman Bungalow	1920	BP/H
270	Washington St	26947149	Washington Ball Park	Ball Park		
531	Washington St	26938051		Vernacular	1905	
551	Washington St	26938052		Queen Anne	1885	
561	Washington St	26938053		Queen Anne Cottage	c.1890	
616	Washington St	26936076	Robert Fatjo House	Colonial Revival	1911	HT
725	Washington St	26928053	St. Clare Parish Plaque			BP
807	Washington St	26928033	St. Clare's Rectory	Mission Revival	1918	
810	Washington St	26928069		Pioneer	1885	HT
826	Washington St	26928020		Queen Anne	1885	HT
844	Washington St	26928019		Queen Anne Cottage	1895	SP
860	Washington St	26928018		Colonial Revival	1910	
890	Washington St	26928073		Bungalow	1920	HT
1116	Washington St	26915046	Dr. Paul House	Eastlake	1892	
1155	Washington St	26916059	Senator Frank House Site	Site with landscaping	1856	BP
1179	Washington St	26916036	Franck House	Colonial Revival	1905	MA/BP

TABLE 8.9-1: ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT PROPERTIES

Address	*APN*	*Name*	*Architectural Style*	*Estimated Date of Construction*	*Zoning/ Contract*
1184 Washington St	26915043	Russell/Robinson House	Carpenter Gothic	1861	BP
1270 Washington St	26915018	Mulhall House	Simplified Queen Anne Cottage with Stick detail	1861	SP
1290 Washington St	26915017		Spanish Colonial Revival	c.1928	
1367 Washington St	26905078	Mendonca House	Colonial Revival Cottage	c,1910	
1391 Washington St	26926112	Cunningham House	Italianate	1890	
1687 Washington St	22428031		Colonial Revival Cottage	1910	
1866 Washington St	22427013		Craftsman/Bungalow	c.1910	MA/SP

NR = National Register

SR = State Register with State Historic Landmark Plaque (SHLP) Number

BP = Bronze Plaque

SP = Small Plaque

MA = Mills Act

HT = Historic Combining District

Figure 8.9-1
Architecturally Significant & Historic Places

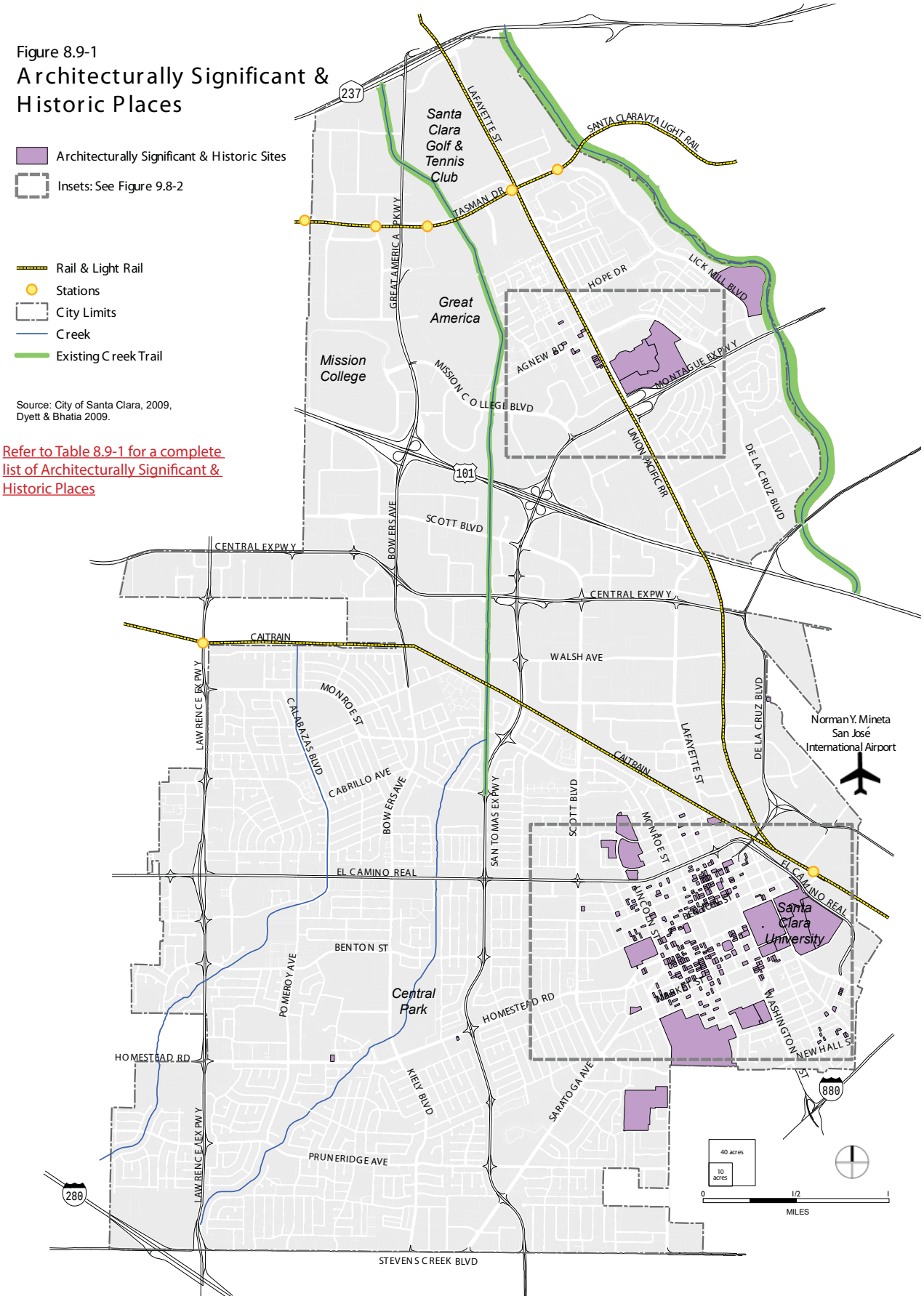


Figure 8.9-2

Architecturally Significant & Historic Places

Architecturally Significant & Historic Sites

100ft buffer around Historic Sites

Rail & Light Rail

Stations

City Limits

Creek

Existing Creek Trail

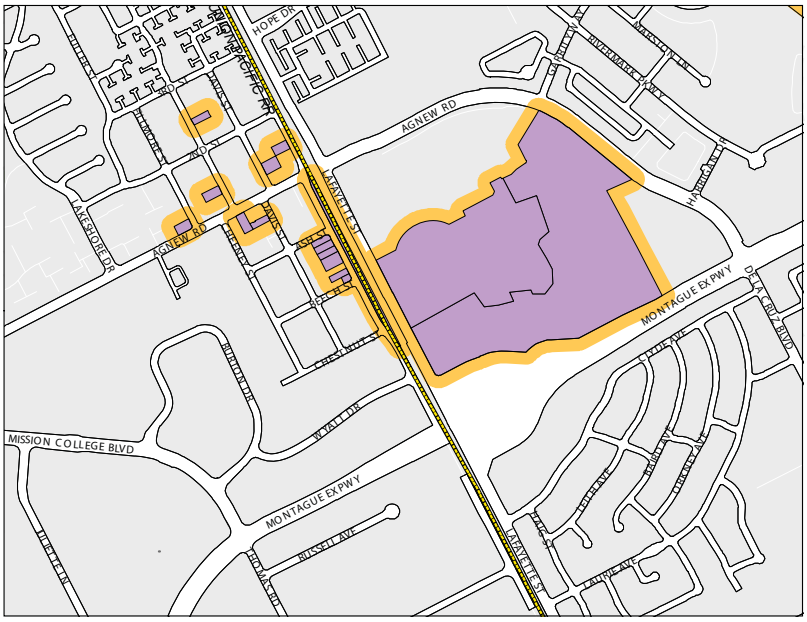
Source: City of Santa Clara, 2009, Dyett & Bhatia 2009.

Refer to Table 8.9-1 for a complete list of Architecturally Significant & Historic Places

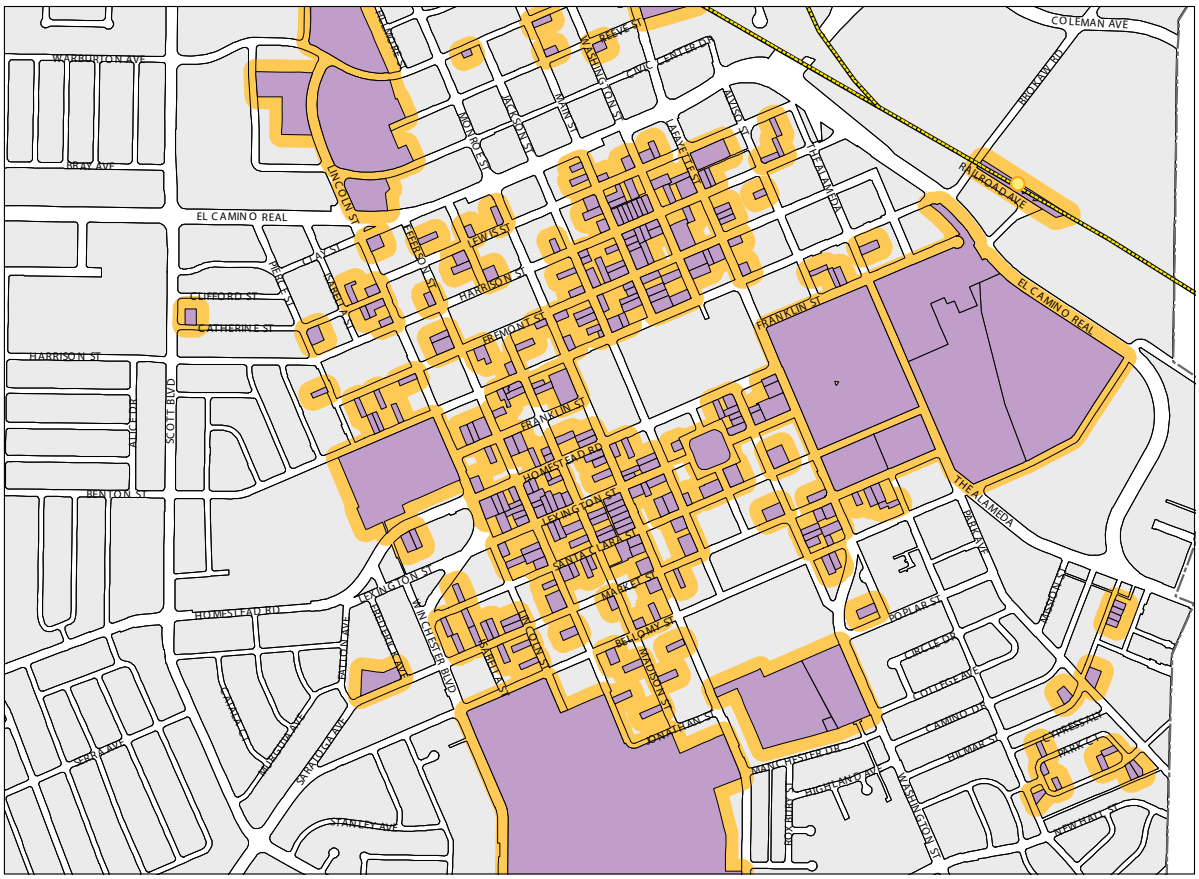
0 1/4 1/2

Miles

Agnew Village



Old Quad Area



8.9.2 Criteria for Local Significance

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

Qualified Historic Resource

Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criterion:

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

5. The property has a visual symbolic meaning or appeal for the community.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

3. An intact, historical landscape or landscape features associated with an existing building.

4. A notable use of landscaping design in conjunction with an existing building.

Criterion for Archaeological Significance

For the purposes of CEQA, an "important archaeological resource" is one which:

1. Is associated with an event or person of

   A. Recognized significance in California or American history, or

   B. Recognized scientific importance in prehistory.

2. Can provide information, which is both of demonstrable public interest, and useful in addressing scientifically consequential and reasonable or archaeological research questions;

3. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;

4. Is at least 100 years old and possesses substantial stratigraphic integrity; or

5. Involves important research questions that historical research has shown can be answered only with archaeological methods.

Definition of Integrity

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register criteria recognize seven aspects to integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of these aspects.

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Note that application of the adopted criteria is required for all CEQA documents evaluating potential or listed historic resources and required for preparation of historic resource inventory forms (surveys).

REPORT TO COUNCIL

SUBJECT

Public Hearing: Reconsideration of the Council "No-Action" on the Appeal (PLN25-00362) of the Planning Commission's Denial of a Modification to a Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard

SUMMARY

On October 7, 2025, the City Council (Council) discussed the Subaru Dealership appeal of an August 20, 2025 Planning Commission decision. At the meeting, the Council heard the staff presentation, the applicant presentation, and public comments, and after the close of public comment, the Council made a motion to approve the Conditional Use Permit. The motion, however, did not receive the majority vote necessary to pass and no alternate motion was made; the legal effect of this was to leave standing the Planning Commission's August 20th decision to deny the request. The City Council also requested that if the matter was heard again at a future meeting, Mission Trail, the waste hauling company, would provide more information regarding waste pick up on Stevens Creek Boulevard vs. Cecil Avenue.

At the next regular Council meeting, October 21, 2025, in accordance with Council Policy Manual Policy 042, the applicant's attorney requested a reconsideration of the Council "non-action" at the previous meeting. Council approved this request in a 6-1 vote.

The item was scheduled for the next feasible City Council meeting date, and the applicant is again requesting that the City Council modify the existing Conditions of Approval, P6 and P19.

Since the October 21, 2025, City Council meeting, City staff have had further direct communications with Mission Trail waste hauling, as well as a site visit to assess the conditions.

Based upon Mission Trail's assessment, it appears that Subaru's required waste bins cannot be serviced from Cecil Avenue due to the inability of Mission Trail's waste vehicles to enter the rear of the Subaru dealership property. Based on this updated information, staff is now recommending denial of the applicant's requested Modification to the Conditional Use Permit and keep the waste haul with access off Stevens Creek Boulevard.

BACKGROUND

On October 21, 2025, John Domingue ("Applicant and Attorney") on behalf of Monar LLC ("Subaru Owner") submitted a request for the City Council to reconsider their October 7, 2025, action on the Appeal of the Planning Commission's denial of a modification to a Conditional Use Permit (PLN25-00362). The request is in accordance with City of Santa Clara City Council Policy Manual, Policy 042 Reconsideration of Council Action.

The Site

The subject site, currently occupied by the Subaru Dealership ("Subaru"), is located on the north side of Stevens Creek Boulevard. The property has a street frontage that faces Stevens Creek Boulevard, adjacent to other commercial uses, and backs onto Cecil Avenue, across from single-family residences. The Vicinity Map can be found in Attachment 1.

Prior Actions

2016 City Council Action

In 2016, the City Council approved the construction of a new dealership with Conditions of Approval to alleviate potential impacts from its operation to the abutting single-family residences on Cecil Avenue. The approval included Conditions P6 and P19, which limited the waste pick up to Stevens Creek Boulevard, but since that approval and construction of the dealership, the waste has been picked up next door at the Lincoln Dealership (3155 Stevens Creek Boulevard) on Cecil Avenue.

Operational Complaints by Neighbors and Remedies Proposed by Owner

Staff have received ongoing complaints from residents on Cecil Avenue regarding Subaru's non-compliance with their waste removal conditions. Code Enforcement staff have responded to resident complaints and, where it was determined to be a valid complaint, code enforcement procedures were followed and violation letter was sent with options to remedy the violation (Attachment 10). Staff have also been engaged with residents throughout the appeal process by taking phone calls, responding to emails, and providing explanations of the process and corrections (See examples of email responses in Attachment 11). Staff has also reached out via phone to the Subaru dealership owner to make him aware of on-going complaints from the neighborhood.

One of the options was for the Applicant to apply to modify their Conditional Use Permit ("CUP") pursuant to Santa Clara City Code ("SCCC") Chapter 18.150, Permit Modifications and Revocations. This Applicant selected this option due to the limited availability on the site for trash pick-up and the safety concerns on Stevens Creek Boulevard. On September 9, 2024, the applicant filed an application to modify the Conditional Use Permit (File No. PLN24-00392). They requested to allow the operation of the existing roll-up doors during business hours to facilitate solid waste and recycling collection from Cecil Avenue by modifying Condition P6 and P19. The adopted Condition P6 and P19 that would need to be modified to accommodate the dealership's request currently reads as follows:

> "P6: Any pedestrian and roll-up doors opening onto Cecil Avenue shall remain closed during operation, shall be used for emergency ingress/egress only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue shall remain closed at all times, except in the event of emergency ingress/egress needs. The roll-up door for the service area that faces east shall remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016. Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations".
>
> "P19: No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging,

vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request."

2025 Planning Commission Consideration of Modifications

At the publicly noticed meeting of May 21, 2025, the Planning Commission ("Commission") reviewed the request. The Commission discussed whether the change in waste pick-up would generate additional traffic and noise on Cecil Avenue. Staff stated that the waste management company, Mission Trail, is already driving waste trucks through Cecil Avenue to collect commercial and residential waste and would use the same trucks to collect the waste for Subaru. The Commission voted to determine that the request was exempt from the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations) with a vote of 7-0, but voted to deny the modification to the CUP (5-2, Commissioners Cherukuru and Huang dissenting) due to the inability of the applicant to provide proof that no additional traffic would be generated with the requested changes. The Commission directed staff to prepare a resolution of denial and to bring the resolution back to the Commission. Staff brought the resolution of denial to the Planning Commission on August 13, 2025, and it was adopted with a vote of 5-1-0-1 (Commissioner Huang dissenting, Commissioner Bhatnagar absent). The Staff Report for the May 21, 2025, Planning Commission hearing is available as Attachment 3.

2025 Appeal of Planning Commission's Decision

On August 20, 2025, the applicant's attorney filed a timely appeal of the denial on August 20, 2025 (Attachment 2), and on October 7, 2025, the appeal was heard by the City Council within 60 days of filing in accordance with SCCC 18.144.030. In the appeal application, the applicant stated that finding "D" of the 2016 CUP resolution, which relates to the impact of the design of the neighboring properties, can no longer be made, and requested the Council to overturn the Commission's decision.

October 2025 City Council Meetings

On October 7, 2025, the City Council was unable to act on the appeal as the motions to approve the Conditional Use Permit did not receive the majority vote necessary to pass and no alternate motions were made; the legal effect of this was leave in place the Planning Commission's decision to deny the request.. The Staff Report for the Council Hearing on October 7, 2025, is available as Attachment 3.

2025 Reconsideration Request

At the next regular Council meeting, on October 21, 2025, in accordance with the City of Santa Clara City Council Policy Manual Policy 042, the applicant's attorney requested a reconsideration of the Council action. Council approved this request in a 6-1 vote. Following the meeting, Staff worked with the applicant's attorney and Mission Trail on setting a date for the reconsideration hearing that worked for all parties.

During this time, staff was in discussions with Mission Trail, and it was communicated that Subaru's

required waste bins cannot be serviced from Cecil Avenue; Subaru's service levels cannot be reduced; and bins need to be serviced via Stevens Creek Boulevard, which is discussed in greater detail later in this report.

DISCUSSION

At the May 21, 2025, Planning Commission meeting, staff supported the applicant's request to modify the CUP to facilitate solid waste and recycling collection from Cecil Avenue. At the time of entitlement review, City staff was coordinating with Mission Trail and it was determined that trash pickup on Cecil Avenue was the most appropriate location due to the safety of Mission Trail employees. Based on this, a modification of an existing permit was appropriate under the Santa Clara Zoning Code when the "circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation." The circumstance that staff stated had changed since the original approval was that Finding "D" of the 2016 resolution. Finding "D" was that the dealership "is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle preparation are permitted uses" in the applicable zone, and because the dealership "is designed such that it does not adversely impact the surrounding areas." Part of that design was the condition requiring that the roll-up doors fronting Cecil Avenue remain closed most of the time. At the time of the Planning Commission meeting, it was determined that conditions of approval were no longer necessary to avoid impacting the surrounding uses because:

- The solid waste and recycling collection restriction under Planning Division conditions P6 and P19 creates an unreasonable constraint to the site's waste management operation.
- The constraint is unique to the site as similar properties along Stevens Creek and abutting Cecil Avenue are allowed to get their solid waste and recycling collected from Cecil Avenue for recent projects.
- Mission Trail operates its collection trucks on Cecil Avenue currently, and modifying these conditions will not generate additional noise pollution as Mission Trail is already picking up commercial waste on Cecil Avenue.
- Mission Trail, through the applicant, stated that waste collections on Stevens Creek are discouraged because it may pose a safety hazard for their staff.

Therefore, City staff recommended approval of modifying the Conditional Use Permit (Attachment 7) as the request would encourage traffic distribution that maximizes the efficiency of the existing roadway network and minimizes disruption of traffic flow from truck traffic.

During the Planning Commission hearing, the applicant team was unable to answer several of the Planning Commission's questions on employee parking, Mission Trail waste pick-up routes (number of pick-up days per week), and whether other commercial properties were getting their trash collected on Cecil Avenue. The Planning Commission heard public comments from four members of the public who live in the vicinity of the project site and their concerns about how the Subaru dealership has not been a "good neighbor". Commissioners asked Staff questions about whether there are alternatives to the request. Staff stated at the time that any alternative to the request would not be preferred by Mission Trail, as they are discouraging waste collection on Stevens Creek Boulevard, as it endangers their employees due to high volume and speed of traffic.

October 7, 2025 City Council Appeal Hearing

Staff respectfully disagreed with the Planning Commission's determination and recommended approval of the CUP modification in the October 7, 2025 Staff Report to the City Council (Attachment 3). Staff concurred with Mission Trail that Stevens Creek Boulevard was not the best place for trash collection, not only for worker safety, but also because bike lanes will be installed on Stevens Creek Boulevard in the future, which will cause conflict in the right of way between future cyclists and the waste trucks. The Council asked staff what administrative process Subaru would need to follow to get waste collected on Stevens Creek Boulevard. Staff responded that Subaru would need to request that a portion of their front curb be painted red by Public Works to allow the waste containers to be staged before pick-up. Council was unable to act on the issue, and the Planning Commission's decision of denial stood.

Reconsideration
The City Council is now hearing this reconsideration of their previous action on October 7, 2025. During a hearing on a reconsidered item, the Council typically only considers new evidence and facts not presented previously, or a claim of error in applying the facts. However, in this case the Council took no action at the last hearing, rather than affirmatively voting to deny the permit. The Council can independently exercise its authority to affirm, affirm in part, vacate, modify or reverse the Planning Commission decision.

Since the October 21, 2025 City Council meeting, staff have been diligently working to coordinate meetings with Department of Public Works and Mission Trail. Additionally due to Super Bowl LX, Mission Trail's earliest availability to attend an in person hearing was February 24. Therefore, the item was noticed for the February 24 City Council public hearing.

In this matter, City staff does not support the applicant's request for trash pickup on Cecil Avenue, since the October Council hearing, staff has met with Mission Trail on site and found that Subaru's required waste bins are not serviceable from Cecil Avenue due to the inability of Mission Trail's waste vehicles to enter the rear of the property. Mission Trail's commercial waste vehicles need at least 30 feet of clearance to service their bins, which is less than what the Subaru dealership has in its parking garage. Mission Trail in addition would not allow their bins to be touched by their customers due to liability issues; therefore, Subaru cannot use a forklift or other heavy equipment to move the bins onto Cecil Avenue. Mission Trail also does not support a reduction of service to this property as they are currently servicing them three days a week and the bins are at capacity each time they are being serviced. Staff has compiled answers to all the questions that the City Councilmembers asked on the October 7,2025 hearing to staff. See Attachment 9 for the list of questions and answers.

Based on the additional information from Mission Trail, City staff recommends that the Planning Commission's decision to deny the CUP be affirmed with the requirement that the dealership will get their waste service picked up on-site from the uncovered portion of their area fronting Stevens Creek Boulevard where it was originally approved. This will require the removal of five uncovered parking spaces. To minimize the changes to the approved Use Permit, City staff is no longer requesting modifications to Conditions P8 (which would have added signage directing employees to park on site) or P20 (which would have further limited the permitted hours for the on-site portable generator for power washing vehicles).

ENVIRONMENTAL REVIEW
The proposed request is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), which

applies to minor alterations in the land use limitations if it does not change the density or land use. The proposal involves changing a condition in the Conditions of Approval of the CUP.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expenses typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Affirm the Planning Commission's decision and adopt a Resolution denying the Modification to the Conditional Use Permit to change existing Conditions of Approval for the existing Subaru Dealership at 3225 Stevens Creek Boulevard that would have allowed trash pick-up on Cecil Avenue, subject to Findings and Conditions of Approval.

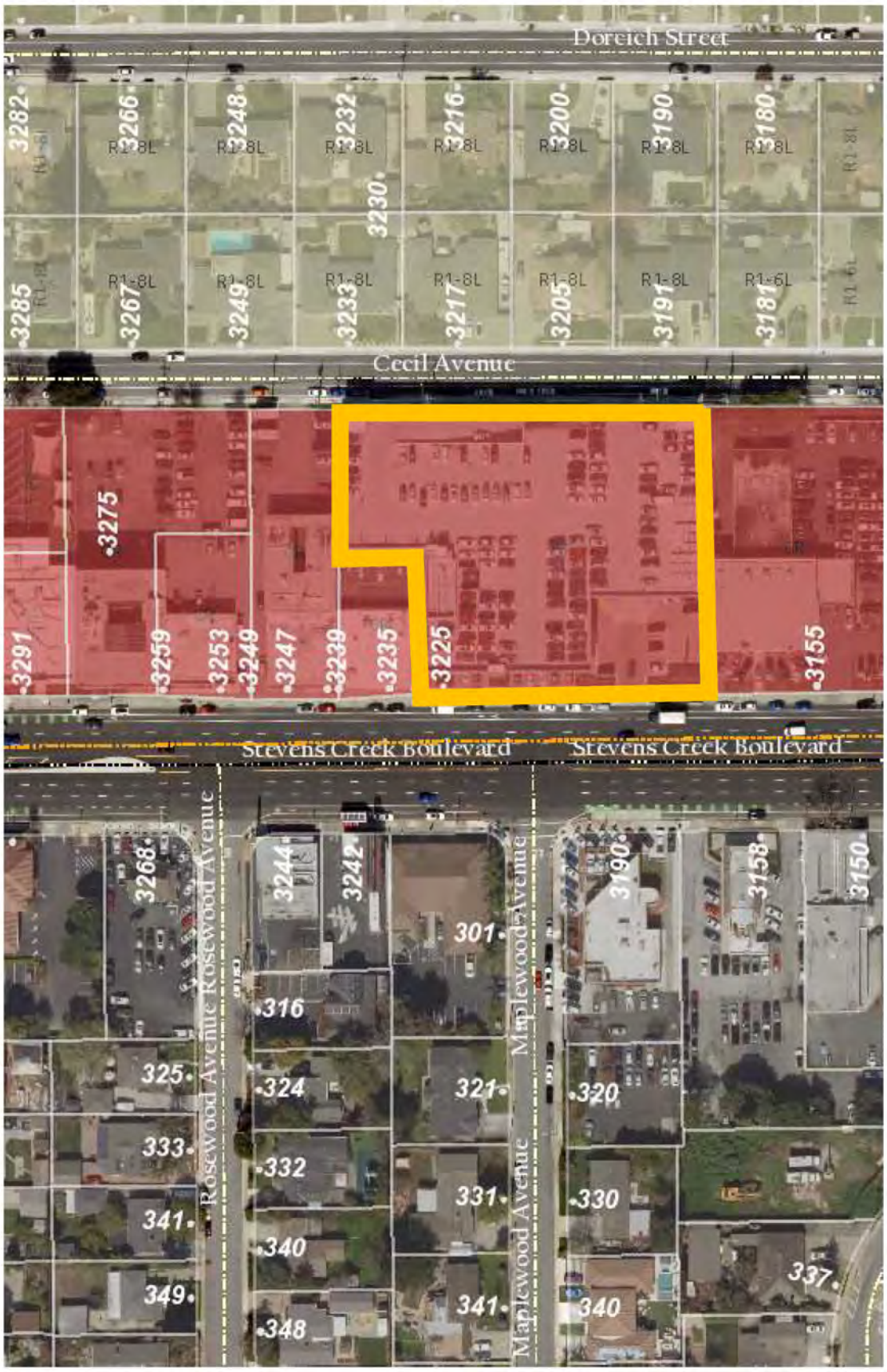
Prepared by Alex Tellez, Assistant Planner, Community Development Department
Reviewed by: Afshan Hamid, Community Development Director
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. Vicinity Map
2. Appeal Application Form
3. Staff Reports & Minutes (October 7, 2025)
4. CC Minute Excerpt (October 21, 2025)
5. PC Denial Reso. August 13, 2025
6. Resolution To Deny an Appeal
7. Modified Conditions of Approval
8. Development Plans
9. City Council Questions & Answers (October 7, 2025)
10. Violation Letter
11. Email Correspondence-Permit Violation

City of Santa Clara

Vicinity Map (Zoning) - 3225 Stevens Creek





Legend

- Official City Limit
  - Official City Limit
- City Operational Boundary
  - Municipal Boundary
- Base Layers
  - Site Addresses
    - Single
  - Streets
  - Air Parcels
  - Land Parcels
    - Land Parcels
- Zoning
  - Land Parcels
    - CR - Commercial Regional

Notes

created on 04/21/2025 17:10:44

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Inspection Department
Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050
Ph: (408) 615-2450

Appeal Form

Instructions

Use this form to appeal a decision of the Architectural Review Committee or Planning Commission. **All appeals must be filed in the Planning Division within seven calendar days of the action being appealed**.

Appeals from the Architectural Review Committee are made to the Planning Commission and will be set for hearing on the next available Planning Commission agenda. Appeals from the Planning Commission are made to the City Council and will be placed on the subsequent City Council Agenda to set a hearing date. Please contact the Planning Division at the number listed above with any inquiries about the process.

Please print, complete, and sign this form before mailing or delivering to the City, along with the fee payment, and supporting documentation, letters, etc. (if any).

Appeal Fees

Appeal Fees are set by the Municipal Code of the City of Santa Clara and are subject to annual review. Please call the Planning Division for the current Appeal Fee. **Fee payment must be received by the City of Santa Clara before this form submittal can be certified as complete**.

Appeal fees may be paid by cash, check, or with VISA, MasterCard, or American Express, at the Permit Center at City Hall. Alternatively, checks or money orders made payable to City of Santa Clara can be mailed or delivered to Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara, California 95050.

Appellant Declaration

Name: Monar LLC
Street Address: 3225 Stevens Creek Blvd.
City, State, Zip Code: San Jose, CA 95117
Phone number: (408) 495-3908
E-mail address: john@rdlaw.net; copy: maria@rdlaw.net

In accordance with the provisions of the Municipal Code of the City of Santa Clara, I hereby appeal the following action of the:

☐ Architectural Review Committee ☑ Planning Commission

at it's meeting of August 13, 2025.
(date)

Agenda Item No.: 25-717
File No.(s): PLN25-00362 (PLN24-00392)
Address:/APN(s): 3225 Stevens Creek Blvd., San Jose, CA 95117

Appellant Statement
(If more space is required, attach a separate sheet of paper.)

Action being appealed:

Denial of Appellant's Request to Modify Conditional Use Permit (PLN24-00392) Conditions of Approval (Conditions P6, and P19) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Reason for Appeal:

The initial vote was cast without adequate consideration of the facts relevant to make a decision, the modification would not create any new burden to the existing status quo of the current trash and recycling pickup route, and the Commission's vote was cast while several voting members were admittedly confused and did not understand the vote that they were casting.

Certification of Authenticity

Beware, you are subject to prosecution if you unlawfully submit this form. Under penalty of law, transmission of this form to the City of Santa Clara is your certification that you are authorized to submit it and that the information presented is authentic.



Signature of Appellant
John F. Domingue for Monar, LLC per 8.28.28 Property Owner Authorization

8.20.2025
Date

Rossi | Domingue

JOHN F. DOMINGUE
ATTORNEY AT LAW
OFFICE 408.495.3900 | DIRECT 408.591-5180
LEGAL ASST. 408.495.3908 (Maria)
john@rdlaw.net w/cc to maria@rdlaw.net

August 20, 2025

Santa Clara City Council
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Santa Clara Subaru – Application Appeal

I. Introduction

This appeal is submitted by the Subaru dealership property owner, Monar LLC ("Monar"). The Planning Commission denied Monar's modest request to conform garbage pickup to what the garbage company (Mission Trail) wants, and to have such pickup match every other business on the same block.

The Planning Commission heard Monar's request at its regular meeting on August 13, 2025, as Agenda Item No. 25-717, File No. PLN24-00392. Monar requested modifications to just two planning conditions within its Conditions of Rezone and Use Permit (File No. PLN2015-11350 – the "CUP"). Monar sought to change just a few words within conditions P6 and P19 to allow solid waste and recycling to be collected from Cecil Avenue just like all of the neighboring businesses (otherwise, garbage would need to be picked up on Stevens Creek Boulevard, which Mission Trail states is unsafe).

At the meeting, the Planning Commission voted to make no changes to the CUP, and thus denied Monar's application to allow garbage pickup on Cecil Avenue. By all indications, the Planning Commission either confused the request with other modifications being heard at the same time, or overly focused comments from a couple neighboring homeowners who misleadingly suggested that allowing garbage collection on Cecil Avenue would compromise "the safety, comfort, and peace of its residents." This is entirely untrue because all of the neighboring businesses *already* have their garbage picked up on Cecil Avenue. Approving Monar's modification request to the CUP would merely retain the existing practice—the weekly pickup would stay entirely the same and would secure the safety of Mission Trail employees (who say that pickup on Stevens Creek Boulevard is dangerous).

II. Prior Proceedings and the City Staff Report

Monar's application first came before the Planning Commission on May 21, 2025. The Planning Commission heard from the City of Santa Clara, then Monar's representative, David Zamora, and finally, public comment from a few residents living on Cecil Avenue. Mr. Zamora addressed a few questions from the Commission, mostly involving the mechanics of how the proposed trash pickup would impact the local residents (no impact whatsoever) and whether any

alternative pickup options were viable. After this, the Commission took public comment from the local residents.

Four supposed residents spoke, and each were each given two minutes to provide statements on why they believed the proposed change to allow Mission Trail to pick up trash on Cecil Avenue would negatively impact their neighborhood. At the conclusion of all this, the Commission expressed an inclination to deny Monar's application (which formally occurred at a follow-up, private action at the Commission's August 13, 2025 meeting).

The Commission's decision on the application was particularly surprising given the City of Santa Clara Staff Report to the Commission on the matter. The Staff Report first notes that Monar's request was made at the urging of the City, itself, to resolve the issue of Monar's garbage that was then being transferred to a neighbor for discard and pickup (on Cecil Avenue). The Staff Report then notes that oil and fluid pickup are already happening once a week on Cecil Avenue. Next, the Staff Report noted that under a CEQA study, it was found that noise pollution along Cecil Avenue was slightly high, which resulted in some mitigations such as keeping roll-up doors closed between 10:00 p.m. and 7:00 a.m., and limiting their use during business hours. According to the Staff Report, these mitigations *do not include* stopping garbage pickup on Cecil, which happens just once per week.

Next, the Staff Report noted that the CUP precluding trash pickup for Monar "created a unique situation for this project site as it is **the only commercial property along Cecil Avenue that does not have solid waste and recycling collected from Cecil Avenue.**" (emphasis added) Further, the Staff Report notes that a recent conditional use permit issued for another dealership along Cecil Avenue allows pickup on Cecil Avenue.

The Staff Report then concluded that the elements for modification of a conditional use permit (under Santa Clara City Code Chapter 18.150) had been satisfied, and the staff recommended that the Commission "**adopt a resolution approving a Conditional Use Permit for the modification of existing conditions of approval to allow solid waste and recycling collection from Cecil Avenue for the property located at 3225 Stevens Creek Boulevard**." In support of this conclusion, the Staff Report notes the following:

- The solid waste and recycling collection restriction under Planning Division conditions 6 and 19 creates an unreasonable constraint to the site's waste management.
- The constraint is unique to this site as similar development abutting Cecil Avenue has been allowed to get their solid waste and recycling collected from this street for recent projects.
- The waste management company (Mission Trail) operates their collection trucks on Cecil Avenue currently and modifying these conditions will not generate additional noise pollution.
- These conditions are no longer necessary due to the conditions on the ground.

The full Staff Report, with exhibits, is attached as **Exhibit A**.

III. The Original CUP Restriction on Cecil Garbage Pickup Was a Mistake

In looking at the background of the particular conditions at issue prohibiting garbage pickup on Cecil, it becomes apparent that they were mistakenly included. As referenced above and in the Staff Report, Cecil Avenue was the subject of a study in 2015 looking at the growth of auto-oriented commercial businesses along Stevens Creek Boulevard (which runs parallel to Cecil Avenue). This study determined that there was an above-normal amount of noise pollution for a residential neighborhood, and suggested certain mitigations. Later, a Mitigation Monitoring and Reporting Program was created with the intent of lowering noise pollution along Cecil Avenue. As a part of this Mitigation Monitoring and Reporting Program, the Planning Commission approved a list of Conditions for Approval which, among other things, included adding restrictions to the use of the roll up doors located along Cecil Avenue. But, as noted by the City staff in their Staff Report, these mitigations did not include the prohibition on Cecil Avenue garbage pickup because that does not minimize noise (the mitigations focused on actual noise-creating conditions such as roll up doors staying open for hours on end allowing business and Stevens Creek Boulevard noise to pass through to Cecil Avenue). Apparently by mistake (because it does not reduce noise), the CUP for Monar included language in P6 and P19 to prevent garbage pickup along Cecil Avenue. A carbon-copy conditional use permit issued to a neighboring dealership afterward did not contain this exclusion further showing the Monar restriction to be a mistake (and one that does not serve to reduce noise pollution).

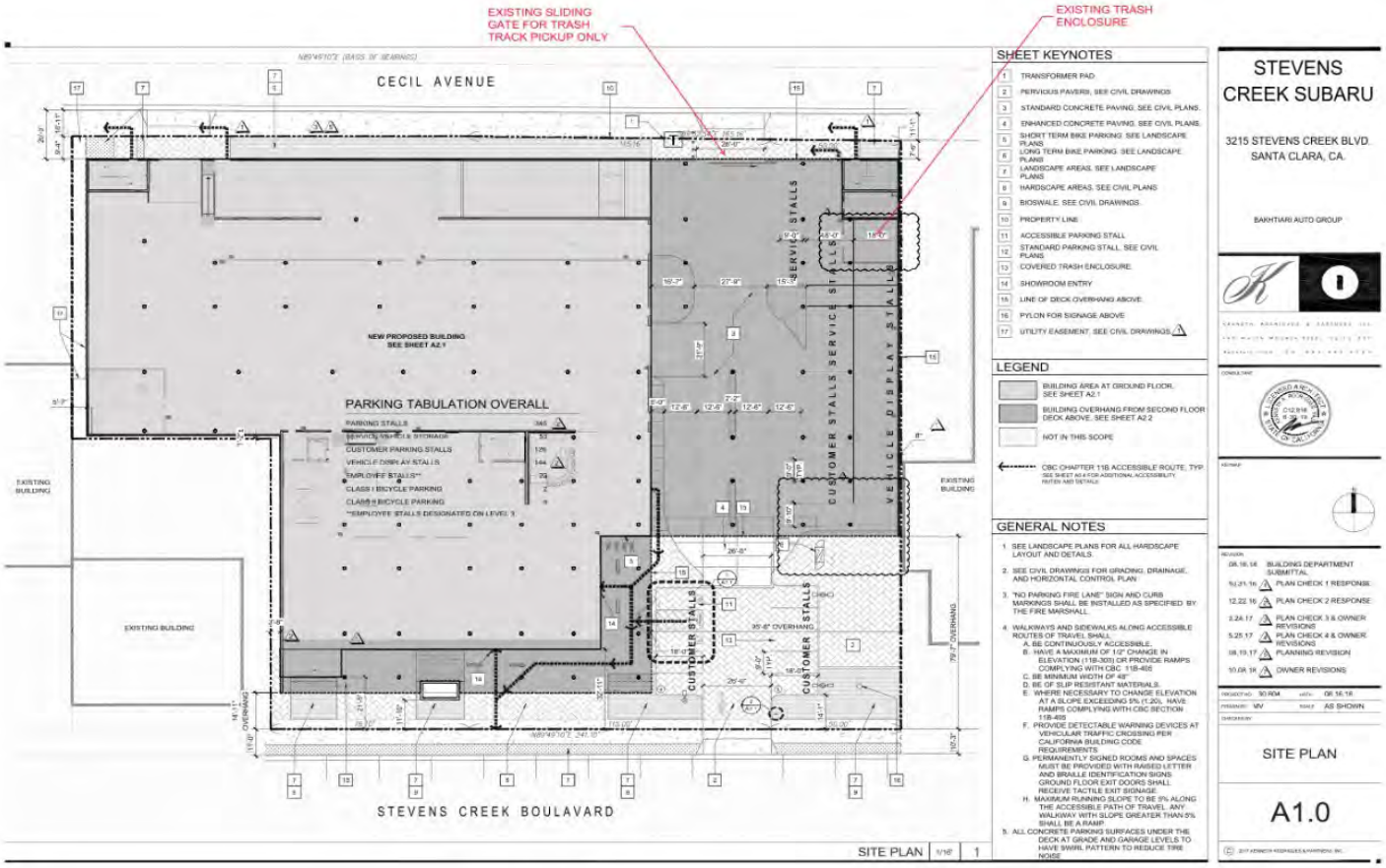
IV. Monar's Application

On September 9, 2024, Monar submitted an application to the Planning Commission of the City of Santa Clara for a "Conditional Use Permit to modify existing conditions of approval (condition P6 & P19) to allow trash to be picked up at Cecil Avenue for the existing Subaru dealership."

Monar has attached as **Exhibit B** the CUP with Monar' proposed substantive modifications (shown with underlined language to be added and strike-throughs of the language to be deleted). Monar seeks to add language that the roll up door can be used as it is now, plus "to facilitate the collection of waste." Language in both P6 and P19 inconsistent with this addition is struck through and slated for deletion from the CUP. This is the essence of Monar's appeal.[1]

With Monar's original application, it uploaded site plans to the City of Santa Clara portal identifying the requested pickup location. For convenience, this site plan and notice of development plans (that were posted on the Monar property for the public's visibility and awareness) are shown below:

[1] Within the Staff Report, there is also discussion of CUP conditions P8 and P20 about employee parking instructions and use of generator-powered car washing machines. The Planning Commission voted not to change these other conditions. Monar is *not* seeking to appeal the Planning Commission's decision on P8 and P20, which will therefore remain as is.



On May 15, 2025, a Notice of Public Hearing was posted at Monar's Subaru dealership notifying local residents that material related to Monar's request would be heard on May 21, 2025, and public comment would be open for interested parties.

On May 21, 2025, the Planning Commission meeting took place in which the Planning Commission ultimately said Monar's application for a Conditional Use Permit would be denied (and the formal denial was done on August 13, 2025). As noted above, during the meeting, Mr. Zamora gave a presentation showing the trash pickup recommendation. The Commission was permitted to ask questions following both presentations to help clarify any misunderstandings. Public comment was then opened, at which point a few residents of Cecil Avenue came forward to provide their concerns with the proposed change in the CUP.

Thereafter, a recommendation to deny was made by one of the Commission members but it was unclear to what it related exactly (because there was also the proposed CUP changes mentioned in the footnote above about employee parking instructions and washing machines). So the Santa Clara Assistant City Attorney, Jennifer Beyers, clarified to the Planning Commission that "the intent of the application was to change the location of the waste and recycling

collection, so to the extent the recommendation is outside of that scope, I would recommend reopening public comment, giving the applicant an opportunity to speak on it as well." (Planning Commission Meeting, 2:52:52.)

Ms. Beyers then made an additional statement for consideration indicating that there was not a resolution prepared for denial at the time of the meeting, so it was recommended to the Planning Commission that the motion be modified to bring back a resolution of intent to deny at the following meeting. This recommendation was adopted, which permitted the Commission to vote to deny Monar's application at the meeting, but allowed for the City of Santa Clara staff to prepare a written resolution on the findings by the Commission and summarize the items discussed in consideration of Monar's application. This report was then set to be brought back during the next meeting as a consent item to be approved in form by the Commission on August 13, 2025, which triggered this timely appeal on August 20, 2025. (Planning Commission Meeting, 2:55:11.) Based upon the history, and Ms. Beyer's comments at the May 21, 2025 meeting, it appears very possible that Monar's request was lumped in for an *en masse* denial (with the other items the Commission actually wanted to deny) when it should have been considered separately and possibly approved consistent with the Staff Report recommending approval.

On August 13, 2025, the Planning Commission held a meeting to discuss several items, including the proposed resolution to deny Monar's application. This action item, number 1.C 25-717, appeared on the meeting agenda prior to the meeting, with a recommendation that the Planning Commission "Adopt a Resolution Denying the Modification of an Existing Conditional Use Permit that would have allowed solid waste and recycling to be collected from Cecil Avenue for the existing Subaru Dealership." At the Planning Commission meeting, Commissioner Biagini made a motion to adopt the resolution as proposed in the meeting agenda, which was seconded by Commissioner Bouza. Ultimately, the motion was passed on a vote of 5 to 1, with only Commissioner Qian Huang voting against the proposed motion. There does not appear to have been further discussion on the matter at that time.

V. SOLID WASTE AND RECYCLING PICKUP RELOCATION

A. Legal Standard

A Conditional Use Permit may be modified or revoked pursuant to Santa Clara City Code Chapter 18.150. This chapter allows for modification when the "[c]ircumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation."

B. Location of Collection Activity

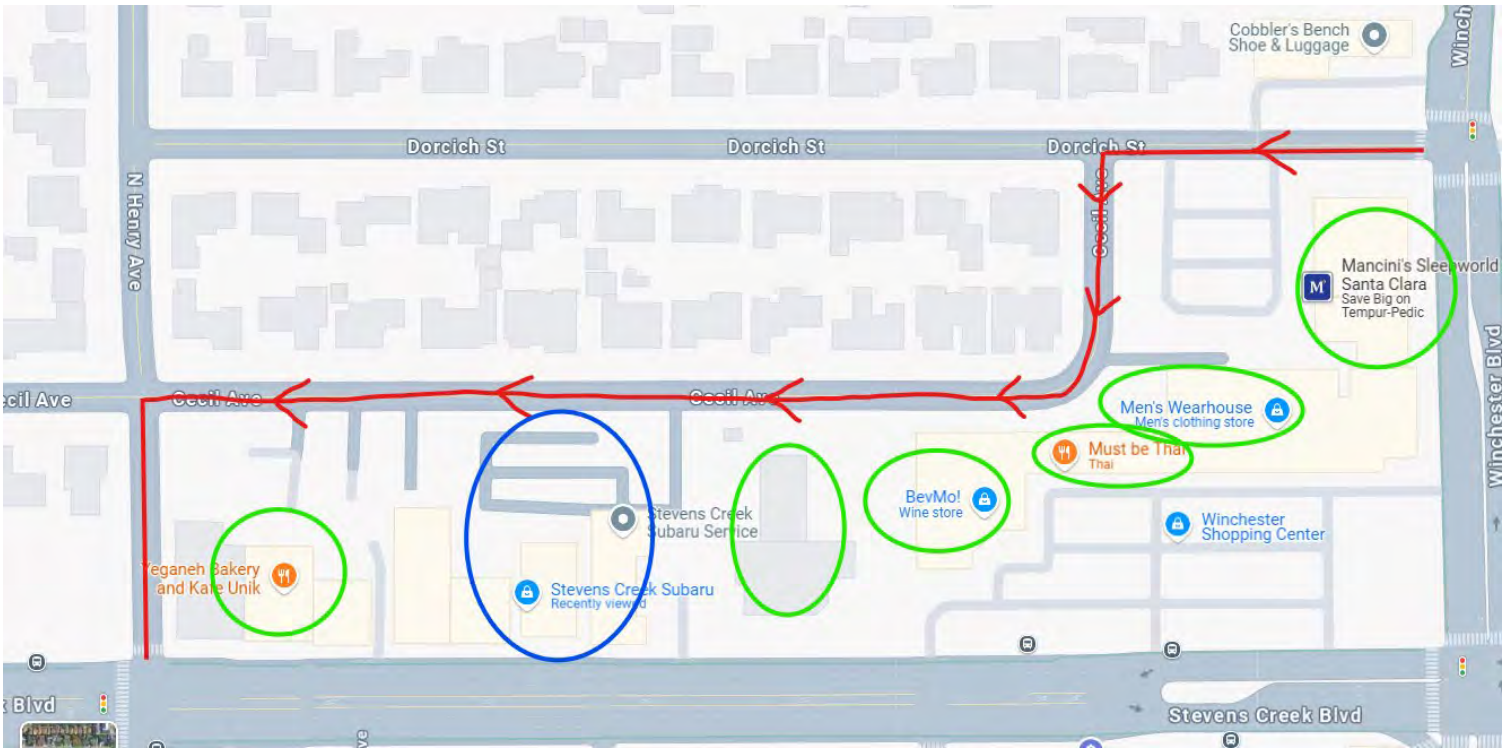
Monar's Subaru dealership has an official address of 3225 Stevens Creek Boulevard, San Jose, California. The dealership is a large building, and the parcel on which it is located stretches the entire width of the city block, meaning the rear of the parcel is located on Cecil Avenue in San Jose. Monar's Subaru is bordered on both sides with several other commercial

businesses, including the new Lincoln dealership that is currently under construction. The opposite side of Cecil Avenue is lined with residential homes. A vicinity map is included below to show the layout of the area. The blue "X" identifies the Subaru dealership location, and the green circles are the homes of the Cecil Avenue individuals who signed an opposition to Monar's application.



C. Current Garbage Pickup

Mission Trail is the garbage pickup company and for all of the businesses along Cecil Avenue. Mission Trail picks up once per week on Cecil Avenue (as noted by the City staff in the Staff Report). This has even included the garbage from Monar's Subaru dealership, which went into a dumpster emptied by Mission Trail on Cecil Avenue. Every business and conditional use permit before and after the Monar CUP provided for trash pickup on Cecil. This is how Mission Trail will pick up garbage regardless of the outcome of this appeal. Denying this appeal will not lessen the noise or trash pickup activities already happening on Cecil Avenue. A photo below depicts Mission Trail's current trash pickup route.



As shown in the photo above, Mission Trail's collection route runs behind the Subaru dealership and continues along Cecil Avenue to service other nearby commercial properties. This route is followed once per week, consistent with standard waste collection schedules. Identified in green are the existing commercial businesses that currently have their solid waste and recycling collected from Cecil Avenue—Yeganeh Bakery, Stevens Creek Lincoln, BevMo, Must be Thai, Men's Wherehouse, and Mancini's Sleep World.

Under the current conditions of approval, the Subaru dealership (circled in blue) is the *only* commercial property in the area excluded from trash and recycling collection on Cecil Avenue. Notably, the Subaru dealership already has its oil and fluids picked up weekly from Cecil Avenue, demonstrating that service infrastructure is in place. For what can only be explained as a mistake, particularly with a more recent conditional use permit allowing Cecil Avenue garbage pickup, Monar's Subaru dealership has been omitted from this collection route.

D. <u>There Is No Additional Burden to the Cecil Avenue Residents</u>

Allowing trash collection from Cecil Avenue would not place any additional burden on local residents. As previously discussed, Mission Trail already operates a weekly collection route along Cecil Avenue, servicing nearby commercial properties. Monar is not requesting that a new route be created or an increase in service amount or frequency—only that a single stop be added for Monar's Subaru dealership. This request would not increase noise pollution, as trucks already operate along Cecil Avenue, and the collection process would not involve reversing maneuvers. Furthermore, the adjacent Lincoln dealership, currently under construction, has already received approval for trash collection on Cecil Avenue. Extending the same approval to the Subaru

dealership would be consistent with current practices and would not adversely affect local residents.

During the public comment portion of the Planning Commission meeting, a local resident claimed Monar was seeking “a direct change to the status quo.” This statement is inaccurate. In reality, Monar seeks to preserve the status quo. Multiple commercial businesses along Cecil Avenue already receive trash and recycling services from Mission Trail. Maintaining the current conditions of approval would create an inconsistency by requiring Mission Trail to deviate from its regular route to provide special handling for just one property. This would unnecessarily extend the collection process, increase noise, and prolong the presence of trucks in the area—precisely the types of disturbances residents wish to avoid.

Another local resident expressed concern that the owners of Monar’s Subaru would fail to maintain cleanliness at the dealership and allow trash to accumulate in and around the new waste collection area. This claim is unfounded. The photograph below, taken from Cecil Avenue, shows a well-maintained dealership with no visible trash. Both the street and sidewalk are clean, with no signs of debris or garbage accumulation near the premises.

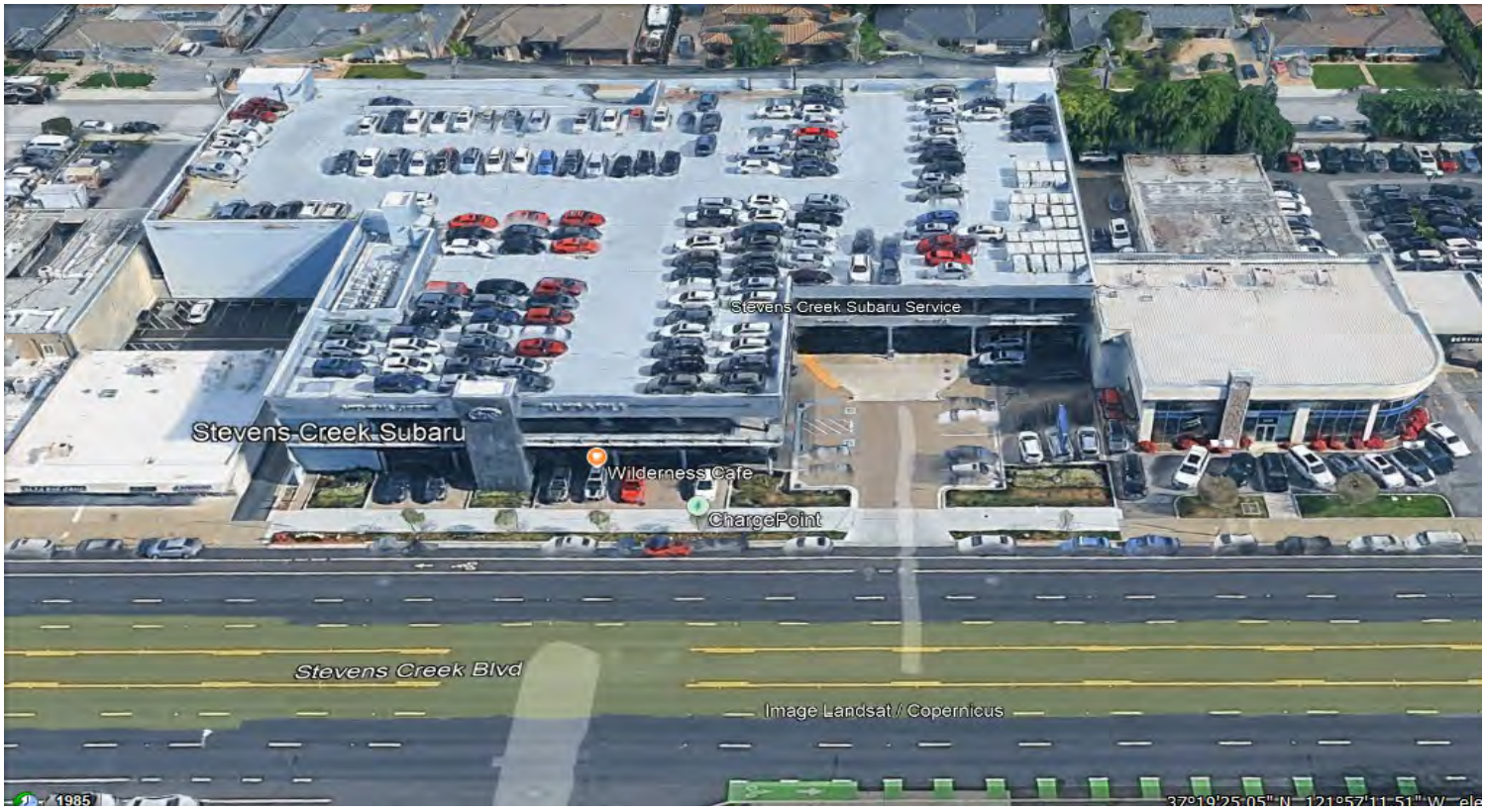


Furthermore, as shown on the site plan above, there is a trash enclosure within the above structure, which completely blocks any garbage from view. The current request by Monar would not change where garbage is collected or seen. That remains hidden from view. The only change is to roll the dumpster out once per week onto Cecil Avenue along with all of the other dumpsters of the neighboring businesses.

E. Safety Risks of Pickup on Stevens Creek Boulevard

One of the many grounds for modifying a condition in the CUP is to ensure safety. In support of Monar's Application, Mission Trail submitted a statement heavily favoring trash pickup on Cecil Avenue instead of Stevens Creek Boulevard for not only convenience, but also safety. The company cited the high traffic speeds and congestion on Stevens Creek as a significant safety hazard for its employees.

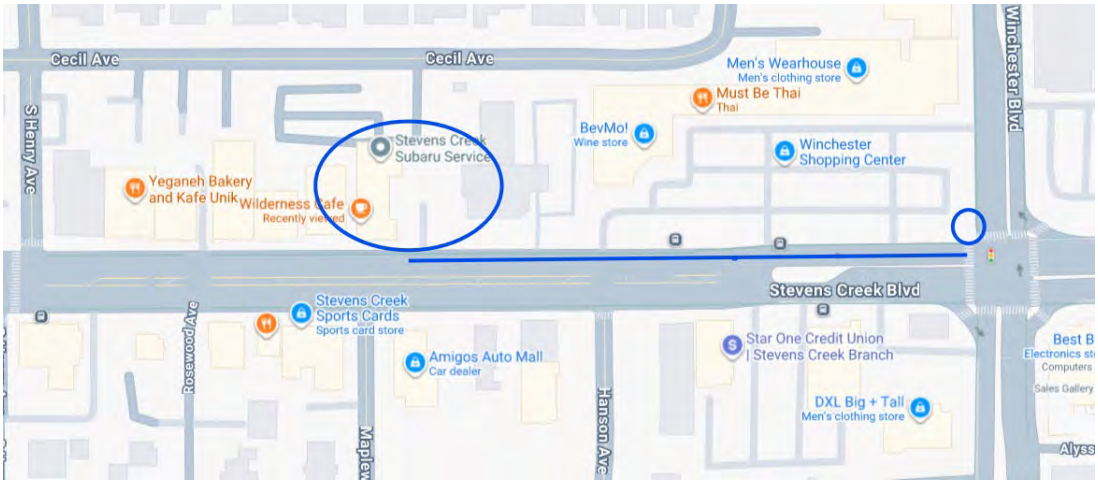
Stevens Creek Boulevard is one of the busiest thoroughfares in the Bay Area and sees thousands of commuters every day across its six lanes. The posted speed limit is 35 miles per hour, however, based on independent observation, local drivers typically drive anywhere between 40-50 miles per hour depending on the time of day and amount of traffic. Between the number of lanes, width of the road, and estimated average speed of regular commuters, it would be highly unsafe to require Mission Trail's trash collection truck to stop in the middle of traffic to collect waste when a perfectly safe and viable alternative route already exists along Cecil Avenue. Below is an aerial view of Monar's Subaru dealership and its frontage along Stevens Creek Boulevard.



As the above photo shows, the conditions presently in the CUP would require Mission Trail to stop a truck. blocking both the bike lane and one lane of traffic. while cars are zooming by at up to 50 miles per hour. This is why Mission Trail understandably says this is a major safety hazard and should *not* be done.

During the Planning Commission meeting, an alternative proposal was suggested—to preclude parking, at least on trash pickup days, in front of the Subaru dealership to create more room for the Mission Trail trucks. This proposal, however, does not resolve the underlying concerns. First, the trucks are much larger than cars and would still block traffic, especially when the equipment is operating and Mission Trail staff need to open the truck door. Second, the street parking is convenient for the bakery customers next door, who would likely pay no mind to a "no parking" sign for a quick run-in to grab their pick up item. Also, Mission Trail would still be required to deviate from their normal route for just one business and stop along a heavily-trafficked roadway. Finally, this proposal would not only prove futile to avoid safety risks and practical problems, it would remove several public parking spaces in the area for the businesses along the road.

It is also critical to consider how a Mission Trail stop in front of the dealership, certainly blocking at least one lane, will affect traffic flows. Monar's Subaru dealership is located approximately one half a mile away from the nearest light, meaning cars travelling along Stevens Creek Boulevard are well up to speed by the time they reach the front of the dealership. These cars would be forced to stop, or worse swerve around Mission Trail's collection truck. The picture below provides a visual example of the distance between the nearest light and the front of dealership.



One other suggestion was having Mission Trail trucks enter the Subaru property from Stevens Creek to collect waste internally. This suggestion is not feasible. The dealership's fire suppression system imposes a low clearance that prevents truck access. Additionally, the property layout would require trucks to reverse back onto Stevens Creek Boulevard or Cecil Avenue, introducing new safety risks, increased noise pollution, and greater disruption to traffic.

F. Health and General Welfare Risks of Employees

Under the present CUP conditions on garbage collection, Stevens Creek Subaru employees would be required to start manually pushing fully-loaded trash and recycling dumpsters from the rear of the property (just inside the roll-up door on Cecil Avenue) all the way to the front of the dealership on Stevens Creek Boulevard. This task is both impractical and

unsafe. A standard 6-yard dumpster weighs approximately 1,200 pounds when full, making it exceptionally hazardous and physically demanding for employees, who could risk injury attempting such a move. A picture and details of the dumpsters used by Subaru (and picked up by Mission Trail on Cecil Avenue) is below:





A typical 6-yard dumpster measures approximately 6 feet long, 5 feet wide, and 6 feet high. These dimensions provide a volume of 6 cubic yards, which can hold about 36 standard kitchen trash bags (33-gallon) or 12 larger garbage cans (96-gallon). The weight limit for a 6-yard dumpster is typically around 1,200 pounds, according to Fusion Waste.

Employees have no viable equipment or vehicles available to assist with moving these dumpsters. Using a car to push the dumpsters would create new dangers for staff, customers, and the building itself. While temporary alternatives for waste disposal have been used during this period, those options are no longer sustainable. Monar requires a safe, consistent method for weekly trash and recycling collection that does not place employees or the public at risk.

As currently written, the conditions of approval run counter to the goals of public health, safety, and general welfare (and they do not serve to reduce noise and garbage truck traffic, which were the main concerns raised by the Cecil Avenue residents). Monar is not requesting preferential treatment, but rather the same garbage pickup that every other business has along Cecil Avenue, which is also what Mission Trail wants. Permitting collection from Cecil Avenue would simply involve adding a single stop to an already-established route. In contrast, mandating pickup from Stevens Creek Boulevard would introduce safety hazards and contribute to traffic congestion. Given the zero impact on the residential community and the disproportionate burden placed on Mission Trail and Stevens Creek traffic, the balance of interests clearly supports modifying the current conditions to allow trash and recycling collection for Subaru on Cecil Avenue.

VI. The Apparent Confusion Surrounding the Planning Commission Decision

Anyone sitting through Planning Commission public hearings will notice that it is fairly uncommon for the Planning Commission to disregard a well-reasoned Staff Report recommendation, particularly one such as here with strong factual. Somehow, that occurred here and it may not have been the actual intent.

At various times throughout the Planning Commission meeting, several Commissioners made comments indicating that they were confused as to what was being discussed, and did not seem to understand the true purpose of Monar's application. In a round of comments by the Commission, Commissioner Bhatnagar stated "[j]ust to make a comment, **the extent of confusion that exists in the minds, certainly for me**, I will say it out loud, I would not approve any changes." (Planning Commission Meeting, 2:44:39, Emphasis Added.) Shortly thereafter,

commissioner Biagini stated "[**t]his was a bit confusing** but I do thank you for your comments…" (Planning Commission Meeting, 2:45:37, Emphasis Added.) These statements, made by commissioners who voted to deny Monar's application, indicate a lack of understanding of Monar's application by the Commission. Thus, the record suggests that the Commission denied what was otherwise a strong application likely because they did not understand it—again, possibly because it was mixed in with a proposal for two other CUP modifications that the Commission did, in fact, want to deny.

VII. CONCLUSION

Monar's application does not represent a departure from the status quo. It does not increase vehicle traffic on Cecil Avenue. It does not increase trash pickup on Cecil Avenue (Subaru trash has already been picked up there). It does not increase noise. Mission Trail picks up—just once per week in a matter of minutes—all of the dumpsters from all of the other businesses along Cecil Avenue. Thus, allowing Mission Trail to do the same for Monar's Subaru dealership does not create any new burden for the local residents.

By contrast, requiring trash collection from Stevens Creek Boulevard introduces unnecessary and avoidable safety hazards, logistical impossibilities for Mission Trail and Subaru employees, and increased traffic disruptions. The Planning Commission's decision was based, in whole or in part, on confusion and an apparent misunderstanding of the true nature of the application. For these reasons, Monar respectfully requests that the City Counsel change the Planning Commission's mistaken denial and grant Monar's appeal to allow garbage and recycle pickup on Cecil Avenue under the modifications proposed in the attached version of the CUP.

City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

25-372 Agenda Date: 5/21/2025

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

REPORT IN BRIEF

File No.: PLN24-00392
Project: Conditional Use Permit to modify existing conditions of approval (conditions P6 and P19) to allow solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.
Applicant: David Zamora / Reza Soleimany
Owner: Monar LLC
General Plan: Regional Commercial
Zoning: Regional Commercial (CR)
Site Area: 1.57 acres
Existing Site Conditions: The project site is built with an 45,778 square foot one story auto sales showroom with support offices, an auto repair center, and a three-story parking structure.

Surrounding Land Uses:
North: Very Low Density Residential (Single-Family Residential)
South: Mixed Use Commercial (San Jose City Limits)
East: Regional Commercial (Low-Rise Commercial)
West: Regional Commercial (Lincoln Car Dealership)

Issues: Consistency with the City's General Plan & Zoning Ordinance

Staff Recommendation: Determine that the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations); and adopt a resolution approving a Conditional Use Permit for the modification of existing conditions of approval to allow solid waste and recycling collection from Cecil Avenue for the property located at 3225 Stevens Creek Boulevard.

BACKGROUND

On September 9, 2024, David Zamora & Reza Soleimany (Applicant), on behalf of Monar LLC (Owner) filed a Conditional Use Permit (CUP) modification application for the subject site located at 3225 Stevens Creek Boulevard. The Applicant requests to modify Conditions of Approval P6 and P19 associated with the current CUP (File No. PLN2015-11350) to allow the operation of existing roll-up doors during business hours to facilitate solid waste and recycling collection from Cecil Avenue.

The project site was originally developed in the 1960's and has since operated as a car dealership. The current active CUP (File No. PLN2015-11350) was approved by the Santa Clara Planning Commission on July 27, 2016, to allow an expanded car dealership and construction of a new building. A 0.28-acre portion of the project site (Former APN: 303-18-041) had to be rezoned from Agricultural (A) to Thoroughfare Commercial (CT) and was approved by Santa Clara City Council on Augst 30, 2016. Subsequently, as part of a citywide effort to make the zoning of parcels consistent with their General Plan land use designation, the subject property's zoning was changed to Regional Commercial (CR) in August 2024.

The car dealership did not build the approved solid waste and recycling enclosure as required under File No. PLN2015-11350 and was transferring solid waste and recyclables to the neighboring property's solid waste and recycling enclosure in violation of the Conditions of Approval. In August 2023, the City of Santa Clara became aware of the noncompliance and sent a violation letter (Attachment 7) with options for the dealership to remedy the violation. The car dealership has their oil / fluid picked up once a week on Cecil Avenue as allowed by the Conditions of Approval.

The Applicant's request is one of the remedies proposed in the letter. This request is submitted pursuant to Santa Clara City Code Chapter 18.150, Permit Modifications and Revocations. The request was required to go through the Project Clearance Committee, and it was deemed cleared on March 11, 2025.

DISCUSSION

The project site is located along the City's southern border along the Stevens Creek Boulevard commercial corridor lined with auto-oriented uses. This corridor was developed at the same time as the suburban tract homes abutting the subject property to the north along Cecil Avenue. See Attachment 1 for a vicinity map of the area. Existing auto-oriented land uses have intensified over the decades, resulting in an increase in the noise, light, and air pollution. The residents of these residences voiced their opposition to the intensification of the subject site in 2015. Their concerns regarded noise and light pollution that the site would generate and how it would disrupt the residential character of their neighborhood.

An Initial Study was prepared for the proposed project in 2015 in accordance with the CEQA. The Initial Study determined that the noise pollution generated by the site's activities would exceed thresholds and needed mitigation. Mitigations were intended to restrict the ability of commercial vehicles to use the roll-up doors facing Cecil Avenue. The following mitigations were included in the project's Mitigation Monitoring and Reporting Program:

- Limit soundings of horns as vehicles
- Roll up doors shall remain closed at all times between the hours of 10:00 PM and 7:00 AM
- Close roll-up doors when practical during all hours of operation
- Utilize bays farthest from the roll up doors first and locate noisier activities in bays furthest from roll up doors
- Keep exterior door to compressor/tanks closed except while entering or exiting, and
- Limit all exterior activities, including loading and receiving of materials and site circulation to the hours of 10:00 PM and 7:00 AM

To address the community's concerns, the Planning Commission approved the CUP (File No. PLN2015-11350) after adding additional restrictions to the use of the roll up doors along Cecil Avenue by adding the following conditions:

- Condition P6. Any pedestrian and roll-up doors opening onto Cecil Avenue shall remain closed during operation, shall be used for emergency ingress/egress only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue shall remain closed at all times, except in the event of emergency ingress/egress needs. The roll-up door for the service area that faces east shall remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016. Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations."
- Condition P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.

These conditions have created a unique situation for this project site as it is the only commercial property along Cecil Avenue that does not have solid waste and recycling collected from Cecil Avenue. A recent example is the Stevens Creek Lincoln dealership adjacent to the property was approved (File No. PLN21-15129) to have their solid waste and recycling collected from Cecil Avenue.

General Plan Conformance
The request abides with the following General Plan Policies:

- 5.5.2-P12: Screen loading and trash areas to preclude visibility from off site and public streets.
- 5.8.2-P7: Concentrate through traffic on major streets and encourage traffic distribution that maximizes the efficiency of the existing roadway network.
- 5.8.2-P8: Minimize disruption of traffic flow resulting from truck traffic and deliveries, particularly during commute hours.

Zoning Conformance
A CUP may be modified or revoked pursuant to Santa Clara City Code Chapter 18.150. The Review Authority which originally granted the permit is authorized to modify the permit if it meets the finding below:

"Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation"

Here, Finding "D" of the 2016 Resolution approving the car dealership was that the dealership "is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses" in the applicable zone, and because the dealership "is designed such that it does not adversely impact the surrounding areas." Part of that design was the condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

- The solid waste and recycling collection restriction under Planning Division conditions 6 and 19 creates an unreasonable constraint to the site's waste management.
- The constraint is unique to this site as similar development abutting Cecil Avenue has been allowed to get their solid waste and recycling collected from this street for recent projects.
- The waste management company (Mission Trail) operates their collection trucks on Cecil Avenue currently and modifying these conditions will not generate additional noise pollution.
- These conditions are no longer necessary due to the conditions on the ground.

After reviewing the current conditions and operations of the car dealership, staff also suggests modifications to conditions P8 regarding directing employees where to park, and P20 starting the car wash one hour later in the a.m. on weekdays so they are better enforceable and are consistent with the General Plan and Zoning. See Attachment 3 for the redline of the proposed edits to the conditions.

The Stevens Creek Subaru dealership currently has an unreasonable constraint implementing their waste management. Modifying conditions 6 and 19 to allow solid waste and recycling collection on Cecil Avenue will consolidate and improve both Mission Trail and this site's operations. The change will not be detrimental to the health, safety, peace, comfort and general welfare of residences in the neighborhood because no additional noise, light, and air pollution will be generated.

ENVIROMENTAL REVIEW

The proposed request is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), which applies to minor alterations in the land use limitations if it does not change the density or land use. The proposal involves changing a condition in the Conditions of Approval of the CUP.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expenses typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Community Meeting

On November 18, 2024, the applicant held a virtual community meeting to present the request and answer questions. Staff was present in the meeting to hear the community's feedback and take notes, but no community members attended the meeting. The applicant's presentation was recorded and posted on the City's website. Additionally, Santa Clara's Public Works Department asked the applicant to prepare and distribute a survey to the residences abutting Cecil Avenue to gauge their support on this request. However, due to the amount of time needed to prepare and conduct the survey, and the immediate need to resolve the solid waste and recycling collection issue on the subject site it was determined that the request should proceed through the entitlement process without the survey.

Public Notice

On May 8, 2025, a notice of public hearing on this item mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning Staff has not received public comments in support or opposition to the proposed request.

RECOMMENDATION

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Prepared by: Alex Tellez, Assistant Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Vicinity Map
2. Resolution approving Conditional Use Permit
3. Conditions of Approval
4. Development Plans
5. Justification of Request
6. Web Links
7. Violation Letter
8. Code Enforcement Case Log

City of Santa Clara

Vicinity Map (Zoning) - 3225 Stevens Creek





Legend

- Official City Limit
  - Official City Limit
- City Operational Boundary
  - Municipal Boundary
- Base Layers
  - Site Addresses
    - Single
  - Streets
  - Air Parcels
  - Land Parcels
    - Land Parcels
- Zoning
  - Land Parcels
    - CR - Commercial Regional

Notes

created on 04/21/2025 17:10:44

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT AT 3225 STEVENS CREEK BOULEVARD.

PLN2024-00392 (Conditional Use Permit)

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

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify an existing Conditional Use Permit ("Project") to change Planning Division conditions 6 and 19 to allow the operation of existing roll-up doors during business hours to facilitate trash collection on Cecil Avenue for an existing car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Project proposes to modify Planning Division conditions 6 and 19 to allow the existing roll-up doors fronting Cecil Avenue to be used during business hours to facilitate waste collection where currently waste is being required to be collected on Stevens Creek Boulevard; and,

WHEREAS, the Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit, which in this case is the Planning Commission;

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act per Section 15305 – Minor Alterations in Land Use Limitations (Class 5), which applies to minor alterations in the land use limitations as long as it doesn't change the density or land use;

WHEREAS, on May 8, 2025, the notice of public hearing for the May 21, 2025, Planning Commission meeting was mailed to property owners within a 500-foot radius of the Project Site boundaries; and

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the application to modify an existing Conditional Use Permit and all pertinent information in the record, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission herby approves the modification of the existing Conditional Use Permit to allow the operation of the existing roll-up doors fronting Cecil Avenue during Business Hours to facilitate waste collection for the Project Site subject to modified Conditions of Approval, attached hereto by this reference.
3. Pursuant to SCCC Code Section 18.150.040, the Planning Commission hereby finds that the circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation.
    a. Specifically, Finding “D” of the 2016 Resolution approving the car dealership was that the dealership “is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses” in the applicable zone, and because the dealership “is designed such that it does not adversely impact the surrounding areas.” Part of that design was the

condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

i. The trash picked up restriction under Planning Division conditions 6 and 19 create an unreasonable constraint to the site's waste management.

ii. The constraint is unique to this site as future development abutting Cecil Avenue has been allowed to get their trash collected from this street.

iii. The waste management company ("Mission Trail") is operating their collection trucks on Cecil Avenue currently and changing these conditions will not generate additional noise pollution since they already operate on this street.

iv. These conditions are no longer necessary due to the conditions on the ground.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 21 DAY OF MAY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Modified Conditions of Conditional Use Permit Approval

CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress, and to facilitate the collection of waste only and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. ~~The roll-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors,~~

~~consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.~~ Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. . Employees shall be directed to park within designated parking stalls on-site. The designated parking stalls shall be signed or stenciled "Employee Only". Employees shall be strongly discouraged to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the

satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. ~~Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.~~

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 7:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building

Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.
E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.

EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12” of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6”.

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

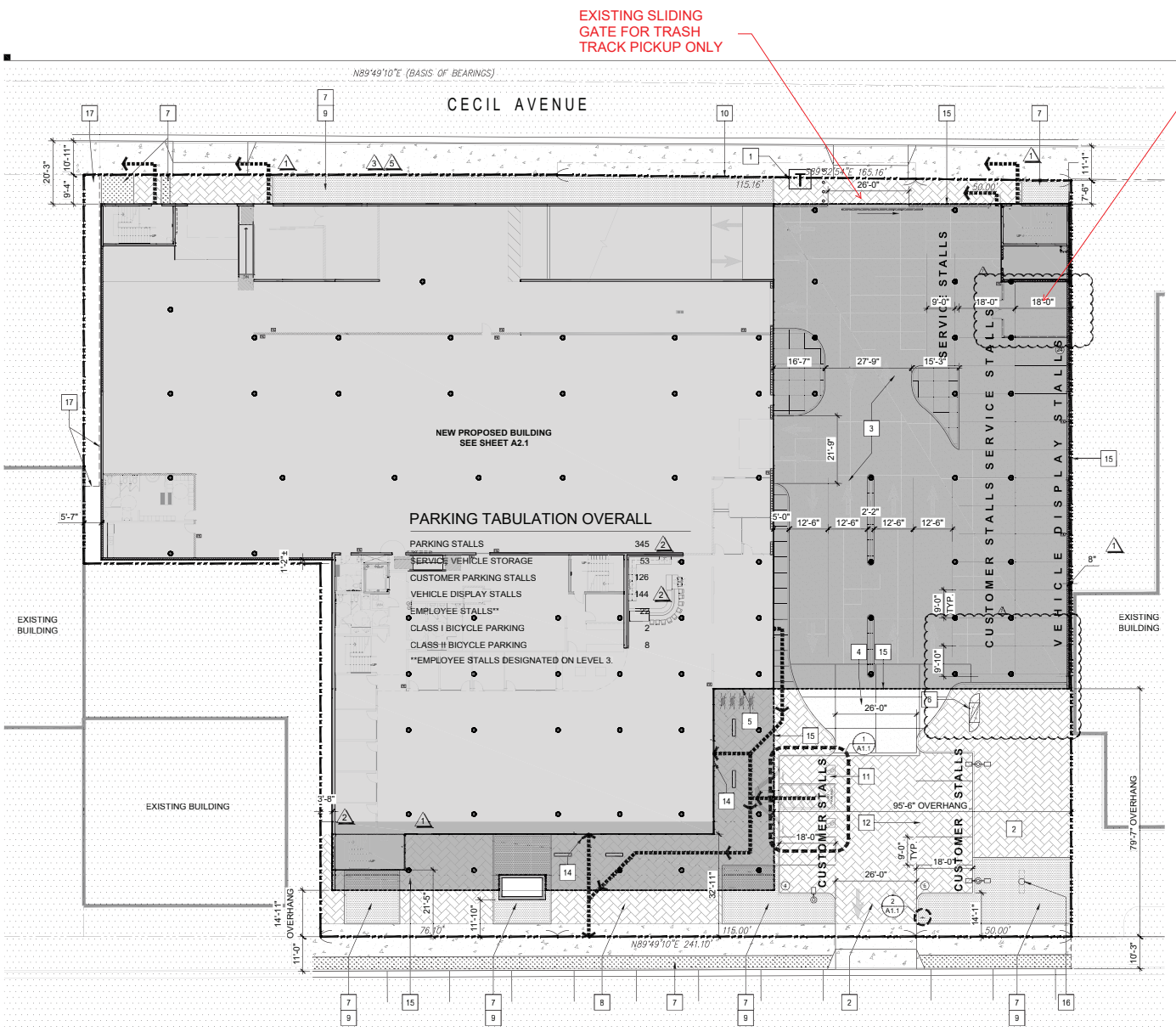
ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc



SHEET KEYNOTES

1. TRANSFORMER PAD
2. PERVIOUS PAVERS, SEE CIVIL DRAWINGS
3. STANDARD CONCRETE PAVING, SEE CIVIL PLANS.
4. ENHANCED CONCRETE PAVING, SEE CIVIL PLANS.
5. SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS
6. LONG TERM BIKE PARKING. SEE LANDSCAPE PLANS
7. LANDSCAPE AREAS. SEE LANDSCAPE PLANS
8. HARDSCAPE AREAS. SEE CIVIL PLANS
9. BIOSWALE, SEE CIVIL DRAWINGS.
10. PROPERTY LINE
11. ACCESSIBLE PARKING STALL
12. STANDARD PARKING STALL, SEE CIVIL PLANS
13. COVERED TRASH ENCLOSURE.
14. SHOWROOM ENTRY
15. LINE OF DECK OVERHANG ABOVE.
16. PYLON FOR SIGNAGE ABOVE
17. UTILITY EASEMENT, SEE CIVIL DRAWINGS

LEGEND

- BUILDING AREA AT GROUND FLOOR, SEE SHEET A2.1
- BUILDING OVERHANG FROM SECOND FLOOR DECK ABOVE, SEE SHEET A2.2
- NOT IN THIS SCOPE
- CBC CHAPTER 11B ACCESSIBLE ROUTE, TYP. SEE SHEET A0.4 FOR ADDITIONAL ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN
3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHALL
4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
   A. BE CONTINUOUSLY ACCESSIBLE.
   B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (11B-303) OR PROVIDE RAMPS COMPLYING WITH CBC 11B-405
   C. BE MINIMUM WIDTH OF 48"
   D. BE OF SLIP RESISTANT MATERIALS.
   E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 11B-405
   F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
   G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED LETTER AND BRAILLE IDENTIFICATION SIGNS. GROUND FLOOR EXIT DOORS SHALL RECEIVE TACTILE EXIT SIGNAGE.
   H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE

SITE PLAN | 1/16" | 1

STEVENS CREEK SUBARU

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAKHTIARI AUTO GROUP

KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 650.965.0700

CONSULTANT

LICENSED ARCHITECT KENNETH A. RODRIGUES C12,818 6.30.19 STATE OF CALIFORNIA

KEYMAP

REVISION

08.16.16		BUILDING DEPARTMENT SUBMITTAL
10.31.16	1	PLAN CHECK 1 RESPONSE
12.22.16	2	PLAN CHECK 2 RESPONSE
3.24.17	3	PLAN CHECK 3 & OWNER REVISIONS
5.25.17	4	PLAN CHECK 4 & OWNER REVISIONS
08.10.17	5	PLANNING REVISION
10.08.18	6	OWNER REVISIONS

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

SITE PLAN

A1.0

© 2017 KENNETH RODRIGUES & PARTNERS, INC.

S:\30.604 Steven's Creek Subaru\2 - DD-CD\Sheet Files\A1.0 - Site Plan.dwg, 10/10/2018 4:24:17 PM, _DWG To PDF.pc3

PLN24-00392 / 3225 Stevens Creek Developer Application

Response to PCC review dated November 5, 2024

Subject: Community Development -Planning Division P1. Written Project Description

The following is the revised project description:

The purpose of this application is to allow for the pickup of the trash and the recycle bins via the existing sliding door on the Cecil Street. The purpose is to permit the Mission Trail trash truck to access the rear of the Subaru dealership through the sliding door to collect trash from the existing trash enclosure.

This application does not propose any changes to the current access or operational use of the roll-up door. The roll up door will continue to function as it does currently.

It is important to note that the other adjacent business on Cecil Street have their trash collected from the same street. This request aligns with existing practices in the are and support fair and equitable approach to trash collection for neighbor business.

Web Links

Project Website:
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/543/2495?alpha=NonAlpha&npage=3

These documents are available for viewing in the Community Development Department

From: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Sent: Thursday, May 15, 2025 2:37 PM
To: Cliff Moore [redacted] Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: RE: PLN24-00392 Opposition to modify existing use permit at Subaru Dealership

Correspondence
5/21/25 Planning Commission Meeting
3225 Stevens Creek Boulevard
RTC 25-372

Good Afternoon,
Your email has been received in the Planning División and by way of my reply I am including the appropriate staff for their review. Please note, your comments will be part of the public record on this item.
I am also including Mayor and Council to this email, your email is addressed to City Council, but I did not see their email address in your email.

This item will be heard at the May 21, 2025 Planning Commission meeting.

Thank you for taking the time to provide your input.

Regards,

Elizabeth Elliott | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov

From: Cliff Moore [redacted]
Sent: Wednesday, May 14, 2025 3:20 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: PLN24-00392 Opposition to modify existing use permit at Subaru Dealership

You don't often get email from [redacted] Learn why this is important

PLN24-00392
Cliff Moore
On behalf of the Residents of Cecil Avenue Cecil Avenue Santa Clara, CA 95050
Date: 5/14/25

Santa Clara City Council
City Hall
1500 Warburton Avenue
Santa Clara, CA 95050

Subject: Strong Opposition to Waste and Recycle Collection Access from Cecil Avenue for Stevens Creek Subaru
PLN24-00392

Dear Honorable Members of the Santa Clara City Council,

We, the undersigned residents of Cecil Avenue in Santa Clara, write to express our firm and united opposition to any proposal that would modify existing conditions to permit waste and recycling collection services for Stevens Creek Subaru to be accessed via Cecil Avenue rather than Stevens Creek Boulevard.

Cecil Avenue is a quiet, residential street designed for the safety, comfort, and peace of its residents—not for commercial vehicle traffic or industrial-scale waste collection. The introduction of regular waste and recycling collection from a commercial business on our street would dramatically and negatively impact our quality of life, increase noise, create traffic hazards, and diminish the residential character of our neighborhood.

Moreover, Stevens Creek Subaru has existing and viable access from Stevens Creek Boulevard. There is absolutely no justification for burdening our residential street with commercial waste operations when appropriate access already exists. Any attempt to modify this arrangement would prioritize corporate convenience over the well-being and safety of residents—a precedent we strongly oppose.

We respectfully urge the City Council to uphold the existing access conditions and reject any proposed changes that would allow Stevens Creek Subaru, or any other commercial entity, to divert its waste and recycling collection to Cecil Avenue. We are committed to preserving the integrity of our neighborhood and will continue to actively resist any actions that compromise its residential nature.

Thank you for your attention and prompt consideration of this matter. We request this letter be entered into the public record and that our opposition be reflected in any future deliberations on this issue.

Sincerely,
Cliff Moore
On behalf of the Residents of Cecil Avenue [Attached petition]



Residential petition in **OPPOSITION** to the following: Modify the existing use (Lincoln Dealership) permit to allow solid waste disposal and recycling collection on our residential street Cecil Ave instead of Stevens Creek. PLN24-00392

Name (Print)	Signature	Address #	Date Signed
Mark Irving		3267 Cecil Ave	5/12/2025
Michelle Mandia		3249 Cecil Ave	5/12/2025
~~Arezou Azar~~		3181 Cecil Ave	5/12/2025
Ashwanth Muruhathasan		3191 Cecil Ave	5/12/2025
Dave Botelho		3217 Cecil ave	5-12-2025
Patrick BURNS		3205 cecil ave	5/12/25
Joe Tonsing		3150 Dorcich St	5-12-25
CLIFF MOORE		3310 Cecil Ave	5-12-25
BILLY CHANG		3161 Cecil Ave	5-13-25
PERRY HE		3151 Cecil Ave	5-13-2025
THE NGUYEN		3233 CECIL AVE	5-14-2025

City of Santa Clara
The Center of What's Possible

August 14, 2023

Stevens Creek Subaru
brian@stevenscreeksubaru.com
reza@stevenscreeksubaru.com
3225 Stevens Creek Blvd
San Jose, CA 95117

RE: Violation of Approved Rezone and Use Permits (File No. PLN2015-11350 and PLN2016-11888)

To Whom it May Concern:

It has come to the City's attention that the required trash enclosure for the above approved and completed project was never constructed. Please be advised, that per the conditions of approval (P3 and ST1) below and in the attached Conditions of Approval, a trash enclosure is required for the project. Any modification to the trash enclosure location requires an amendment to the Use Permit.

> P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.
>
> ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guidelines. (a.) Solid Waste enclosure must provide a minimum unobstructed inside opening of 12' and have minimum inside dimensions of 18.5' by 10.5'.

Recent communication with the City of Santa Clara Public Works Department and Mission Trail Waste Systems, have indicated that the location of your trash enclosure as shown on your permit plans does not meet Mission Trail requirements for trash pickup. Currently, solid waste from 3225 Stevens Creek Boulevard is relocated to 3155 Stevens Creek Boulevard for service. However, each entity must subscribe to and maintain solid waste services independently. This requires you to submit a new solid waste collection plan for review.

One possible option would be to stage the trash bins out on Cecil Avenue. While this option works for Mission Trail, the Use Permit for the site would need to be amended to allow for this operation as the following condition prohibits trash pickup on Cecil Avenue.

> P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request

City of Santa Clara
The Center of What's Possible

Another option would be to stage solid waste containers on Stevens Creek Boulevard. Mission Trail Waste Systems has approved of this area, but for safety reasons a portion of your frontage would need to be painted red. To initiate this process a formal written request on company letterhead must be forwarded to the City of Santa Clara Transportation Manager, Steve Chan, at SChan@SantaClaraCA.gov.

The red curb option on Stevens Creek Boulevard could be set up as a temporary solution while the amendment to allow solid waste collection service on Cecil is pursued.

To allow for solid waste services and resolve this violation the following must occur:

1. Application for a Minor Amendment to an Approved Permit, to address the lack of constructed trash enclosure,
2. Submittal of a formal written request on company letterhead requesting a red curb be installed on Stevens Creek Boulevard to allow Solid Waste collection and/or
3. Application of a Use Permit Amendment if condition modification is necessary (to allow service on Cecil Avenue)

Corrective action is necessary on your part to ensure that the conditions of approval are abided by or amended, and that mandatory solid waste services continue. Failure to address these issues may result in a citation.

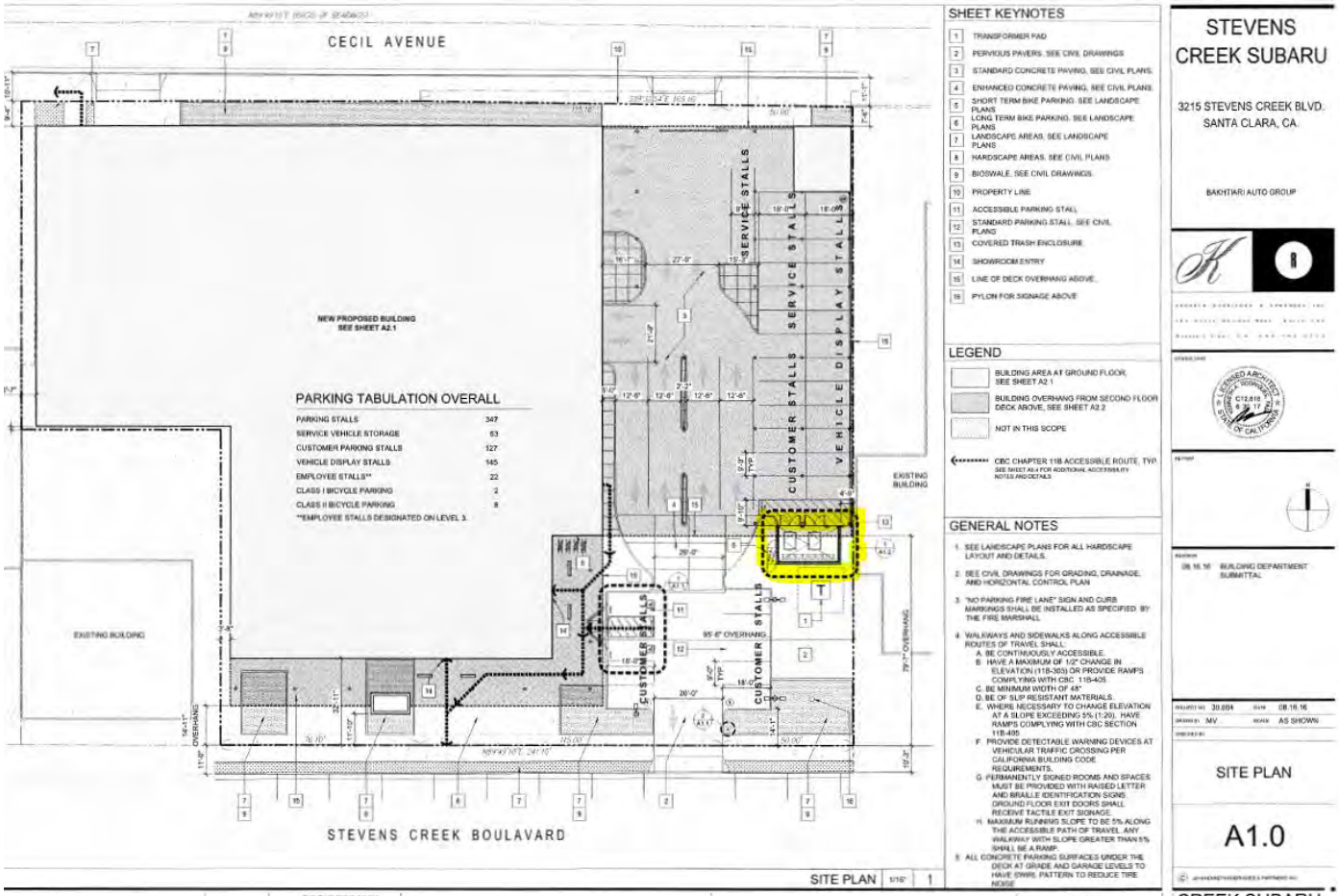
Should you require more information or assistance regarding this notice, please contact me at Lxavier@SantaClaraCA.gov.

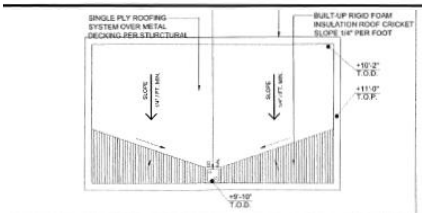
Sincerely,

Lesley Xavier
Planning Manager

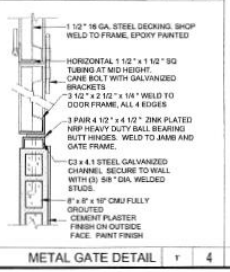
City of Santa Clara
The Center of What's Possible

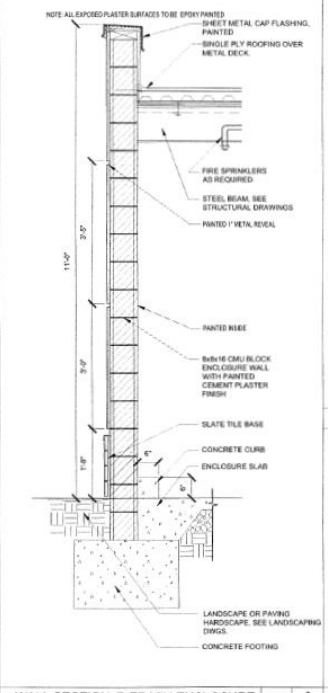
Approved Architectural Plans:

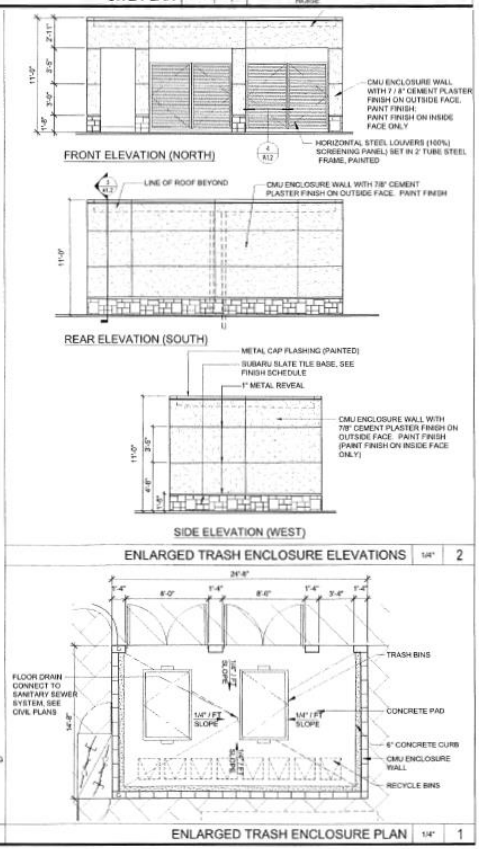


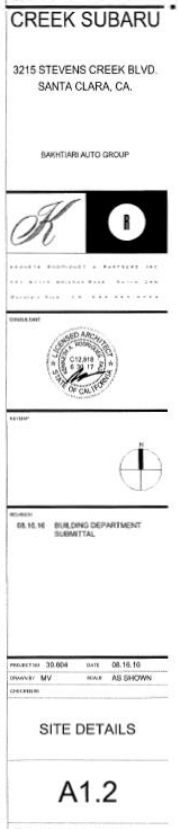












		Rear emergency gate being used by employees daily for general access. Operating permit requirements state for emergency egress only. This gate is being chained open daily in violation of code requirements.	3223 Stevens Creek Blvd,Santa Clara Ca 95117	None	Medium	Completed	May 22, 2024 7:15 am	June 20, 2024
		Violation of development agreement	3225 Stevens Creek Blvd, San Jose, CA, USA	Michael Dilgren	none	Completed	January 12, 2024 7:42 am	N/A
		CUP violation: employees using rear exit door	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	October 31, 2023 12:35 pm	December 1, 2023
		Violation of the conditional use permit. Operation of the vehicle jamwash with the door in the retracted position.	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	October 11, 2023 2:53 pm	November 19, 2023
		Subaru Car Wash and Employee Parking Issues	3225 Stevens Creek Blvd, Santa Clara, CA 95117, USA	[redacted]	None	Completed	August 2, 2023 8:58 am	N/A
		Rear of Subaru building on Cecil Ave side on the electrical box on the sidewalk	3225 Stevens Creek Blvd, San jose, CA 95117, USA	[redacted]	None	Completed	June 14, 2023 8:56 pm	June 19, 2023
		Graffiti on faced green street light pole on the street. Both sides	3225 Stevens Creek Blvd, San jose, CA 95117, USA	[redacted]	None	Completed	June 14, 2023 8:45 pm	June 19, 2023
		Car wash roll up door has been open during business hours for the last 6 weeks. This is a direct violation of the detailing operating permit. Claims of broken door is not credible, as the door is closed during non-operating hours manually. Additionally, a pressure washer is being used outside of designated wash area.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	Michael Dilgren	Medium	Completed	June 6, 2023 8:20 am	October 31, 2023
		Use permit violation, operation of the jamwash with the door in the up position.	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	April 27, 2023 12:48 pm	June 1, 2023
		Violation of CUP, Stevens Creek Subaru	3225 Stevens Creek Blvd, San Jose, CA, USA	Michael Dilgren	Medium	Completed	March 14, 2023 7:03 am	April 13, 2023
		Subaru employees are in direct violation of use permit P19. As of the last two weeks employees are parking on residential street (Cecil Ave) and I witnessed multiple people entering and exiting rear gate for emergency egress only.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	Michael Dilgren	Medium	Completed	February 3, 2023 7:25 am	March 9, 2023
		Conditions of approval violation.	3225 Stevens Creek Boulevard, San jose, CA, USA	Michael Dilgren	Medium	Completed	September 13, 2022 10:40 am	October 13, 2022
		Subaru operations is in violation of use permit. Deliveries at the roll up door on the residential side of Cecil Ave is not authorized.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	None	Medium	Completed	September 8, 2022 3:48 pm	October 13, 2022

EXHIBIT B-PLN25-00362

CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress, and to facilitate the collection of waste only and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. The roll~~-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors,~~

~~consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.~~ Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. Employees shall be directed to park within designated parking stalls on-site. The designated parking stalls shall be signed or stenciled "Employee Only". Employees shall be strongly discouraged to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the

satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries~~, trash/recycling pick-up,~~ vehicle staging, vehicle parking, vehicle/ site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m~~. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.~~

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 7:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building

Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.
E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.

EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12” of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6”.

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc

25-978 Agenda Date: 10/7/2025

REPORT TO COUNCIL

SUBJECT

Public Hearing: Action on an Appeal (PLN25-00362) of the Planning Commission's Denial of a Modification to a Conditional Use Permit (PLN24-00392) to Change Existing Conditions of Approval for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

BACKGROUND

The applicant, David Zamora & Reza Soleimany (Applicant), on behalf of Monar LLC (Owner), has filed an appeal of a August 13, 2025 Planning Commission decision to the City Council. The applicant is a Subaru Dealership located on Stevens Creek Boulevard, where other commercial uses also currently exist. The dealership backside is on Cecil Avenue, across from single-family residences, while the front of the dealership faces Stevens Creek Boulevard. In summary, in 2016, the City Council approved the project that included two conditions of approval, P6 and P19, to require trash removal on Stevens Creek Boulevard. However, in practice, the Subaru Dealership has been providing for trash removal on Cecil Avenue. Staff has received ongoing complaints from residents on Cecil Avenue regarding the Dealership's non-compliance with the trash removal conditions. However, other commercial uses are approved to provide for trash removal on Cecil Avenue, and the Subaru dealership is the only one required to provide for trash removal on Stevens Creek Boulevard. The Subaru Dealership prefers to have the trash picked up on Cecil Avenue for the safety of their employees and Mission Trail's employees Four residents came to the Planning Commission meeting to voice their opposition to the change. Staff is not in support of the August 13, 2025, Planning Commission resolution of denial (approved with a vote of 6-1-1), that requires the applicant to provide for trash removal on Stevens Creek Boulevard.

On September 9, 2024, the applicant filed an application to modify the Conditional Use Permit ("CUP") for 3225 Stevens Creek Boulevard. The applicant requested to modify their existing Conditions of Approval (P6 and P19) for their active CUP (File No. PLN2015-11350) to allow the operation of the existing roll-up doors during business hours to facilitate solid waste and recycling collection from Cecil Avenue. Adopted conditions P6 and P19 are as follows:

> "P6: Any pedestrian and roll-up doors opening onto Cecil Avenue shall remain closed during operation, shall be used for emergency ingress/egress only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue shall remain closed at all times, except in the event of emergency ingress/egress needs. The roll-up door for the service area that faces east shall remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors, consistent with the Illingworth & Rodkin noise study

recommendations dated July 18, 2016. Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations".
"P19: No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request."

The car dealership did not build the approved solid waste and recycling enclosure as required under their approved CUP, PLN2015-11350, and was transferring solid waste and recyclables to the neighboring property's solid waste and recycling enclosure in violation of the Conditions of Approval. The neighboring property, the Lincoln car dealership, is under the same ownership and was vacant, but is now under construction for a new automotive showroom and service shop. In August 2023, the City of Santa Clara became aware of the non-compliance and sent a violation letter (Attachment 9) with options for the dealership to remedy the violation.

The Applicant's request to amend the conditions is one of the remedies proposed in the violation letter. The request was submitted pursuant to Santa Clara City Code ("SCCC") Chapter 18.150, Permit Modifications and Revocations.
At the publicly noticed meeting of May 21, 2025, the Planning Commission reviewed the request. The Planning Commission discussed if allowing commercial waste collection on a residential street like Cecil Avenue would generate additional traffic and noise. Staff stated that the waste management company, Mission Trail, is already driving waste trucks through Cecil Avenue to collect the residential waste and would use the same trucks to collect the waste for Stevens Creek Subaru. The Planning Commission voted to determine that the request was exempt from the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations) with a vote of 7-0, but voted to deny the modifications to the Conditional Use Permit (5-2, Cherukuru and Huang dissenting), as they felt that the applicant was not able to establish that no additional traffic would be generated with the requested changes to the CUP. The Planning Commission directed staff to prepare a resolution of denial and bring it back to the Planning Commission at a later meeting date. Staff brought the resolution of denial to the Planning Commission on August 13, 2025, and it was adopted with a vote of 5-1-0-1 (Huang dissenting, Bhatnagar absent).
On August 20, 2025, the applicant's attorney filed a timely appeal of the Planning Commission's denial (Attachment 2). In accordance with SCCC 18.144.030, the appeal is being heard within 60 days of the filing of the appeal.

DISCUSSION

At the May 21, 2025, Planning Commission meeting, staff supported the applicant's request. A modification of an existing permit is appropriate under the Santa Clara Zoning Code when the

"circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation." The circumstance that staff stated that changed since the original approval was that Finding "D" of the 2016 resolution. Finding "D" was that the dealership "is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses" in the applicable zone, and because the dealership "is designed such that it does not adversely impact the surrounding areas." Part of that design was the condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

- The solid waste and recycling collection restriction under Planning Division conditions P6 and P19 creates an unreasonable constraint to the site's waste management.
- The constraint is unique to this site as similar developments along Stevens Creek and abutting Cecil Avenue have been allowed to get their solid waste and recycling collected from Cecil Avenue for recent projects.
- The waste management company (Mission Trail) operates their collection trucks on Cecil Avenue currently and modifying these conditions will not generate additional noise pollution.
- Mission Trail states that waste collections on Stevens Creek will pose a safety hazard.
- These conditions are no longer necessary due to the conditions on the ground.

Therefore, staff recommended approval of the CUP (Attachment 3) as the request would encourage traffic distribution that maximizes the efficiency of the existing roadway network and minimizes disruption of traffic flow from truck traffic and deliveries.

The applicant team was unable to answer several of the Planning Commission's questions on employee parking, Mission Trail waste pick-up routes (number of pick-up days per week), and whether other commercial properties are getting their trash collected on Cecil Avenue. The Planning Commission heard public comments from four members of the public who live in the vicinity of the project site and their concerns on how the Subaru dealership has not been a "Good Neighbor". The Planning Commissioners asked staff what administrative process Subaru would need to follow to get waste collected at Stevens Creek Boulevard. Staff responded that Subaru would need to request that a portion of their front curb be painted red by Public Works to allow the waste containers to be staged before pick-up. Staff stated it was not preferred by Mission Trail as they provided a statement discouraging waste collection on Stevens Creek Boulevard as it endangers their employees. After the close of the public hearing, the Planning Commission voted to determine that the request was categorically exempt from CEQA but to deny the CUP. The majority's findings for denial were put in the resolution of denial that was passed on Consent on August 13, 2025 (Attachment 5). The minutes from the May 21, 2025, Planning Commission meeting are also attached as Attachment 4 for reference.

The applicant states in their appeal that Finding "D" of the 2016 resolution cannot be made and requests the City Council to overturn the Planning Commission's decision.

Pursuant to the City Code, the City Council hears appeals of Planning Commission decisions de novo, which means the matter is heard anew, as if no prior hearing or decision had occurred. It is not a review or reconsideration of the previous hearing, but rather a complete rehearing. The City Council independently exercises its decision-making authority to sustain or overrule the Appeal.

In this matter, Planning Staff respectfully disagrees with the Planning Commission's determination

and continues to recommend approval of the CUP modification. In addition to the points raised by the applicant, Stevens Creek Boulevard is anticipated to have future bike lanes which may cause conflict in the public right of way for trash pick-up. These potential changes support Mission Trail's safety concerns and their request for trash pick-up on Cecil Avenue. The applicant's request is consistent with the General Plan and the Santa Clara City Code, and staff recommends that the City Council sustain the appeal and approve the project.

ENVIRONMENTAL REVIEW

The proposed request is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), which applies to minor alterations in the land use limitations if it does not change the density or land use. The proposal involves changing a condition in the Conditions of Approval of the CUP.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expenses typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Community Meeting

On November 18, 2024, the applicant held a virtual community meeting to present the request and answer questions. Staff was present in the meeting to hear the community's feedback and take notes, but no community members attended the meeting. The applicant's presentation was recorded and posted on the City's website. Additionally, Santa Clara's Public Works Department asked the applicant to prepare and distribute a survey to the residences abutting Cecil Avenue to gauge their support on this request. However, due to the amount of time needed to prepare and conduct the survey, and the immediate need to resolve the solid waste and recycling collection issue on the subject site, it was determined that the request should proceed through the entitlement process without the survey.

Public Notice

A notice of public hearing on this item was mailed to property owners within 500 feet of the project site on May 8, 2025, for the original May 21, 2025, Planning Commission hearing date. A notice was mailed to the same property owners on September 25, 2025, for the October 7, 2025, City Council hearing.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Sustain the Appeal and Adopt a Resolution approving the Modification to the Conditional Use Permit to change existing Conditions of Approval for the existing Subaru Dealership at 3225 Stevens Creek Boulevard to allow trash pick-up on Cecil Avenue, subject to Findings and Conditions of Approval.

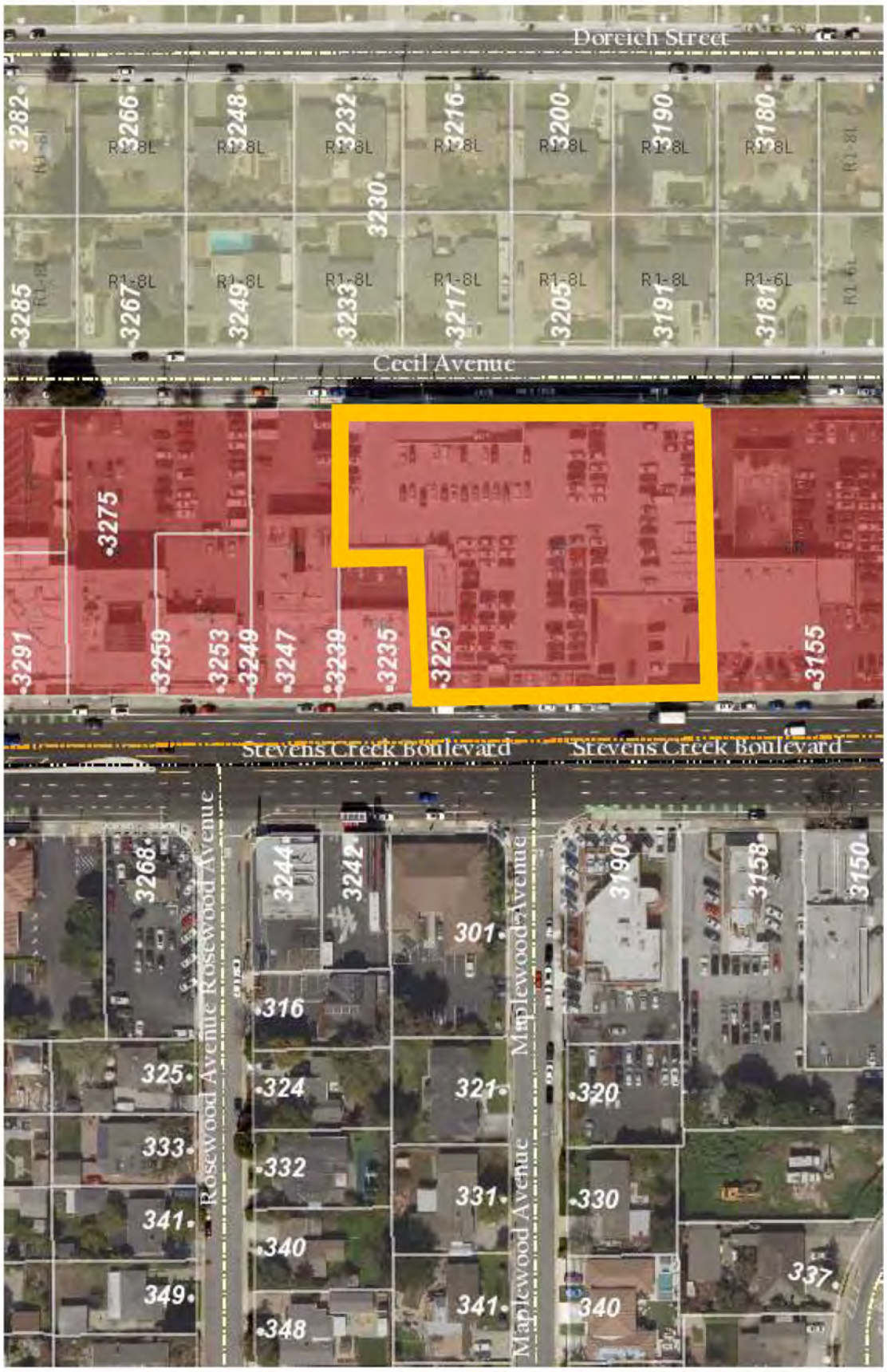
Prepared by Alex Tellez, Assistant Planner, Community Development Department
Reviewed by: Afshan Hamid, Community Development Director
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. Vicinity Map
2. Appeal Application Form
3. PC Staff Report May 21, 2025
4. PC Minutes May 21, 2025
5. PC Denial Reso. August 13, 2025
6. Reso. to Sustain an Appeal
7. Modified Conditions of Approval
8. Development Plans
9. Violation Letter
10. Web Links

City of Santa Clara

Vicinity Map (Zoning) - 3225 Stevens Creek





Legend

- Official City Limit
  - Official City Limit
- City Operational Boundary
  - Municipal Boundary
- Base Layers
  - Site Addresses
    - Single
  - Streets
  - Air Parcels
  - Land Parcels
    - Land Parcels
- Zoning
  - Land Parcels
    - CR - Commercial Regional

Notes

created on 04/21/2025 17:10:44

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Inspection Department
Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050
Ph: (408) 615-2450

Appeal Form

Instructions

Use this form to appeal a decision of the Architectural Review Committee or Planning Commission. **All appeals must be filed in the Planning Division within seven calendar days of the action being appealed**.

Appeals from the Architectural Review Committee are made to the Planning Commission and will be set for hearing on the next available Planning Commission agenda. Appeals from the Planning Commission are made to the City Council and will be placed on the subsequent City Council Agenda to set a hearing date. Please contact the Planning Division at the number listed above with any inquiries about the process.

Please print, complete, and sign this form before mailing or delivering to the City, along with the fee payment, and supporting documentation, letters, etc. (if any).

Appeal Fees

Appeal Fees are set by the Municipal Code of the City of Santa Clara and are subject to annual review. Please call the Planning Division for the current Appeal Fee. **Fee payment must be received by the City of Santa Clara before this form submittal can be certified as complete**.

Appeal fees may be paid by cash, check, or with VISA, MasterCard, or American Express, at the Permit Center at City Hall. Alternatively, checks or money orders made payable to City of Santa Clara can be mailed or delivered to Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara, California 95050.

Appellant Declaration

Name: Monar LLC
Street Address: 3225 Stevens Creek Blvd.
City, State, Zip Code: San Jose, CA 95117
Phone number: (408) 495-3908
E-mail address: john@rdlaw.net; copy: maria@rdlaw.net

In accordance with the provisions of the Municipal Code of the City of Santa Clara, I hereby appeal the following action of the:

☐ Architectural Review Committee ☑ Planning Commission

at it's meeting of August 13, 2025.
(date)

Agenda Item No.: 25-717
File No.(s): PLN25-00362 (PLN24-00392)
Address:/APN(s): 3225 Stevens Creek Blvd., San Jose, CA 95117

Appellant Statement
(If more space is required, attach a separate sheet of paper.)

Action being appealed:

Denial of Appellant's Request to Modify Conditional Use Permit (PLN24-00392) Conditions of Approval (Conditions P6, and P19) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Reason for Appeal:

The initial vote was cast without adequate consideration of the facts relevant to make a decision, the modification would not create any new burden to the existing status quo of the current trash and recycling pickup route, and the Commission's vote was cast while several voting members were admittedly confused and did not understand the vote that they were casting.

Certification of Authenticity

Beware, you are subject to prosecution if you unlawfully submit this form. Under penalty of law, transmission of this form to the City of Santa Clara is your certification that you are authorized to submit it and that the information presented is authentic.



Signature of Appellant
John F. Domingue for Monar, LLC per 8.28.28 Property Owner Authorization

8.20.2025
Date

Rossi | Domingue

JOHN F. DOMINGUE
ATTORNEY AT LAW
OFFICE 408.495.3900 | DIRECT 408.591-5180
LEGAL ASST. 408.495.3908 (Maria)
john@rdlaw.net w/cc to maria@rdlaw.net

August 20, 2025

Santa Clara City Council
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Santa Clara Subaru – Application Appeal

I. Introduction

This appeal is submitted by the Subaru dealership property owner, Monar LLC ("Monar"). The Planning Commission denied Monar's modest request to conform garbage pickup to what the garbage company (Mission Trail) wants, and to have such pickup match every other business on the same block.

The Planning Commission heard Monar's request at its regular meeting on August 13, 2025, as Agenda Item No. 25-717, File No. PLN24-00392. Monar requested modifications to just two planning conditions within its Conditions of Rezone and Use Permit (File No. PLN2015-11350 – the "CUP"). Monar sought to change just a few words within conditions P6 and P19 to allow solid waste and recycling to be collected from Cecil Avenue just like all of the neighboring businesses (otherwise, garbage would need to be picked up on Stevens Creek Boulevard, which Mission Trail states is unsafe).

At the meeting, the Planning Commission voted to make no changes to the CUP, and thus denied Monar's application to allow garbage pickup on Cecil Avenue. By all indications, the Planning Commission either confused the request with other modifications being heard at the same time, or overly focused comments from a couple neighboring homeowners who misleadingly suggested that allowing garbage collection on Cecil Avenue would compromise "the safety, comfort, and peace of its residents." This is entirely untrue because all of the neighboring businesses *already* have their garbage picked up on Cecil Avenue. Approving Monar's modification request to the CUP would merely retain the existing practice—the weekly pickup would stay entirely the same and would secure the safety of Mission Trail employees (who say that pickup on Stevens Creek Boulevard is dangerous).

II. Prior Proceedings and the City Staff Report

Monar's application first came before the Planning Commission on May 21, 2025. The Planning Commission heard from the City of Santa Clara, then Monar's representative, David Zamora, and finally, public comment from a few residents living on Cecil Avenue. Mr. Zamora addressed a few questions from the Commission, mostly involving the mechanics of how the proposed trash pickup would impact the local residents (no impact whatsoever) and whether any

alternative pickup options were viable. After this, the Commission took public comment from the local residents.

Four supposed residents spoke, and each were each given two minutes to provide statements on why they believed the proposed change to allow Mission Trail to pick up trash on Cecil Avenue would negatively impact their neighborhood. At the conclusion of all this, the Commission expressed an inclination to deny Monar's application (which formally occurred at a follow-up, private action at the Commission's August 13, 2025 meeting).

The Commission's decision on the application was particularly surprising given the City of Santa Clara Staff Report to the Commission on the matter. The Staff Report first notes that Monar's request was made at the urging of the City, itself, to resolve the issue of Monar's garbage that was then being transferred to a neighbor for discard and pickup (on Cecil Avenue). The Staff Report then notes that oil and fluid pickup are already happening once a week on Cecil Avenue. Next, the Staff Report noted that under a CEQA study, it was found that noise pollution along Cecil Avenue was slightly high, which resulted in some mitigations such as keeping roll-up doors closed between 10:00 p.m. and 7:00 a.m., and limiting their use during business hours. According to the Staff Report, these mitigations *do not include* stopping garbage pickup on Cecil, which happens just once per week.

Next, the Staff Report noted that the CUP precluding trash pickup for Monar "created a unique situation for this project site as it is **the only commercial property along Cecil Avenue that does not have solid waste and recycling collected from Cecil Avenue.**" (emphasis added) Further, the Staff Report notes that a recent conditional use permit issued for another dealership along Cecil Avenue allows pickup on Cecil Avenue.

The Staff Report then concluded that the elements for modification of a conditional use permit (under Santa Clara City Code Chapter 18.150) had been satisfied, and the staff recommended that the Commission "**adopt a resolution approving a Conditional Use Permit for the modification of existing conditions of approval to allow solid waste and recycling collection from Cecil Avenue for the property located at 3225 Stevens Creek Boulevard**." In support of this conclusion, the Staff Report notes the following:

- The solid waste and recycling collection restriction under Planning Division conditions 6 and 19 creates an unreasonable constraint to the site's waste management.
- The constraint is unique to this site as similar development abutting Cecil Avenue has been allowed to get their solid waste and recycling collected from this street for recent projects.
- The waste management company (Mission Trail) operates their collection trucks on Cecil Avenue currently and modifying these conditions will not generate additional noise pollution.
- These conditions are no longer necessary due to the conditions on the ground.

The full Staff Report, with exhibits, is attached as **Exhibit A**.

III. The Original CUP Restriction on Cecil Garbage Pickup Was a Mistake

In looking at the background of the particular conditions at issue prohibiting garbage pickup on Cecil, it becomes apparent that they were mistakenly included. As referenced above and in the Staff Report, Cecil Avenue was the subject of a study in 2015 looking at the growth of auto-oriented commercial businesses along Stevens Creek Boulevard (which runs parallel to Cecil Avenue). This study determined that there was an above-normal amount of noise pollution for a residential neighborhood, and suggested certain mitigations. Later, a Mitigation Monitoring and Reporting Program was created with the intent of lowering noise pollution along Cecil Avenue. As a part of this Mitigation Monitoring and Reporting Program, the Planning Commission approved a list of Conditions for Approval which, among other things, included adding restrictions to the use of the roll up doors located along Cecil Avenue. But, as noted by the City staff in their Staff Report, these mitigations did not include the prohibition on Cecil Avenue garbage pickup because that does not minimize noise (the mitigations focused on actual noise-creating conditions such as roll up doors staying open for hours on end allowing business and Stevens Creek Boulevard noise to pass through to Cecil Avenue). Apparently by mistake (because it does not reduce noise), the CUP for Monar included language in P6 and P19 to prevent garbage pickup along Cecil Avenue. A carbon-copy conditional use permit issued to a neighboring dealership afterward did not contain this exclusion further showing the Monar restriction to be a mistake (and one that does not serve to reduce noise pollution).

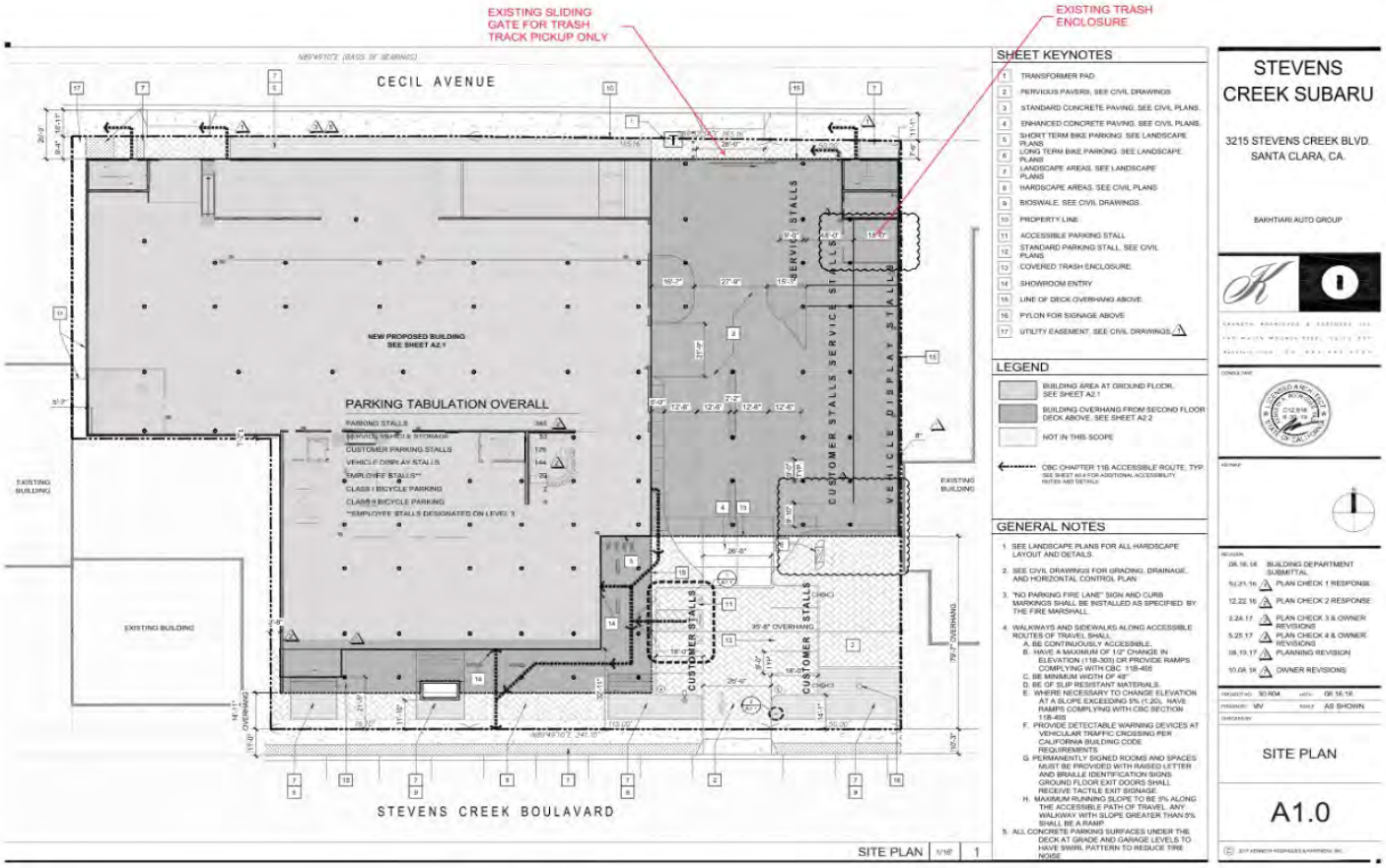
IV. Monar's Application

On September 9, 2024, Monar submitted an application to the Planning Commission of the City of Santa Clara for a "Conditional Use Permit to modify existing conditions of approval (condition P6 & P19) to allow trash to be picked up at Cecil Avenue for the existing Subaru dealership."

Monar has attached as **Exhibit B** the CUP with Monar' proposed substantive modifications (shown with underlined language to be added and strike-throughs of the language to be deleted). Monar seeks to add language that the roll up door can be used as it is now, plus "to facilitate the collection of waste." Language in both P6 and P19 inconsistent with this addition is struck through and slated for deletion from the CUP. This is the essence of Monar's appeal.[1]

With Monar's original application, it uploaded site plans to the City of Santa Clara portal identifying the requested pickup location. For convenience, this site plan and notice of development plans (that were posted on the Monar property for the public's visibility and awareness) are shown below:

[1] Within the Staff Report, there is also discussion of CUP conditions P8 and P20 about employee parking instructions and use of generator-powered car washing machines. The Planning Commission voted not to change these other conditions. Monar is *not* seeking to appeal the Planning Commission's decision on P8 and P20, which will therefore remain as is.



On May 15, 2025, a Notice of Public Hearing was posted at Monar's Subaru dealership notifying local residents that material related to Monar's request would be heard on May 21, 2025, and public comment would be open for interested parties.

On May 21, 2025, the Planning Commission meeting took place in which the Planning Commission ultimately said Monar's application for a Conditional Use Permit would be denied (and the formal denial was done on August 13, 2025). As noted above, during the meeting, Mr. Zamora gave a presentation showing the trash pickup recommendation. The Commission was permitted to ask questions following both presentations to help clarify any misunderstandings. Public comment was then opened, at which point a few residents of Cecil Avenue came forward to provide their concerns with the proposed change in the CUP.

Thereafter, a recommendation to deny was made by one of the Commission members but it was unclear to what it related exactly (because there was also the proposed CUP changes mentioned in the footnote above about employee parking instructions and washing machines). So the Santa Clara Assistant City Attorney, Jennifer Beyers, clarified to the Planning Commission that "the intent of the application was to change the location of the waste and recycling

collection, so to the extent the recommendation is outside of that scope, I would recommend reopening public comment, giving the applicant an opportunity to speak on it as well." (Planning Commission Meeting, 2:52:52.)

Ms. Beyers then made an additional statement for consideration indicating that there was not a resolution prepared for denial at the time of the meeting, so it was recommended to the Planning Commission that the motion be modified to bring back a resolution of intent to deny at the following meeting. This recommendation was adopted, which permitted the Commission to vote to deny Monar's application at the meeting, but allowed for the City of Santa Clara staff to prepare a written resolution on the findings by the Commission and summarize the items discussed in consideration of Monar's application. This report was then set to be brought back during the next meeting as a consent item to be approved in form by the Commission on August 13, 2025, which triggered this timely appeal on August 20, 2025. (Planning Commission Meeting, 2:55:11.) Based upon the history, and Ms. Beyer's comments at the May 21, 2025 meeting, it appears very possible that Monar's request was lumped in for an *en masse* denial (with the other items the Commission actually wanted to deny) when it should have been considered separately and possibly approved consistent with the Staff Report recommending approval.

On August 13, 2025, the Planning Commission held a meeting to discuss several items, including the proposed resolution to deny Monar's application. This action item, number 1.C 25-717, appeared on the meeting agenda prior to the meeting, with a recommendation that the Planning Commission "Adopt a Resolution Denying the Modification of an Existing Conditional Use Permit that would have allowed solid waste and recycling to be collected from Cecil Avenue for the existing Subaru Dealership." At the Planning Commission meeting, Commissioner Biagini made a motion to adopt the resolution as proposed in the meeting agenda, which was seconded by Commissioner Bouza. Ultimately, the motion was passed on a vote of 5 to 1, with only Commissioner Qian Huang voting against the proposed motion. There does not appear to have been further discussion on the matter at that time.

V. SOLID WASTE AND RECYCLING PICKUP RELOCATION

A. Legal Standard

A Conditional Use Permit may be modified or revoked pursuant to Santa Clara City Code Chapter 18.150. This chapter allows for modification when the "[c]ircumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation."

B. Location of Collection Activity

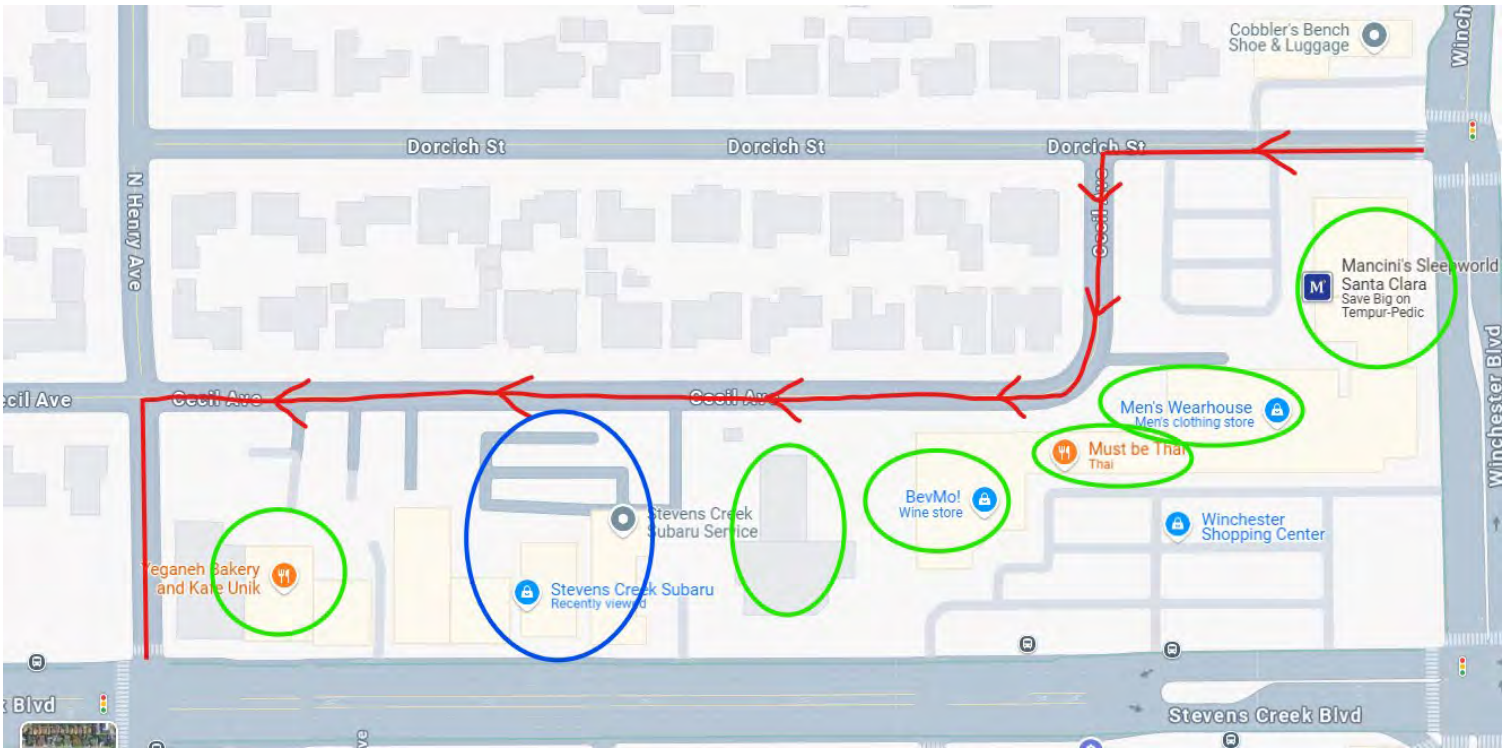
Monar's Subaru dealership has an official address of 3225 Stevens Creek Boulevard, San Jose, California. The dealership is a large building, and the parcel on which it is located stretches the entire width of the city block, meaning the rear of the parcel is located on Cecil Avenue in San Jose. Monar's Subaru is bordered on both sides with several other commercial

businesses, including the new Lincoln dealership that is currently under construction. The opposite side of Cecil Avenue is lined with residential homes. A vicinity map is included below to show the layout of the area. The blue "X" identifies the Subaru dealership location, and the green circles are the homes of the Cecil Avenue individuals who signed an opposition to Monar's application.



C. Current Garbage Pickup

Mission Trail is the garbage pickup company and for all of the businesses along Cecil Avenue. Mission Trail picks up once per week on Cecil Avenue (as noted by the City staff in the Staff Report). This has even included the garbage from Monar's Subaru dealership, which went into a dumpster emptied by Mission Trail on Cecil Avenue. Every business and conditional use permit before and after the Monar CUP provided for trash pickup on Cecil. This is how Mission Trail will pick up garbage regardless of the outcome of this appeal. Denying this appeal will not lessen the noise or trash pickup activities already happening on Cecil Avenue. A photo below depicts Mission Trail's current trash pickup route.



As shown in the photo above, Mission Trail's collection route runs behind the Subaru dealership and continues along Cecil Avenue to service other nearby commercial properties. This route is followed once per week, consistent with standard waste collection schedules. Identified in green are the existing commercial businesses that currently have their solid waste and recycling collected from Cecil Avenue—Yeganeh Bakery, Stevens Creek Lincoln, BevMo, Must be Thai, Men's Wherehouse, and Mancini's Sleep World.

Under the current conditions of approval, the Subaru dealership (circled in blue) is the *only* commercial property in the area excluded from trash and recycling collection on Cecil Avenue. Notably, the Subaru dealership already has its oil and fluids picked up weekly from Cecil Avenue, demonstrating that service infrastructure is in place. For what can only be explained as a mistake, particularly with a more recent conditional use permit allowing Cecil Avenue garbage pickup, Monar's Subaru dealership has been omitted from this collection route.

D. <u>There Is No Additional Burden to the Cecil Avenue Residents</u>

Allowing trash collection from Cecil Avenue would not place any additional burden on local residents. As previously discussed, Mission Trail already operates a weekly collection route along Cecil Avenue, servicing nearby commercial properties. Monar is not requesting that a new route be created or an increase in service amount or frequency—only that a single stop be added for Monar's Subaru dealership. This request would not increase noise pollution, as trucks already operate along Cecil Avenue, and the collection process would not involve reversing maneuvers. Furthermore, the adjacent Lincoln dealership, currently under construction, has already received approval for trash collection on Cecil Avenue. Extending the same approval to the Subaru

dealership would be consistent with current practices and would not adversely affect local residents.

During the public comment portion of the Planning Commission meeting, a local resident claimed Monar was seeking “a direct change to the status quo.” This statement is inaccurate. In reality, Monar seeks to preserve the status quo. Multiple commercial businesses along Cecil Avenue already receive trash and recycling services from Mission Trail. Maintaining the current conditions of approval would create an inconsistency by requiring Mission Trail to deviate from its regular route to provide special handling for just one property. This would unnecessarily extend the collection process, increase noise, and prolong the presence of trucks in the area—precisely the types of disturbances residents wish to avoid.

Another local resident expressed concern that the owners of Monar’s Subaru would fail to maintain cleanliness at the dealership and allow trash to accumulate in and around the new waste collection area. This claim is unfounded. The photograph below, taken from Cecil Avenue, shows a well-maintained dealership with no visible trash. Both the street and sidewalk are clean, with no signs of debris or garbage accumulation near the premises.

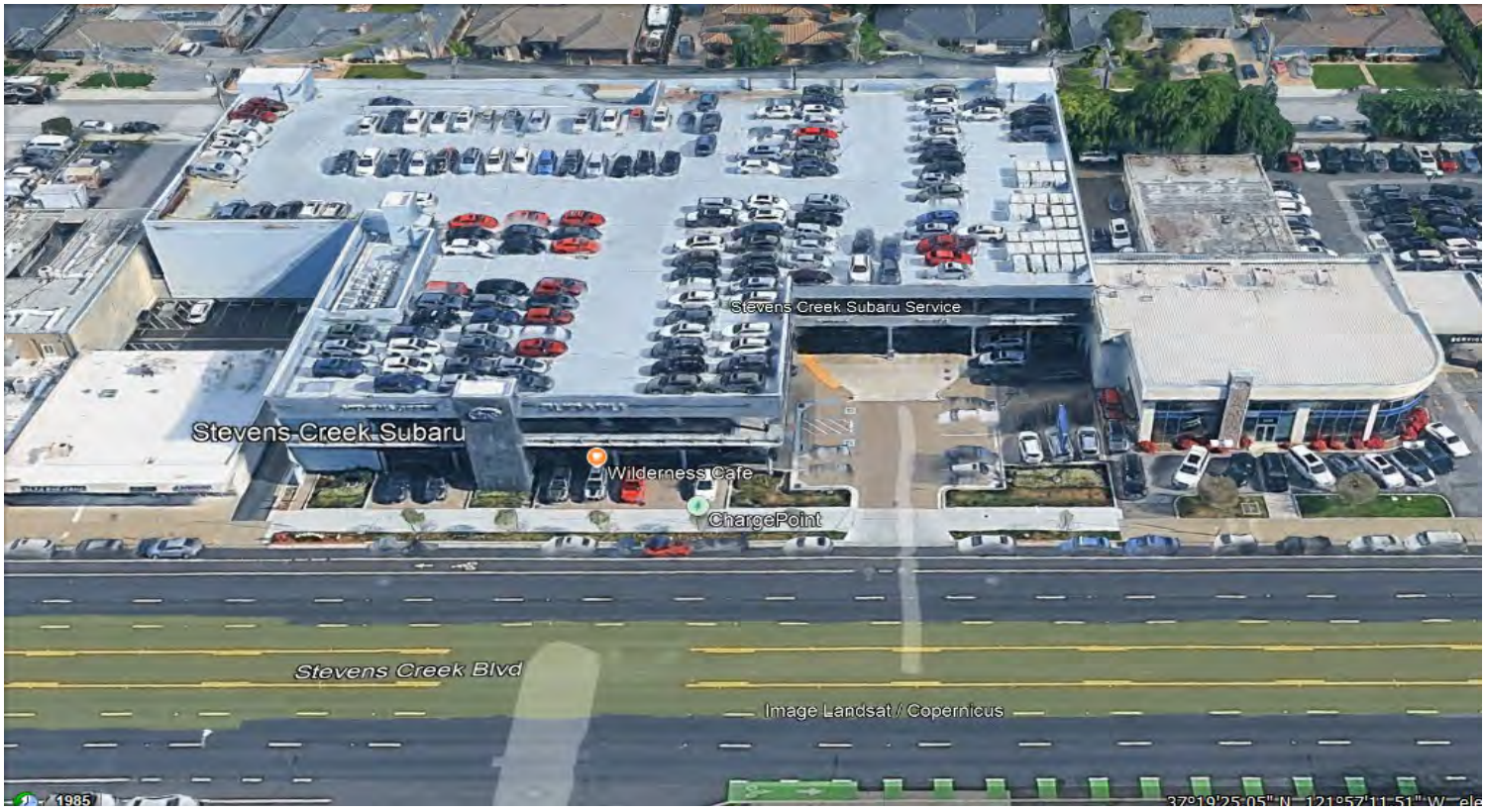


Furthermore, as shown on the site plan above, there is a trash enclosure within the above structure, which completely blocks any garbage from view. The current request by Monar would not change where garbage is collected or seen. That remains hidden from view. The only change is to roll the dumpster out once per week onto Cecil Avenue along with all of the other dumpsters of the neighboring businesses.

E. Safety Risks of Pickup on Stevens Creek Boulevard

One of the many grounds for modifying a condition in the CUP is to ensure safety. In support of Monar's Application, Mission Trail submitted a statement heavily favoring trash pickup on Cecil Avenue instead of Stevens Creek Boulevard for not only convenience, but also safety. The company cited the high traffic speeds and congestion on Stevens Creek as a significant safety hazard for its employees.

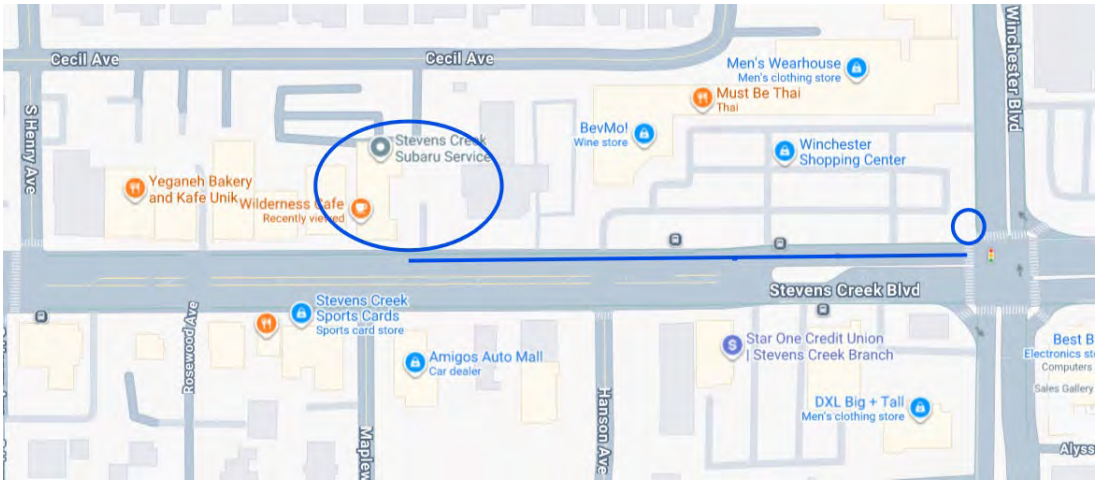
Stevens Creek Boulevard is one of the busiest thoroughfares in the Bay Area and sees thousands of commuters every day across its six lanes. The posted speed limit is 35 miles per hour, however, based on independent observation, local drivers typically drive anywhere between 40-50 miles per hour depending on the time of day and amount of traffic. Between the number of lanes, width of the road, and estimated average speed of regular commuters, it would be highly unsafe to require Mission Trail's trash collection truck to stop in the middle of traffic to collect waste when a perfectly safe and viable alternative route already exists along Cecil Avenue. Below is an aerial view of Monar's Subaru dealership and its frontage along Stevens Creek Boulevard.



As the above photo shows, the conditions presently in the CUP would require Mission Trail to stop a truck. blocking both the bike lane and one lane of traffic. while cars are zooming by at up to 50 miles per hour. This is why Mission Trail understandably says this is a major safety hazard and should *not* be done.

During the Planning Commission meeting, an alternative proposal was suggested—to preclude parking, at least on trash pickup days, in front of the Subaru dealership to create more room for the Mission Trail trucks. This proposal, however, does not resolve the underlying concerns. First, the trucks are much larger than cars and would still block traffic, especially when the equipment is operating and Mission Trail staff need to open the truck door. Second, the street parking is convenient for the bakery customers next door, who would likely pay no mind to a "no parking" sign for a quick run-in to grab their pick up item. Also, Mission Trail would still be required to deviate from their normal route for just one business and stop along a heavily-trafficked roadway. Finally, this proposal would not only prove futile to avoid safety risks and practical problems, it would remove several public parking spaces in the area for the businesses along the road.

It is also critical to consider how a Mission Trail stop in front of the dealership, certainly blocking at least one lane, will affect traffic flows. Monar's Subaru dealership is located approximately one half a mile away from the nearest light, meaning cars travelling along Stevens Creek Boulevard are well up to speed by the time they reach the front of the dealership. These cars would be forced to stop, or worse swerve around Mission Trail's collection truck. The picture below provides a visual example of the distance between the nearest light and the front of dealership.



One other suggestion was having Mission Trail trucks enter the Subaru property from Stevens Creek to collect waste internally. This suggestion is not feasible. The dealership's fire suppression system imposes a low clearance that prevents truck access. Additionally, the property layout would require trucks to reverse back onto Stevens Creek Boulevard or Cecil Avenue, introducing new safety risks, increased noise pollution, and greater disruption to traffic.

F. Health and General Welfare Risks of Employees

Under the present CUP conditions on garbage collection, Stevens Creek Subaru employees would be required to start manually pushing fully-loaded trash and recycling dumpsters from the rear of the property (just inside the roll-up door on Cecil Avenue) all the way to the front of the dealership on Stevens Creek Boulevard. This task is both impractical and

unsafe. A standard 6-yard dumpster weighs approximately 1,200 pounds when full, making it exceptionally hazardous and physically demanding for employees, who could risk injury attempting such a move. A picture and details of the dumpsters used by Subaru (and picked up by Mission Trail on Cecil Avenue) is below:





A typical 6-yard dumpster measures approximately 6 feet long, 5 feet wide, and 6 feet high. These dimensions provide a volume of 6 cubic yards, which can hold about 36 standard kitchen trash bags (33-gallon) or 12 larger garbage cans (96-gallon). The weight limit for a 6-yard dumpster is typically around 1,200 pounds, according to Fusion Waste.

Employees have no viable equipment or vehicles available to assist with moving these dumpsters. Using a car to push the dumpsters would create new dangers for staff, customers, and the building itself. While temporary alternatives for waste disposal have been used during this period, those options are no longer sustainable. Monar requires a safe, consistent method for weekly trash and recycling collection that does not place employees or the public at risk.

As currently written, the conditions of approval run counter to the goals of public health, safety, and general welfare (and they do not serve to reduce noise and garbage truck traffic, which were the main concerns raised by the Cecil Avenue residents). Monar is not requesting preferential treatment, but rather the same garbage pickup that every other business has along Cecil Avenue, which is also what Mission Trail wants. Permitting collection from Cecil Avenue would simply involve adding a single stop to an already-established route. In contrast, mandating pickup from Stevens Creek Boulevard would introduce safety hazards and contribute to traffic congestion. Given the zero impact on the residential community and the disproportionate burden placed on Mission Trail and Stevens Creek traffic, the balance of interests clearly supports modifying the current conditions to allow trash and recycling collection for Subaru on Cecil Avenue.

VI. The Apparent Confusion Surrounding the Planning Commission Decision

Anyone sitting through Planning Commission public hearings will notice that it is fairly uncommon for the Planning Commission to disregard a well-reasoned Staff Report recommendation, particularly one such as here with strong factual. Somehow, that occurred here and it may not have been the actual intent.

At various times throughout the Planning Commission meeting, several Commissioners made comments indicating that they were confused as to what was being discussed, and did not seem to understand the true purpose of Monar's application. In a round of comments by the Commission, Commissioner Bhatnagar stated "[j]ust to make a comment, **the extent of confusion that exists in the minds, certainly for me**, I will say it out loud, I would not approve any changes." (Planning Commission Meeting, 2:44:39, Emphasis Added.) Shortly thereafter,

commissioner Biagini stated "[**t]his was a bit confusing** but I do thank you for your comments…" (Planning Commission Meeting, 2:45:37, Emphasis Added.) These statements, made by commissioners who voted to deny Monar's application, indicate a lack of understanding of Monar's application by the Commission. Thus, the record suggests that the Commission denied what was otherwise a strong application likely because they did not understand it—again, possibly because it was mixed in with a proposal for two other CUP modifications that the Commission did, in fact, want to deny.

VII. CONCLUSION

Monar's application does not represent a departure from the status quo. It does not increase vehicle traffic on Cecil Avenue. It does not increase trash pickup on Cecil Avenue (Subaru trash has already been picked up there). It does not increase noise. Mission Trail picks up—just once per week in a matter of minutes—all of the dumpsters from all of the other businesses along Cecil Avenue. Thus, allowing Mission Trail to do the same for Monar's Subaru dealership does not create any new burden for the local residents.

By contrast, requiring trash collection from Stevens Creek Boulevard introduces unnecessary and avoidable safety hazards, logistical impossibilities for Mission Trail and Subaru employees, and increased traffic disruptions. The Planning Commission's decision was based, in whole or in part, on confusion and an apparent misunderstanding of the true nature of the application. For these reasons, Monar respectfully requests that the City Counsel change the Planning Commission's mistaken denial and grant Monar's appeal to allow garbage and recycle pickup on Cecil Avenue under the modifications proposed in the attached version of the CUP.

City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

25-372 Agenda Date: 5/21/2025

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

REPORT IN BRIEF

File No.: PLN24-00392
Project: Conditional Use Permit to modify existing conditions of approval (conditions P6 and P19) to allow solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.
Applicant: David Zamora / Reza Soleimany
Owner: Monar LLC
General Plan: Regional Commercial
Zoning: Regional Commercial (CR)
Site Area: 1.57 acres
Existing Site Conditions: The project site is built with an 45,778 square foot one story auto sales showroom with support offices, an auto repair center, and a three-story parking structure.

Surrounding Land Uses:
North: Very Low Density Residential (Single-Family Residential)
South: Mixed Use Commercial (San Jose City Limits)
East: Regional Commercial (Low-Rise Commercial)
West: Regional Commercial (Lincoln Car Dealership)

Issues: Consistency with the City's General Plan & Zoning Ordinance

Staff Recommendation: Determine that the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations); and adopt a resolution approving a Conditional Use Permit for the modification of existing conditions of approval to allow solid waste and recycling collection from Cecil Avenue for the property located at 3225 Stevens Creek Boulevard.

BACKGROUND

On September 9, 2024, David Zamora & Reza Soleimany (Applicant), on behalf of Monar LLC (Owner) filed a Conditional Use Permit (CUP) modification application for the subject site located at 3225 Stevens Creek Boulevard. The Applicant requests to modify Conditions of Approval P6 and P19 associated with the current CUP (File No. PLN2015-11350) to allow the operation of existing roll-up doors during business hours to facilitate solid waste and recycling collection from Cecil Avenue.

The project site was originally developed in the 1960's and has since operated as a car dealership. The current active CUP (File No. PLN2015-11350) was approved by the Santa Clara Planning Commission on July 27, 2016, to allow an expanded car dealership and construction of a new building. A 0.28-acre portion of the project site (Former APN: 303-18-041) had to be rezoned from Agricultural (A) to Thoroughfare Commercial (CT) and was approved by Santa Clara City Council on Augst 30, 2016. Subsequently, as part of a citywide effort to make the zoning of parcels consistent with their General Plan land use designation, the subject property's zoning was changed to Regional Commercial (CR) in August 2024.

The car dealership did not build the approved solid waste and recycling enclosure as required under File No. PLN2015-11350 and was transferring solid waste and recyclables to the neighboring property's solid waste and recycling enclosure in violation of the Conditions of Approval. In August 2023, the City of Santa Clara became aware of the noncompliance and sent a violation letter (Attachment 7) with options for the dealership to remedy the violation. The car dealership has their oil / fluid picked up once a week on Cecil Avenue as allowed by the Conditions of Approval.

The Applicant's request is one of the remedies proposed in the letter. This request is submitted pursuant to Santa Clara City Code Chapter 18.150, Permit Modifications and Revocations. The request was required to go through the Project Clearance Committee, and it was deemed cleared on March 11, 2025.

DISCUSSION

The project site is located along the City's southern border along the Stevens Creek Boulevard commercial corridor lined with auto-oriented uses. This corridor was developed at the same time as the suburban tract homes abutting the subject property to the north along Cecil Avenue. See Attachment 1 for a vicinity map of the area. Existing auto-oriented land uses have intensified over the decades, resulting in an increase in the noise, light, and air pollution. The residents of these residences voiced their opposition to the intensification of the subject site in 2015. Their concerns regarded noise and light pollution that the site would generate and how it would disrupt the residential character of their neighborhood.

An Initial Study was prepared for the proposed project in 2015 in accordance with the CEQA. The Initial Study determined that the noise pollution generated by the site's activities would exceed thresholds and needed mitigation. Mitigations were intended to restrict the ability of commercial vehicles to use the roll-up doors facing Cecil Avenue. The following mitigations were included in the project's Mitigation Monitoring and Reporting Program:

- Limit soundings of horns as vehicles
- Roll up doors shall remain closed at all times between the hours of 10:00 PM and 7:00 AM
- Close roll-up doors when practical during all hours of operation
- Utilize bays farthest from the roll up doors first and locate noisier activities in bays furthest from roll up doors
- Keep exterior door to compressor/tanks closed except while entering or exiting, and
- Limit all exterior activities, including loading and receiving of materials and site circulation to the hours of 10:00 PM and 7:00 AM

To address the community's concerns, the Planning Commission approved the CUP (File No. PLN2015-11350) after adding additional restrictions to the use of the roll up doors along Cecil Avenue by adding the following conditions:

- Condition P6. Any pedestrian and roll-up doors opening onto Cecil Avenue shall remain closed during operation, shall be used for emergency ingress/egress only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue shall remain closed at all times, except in the event of emergency ingress/egress needs. The roll-up door for the service area that faces east shall remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016. Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations."
- Condition P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.

These conditions have created a unique situation for this project site as it is the only commercial property along Cecil Avenue that does not have solid waste and recycling collected from Cecil Avenue. A recent example is the Stevens Creek Lincoln dealership adjacent to the property was approved (File No. PLN21-15129) to have their solid waste and recycling collected from Cecil Avenue.

General Plan Conformance
The request abides with the following General Plan Policies:

- 5.5.2-P12: Screen loading and trash areas to preclude visibility from off site and public streets.
- 5.8.2-P7: Concentrate through traffic on major streets and encourage traffic distribution that maximizes the efficiency of the existing roadway network.
- 5.8.2-P8: Minimize disruption of traffic flow resulting from truck traffic and deliveries, particularly during commute hours.

Zoning Conformance
A CUP may be modified or revoked pursuant to Santa Clara City Code Chapter 18.150. The Review Authority which originally granted the permit is authorized to modify the permit if it meets the finding below:

"Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation"

Here, Finding "D" of the 2016 Resolution approving the car dealership was that the dealership "is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses" in the applicable zone, and because the dealership "is designed such that it does not adversely impact the surrounding areas." Part of that design was the condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

- The solid waste and recycling collection restriction under Planning Division conditions 6 and 19 creates an unreasonable constraint to the site's waste management.
- The constraint is unique to this site as similar development abutting Cecil Avenue has been allowed to get their solid waste and recycling collected from this street for recent projects.
- The waste management company (Mission Trail) operates their collection trucks on Cecil Avenue currently and modifying these conditions will not generate additional noise pollution.
- These conditions are no longer necessary due to the conditions on the ground.

After reviewing the current conditions and operations of the car dealership, staff also suggests modifications to conditions P8 regarding directing employees where to park, and P20 starting the car wash one hour later in the a.m. on weekdays so they are better enforceable and are consistent with the General Plan and Zoning. See Attachment 3 for the redline of the proposed edits to the conditions.

The Stevens Creek Subaru dealership currently has an unreasonable constraint implementing their waste management. Modifying conditions 6 and 19 to allow solid waste and recycling collection on Cecil Avenue will consolidate and improve both Mission Trail and this site's operations. The change will not be detrimental to the health, safety, peace, comfort and general welfare of residences in the neighborhood because no additional noise, light, and air pollution will be generated.

ENVIROMENTAL REVIEW

The proposed request is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), which applies to minor alterations in the land use limitations if it does not change the density or land use. The proposal involves changing a condition in the Conditions of Approval of the CUP.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expenses typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Community Meeting

On November 18, 2024, the applicant held a virtual community meeting to present the request and answer questions. Staff was present in the meeting to hear the community's feedback and take notes, but no community members attended the meeting. The applicant's presentation was recorded and posted on the City's website. Additionally, Santa Clara's Public Works Department asked the applicant to prepare and distribute a survey to the residences abutting Cecil Avenue to gauge their support on this request. However, due to the amount of time needed to prepare and conduct the survey, and the immediate need to resolve the solid waste and recycling collection issue on the subject site it was determined that the request should proceed through the entitlement process without the survey.

Public Notice

On May 8, 2025, a notice of public hearing on this item mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning Staff has not received public comments in support or opposition to the proposed request.

RECOMMENDATION

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Prepared by: Alex Tellez, Assistant Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Vicinity Map
2. Resolution approving Conditional Use Permit
3. Conditions of Approval
4. Development Plans
5. Justification of Request
6. Web Links
7. Violation Letter
8. Code Enforcement Case Log

City of Santa Clara

Vicinity Map (Zoning) - 3225 Stevens Creek





Legend

- Official City Limit
  - Official City Limit
- City Operational Boundary
  - Municipal Boundary
- Base Layers
  - Site Addresses
    - Single
  - Streets
  - Air Parcels
  - Land Parcels
    - Land Parcels
- Zoning
  - Land Parcels
    - CR - Commercial Regional

Notes

created on 04/21/2025 17:10:44

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT AT 3225 STEVENS CREEK BOULEVARD.

PLN2024-00392 (Conditional Use Permit)

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

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify an existing Conditional Use Permit ("Project") to change Planning Division conditions 6 and 19 to allow the operation of existing roll-up doors during business hours to facilitate trash collection on Cecil Avenue for an existing car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Project proposes to modify Planning Division conditions 6 and 19 to allow the existing roll-up doors fronting Cecil Avenue to be used during business hours to facilitate waste collection where currently waste is being required to be collected on Stevens Creek Boulevard; and,

WHEREAS, the Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit, which in this case is the Planning Commission;

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act per Section 15305 – Minor Alterations in Land Use Limitations (Class 5), which applies to minor alterations in the land use limitations as long as it doesn't change the density or land use;

WHEREAS, on May 8, 2025, the notice of public hearing for the May 21, 2025, Planning Commission meeting was mailed to property owners within a 500-foot radius of the Project Site boundaries; and

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the application to modify an existing Conditional Use Permit and all pertinent information in the record, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission herby approves the modification of the existing Conditional Use Permit to allow the operation of the existing roll-up doors fronting Cecil Avenue during Business Hours to facilitate waste collection for the Project Site subject to modified Conditions of Approval, attached hereto by this reference.
3. Pursuant to SCCC Code Section 18.150.040, the Planning Commission hereby finds that the circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation.
    a. Specifically, Finding “D” of the 2016 Resolution approving the car dealership was that the dealership “is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses” in the applicable zone, and because the dealership “is designed such that it does not adversely impact the surrounding areas.” Part of that design was the

condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

i. The trash picked up restriction under Planning Division conditions 6 and 19 create an unreasonable constraint to the site's waste management.

ii. The constraint is unique to this site as future development abutting Cecil Avenue has been allowed to get their trash collected from this street.

iii. The waste management company ("Mission Trail") is operating their collection trucks on Cecil Avenue currently and changing these conditions will not generate additional noise pollution since they already operate on this street.

iv. These conditions are no longer necessary due to the conditions on the ground.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 21 DAY OF MAY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Modified Conditions of Conditional Use Permit Approval

CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress, and to facilitate the collection of waste only and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. ~~The roll-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors,~~

~~consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.~~ Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. . Employees shall be directed to park within designated parking stalls on-site. The designated parking stalls shall be signed or stenciled "Employee Only". Employees shall be strongly discouraged to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the

satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. ~~Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.~~

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 7:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building

Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.
E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.

EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12” of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6”.

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

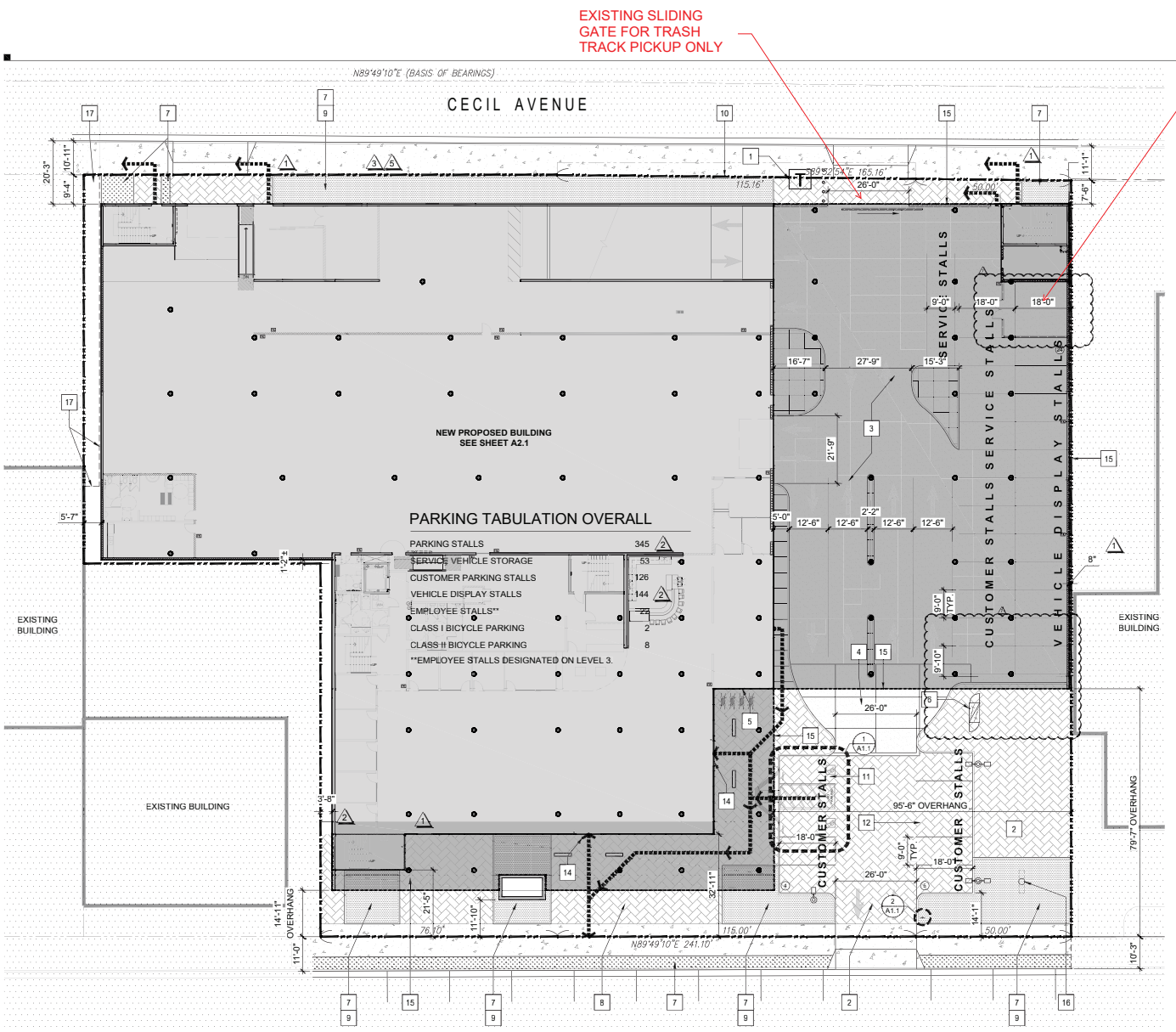
ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc



SHEET KEYNOTES

1. TRANSFORMER PAD
2. PERVIOUS PAVERS, SEE CIVIL DRAWINGS
3. STANDARD CONCRETE PAVING, SEE CIVIL PLANS.
4. ENHANCED CONCRETE PAVING, SEE CIVIL PLANS.
5. SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS
6. LONG TERM BIKE PARKING. SEE LANDSCAPE PLANS
7. LANDSCAPE AREAS. SEE LANDSCAPE PLANS
8. HARDSCAPE AREAS. SEE CIVIL PLANS
9. BIOSWALE, SEE CIVIL DRAWINGS.
10. PROPERTY LINE
11. ACCESSIBLE PARKING STALL
12. STANDARD PARKING STALL, SEE CIVIL PLANS
13. COVERED TRASH ENCLOSURE.
14. SHOWROOM ENTRY
15. LINE OF DECK OVERHANG ABOVE.
16. PYLON FOR SIGNAGE ABOVE
17. UTILITY EASEMENT, SEE CIVIL DRAWINGS

LEGEND

- BUILDING AREA AT GROUND FLOOR, SEE SHEET A2.1
- BUILDING OVERHANG FROM SECOND FLOOR DECK ABOVE, SEE SHEET A2.2
- NOT IN THIS SCOPE
- CBC CHAPTER 11B ACCESSIBLE ROUTE, TYP. SEE SHEET A0.4 FOR ADDITIONAL ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN
3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHALL
4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
   A. BE CONTINUOUSLY ACCESSIBLE.
   B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (11B-303) OR PROVIDE RAMPS COMPLYING WITH CBC 11B-405
   C. BE MINIMUM WIDTH OF 48"
   D. BE OF SLIP RESISTANT MATERIALS.
   E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 11B-405
   F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
   G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED LETTER AND BRAILLE IDENTIFICATION SIGNS. GROUND FLOOR EXIT DOORS SHALL RECEIVE TACTILE EXIT SIGNAGE.
   H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE

SITE PLAN | 1/16" | 1

STEVENS CREEK SUBARU

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAKHTIARI AUTO GROUP

KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 650.965.0700

CONSULTANT

LICENSED ARCHITECT KENNETH A. RODRIGUES C12,818 6.30.19 STATE OF CALIFORNIA

KEYMAP

REVISION

08.16.16		BUILDING DEPARTMENT SUBMITTAL
10.31.16	1	PLAN CHECK 1 RESPONSE
12.22.16	2	PLAN CHECK 2 RESPONSE
3.24.17	3	PLAN CHECK 3 & OWNER REVISIONS
5.25.17	4	PLAN CHECK 4 & OWNER REVISIONS
08.10.17	5	PLANNING REVISION
10.08.18	6	OWNER REVISIONS

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

SITE PLAN

A1.0

© 2017 KENNETH RODRIGUES & PARTNERS, INC.

S:\30.604 Steven's Creek Subaru\2 - DD-CD\Sheet Files\A1.0 - Site Plan.dwg, 10/10/2018 4:24:17 PM, _DWG To PDF.pc3

PLN24-00392 / 3225 Stevens Creek Developer Application

Response to PCC review dated November 5, 2024

Subject: Community Development -Planning Division P1. Written Project Description

The following is the revised project description:

The purpose of this application is to allow for the pickup of the trash and the recycle bins via the existing sliding door on the Cecil Street. The purpose is to permit the Mission Trail trash truck to access the rear of the Subaru dealership through the sliding door to collect trash from the existing trash enclosure.

This application does not propose any changes to the current access or operational use of the roll-up door. The roll up door will continue to function as it does currently.

It is important to note that the other adjacent business on Cecil Street have their trash collected from the same street. This request aligns with existing practices in the are and support fair and equitable approach to trash collection for neighbor business.

Web Links

Project Website:
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/543/2495?alpha=NonAlpha&npage=3

These documents are available for viewing in the Community Development Department

From: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Sent: Thursday, May 15, 2025 2:37 PM
To: Cliff Moore [redacted] Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: RE: PLN24-00392 Opposition to modify existing use permit at Subaru Dealership

Correspondence
5/21/25 Planning Commission Meeting
3225 Stevens Creek Boulevard
RTC 25-372

Good Afternoon,
Your email has been received in the Planning División and by way of my reply I am including the appropriate staff for their review. Please note, your comments will be part of the public record on this item.
I am also including Mayor and Council to this email, your email is addressed to City Council, but I did not see their email address in your email.

This item will be heard at the May 21, 2025 Planning Commission meeting.

Thank you for taking the time to provide your input.

Regards,

Elizabeth Elliott | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov

From: Cliff Moore [redacted]
Sent: Wednesday, May 14, 2025 3:20 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: PLN24-00392 Opposition to modify existing use permit at Subaru Dealership

You don't often get email from [redacted] Learn why this is important

PLN24-00392
Cliff Moore
On behalf of the Residents of Cecil Avenue Cecil Avenue Santa Clara, CA 95050
Date: 5/14/25

Santa Clara City Council
City Hall
1500 Warburton Avenue
Santa Clara, CA 95050

Subject: Strong Opposition to Waste and Recycle Collection Access from Cecil Avenue for Stevens Creek Subaru
PLN24-00392

Dear Honorable Members of the Santa Clara City Council,

We, the undersigned residents of Cecil Avenue in Santa Clara, write to express our firm and united opposition to any proposal that would modify existing conditions to permit waste and recycling collection services for Stevens Creek Subaru to be accessed via Cecil Avenue rather than Stevens Creek Boulevard.

Cecil Avenue is a quiet, residential street designed for the safety, comfort, and peace of its residents—not for commercial vehicle traffic or industrial-scale waste collection. The introduction of regular waste and recycling collection from a commercial business on our street would dramatically and negatively impact our quality of life, increase noise, create traffic hazards, and diminish the residential character of our neighborhood.

Moreover, Stevens Creek Subaru has existing and viable access from Stevens Creek Boulevard. There is absolutely no justification for burdening our residential street with commercial waste operations when appropriate access already exists. Any attempt to modify this arrangement would prioritize corporate convenience over the well-being and safety of residents—a precedent we strongly oppose.

We respectfully urge the City Council to uphold the existing access conditions and reject any proposed changes that would allow Stevens Creek Subaru, or any other commercial entity, to divert its waste and recycling collection to Cecil Avenue. We are committed to preserving the integrity of our neighborhood and will continue to actively resist any actions that compromise its residential nature.

Thank you for your attention and prompt consideration of this matter. We request this letter be entered into the public record and that our opposition be reflected in any future deliberations on this issue.

Sincerely,
Cliff Moore
On behalf of the Residents of Cecil Avenue [Attached petition]



Residential petition in **OPPOSITION** to the following: Modify the existing use (Lincoln Dealership) permit to allow solid waste disposal and recycling collection on our residential street Cecil Ave instead of Stevens Creek. PLN24-00392

Name (Print)	Signature	Address #	Date Signed
Mark Irving		3267 Cecil Ave	5/12/2025
Michelle Mandia		3249 Cecil Ave	5/12/2025
~~Arezou Azar~~		3181 Cecil Ave	5/12/2025
Ashwanth Muruhathasan		3191 Cecil Ave	5/12/2025
Dave Botelho		3217 Cecil ave	5-12-2025
Patrick BURNS		3205 cecil ave	5/12/25
Joe Tonsing		3150 Dorcich St	5-12-25
CLIFF MOORE		3310 Cecil Ave	5-12-25
BILLY CHANG		3161 Cecil Ave	5-13-25
PERRY HE		3151 Cecil Ave	5-13-2025
THE NGUYEN		3233 CECIL AVE	5-14-2025

City of Santa Clara
The Center of What's Possible

August 14, 2023

Stevens Creek Subaru
brian@stevenscreeksubaru.com
reza@stevenscreeksubaru.com
3225 Stevens Creek Blvd
San Jose, CA 95117

RE: Violation of Approved Rezone and Use Permits (File No. PLN2015-11350 and PLN2016-11888)

To Whom it May Concern:

It has come to the City's attention that the required trash enclosure for the above approved and completed project was never constructed. Please be advised, that per the conditions of approval (P3 and ST1) below and in the attached Conditions of Approval, a trash enclosure is required for the project. Any modification to the trash enclosure location requires an amendment to the Use Permit.

> P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.
>
> ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guidelines. (a.) Solid Waste enclosure must provide a minimum unobstructed inside opening of 12' and have minimum inside dimensions of 18.5' by 10.5'.

Recent communication with the City of Santa Clara Public Works Department and Mission Trail Waste Systems, have indicated that the location of your trash enclosure as shown on your permit plans does not meet Mission Trail requirements for trash pickup. Currently, solid waste from 3225 Stevens Creek Boulevard is relocated to 3155 Stevens Creek Boulevard for service. However, each entity must subscribe to and maintain solid waste services independently. This requires you to submit a new solid waste collection plan for review.

One possible option would be to stage the trash bins out on Cecil Avenue. While this option works for Mission Trail, the Use Permit for the site would need to be amended to allow for this operation as the following condition prohibits trash pickup on Cecil Avenue.

> P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request

City of Santa Clara
The Center of What's Possible

Another option would be to stage solid waste containers on Stevens Creek Boulevard. Mission Trail Waste Systems has approved of this area, but for safety reasons a portion of your frontage would need to be painted red. To initiate this process a formal written request on company letterhead must be forwarded to the City of Santa Clara Transportation Manager, Steve Chan, at SChan@SantaClaraCA.gov.

The red curb option on Stevens Creek Boulevard could be set up as a temporary solution while the amendment to allow solid waste collection service on Cecil is pursued.

To allow for solid waste services and resolve this violation the following must occur:

1. Application for a Minor Amendment to an Approved Permit, to address the lack of constructed trash enclosure,
2. Submittal of a formal written request on company letterhead requesting a red curb be installed on Stevens Creek Boulevard to allow Solid Waste collection and/or
3. Application of a Use Permit Amendment if condition modification is necessary (to allow service on Cecil Avenue)

Corrective action is necessary on your part to ensure that the conditions of approval are abided by or amended, and that mandatory solid waste services continue. Failure to address these issues may result in a citation.

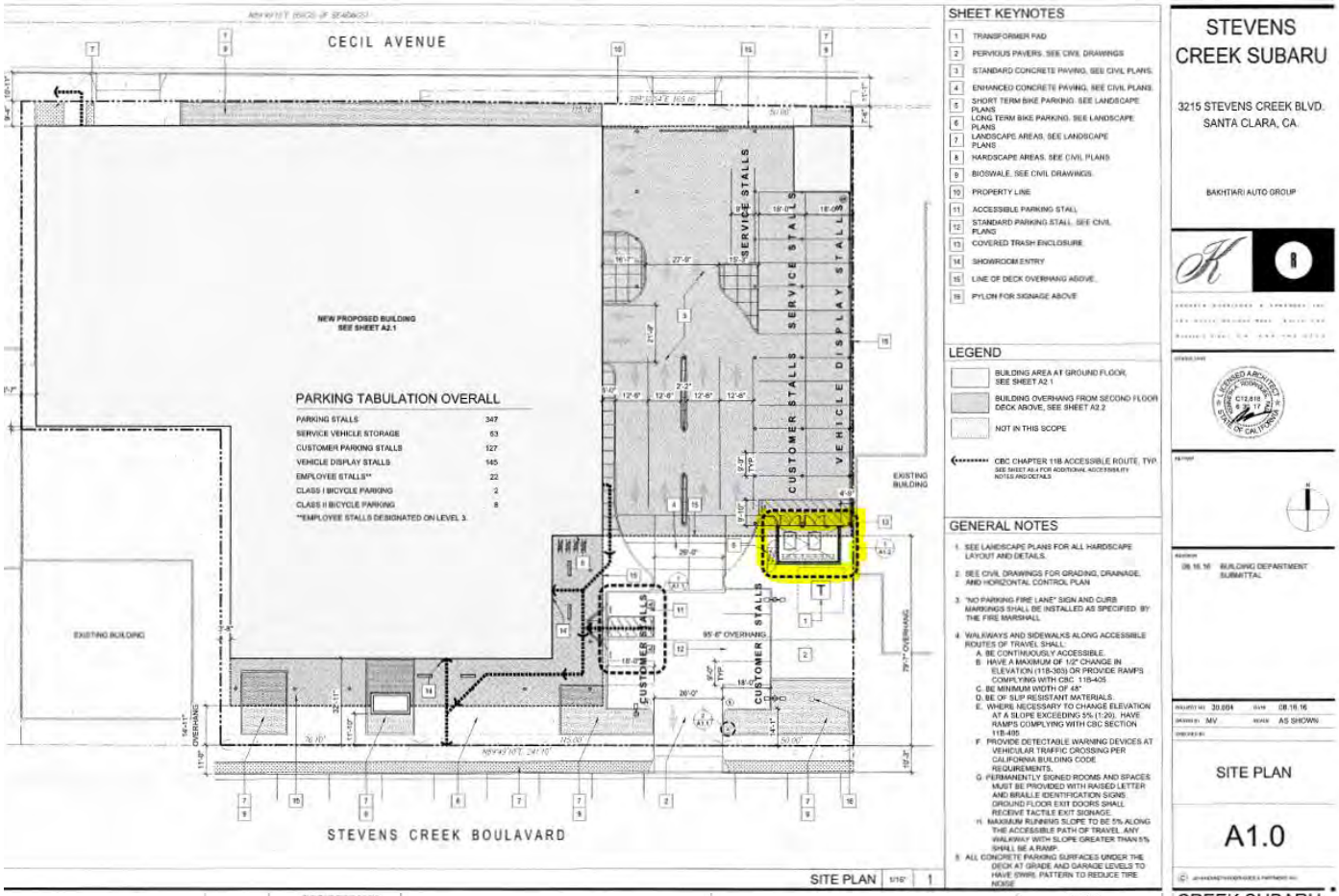
Should you require more information or assistance regarding this notice, please contact me at Lxavier@SantaClaraCA.gov.

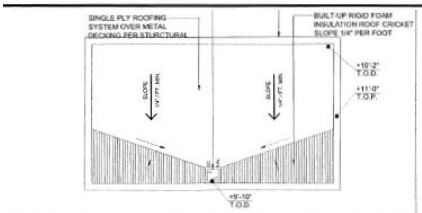
Sincerely,

Lesley Xavier
Planning Manager

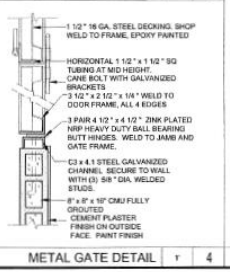
City of Santa Clara
The Center of What's Possible

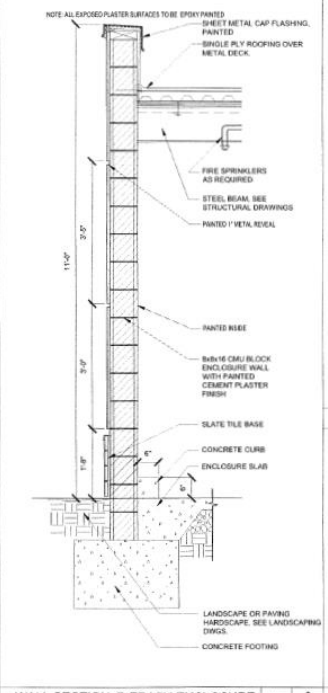
Approved Architectural Plans:

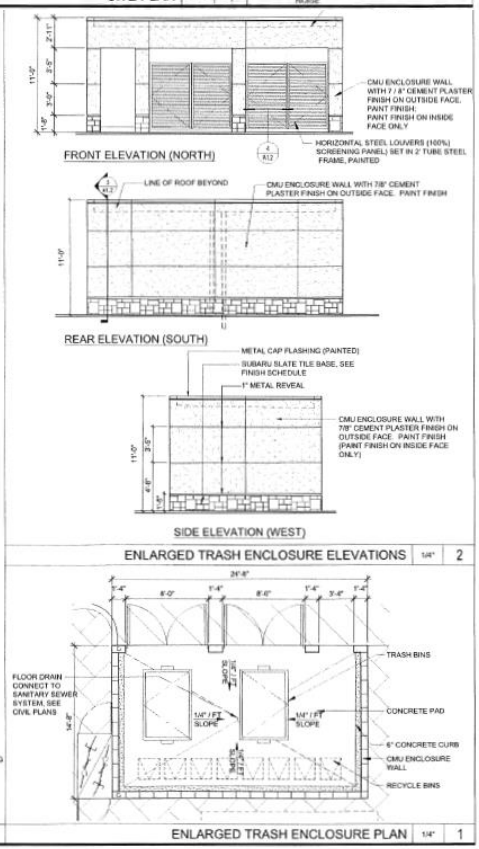


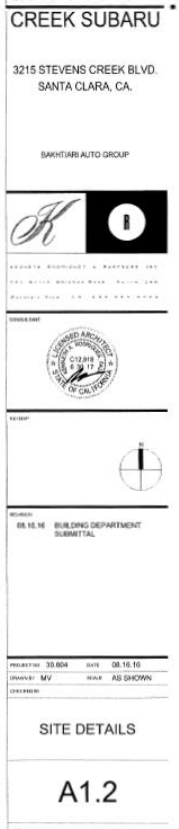












		Rear emergency gate being used by employees daily for general access. Operating permit requirements state for emergency egress only. This gate is being chained open daily in violation of code requirements.	3223 Stevens Creek Blvd,Santa Clara Ca 95117	None	Medium	Completed	May 22, 2024 7:15 am	June 20, 2024
		Violation of development agreement	3225 Stevens Creek Blvd, San Jose, CA, USA	Michael Dilgren	none	Completed	January 12, 2024 7:42 am	N/A
		CUP violation: employees using rear exit door	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	October 31, 2023 12:35 pm	December 1, 2023
		Violation of the conditional use permit. Operation of the vehicle jamwash with the door in the retracted position.	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	October 11, 2023 2:53 pm	November 19, 2023
		Subaru Car Wash and Employee Parking Issues	3225 Stevens Creek Blvd, Santa Clara, CA 95117, USA	[redacted]	None	Completed	August 2, 2023 8:58 am	N/A
		Rear of Subaru building on Cecil Ave side on the electrical box on the sidewalk	3225 Stevens Creek Blvd, San jose, CA 95117, USA	[redacted]	None	Completed	June 14, 2023 8:56 pm	June 19, 2023
		Graffiti on faced green street light pole on the street. Both sides	3225 Stevens Creek Blvd, San jose, CA 95117, USA	[redacted]	None	Completed	June 14, 2023 8:45 pm	June 19, 2023
		Car wash roll up door has been open during business hours for the last 6 weeks. This is a direct violation of the detailing operating permit. Claims of broken door is not credible, as the door is closed during non-operating hours manually. Additionally, a pressure washer is being used outside of designated wash area.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	Michael Dilgren	Medium	Completed	June 6, 2023 8:20 am	October 31, 2023
		Use permit violation, operation of the jamwash with the door in the up position.	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	April 27, 2023 12:48 pm	June 1, 2023
		Violation of CUP, Stevens Creek Subaru	3225 Stevens Creek Blvd, San Jose, CA, USA	Michael Dilgren	Medium	Completed	March 14, 2023 7:03 am	April 13, 2023
		Subaru employees are in direct violation of use permit P19. As of the last two weeks employees are parking on residential street (Cecil Ave) and I witnessed multiple people entering and exiting rear gate for emergency egress only.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	Michael Dilgren	Medium	Completed	February 3, 2023 7:25 am	March 9, 2023
		Conditions of approval violation.	3225 Stevens Creek Boulevard, San jose, CA, USA	Michael Dilgren	Medium	Completed	September 13, 2022 10:40 am	October 13, 2022
		Subaru operations is in violation of use permit. Deliveries at the roll up door on the residential side of Cecil Ave is not authorized.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	None	Medium	Completed	September 8, 2022 3:48 pm	October 13, 2022

EXHIBIT B-PLN25-00362

CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress, and to facilitate the collection of waste only and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. The roll~~-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors,~~

~~consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.~~ Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. Employees shall be directed to park within designated parking stalls on-site. The designated parking stalls shall be signed or stenciled "Employee Only". Employees shall be strongly discouraged to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the

satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries~~, trash/recycling pick-up,~~ vehicle staging, vehicle parking, vehicle/ site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m~~. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.~~

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 7:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building

Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.
E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.

EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12” of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6”.

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc

REPORT TO PLANNING COMMISSION

SUBJECT

PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

REPORT IN BRIEF

File No.: PLN24-00392
Project: Conditional Use Permit to modify existing conditions of approval (conditions P6 and P19) to allow solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.
Applicant: David Zamora / Reza Soleimany
Owner: Monar LLC
General Plan: Regional Commercial
Zoning: Regional Commercial (CR)
Site Area: 1.57 acres
Existing Site Conditions: The project site is built with an 45,778 square foot one story auto sales showroom with support offices, an auto repair center, and a three-story parking structure.

Surrounding Land Uses:
North: Very Low Density Residential (Single-Family Residential)
South: Mixed Use Commercial (San Jose City Limits)
East: Regional Commercial (Low-Rise Commercial)
West: Regional Commercial (Lincoln Car Dealership)

Issues: Consistency with the City's General Plan & Zoning Ordinance

Staff Recommendation: Determine that the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations); and adopt a resolution approving a Conditional Use Permit for the modification of existing conditions of approval to allow solid waste and recycling collection from Cecil Avenue for the property located at 3225 Stevens Creek Boulevard.

BACKGROUND

On September 9, 2024, David Zamora & Reza Soleimany (Applicant), on behalf of Monar LLC (Owner) filed a Conditional Use Permit (CUP) modification application for the subject site located at 3225 Stevens Creek Boulevard. The Applicant requests to modify Conditions of Approval P6 and P19 associated with the current CUP (File No. PLN2015-11350) to allow the operation of existing roll-up doors during business hours to facilitate solid waste and recycling collection from Cecil Avenue.

The project site was originally developed in the 1960's and has since operated as a car dealership. The current active CUP (File No. PLN2015-11350) was approved by the Santa Clara Planning Commission on July 27, 2016, to allow an expanded car dealership and construction of a new building. A 0.28-acre portion of the project site (Former APN: 303-18-041) had to be rezoned from Agricultural (A) to Thoroughfare Commercial (CT) and was approved by Santa Clara City Council on Augst 30, 2016. Subsequently, as part of a citywide effort to make the zoning of parcels consistent with their General Plan land use designation, the subject property's zoning was changed to Regional Commercial (CR) in August 2024.

The car dealership did not build the approved solid waste and recycling enclosure as required under File No. PLN2015-11350 and was transferring solid waste and recyclables to the neighboring property's solid waste and recycling enclosure in violation of the Conditions of Approval. In August 2023, the City of Santa Clara became aware of the noncompliance and sent a violation letter (Attachment 7) with options for the dealership to remedy the violation. The car dealership has their oil / fluid picked up once a week on Cecil Avenue as allowed by the Conditions of Approval.

The Applicant's request is one of the remedies proposed in the letter. This request is submitted pursuant to Santa Clara City Code Chapter 18.150, Permit Modifications and Revocations. The request was required to go through the Project Clearance Committee, and it was deemed cleared on March 11, 2025.

DISCUSSION

The project site is located along the City's southern border along the Stevens Creek Boulevard commercial corridor lined with auto-oriented uses. This corridor was developed at the same time as the suburban tract homes abutting the subject property to the north along Cecil Avenue. See Attachment 1 for a vicinity map of the area. Existing auto-oriented land uses have intensified over the decades, resulting in an increase in the noise, light, and air pollution. The residents of these residences voiced their opposition to the intensification of the subject site in 2015. Their concerns regarded noise and light pollution that the site would generate and how it would disrupt the residential character of their neighborhood.

An Initial Study was prepared for the proposed project in 2015 in accordance with the CEQA. The Initial Study determined that the noise pollution generated by the site's activities would exceed thresholds and needed mitigation. Mitigations were intended to restrict the ability of commercial vehicles to use the roll-up doors facing Cecil Avenue. The following mitigations were included in the project's Mitigation Monitoring and Reporting Program:

- Limit soundings of horns as vehicles
- Roll up doors shall remain closed at all times between the hours of 10:00 PM and 7:00 AM
- Close roll-up doors when practical during all hours of operation
- Utilize bays farthest from the roll up doors first and locate noisier activities in bays furthest from roll up doors
- Keep exterior door to compressor/tanks closed except while entering or exiting, and
- Limit all exterior activities, including loading and receiving of materials and site circulation to the hours of 10:00 PM and 7:00 AM

To address the community's concerns, the Planning Commission approved the CUP (File No. PLN2015-11350) after adding additional restrictions to the use of the roll up doors along Cecil Avenue by adding the following conditions:

- Condition P6. Any pedestrian and roll-up doors opening onto Cecil Avenue shall remain closed during operation, shall be used for emergency ingress/egress only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue shall remain closed at all times, except in the event of emergency ingress/egress needs. The roll-up door for the service area that faces east shall remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016. Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations."
- Condition P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.

These conditions have created a unique situation for this project site as it is the only commercial property along Cecil Avenue that does not have solid waste and recycling collected from Cecil Avenue. A recent example is the Stevens Creek Lincoln dealership adjacent to the property was approved (File No. PLN21-15129) to have their solid waste and recycling collected from Cecil Avenue.

General Plan Conformance
The request abides with the following General Plan Policies:

- 5.5.2-P12: Screen loading and trash areas to preclude visibility from off site and public streets.
- 5.8.2-P7: Concentrate through traffic on major streets and encourage traffic distribution that maximizes the efficiency of the existing roadway network.
- 5.8.2-P8: Minimize disruption of traffic flow resulting from truck traffic and deliveries, particularly during commute hours.

Zoning Conformance
A CUP may be modified or revoked pursuant to Santa Clara City Code Chapter 18.150. The Review Authority which originally granted the permit is authorized to modify the permit if it meets the finding below:

"Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation"

Here, Finding "D" of the 2016 Resolution approving the car dealership was that the dealership "is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses" in the applicable zone, and because the dealership "is designed such that it does not adversely impact the surrounding areas." Part of that design was the condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

- The solid waste and recycling collection restriction under Planning Division conditions 6 and 19 creates an unreasonable constraint to the site's waste management.
- The constraint is unique to this site as similar development abutting Cecil Avenue has been allowed to get their solid waste and recycling collected from this street for recent projects.
- The waste management company (Mission Trail) operates their collection trucks on Cecil Avenue currently and modifying these conditions will not generate additional noise pollution.
- These conditions are no longer necessary due to the conditions on the ground.

After reviewing the current conditions and operations of the car dealership, staff also suggests modifications to conditions P8 regarding directing employees where to park, and P20 starting the car wash one hour later in the a.m. on weekdays so they are better enforceable and are consistent with the General Plan and Zoning. See Attachment 3 for the redline of the proposed edits to the conditions.

The Stevens Creek Subaru dealership currently has an unreasonable constraint implementing their waste management. Modifying conditions 6 and 19 to allow solid waste and recycling collection on Cecil Avenue will consolidate and improve both Mission Trail and this site's operations. The change will not be detrimental to the health, safety, peace, comfort and general welfare of residences in the neighborhood because no additional noise, light, and air pollution will be generated.

ENVIROMENTAL REVIEW

The proposed request is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations), which applies to minor alterations in the land use limitations if it does not change the density or land use. The proposal involves changing a condition in the Conditions of Approval of the CUP.

FISCAL IMPACT

There is no fiscal impact to the City for processing the requested application other than administrative time and expenses typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Community Meeting

On November 18, 2024, the applicant held a virtual community meeting to present the request and answer questions. Staff was present in the meeting to hear the community's feedback and take notes, but no community members attended the meeting. The applicant's presentation was recorded and posted on the City's website. Additionally, Santa Clara's Public Works Department asked the applicant to prepare and distribute a survey to the residences abutting Cecil Avenue to gauge their support on this request. However, due to the amount of time needed to prepare and conduct the survey, and the immediate need to resolve the solid waste and recycling collection issue on the subject site it was determined that the request should proceed through the entitlement process without the survey.

Public Notice

On May 8, 2025, a notice of public hearing on this item mailed to property owners within 500 feet of the project site. At the time of this staff report, Planning Staff has not received public comments in support or opposition to the proposed request.

RECOMMENDATION

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Prepared by: Alex Tellez, Assistant Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Vicinity Map
2. Resolution approving Conditional Use Permit
3. Conditions of Approval
4. Development Plans
5. Justification of Request
6. Web Links
7. Violation Letter
8. Code Enforcement Case Log

City of Santa Clara

Vicinity Map (Zoning) - 3225 Stevens Creek





Legend

- Official City Limit
  - Official City Limit
- City Operational Boundary
  - Municipal Boundary
- Base Layers
  - Site Addresses
    - Single
  - Streets
  - Air Parcels
  - Land Parcels
    - Land Parcels
- Zoning
  - Land Parcels
    - CR - Commercial Regional

Notes

created on 04/21/2025 17:10:44

0 200 400 ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US

©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT AT 3225 STEVENS CREEK BOULEVARD.

PLN2024-00392 (Conditional Use Permit)

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

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify an existing Conditional Use Permit ("Project") to change Planning Division conditions 6 and 19 to allow the operation of existing roll-up doors during business hours to facilitate trash collection on Cecil Avenue for an existing car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Project proposes to modify Planning Division conditions 6 and 19 to allow the existing roll-up doors fronting Cecil Avenue to be used during business hours to facilitate waste collection where currently waste is being required to be collected on Stevens Creek Boulevard; and,

WHEREAS, the Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit, which in this case is the Planning Commission;

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act per Section 15305 – Minor Alterations in Land Use Limitations (Class 5), which applies to minor alterations in the land use limitations as long as it doesn't change the density or land use;

WHEREAS, on May 8, 2025, the notice of public hearing for the May 21, 2025, Planning Commission meeting was mailed to property owners within a 500-foot radius of the Project Site boundaries; and

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the application to modify an existing Conditional Use Permit and all pertinent information in the record, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission herby approves the modification of the existing Conditional Use Permit to allow the operation of the existing roll-up doors fronting Cecil Avenue during Business Hours to facilitate waste collection for the Project Site subject to modified Conditions of Approval, attached hereto by this reference.
3. Pursuant to SCCC Code Section 18.150.040, the Planning Commission hereby finds that the circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation.
    a. Specifically, Finding “D” of the 2016 Resolution approving the car dealership was that the dealership “is in keeping with the purposes and intent of the Zoning Code, in that auto sales and services, including vehicle prep are permitted uses” in the applicable zone, and because the dealership “is designed such that it does not adversely impact the surrounding areas.” Part of that design was the

condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

i. The trash picked up restriction under Planning Division conditions 6 and 19 create an unreasonable constraint to the site's waste management.

ii. The constraint is unique to this site as future development abutting Cecil Avenue has been allowed to get their trash collected from this street.

iii. The waste management company ("Mission Trail") is operating their collection trucks on Cecil Avenue currently and changing these conditions will not generate additional noise pollution since they already operate on this street.

iv. These conditions are no longer necessary due to the conditions on the ground.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 21 DAY OF MAY 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Modified Conditions of Conditional Use Permit Approval

CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress, and to facilitate the collection of waste only and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. ~~The roll-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to nearby neighbors,~~

~~consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.~~ Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. . Employees shall be directed to park within designated parking stalls on-site. The designated parking stalls shall be signed or stenciled "Employee Only". Employees shall be strongly discouraged to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the

satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. ~~Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.~~

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 7:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building

Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.
E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.

EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12” of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6”.

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

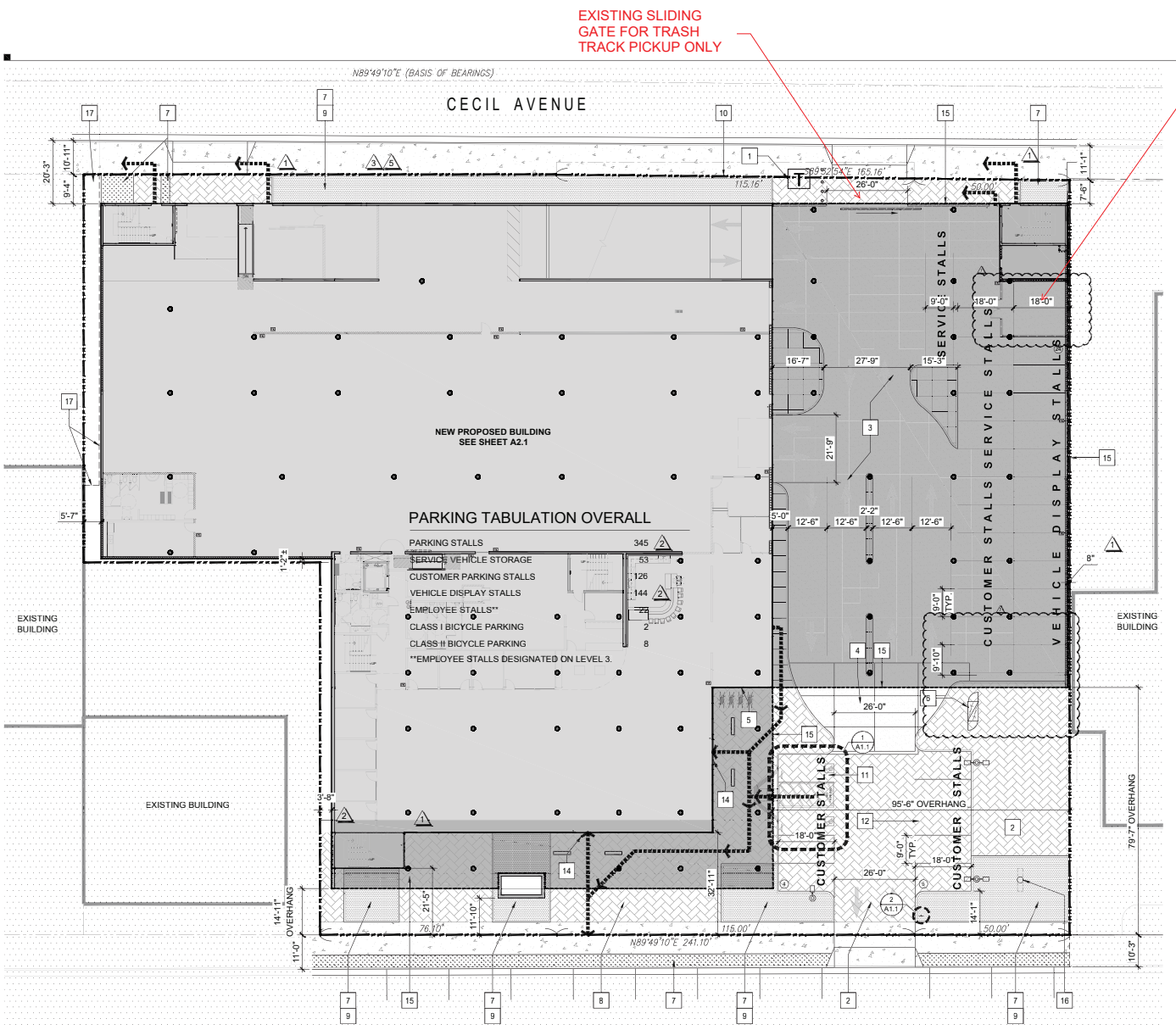
ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc



SHEET KEYNOTES

1. TRANSFORMER PAD
2. PERVIOUS PAVERS, SEE CIVIL DRAWINGS
3. STANDARD CONCRETE PAVING, SEE CIVIL PLANS.
4. ENHANCED CONCRETE PAVING, SEE CIVIL PLANS.
5. SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS
6. LONG TERM BIKE PARKING. SEE LANDSCAPE PLANS
7. LANDSCAPE AREAS. SEE LANDSCAPE PLANS
8. HARDSCAPE AREAS. SEE CIVIL PLANS
9. BIOSWALE, SEE CIVIL DRAWINGS.
10. PROPERTY LINE
11. ACCESSIBLE PARKING STALL
12. STANDARD PARKING STALL, SEE CIVIL PLANS
13. COVERED TRASH ENCLOSURE.
14. SHOWROOM ENTRY
15. LINE OF DECK OVERHANG ABOVE.
16. PYLON FOR SIGNAGE ABOVE
17. UTILITY EASEMENT, SEE CIVIL DRAWINGS

LEGEND

- BUILDING AREA AT GROUND FLOOR, SEE SHEET A2.1
- BUILDING OVERHANG FROM SECOND FLOOR DECK ABOVE, SEE SHEET A2.2
- NOT IN THIS SCOPE
- CBC CHAPTER 11B ACCESSIBLE ROUTE, TYP. SEE SHEET A0.4 FOR ADDITIONAL ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN
3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHALL
4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
   A. BE CONTINUOUSLY ACCESSIBLE.
   B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (11B-303) OR PROVIDE RAMPS COMPLYING WITH CBC 11B-405
   C. BE MINIMUM WIDTH OF 48"
   D. BE OF SLIP RESISTANT MATERIALS.
   E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 11B-405
   F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
   G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED LETTER AND BRAILLE IDENTIFICATION SIGNS. GROUND FLOOR EXIT DOORS SHALL RECEIVE TACTILE EXIT SIGNAGE.
   H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE

SITE PLAN | 1/16" | 1

STEVENS CREEK SUBARU

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAKHTIARI AUTO GROUP

KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 650.965.0700

CONSULTANT

LICENSED ARCHITECT KENNETH A. RODRIGUES C12,818 6.30.19 STATE OF CALIFORNIA

KEYMAP

REVISION

08.16.16		BUILDING DEPARTMENT SUBMITTAL
10.31.16	1	PLAN CHECK 1 RESPONSE
12.22.16	2	PLAN CHECK 2 RESPONSE
3.24.17	3	PLAN CHECK 3 & OWNER REVISIONS
5.25.17	4	PLAN CHECK 4 & OWNER REVISIONS
08.10.17	5	PLANNING REVISION
10.08.18	6	OWNER REVISIONS

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

SITE PLAN

A1.0

© 2017 KENNETH RODRIGUES & PARTNERS, INC.

S:\30.604 Steven's Creek Subaru\2 - DD-CD\Sheet Files\A1.0 - Site Plan.dwg, 10/10/2018 4:24:17 PM, _DWG To PDF.pc3

PLN24-00392 / 3225 Stevens Creek Developer Application

Response to PCC review dated November 5, 2024

Subject: Community Development -Planning Division P1. Written Project Description

The following is the revised project description:

The purpose of this application is to allow for the pickup of the trash and the recycle bins via the existing sliding door on the Cecil Street. The purpose is to permit the Mission Trail trash truck to access the rear of the Subaru dealership through the sliding door to collect trash from the existing trash enclosure.

This application does not propose any changes to the current access or operational use of the roll-up door. The roll up door will continue to function as it does currently.

It is important to note that the other adjacent business on Cecil Street have their trash collected from the same street. This request aligns with existing practices in the are and support fair and equitable approach to trash collection for neighbor business.

Web Links

Project Website:
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/543/2495?alpha=NonAlpha&npage=3

These documents are available for viewing in the Community Development Department

From: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Sent: Thursday, May 15, 2025 2:37 PM
To: Cliff Moore [redacted] Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>
Subject: RE: PLN24-00392 Opposition to modify existing use permit at Subaru Dealership

Correspondence
5/21/25 Planning Commission Meeting
3225 Stevens Creek Boulevard
RTC 25-372

Good Afternoon,
Your email has been received in the Planning División and by way of my reply I am including the appropriate staff for their review. Please note, your comments will be part of the public record on this item.
I am also including Mayor and Council to this email, your email is addressed to City Council, but I did not see their email address in your email.

This item will be heard at the May 21, 2025 Planning Commission meeting.

Thank you for taking the time to provide your input.

Regards,

Elizabeth Elliott | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

www.SantaClaraCA.gov

From: Cliff Moore [redacted]
Sent: Wednesday, May 14, 2025 3:20 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: PLN24-00392 Opposition to modify existing use permit at Subaru Dealership

You don't often get email from [redacted] Learn why this is important

PLN24-00392
Cliff Moore
On behalf of the Residents of Cecil Avenue Cecil Avenue Santa Clara, CA 95050
Date: 5/14/25

Santa Clara City Council
City Hall
1500 Warburton Avenue
Santa Clara, CA 95050

Subject: Strong Opposition to Waste and Recycle Collection Access from Cecil Avenue for Stevens Creek Subaru
PLN24-00392

Dear Honorable Members of the Santa Clara City Council,

We, the undersigned residents of Cecil Avenue in Santa Clara, write to express our firm and united opposition to any proposal that would modify existing conditions to permit waste and recycling collection services for Stevens Creek Subaru to be accessed via Cecil Avenue rather than Stevens Creek Boulevard.

Cecil Avenue is a quiet, residential street designed for the safety, comfort, and peace of its residents—not for commercial vehicle traffic or industrial-scale waste collection. The introduction of regular waste and recycling collection from a commercial business on our street would dramatically and negatively impact our quality of life, increase noise, create traffic hazards, and diminish the residential character of our neighborhood.

Moreover, Stevens Creek Subaru has existing and viable access from Stevens Creek Boulevard. There is absolutely no justification for burdening our residential street with commercial waste operations when appropriate access already exists. Any attempt to modify this arrangement would prioritize corporate convenience over the well-being and safety of residents—a precedent we strongly oppose.

We respectfully urge the City Council to uphold the existing access conditions and reject any proposed changes that would allow Stevens Creek Subaru, or any other commercial entity, to divert its waste and recycling collection to Cecil Avenue. We are committed to preserving the integrity of our neighborhood and will continue to actively resist any actions that compromise its residential nature.

Thank you for your attention and prompt consideration of this matter. We request this letter be entered into the public record and that our opposition be reflected in any future deliberations on this issue.

Sincerely,
Cliff Moore
On behalf of the Residents of Cecil Avenue [Attached petition]



Residential petition in **OPPOSITION** to the following: Modify the existing use (Lincoln Dealership) permit to allow solid waste disposal and recycling collection on our residential street Cecil Ave instead of Stevens Creek. PLN24-00392

Name (Print)	Signature	Address #	Date Signed
Mark Irving		3267 Cecil Ave	5/12/2025
Michelle Mandia		3249 Cecil Ave	5/12/2025
~~Arezou Azar~~		3181 Cecil Ave	5/12/2025
Ashwanth Muruhathasan		3191 Cecil Ave	5/12/2025
Dave Botelho		3217 Cecil ave	5-12-2025
Patrick BURNS		3205 cecil ave	5/12/25
Joe Tonsing		3150 Dorcich St	5-12-25
CLIFF MOORE		3310 Cecil Ave	5-12-25
BILLY CHANG		3161 Cecil Ave	5-13-25
PERRY HE		3151 Cecil Ave	5-13-2025
THE NGUYEN		3233 CECIL AVE	5-14-2025

City of Santa Clara
The Center of What's Possible

August 14, 2023

Stevens Creek Subaru
brian@stevenscreeksubaru.com
reza@stevenscreeksubaru.com
3225 Stevens Creek Blvd
San Jose, CA 95117

RE: Violation of Approved Rezone and Use Permits (File No. PLN2015-11350 and PLN2016-11888)

To Whom it May Concern:

It has come to the City's attention that the required trash enclosure for the above approved and completed project was never constructed. Please be advised, that per the conditions of approval (P3 and ST1) below and in the attached Conditions of Approval, a trash enclosure is required for the project. Any modification to the trash enclosure location requires an amendment to the Use Permit.

> P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.
>
> ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guidelines. (a.) Solid Waste enclosure must provide a minimum unobstructed inside opening of 12' and have minimum inside dimensions of 18.5' by 10.5'.

Recent communication with the City of Santa Clara Public Works Department and Mission Trail Waste Systems, have indicated that the location of your trash enclosure as shown on your permit plans does not meet Mission Trail requirements for trash pickup. Currently, solid waste from 3225 Stevens Creek Boulevard is relocated to 3155 Stevens Creek Boulevard for service. However, each entity must subscribe to and maintain solid waste services independently. This requires you to submit a new solid waste collection plan for review.

One possible option would be to stage the trash bins out on Cecil Avenue. While this option works for Mission Trail, the Use Permit for the site would need to be amended to allow for this operation as the following condition prohibits trash pickup on Cecil Avenue.

> P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request

City of Santa Clara
The Center of What's Possible

Another option would be to stage solid waste containers on Stevens Creek Boulevard. Mission Trail Waste Systems has approved of this area, but for safety reasons a portion of your frontage would need to be painted red. To initiate this process a formal written request on company letterhead must be forwarded to the City of Santa Clara Transportation Manager, Steve Chan, at SChan@SantaClaraCA.gov.

The red curb option on Stevens Creek Boulevard could be set up as a temporary solution while the amendment to allow solid waste collection service on Cecil is pursued.

To allow for solid waste services and resolve this violation the following must occur:

1. Application for a Minor Amendment to an Approved Permit, to address the lack of constructed trash enclosure,
2. Submittal of a formal written request on company letterhead requesting a red curb be installed on Stevens Creek Boulevard to allow Solid Waste collection and/or
3. Application of a Use Permit Amendment if condition modification is necessary (to allow service on Cecil Avenue)

Corrective action is necessary on your part to ensure that the conditions of approval are abided by or amended, and that mandatory solid waste services continue. Failure to address these issues may result in a citation.

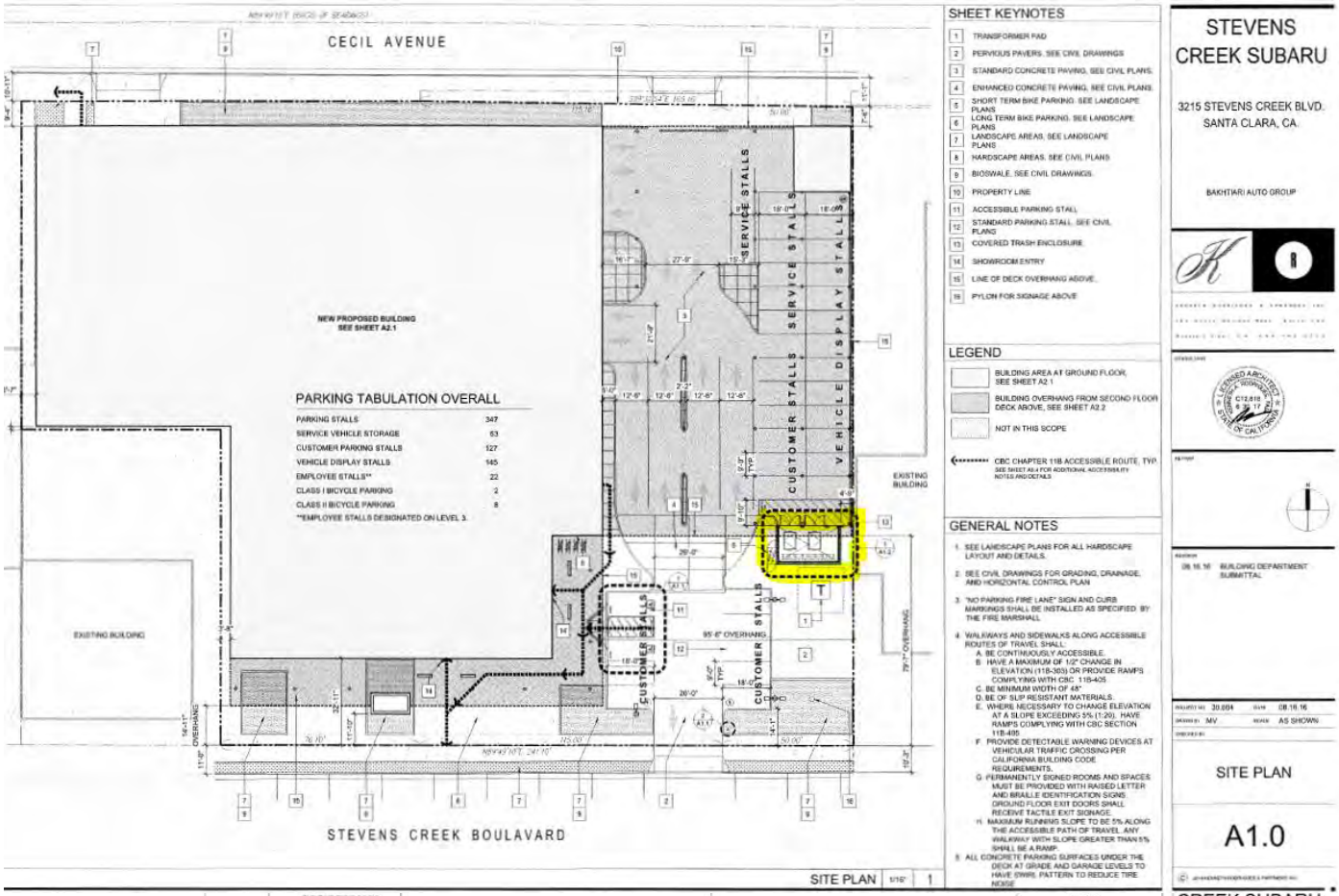
Should you require more information or assistance regarding this notice, please contact me at Lxavier@SantaClaraCA.gov.

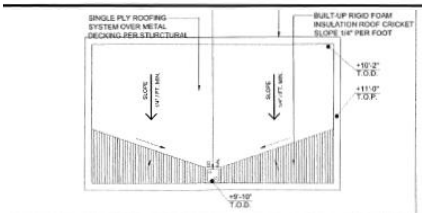
Sincerely,

Lesley Xavier
Planning Manager

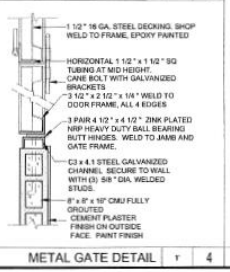
City of Santa Clara
The Center of What's Possible

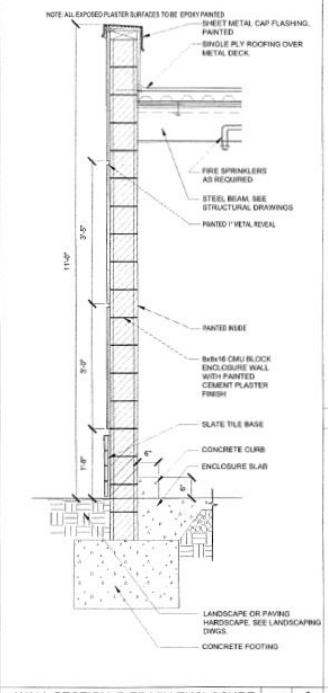
Approved Architectural Plans:

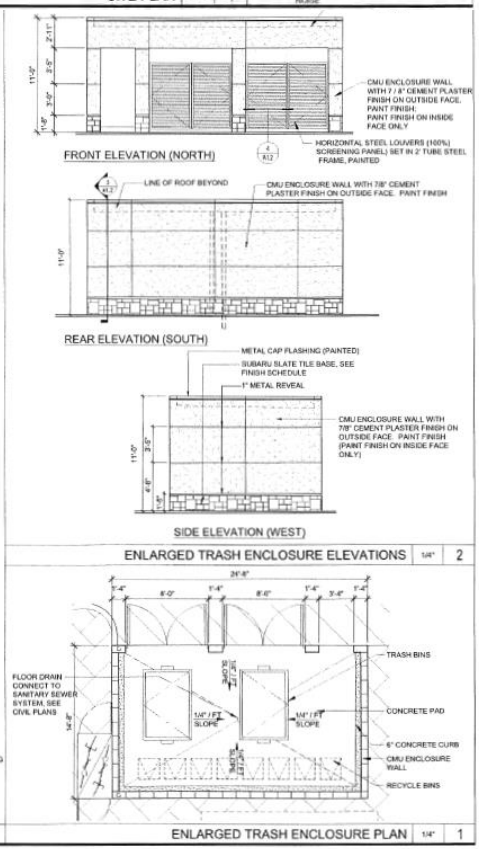


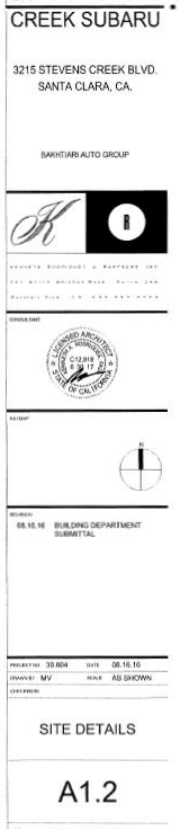












		Rear emergency gate being used by employees daily for general access. Operating permit requirements state for emergency egress only. This gate is being chained open daily in violation of code requirements.	3223 Stevens Creek Blvd,Santa Clara Ca 95117	None	Medium	Completed	May 22, 2024 7:15 am	June 20, 2024
		Violation of development agreement	3225 Stevens Creek Blvd, San Jose, CA, USA	Michael Dilgren	none	Completed	January 12, 2024 7:42 am	N/A
		CUP violation: employees using rear exit door	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	October 31, 2023 12:35 pm	December 1, 2023
		Violation of the conditional use permit. Operation of the vehicle jamwash with the door in the retracted position.	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	October 11, 2023 2:53 pm	November 19, 2023
		Subaru Car Wash and Employee Parking Issues	3225 Stevens Creek Blvd, Santa Clara, CA 95117, USA	[redacted]	None	Completed	August 2, 2023 8:58 am	N/A
		Rear of Subaru building on Cecil Ave side on the electrical box on the sidewalk	3225 Stevens Creek Blvd, San jose, CA 95117, USA	[redacted]	None	Completed	June 14, 2023 8:56 pm	June 19, 2023
		Graffiti on faced green street light pole on the street. Both sides	3225 Stevens Creek Blvd, San jose, CA 95117, USA	[redacted]	None	Completed	June 14, 2023 8:45 pm	June 19, 2023
		Car wash roll up door has been open during business hours for the last 6 weeks. This is a direct violation of the detailing operating permit. Claims of broken door is not credible, as the door is closed during non-operating hours manually. Additionally, a pressure washer is being used outside of designated wash area.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	Michael Dilgren	Medium	Completed	June 6, 2023 8:20 am	October 31, 2023
		Use permit violation, operation of the jamwash with the door in the up position.	3225 Stevens Creek Boulevard, San Jose, CA, USA	Michael Dilgren	Medium	Completed	April 27, 2023 12:48 pm	June 1, 2023
		Violation of CUP, Stevens Creek Subaru	3225 Stevens Creek Blvd, San Jose, CA, USA	Michael Dilgren	Medium	Completed	March 14, 2023 7:03 am	April 13, 2023
		Subaru employees are in direct violation of use permit P19. As of the last two weeks employees are parking on residential street (Cecil Ave) and I witnessed multiple people entering and exiting rear gate for emergency egress only.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	Michael Dilgren	Medium	Completed	February 3, 2023 7:25 am	March 9, 2023
		Conditions of approval violation.	3225 Stevens Creek Boulevard, San jose, CA, USA	Michael Dilgren	Medium	Completed	September 13, 2022 10:40 am	October 13, 2022
		Subaru operations is in violation of use permit. Deliveries at the roll up door on the residential side of Cecil Ave is not authorized.	3225 Stevens Creek Blvd,Santa Clara, CA 95117	None	Medium	Completed	September 8, 2022 3:48 pm	October 13, 2022

City of Santa Clara

Meeting Minutes

Planning Commission

05/21/2025 **5:00 PM**

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

Via Zoom:
https://santaclaraca.zoom.us/j/91729202898
Webinar ID: 917 2920 2898 or

Phone:
1(669) 900-6833

Via the City's eComment

The public may view the meetings on SantaClaraCA.gov, or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; (Comments received after 12:00 PM on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at https://santaclara.legistar.com/Calendar.aspx

5:00 PM STUDY SESSION

Call to Order

Chair Saleme called the Study Session to order at 5:06 p.m.

Roll Call

Commissioner Huang arrived at the meeting at 5:35 p.m.

Present 6 - Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

Absent 1 - Commissioner Yashraj Bhatnagar

1. 25-576 Study Session: Presenters from David J. Powers and Associates, Inc. (DJP) will provide information to the Commission on the California Environmental Quality Act (CEQA).

Recommendation:

There is no staff recommendation.

Vice President - Principal Project Manager Shannon George, David J. Powers and Associates provided the presentation.

6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:17 p.m.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Declaration of Commission Procedures.

Roll Call

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

1. 25-433 Planning Commission Meeting Minutes of April 16, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the April 16, 2025 Meeting.

A motion was made by Commissioner Bouza, seconded by Commissioner Cheurukuru to approve the Consent Calendar.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

PUBLIC PRESENTATIONS

Public Speaker
Jennifer Johnston

PUBLIC HEARING

2. 25-268 PUBLIC HEARING: Continuance of an Action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback Proposed at 572 Woodhams Road.

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve staff recommendation.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

3. 25-372 PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Recommendation:

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation. **David Zamora, Architect representing the Applicant** provided a presentation. **Nathan Waxembaum, Architect Associate** spoke about the project.

Commissioners inquired upon the impact this would have on the surrounding neighborhood, if there was ample employee parking, safety concerns and the potential traffic that could be generated if the used oil is picked up more than once a week.

Public Speakers:
Tracie Johnson
Cliff Moore
Mark Irving
Perry

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini, to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru, to approve staff recommendation 1.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to have staff bring back a resolution to the Planning Commission to deny staff recommendation 2.

Aye: 5 - Commissioner Bhatnagar, Commissioner Biagini, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Nay: 2 - Commissioner Cherukuru, and Commissioner Huang

4. 25-598 Confirmation of Planning Commission Workplan for Fiscal Year 2025/2026

Recommendation: There is no staff recommendation.

Meeting went into Recess at 8:00 p.m.

Meeting Reconvened at 8:12 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to Allow the Planning Commission Chair to present the Workplan to Council with any changes as needed.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Commissioner Travel and Training Reports, Requests to attend Trainings

1. 25-596 American Planning Association California Chapter Conference 2025

Recommendation: There is no staff recommendation.

Commissioner Biagini left the meeting at 8:29 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to expend funds for Commissioners Huang and Crutchlow to attend the California APA Conference.

Aye: 6 - Commissioner Bhatnagar, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Absent: 1 - Commissioner Biagini

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:33 p.m. The next regular scheduled meeting is June 11, 2025 at 6 p.m.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA DENYING THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT AT 3225 STEVENS CREEK BOULEVARD.

PLN2024-00392 (Conditional Use Permit)

WHEREAS, on July 27, 2016, the Planning Commission of the City of Santa Clara approved a Conditional Use Permit (PLN2015-11350) for the operation of a car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, Conditions P6 and P19 of the existing Use Permit require that trash pickups occur on Stevens Creek Boulevard, and not on Cecil Avenue;

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify the existing Conditional Use Permit ("Project") to change Planning Conditions P6 & P19 to allow the operation of existing roll-up doors during business hours to facilitate trash pick-up on Cecil Avenue;

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit;

WHEREAS, the Project is not subject to review under the California Environmental Quality Act per CEQA Guidelines Section15270(a), which provides that CEQA does not apply to projects that a public agency rejects or disapproves;

WHEREAS, on May 8, 2025, the notice of public hearing for the May 21, 2025, Planning Commission meeting was mailed to property owners within a 500 foot radius of the Project Site boundaries; and

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the application to modify an existing Conditional Use Permit and all pertinent information

in the record, during which the Planning Commission invited and considered any, and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission herby denies the proposed modification of the existing Conditional Use Permit, which would have allowed the operation of the existing roll-up doors fronting Cecil Avenue during Business Hours to facilitate waste collection for the Project Site.
3. The Planning Commission takes this action because the Commission is unable to make the finding required by SCCC Section 18.150.140.A related to the modification request:
    a. "Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation." The Commission is unable to make this finding because of the following reasons:
        i. The site's waste can be safely picked up on Stevens Creek Boulevard by following the correct administrative procedures ("redlining the curb").
        ii. The constraint is not unique to this site, as no other commercial property fronting Cecil Avenue get their waste picked-up on Cecil Avenue.
        iii. The waste management company ("Mission Trail") is operating their garbage trucks on Stevens Creek Boulevard currently and the addition of this site on their operating schedule as originally intended won't undermine the general welfare if the correct administrative procedures are followed.

iv. The required findings for these conditions can be met due to the conditions on the ground.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO SUSTAIN AN APPEAL AND APPROVE A CONDITIONAL USE PERMIT TO MODIFY EXISTING CONDITIONS OF APPROVAL FOR THE EXISTING SUBARU DEALERSHIP AT 3225 STEVENS CREEK BOULEVARD, SANTA CLARA

PLN24-00392 (Conditional Use Permit)

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify an existing Conditional Use Permit ("Project") to changed Planning Condition 6 & 19 to allow the operation of existing roll-up doors during business hours to facilitate trash pick-up on Cecil Avenue for an existing car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Project proposes to modify Planning Conditions P6 & P19 to allow the existing roll-up doors fronting Cecil Avenue to be used during Business Hours to facilitate waste collection where currently waste is being required to be collected on Stevens Creek Boulevard;

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act per Section 15305 – Minor Alterations in Land Use Limitations (Class 5), which applies to minor alterations in the land use limitations as long as it doesn't change the density or land use;

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, at the conclusion of which, the Commission voted 5-2 to deny the modification to the Conditional Use Permit;

WHEREAS, on August 13, 2025, the Planning Commission adopted the resolution to deny the Conditional Use Permit modification;

WHEREAS, pursuant to SCCC Section 18.114.040.B.3, The Planning Commission's decision is appealable to the Council in compliance with SCCC Chapter 18.144;

WHEREAS, on August 20, 2025, the Applicant filed a timely appeal of the Planning Commission's

decision to the City Council;

WHEREAS, pursuant to SCCC Chapter 18.144, on September 25, 2025, notices of the public meeting for the City Council Hearing of October 7, 2025, were mailed to property owners within a 500-foot radius;

WHEREAS, pursuant to SCCC Section 18.146.020, on October 2, 2025, notices of the public hearing of December 3, 2024, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website; and

WHEREAS, on October 7, 2025, City Council held a duly noticed public hearing to consider the Appeal during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT 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. That the City Council hereby Sustains the Appeal and Approves the modification of the Conditional Use Permit, by changing Planning Conditions P6 & P19 to allow the operation of existing roll-up doors during business hours to facilitate waste collection on Cecil Avenue for an existing car dealership located at the Project Site as detailed in the modified Conditions of Approval, attached hereto by this reference.
3. Pursuant to SCCC Code Section 18.150.040, and based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the City Council hereby finds that the circumstances under which the permit or approval was granted have changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation.
    a. Specifically, Finding "D" of the 2016 Resolution approving the car dealership was that the dealership "is in keeping with the purposes and intent of the Zoning Code, in

that auto sales and services, including vehicle prep are permitted uses" in the applicable zone, and because the dealership "is designed such that it does not adversely impact the surrounding areas." Part of that design was the condition requiring that the roll-up doors fronting Cecil remained closed most of the time. However, that aspect of the design is no longer necessary to avoid impacting the surrounding uses, because:

i. The trash picked up restriction under Planning Conditions 6 & 19 create an unreasonable constraint to the site's waste management.
ii. The constraint is unique to this site as future development abutting Cecil Avenue has been allowed to get their trash picked up from this street.
iii. The waste management company ("Mission Trail") operates their collection vehicles on Cecil Avenue currently and changing these conditions will not generate additional noise pollution.
iv. The required findings for these conditions cannot be met anymore due to the conditions on the ground.

//

//

//

//

//

//

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 7th DAY OF OCTOBER, 2025, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Modified Conditions of Approval
S:\Attorney\RESOLUTIONS\Form Resolution-City.doc

REVISED CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress and to facilitate the collection of waste only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. The roll-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to

nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.—Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. All employees shall be directed to park on-site, and no employees shall be permitted to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate trash/recycling pick-up or egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries, ~~trash/recycling pick-up~~, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 6:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.
P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.
P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.
E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.
E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.
E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.

E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.
EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12" of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from

gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6".

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris

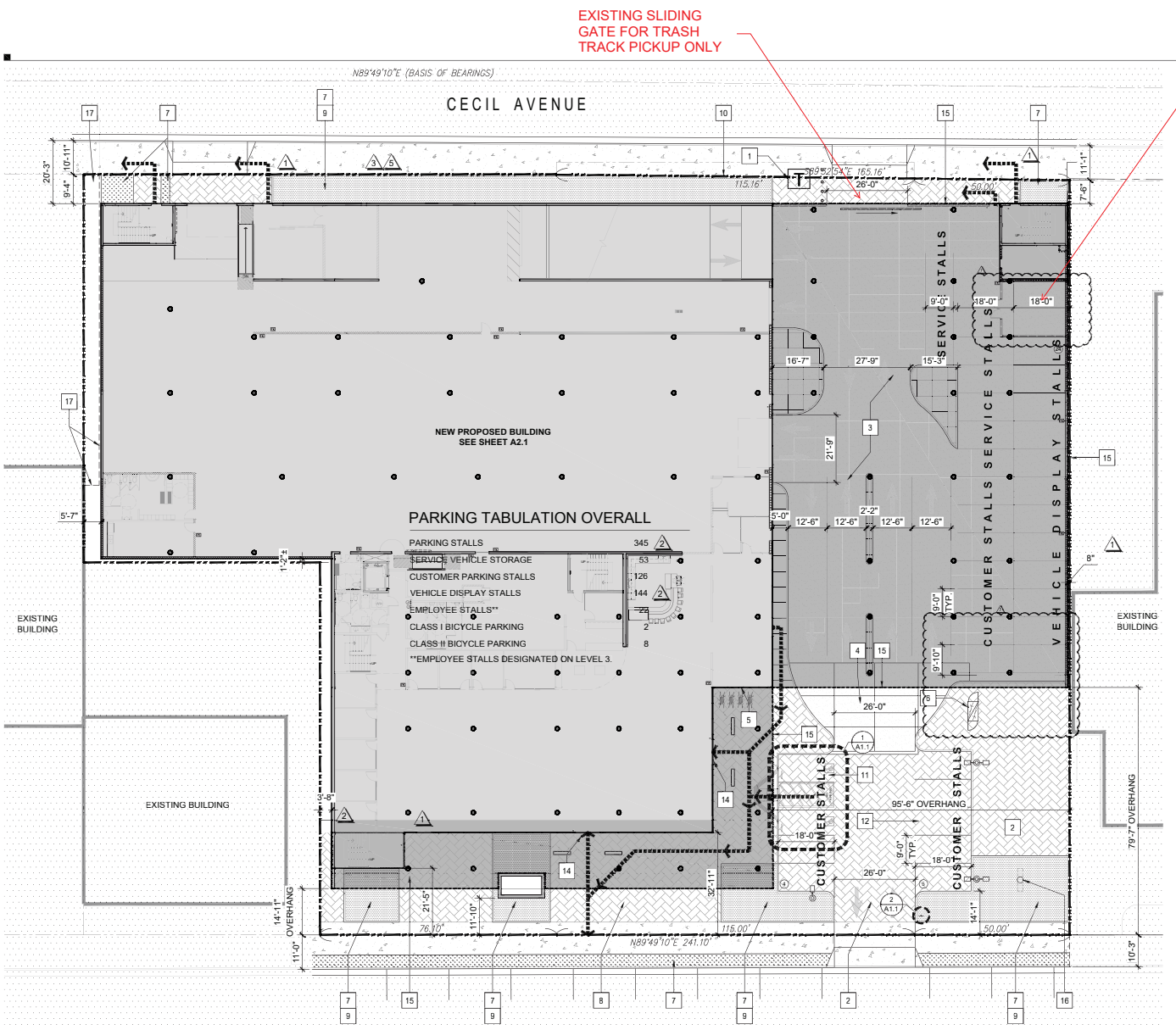
materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc



SHEET KEYNOTES

1. TRANSFORMER PAD
2. PERVIOUS PAVERS, SEE CIVIL DRAWINGS
3. STANDARD CONCRETE PAVING, SEE CIVIL PLANS.
4. ENHANCED CONCRETE PAVING, SEE CIVIL PLANS.
5. SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS
6. LONG TERM BIKE PARKING. SEE LANDSCAPE PLANS
7. LANDSCAPE AREAS. SEE LANDSCAPE PLANS
8. HARDSCAPE AREAS. SEE CIVIL PLANS
9. BIOSWALE, SEE CIVIL DRAWINGS.
10. PROPERTY LINE
11. ACCESSIBLE PARKING STALL
12. STANDARD PARKING STALL, SEE CIVIL PLANS
13. COVERED TRASH ENCLOSURE.
14. SHOWROOM ENTRY
15. LINE OF DECK OVERHANG ABOVE.
16. PYLON FOR SIGNAGE ABOVE
17. UTILITY EASEMENT, SEE CIVIL DRAWINGS

LEGEND

- BUILDING AREA AT GROUND FLOOR, SEE SHEET A2.1
- BUILDING OVERHANG FROM SECOND FLOOR DECK ABOVE, SEE SHEET A2.2
- NOT IN THIS SCOPE
- CBC CHAPTER 11B ACCESSIBLE ROUTE, TYP. SEE SHEET A0.4 FOR ADDITIONAL ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN
3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHALL
4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
   A. BE CONTINUOUSLY ACCESSIBLE.
   B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (11B-303) OR PROVIDE RAMPS COMPLYING WITH CBC 11B-405
   C. BE MINIMUM WIDTH OF 48"
   D. BE OF SLIP RESISTANT MATERIALS.
   E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 11B-405
   F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
   G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED LETTER AND BRAILLE IDENTIFICATION SIGNS. GROUND FLOOR EXIT DOORS SHALL RECEIVE TACTILE EXIT SIGNAGE.
   H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE

SITE PLAN | 1/16" | 1

STEVENS CREEK SUBARU

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAKHTIARI AUTO GROUP

KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 650.965.0700

CONSULTANT

LICENSED ARCHITECT KENNETH A. RODRIGUES C12,818 6.30.19 STATE OF CALIFORNIA

KEYMAP

REVISION

08.16.16		BUILDING DEPARTMENT SUBMITTAL
10.31.16	1	PLAN CHECK 1 RESPONSE
12.22.16	2	PLAN CHECK 2 RESPONSE
3.24.17	3	PLAN CHECK 3 & OWNER REVISIONS
5.25.17	4	PLAN CHECK 4 & OWNER REVISIONS
08.10.17	5	PLANNING REVISION
10.08.18	6	OWNER REVISIONS

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

SITE PLAN

A1.0

© 2017 KENNETH RODRIGUES & PARTNERS, INC.

S:\30.604 Steven's Creek Subaru\2 - DD-CD\Sheet Files\A1.0 - Site Plan.dwg, 10/10/2018 4:24:17 PM, _DWG To PDF.pc3

City of Santa Clara
The Center of What's Possible

August 14, 2023

Stevens Creek Subaru
brian@stevenscreeksubaru.com
reza@stevenscreeksubaru.com
3225 Stevens Creek Blvd
San Jose, CA 95117

RE: Violation of Approved Rezone and Use Permits (File No. PLN2015-11350 and PLN2016-11888)

To Whom it May Concern:

It has come to the City's attention that the required trash enclosure for the above approved and completed project was never constructed. Please be advised, that per the conditions of approval (P3 and ST1) below and in the attached Conditions of Approval, a trash enclosure is required for the project. Any modification to the trash enclosure location requires an amendment to the Use Permit.

> P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.
>
> ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guidelines. (a.) Solid Waste enclosure must provide a minimum unobstructed inside opening of 12' and have minimum inside dimensions of 18.5' by 10.5'.

Recent communication with the City of Santa Clara Public Works Department and Mission Trail Waste Systems, have indicated that the location of your trash enclosure as shown on your permit plans does not meet Mission Trail requirements for trash pickup. Currently, solid waste from 3225 Stevens Creek Boulevard is relocated to 3155 Stevens Creek Boulevard for service. However, each entity must subscribe to and maintain solid waste services independently. This requires you to submit a new solid waste collection plan for review.

One possible option would be to stage the trash bins out on Cecil Avenue. While this option works for Mission Trail, the Use Permit for the site would need to be amended to allow for this operation as the following condition prohibits trash pickup on Cecil Avenue.

> P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request

City of Santa Clara
The Center of What's Possible

Another option would be to stage solid waste containers on Stevens Creek Boulevard. Mission Trail Waste Systems has approved of this area, but for safety reasons a portion of your frontage would need to be painted red. To initiate this process a formal written request on company letterhead must be forwarded to the City of Santa Clara Transportation Manager, Steve Chan, at SChan@SantaClaraCA.gov.

The red curb option on Stevens Creek Boulevard could be set up as a temporary solution while the amendment to allow solid waste collection service on Cecil is pursued.

To allow for solid waste services and resolve this violation the following must occur:

1. Application for a Minor Amendment to an Approved Permit, to address the lack of constructed trash enclosure,
2. Submittal of a formal written request on company letterhead requesting a red curb be installed on Stevens Creek Boulevard to allow Solid Waste collection and/or
3. Application of a Use Permit Amendment if condition modification is necessary (to allow service on Cecil Avenue)

Corrective action is necessary on your part to ensure that the conditions of approval are abided by or amended, and that mandatory solid waste services continue. Failure to address these issues may result in a citation.

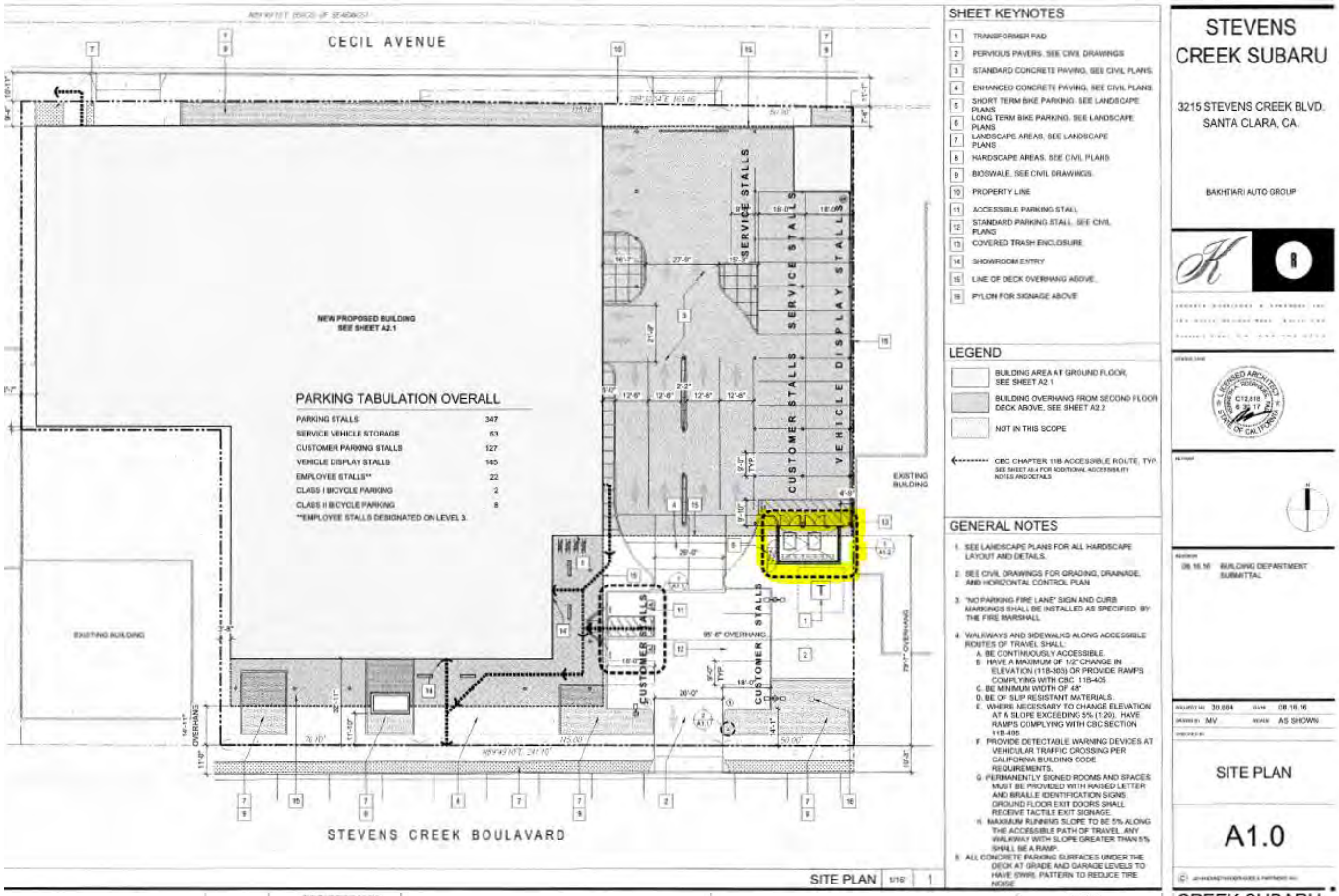
Should you require more information or assistance regarding this notice, please contact me at Lxavier@SantaClaraCA.gov.

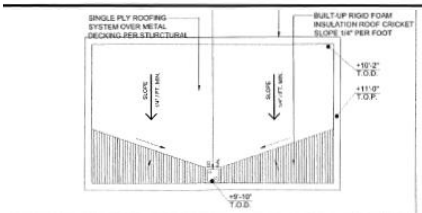
Sincerely,

Lesley Xavier
Planning Manager

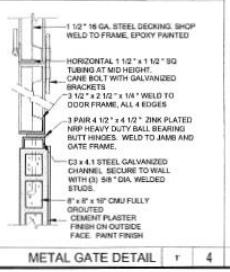
City of Santa Clara
The Center of What's Possible

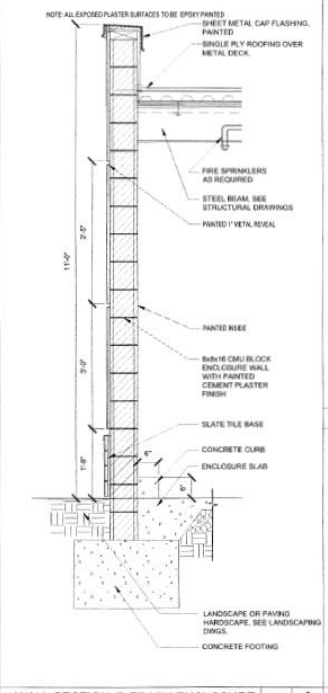
Approved Architectural Plans:

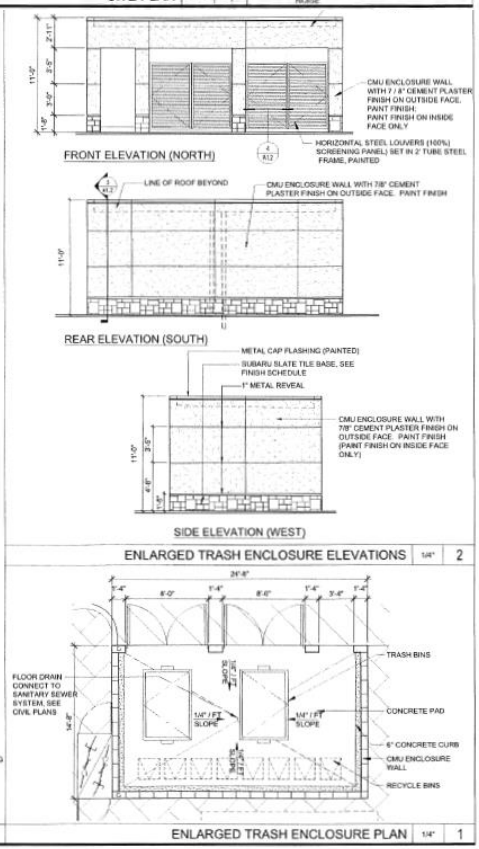


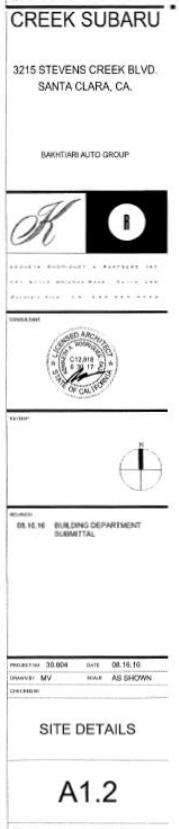












Web Links

PC Meeting (May 21, 2025):
Here you will find documents related to the Planning Commission meeting such as the staff report and attachments.
https://santaclara.legistar.com/MeetingDetail.aspx?ID=1231216&GUID=95D967C4-D94D-4129-B268-163B84BB1E47&Search=

PC Meeting (May 21, 2025) Video:
https://santaclara.legistar.com/MeetingDetail.aspx?ID=1231216&GUID=95D967C4-D94D-4129-B268-163B84BB1E47&Search=#

PC Meeting (August 13, 2025):
Here you will find documents related to the Planning Commission meeting such as the staff report and attachments.
https://santaclara.legistar.com/LegislationDetail.aspx?ID=7509608&GUID=B83BF9C6-664A-447D-8ADE-F0D58C4B1767&Options=&Search=

PC Meeting (August 13, 2025):
https://santaclara.legistar.com/LegislationDetail.aspx?ID=7509608&GUID=B83BF9C6-664A-447D-8ADE-F0D58C4B1767&Options=&Search=#

Project Website:
Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.
https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/543/2495?alpha=NonAlpha&npage=3

These documents are available for viewing in the Community Development Department

City of Santa Clara

Meeting Minutes

Planning Commission

05/21/2025 **5:00 PM**

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

Via Zoom:
https://santaclaraca.zoom.us/j/91729202898
Webinar ID: 917 2920 2898 or

Phone:
1(669) 900-6833

Via the City's eComment

The public may view the meetings on SantaClaraCA.gov, or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; (Comments received after 12:00 PM on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at https://santaclara.legistar.com/Calendar.aspx

5:00 PM STUDY SESSION

Call to Order

Chair Saleme called the Study Session to order at 5:06 p.m.

Roll Call

Commissioner Huang arrived at the meeting at 5:35 p.m.

Present 6 - Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

Absent 1 - Commissioner Yashraj Bhatnagar

1. 25-576 Study Session: Presenters from David J. Powers and Associates, Inc. (DJP) will provide information to the Commission on the California Environmental Quality Act (CEQA).

Recommendation:

There is no staff recommendation.

Vice President - Principal Project Manager Shannon George, David J. Powers and Associates provided the presentation.

6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:17 p.m.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Declaration of Commission Procedures.

Roll Call

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

1. 25-433 Planning Commission Meeting Minutes of April 16, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the April 16, 2025 Meeting.

A motion was made by Commissioner Bouza, seconded by Commissioner Cheurukuru to approve the Consent Calendar.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

PUBLIC PRESENTATIONS

Public Speaker
Jennifer Johnston

PUBLIC HEARING

2. 25-268 PUBLIC HEARING: Continuance of an Action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback Proposed at 572 Woodhams Road.

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve staff recommendation.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

3. 25-372 PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Recommendation:

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation. **David Zamora, Architect representing the Applicant** provided a presentation. **Nathan Waxembaum, Architect Associate** spoke about the project.

Commissioners inquired upon the impact this would have on the surrounding neighborhood, if there was ample employee parking, safety concerns and the potential traffic that could be generated if the used oil is picked up more than once a week.

Public Speakers:
Tracie Johnson
Cliff Moore
Mark Irving
Perry

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini, to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru, to approve staff recommendation 1.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to have staff bring back a resolution to the Planning Commission to deny staff recommendation 2.

Aye: 5 - Commissioner Bhatnagar, Commissioner Biagini, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Nay: 2 - Commissioner Cherukuru, and Commissioner Huang

4. 25-598 Confirmation of Planning Commission Workplan for Fiscal Year 2025/2026

Recommendation: There is no staff recommendation.

Meeting went into Recess at 8:00 p.m.

Meeting Reconvened at 8:12 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to close public hearing.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to Allow the Planning Commission Chair to present the Workplan to Council with any changes as needed.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Commissioner Travel and Training Reports, Requests to attend Trainings

1. 25-596 American Planning Association California Chapter Conference 2025

Recommendation: There is no staff recommendation.

Commissioner Biagini left the meeting at 8:29 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to expend funds for Commissioners Huang and Crutchlow to attend the California APA Conference.

Aye: 6 - Commissioner Bhatnagar, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

Absent: 1 - Commissioner Biagini

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

City of Santa Clara

Meeting Minutes of the

Joint City Council and Authorities Concurrent &

Santa Clara Stadium Authority Board

10/21/2025 **5:30 PM**

Hybrid Meeting
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - o https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE**: Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

Closed Session - 5:30 PM | Regular Meeting - 7:00 PM

5:30 PM CLOSED SESSION

Call to Order in the Council Chambers

Mayor Gillmor called the Closed Session to order at 5:33 PM.

Confirmation of Quorum

Assistant City Clerk Pimentel confirmed a quorum.

1. 25-1094 Conference with Real Property Negotiators (City)
Pursuant to Gov. Code § 54956.8
Properties:
4220 Network Circle, Santa Clara, CA 95054 (APNS 216-33-022 and 097-08-114) (acquisition)
1405 Civic Center Drive, Santa Clara, CA 95050 (APN 224-25-074) (disposition)
City Negotiators: Jovan D. Grogan, City Manager (or designee) and Glen R. Googins, City Attorney (or designe
Negotiating Parties: City and VOP Agnews, LLC (or designee)
Under Negotiation: Purchase/Saoe of Real Property interests (provisions, price and terms of payment)

Public Comment

None.

Convene to Closed Session (Council Conference Room)

Mayor Gillmor adjourned into Closed Session at 5:35 PM.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Mayor/Chair Gillmor called the regular meeting to order at 7:10 PM.

Pledge of Allegiance and Statement of Values

Council/Board recited the Pledge of Allegiance.

Council/Boardmember Hardy recited the Statement of Values.

Roll Call

Assistant City Clerk/Secretary Pimentel recited the AB23 announcement and Statement of Behavioral Standards.

Assistant City Clerk/Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 7 - Council/Boardmember Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Vice Mayor/Chair Kelly Cox, and Mayor/Chair Lisa M. Gillmor

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

City Attorney Googins reported that there was no reportable action from Closed Session.

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

City Attorney Googins noted that the applicant for modification to the Conditional Use Permit for the existing Subaru Dealership at 3225 Stevens Creek Blvd requested a consideration of their appeal.

John Domingue (Applicant) provided some remarks.

Council discussion followed.

A motion was made by Councilmember Hardy, seconded by Councilmember Gonzalez, to reconsider the appeal of Subaru Dealership.

Aye: 6 - Councilmember Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

Nay: 1 - Councilmember Chahal

SPECIAL ORDER OF BUSINESS

2.A 25-1059 Proclamation of October 2025 as Domestic Violence Awareness Month

Mayor Gillmor, on behalf of the **Council**, proclaimed October 2025 as Domestic Violence Awareness Month.

Tejeswi Dodda (Self Sufficiency Coordinator, Maitri) accepted the proclamation and provided some remarks.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA DENYING THE MODIFICATION OF AN EXISTING CONDITIONAL USE PERMIT AT 3225 STEVENS CREEK BOULEVARD.

PLN2024-00392 (Conditional Use Permit)

WHEREAS, on July 27, 2016, the Planning Commission of the City of Santa Clara approved a Conditional Use Permit (PLN2015-11350) for the operation of a car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, Conditions P6 and P19 of the existing Use Permit require that trash pickups occur on Stevens Creek Boulevard, and not on Cecil Avenue;

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify the existing Conditional Use Permit ("Project") to change Planning Conditions P6 & P19 to allow the operation of existing roll-up doors during business hours to facilitate trash pick-up on Cecil Avenue;

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit;

WHEREAS, the Project is not subject to review under the California Environmental Quality Act per CEQA Guidelines Section15270(a), which provides that CEQA does not apply to projects that a public agency rejects or disapproves;

WHEREAS, on May 8, 2025, the notice of public hearing for the May 21, 2025, Planning Commission meeting was mailed to property owners within a 500 foot radius of the Project Site boundaries; and

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the application to modify an existing Conditional Use Permit and all pertinent information

in the record, during which the Planning Commission invited and considered any, and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission herby denies the proposed modification of the existing Conditional Use Permit, which would have allowed the operation of the existing roll-up doors fronting Cecil Avenue during Business Hours to facilitate waste collection for the Project Site.
3. The Planning Commission takes this action because the Commission is unable to make the finding required by SCCC Section 18.150.140.A related to the modification request:
    a. "Circumstances under which the permit or approval was granted have been changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation." The Commission is unable to make this finding because of the following reasons:
        i. The site's waste can be safely picked up on Stevens Creek Boulevard by following the correct administrative procedures ("redlining the curb").
        ii. The constraint is not unique to this site, as no other commercial property fronting Cecil Avenue get their waste picked-up on Cecil Avenue.
        iii. The waste management company ("Mission Trail") is operating their garbage trucks on Stevens Creek Boulevard currently and the addition of this site on their operating schedule as originally intended won't undermine the general welfare if the correct administrative procedures are followed.

iv. The required findings for these conditions can be met due to the conditions on the ground.

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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 13TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____

AFSHAN HAMID, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. None

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO AFFIRM THE DECISION OF THE PLANNING COMMISSION TO DENY A CONDITIONAL USE PERMIT REQUEST TO MODIFY EXISTING CONDITIONS OF APPROVAL FOR THE EXISTING SUBARU DEALERSHIP AT 3225 STEVENS CREEK BOULEVARD, SANTA CLARA

PLN24-00392 (Conditional Use Permit)

WHEREAS, on September 9, 2024, David Zamora & Reza Soleimany ("Applicant"), on behalf of Monar LLC ("Owner"), filed an application to modify an existing Conditional Use Permit ("Project") to changed Planning Conditions 6 & 19 to allow the operation of existing roll-up doors during business hours to facilitate trash pick-up on Cecil Avenue for an existing car dealership located at 3225 Stevens Creek Boulevard ("Project Site");

WHEREAS, the Project Site is currently zoned Regional Commercial ("C-R") and has a General Plan land use designation of Regional Commercial;

WHEREAS, the Project proposes to modify Planning Conditions 6 & 19 to allow the existing roll-up doors fronting Cecil Avenue to be used during Business Hours to facilitate waste collection where currently waste is being required to be collected on Stevens Creek Boulevard;

WHEREAS, Santa Clara City Code requires that any request to modify an existing Conditional Use Permit be reviewed by the Review Authority that originally approved the discretionary permit;

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act per Section 15305 – Minor Alterations in Land Use Limitations (Class 5), which applies to minor alterations in the land use limitations as long as it doesn't change the density or land use;

WHEREAS, pursuant to SCCC Section 18.150.040, the Planning Commission cannot grant a Conditional Use Permit without first making specific findings related to the modification request;

WHEREAS, on May 21, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, at the conclusion of which, the Commission voted 5-2 to deny the Conditional Use Permit modifications;

WHEREAS, on August 13, 2025, the Planning Commission voted on consent agenda to adopt a resolution to deny the Conditional Use Permit;

WHEREAS, pursuant to SCCC Section 18.114.040.B.3, The Planning Commission's decision is appealable to the Council in compliance with SCCC Chapter 18.144;

WHEREAS, on August 20, 2025, the Applicant filed a timely appeal of the Planning Commission's decision to the City Council;

WHEREAS, on October 7, 2025, the City Council conducted a public hearing to consider the appeal. After the close of the public hearing, although a motion was made to overturn the Planning Commission decision, a majority of the Council did not support the motion, which had the effect of sustaining the Planning Commission's denial of the Conditional Use Permit;

WHEREAS, pursuant Santa Clara Council Policy Manual 042, The City Council's decision may be reconsidered by the City Council at the same meeting as the initial action, or at the next regular meeting;

WHEREAS, at the next regular Council meeting, on October 21, 2025, the Applicant requested a timely reconsideration of the prior City Council's decision to the City Council, which the Council voted to grant by a vote of 6-1;

WHEREAS, pursuant to SCCC Chapter 18.144, on February 12, 2026, notices of the public meeting for the City Council Hearing of February 24, 2026, were mailed to property owners within a 500-foot radius;

WHEREAS, pursuant to SCCC Section 18.146.020, on February 19, 2026, notices of the public hearing of February 24, 2026, were posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

WHEREAS, on February 24, 2026, City Council held a duly noticed public hearing to consider the Appeal during which the City Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT 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. That the City Council hereby Overrules the Appeal and Denies the Conditional Use Permit, to modify the existing Conditions of Approval to change Planning Conditions 6 & 19, which would have allowed the operation of existing roll-up doors during business hours to facilitate waste collection on Cecil Avenue for an existing car dealership located at the Project Site.
3. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the City Council hereby finds that:
    a. Circumstances under which the permit or approval was granted have not changed to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and general welfare require the modification or revocation.
        i. The trash pick-up restrictions under Planning Conditions 6 & 19 does not create an unreasonable constraint to the site's waste management.
        ii. The constrain is not unique to this site as future development abutting Cecil Avenue has been allowed to get their trash picked up from that street.
        iii. The waste management company ("Mission Trail") is operating their waste trucks on Cecil Avenue currently for Stevens Creek Lincoln and changing these conditions will generate additional noise pollution and traffic as more commercial waste vehicles will traverse on Cecil Avenue to pick up waste for both sites
        iv. Mission Trail is unable to service Stevens Creek Subaru as their waste trucks cannot enter the rear of the property through Cecil Avenue due to the lack of clearance for trucks.

v. The required findings for these conditions can be met due to the conditions on the ground.

//

//

//

//

//

3. 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 24th DAY OF FEBURARY, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
S:\Attorney\RESOLUTIONS\Form Resolution-City.doc

REVISED CONDITIONS OF REZONE AND USE PERMIT APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

PLANNING AND BUILDING INSPECTION

P1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P2. The Director of Community Development may refer the use permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved proposal. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the use permit to the Planning Commission within three months for consideration of revocation proceedings.

P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.

P4. Submit plans for Architectural Committee review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, stormwater control, and signage. Changes to the plans, as required by conditions of approval contained herein, shall be provided as part of the architectural review plan set.

P5. The ground floor plan and building elevations shall be revised on plans submitted for Architectural Review to remove the roll-up door along the Cecil Avenue frontage of the property that accesses the car wash/detail area and modify the floor plan so that internal site circulation to/from this area occurs on-site and not using the public street.

P6. Pedestrian and roll-up doors opening onto Cecil Avenue should remain closed during operation, and be used for emergency ingress/egress and to facilitate the collection of waste only, and shall not be used as a primary entrance to or exit from the site, except as allowed for oil/fluid removal and supply, consistent with Condition P19 below. The roll-up door between the service area and Cecil Avenue should remain closed at all times, except in the event of emergency ingress/egress needs and to facilitate the collection of waste. The roll-up door for the service area that faces east should remain closed except for vehicle ingress/egress in order to minimize noise disturbance to

nearby neighbors, consistent with the Illingworth & Rodkin noise study recommendations dated July 18, 2016.—Prior to approval of plans for Architectural Review, plans shall be revised to label doors opening to Cecil Avenue consistent with this condition, and plans shall note that signage will be posted on-site to inform employees and other users which doors are to remain closed during operations.

P7. Prior to approval of the plans for Architectural Review, the landscaped setback along Cecil Avenue shall be increased to 10 feet, as required by the Zoning Ordinance for a "through lot" with two front property lines. Alternatively, the applicant shall submit for a minor modification, along with the justification therefor, and request that the building setback be reduced by a maximum of 25% to a minimum setback of 7 feet 6 inches along Cecil Avenue.

P8. All employees shall be directed to park on-site, and no employees shall be permitted to park off-site.

P9. Prior to approval of the plans for Architectural Review, the plans shall be revised to show the designated locations of all parking spaces required by the Zoning Ordinance to be provided for employees and customers. The Zoning Ordinance calls for 1 employee/customer space per 400 square feet of repair/showroom area (a total of 114 required parking spaces based on the proposed square footage) plus one space for every two non-auto-repair employees. The applicant shall identify the total number of non-auto-repair employees for the dealership as part of the architectural review application. Plans shall be labeled to identify whether parking stalls will serve retail customers, service/repair customers, or inventory purposes.

P10. The operator shall manage vehicular stacking for the service area such that it does not create back-up onto Stevens Creek Boulevard or otherwise affect vehicular, bike, or pedestrian circulation.

P11. All lighting shall be shielded to prevent any spillover onto adjacent properties. Developer shall adjust angle, shield, or dimming of the lights should there are spillover of lights onto adjacent properties. Bright white lighting for nighttime outdoor vehicle display shall not occur on the rooftop parking deck. Rooftop lighting shall be subdued and non-white in color (equivalent to low or high pressure sodium light) but adequate for safety as employee/customer parking and vehicle storage.

P12. The use of announcement or paging speaker systems outside the building is prohibited.

P13. Use of the 26-foot wide driveway exit to Cecil Avenue shall be minimized. Test drives shall use the Stevens Creek Boulevard driveway for ingress and egress. The solid gate across the 26-foot driveway to Cecil Avenue shall be closed at all times, except in the event of an emergency or in order to facilitate trash/recycling pick-up or egress from the site by delivery or service trucks for which egress from the Stevens Creek Boulevard exit is problematic. Prior to approval of the plans for Architectural Review, the on-site circulation expected for vehicles and delivery trucks shall be identified.

P14. The interior service door to the car wash (facing east) shall be closed when the vehicle washing equipment is in operation. The applicant shall present service door and automatic opening device details to the satisfaction of the Architectural Committee to demonstrate that carwash and service area noise impacts on adjoining residences are minimized.

P15. The floors of the parking structure shall be textured or surfaced to minimize noise from vehicle tires in motion.

P16. All mechanical equipment associated with the ventilation of this building shall be located within the building or on the rooftop, screened from public view, and designed so that building ventilation exhaust areas do not directly face neighboring residential properties. Auto wash area shall not be open toward residential properties when in operation, to the satisfaction of the Director of Planning and Inspection.

P17. Hours of vehicle sales and service operation are restricted to 7:00 a.m. to 10:00 p.m. every day, including loading and receiving of materials and site circulation. All roll-up doors shall remain closed during these hours.

P18. Parts and supply deliveries shall occur using the Stevens Creek Boulevard driveway, and not Cecil Avenue.

P19. No loading, unloading, deliveries, ~~trash/recycling pick-up~~, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request.

P20. The use of portable-generator-powered equipment to wash display vehicles shall not occur before 6:00 A.M. on weekdays, and shall not occur before 8:00 A.M. on weekends.

P21. Consistent with the Illingworth & Rodkin noise report dated July 18, 2016, utilize service bays furthest from the roll-up doors first, locate the noisier repair/service activities in bays furthest from the roll-up doors, limit sounding of horns and loud car radio use, and emphasize to all dealership staff the neighborhood's sensitivity to noise and the importance of minimizing operational noise impacts to neighbors.

P22. Obtain Zoning Administrator Minor Modification for proposed building height (above 35 feet).

P23. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P24. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P25. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

P26. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Architectural Review approval. Post construction stormwater control measures must be certified for compliance with applicable Regional Water Quality Control Board requirements by a third-party certification body. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Division for incorporation into construction drawings and specifications.

P27. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.

P28. An erosion control plan shall be prepared and copies provided to the Planning Division and to the Building Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P29. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P18. The Project shall comply with all mitigations identified in the Mitigation, Monitoring and Reporting Program for the project.

P18. This Use Permit will only take effect following the effective date of the City Council's rezoning of the associated easterly 0.28 acre portion of the site from A – Agriculture to CT – Thoroughfare Commercial (City file number PLN2016-11888). Should the City Council not approve the associated rezoning, the Planning Commission's approval of this Use Permit shall be null and void.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees prior to issuance of the Building Permit. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way, 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 Engineering 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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E4. After City Council approval of the Tentative Parcel Map, submit 10 copies of the Parcel 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. The City approved Parcel Map shall be recorded by developer prior to building permit issuance.

E5. File and record Parcel Map for proposed development and pay all appropriate fees prior to Building Permit issuance.

E6. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E7. Sanitary sewer (SS) cleanout shall be installed at or near property line per City standard detail SS-1 for proposed SS lateral.

E8. Proposed trees shall be 5' minimum clear of sidewalks. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E9. Storm drain and sanitary sewer laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk.

E10. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E11. 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.
E12. Remove existing driveways and replace with ADA compliant driveways along the property frontages per City standards.
E13. With the requirement to install the "Boulevard Style" frontage improvements (4-foot park strip with trees, and 10–foot sidewalk) along Stevens Creek Blvd, property owner will be required to dedicate sidewalk and utility easements for portions of sidewalk and any public utility within private property and pay the easement preparation fee. For more information regarding the easement contact Nelson Damian at 408-615-3000.
E14. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
E15. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
E16. Show and comply City's Driveway Triangle of Safety requirement at all proposed driveways including the Parking Garage driveways. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety areas.
E17. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
E18. Proposed driveways on Stevens Creek Blvd. and Cecil Avenue shall be per City standard detail ST-8.
E19. On-street parking shall not be counted toward on-site parking requirements.
E20. Provide 2 Class I and 8 Class II bicycle parking spaces at main entrance and/or high visible area.

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
EL4. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL5. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
EL6. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.
EL7. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Std. MS-G7,Rev. 2.

EL8. 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).

EL9. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL10. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

EL11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.

EL12. Any relocation of existing electric facilities shall be at Developer's expense.

EL13. Electric Load Increase fees may be applicable.

EL14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at developer's cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

EL15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Chapter 17.15, Appendix A (Table III)).

EL16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL17. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-261-5469 to facilitate plan review.

WATER

W1. The applicant shall maintain 12" of vertical clearance at water service crossing with other utilities, and all required horizontal clearances from water services: 10' from sanitary sewer utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 5' from

gas utilities, and 10' from landscaping. If applicant installs root barriers, clearance from landscaping reduces to 5'.

W2. Prior to issuance of Building Permits, the applicant shall provide details for a sanitary sewer manhole on the property line for sanitary sewer services greater than 6".

W3. Prior to the issuance of Building or Grading Permits, the applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W4. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W5. The applicant shall revise plans so that water meter and the back flow preventer are located behind the side walk in a landscaping area. Additionally, the proposed water and fire services layout shall comply with City Standards 11 and 16.

W6. Prior to issuance of Building Permits, the applicant shall submit plans indicating that the proposed water utilities will be installed per City Standard Details 11 (water service with reduced pressure backflow prevention device), 16 (fire service with double check detector assembly), and 18 (fire hydrant assembly).The applicant shall include the applicable City Standard Details on the plans. Note that the standard details can be found on the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Prior to the issuance of building permit, applicant shall review the plan set, address discrepancies, and submit plans consistently showing the location of the proposed and existing utilities. Please note that there are several utility discrepancies between sheet L-2 (composite plan) and sheet C5.2 (utility plan).

W8. The applicant shall label the sizes and type for the water main along Stevens Creek Boulevard. Additionally, the applicant shall label the sizes of the water laterals. Note that the applicant shall correct the discrepancies on sheet C5.2 (utility plan) involving callouts.

W9. Prior to issuance of Building Permits, the applicant shall enlarge the scale of sheet L-2 (composite utility plan), such that utility conflicts can be identified. At its current scale, sheet L-2 is very difficult to read.

POLICE

PD1. The business operator shall strictly adhere to the business hours as stated in the use permit.

PD2. The developer shall provide a minimum average illumination of one-foot candle in parking areas and in all common pedestrian or landscaped areas of the development, subject to adjustments by the Police Chief in consultation with Silicon Valley Power and Planning Department as necessary for the project to meet LEED Certification, or equivalent, objectives. The illumination should be deployed in fixtures that are both weather and vandal resistant.

PD3. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. The numbers shall be illuminated during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD4. The entrance to the driveway and parking area should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California vehicle Code section 22658(a) for guidance.

PD5. Developer shall provide trash enclosure fencing that is either see through or has a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these trash enclosures should remain locked.

PD6. Landscaping should be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows to discourage criminal penetration.

PD7. All exterior doors should be adequately illuminated at all hours with their own light source.

PD8. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. You may contact the Community Services Unit, Santa Clara Police Department, 601 El Camino Real, Santa Clara, CA 95050, Attn: CSU Sergeant, should you have questions or need advice on this matter.

PD9. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, vehicle parking area, etc. Contact Alarm Administrator at Santa Clara Police Department for further details (408) 4615-4700.

FIRE

F1. At time of Building Permit Application, submit documentation showing that the minimum required fire-flow in accordance with California Fire Code, Appendix B, and Table B105.1 can be met for the construction type and square footage of the building. A maximum reduction of 50% in fire-flow is allowed with the installation of an automatic fire sprinkler systems designed in accordance with California Fire Code. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration. From the hydrant flow data (current within one year) provide a hydraulic calculation that this fire flow can be met at a residual pressure of 20 psi.

F2. At time of Building Permit Application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit to mitigate the lack of fire department access. The mitigation shall include an increase in sprinkler density from 0.15 gpm/sq. ft. to 0.2 gpm/sq. ft. for all areas of the buildings and parking garage. Additional standpipe locations will also be required where deemed appropriate.

STREETS

ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guideline.

a. Solid Waste enclosure must provide a minimum unobstructed inside opening of 12’ and have minimum inside dimensions of 18.5’ by 10.5’.

ST2. Developer must have 3rd party verification of C.3 packet and storm water management plan, 3rd party inspection of stormwater treatment devices at time of installation, and Inspection and Maintenance agreement with the Street Division (we provide boiler plate). Document must be printed single-sided and be notarized. For more information, call 408-615-3080.

ST3. Projects with active building permits over 1 acre in size must maintain a SWPPP and are to be inspected once a month during the wet season (October – April) – fees, subject to change, are $162.63 per inspection.

ST4. Applicant to comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discards by the project during demolition and construction activities. No building, demolition or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris

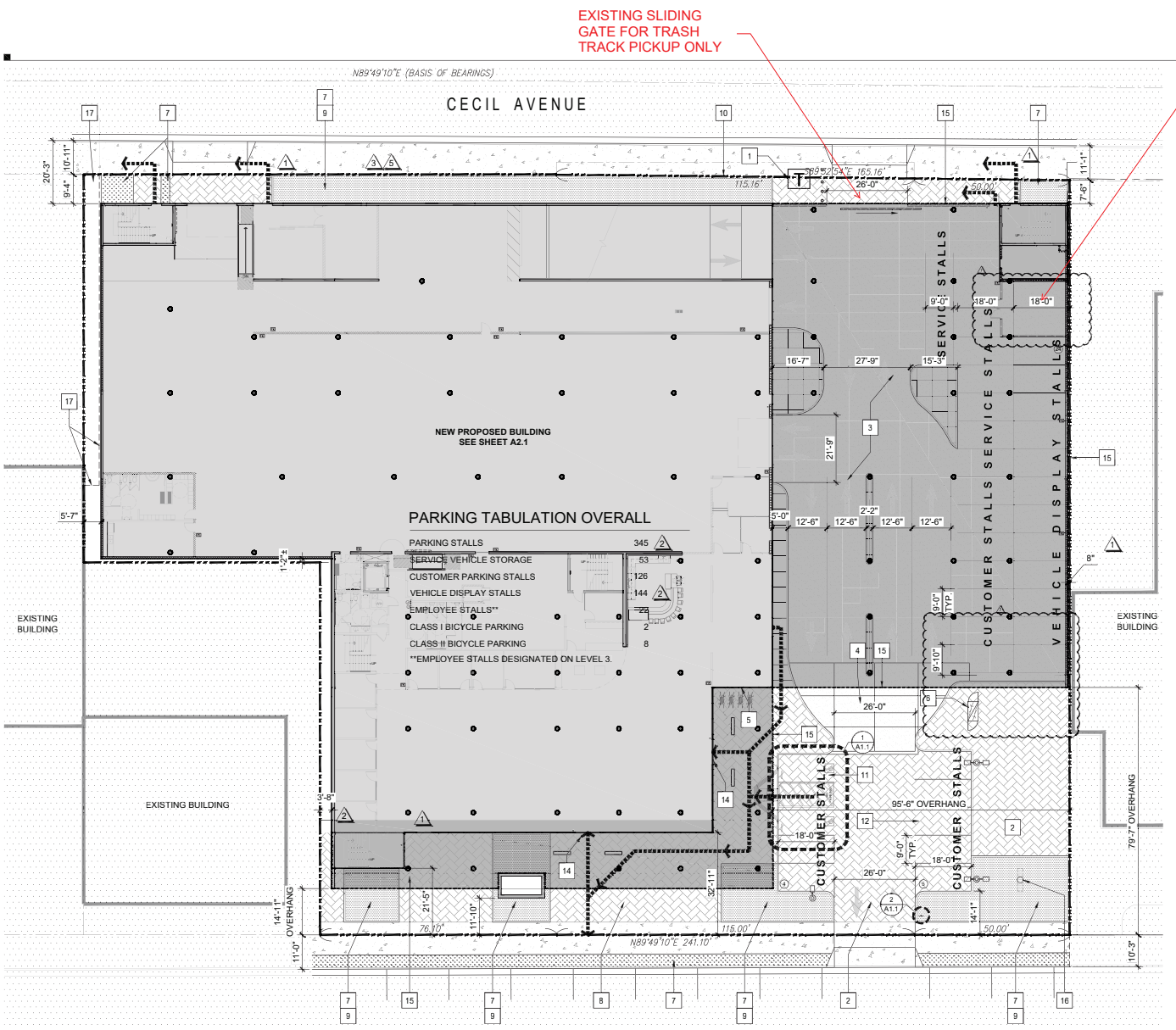
materials check-off list. After completion of project, applicant shall submit a construction and demolition debris recycling report as stipulated by ordinance, or be subject to monetary, civil, and/or criminal penalties.

ST5. The Developer is to supply and install City street trees per City specifications; spacing, specie, and size to be determined by City Arborist.

ST6. No cutting of any part of City trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at 408-615-3080.

ST7. No cutting of any part of private trees, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

I:\PLANNING\2015\Project Files Active\PLN2015-11350 3215 Stevens Creek Boulevard (Use Permit)\CC\Conditions of Approval - 3215 Stevens Creek Blvd (PLN2015-11350).doc



SHEET KEYNOTES

1. TRANSFORMER PAD
2. PERVIOUS PAVERS, SEE CIVIL DRAWINGS
3. STANDARD CONCRETE PAVING, SEE CIVIL PLANS.
4. ENHANCED CONCRETE PAVING, SEE CIVIL PLANS.
5. SHORT TERM BIKE PARKING. SEE LANDSCAPE PLANS
6. LONG TERM BIKE PARKING. SEE LANDSCAPE PLANS
7. LANDSCAPE AREAS. SEE LANDSCAPE PLANS
8. HARDSCAPE AREAS. SEE CIVIL PLANS
9. BIOSWALE, SEE CIVIL DRAWINGS.
10. PROPERTY LINE
11. ACCESSIBLE PARKING STALL
12. STANDARD PARKING STALL, SEE CIVIL PLANS
13. COVERED TRASH ENCLOSURE.
14. SHOWROOM ENTRY
15. LINE OF DECK OVERHANG ABOVE.
16. PYLON FOR SIGNAGE ABOVE
17. UTILITY EASEMENT, SEE CIVIL DRAWINGS

LEGEND

- BUILDING AREA AT GROUND FLOOR, SEE SHEET A2.1
- BUILDING OVERHANG FROM SECOND FLOOR DECK ABOVE, SEE SHEET A2.2
- NOT IN THIS SCOPE
- CBC CHAPTER 11B ACCESSIBLE ROUTE, TYP. SEE SHEET A0.4 FOR ADDITIONAL ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN
3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHALL
4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
   A. BE CONTINUOUSLY ACCESSIBLE.
   B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (11B-303) OR PROVIDE RAMPS COMPLYING WITH CBC 11B-405
   C. BE MINIMUM WIDTH OF 48"
   D. BE OF SLIP RESISTANT MATERIALS.
   E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 11B-405
   F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
   G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED LETTER AND BRAILLE IDENTIFICATION SIGNS. GROUND FLOOR EXIT DOORS SHALL RECEIVE TACTILE EXIT SIGNAGE.
   H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE

SITE PLAN | 1/16" | 1

STEVENS CREEK SUBARU

3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.

BAKHTIARI AUTO GROUP

KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 650.965.0700

CONSULTANT

LICENSED ARCHITECT KENNETH A. RODRIGUES C12,818 6.30.19 STATE OF CALIFORNIA

KEYMAP

REVISION

08.16.16		BUILDING DEPARTMENT SUBMITTAL
10.31.16	1	PLAN CHECK 1 RESPONSE
12.22.16	2	PLAN CHECK 2 RESPONSE
3.24.17	3	PLAN CHECK 3 & OWNER REVISIONS
5.25.17	4	PLAN CHECK 4 & OWNER REVISIONS
08.10.17	5	PLANNING REVISION
10.08.18	6	OWNER REVISIONS

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

SITE PLAN

A1.0

© 2017 KENNETH RODRIGUES & PARTNERS, INC.

S:\30.604 Steven's Creek Subaru\2 - DD-CD\Sheet Files\A1.0 - Site Plan.dwg, 10/10/2018 4:24:17 PM, _DWG To PDF.pc3

City of Santa Clara
The Center of What's Possible

Community Development

January 30, 2026

Subject: CC Staff Questions & Answers (October 7, 2025)

Staff has compiled all the questions asked on the October 7, 2025, City Council meeting to Staff from the City Councilmembers. The questions and answers can be found below:

1. How many commercial properties on Stevens Creek get their waste collected on Stevens Creek vs. Cecil?
   1.1. Answer - 4 properties from over hundred.
2. How many commercial properties are getting their waste picked up on Cecil Avenue?
   2.1. Answer - 5 (The enclosures on these properties are either exposed or the waste truck enters the property to collect from this frontage).
   2.2. Properties: 3145 - 3147 Stevens Creek, 3155 Stevens Creek, 3249 - 3247 Stevens Creek, 3275 Stevens Creek, & 3291 Stevens Creek
3. Does the Stevens Creek Subaru have a unique waste management situation?
   3.1. Answer - Subaru has a unique situation due to the lack of clearance in their building for the waste vehicles to enter from Cecil Avenue to collect waste.
4. How do the other dealerships get their waste picked up?
   4.1. Answer - On-site as most have uncovered lots.
5. What were the concerns of the South of Forest Neighborhood Association?
   5.1. Answer - The neighborhood was concerned that Subaru has not been a "good neighbor" due to the noise, waste, and traffic that spills over to Cecil Avenue.
6. How often is Subaru getting their waste picked up?
   6.1. Answer - 3 days for waste and 2 for recycling.
7. What were the noncompliance complains?
   7.1. Answer - Residences have been complaining that Subaru's employees are parking on Cecil Avenue, operating the emergency door on Cecil Avenue, and hauling waste to the Lincoln dealership
8. Would the request improve Mission Trail's waste pickup operation efficiency?
   8.1. Answer - No, as Mission Trail is incapable of entering the Subaru dealership from Cecil Avenue as their trucks don't have enough clearance.
9. Will the waste container be wheeled out from the waste enclosure?
   9.1. Answer - Mission Trail's waste container for Subaru cannot be rolled out of the enclosure as it doesn't have wheels. The container is too large to have wheels.

City of Santa Clara
The Center of What's Possible

August 14, 2023

Stevens Creek Subaru
brian@stevenscreeksubaru.com
reza@stevenscreeksubaru.com
3225 Stevens Creek Blvd
San Jose, CA 95117

RE: Violation of Approved Rezone and Use Permits (File No. PLN2015-11350 and PLN2016-11888)

To Whom it May Concern:

It has come to the City's attention that the required trash enclosure for the above approved and completed project was never constructed. Please be advised, that per the conditions of approval (P3 and ST1) below and in the attached Conditions of Approval, a trash enclosure is required for the project. Any modification to the trash enclosure location requires an amendment to the Use Permit.

> P3. Any modification to the approved proposal shall require an amendment to the Use Permit subject to Planning Commission review and approval prior to commencement of the proposed changes.
>
> ST1. Submit a solid waste collection plan to meet the requirements. Please contact Street Department at 408-615-3080 for guidelines. (a.) Solid Waste enclosure must provide a minimum unobstructed inside opening of 12' and have minimum inside dimensions of 18.5' by 10.5'.

Recent communication with the City of Santa Clara Public Works Department and Mission Trail Waste Systems, have indicated that the location of your trash enclosure as shown on your permit plans does not meet Mission Trail requirements for trash pickup. Currently, solid waste from 3225 Stevens Creek Boulevard is relocated to 3155 Stevens Creek Boulevard for service. However, each entity must subscribe to and maintain solid waste services independently. This requires you to submit a new solid waste collection plan for review.

One possible option would be to stage the trash bins out on Cecil Avenue. While this option works for Mission Trail, the Use Permit for the site would need to be amended to allow for this operation as the following condition prohibits trash pickup on Cecil Avenue.

> P19. No loading, unloading, deliveries, trash/recycling pick-up, vehicle staging, vehicle parking, vehicle/site service, or other site function shall occur on Cecil Avenue or other nearby residential streets, with the exception of oil and other fluid extraction and supply to the business may occur on Cecil Avenue between the hours of 8:00 a.m. to 5:00 p.m. Oil and other fluid extraction and supply on Cecil Avenue shall occur no more than one time per week. The business operator shall maintain a log of activity for the oil and other fluid extraction and supply. Said log shall be furnished to the City upon request

City of Santa Clara
The Center of What's Possible

Another option would be to stage solid waste containers on Stevens Creek Boulevard. Mission Trail Waste Systems has approved of this area, but for safety reasons a portion of your frontage would need to be painted red. To initiate this process a formal written request on company letterhead must be forwarded to the City of Santa Clara Transportation Manager, Steve Chan, at SChan@SantaClaraCA.gov.

The red curb option on Stevens Creek Boulevard could be set up as a temporary solution while the amendment to allow solid waste collection service on Cecil is pursued.

To allow for solid waste services and resolve this violation the following must occur:

1. Application for a Minor Amendment to an Approved Permit, to address the lack of constructed trash enclosure,
2. Submittal of a formal written request on company letterhead requesting a red curb be installed on Stevens Creek Boulevard to allow Solid Waste collection and/or
3. Application of a Use Permit Amendment if condition modification is necessary (to allow service on Cecil Avenue)

Corrective action is necessary on your part to ensure that the conditions of approval are abided by or amended, and that mandatory solid waste services continue. Failure to address these issues may result in a citation.

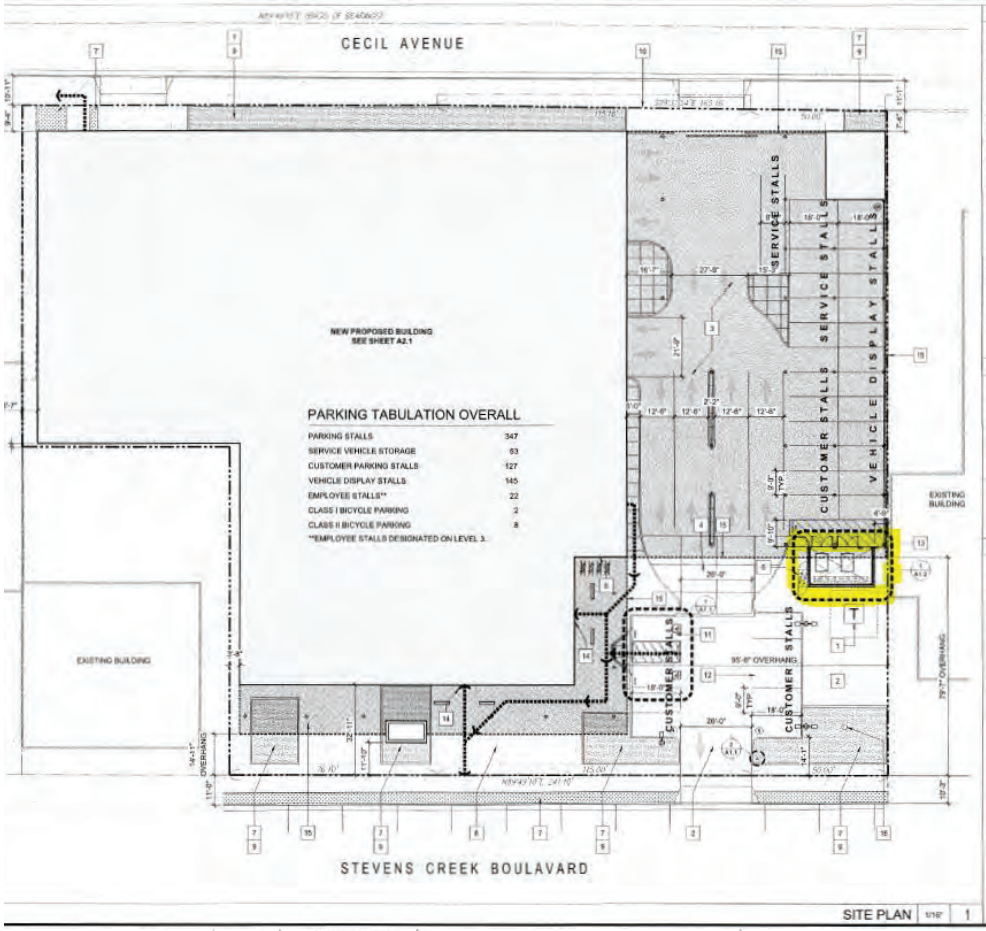
Should you require more information or assistance regarding this notice, please contact me at Lxavier@SantaClaraCA.gov.

Sincerely,

Lesley Xavier
Planning Manager

City of Santa Clara
The Center of What's Possible

Approved Architectural Plans:



SITE PLAN 1/16" 1

SHEET KEYNOTES

1 TRANSFORMER PAD
2 PERVIOUS PAVERS, SEE CIVIL DRAWINGS
3 STANDARD CONCRETE PAVING, SEE CIVIL PLANS.
4 ENHANCED CONCRETE PAVING, SEE CIVIL PLANS.
5 SHORT TERM BIKE PARKING, SEE LANDSCAPE PLANS
6 LONG TERM BIKE PARKING, SEE LANDSCAPE PLANS
7 LANDSCAPE AREAS, SEE LANDSCAPE PLANS
8 HARDSCAPE AREAS, SEE CIVIL PLANS
9 BIOSWALE, SEE CIVIL DRAWINGS.
10 PROPERTY LINE
11 ACCESSIBLE PARKING STALL
12 STANDARD PARKING STALL, SEE CIVIL PLANS
13 COVERED TRASH ENCLOSURE.
14 SHOWROOM ENTRY
15 LINE OF DECK OVERHANG ABOVE.
16 PYLON FOR SIGNAGE ABOVE

LEGEND

BUILDING AREA AT GROUND FLOOR SEE SHEET A2.1
BUILDING OVERHANG FROM SECOND FLOOR DECK ABOVE, SEE SHEET A2.2
NOT IN THIS SCOPE
CBC CHAPTER 11B ACCESSIBLE ROUTE. TYP SEE SHEET A4.4 FOR ADDITIONAL ACCESSIBILITY NOTES AND DETAILS

GENERAL NOTES

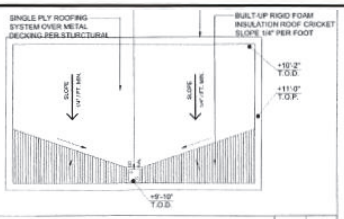
1. SEE LANDSCAPE PLANS FOR ALL HARDSCAPE LAYOUT AND DETAILS.
2. SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, AND HORIZONTAL CONTROL PLAN
3. "NO PARKING FIRE LANE" SIGN AND CURB MARKINGS SHALL BE INSTALLED AS SPECIFIED BY THE FIRE MARSHALL
4. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
   A. BE CONTINUOUSLY ACCESSIBLE.
   B. HAVE A MAXIMUM OF 1/2" CHANGE IN ELEVATION (11B-303) OR PROVIDE RAMPS COMPLYING WITH CBC 11B-405
   C. BE MINIMUM WIDTH OF 48"
   D. BE OF SLIP RESISTANT MATERIALS.
   E. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20), HAVE RAMPS COMPLYING WITH CBC SECTION 11B-405
   F. PROVIDE DETECTABLE WARNING DEVICES AT VEHICULAR TRAFFIC CROSSING PER CALIFORNIA BUILDING CODE REQUIREMENTS.
   G. PERMANENTLY SIGNED ROOMS AND SPACES MUST BE PROVIDED WITH RAISED-LETTER AND BRAILLE IDENTIFICATION SIGNS. GROUND FLOOR EXIT DOORS SHALL RECEIVE TACTILE EXIT SIGNAGE.
   H. MAXIMUM RUNNING SLOPE TO BE 5% ALONG THE ACCESSIBLE PATH OF TRAVEL. ANY WALKWAY WITH SLOPE GREATER THAN 5% SHALL BE A RAMP.
5. ALL CONCRETE PARKING SURFACES UNDER THE DECK AT GRADE AND GARAGE LEVELS TO HAVE SWIRL PATTERN TO REDUCE TIRE NOISE

STEVENS CREEK SUBARU
3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.
BAKHTIARI AUTO GROUP

08.16.16 BUILDING DEPARTMENT SUBMITTAL

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

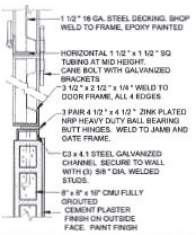
SITE PLAN
A1.0



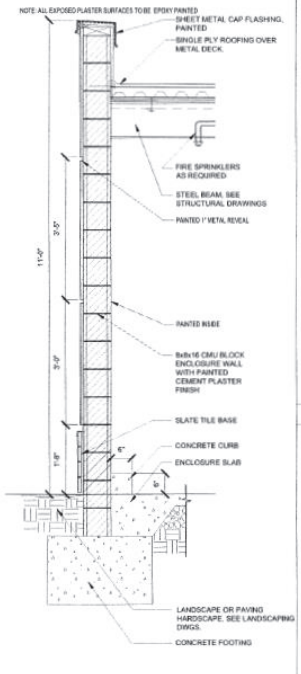
ENLARGED ENCLOSURE ROOF PLAN 1/4" 6



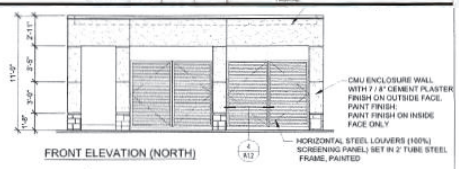
FIRE LANE SIGNAGE N.T.S. 5



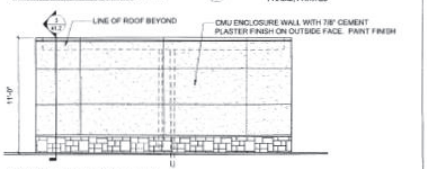
METAL GATE DETAIL 1" 4



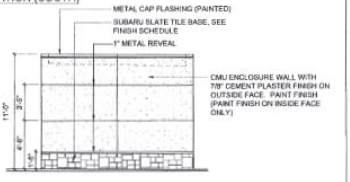
WALL SECTION @ TRASH ENCLOSURE 1" 3



FRONT ELEVATION (NORTH)

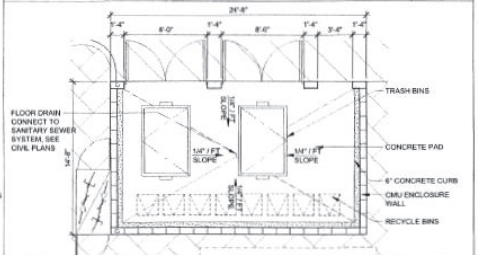


REAR ELEVATION (SOUTH)



SIDE ELEVATION (WEST)

ENLARGED TRASH ENCLOSURE ELEVATIONS 1/4" 2



ENLARGED TRASH ENCLOSURE PLAN 1/4" 1

CREEK SUBARU
3215 STEVENS CREEK BLVD.
SANTA CLARA, CA.
BAKHTIARI AUTO GROUP

08.16.16 BUILDING DEPARTMENT SUBMITTAL

PROJECT NO. 30.604 DATE 08.16.16
DRAWN BY MV SCALE AS SHOWN
CHECKED BY

SITE DETAILS
A1.2

From: Michael Olejnik
To: "D Botelho"
Bcc: Lesley Xavier
Subject: Subaru violating their operating permit
Date: Tuesday, December 9, 2025 10:40:00 AM
Attachments: image001.png

Good morning Dave, Stevens Creek Subaru petitioned City Council for reconsideration of the prior hearing. That petition was heard by Council, motioned, voted on, and subsequently passed. As a result, a new hearing will take place (TBD) and will be heard as if it were the first time. When an applicant appeals a citation or decision, the city temporary pauses additional enforcement since the outcome is undetermined, this is common practice, and in line with direction received from the City Attorney's Office. Once Council has had an opportunity to make a decision will enforcement resume, or not resume, dependent on the outcome.

Michael Olejnik
Code Enforcement Officer | Community Development
1500 Warburton Ave Santa Clara, CA 95050
D: 408.615.2428 | Email: molejnik@Santaclaraca.gov

City of Santa Clara
The Center of What's Possible

From: D Botelho <davebotelho@mac.com>
Sent: Monday, December 8, 2025 11:16 AM
To: Kelly Cox <KCox@SantaClaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Manager <Manager@santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; Lisa Gillmor <LGillmor@SantaClaraCA.gov>
Cc: Tracie Johnson <johnson.tracie@rocketmail.com>; Cliff Moore Neighbor <klaffy@outlook.com>; Lisa & Moe <mlaguilar523@sbcglobal.net>; Mark Irving <mairv1150@yahoo.com>; Patrick Burns <pat17burns@gmail.com>; Kirk Vartan <kirk@asliceofny.com>
Subject: Re: Subaru violating their operating permit

City of Santa Clara,

Hope this helps me get my point across.

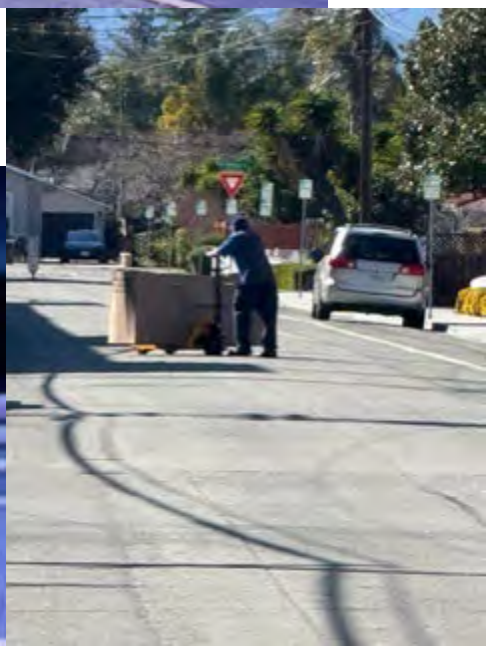
What I can't understand is that Michael Olejnik says his team went out there and didn't see any activity of violations ?!?!

These pics were taken over a two week span and have plenty more.

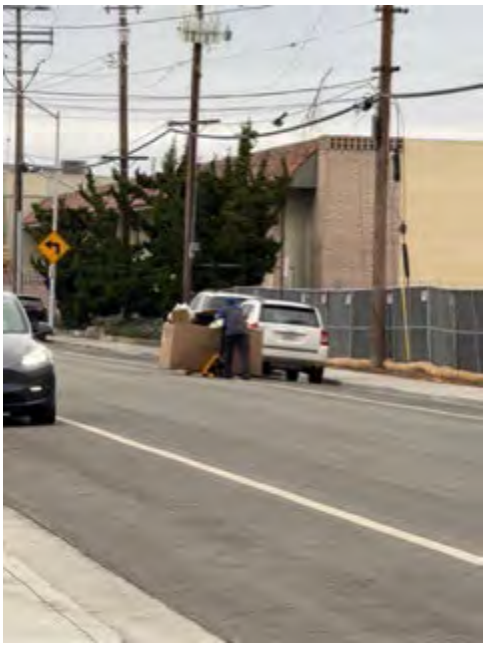
Dave











On Dec 8, 2025, at 10:44 AM, D Botelho <davebotelho@mac.com> wrote:

Hello Kelly,
This morning 8AM, Same white Honda Civic parks on Cecil ave and enters through the emergency only gate to enter Subaru to go to work. This guy has been doing this for weeks now.

Please have the City enforce their operating permit. Sending all of these e-mails is something I shouldn't have to be doing everyday just because the City is failing to enforce with they agreed to.

CECIL AVE is asking for HELP AGAIN. PLEASE!!!!!!!

CLEARLY Subaru NOT being good neighbors

Thank you,
Dave

<IMG_2882.jpeg><IMG_2883.jpeg><IMG_2884.jpeg>

On Dec 4, 2025, at 7:53 PM, Kelly Cox <kcox@santaclaraca.gov>

wrote:

Hi all,
Thank you for bringing this to my attention. I will reach out to staff immediately.
Kelly

Get Outlook for iOS
From: Tracie Johnson <johnson.tracie@rocketmail.com>
Sent: Saturday, November 29, 2025 1:26:10 PM
To: Kelly Cox <KCox@SantaClaraca.gov>; D. Botelho <davebotelho@mac.com>; Cliff Moore Neighbor <klaffy@outlook.com>
Subject: Fw: Subaru violating their operating permit

Dave,
Kelly Cox is our district six council representative so you should also be working with her.

I also recommend reaching out to Subaru corporate at this point.

The trash that is everywhere goes against Subaru's corporate image as an environmentally conscious company.
Regards,

Tracie

----- Forwarded Message -----
From: D Botelho <davebotelho@mac.com>
To: Lesley Xavier <lxavier@santaclaraca.gov>; Manager <manager@santaclaraca.gov>; and Council Mayor <mayorandcouncil@santaclaraca.gov>
Cc: Lisa & Moe <mlaguilar523@sbcglobal.net>; Mark Irving <mairv1150@yahoo.com>; Cliff Moore Neighbor <klaffy@outlook.com>; Patrick Burns <pat17burns@gmail.com>; Dave Botelho <davebotelho@mac.com>; Tracie Johnson <johnson.tracie@rocketmail.com>; Kirk Vartan <kirk@asliceofny.com>; Lisa

Gillmor <lgillmor@santaclaraca.gov>
Sent: Saturday, November 29, 2025 at 11:14:23 AM PST
Subject: Subaru violating their operating permit

Hello City of Santa Clara,

In case there were any issues viewing the videos I sent yesterday (Friday the 28th), I am attaching photos taken the same day showing the ongoing problems. As noted in my previous requests, Subaru staff are using this emergency only door and dragging garbage down our street with a pallet jack, trash and debris blowing in front of our homes and using the door for bring in car parts and entering for work

Since March 2025 I have submitted emails and multiple Code Enforcement requests about this same issue over time and, unfortunately, the problem continues with no resolution.

I am respectfully requesting that the City of Santa Clara please enforce Subaru's operating permit and the applicable code requirements so that they live up to their commitments to be good neighbors like they said when the dealership was approved and built.

A little help from the City of Santa Clara would be greatly appreciated by the residence on Cecil Ave.

Thank you for your time and attention and welcome anyone to call me if they would like to discuss further or have questions.

Respectfully,

Dave Botelho
408-640-9311

Subaru Employee entering to go to work through the emergency only door
<Screen Shot 2025-11-29 at 10.25.41 AM.png><Screen Shot 2025-11-29 at 10.27.53 AM.png><Screen Shot 2025-11-29 at 10.31.07 AM.png>

Subaru Employee entering dropping off car parts through the emergency only door

<Screen Shot 2025-11-29 at 10.37.19 AM.png><Screen Shot 2025-11-29 at 10.39.16 AM.png><image003.jpeg>
<IMG_2736.jpeg>

New Report

APPLIED FILTERS

Date range:	**Jan 1, 2025 - Feb 18, 2026**
Department:	**Community Development**
Keyword:	**3225 Stevens Creek**
Request Type:	**All**
Status:	**All**

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
17630438	Code Enforcement	Subaru Employees parking on Cecil ave and entering Subaru through the emergency only gate. Per their operating permit, Subaru employees are not to be parking on CECIl Ave and NO ONE should be going through the emergency gate UNLESS it's an actual emergency. I have photo's but was having trouble getting them onto your website.	3225 Stevens Creek Boulevard, Santa Clara, CA 95050, USA	Michael Olejnik	Medium	Completed	December 8, 2025 11:10 am	January 12, 2026
17471469	Code Enforcement	I am writing to report that Subaru continues to use their emergency-only exit on Cecil Avenue to dispose of garbage and access our street. This is a clear violation of their approved operating permit. As you know, the litigation regarding this issue has already concluded, and Subaru was not approved to use the rear gate for any purpose other than emergencies. Despite this, their staff are...	3225 Stevens Creek Boulevard, Santa Clara, CA 95050, USA	Michael Olejnik	Medium	Completed	October 15, 2025 2:54 pm	November 16, 2025
17026866	Code Enforcement	Subaru continues to open the emergency only egress door to push trash cans down the street to get emptied. Why has this not been stopped. This is in-violation on their operating permit. Please update!	3225 Stevens Creek Blvd, San Jose, CA 95117, USA	None	Medium	Completed	June 23, 2025 10:26 pm	July 28, 2025

ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
16955433	Code Enforcement	Subaru continues to violate their operating permit by bringing wheeling trash cans down the street using the emergency gate. Please make them stop> This is clearly against their operating permit and the city continues to allow this to happen	3225 Stevens Creek Blvd, Santa Clara, CA, USA	None	Medium	Completed	June 5, 2025 11:07 am	July 10, 2025
16927392	Code Enforcement	I am writing to formally report a recurring noise issue originating from the Subaru dealership's car wash facility. It has been observed that the dealership is operating the car wash machines while the roll-up doors open., closing them way after the machines have already started resulting in excessive and disruptive noise affecting the residents and properties of Cecil Ave. To help...	3225 Stevens Creek Blvd, Santa Clara, CA 95117, USA	Michael Olejnik	Medium	Completed	May 29, 2025 3:29 pm	July 3, 2025
16923092	Code Enforcement	Subaru continues to allow their employees to exit and hall garbage down the street through the emergency ingress/egress only door. This is clearly in violation of the P.6 Use permit. Can you please make them stop as it's been going on for 3 months now	3225 Stevens Creek Boulevard, San Jose, CA, USA	None	Medium	Completed	May 28, 2025 5:50 pm	July 2, 2025

From: Afshan Hamid
Sent: Tuesday, January 13, 2026 1:49 PM
To: davebotelho@mac.com
Subject: C2025-88 FW: Subaru violating their operating permit

Hello Dave

Thank you for the phone call today, and I understand the frustrations of the neighbors and we are empathetic to the neighbors. I am sharing the email that I sent to Council member Cox several weeks ago.

Staff is in receipt of the email from Mr. Botelho regarding on-going violations of the permit for the Subaru Dealership that he and his neighbor's witness. Staff in Code Enforcement has received the emails from the neighbors.

Background Summary:
The Subaru Dealership at 3225 Stevens Creek Boulevard is currently under an application for an appeal by the City Council. The project was heard by the Planning Commission on August 13, 2025, and the PC denied the applicant's request to relocate the trash collection from Stevens Creek Boulevard to Cecil Avenue. The appeal application was heard by the City Council on October 7, 2025, and Council requested the item be continued to a future date with Mission Trail staff coming to the City Council to provide input.

Neighborhood Complaints:
Staff acknowledges the emails from Mr. Botelho as well as other residents. However, the violation needs to be witnessed by code enforcement personnel. Staff need to be able assess the circumstances that lead to the violation.

Staff has spent many hours with the residents over years regarding complaints for the businesses that back onto Cecil Avenue. Although it may appear as if the complaints are violations, until staff can establish that the violations are verified, staff is limited in issuing notices of violations. In some cases, residents have complained regarding cars parked in alleys, when these alleys are private and owned by the businesses. In some cases, residents have complained about cars parked for weeks, when it has been the city engineer's vehicle that visits the site to conduct work.

However, staff over the years have been responsive to the residents and provided on-going support to residents.

Code Enforcement Paused:
Because the application is under an appeal, the code enforcement is currently on hold until there is a resolution. It has long been the policy our department to pause additional enforcement action until a decision is made by a Hearing Officer, Judge, Planning Commission, etc. This is also in line with the guidance we receive from the City Attorney's Office (it's important to note that enforcement had resumed when Subaru lost its appeal up until they got their reconsideration). Both parties (the residents and the dealership are under the review of the appeal and continue to provide supporting information. However, Council must determine the action based on the evidence provided.

Additional points for consideration are that Council wanted Mission Trail to be present at the hearing, effectually pushing Subaru's ability to get relief out months. It wouldn't be good policy to issue fines while withholding the remedy. There is also that the reconsideration was deemed "*de novo"* by the City Attorney, so it's effectively being heard as new, and doesn't rely on previous decisions. Because of that, if staff kept issuing citations during that period, and Subaru were to be granted the amendment, that enforcement would have to be walked back.

In summary, both parties believe they are in the right. Subaru feels that the previous decision made was incorrect, and the fact that Council agreed to reconsideration indicates that there is some merit to that opinion. The residents of Cecil Avenue feel that the Planning Commission and City Council want the trash to continue to be on Stevens Creek Boulevard, even though most businesses have trash collection on Cecil Avenue. At this time, staff is waiting for the appeal direction, prior to taking action based on what Council determines.

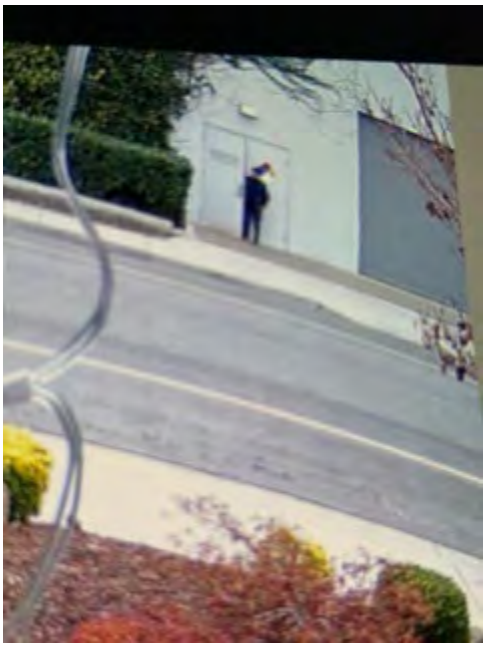
Additionally, I have reached out via phone to the Subaru dealership owner to make him aware of on-going complaints from the neighborhood. Code enforcement staff have also reached out to Mr. Botelho and the neighborhood residents to explain the process.

Afshan Hamid
Director| Community Development
1500 Warburton Avenue | Santa Clara, CA 95050
Direct: 408-615-5670 | ahamid@santaclaraca.gov

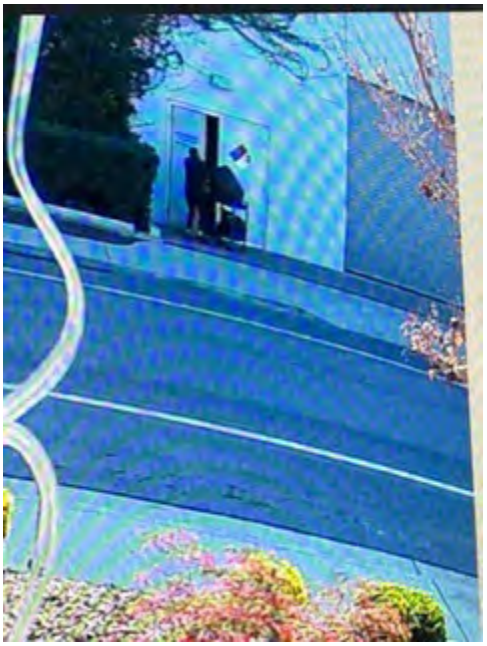
WHERE THE CITY OF SANTA CLARA MEETS THE MOMENT

From: D Botelho <davebotelho@mac.com>
Sent: Monday, December 8, 2025 1:51 PM
To: Kelly Cox <KCox@SantaClaraca.gov>
Cc: Lesley Xavier <LXavier@santaclaraca.gov>; Manager <Manager@santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; Lisa Gillmor <LGillmor@SantaClaraCA.gov>; Tracie Johnson <johnson.tracie@rocketmail.com>; Cliff Moore Neighbor <klaffy@outlook.com>; Lisa & Moe <mlaguilar523@sbcglobal.net>; Mark Irving <mairv1150@yahoo.com>; Patrick Burns <pat17burns@gmail.com>; Kirk Vartan <kirk@asliceofny.com>
Subject: Re: Subaru violating their operating permit

This morning at 10:30AM making personal phone calls out the emergency only door for 15 minutes



Today at 12:01PM taking out the trash out the emergency only door



On Dec 8, 2025, at 12:37 PM, Kelly Cox <KCox@SantaClaraca.gov> wrote:

Thank you Dave,
I am including Chief Morgan who has been assisting me in incidents such as this. He has been excellent with prompt response, both in correspondence and officers on the ground. I'm happy you brought this to my attention as Subaru has asked for a reconsideration for our decision to not move their garbage pickup location (I am

sure you are aware). This documentation gives us opportunity to speak directly to the current practices of this business and hold them accountable from the dais. I expect you will hear from Chief Morgan shortly, but please keep me apprised in the meantime, so I have information to present at council.
Kelly

Get Outlook for iOS
From: D Botelho <davebotelho@mac.com>
Sent: Monday, December 8, 2025 11:16:23 AM
To: Kelly Cox <KCox@SantaClaraca.gov>; Lesley Xavier <LXavier@santaclaraca.gov>; Manager <Manager@santaclaraca.gov>; Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; Lisa Gillmor <LGillmor@SantaClaraCA.gov>
Cc: Tracie Johnson <johnson.tracie@rocketmail.com>; Cliff Moore Neighbor <klaffy@outlook.com>; Lisa & Moe <mlaguilar523@sbcglobal.net>; Mark Irving <mairv1150@yahoo.com>; Patrick Burns <pat17burns@gmail.com>; Kirk Vartan <kirk@asliceofny.com>
Subject: Re: Subaru violating their operating permit

You don't often get email from davebotelho@mac.com. Learn why this is important
City of Santa Clara,

Hope this helps me get my point across.

What I can’t understand is that Michael Olejnik says his team went out there and didn't see any activity of violations ?!?!

These pics were taken over a two week span and have plenty more.

Dave

<IMG_0193.cecil2.jpeg><IMG_0255.jpeg><IMG_0259.jpeg><IMG_0450.jpeg>

<IMG_0451.jpeg><IMG_1267 3.jpeg><IMG_1291.jpeg><IMG_2434.jpeg>
<IMG_cecil1.jpeg>

> On Dec 8, 2025, at 10:44 AM, D Botelho <davebotelho@mac.com> wrote:
>
> Hello Kelly,
> This morning 8AM, Same white Honda Civic parks on Cecil ave and enters through the emergency only gate to enter Subaru to go to work. This guy has been doing this for weeks now.
>
> Please have the City enforce their operating permit. Sending all of these e-mails is something I shouldn't have to be doing everyday just because the City is failing to enforce with they agreed to.
>
> CECIL AVE is asking for HELP AGAIN. PLEASE!!!!!!!
>
> CLEARLY Subaru NOT being good neighbors
>
> Thank you,
> Dave
>
> <IMG_2882.jpeg><IMG_2883.jpeg><IMG_2884.jpeg>
>
> > On Dec 4, 2025, at 7:53 PM, Kelly Cox <kcox@santaclaraca.gov> wrote:
> >
> > Hi all,
> > Thank you for bringing this to my attention. I will reach out to staff immediately.
> > Kelly
> >
> > Get Outlook for iOS
> > From: Tracie Johnson <johnson.tracie@rocketmail.com>
> > Sent: Saturday, November 29, 2025 1:26:10 PM
> > To: Kelly Cox <KCox@SantaClaraca.gov>; D. Botelho <davebotelho@mac.com>; Cliff Moore Neighbor <klaffy@outlook.com>
> > Subject: Fw: Subaru violating their operating permit

Dave,
Kelly Cox is our district six council representative so you should also be working with her.

I also recommend reaching out to Subaru corporate at this point.

The trash that is everywhere goes against Subaru's corporate image as an environmentally conscious company.
Regards,

Tracie

----- Forwarded Message -----
From: D Botelho <davebotelho@mac.com>
To: Lesley Xavier <lxavier@santaclaraca.gov>; Manager <manager@santaclaraca.gov>; and Council Mayor <mayorandcouncil@santaclaraca.gov>
Cc: Lisa & Moe <mlaguilar523@sbcglobal.net>; Mark Irving <mairv1150@yahoo.com>; Cliff Moore Neighbor <klaffy@outlook.com>; Patrick Burns <pat17burns@gmail.com>; Dave Botelho <davebotelho@mac.com>; Tracie Johnson <johnson.tracie@rocketmail.com>; Kirk Vartan <kirk@asliceofny.com>; Lisa Gillmor <lgillmor@santaclaraca.gov>
Sent: Saturday, November 29, 2025 at 11:14:23 AM PST
Subject: Subaru violating their operating permit

Hello City of Santa Clara,

In case there were any issues viewing the videos I sent yesterday (Friday the 28th), I am attaching photos taken the same day showing the ongoing problems. As noted in my previous requests, Subaru staff are using this emergency only door and dragging garbage down our street with a pallet jack, trash and debris blowing in front of our homes and using the door for bring in car parts and

entering for work

Since March 2025 I have submitted emails and multiple Code Enforcement requests about this same issue over time and, unfortunately, the problem continues with no resolution.

I am respectfully requesting that the City of Santa Clara please enforce Subaru's operating permit and the applicable code requirements so that they live up to their commitments to be good neighbors like they said when the dealership was approved and built.

A little help from the City of Santa Clara would be greatly appreciated by the residence on Cecil Ave.

Thank you for your time and attention and welcome anyone to call me if they would like to discuss further or have questions.

Respectfully,

Dave Botelho
408-640-9311

Subaru Employee entering to go to work through the

emergency only door
<Screen Shot 2025-11-29 at 10.25.41 AM.png><Screen Shot 2025-11-29 at 10.27.53 AM.png><Screen Shot 2025-11-29 at 10.31.07 AM.png>

Subaru Employee entering dropping off car parts through the emergency only door

<Screen Shot 2025-11-29 at 10.37.19 AM.png><Screen Shot 2025-11-29 at 10.39.16 AM.png><image003.jpeg> <IMG_2736.jpeg>

26-79 Agenda Date: 2/24/2026

REPORT TO COUNCIL

SUBJECT

Public Hearing: Action to Waive First Reading and Introduce the Citywide Objective Design Standards for Multi-Family and Residential Mixed-Use Projects Ordinance Updating the Santa Clara Zoning Code

BACKGROUND

In recent years, the State Legislature adopted a series of bills to address the State's housing shortage and high housing costs. For a variety of multi-family and mixed-use residential proposals, cities are now required to provide a streamlined ministerial approval process to facilitate and expedite the construction of housing. Laws like the Housing Accountability Act, the Housing Crisis Act (also known as Senate Bill [SB] 330 (2019)), and SB 35 (2017) expedite the review process for qualified projects and limit local governments' authority to impose zoning and design standards that are not "objective" criteria. Both the State statutes and the Guidelines of the California Department of Housing & Community Development (HCD) define "Objective Standards" as "involving no personal or subjective judgment by a public official and . . . uniformly verifiable by reference to an external and uniform benchmark or criterion". Importantly, the standards once established are applied ministerially. The purpose of Objective Design Standards (ODS) is to streamline the approval process, comply with State Housing Law, increase certainty, and transparency, while still allowing the city to maintain design quality Typically, these types of standards apply to items such as façade materials, setbacks, landscape, massing, and building form. The proposed Objective Design Standards will apply to Multi-Family and Residential Mixed-Use Projects.

Policy A-3 of the City's certified sixth cycle Housing Element is to "utilize objective design standards to streamline the housing development process." Currently, architectural review is still required for most residential projects, including multi-family developments, as well as single-family attached developments and developments taller than one story. The implementation of Objective Design Standards citywide will help to clarify the applicable standards and reduce review times while still facilitating compatibility with the community character.

Since the certification of the Housing Element, the Community Development Department's Planning Division staff undertook the task of developing ODS for multi-family residential and residential mixed-use projects. Staff's approach to developing comprehensive citywide ODS will be implemented in two phases. The current phase, Phase I, takes existing ODS from the adopted Specific and Precise Plans that were already vetted by the community and decision makers and codifies them into the Santa Clara City Code as a separate chapter in the Zoning Code. This will allow the City to maintain a maximum degree of local design control in the short run and implement the City's Housing Element Policy A-3, citywide.

Planning Commission Study Session

On November 12, 2025, the Planning Commission conducted a Study Session on Phase I Objective Design Standards for multi-family and residential mixed-use projects. Discussion topics included some background on California Government Code Sections 65913.4 and 65589.5, which mandate that cities may only utilize “objective planning standards” related to the project site, land use regulations and project form when reviewing residential development applications eligible for streamlined approval. The session also discussed how the term “objective planning standards” was added to the California State Land Use Law (“State Law”) beginning with the passage of SB 35, as later amended by SB 423. Staff’s report for this Study Session is included as Attachment 3.

According to California Government Code Section 65913.4(a)(5), residential development applications eligible for streamlined approval shall be “consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted”. These objective standards must compose of quantitative requirements, numeric thresholds, discrete options, and point-based standards as the criteria must “involve no personal or subjective judgment by a public official.”

Currently, only limited geographic areas of the City (Freedom Circle, Patrick Henry, Lawrence Station, Tasman East, & Downtown) are covered by comprehensive objective standards due to their adopted Specific / Precise Plans, which leaves the rest of the City covered by the limited objective standards found under the various zoning districts of the Zoning Code, such as setback and height requirements. These do not adequately address the nuances of mass and bulk of a project. Additionally, these limited geographic areas of the City are where future housing projects are expected to occur. However, many of the recent housing projects approved and/or are on file with the City are located outside of these Specific/ Precise Plan areas and therefore not covered by design standards, such as the El Camino Real Specific Plan.

DISCUSSION

As part of Phase I, the ODS are to be incorporated into the Santa Clara City Code as a separate chapter in the Zoning Code as Chapter 18.27. The standards will be accompanied by graphic illustrations to help interpret the standards. The ODS will address “site”, “building” and “pedestrian-level” design standards of architectural review proposals. These standards would be applicable to new multi-family and residential mixed-use projects and additions to existing multi-family and residential mixed-use projects. The “multi-family” building types will include mixed-use, multi-family and townhouses.

The following summarizes the subsections of the draft ODS and provides some examples.

Site Design Standards

These standards will create more pedestrian-friendly functional communities through expanded pedestrian access, human-scaled block sizes, and convenient multi-modal connections by regulating:

- Site Access and Layout
  - Example: “Locate loading zones and rideshare pick-up / drop-off areas at least 45 feet away from bus stops.”
- Site Organization, Planning, and Design
  - Example: “Ensure that corner buildings actively address both streets by having pedestrian entrances on each frontage.”

Building Design Standards

These standards will create human-scaled buildings that blend with their surroundings by regulating:

- Massing
  - Example: “Massing Increments as Distinct Buildings. A Podium-Style Building shall appear as distinct buildings when it occupies more than 200 linear feet of street frontage. At minimum, it shall appear as three (3) distinct buildings using massing increments design:
    - There shall be differences in facade materials and color between Distinct Buildings.
    - There shall be differences in the type and composition of facade openings and architectural elements between distinct buildings.
    - The building base heights of adjacent Distinct Buildings shall differ by an entire floor.”
- Façade Design
  - Example: “The Building’s Base floor shall be differentiated from the rest of the façade whether through a change in material, change in type of opening, belt course, or a combination of these elements.”
- Access & Entrance Design
  - Example: “Primary entrances shall feature at least two of the following:
    - Architectural features such as a prominent tower feature or a peaked roof form and/or a variation in building color/materials.
    - Recess or projection.
    - Pedestrian weather protection (i.e. canopy, overhang, or arcade).
    - Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/ or places for sitting.”
- Materials
  - Example: “Untreated plastics, unfinished metal, corrugated fiberglass and non-architectural grade plywood shall not be used as primary materials”

<u>Pedestrian Level Design Standards</u>

These standards will create an enhanced street frontage that promotes pedestrian activity by regulating:

- Ground Floor Retail & Active Uses
  - Example: “Ground Floor Retail. Ground floor retail uses shall be at the same grade as the adjacent sidewalk.”
- Ground Floor Residential
  - Example: “Stoops shall have a minimum five (5)-foot landing depth with room for a table and chairs to provide an opportunity for residents to engage in the social life of the street.”
- Ground Floor Live/ Work
  - Example: “Because live/work units are meant to be public facing, they shall be entered at-grade and are not required to be elevated above sidewalk level.”
- Open Space Design
  - Example: “Podium - Style buildings shall have privately owned public open space of at least 15 feet wide and 500 square feet in size.”

The proposed ordinance adopting the ODS is found in Attachment 1, while the body of the Zoning

Code Amendment is found in Attachment 2. The Zoning Code Amendment will be inserted as a new chapter into Title 18 of the Santa Clara City Code. The proposed ordinance is a legislative action for the City Council, and no specific findings are required.

January 14, 2026, Planning Commission Discussion and Action

At a publicly noticed meeting on January 14, 2026, the Planning Commission reviewed the proposed ordinance and objective design standards. Staff presented the ODS and provided background on what ODS are with examples of the proposed changes in the Zoning Code. The Planning Commission asked clarifying questions about the proposed changes and applicability. Staff explained that the standards will be applicable to the three most common housing product types that are in the development pipeline in Santa Clara. The Commission did not provide any comments on the proposed ordinance. Staff did receive feedback from the Planning Commission on the gaps not addressed by the current standards, which in summary included:

- More Prescriptive Architectural Standards by Building Type (Multiplex, Courtyard, Mid-Rise, & etc.)
- Enhance Open Space Standards
    - Standards shall give flexibility in how open space is provided
- More Transitional Zone Standards between Building Type

This feedback will be incorporated into Phase II of the workplan. Phase II will include the use of consultants to assist with developing new ODS and conduct community outreach.

There was no public comment on the ODS. The Planning Commission voted to recommend adoption of the Phase I ODS ordinance to the City Council, (6-0-0, with one Commissioner not in attendance).

Community Outreach

The proposed ODS come from existing standards found in the City of Santa Clara's Specific / Precise Plans (Freedom Circle, Patrick Henry, Lawrence Station, Tasman East, & Downtown) which have been previously vetted by the community and decision makers and have been implemented in the City. These ODS will create consistency across the City for applicants of Multi-Family and Residential Mixed-Use Projects. As part of Phase II, staff will contact developers, community organizations, and interest groups for community outreach. Staff received a public comment prior to the publishing of this report and its found in Attachment 4.

Next Steps

After completion of Phase I, Phase II will commence with a request for proposals to select a consultant that would assist with developing additional ODS to address gaps identified in Phase I.

Recommendation

Consistent with State Law, the Housing Element and the Planning Commission recommendation, staff recommends that the City Council:

1) Determine that the project falls within the scope of the January 31, 2023 Addendum to the 2010-2035 General Plan Environmental Impact Report, implementing the City's Housing Element, pursuant to CEQA; and
2) Waive First Reading and Introduce Chapter 18.37 Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects ordinance in the form presented.

ENVIRONMENTAL REVIEW

The adoption of the Citywide Objective Design Standards is an implementation action of the 2023-2031 Housing Element for which the City prepared an Addendum to the 2010-2035 General Plan Environmental Impact Report (EIR). The Addendum indicated that the adoption of the Housing Element, and its implementing actions, would not result in environmental impacts beyond those described in the General Plan Update EIR. At the conclusion of the public hearing on January 26, 2023, the Planning Commission voted to recommend that the City Council approve the Addendum, and on January 31, 2023, the City Council adopted the Addendum. The recommended actions all fall within the scope of the adopted Addendum.

FISCAL IMPACT

There is no fiscal impact to the City for processing the request other than administrative time and expense for staff to draft this report and coordinate the environmental assessment.

COORDINATION

This item was coordinated with the City Attorney's Office.

PUBLIC CONTACT

A newspaper notice was published on February 11, 2026, issue of the Santa Clara Weekly describing the proposed adoption of the Citywide Objective Design Standards.
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Determine that the project falls within the scope of the January 31, 2023 Addendum to the 2010-2035 General Plan Environmental Impact Report, implementing the City's Housing Element, pursuant to CEQA; and
2. Waive First Reading and Introduce the Citywide Objective Design Standards ordinance in the form presented adding new Chapter 18.37 Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects to the City Code.

Prepared by Alex Tellez, Assistant Planner
Reviewed by: Afshan Hamid, Director of Community Development
Reviewed by: Glen R. Googins, City Attorney
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. Citywide Objective Design Standards Ordinance
2. Proposed Zoning Code Amendment
3. PC Staff Reports (November 12, 2025 & January 14, 2026)
4. Public Comment

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA TO ESTABLISH CITYWIDE OBJECTIVE STANDARDS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL PROJECTS BY ADDING A NEW CHAPTER 18.27 TO TITLE 18 ("ZONING") OF "THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA"

WHEREAS, Senate Bill 35 (2017) allows eligible multifamily and residential mixed-use development proposals meeting certain affordability requirements to utilize a streamlined ministerial approval process, provided that the projects comply with "objective zoning standards, objective subdivision standards, and objective design review standards" as provided in California Government Code Sections 65913.4;

WHEREAS, the Housing Accountability Act, Government Code Section 65589.5, limits a public agency's authority to disapprove certain housing development project that comply with applicable, objective general plan and zoning standards and criteria in effect as of the application completeness date;

WHEREAS, Senate Bill 330 (2019), also known as the "Housing Crisis Act," limits cities' authority to enact subjective design standards, and provides that eligible residential projects are only subject to applicable, objective general plan and zoning standards in effect at the time an application is deemed complete;

WHEREAS, "objective zoning standards, objective subdivision standards, and objective design review standards" is defined as: "standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal" under Government Code Section 65913.14(a)(5);

WHEREAS, the City now intends to adopt objective standards that would apply to multifamily and residential mixed-use projects subject to SB 35, SB 330, the Housing Accountability Act, or any other applicable state law;

WHEREAS, as an implementing action of the 2010 – 2035 General Plan, the proposed city-wide objective standards for multi-family and mixed-use residential projects ordinance falls within the scope of the January 31, 2023 Addendum to the 2010 – 2035 General Plan EIR.

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

SECTION 1: That the Table of Contents of Article 2, "Zones, Allowable Uses, and Development Standards", of Title 18, "Zoning", of "The Code of the City of Santa Clara, California" ("SCCC") is hereby amended to read as follows:

Article 2 – Zones, Allowable Uses, and Development Standards

July 2025

Title 18 – Zoning Code

TABLE OF CONTENTS

Chapter 18.10 – Residential Zones (R1, R2, R3, R4, R5, R6, UC, UV, HD Flex)2-Error! Bookmark not defined.

18.10.010 – Purposes of Residential Zones ---------- 2-**Error! Bookmark not defined.**
18.10.020 – Land Uses and Permit Requirements ---------- 2-**Error! Bookmark not defined.**
18.10.030 – Residential Development Standards ---------- 2-**Error! Bookmark not defined.**
18.10.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.12 – Commercial Zones (C-C, C-N, C-R)------ 2-Error! Bookmark not defined.

18.12.010 – Purpose of Commercial Zones ---------- 2-**Error! Bookmark not defined.**
18.12.020 – Commercial Land Uses and Permit Requirements ---------- 2-**Error! Bookmark not defined.**
18.12.030 – Commercial Development Standards ---------- 2-**Error! Bookmark not defined.**
18.12.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.14 – Mixed Use Zones (MU-NC, MU-CC, MU-RC, MU-MD, MU-VHD)2-Error! Bookmark not defined.

18.14.010 – Purpose of Mixed Use Zones ---------- 2-**Error! Bookmark not defined.**
18.14.020 – Mixed Use Land Uses and Permit Requirements ---------- 2-**Error! Bookmark not defined.**
18.14.030 – Mixed Use Development Standards ---------- 2-**Error! Bookmark not defined.**
18.14.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.16 – Office and Industrial Zones (LO-RD, HO-RD, LI, HI)2-Error! Bookmark not defined.

18.16.010 – Purpose of Office and Industrial Zones ---------- 2-**Error! Bookmark not defined.**
18.16.020 – Office and Industrial Land Uses and Permit Requirements - 2-**Error! Bookmark not defined.**
18.16.030 – Office and Industrial Development Standards ---------- 2-**Error! Bookmark not defined.**
18.16.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.18 – Special Purpose Zones (OS, PQP) ------ 2-Error! Bookmark not defined.

18.18.010 – Purpose of Special Purpose Zones ---------- 2-**Error! Bookmark not defined.**
18.18.020 – Special Purpose Land Uses and Permit Requirements ------ 2-**Error! Bookmark not defined.**
18.18.030 – Special Purpose Development Standards ---------- 2-**Error! Bookmark not defined.**
18.18.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.20 – Planned Development Zone (PD) -------- 2-Error! Bookmark not defined.

18.20.010 – Purpose of Planned Development Zones ---------- 2-**Error! Bookmark not defined.**
18.20.020 – Planned Development Zone Land Uses and Permit Requirements2-**Error! Bookmark not defined.**
18.20.030 – Planned Development Zone Standards ---------- 2-**Error! Bookmark not defined.**

Chapter 18.22 – Lawrence Station Area Plan Zoning District (LSAP)2-Error! Bookmark not defined.

18.22.010 – Application ---------- 2-**Error! Bookmark not defined.**
18.22.020 – Intent ---------- 2-**Error! Bookmark not defined.**
18.22.030 – Allowable Uses ---------- 2-**Error! Bookmark not defined.**
18.22.040 – Development Standards ---------- 2-**Error! Bookmark not defined.**
18.22.050 – Parking Requirements ---------- 2-**Error! Bookmark not defined.**
18.22.060 – Additional Development Standards ---------- 2-**Error! Bookmark not defined.**

Chapter 18.24 – Two-Unit Dwelling Residential Development and Urban Lot Splits ----------2 -Error! Bookmark not defined.

18.24.010 – Purpose ---------- 2-**Error! Bookmark not defined.**
18.24.020 – Applicability ---------- 2-**Error! Bookmark not defined.**
18.24.030 – Construction of multiple units in single-family zones ---------- 2-**Error! Bookmark not defined.**
18.24.040 – Development Standards applicable to all lots with two units 2-**Error! Bookmark not defined.**
18.24.050 – Development Standards within R-1 building envelope-------- 2-**Error! Bookmark not defined.**

Chapter 18.26 – Downtown Form-Based Code ---------- 2-Error! Bookmark not defined.

"Chapter 18.27 – Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects

---------- 2-Error! Bookmark not defined.**1**

18.27.010 – Introduction ---------- 2-71
18.27.020 – Site Design ---------- 2-74
18.27.030 – Building Design ---------- 2-76
18.27.040 – Pedestrian Level Design ---------- 2-83"

SECTION 2: That a new Chapter 18.27, “Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects”, is added to Article 2, “Zones, Allowable Uses, and Development Standards”, of Title 18, “Zoning”, of the SCCC and will read as shown on Attachment 1 (“Proposed Zoning Code Amendment”).

SECTION 3: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred, or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

Section 4: Effective date: This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of “The Charter of the City of Santa Clara, California.”

PASSED FOR THE PURPOSE OF PUBLICATION this XX day of March, 2026, by the following vote:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

_____

NORA PIMENTEL, MMC
ASSISTANT CITY CLERK

Attachments incorporated by reference:
1. Proposed Zoning Code Amendment

Chapter 18.27 – Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects

Sections:

18.27.010 – Introduction
18.27.020 – Site Design
18.27.030 – Building Design
18.27.040 – Pedestrian Level Design

18.27.010 – Introduction

A. Intent.

1. The Objective Design Standards identify specific design elements that are required for all multi-family residential and residential mixed-use projects. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for applicable projects. The Objective Design Standards in this document are a compilation of adopted Objective Design Standards from the City's Specific Plans and Focus Areas.

2. Residential multi-family and mixed-use development in the City of Santa Clara is regulated by the General Plan, Zoning Ordinance, Specific Plans, and other applicable regulatory documents. Compliance with these regulations is supported by a design review process established in Santa Clara City Code (SCCC) Chapter 18.120.

3. The City's Objective Design Standards are intended to be consistent with Government Code Section 65913.4 and 66300(a)(7) as they do not "involve personal or subjective judgment by a public official" and they "are uniformly verifiable by reference to an external and uniform benchmark or criterion".

4. The Objective Design Standards will do the following:

a. Provide clear, objective, and measurable standards for multi-family and residential mixed-use projects throughout the city;

b. Streamline project review of housing, in accordance with State law;

c. Ensure buildings are appropriate to their surroundings and environment;

d. Promote thoughtful, context-sensitive site design;

e. Maintain and enhance Santa Clara's built environment through quality architectural design; and

f. Promote a pedestrian scale urban environment that enriches the quality of life of its citizens.

B. Applicability.

1. The Objective Design Standards are applicable to new multi-family development and residential mixed-use development, and additions to existing multi-family or residential mixed-use development.

2. For modifications to existing residential mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).

3. These standards are additive to the zoning development standards specified in SCCC Chapter 18.10 (Residential Zones) and SCCC Chapter 18.14 (Mixed-Use Zones). Development pursuant to any California state law that references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4 must abide by these standards.

4. These objective design standards are intended to supplement, and not repeal, any existing objective standards applicable to a precise plan or specific plan area. In the event of any conflict between standards, the precise/specific plan standards shall control.

5. The specific applicability of these objective design standards will be determined by the multi-family or residential mixed-use product type (such as townhouses, podium/wrap-style buildings) that is proposed. The following table breaks down the applicability of the standards.

Table 2-19
Objective Design Standards Applicability

Design Standard	Product Type	
	Townhouse	Podium/Wrap-Style
Site Design		
Site Access (Parking)	--	•
Site Access (Loading Zone)	--	•
Site Access (Driveways)	--	•
Site Organization (Public Realm Extension)	•	•
Site Access (Corner Building Orientation)	--	•
Building Design		
Massing (Building Length)	--	•
Massing (Massing Increment Dimensional Standards).	•	•
Massing (Massing Increment Design)	•	•
Massing (Massing Increments as Distinct Buildings)	--	•
Massing (Distinct Buildings)	--	•
Façade Design (Facade Composition)	--	•
Façade Design (Base, Middle and Top)	•	•
Façade Design (Façade Fenestration)	•	•
Façade Design (Parking Structure Façade Standards)	--	•
Access & Entrance Design (Building Orientation)	•	•
Access & Entrance Design (Primary Entrances)	•	•
Access & Entrance Design (Frequency of Entries)	--	•
Access & Entrance Design (Vehicular Access)	--	•

Materials (Primary Materials)	•	•
Pedestrian Level Design		
Ground Floor Treatment - Retail (Facade Transparency and Ground Floor Retail)	--	•
Ground Floor Treatment - Residential(Ground Floor Access)	--	•
Ground Floor Treatment - Residential (Stoops)	--	•
Ground Floor Treatment – Live/Work (Entrances)	--	•
Open Space Design (Podium Style Buildings)	--	•
Open Space Design (Pathways)	--	•
Open Space Design (Special Paving)	•	•
Open Space Design (Public Art)	--	•
Open Space Design (Refuse & Recycling Receptacles)	•	•
Alley & Service Access (Lighting)	--	•
Alley & Service Access (Alleys)	•	•

C. Glossary. The definitions below are only applicable within these Objective Design Standards, and do not apply elsewhere in the Santa Clara City Code.

1. Podium-Style Building. A development project that involves a horizontal separation between an upper building and a lower, or podium, building. The lower building typically is constructed out of concrete; the upper building (some three to five stories tall) is made of wood.

2. Primary Materials. Any wall finish material or color that occupies more than 50 percent of the façade.

3. Product Type. The proposed multi-family or residential mixed-use building type, including townhouses, podium style buildings, and wrap-style buildings.

4. Special Paving. A distinct impermeable material such as natural stone paver, unit concrete pavers, brick, textured and colored concrete.

5. Townhouses. Attached side-by-side or stacked units that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive, or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.

6. Wrap-Style Building. A development project that typically consists of a central above-grade concrete parking structure surrounded or “wrapped” by 4 – 7 stories of wood or steel construction.

D. Organization of Objective Design Standards. The Objective Design Standards are organized into three design components: site design, building design, and pedestrian level design.

1. Site Design. These standards apply to the site layout to foster multimodal connectivity and create cohesive neighborhoods.

2. Building Design. These standards apply to the architectural features such as massing, fenestration, and articulation.

3. **Pedestrian Level Design.** These standards apply to the ground floor frontage to promote pedestrian activity and human-scale development.

18.27.020 – Site Design

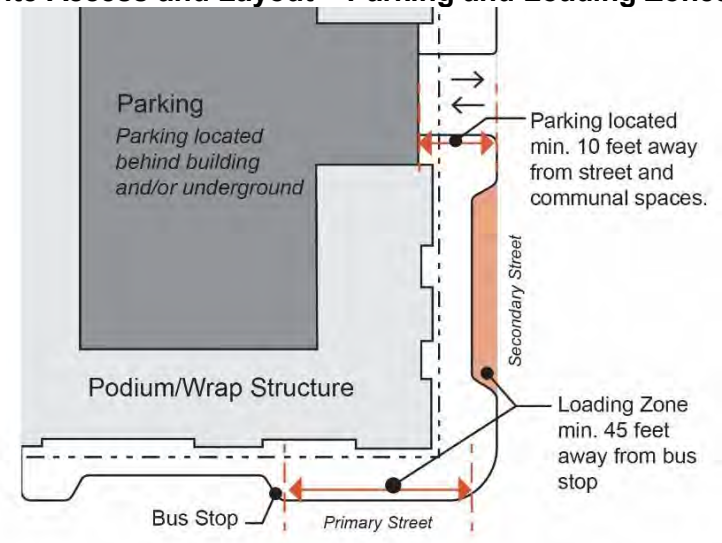
A. Purpose and Goals. This section provides site design standards to create more pedestrian-friendly functional communities through expanded pedestrian access, convenient multi-modal connections, and human-scaled block sizes.

B. Site Access and Layout.

1. **Parking.** Parking shall be located at least 10 feet away from streets and other public and communal spaces so that it is not visible. Parking shall be located behind buildings, underground, or at the interior of the block except where there is ground floor retail.

2. **Loading Zones.** Locate loading zones and rideshare pick-up / drop-off areas at least 45 feet away from bus stops.

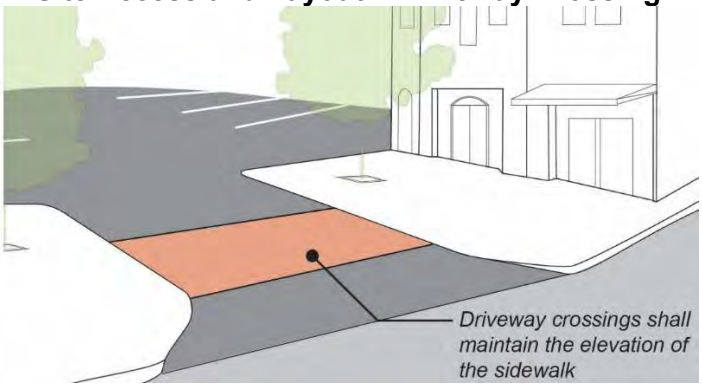
Figure 2-5
Site Access and Layout – Parking and Loading Zones



3. **Driveways and Access**. Driveway access shall be designed to clearly prioritize pedestrians, according to the following requirements:

a. Driveway crossings shall maintain the elevation of the sidewalk.

Figure 2-6
Site Access and Layout – Driveway Crossing



b. Driveway aprons shall not extend into the pedestrian clear walkway where cross slopes are limited to a maximum of two percent steeper driveway slopes are permitted in the furnishing and edge zones of the streets.

c. The dimensions and design of parking entry and exit points shall be coordinated with the requirements for stormwater treatment areas and street trees.

d. Greenways or open spaces shall have a maximum of one curb cut per frontage.

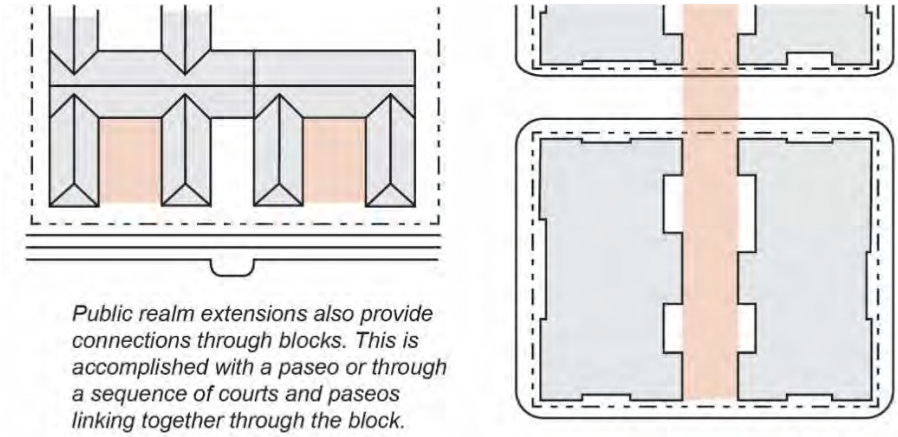
C. Site Organization, Planning, and Design.

1. Public Realm Extensions. While most buildings and ground-floor units will front onto and take their primary access from the adjacent Public Realm right-of-way, some buildings and ground-floor units may take this primary access from shared private spaces and connections that function as extensions of the public realm into a site. Such spaces comprise a "Semi-Public Realm" and serve as transitions between fully public and fully private spaces. Public Realm Extensions are subject to the following standards:

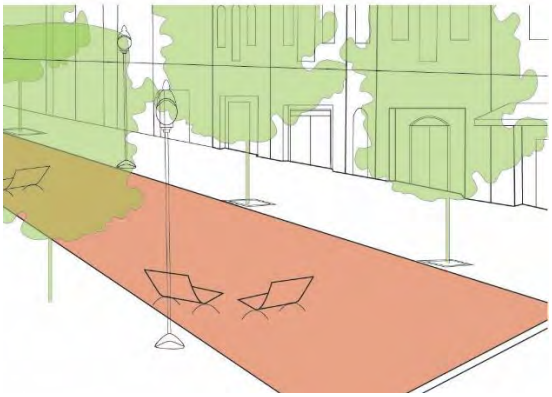
a. **Connectivity.** Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block. Where non-vehicular paths are used, full and unrestricted public access shall be provided throughout the route.

b. **Design.** No wall or fence enclosing a public realm extension may exceed three (3) feet in height.

Figure 2-7
Public Realm Extensions

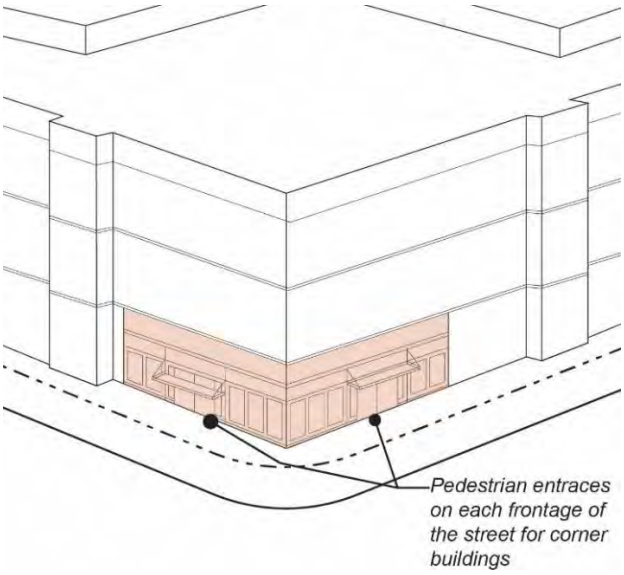


Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block.



2. **Corner Building Orientation**. Ensure that corner buildings actively address both streets by having pedestrian entrances on each frontage.

Figure 2-8
Corner Building Orientation



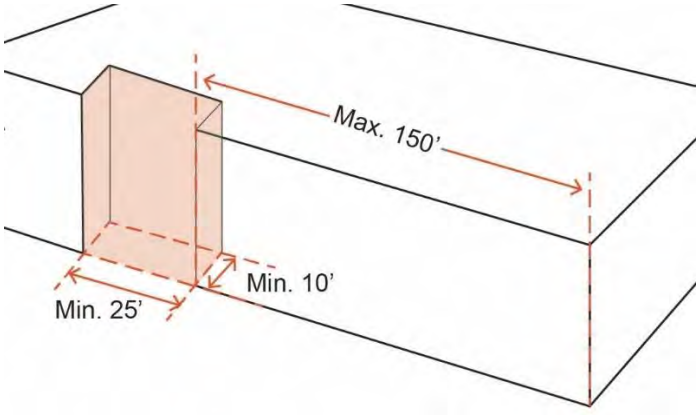
18.27.030 – Building Design

A. Purpose and Goals. This section provides architectural design standards to create functional and welcoming human-scaled buildings that blend well with their surroundings and support active streets and public spaces.

B. Massing.

1. **Building Length.** To create a more interesting and walkable public realm, individual buildings shall be no longer than 150 feet in length, except as follows. For those buildings that are longer than 150 feet in length, a building notch shall be provided on the podium starting at the street level and extending to the roof, for the entire height of the façade, to break up the massing. The building notch shall have a minimum dimension of 25 feet in width and 10 feet in depth.

Figure 2-9
Massing – Building Length



2. Massing Increment Dimensional Standards.

Table 2-20
Massing Increment Dimensional Standards

Objective Design Standard		Dimensions
A	Massing Increment (max.)	150 feet
B	Façade Height Difference between Massing Increments (min.)	10% of Lesser Façade Height
C	Building Base Height Difference between Massing Increments	3 feet

3. Distinct Buildings Using Massing Increment Design. A Podium- Style Building shall appear as distinct buildings when it occupies more than 200 linear feet of street frontage. At a minimum, it shall appear as three (3) distinct buildings using massing increment design:

a. There shall be differences in facade materials and color between Distinct Buildings.

b. There shall be differences in the type and composition of facade openings and architectural elements between distinct buildings.

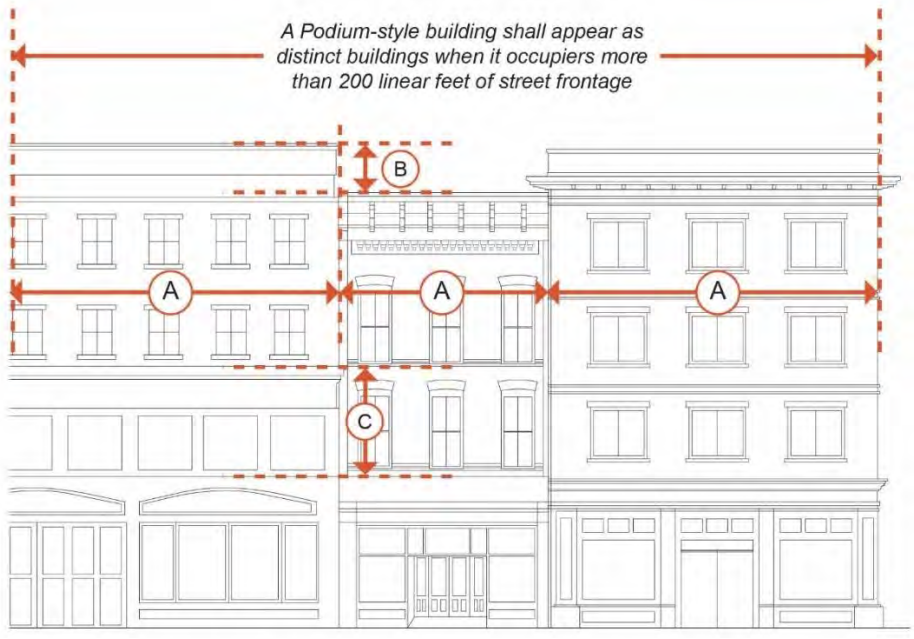
c. The building base heights of adjacent Distinct Buildings shall differ by an entire floor.

d. A Massing Increment Design shall only be repeated up to a maximum of three (3) times on the same project elevation.

(1) Repeated Massing Increments shall not be immediately adjacent to each other.

(2) Forecourts may provide separation between repeated Massing Increment Designs.

Figure 2-10
Massing Increment Design and Dimensional Standards



C. Façade Design.

1. Façade Composition. Facade elements shall be organized by a grid. Patterns of openings within each individual facade or Building Increment shall be organized into a grid per the standards below.

a. **Horizontal Alignment of Elements.** Rooflines, openings, and materials within each facade or facade module must align horizontally and be consistent in style across the entire width.

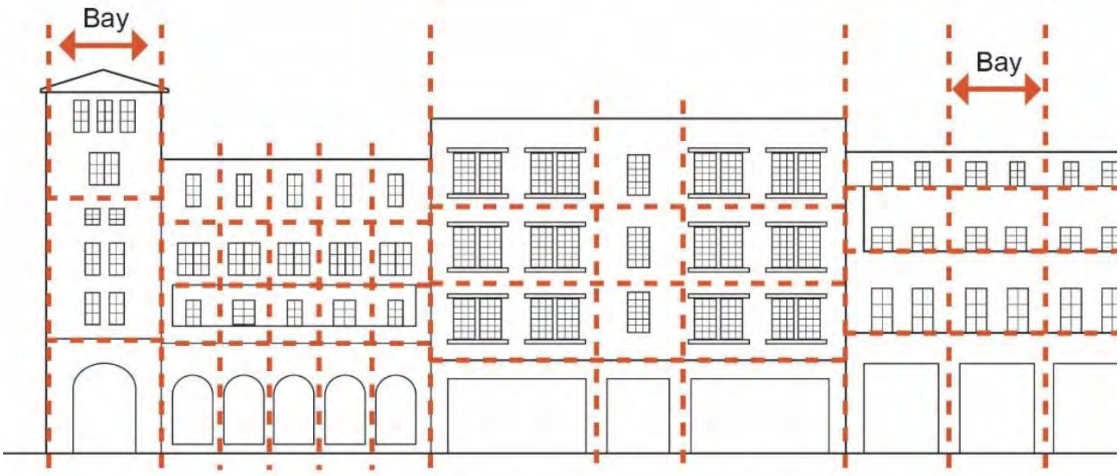
b. **Vertical Alignment of Openings into Bays.** The entirety of a building's façade or massing increments shall be clearly divided into vertical bays, subject to the following:

(1) Façade bays shall extend from the ground to the top of the façade and are defined by vertical structure (solid portions of wall, piers, etc.) which extends from the ground to the top of the façade.

(2) Each bay must be stacked within bays as illustrated in the figure below. Openings shall be arranged symmetrically within bays.

(3) Each bay shall be at minimum 15 feet wide.

Figure 2-11
Façade Composition



Facade elements shall be organized by a grid. Rooflines, openings, and other materials must align horizontally. Facade elements or massing increments shall be divided into vertical bays.

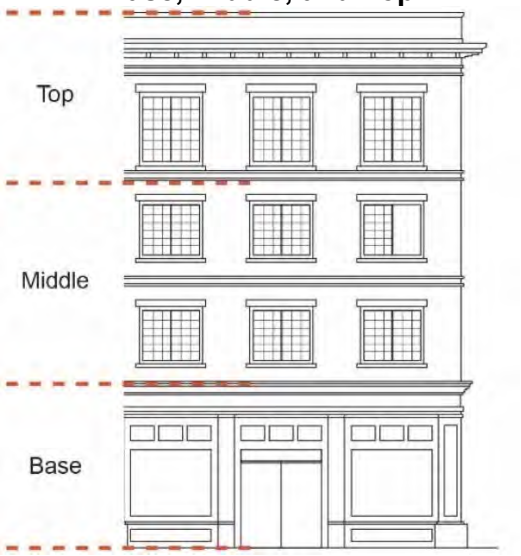
2. Base, Middle and Top. Buildings shall have a Base, Middle, and Top.

a. The Building's Base floor shall be differentiated from the rest of the façade whether through a change in material, change in type of opening, belt course, or a combination of these elements.

b. The Building's Middle floor(s) features shall be repetitive, with only up to three variations in façade elements between each floor

c. The Building's Top floor shall feature some form of capping element, such as a cornice, enhanced ornamentation, or a decorative parapet. In larger buildings, the upper most floor shall be visually incorporated into the building's top design.

Figure 2-12
Base, Middle, and Top



3. Facade Fenestration.

a. **Fenestration Area.** Façade shall be designed with fenestration – openings on the façade, including windows and doors – in the amounts listed in subparagraph b below.

b. Fenestration amount is calculated as a percentage of openings – including all windows and doors on the façade – to an area of façade. Each portion of the façade grid must have a fenestration percentage which falls within the range identified by Table 2-21.

Table 2-21
Fenestration Areas

Fenestration Areas	Dimensions
Base of Building	40% - 95%
Middle & Top of Building	25% - 70%

Figure 2-13
Fenestration Area



c. **General to Base, Middle, and Top.** Window jams shall be set in a minimum of four (4) inches from the main façade plane. Trim/ moldings on the façade do not count toward this recess depth.

d. **Specific to the Top.** Upper-floor wall openings shall be square or taller than they are wide. Individual vertically proportioned windows can be grouped side by side to form a horizontal ensemble of windows.

4. Parking Structure Façade Standards.

a. **Façade Design.** Parking Structure Facades shall be designed to fit into the urban context in one of the two following ways:

(1) The Façades meet the Massing Standard of this document.

(2) Facades designed as art walls, murals, or screens that incorporate decorative, graphic, or sculptural elements. Such facades are subject to recommendations from the Cultural Arts Commission and the Historical & Landmarks Commission, followed by Community Development Director or their designee approval, based on the following Required Finding:

a. Façade design is using durable, element-resistant, materials and techniques.

b. **Future-Proof Parking.** Parking Garages shall be designed to accommodate conversions to other uses and shall have at least one of the following features:

(1) Level floor, apart from necessary ramps.

(2) Floors with 10 feet minimum clear height from floor to ceiling.

(3) Cut-outs for planned shafts in decks and other structural members to accommodate future utilities (heating, cooling, venting, etc.).

D. Access and Entrance Design.

1. Building Orientation. Buildings shall be oriented to ensure the primary facades and entrance areas of all buildings face the street, open spaces, or other pedestrian-oriented circulation areas.

Figure 2-14
Building Orientation for Podium/Wrap-Style Buildings – Entrance Areas

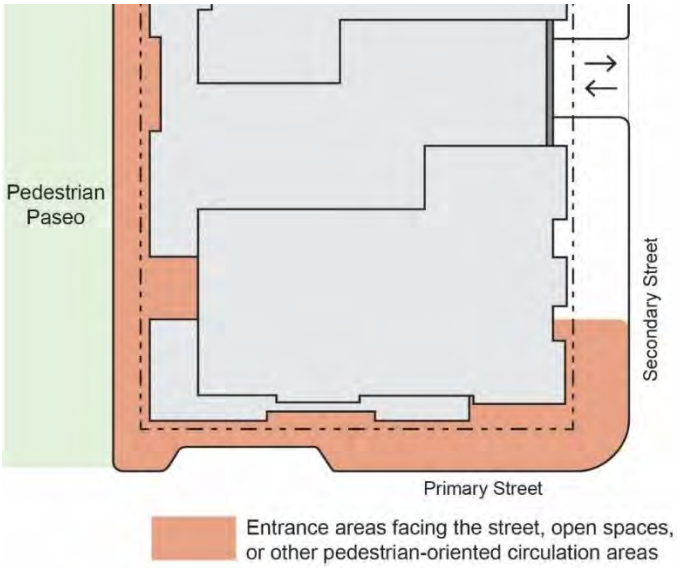
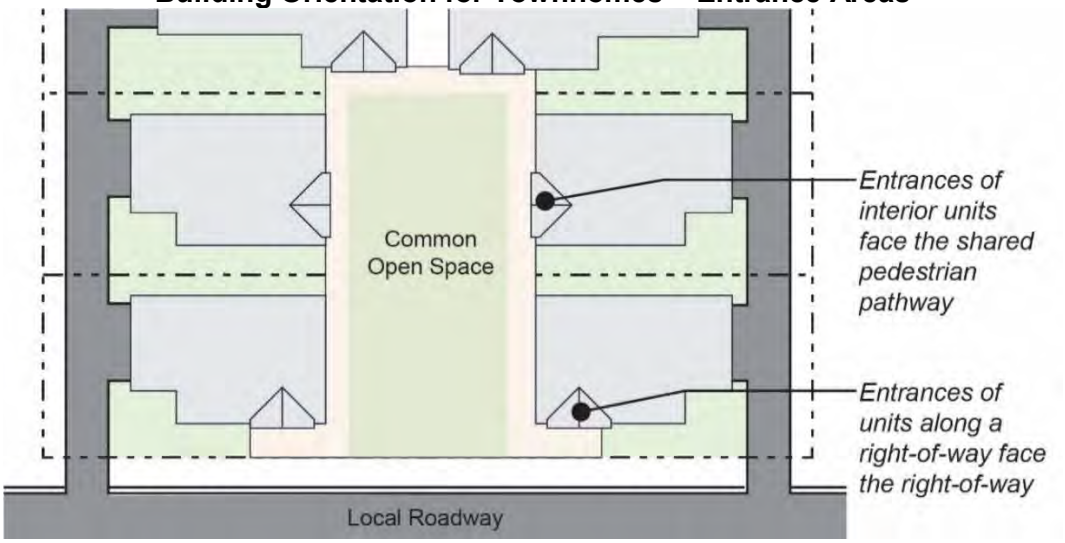


Figure 2-15
Building Orientation for Townhomes – Entrance Areas



2. **Primary Entrances**. Primary entrances shall feature at least two of the following:

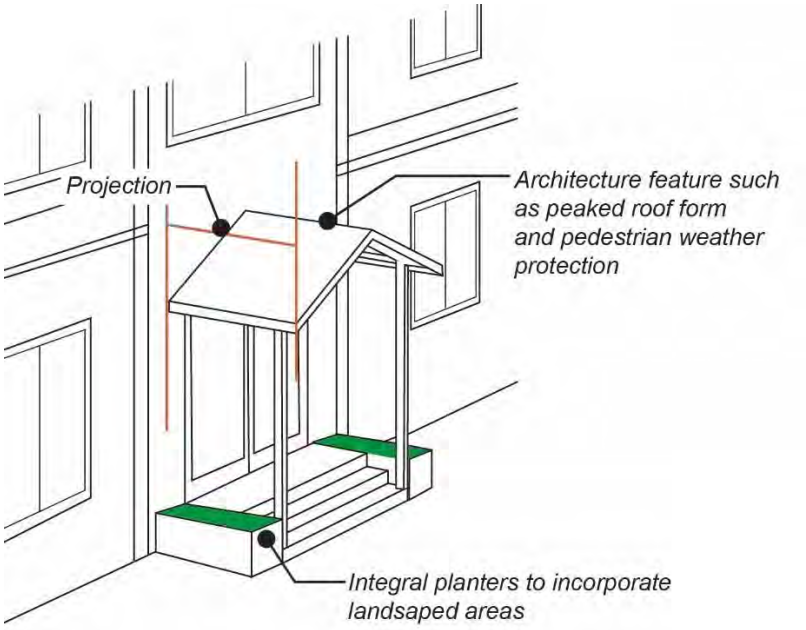
a. Architectural features, such as a prominent tower feature or a peaked roof form, and/or a variation in building color/materials.

b. Recess or projection.

c. Pedestrian weather protection (i.e. canopy, overhand, or arcade).

d. Streetscape including outdoor patio, integral planters, or wing walls that incorporate landscaped areas and/or places for sitting.

Figure 2-16
Primary Entrances



3. **Frequency of Entries (Podium/Wrap-Style).** The quantity of building entrances on a street has a drastic effect on the perceived liveliness of a street. The frequency of entrances is regulated by Table 2-22.

Table 2-22
Frequency of Entries (Podium/Wrap-Style)

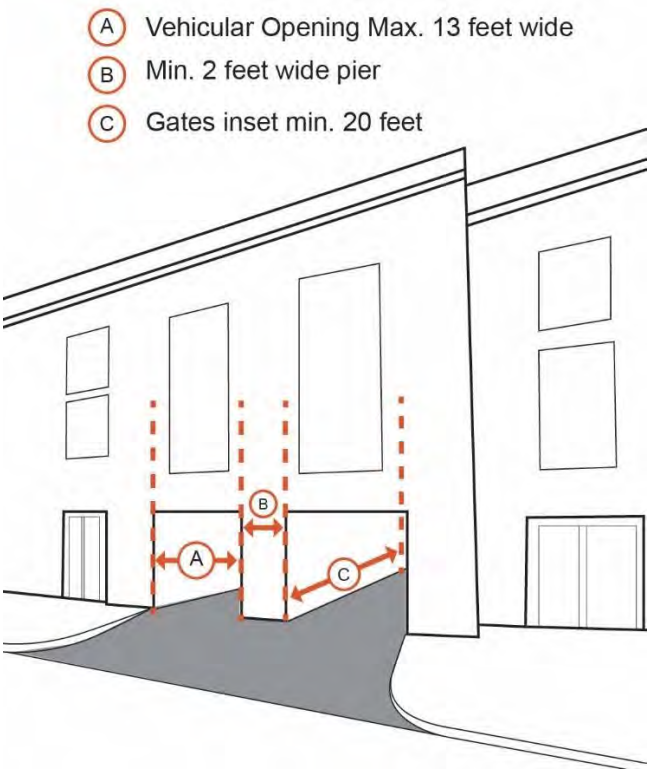
Façade Area	Residential	Mixed-Use
Frequency of Building Entries (max. distance between entries)	100 feet	75 feet

4. **Vehicular Access.**

   a. Vehicular access openings hall be no more than 13 feet wide. Where adjacent openings are necessary to provide entries or exits, they shall be separated by a pier (a portion of wall) of at least two (2) feet in width.

   b. Gates which open to allow cars to enter (excluding security doors that are shut when the garage is not accessible) shall be inset from the façade by a minimum of 20 feet, to allow cars to await entry without blocking the sidewalk.

Figure 2-17
Vehicular Access Design



5. Materials.

a. **Primary Materials.** Untreated plastics, unfinished metal, corrugated fiberglass and non-architectural grade plywood shall not be used as primary materials.

18.27.040 – Pedestrian Level Design

A. Purpose. This section provides standards to enhance the character of new development's street frontage to promote pedestrian activity.

B. Ground Floor Retail and Active Uses.

1. Ground Floor Retail. Ground floor retail uses shall be at the same grade as the adjacent sidewalk.

2. Façade Transparency. Facades of all commercial structures shall incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level.

a. Retail uses: a minimum of 75% shall be transparent.

b. Other uses: a minimum of 35% shall be transparent.

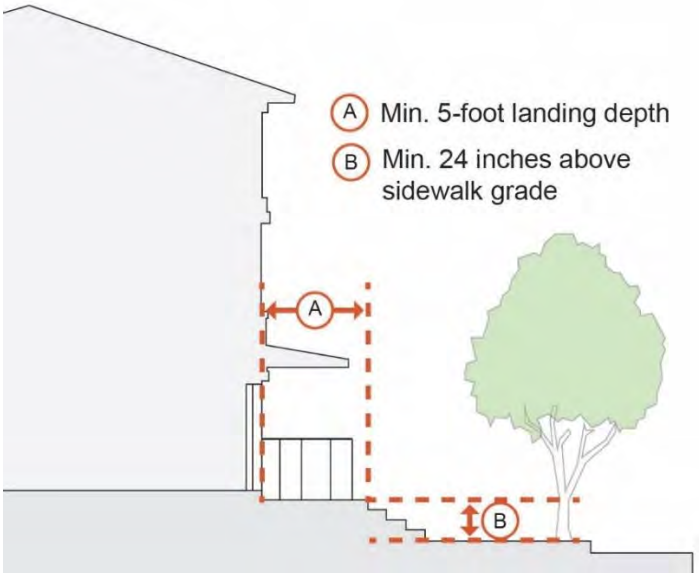
3. Ground Floor Residential.

a. **Ground Floor Access.** Where residential units are located at the ground floor, at least 50% of units on each frontage must be individually accessed from the sidewalk via stoops, side yards or other means.

b. **Stoops.** Stoops shall have a minimum five (5)-foot landing depth with room for a table and chairs to provide an opportunity for residents to engage in the social life of the street.

c. Stoops that face public rights of way shall be set at least 24 inches above sidewalk grade.

Figure 2-18
Ground Floor Residential – Stoop Design



C. Ground Floor Live/Work.

1. Entrances. Because live/work units are meant to be public facing, they shall be entered at-grade and are not required to be elevated above sidewalk level.

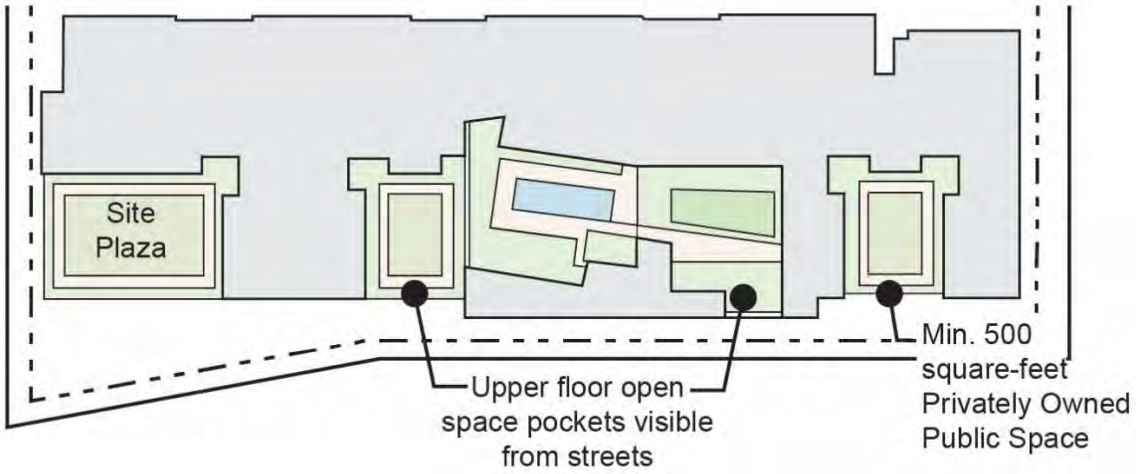
D. Open Space Design.

1. Podium – Style Building.

a. Podium – Style buildings shall have outdoor spaces, such as on-site plazas, interior courtyards, patios, terraces and gardens.

b. Podium – Style buildings shall have privately owned public open space of at least 15 feet wide and 500 square feet in size.

Figure 2-19
Open Space Design – Podium – Style Buildings



2. Pathways. Pedestrian paths through the site shall be at least five (5) feet wide.

3. Special Paving. Special Paving shall be used for the following areas:

a. Pedestrian crossing (mid-block, raised pedestrian crossings/speed tables, etc.).

4. Public Art. Outdoor plazas and semi-public courtyards shall have public art elements such as sculptures, fountains, and art pieces.

5. Refuse & Recycling Receptacles. Provide a maximum of one receptacle every 200 feet along streets if proposing more than 10 units. Additional receptacles should be provided only if a private sponsor provides continued maintenance.

a. Provide one receptacle at each corner of intersections.

E. Alleys and Service Access.

1. Lighting. Provide lighting in alleyways for safety.

25-1602 Agenda Date: 1/14/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: Recommendation on The Adoption of The Citywide Objective Design Standards for Multi-Family and Residential Mixed-Use Projects into The Santa Clara Zoning Code. CEQA: Addendum to the 2010-2035 General Plan EIR

BACKGROUND

In recent years, the State Legislature has adopted a series of bills to address the state's housing shortage and high housing costs. For a variety of multifamily and mixed-use residential projects, cities are now required to provide a streamlined ministerial approval process to facilitate and expedite the construction of housing. Laws like the Housing Accountability Act, the Housing Crisis Act (also known as SB 330 (2019)), and SB 35 (2017) expedite the review process for qualifying projects and limit local governments' authority to impose zoning and design standards that are not "objective" criteria. Both the state statutes and the Guidelines of the California Department of Housing & Community Development (HCD) define "Objective Standards" as "involving no personal or subjective judgment by a public official and . . . uniformly verifiable by reference to an external and uniform benchmark or criterion". Importantly, the standards once established are applied ministerially.

Policy A-3 of the City's certified sixth cycle Housing Element is to "Utilize objective design standards to streamline the housing development process." Currently, architectural review is still required for most residential projects, including multi-family developments, as well as single-family attached developments and developments taller than one story. The development of Objective Design Standards (ODS) will help to clarify the applicable standards and potentially reduce review times.

Since the certification of the Housing Element, Planning staff have undertaken the task of developing ODS for Multi-family Residential and Residential Mixed-Use Projects.

On November 12, 2025, the Planning Commission conducted a Study Session on Objective Design Standards for multi-family and residential mixed-use projects to discuss California Government Code Sections 65913.4 and 65589.5, which mandate that cities utilize only "objective planning standards" related to the project site, land use regulations and project form when reviewing residential development applications eligible for streamlined approval. The session discussed how the term "objective planning standards" was added to the California State Land Use Law ("State Law") beginning with the passage of Senate Bill 35, as later amended by SB 423. The Staff Report for this Study Session is found in Attachment 4.

According to California Government Code Section 65913.4(a)(5), residential development applications eligible for streamlined approval shall be "consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted". These objective standards must compose of quantitative requirements, numeric thresholds, discrete options, and point-based standards as the criteria must "involve no

personal or subjective judgment by a public official".

Currently, only limited geographic areas of the City (Freedom Circle, Patrick Henry, Lawrence Station, Tasman East, & Downtown) are covered by comprehensive objective standards due to their adopted Specific / Precise Plans, which leaves the rest of the City covered by the limited objective standards found under the various zoning districts of the Zoning Code.

Staff's approach to develop comprehensive citywide ODS will be implemented in two phases. Phase I takes existing ODS from the Specific and Precise Plans that were already vetted by the community and decision makers and codifies them into the Santa Clara City Code as a separate chapter in the Zoning Code. This will allow the City to maintain a maximum degree of local design control in the short run, and abide by the City's Housing Element Policy A-3.

Staff received feedback from the Planning Commission on the gaps in the standards. Their feedback is the following:

- More Prescriptive Architectural Standards by Building Type (Multiplex, Courtyard, Mid-Rise, & etc.)
- Enhance Open Space Standards
    - Standards shall give flexibility in how open space is provided
- More Transitional Zone Standards between Building Type

This feedback will be incorporated into Phase II of the workplan.

Phase II will include the use of consultants to assist with developing new ODS and conduct community outreach.

DISCUSSION

As part of the Phase I, the ODS are to be incorporated into the Santa Clara City Code as a separate chapter in the Zoning Code. The standards will be accompanied by graphic illustrations to help interpret the standards. The ODS will address "site", "building" and "pedestrian-level" design standards of architectural review proposals. These standards would be applicable to new multi-family and residential mixed-use projects and additions to existing multi-family and residential mixed-use projects. The building types affected are townhouses and podium/wrap style buildings.

The following summarizes the subsections of the draft ODS and provides some examples.

Site Design Standards

These standards will create more pedestrian-friendly functional communities through expanded pedestrian access, human-scaled block sizes, and convenient multi-modal connections by regulating:

- Site Access and Layout
    - Example: "Locate loading zones and rideshare pick-up / drop-off areas at least 45 feet away from bus stops."
- Site Organization, Planning, and Design
    - Example: "Ensure that corner buildings actively address both streets by having pedestrian entrances on each frontage."

Building Design Standards

These standards will create human-scaled buildings that blend with their surroundings by regulating:

- Massing
- Example: “Massing Increments as Distinct Buildings. A Podium-Style Building shall appear as distinct buildings when it occupies more than 200 linear feet of street frontage. At minimum, it shall appear as three (3) distinct buildings using massing increments design:
    - There shall be differences in facade materials and color between Distinct Buildings
    - There shall be differences in the type and composition of facade openings and architectural elements between distinct buildings.
    - The building base heights of adjacent Distinct Buildings shall differ by an entire floor.”
- Façade Design
- Example: “The Building’s Base floor shall be differentiated from the rest of the façade whether through a change in material, change in type of opening, belt course, or a combination of these elements.”
- Access & Entrance Design
    - Example: “Primary entrances shall feature at least two of the following:
        - Architectural features such as a prominent tower feature or a peaked roof form and/or a variation in building color/materials.
        - Recess or projection.
        - Pedestrian weather protection (i.e. canopy, overhang, or arcade).
        - Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/ or places for sitting.”
- Materials
    - Example: “Untreated plastics, unfinished metal, corrugated fiberglass and non-architectural grade plywood shall not be used as primary materials”

Pedestrian Level Design Standards

These standards will create an enhance street frontage that promotes pedestrian activity by regulating:

- Ground Floor Retail & Active Uses
    - Example: “Ground Floor Retail. Ground floor retail uses shall be at the same grade as the adjacent sidewalk”
- Ground Floor Residential
    - Example: “Stoops shall have a minimum five (5)-foot landing depth with room for a table and chairs to provide an opportunity for residents to engage in the social life of the street.”
- Ground Floor Live/ Work
    - Example: “Because live/work units are meant to be public facing, they shall be entered at-grade and are not required to be elevated above sidewalk level.”
- Open Space Design
    - Example: “Podium - Style buildings shall have privately owned public open space of at least 15 feet wide and 500 square feet in size.”

Proposed Planning Commission Actions

The project is presented to the Planning Commission for consideration and action. The following specific actions are required:

1. CEQA: Recommend that the Council determine that the project is consistent with the 2010-

2035 General Plan EIR Addendum adopted on January 31, 2023. This is a quasi-judicial decision, requiring the Commission to determine that the 2023 Addendum addressed the proposed ODS.

2. Zoning Code Amendment: Recommend that the City Council approve the zoning code amendment to incorporate the Citywide Objective Design Standards. This is a legislative action.

The proposed ordinance adopting the ODS is found in Attachment 1 while the body of the Zoning Code Amendment is found in Attachment 2. The Zoning Code Amendment is a new chapter inserted into Title 18 of the Santa Clara City Code.

COMMUNITY OUTREACH

The proposed ODS come from existing standards found in the City of Santa Clara's Specific / Precise Plans (Freedom Circle, Patrick Henry, Lawrence Station, Tasman East, & Downtown) which have been previously vetted by the community and decision makers and will served as a baseline. These ODS will create consistency across the City for developers of Multi-Family and Residential Mixed-Use Projects. Staff will contact developers, community organizations, and interest groups as part of the community outreach for Phase II.

ENVIRONMENTAL REVIEW

The adoption of the Citywide Objective Design Standards is an implementation action of the 2023 Housing Element for which the City prepared an Addendum to the 2010-2035 General Plan Environmental Impact Report (EIR). The Addendum indicated that the adoption of the Housing Element, and its implementing actions, would not result in environmental impacts beyond those described in the General Plan Update EIR. At the conclusion of the public hearing on January 26, 2023, the Planning Commission voted to recommend that the City Council approve the Addendum, and on January 31, 2023, the City Council adopted the Addendum. The recommended actions all fall within the scope of the adopted Addendum.

FISCAL IMPACT

Adoption of the Citywide Objective Design Standards would not involve additional resources beyond those indicated at the time of the Zoning Code adoption.

COORDINATION

This item was coordinated with the City Attorney's Office.

PUBLIC CONTACT

A newspaper notice was published in the December 23, 2025, issue of the Santa Clara Weekly describing the proposed adoption of the Citywide Objective Design Standards.

Public contact was made by posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Recommend that the City Council determine the project to be consistent with the January 31, 2023 Addendum for the 2023 Housing Element pursuant to CEQA; and
2. Recommend that the City Council adopt the Citywide Objective Design Standards ordinance.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Director of Community Development

ATTACHMENTS

1. Citywide Objective Design Standards Ordinance
2. Proposed Zoning Code Amendment
3. ODS Previous Draft Document
4. Study Session Staff Report

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA TO ESTABLISH CITYWIDE OBJECTIVE STANDARDS FOR MULTI-FAMILY AND MIXED-USE RESIDENTIAL PROJECTS BY ADDING A NEW CHAPTER 18.27 TO TITLE 18 ("ZONING") OF "THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA"

WHEREAS, Senate Bill 35 (2017) allows eligible multifamily and residential mixed-use development proposals meeting certain affordability requirements to utilize a streamlined ministerial approval process, provided that the projects comply with "objective zoning standards, objective subdivision standards, and objective design review standards" as provided in California Government Code Sections 65913.4;

WHEREAS, the Housing Accountability Act, Government Code Section 65589.5, limits a public agency's authority to disapprove certain housing development project that comply with applicable, objective general plan and zoning standards and criteria in effect as of the application completeness date;

WHEREAS, Senate Bill 330 (2019), also known as the "Housing Crisis Act," limits cities' authority to enact subjective design standards, and provides that eligible residential projects are only subject to applicable, objective general plan and zoning standards in effect at the time an application is deemed complete;

WHEREAS, "objective zoning standards, objective subdivision standards, and objective design review standards" is defined as: "standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal" under Government Code Section 65913.14(a)(5);

WHEREAS, the City now intends to adopt objective standards that would apply to multifamily and residential mixed-use projects subject to SB 35, SB 330, the Housing Accountability Act, or any other applicable state law;

WHEREAS, as an implementing action of the 2010 – 2035 General Plan, the proposed city-wide objective standards for multi-family and mixed-use residential projects ordinance falls within the scope of the January 31, 2023 Addendum to the 2010 – 2035 General Plan EIR.

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

SECTION 1: That the Table of Contents of Article 2, "Zones, Allowable Uses, and Development Standards", of Title 18, "Zoning", of "The Code of the City of Santa Clara, California" ("SCCC") is hereby amended to read as follows:

Article 2 – Zones, Allowable Uses, and Development Standards

July 2025

Title 18 – Zoning Code

TABLE OF CONTENTS

Chapter 18.10 – Residential Zones (R1, R2, R3, R4, R5, R6, UC, UV, HD Flex)2-Error! Bookmark not defined.

18.10.010 – Purposes of Residential Zones ---------- 2-**Error! Bookmark not defined.**
18.10.020 – Land Uses and Permit Requirements ---------- 2-**Error! Bookmark not defined.**
18.10.030 – Residential Development Standards ---------- 2-**Error! Bookmark not defined.**
18.10.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.12 – Commercial Zones (C-C, C-N, C-R) ----- 2-Error! Bookmark not defined.

18.12.010 – Purpose of Commercial Zones ---------- 2-**Error! Bookmark not defined.**
18.12.020 – Commercial Land Uses and Permit Requirements ---------- 2-**Error! Bookmark not defined.**
18.12.030 – Commercial Development Standards ---------- 2-**Error! Bookmark not defined.**
18.12.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.14 – Mixed Use Zones (MU-NC, MU-CC, MU-RC, MU-MD, MU-VHD)2-Error! Bookmark not defined.

18.14.010 – Purpose of Mixed Use Zones ---------- 2-**Error! Bookmark not defined.**
18.14.020 – Mixed Use Land Uses and Permit Requirements ---------- 2-**Error! Bookmark not defined.**
18.14.030 – Mixed Use Development Standards ---------- 2-**Error! Bookmark not defined.**
18.14.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.16 – Office and Industrial Zones (LO-RD, HO-RD, LI, HI)2-Error! Bookmark not defined.

18.16.010 – Purpose of Office and Industrial Zones ---------- 2-**Error! Bookmark not defined.**
18.16.020 – Office and Industrial Land Uses and Permit Requirements-- 2-**Error! Bookmark not defined.**
18.16.030 – Office and Industrial Development Standards---------- 2-**Error! Bookmark not defined.**
18.16.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.18 – Special Purpose Zones (OS, PQP) ------ 2-Error! Bookmark not defined.

18.18.010 – Purpose of Special Purpose Zones ---------- 2-**Error! Bookmark not defined.**
18.18.020 – Special Purpose Land Uses and Permit Requirements------- 2-**Error! Bookmark not defined.**
18.18.030 – Special Purpose Development Standards---------- 2-**Error! Bookmark not defined.**
18.18.040 – Other Applicable Regulations ---------- 2-**Error! Bookmark not defined.**

Chapter 18.20 – Planned Development Zone (PD) -------- 2-Error! Bookmark not defined.

18.20.010 – Purpose of Planned Development Zones ---------- 2-**Error! Bookmark not defined.**
18.20.020 – Planned Development Zone Land Uses and Permit Requirements2-**Error! Bookmark not defined.**
18.20.030 – Planned Development Zone Standards---------- 2-**Error! Bookmark not defined.**

Chapter 18.22 – Lawrence Station Area Plan Zoning District (LSAP)2-Error! Bookmark not defined.

18.22.010 – Application ---------- 2-**Error! Bookmark not defined.**
18.22.020 – Intent ---------- 2-**Error! Bookmark not defined.**
18.22.030 – Allowable Uses ---------- 2-**Error! Bookmark not defined.**
18.22.040 – Development Standards ---------- 2-**Error! Bookmark not defined.**
18.22.050 – Parking Requirements ---------- 2-**Error! Bookmark not defined.**
18.22.060 – Additional Development Standards ---------- 2-**Error! Bookmark not defined.**

Chapter 18.24 – Two-Unit Dwelling Residential Development and Urban Lot Splits ----------2-Error! Bookmark not defined.

18.24.010 – Purpose---------- 2-**Error! Bookmark not defined.**
18.24.020 – Applicability ---------- 2-**Error! Bookmark not defined.**
18.24.030 – Construction of multiple units in single-family zones---------- 2-**Error! Bookmark not defined.**
18.24.040 – Development Standards applicable to all lots with two units - 2-**Error! Bookmark not defined.**
18.24.050 – Development Standards within R-1 building envelope -------- 2-**Error! Bookmark not defined.**

Chapter 18.26 – Downtown Form-Based Code---------- 2-Error! Bookmark not defined.

"Chapter 18.27 – Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects

---------- 2-Error! Bookmark not defined.**1**

18.27.010 – Introduction ---------- 2-71
18.27.020 – Site Design---------- 2-74
18.27.030 – Building Design ---------- 2-76

SECTION 2: That a new Chapter 18.27, "Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects", is added to Article 2, "Zones, Allowable Uses, and Development Standards", of Title 18, "Zoning", of the SCCC and will read as shown on Attachment 1 ("Proposed Zoning Code Amendment").

SECTION 3: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred, or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

Section 4: Effective date: This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of "The Charter of the City of Santa Clara, California."

PASSED FOR THE PURPOSE OF PUBLICATION this XX day of February, 2026, by the following vote:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Proposed Zoning Code Amendment

Chapter 18.27 – Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects

Sections:

18.27.010 – Introduction
18.27.020 – Site Design
18.27.030 – Building Design
18.27.040 – Pedestrian Level Design

18.27.010 – Introduction

A. Intent.

1. The Objective Design Standards identify specific design elements that are required for all multi-family residential and residential mixed-use projects. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for applicable projects. The Objective Design Standards in this document are a compilation of adopted Objective Design Standards from the City's Specific Plans and Focus Areas.

2. Residential multi-family and mixed-use development in the City of Santa Clara is regulated by the General Plan, Zoning Ordinance, Specific Plans, and other applicable regulatory documents. Compliance with these regulations is supported by a design review process established in Santa Clara City Code (SCCC) Chapter 18.120.

3. The City's Objective Design Standards are intended to be consistent with Government Code Section 65913.4 and 66300(a)(7) as they do not "involve personal or subjective judgment by a public official" and they "are uniformly verifiable by reference to an external and uniform benchmark or criterion".

4. The Objective Design Standards will do the following:

a. Provide clear, objective, and measurable standards for multi-family and residential mixed-use projects throughout the city;

b. Streamline project review of housing, in accordance with State law;

c. Ensure buildings are appropriate to their surroundings and environment;

d. Promote thoughtful, context-sensitive site design;

e. Maintain and enhance Santa Clara's built environment through quality architectural design; and

f. Promote a pedestrian scale urban environment that enriches the quality of life of its citizens.

B. Applicability.

1. The Objective Design Standards are applicable to new multi-family development and residential mixed-use development, and additions to existing multi-family or residential mixed-use development.

2. For modifications to existing residential mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).

3. These standards are additive to the zoning development standards specified in SCCC Chapter 18.10 (Residential Zones) and SCCC Chapter 18.14 (Mixed-Use Zones). Development pursuant to any California state law that references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4 must abide by these standards.

4. These objective design standards are intended to supplement, and not repeal, any existing objective standards applicable to a precise plan or specific plan area. In the event of any conflict between standards, the precise/specific plan standards shall control.

5. The specific applicability of these objective design standards will be determined by the multi-family or residential mixed-use product type (such as townhouses, podium/wrap-style buildings) that is proposed. The following table breaks down the applicability of the standards.

Table 2-19
Objective Design Standards Applicability

Design Standard	Product Type	
	Townhouse	Podium/Wrap-Style
Site Design		
Site Access (Parking)	--	•
Site Access (Loading Zone)	--	•
Site Access (Driveways)	--	•
Site Organization (Public Realm Extension)	•	•
Site Access (Corner Building Orientation)	--	•
Building Design		
Massing (Building Length)	--	•
Massing (Massing Increment Dimensional Standards).	•	•
Massing (Massing Increment Design)	•	•
Massing (Massing Increments as Distinct Buildings)	--	•
Massing (Distinct Buildings)	--	•
Façade Design (Facade Composition)	--	•
Façade Design (Base, Middle and Top)	•	•
Façade Design (Façade Fenestration)	•	•
Façade Design (Parking Structure Façade Standards)	--	•
Access & Entrance Design (Building Orientation)	•	•
Access & Entrance Design (Primary Entrances)	•	•
Access & Entrance Design (Frequency of Entries)	--	•
Access & Entrance Design (Vehicular Access)	--	•
Materials (Primary Materials)	•	•

Pedestrian Level Design		
Ground Floor Treatment - Retail (Facade Transparency and Ground Floor Retail)	--	•
Ground Floor Treatment - Residential(Ground Floor Access)	--	•
Ground Floor Treatment - Residential (Stoops)	--	•
Ground Floor Treatment – Live/Work (Entrances)	--	•
Open Space Design (Podium Style Buildings)	--	•
Open Space Design (Pathways)	--	•
Open Space Design (Special Paving)	•	•
Open Space Design (Public Art)	--	•
Open Space Design (Refuse & Recycling Receptacles)	•	•
Alley & Service Access (Lighting)	--	•
Alley & Service Access (Alleys)	•	•

C. Glossary. The definitions below are only applicable within these Objective Design Standards, and do not apply elsewhere in the Santa Clara City Code.

1. **Podium-Style Building.** A development project that involves a horizontal separation between an upper building and a lower, or podium, building. The lower building typically is constructed out of concrete; the upper building (some three to five stories tall) is made of wood.
2. **Primary Materials.** Any wall finish material or color that occupies more than 50 percent of the façade.
3. **Product Type**. The proposed multi-family or residential mixed-use building type, including townhouses, podium style buildings, and wrap-style buildings.
4. **Special Paving.** A distinct impermeable material such as natural stone paver, unit concrete pavers, brick, textured and colored concrete.
5. **Townhouses.** Attached side-by-side or stacked units that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive, or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.
6. **Wrap-Style Building.** A development project that typically consists of a central above-grade concrete parking structure surrounded or “wrapped” by 4 – 7 stories of wood or steel construction.

D. Organization of Objective Design Standards. The Objective Design Standards are organized into three design components: site design, building design, and pedestrian level design.

1. **Site Design.** These standards apply to the site layout to foster multimodal connectivity and create cohesive neighborhoods.
2. **Building Design.** These standards apply to the architectural features such as massing, fenestration, and articulation.
3. **Pedestrian Level Design.** These standards apply to the ground floor frontage to promote pedestrian activity and human-scale development.

18.27.020 – Site Design

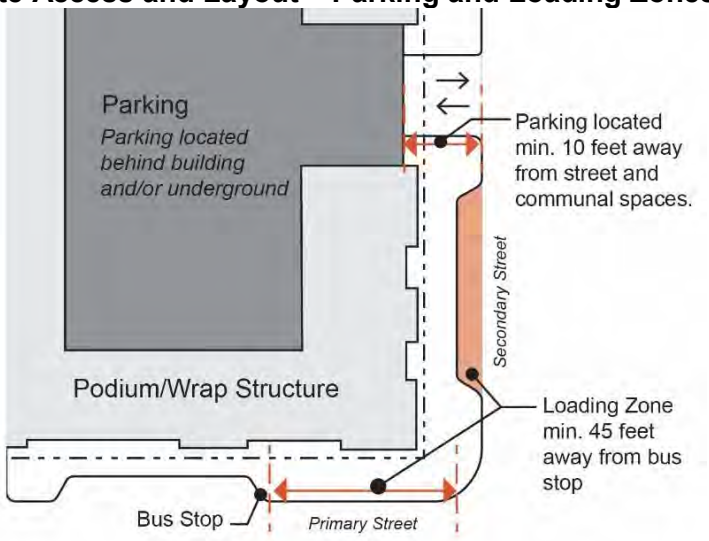
A. Purpose and Goals. This section provides site design standards to create more pedestrian-friendly functional communities through expanded pedestrian access, convenient multi-modal connections, and human-scaled block sizes.

B. Site Access and Layout.

1. Parking. Parking shall be located at least 10 feet away from streets and other public and communal spaces so that it is not visible. Parking shall be located behind buildings, underground, or at the interior of the block except where there is ground floor retail.

2. Loading Zones. Locate loading zones and rideshare pick-up / drop-off areas at least 45 feet away from bus stops.

Figure 2-5
Site Access and Layout – Parking and Loading Zones



3. Driveways and Access. Driveway access shall be designed to clearly prioritize pedestrians, according to the following requirements:

a. Driveway crossings shall maintain the elevation of the sidewalk.

Figure 2-6
Site Access and Layout – Driveway Crossing



b. Driveway aprons shall not extend into the pedestrian clear walkway where cross slopes are limited to a maximum of two percent steeper driveway slopes are permitted in the furnishing and edge zones of the streets.

c. The dimensions and design of parking entry and exit points shall be coordinated with the requirements for stormwater treatment areas and street trees.

d. Greenways or open spaces shall have a maximum of one curb cut per frontage.

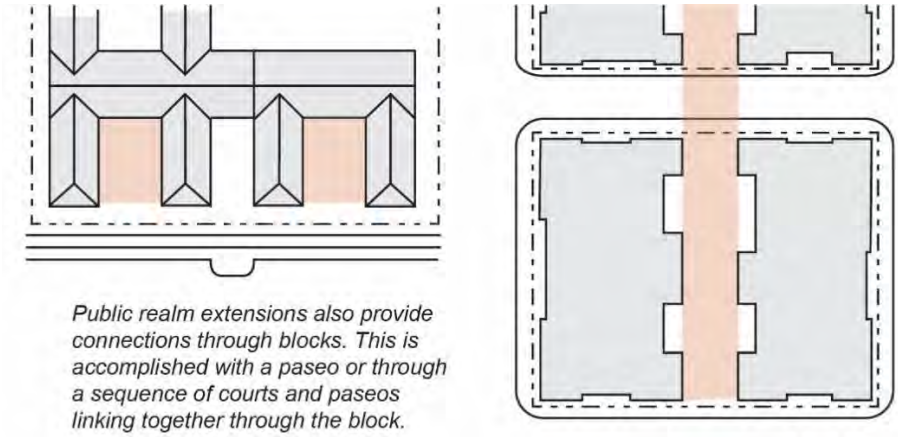
C. Site Organization, Planning, and Design.

1. Public Realm Extensions. While most buildings and ground-floor units will front onto and take their primary access from the adjacent Public Realm right-of-way, some buildings and ground-floor units may take this primary access from shared private spaces and connections that function as extensions of the public realm into a site. Such spaces comprise a "Semi-Public Realm" and serve as transitions between fully public and fully private spaces. Public Realm Extensions are subject to the following standards:

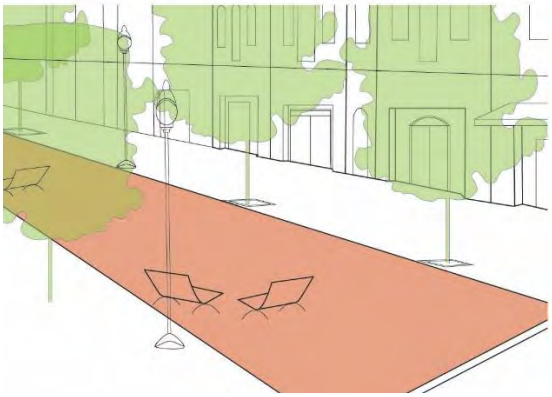
a. **Connectivity.** Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block. Where non-vehicular paths are used, full and unrestricted public access shall be provided throughout the route.

b. **Design.** No wall or fence enclosing a public realm extension may exceed three (3) feet in height.

Figure 2-7
Public Realm Extensions

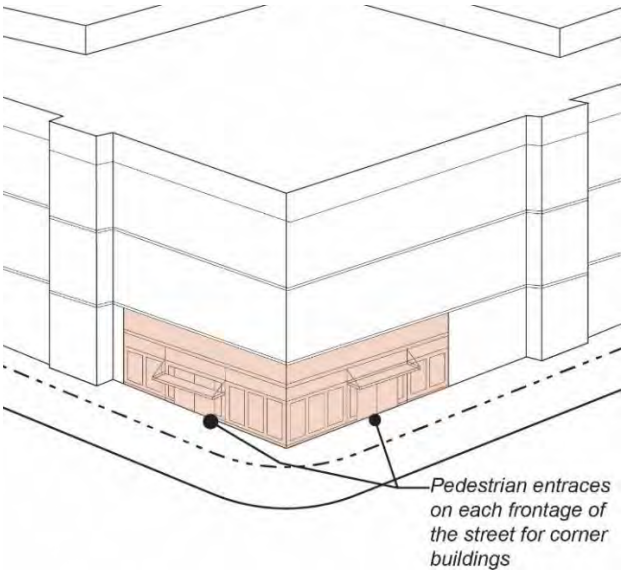


Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block.



2. **Corner Building Orientation**. Ensure that corner buildings actively address both streets by having pedestrian entrances on each frontage.

Figure 2-8
Corner Building Orientation



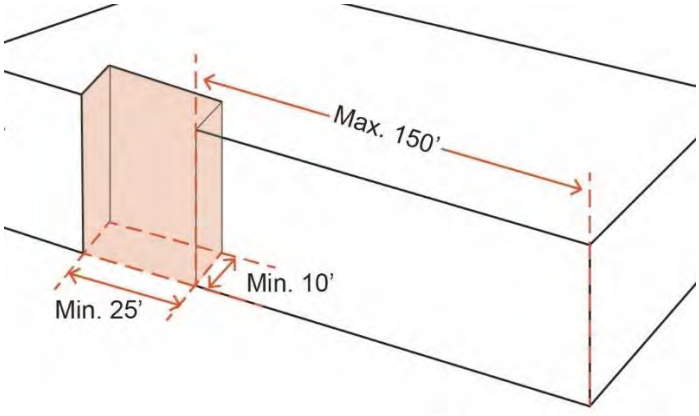
18.27.030 – Building Design

A. Purpose and Goals. This section provides architectural design standards to create functional and welcoming human-scaled buildings that blend well with their surroundings and support active streets and public spaces.

B. Massing.

1. **Building Length.** To create a more interesting and walkable public realm, individual buildings shall be no longer than 150 feet in length, except as follows. For those buildings that are longer than 150 feet in length, a building notch shall be provided on the podium starting at the street level and extending to the roof, for the entire height of the façade, to break up the massing. The building notch shall have a minimum dimension of 25 feet in width and 10 feet in depth.

Figure 2-9
Massing – Building Length



2. Massing Increment Dimensional Standards.

Table 2-20
Massing Increment Dimensional Standards

Objective Design Standard		Dimensions
A	Massing Increment (max.)	150 feet
B	Façade Height Difference between Massing Increments (min.)	10% of Lesser Façade Height
C	Building Base Height Difference between Massing Increments	3 feet

3. Distinct Buildings Using Massing Increment Design. A Podium- Style Building shall appear as distinct buildings when it occupies more than 200 linear feet of street frontage. At a minimum, it shall appear as three (3) distinct buildings using massing increment design:

a. There shall be differences in facade materials and color between Distinct Buildings.

b. There shall be differences in the type and composition of facade openings and architectural elements between distinct buildings.

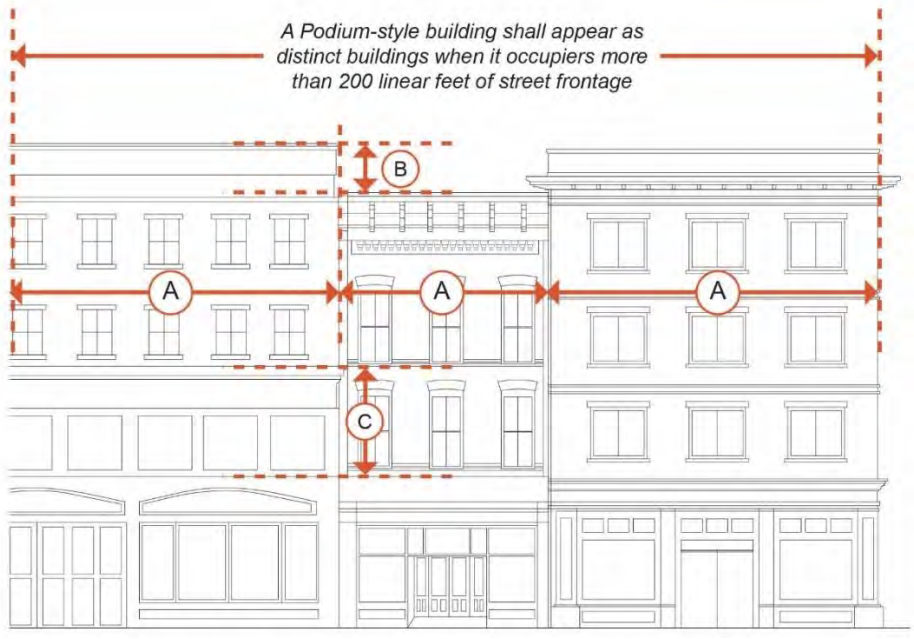
c. The building base heights of adjacent Distinct Buildings shall differ by an entire floor.

d. A Massing Increment Design shall only be repeated up to a maximum of three (3) times on the same project elevation.

(1) Repeated Massing Increments shall not be immediately adjacent to each other.

(2) Forecourts may provide separation between repeated Massing Increment Designs.

Figure 2-10
Massing Increment Design and Dimensional Standards



C. Façade Design.

1. Façade Composition. Facade elements shall be organized by a grid. Patterns of openings within each individual facade or Building Increment shall be organized into a grid per the standards below.

a. **Horizontal Alignment of Elements.** Rooflines, openings, and materials within each facade or facade module must align horizontally and be consistent in style across the entire width.

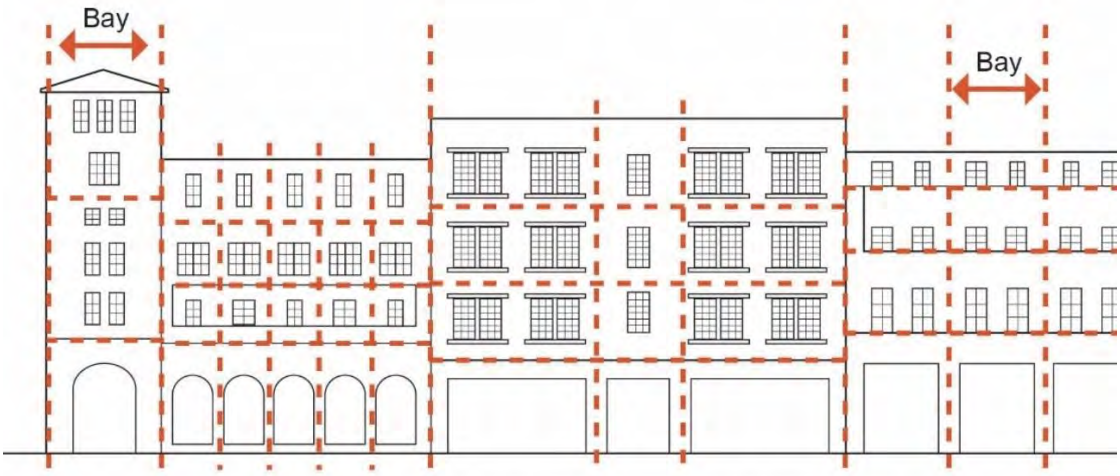
b. **Vertical Alignment of Openings into Bays.** The entirety of a building's façade or massing increments shall be clearly divided into vertical bays, subject to the following:

(1) Façade bays shall extend from the ground to the top of the façade and are defined by vertical structure (solid portions of wall, piers, etc.) which extends from the ground to the top of the façade.

(2) Each bay must be stacked within bays as illustrated in the figure below. Openings shall be arranged symmetrically within bays.

(3) Each bay shall be at minimum 15 feet wide.

Figure 2-11
Façade Composition



Facade elements shall be organized by a grid. Rooflines, openings, and other materials must align horizontally. Facade elements or massing increments shall be divided into vertical bays.

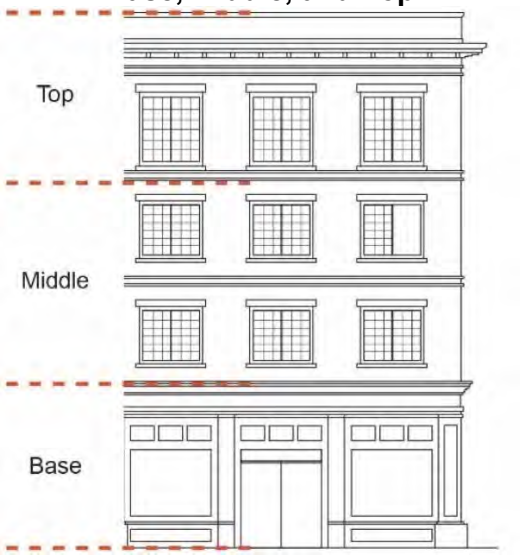
2. Base, Middle and Top. Buildings shall have a Base, Middle, and Top.

a. The Building's Base floor shall be differentiated from the rest of the façade whether through a change in material, change in type of opening, belt course, or a combination of these elements.

b. The Building's Middle floor(s) features shall be repetitive, with only up to three variations in façade elements between each floor

c. The Building's Top floor shall feature some form of capping element, such as a cornice, enhanced ornamentation, or a decorative parapet. In larger buildings, the upper most floor shall be visually incorporated into the building's top design.

Figure 2-12
Base, Middle, and Top



3. Facade Fenestration.

a. **Fenestration Area.** Façade shall be designed with fenestration – openings on the façade, including windows and doors – in the amounts listed in subparagraph b below.

b. Fenestration amount is calculated as a percentage of openings – including all windows and doors on the façade – to an area of façade. Each portion of the façade grid must have a fenestration percentage which falls within the range identified by Table 2-21.

Table 2-21
Fenestration Areas

Fenestration Areas	Dimensions
Base of Building	40% - 95%
Middle & Top of Building	25% - 70%

Figure 2-13
Fenestration Area



c. **General to Base, Middle, and Top.** Window jams shall be set in a minimum of four (4) inches from the main façade plane. Trim/ moldings on the façade do not count toward this recess depth.

d. **Specific to the Top.** Upper-floor wall openings shall be square or taller than they are wide. Individual vertically proportioned windows can be grouped side by side to form a horizontal ensemble of windows.

4. Parking Structure Façade Standards.

a. **Façade Design.** Parking Structure Facades shall be designed to fit into the urban context in one of the two following ways:

(1) The Façades meet the Massing Standard of this document.

(2) Facades designed as art walls, murals, or screens that incorporate decorative, graphic, or sculptural elements. Such facades are subject to recommendations from the Cultural Arts Commission and the Historical & Landmarks Commission, followed by Community Development Director or their designee approval, based on the following Required Finding:

a. Façade design is using durable, element-resistant, materials and techniques.

b. **Future-Proof Parking.** Parking Garages shall be designed to accommodate conversions to other uses and shall have at least one of the following features:

(1) Level floor, apart from necessary ramps.

(2) Floors with 10 feet minimum clear height from floor to ceiling.

(3) Cut-outs for planned shafts in decks and other structural members to accommodate future utilities (heating, cooling, venting, etc.).

D. Access and Entrance Design.

1. Building Orientation. Buildings shall be oriented to ensure the primary facades and entrance areas of all buildings face the street, open spaces, or other pedestrian-oriented circulation areas.

Figure 2-14
Building Orientation for Podium/Wrap-Style Buildings – Entrance Areas

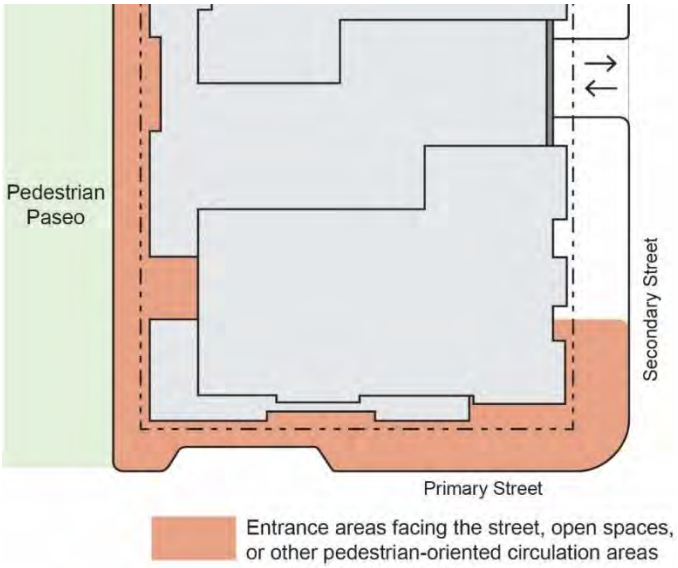
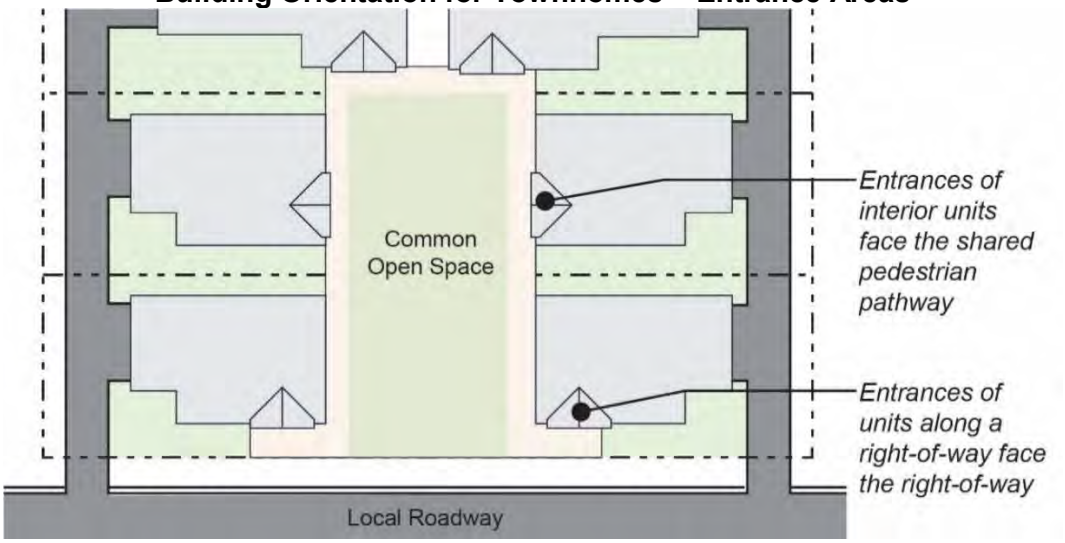


Figure 2-15
Building Orientation for Townhomes – Entrance Areas



2. **Primary Entrances**. Primary entrances shall feature at least two of the following:

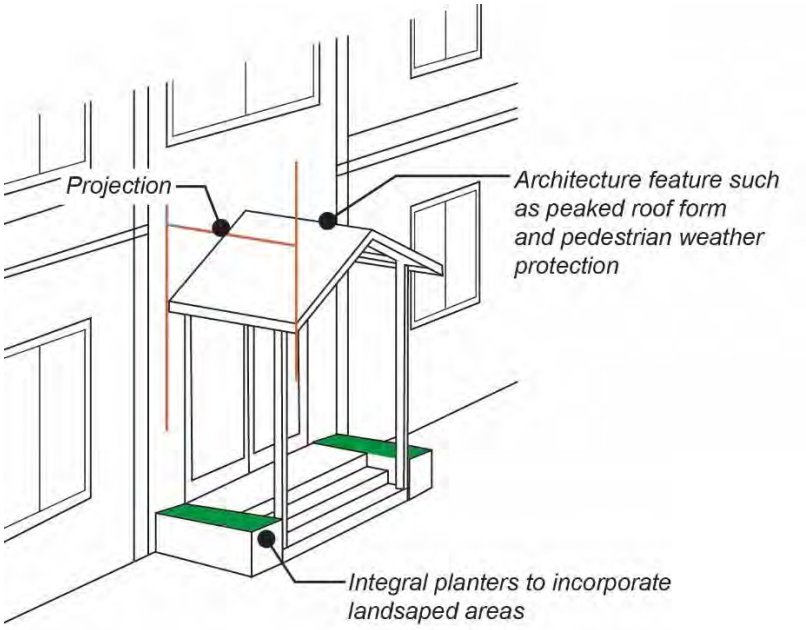
a. Architectural features, such as a prominent tower feature or a peaked roof form, and/or a variation in building color/materials.

b. Recess or projection.

c. Pedestrian weather protection (i.e. canopy, overhand, or arcade).

d. Streetscape including outdoor patio, integral planters, or wing walls that incorporate landscaped areas and/or places for sitting.

Figure 2-16
Primary Entrances



3. **Frequency of Entries (Podium/Wrap-Style).** The quantity of building entrances on a street has a drastic effect on the perceived liveliness of a street. The frequency of entrances is regulated by Table 2-22.

Table 2-22
Frequency of Entries (Podium/Wrap-Style)

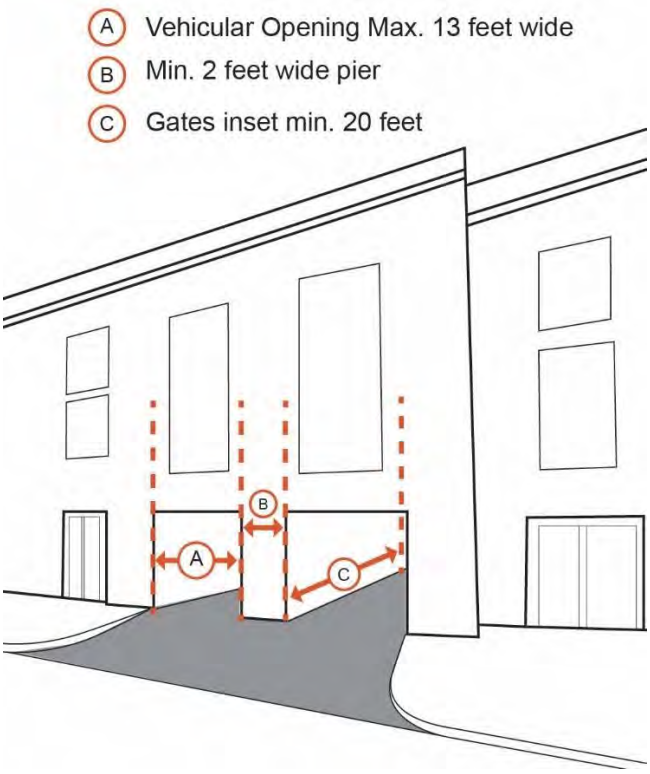
Façade Area	Residential	Mixed-Use
Frequency of Building Entries (max. distance between entries)	100 feet	75 feet

4. **Vehicular Access.**

   a. Vehicular access openings hall be no more than 13 feet wide. Where adjacent openings are necessary to provide entries or exits, they shall be separated by a pier (a portion of wall) of at least two (2) feet in width.

   b. Gates which open to allow cars to enter (excluding security doors that are shut when the garage is not accessible) shall be inset from the façade by a minimum of 20 feet, to allow cars to await entry without blocking the sidewalk.

Figure 2-17
Vehicular Access Design



5. Materials.

a. **Primary Materials.** Untreated plastics, unfinished metal, corrugated fiberglass and non-architectural grade plywood shall not be used as primary materials.

18.27.040 – Pedestrian Level Design

A. Purpose. This section provides standards to enhance the character of new development's street frontage to promote pedestrian activity.

B. Ground Floor Retail and Active Uses.

1. Ground Floor Retail. Ground floor retail uses shall be at the same grade as the adjacent sidewalk.

2. Façade Transparency. Facades of all commercial structures shall incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level.

a. Retail uses: a minimum of 75% shall be transparent.

b. Other uses: a minimum of 35% shall be transparent.

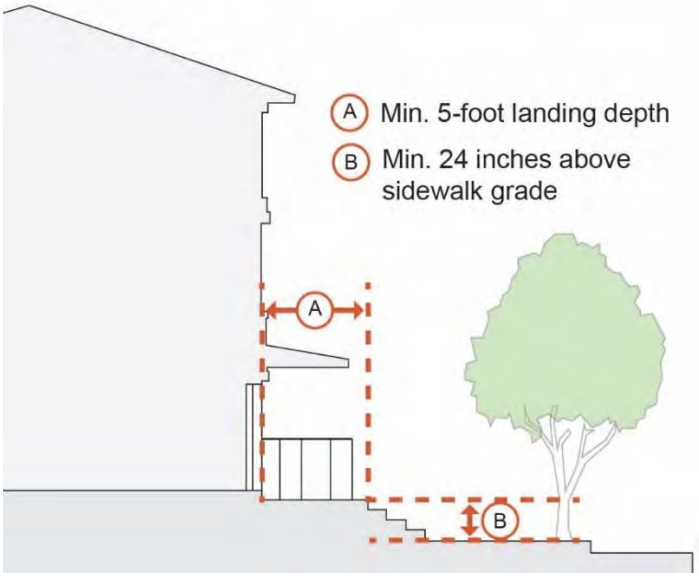
3. Ground Floor Residential.

a. **Ground Floor Access.** Where residential units are located at the ground floor, at least 50% of units on each frontage must be individually accessed from the sidewalk via stoops, side yards or other means.

b. **Stoops.** Stoops shall have a minimum five (5)-foot landing depth with room for a table and chairs to provide an opportunity for residents to engage in the social life of the street.

c. Stoops that face public rights of way shall be set at least 24 inches above sidewalk grade.

Figure 2-18
Ground Floor Residential – Stoop Design



C. Ground Floor Live/Work.

1. Entrances. Because live/work units are meant to be public facing, they shall be entered at-grade and are not required to be elevated above sidewalk level.

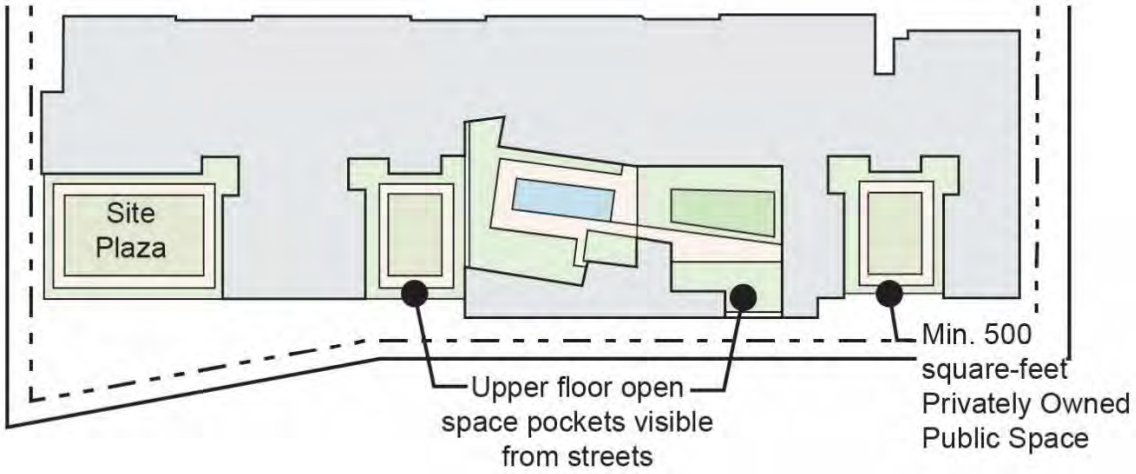
D. Open Space Design.

1. Podium – Style Building.

a. Podium – Style buildings shall have outdoor spaces, such as on-site plazas, interior courtyards, patios, terraces and gardens.

b. Podium – Style buildings shall have privately owned public open space of at least 15 feet wide and 500 square feet in size.

Figure 2-19
Open Space Design – Podium – Style Buildings



2. Pathways. Pedestrian paths through the site shall be at least five (5) feet wide.

3. Special Paving. Special Paving shall be used for the following areas:

a. Pedestrian crossing (mid-block, raised pedestrian crossings/speed tables, etc.).

4. Public Art. Outdoor plazas and semi-public courtyards shall have public art elements such as sculptures, fountains, and art pieces.

5. Refuse & Recycling Receptacles. Provide a maximum of one receptacle every 200 feet along streets if proposing more than 10 units. Additional receptacles should be provided only if a private sponsor provides continued maintenance.

a. Provide one receptacle at each corner of intersections.

E. Alleys and Service Access.

1. Lighting. Provide lighting in alleyways for safety.

CITY OF SANTA CLARA

Draft Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects

NOVEMBER 2025

This page intentionally left blank.

TABLE OF CONTENTS

1. Introduction 5
- i. intent 5
- ii. Applicability 6

2. Site Design 9
- i. Purpose and Goals 9
- ii. Site Access and Layout 9
- iii. Site Organization, Planning, and Design 10

3. Building Design 11
- i. Purpose and Goals 11
- ii. Massing 11
- iii. Facade Design 12
- iV. Access and Entrance Design 15
- V. Materials 16

5. Pedestrian Level Design 17
- i. Purpose 17
- ii. Ground Floor Retail and Active Uses 17
- iii. Ground Floor Residential 17
- iV. Ground Floor Live / Work 18
- V. Open Space Design 18
- Vi. Alleys and Service Access 19

This page intentionally left blank.

1 Introduction

I. Intent

The Objective Design Standards identify specific design elements that are required for all multi-family residential and residential mixed-use projects. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for applicable projects. The Objective Design Standards in this document are a compilation of adopted Objective Design Standards from the City's Specific Plans and Focus Areas.

Residential multi-family and mixed-use development in the City of Santa Clara is regulated by the General Plan, Zoning Ordinance, Specific Plans, and other applicable regulatory documents. Compliance with these regulations is supported by a discretionary design review process established in Santa Clara City Code (SCCC) Chapter 18.120.

The City's Objective Design Standards are intended to be consistent with Government Code Section 65913.4 and 66300(a)(7) as they do not "involve personal or subjective judgment by a public official" and they "are uniformly verifiable by reference to an external and uniform benchmark or criterion".

The Objective Design Standards will do the following:

- Provide clear, objective, and measurable standards for multi-family and residential mixed-use projects throughout the city;
- Streamline project review of housing, in accordance with State law;
- Ensure buildings are appropriate to their surroundings and environment;
- Promote thoughtful, context-sensitive site design;
- Maintain and enhance Santa Clara's built environment through quality architectural design; and
- Promote a pedestrian scale urban environment that enriches the quality of life of its citizens.

II. Applicability

A. The Objective Design Standards are applicable to new multi-family development and residential mixed-use development, and additions to existing multi-family or residential mixed-use development.

B. For modifications to existing residential mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).

C. These standards are additive to the zoning development standards specified in SCCC Chapter 18.10 (Residential Zones) and SCCC Chapter 18.14 (Mixed-Use Zones). Development pursuant to any California state law that references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4 must abide by these standards.

D. The objective design standards shall not conflict with the standards applicable to a specific plan area but if there is conflict, the specific plan standards shall apply

E. The specific applicability of these objective design standards will be determined by the multi-family or residential mixed-use product type (such as townhouses, podium/wrap-style buildings) that is proposed. The following table breaks down the applicability of the standards

Table 1: Objective Design Standard Applicability

Design Standard	Product Type	
	Townhouse	Podium/Wrap-Style
Site Design		
Site Access (Parking)	--	•
Site Access (Loading Zone)	--	•
Site Access (Driveways)	--	•
Site Organization (Public Realm Extension)	•	•
Site Access (Corner Building Orientation)	--	•
Building Design		
Massing (Building Length)	--	•
Massing (Massing Increment Dimensional Standards).	•	•
Massing (Massing Increment Design)	•	•
Massing (Massing Increments as Distinct Buildings)	--	•
Massing (Distinct Buildings)	--	•
Façade Design (Facade Composition)	--	•
Façade Design (Base, Middle and Top)	•	•
Façade Design (Façade Fenestration)	•	•
Façade Design (Parking Structure Façade Standards)	--	•
Access & Entrance Design (Building Orientation)	•	•
Access & Entrance Design (Primary Entrances)	•	•
Access & Entrance Design (Frequency of Entries)	--	•
Access & Entrance Design (Vehicular Access)	--	•
Materials (Primary Materials)	•	•
Pedestrian Level Design		
Ground Floor Treatment - Retail (Facade Transparency and Ground Floor Retail)	--	•
Ground Floor Treatment - Residential(Ground Floor Access)	--	•
Ground Floor Treatment - Residential (Stoops)	--	•
Ground Floor Treatment – Live/ Work (Entrances)	--	•
Open Space Design (Podium Style Buildings)	--	•
Open Space Design (Pathways)	--	•
Open Space Design (Special Paving)	•	•
Open Space Design (Public Art)	--	•
Open Space Design (Refuse & Recycling Receptacles)	•	•
Alley & Service Access (Lighting)	--	•
Alley & Service Access (Alleys)	•	•

Introduction

Glossary

Note: The definitions below are only applicable to the Objective Design Standards on this section of the Santa Clara City Code.

Podium-Style Building: A development project that involves a horizontal separation between an upper building and a lower, or podium, building. The lower building typically is constructed out of concrete; the upper building (some three to five stories tall) is made of wood.

Primary Materials: Any wall finish material or color that occupies more than 50 percent of the façade.

Product Type: The proposed residential building type like detached single family residences, townhomes, podium style buildings, & etc.

Special Paving: A distinct impermeable material such as natural stone paver, unit concrete pavers, brick, textured and colored concrete.

Townhouses: Attached side-by-side or stacked units that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive, or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.

Wrap-Style Building: A development project that typically consists of a central above-grade concrete parking structure surrounded or "wrapped" by 4 – 7 stories of wood or steel construction.

Organization of Objective Design Standards

The Objective Design Standards are organized into three design components: site design, building design, and pedestrian level design.

Site Design: These standards apply to the site layout to foster multimodal connectivity and create cohesive neighborhoods.

Building Design: These standards apply to the architectural features such as massing, fenestration, and articulation.

Pedestrian Level Design: These standards apply to the ground floor frontage to promote pedestrian activity and human-scale development.

Note: Graphic reference for this page to visually show each chapter of these standards.

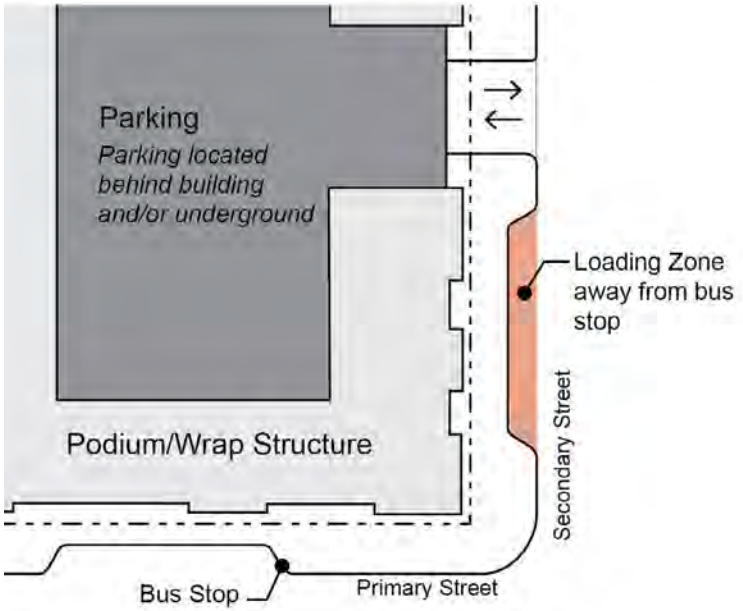
2 Site Design

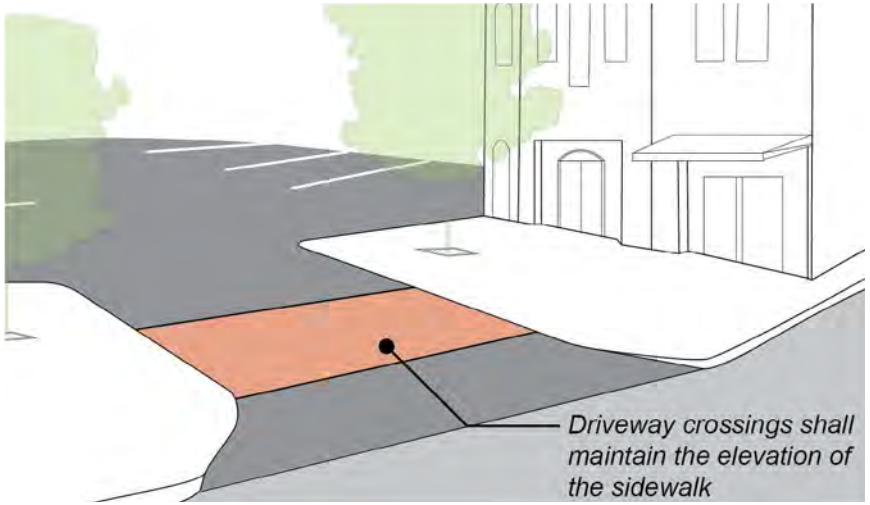
I. Purpose and Goals

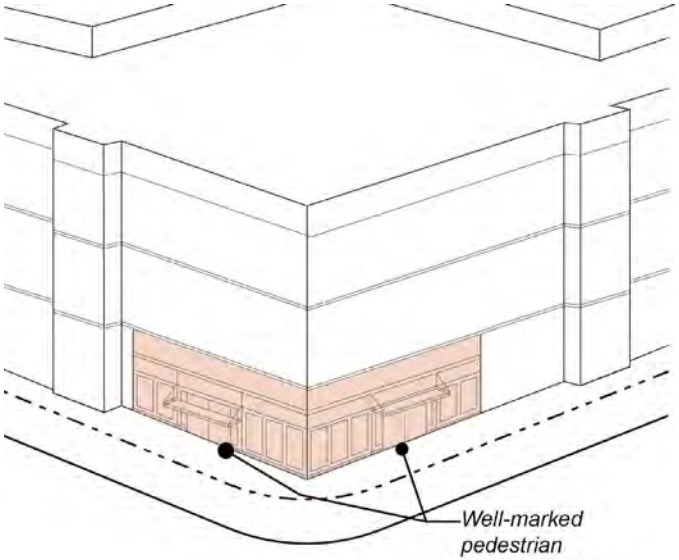
This section provides site design standards to create more pedestrian-friendly functional communities through expanded pedestrian access, convenient multi-modal connections, and human-scaled block sizes.

II. Site Access and Layout

1. Parking. Parking shall be located away from streets and other public and communal spaces. Parking shall be located behind buildings, underground, or at the interior of the block except where there is ground floor retail (Lawrence Station)
2. Loading Zones. Locate loading zones and rideshare pick-up / drop-off areas away from bus stops. (FC Focus Area).
3. Driveways and Access. Driveway access shall be designed to clearly prioritize pedestrians, according to the following requirements:
   a. Driveway crossings shall maintain the elevation of the sidewalk;
   b. Driveway aprons shall not extend into the pedestrian clear walkway where cross slopes are limited to a maximum of two percent; steeper driveway slopes are permitted in the furnishing and edge zones of the streets;
   c. The dimensions and design of parking entry and exit points shall be coordinated with the requirements for stormwater treatment areas and street trees;
   d. Curb cuts shall be minimized on greenways or open spaces, with at most only one maximum allowable curb cut (Tasman East)



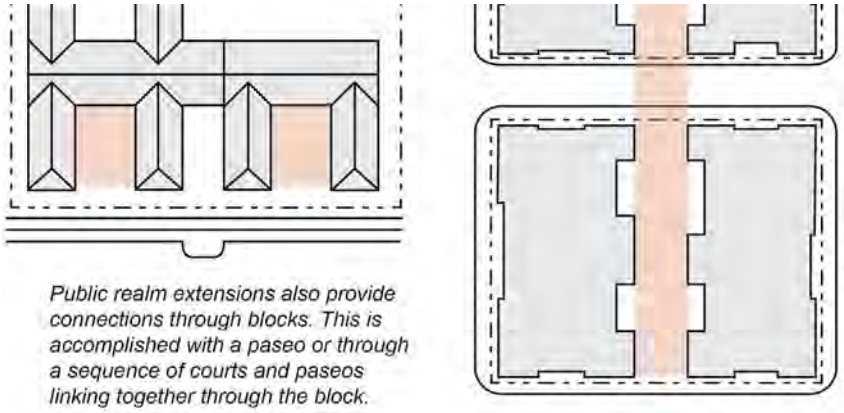




Well-marked pedestrian entraces on both corner facades.

III. Site Organization, Planning, and Design

1. Public Realm Extensions. While most buildings and ground-floor units will front onto and take their primary access from the adjacent Public Realm right-of-way, some buildings and ground-floor units may take this primary access from shared private spaces and connections that function as extensions of the public realm into a site. Such spaces comprise a “Semi-Public Realm” and serve as transitions between fully public and fully private spaces. Public Realm Extensions are subject to the following standards: (Downtown Form Based-Code)
   a. Connectivity. Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block. Where non-vehicular paths are used, full and unrestricted public access shall be provided throughout the route.
   b. Design. No wall or fence enclosing a public realm extension may exceed three (3) feet in height.
2. Corner Building Orientation: Ensure that corner buildings actively address both streets with well-marked and attractively designed pedestrian entrances (Patrick Henry Drive)



Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block.



3 Building Design

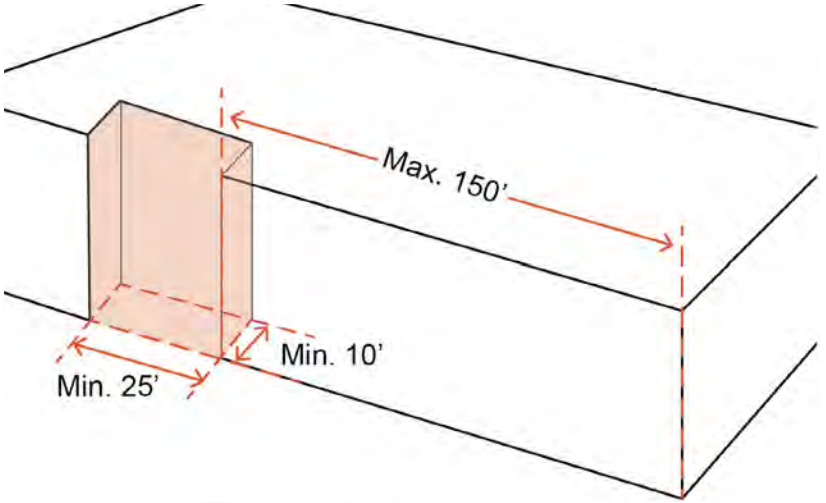
I. Purpose and Goals

This section provides architectural design standards to create functional and welcoming human-scaled buildings that blend well with their surroundings and support active streets and public spaces.

II. Massing

1. Building Length. To create a more interesting and walkable public realm, individual buildings shall be no longer than 150 feet in length. For those buildings that are longer than 150 feet in length, a building notch shall be provided on the podium starting at the street level, for the entire height of the façade, to break up the massing. The building notch shall have a minimum dimension of 25 feet in width and 10 feet in depth (Tasman East)

2. Massing Increment Dimensional Standards



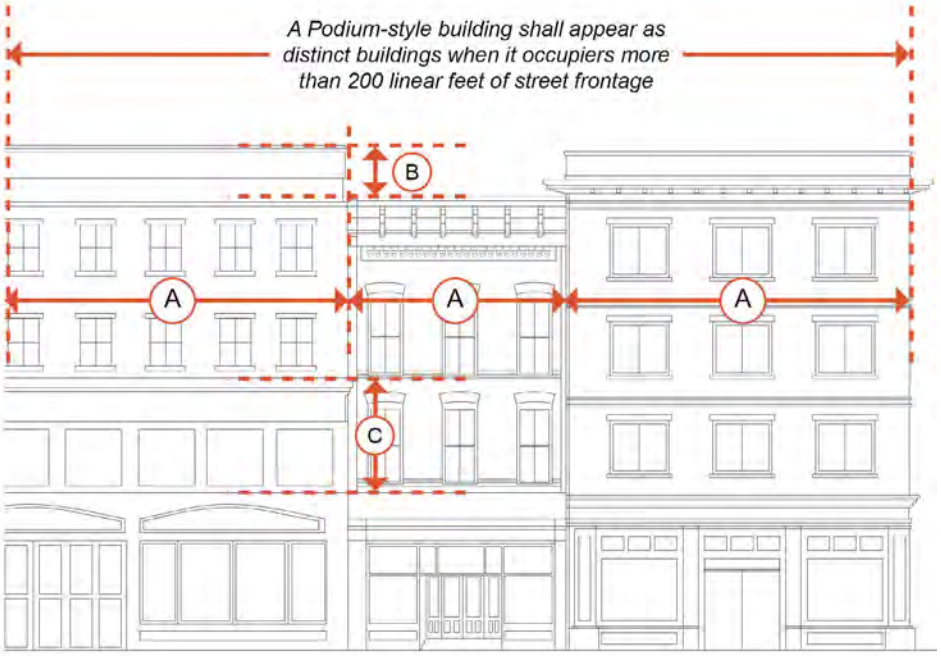


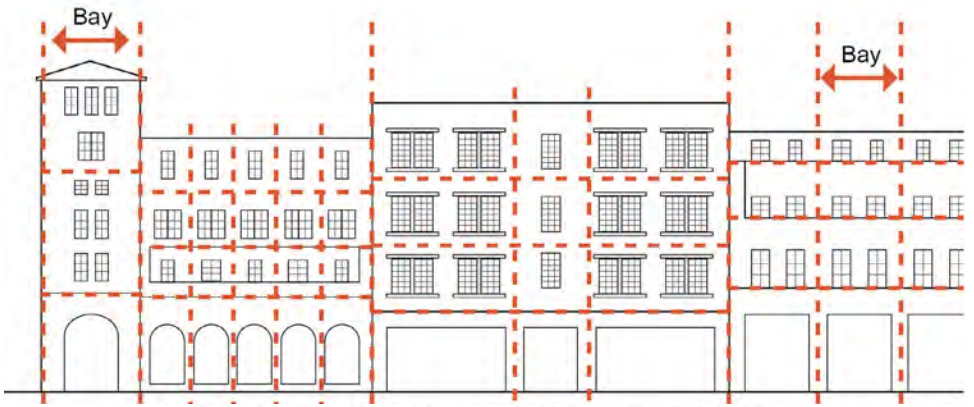
Table 2: Massing Increment Dimensional Standards

	Objective Design Standard	Dimensions
A	Massing increment (max.)	150 feet
B	Facade Height Difference between Massing Increments (min.)	10% of Lesser Facade Height
C	Building Base Height Difference between Massing Increments	3 feet

3. Distinct Buildings Using Massing Increment Design. A Podium-Style Building shall appear as distinct buildings when it occupies more than 200 linear feet of street frontage. At a minimum, it shall appear as three (3) distinct building using massing increments design: (Downtown Form-Based Code)
   a. There shall be a clearly noticeable difference in facade materials and color between Distinct Buildings
   b. There shall be a clearly noticeable difference in the type and composition of facade openings and architectural elements between distinct buildings.
   c. The building base heights of adjacent Distinct Buildings shall differ by an entire floor.
   d. A Massing Increment Design shall only be repeated up to a maximum of three (3) times on the same project elevation.
      i. Repeated Massing Increments shall not be immediately adjacent to each other.
      ii. Forecourts may provide separation between repeated Massing Increment Designs

III. Facade Design

1. Facade Composition. Facade elements shall be organized by a grid. Patterns of openings within each individual facade or Building Increment shall be organized into a grid per the standards below. (Downtown Form Based Code)
   a. Horizontal alignment of elements. Rooflines, openings, and materials within each facade or facade module must align horizontally and be consistent in style across the entire width.
   b. Vertical alignment of openings into bays. The entirety of a building's façade or massing increments shall be clearly divided into vertical bays, subject to the following:
      i. Façade bays shall extend from the ground to the top of the façade and are defined by vertical structure (solid portions of wall, piers, etc.) which extends from the ground to the top of the façade.
      ii. Each bay must be stacked within bays as illustrated in the figure below. Openings shall be arranged symmetrically within bays.
      iii. Each bay shall be at minimum 15 feet wide.



Facade elements shall be organized by a grid. Rooflines, openings, and other materials must align horizontally. Facade elements or massing increments shall be divided into vertical bays

2. Base, Middle and Top. Buildings shall have a Base, Middle, and Top. (Downtown Form Based Code)
   a. The Building's Base shall be differentiated from the rest of the façade whether through a change in material, change in type of opening, belt course, or a combination of these elements.
   b. The Building's Middle features floors shall be generally repetitive, with only minor variations between each floor.
   c. The Building's Top shall feature some form of capping element, such as a cornice, enhanced ornamentation, or a decorative parapet. In larger buildings, the upper most floor shall be visually incorporated into the building's top design.
3. Facade Fenestration.
   a. Fenestration Area. Façade shall be designed with fenestration – openings on the façade, including windows and doors – the amount identified by:

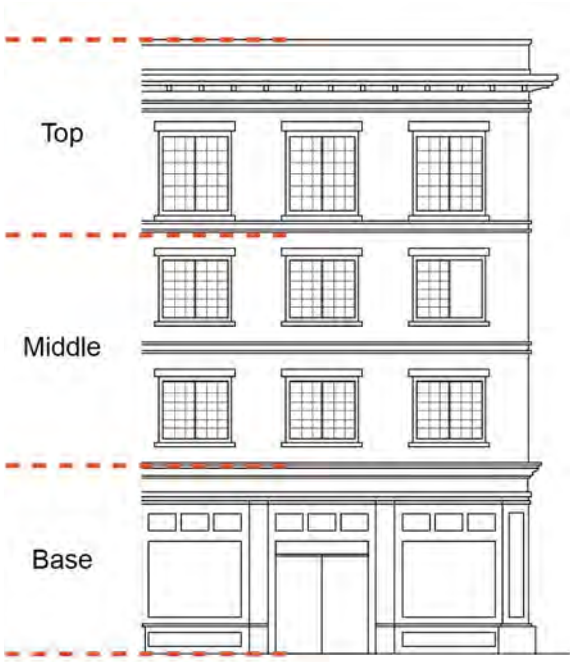
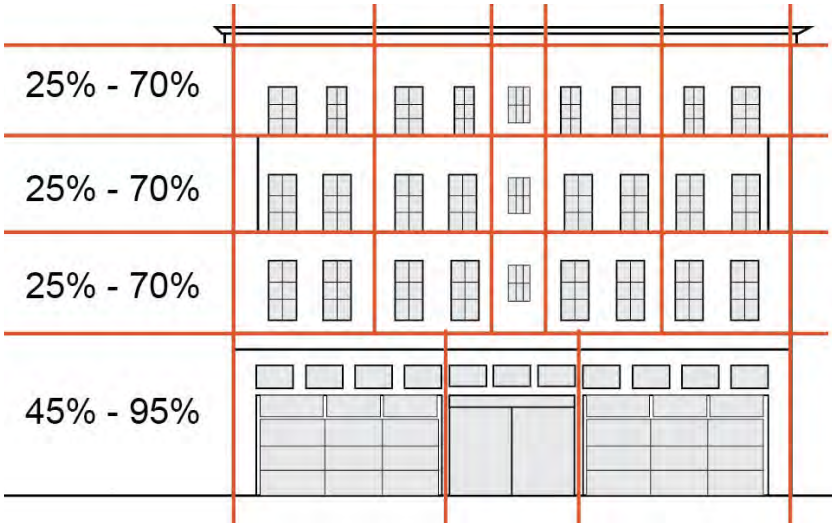


Table 3: Fenestration Areas

Facade Area	Dimensions
Base of Building	40% - 95%
Middle & Top of Building	25% - 70%



   b. Fenestration amount is calculated as a percentage of openings – including all windows and doors on the façade – to an area of façade. Each portion of the façade grid must have a fenestration percentage which falls within the range identified by Table 3.

c. General to Base, Middle, and Top. Window jams shall be set in a minimum of four (4) inches from the main façade plane. Trim/ moldings on the façade do not count toward this recess depth.

d. Specific to the Top. Upper-floor wall openings shall be square or taller than they are wide. Individual vertically proportioned windows can be grouped side by side to form a horizontal ensemble of windows

4. Parking Structure Façade Standards. (Downtown Form Base Code)

a. Façade Design. Parking Structure Facades shall be designed to fit into the urban context in one of the two following ways:

i. The Façades meet the Massing Standard of this document.

ii. Facades designed as art walls, murals, or screens that incorporate decorative, graphic, or sculptural elements. Such facades are subject to recommendations from the Cultural Arts Commission and the Historical & Landmarks Commission, followed by Community Development Director or their designee approval, based on the following Required Finding:

- Façade design is unique and iconic, using durable, element-resistant, materials and techniques

b. Future-Proof Parking. Parking Garages shall be designed to accommodate conversions to other uses and shall have at least one of the following features:

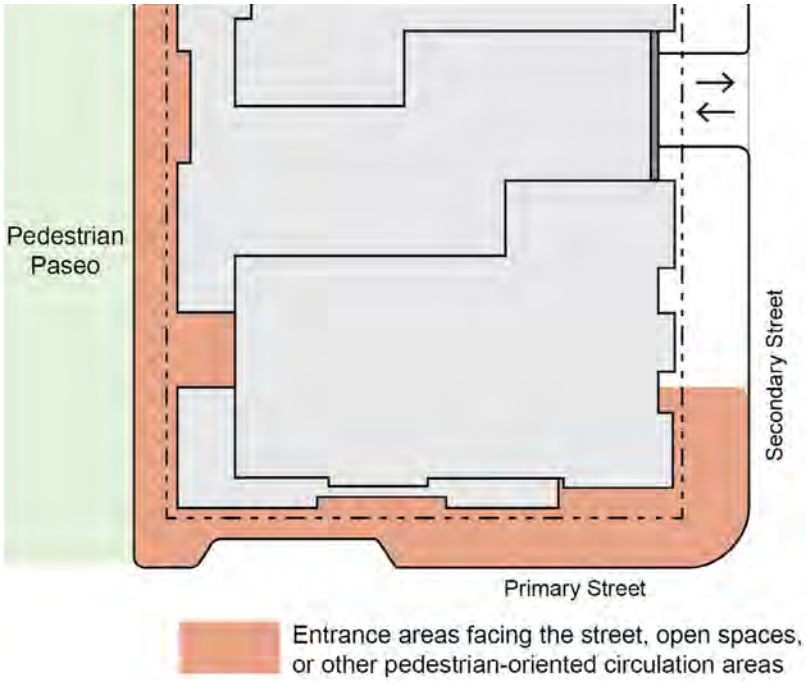
i. Level floor, apart from necessary ramps

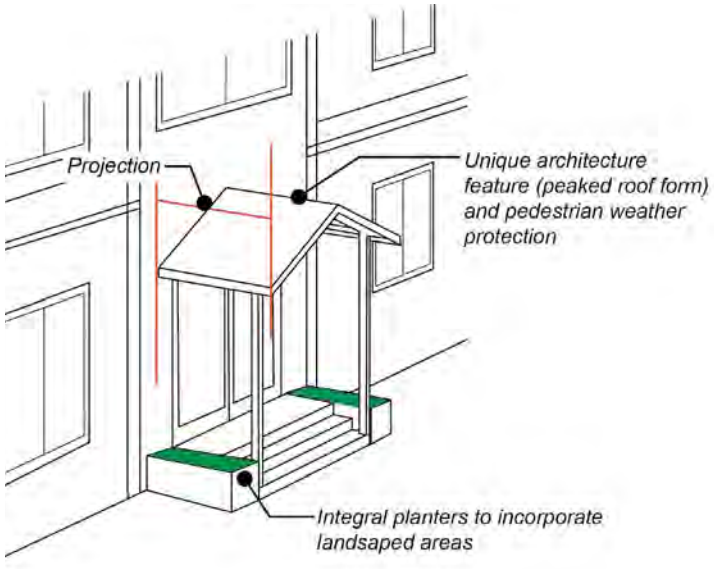
ii. Floors with 10 feet minimum clear height from floor to ceiling

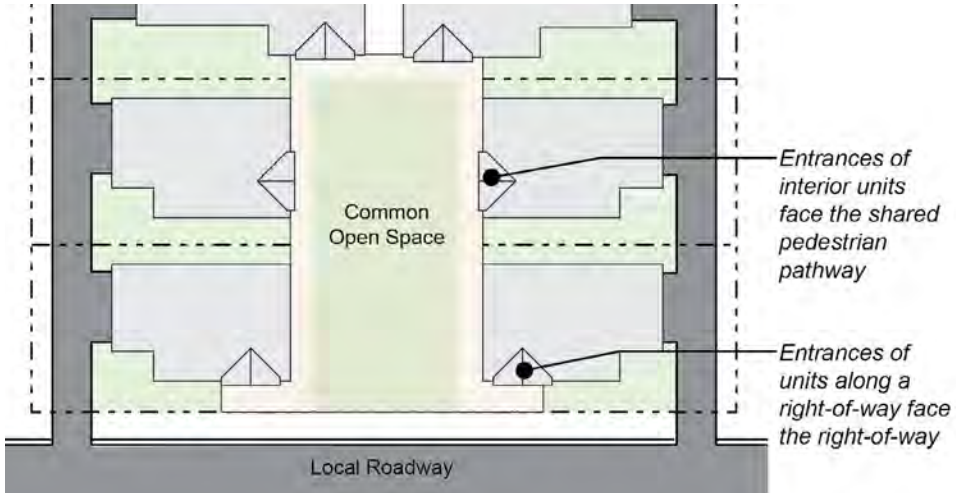
iii. Cut-outs for planned shafts in decks and other structural members to accommodate future utilities (heating, cooling, venting, etc.)

IV. Access and Entrance Design

1. Building Orientation. Buildings shall be oriented to ensure the primary facades and entrance areas of all buildings face the street, open spaces, or other pedestrian-oriented circulation areas. (Lawrence Station).
2. Primary Entrances. Primary entrances shall feature at least two of the following: (Tasman East)
   a. Unique architectural feature (i.e. prominent tower feature or peaked roof form and/or variation in building color/material);
   b. Recess or projection;
   c. Pedestrian weather protection (i.e. canopy, overhang, or arcade).
   d. Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/ or places for sitting.



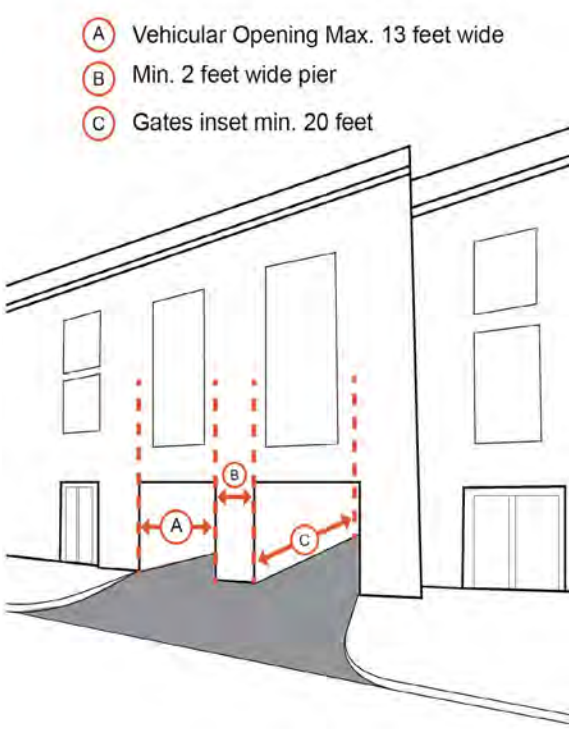




3. Frequency of Entries (Podium/Wrap-Style). The quantity of building entrances on a street has a drastic effect on the perceived liveliness of a street. The frequency of entrances is regulated by Table 4 (Downtown Form Based Code)

Table 4: Frequency of Entries (Podium/Wrap-Style)

Facade Area	Residential	Mixed-Use
Frequency of Building Entries (max. distance between entries)	100 feet	75 feet



4. Vehicular Access. (Downtown Form Based Code)
   a. Vehicular Access openings shall be no more than 13 feet wide. Where adjacent openings are necessary to provide entry and exist, they shall be separated by a pier (a portion of wall) of at least two (2) feet in width
   b. Gates which open to allow cars to enter (excluding security doors that are shut when the garage is not accessible) shall be inset from the façade by a minimum of 20 feet, to allow cars to await entry without blocking the sidewalk.

V. Materials

1. Primary Materials. Untreated plastics, unfinished metal, corrugated fiberglass and non-architectural grade plywood shall not be used as primary materials (Tasman East).

4 Pedestrian Level Design

I. Purpose

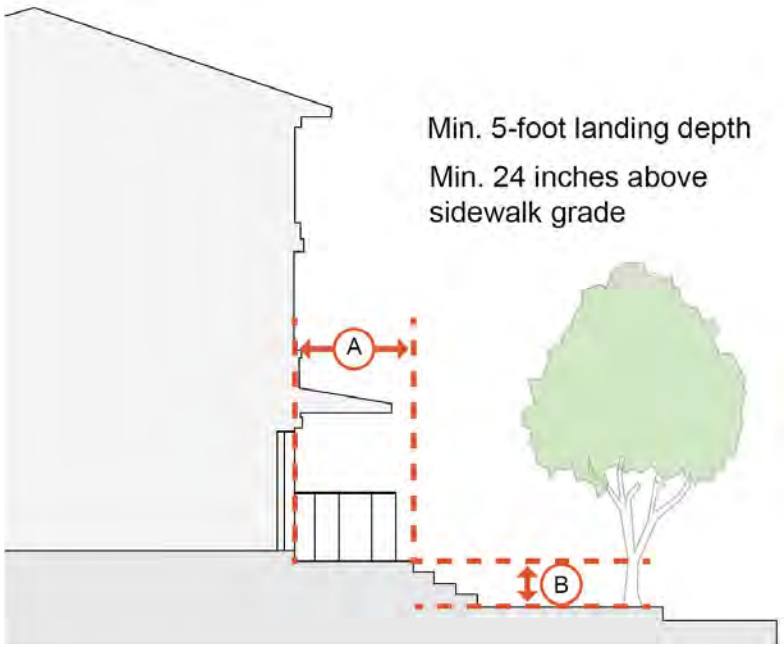
This section provides standards to enhance the character of new development's street frontage to promote pedestrian activity.

II. Ground Floor Retail and Active Uses

1. Ground Floor Retail. Ground floor retail uses shall be at the same grade as the adjacent sidewalk (Lawrence Station)
2. Façade Transparency. Facades of all commercial structures shall incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level (Lawrence Station)
   a. Retail uses: a minimum of 75% shall be transparent
   b. Other uses: a minimum of 35% shall be transparent

III. Ground Floor Residential

1. Ground Floor Access. Where residential units are located at the ground floor, at least 50% of units on each frontage must be individually accessed from the sidewalk via stoops, side yards or other means. (Tasman East)
2. Stoops. Stoops shall have a minimum five (5)-foot landing depth with room for a table and chairs to provide an opportunity for residents to engage in the social life of the street. (Tasman East)
3. Stoops that face public rights of way shall be set at least 24 inches above sidewalk grade (Tasman East)

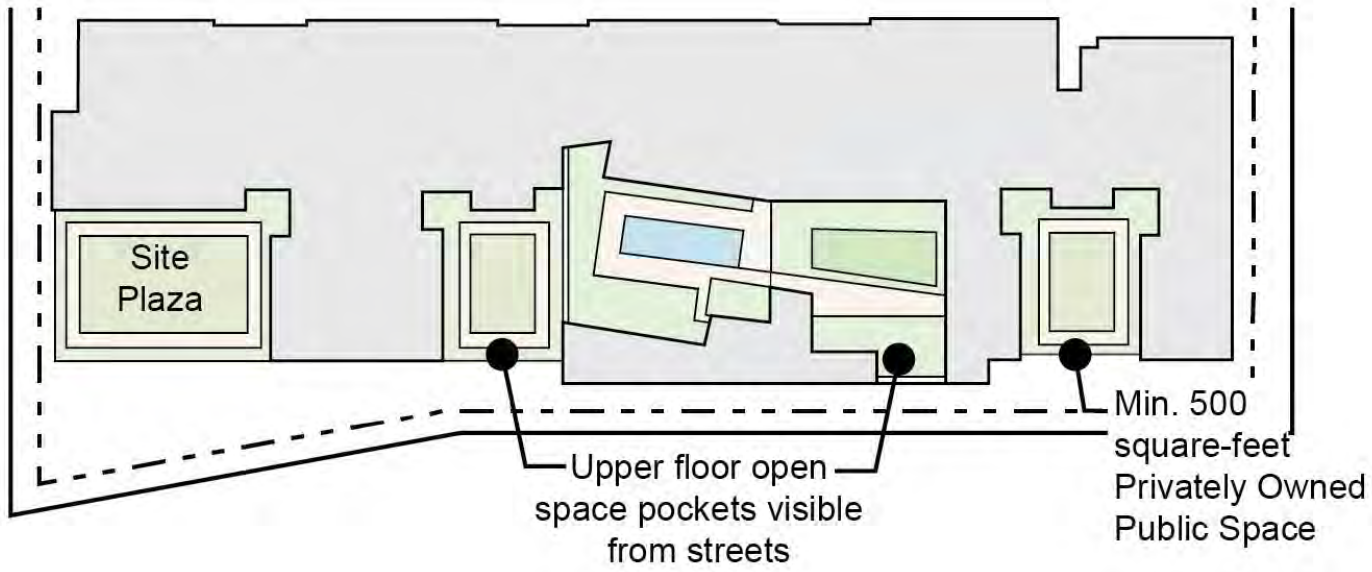


IV. Ground Floor Live / Work

1. Entrances. Because live/work units are meant to be public facing, they shall be entered at-grade and are not required to be elevated above sidewalk level. (Lawrence Station)

V. Open Space Design

1. Podium Style Buildings.
   a. Podium – Style buildings shall have well-defined outdoor space, such as on site plazas, interior courtyards, patios, terraces and gardens
   b. Podium – Style buildings shall have privately owned public open space of at least 15 feet wide and 500 square feet in size. (Patrick Henry Drive)
2. Pathways. Pedestrian paths through the site shall be at least five (5) feet wide (Patrick Henry Drive)



3. Special Paving. Special Paving shall be used for the following areas:
   a. Pedestrian crossing (mid-block, raised pedestrian crossings/speed tables, and etc.)
4. Public Art. Outdoor plazas and semi-public courtyards shall have public art elements such as sculptures, fountains, and art pieces.
5. Refuse & Recycling Receptacles. Provide a maximum of one receptacle every 200 feet along streets if proposing more than 10 units. Additional receptacles should be provided only if a private sponsor provides continued maintenance
   a. Provide one receptacle at each corner of intersections (Patrick Henry Drive)

VI. Alleys and Service Access

1. Lighting. Provide lighting in alleyways for safety.
2. Alleys. Alleys intended for emergency vehicles access shall have a minimum width of 25 feet to allow for access and landscaping (Patrick Henry Drive)

REPORT TO PLANNING COMMISSION

SUBJECT

Study Session on Draft Citywide Objective Design Standards

BACKGROUND

California has been facing a housing affordability crisis since the 1980's due to various reasons. One reason has been the unpredictable development environment that developers have faced as they juggle between multiple cities' varied zoning development standards and processes.

Beginning with the passage of Senate Bill 35 (SB 35, now SB 423) in 2017, State law allows for the streamlined, ministerial approval of eligible housing development projects with two or more dwelling units. A series of housing laws passed since 2017 resulted in additional streamlining provisions for various multifamily housing types.

Currently, California Government Code Sections 65913.4 and 65589.5 mandate that cities utilize only "objective planning standards" related to the project site, land use regulations and project form when reviewing residential development applications. Subjective criteria, frequently contained in local design guidelines and land use priorities, may not be used as a basis for approving or disapproving a housing project that is eligible for streamlined approval.

According to California Government Code Section 65913.4(a)(5), residential projects eligible for streamlining shall be "consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted." State law defines "objective standards" as:

> "Criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal."

Based on this definition, objective design standards must be composed of quantitative requirements, numeric thresholds, discrete options, point-based standards, and/or other approaches that facilitate ministerial, or "checklist-style" review.

Like most jurisdictions in California, Santa Clara had not adopted a comprehensive set of objective design standards prior to SB 35. Currently, the City of Santa Clara has objective design standards codified through its five Specific and Precise Plans- Freedom Circle, Patrick Henry, Lawrence Station, Tasman East, & Downtown-but those standards are only applicable within each plan area. These are small geographic areas within the City, leaving the rest of the City covered by the limited number of objective standards found under the various zoning districts and the existing design guidelines (Single Family & Duplex Residential Design Guidelines & Community Design Guidelines).

As such, except for the limited geographic areas, the City has no means of ensuring that housing projects streamlined under State law are consistent with local design priorities. Through the review of development projects utilizing SB 35 and related laws, the Planning Division recognized this deficiency and started working on City-wide objective design standards so that the City can maintain the maximum degree of local design control as required by Housing Element Policy A-3

Proposed Workplan

Staff has started to address this issue through a workplan that completes this effort in two phases. Phase I is to identify and gather existing objective design standards that have already been vetted by the community and decision-makers that are included in the various regulatory City documents, most specifically from the five Specific/Precise Plans. These standards will form the baseline for the City's comprehensive objective design standards that will be applicable Citywide. During this initial phase, gaps will be identified where additional objective design standards are necessary to address design situations not covered with existing standards. Phase II will commence when the City hires a consultant team to assist with the development of new standards that will include a process that will seek community feedback through outreach and engagement.

This study session is intended to provide the Planning Commission with an overview of the Phase I efforts, gather input on the draft document and identify any gaps in the standards. The standards are a baseline and will be expanded with feedback from the Commission, community input, developer input and internal staff. Staff expects Phase I to be implemented into the zoning code by March 2026 and Phase II by 2028 at the latest.

DISCUSSION

The study session will be guided by the following agenda:

- Background
    - Objective Design Standards ("ODS") Definition
    - Reasons to have ODS
- ODS Applicability
- ODS Crafting & Implementation Plan
    - Phase I
        - Using existing ODS that have been vetted by the community & decision makers from Planning Documents to apply Citywide
        - Create an ODS Checklist for Developers to use & Staff to confirm compliance
    - Phase II
        - Hire a consultant to help with engaging the community to fill ODS gaps (e.g. more townhouse standards) (Start Date:2026)
- ODS Document Draft
- Feedback Discussion
- Conclusion
    - Next Steps

ENVIRONMENTAL REVIEW

This study session does not constitute a "project" under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b)(5), as it's a governmental administrative

activity that won't result in a direct or indirect change to the environment. Prior to adopting any zoning code update, the City will undertake appropriate environmental review.

FISCAL IMPACT
There is no fiscal impact to the City other than administrative staff time.

COORDINATION
This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Afshan Hamid, Director, Community Development Department

ATTACHMENTS
1. ODS Draft Document
2. Web Links - ODS Resources & Laws

CITY OF SANTA CLARA

Draft Objective Design Standards for City-wide Multi-Family and Residential Mixed-Use Projects

NOVEMBER 2025

This page intentionally left blank.

TABLE OF CONTENTS

1. Introduction 5
- i. intent 5
- ii. Applicability 6

2. Site Design 9
- i. Purpose and Goals 9
- ii. Site Access and Layout 9
- iii. Site Organization, Planning, and Design 10

3. Building Design 11
- i. Purpose and Goals 11
- ii. Massing 11
- iii. Facade Design 12
- iV. Access and Entrance Design 15
- V. Materials 16

5. Pedestrian Level Design 17
- i. Purpose 17
- ii. Ground Floor Retail and Active Uses 17
- iii. Ground Floor Residential 17
- iV. Ground Floor Live / Work 18
- V. Open Space Design 18
- Vi. Alleys and Service Access 19

This page intentionally left blank.

1 Introduction

I. Intent

The Objective Design Standards identify specific design elements that are required for all multi-family residential and residential mixed-use projects. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for applicable projects. The Objective Design Standards in this document are a compilation of adopted Objective Design Standards from the City's Specific Plans and Focus Areas.

Residential multi-family and mixed-use development in the City of Santa Clara is regulated by the General Plan, Zoning Ordinance, Specific Plans, and other applicable regulatory documents. Compliance with these regulations is supported by a discretionary design review process established in Santa Clara City Code (SCCC) Chapter 18.120.

The City's Objective Design Standards are intended to be consistent with Government Code Section 65913.4 and 66300(a)(7) as they do not "involve personal or subjective judgment by a public official" and they "are uniformly verifiable by reference to an external and uniform benchmark or criterion".

The Objective Design Standards will do the following:

- Provide clear, objective, and measurable standards for multi-family and residential mixed-use projects throughout the city;
- Streamline project review of housing, in accordance with State law;
- Ensure buildings are appropriate to their surroundings and environment;
- Promote thoughtful, context-sensitive site design;
- Maintain and enhance Santa Clara's built environment through quality architectural design; and
- Promote a pedestrian scale urban environment that enriches the quality of life of its citizens.

II. Applicability

A. The Objective Design Standards are applicable to new multi-family development and residential mixed-use development, and additions to existing multi-family or residential mixed-use development.

B. For modifications to existing residential mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).

C. These standards are additive to the zoning development standards specified in SCCC Chapter 18.10 (Residential Zones) and SCCC Chapter 18.14 (Mixed-Use Zones). Development pursuant to any California state law that references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4 must abide by these standards.

D. The objective design standards shall not conflict with the standards applicable to a specific plan area but if there is conflict, the specific plan standards shall apply

E. The specific applicability of these objective design standards will be determined by the multi-family or residential mixed-use product type (such as townhouses, podium/wrap-style buildings) that is proposed. The following table breaks down the applicability of the standards

Table 1: Objective Design Standard Applicability

Design Standard	Product Type	
	Townhouse	Podium/Wrap-Style
Site Design		
Site Access (Parking)	--	•
Site Access (Loading Zone)	--	•
Site Access (Driveways)	--	•
Site Organization (Public Realm Extension)	•	•
Site Access (Corner Building Orientation)	--	•
Building Design		
Massing (Building Length)	--	•
Massing (Massing Increment Dimensional Standards).	•	•
Massing (Massing Increment Design)	•	•
Massing (Massing Increments as Distinct Buildings)	--	•
Massing (Distinct Buildings)	--	•
Façade Design (Facade Composition)	--	•
Façade Design (Base, Middle and Top)	•	•
Façade Design (Façade Fenestration)	•	•
Façade Design (Parking Structure Façade Standards)	--	•
Access & Entrance Design (Building Orientation)	•	•
Access & Entrance Design (Primary Entrances)	•	•
Access & Entrance Design (Frequency of Entries)	--	•
Access & Entrance Design (Vehicular Access)	--	•
Materials (Primary Materials)	•	•
Pedestrian Level Design		
Ground Floor Treatment - Retail (Facade Transparency and Ground Floor Retail)	--	•
Ground Floor Treatment - Residential(Ground Floor Access)	--	•
Ground Floor Treatment - Residential (Stoops)	--	•
Ground Floor Treatment – Live/ Work (Entrances)	--	•
Open Space Design (Podium Style Buildings)	--	•
Open Space Design (Pathways)	--	•
Open Space Design (Special Paving)	•	•
Open Space Design (Public Art)	--	•
Open Space Design (Refuse & Recycling Receptacles)	•	•
Alley & Service Access (Lighting)	--	•
Alley & Service Access (Alleys)	•	•

Introduction

Glossary

Note: The definitions below are only applicable to the Objective Design Standards on this section of the Santa Clara City Code.

Podium-Style Building: A development project that involves a horizontal separation between an upper building and a lower, or podium, building. The lower building typically is constructed out of concrete; the upper building (some three to five stories tall) is made of wood.

Primary Materials: Any wall finish material or color that occupies more than 50 percent of the façade.

Product Type: The proposed residential building type like detached single family residences, townhomes, podium style buildings, & etc.

Special Paving: A distinct impermeable material such as natural stone paver, unit concrete pavers, brick, textured and colored concrete.

Townhouses: Attached side-by-side or stacked units that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end). The front doors look onto a public street, private drive, or common open space, while the garages are usually lined up along an alley with garage doors on both sides. This development type typically includes tuck-under garage parking and additional surface parking spaces for visitors.

Wrap-Style Building: A development project that typically consists of a central above-grade concrete parking structure surrounded or "wrapped" by 4 – 7 stories of wood or steel construction.

Organization of Objective Design Standards

The Objective Design Standards are organized into three design components: site design, building design, and pedestrian level design.

Site Design: These standards apply to the site layout to foster multimodal connectivity and create cohesive neighborhoods.

Building Design: These standards apply to the architectural features such as massing, fenestration, and articulation.

Pedestrian Level Design: These standards apply to the ground floor frontage to promote pedestrian activity and human-scale development.

Note: Graphic reference for this page to visually show each chapter of these standards.

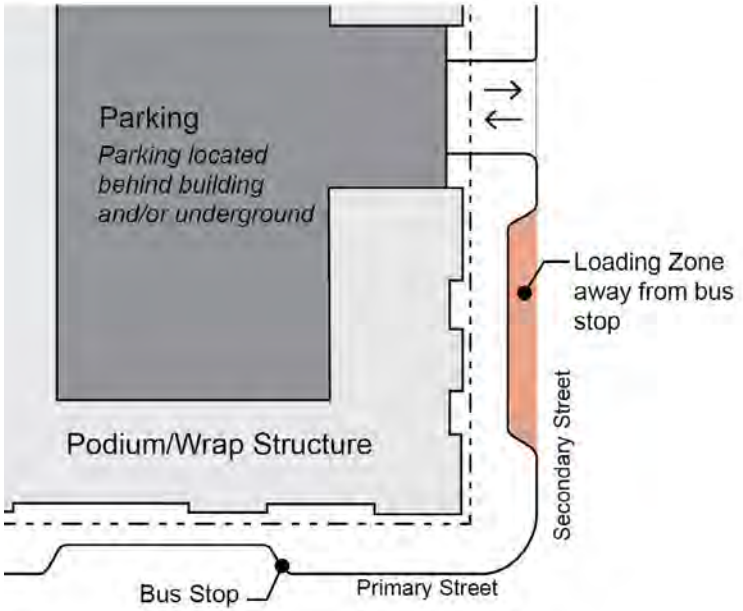
2 Site Design

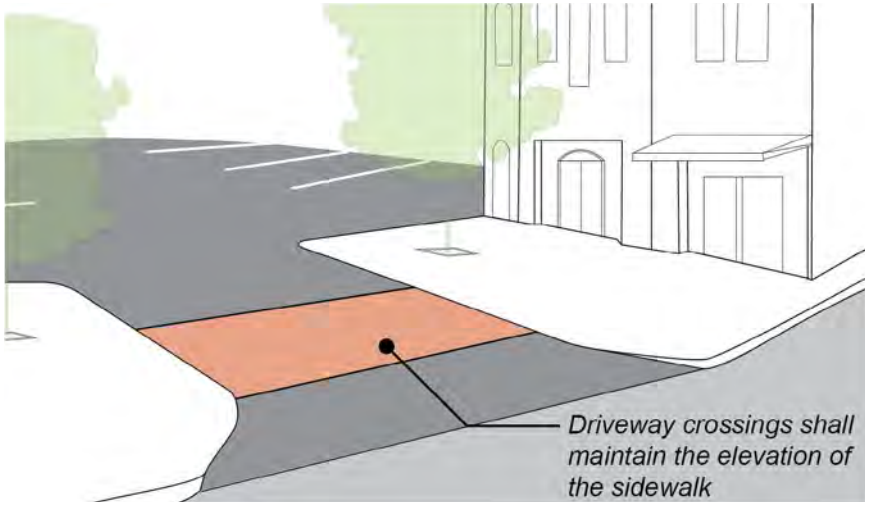
I. Purpose and Goals

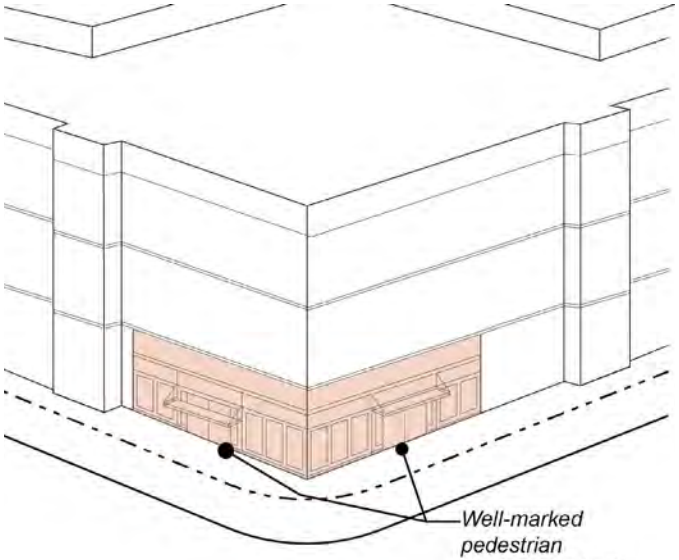
This section provides site design standards to create more pedestrian-friendly functional communities through expanded pedestrian access, convenient multi-modal connections, and human-scaled block sizes.

II. Site Access and Layout

1. Parking. Parking shall be located away from streets and other public and communal spaces. Parking shall be located behind buildings, underground, or at the interior of the block except where there is ground floor retail (Lawrence Station)
2. Loading Zones. Locate loading zones and rideshare pick-up / drop-off areas away from bus stops. (FC Focus Area).
3. Driveways and Access. Driveway access shall be designed to clearly prioritize pedestrians, according to the following requirements:
   a. Driveway crossings shall maintain the elevation of the sidewalk;
   b. Driveway aprons shall not extend into the pedestrian clear walkway where cross slopes are limited to a maximum of two percent; steeper driveway slopes are permitted in the furnishing and edge zones of the streets;
   c. The dimensions and design of parking entry and exit points shall be coordinated with the requirements for stormwater treatment areas and street trees;
   d. Curb cuts shall be minimized on greenways or open spaces, with at most only one maximum allowable curb cut (Tasman East)



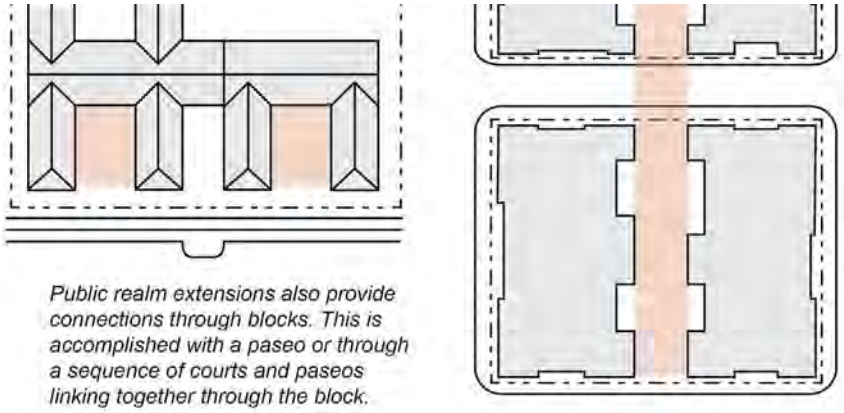




Well-marked pedestrian entraces on both corner facades.

III. Site Organization, Planning, and Design

1. Public Realm Extensions. While most buildings and ground-floor units will front onto and take their primary access from the adjacent Public Realm right-of-way, some buildings and ground-floor units may take this primary access from shared private spaces and connections that function as extensions of the public realm into a site. Such spaces comprise a “Semi-Public Realm” and serve as transitions between fully public and fully private spaces. Public Realm Extensions are subject to the following standards: (Downtown Form Based-Code)
   a. Connectivity. Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block. Where non-vehicular paths are used, full and unrestricted public access shall be provided throughout the route.
   b. Design. No wall or fence enclosing a public realm extension may exceed three (3) feet in height.
2. Corner Building Orientation: Ensure that corner buildings actively address both streets with well-marked and attractively designed pedestrian entrances (Patrick Henry Drive)



Public realm extensions also provide connections through blocks. This is accomplished with a paseo or through a sequence of courts and paseos linking together through the block.



3 Building Design

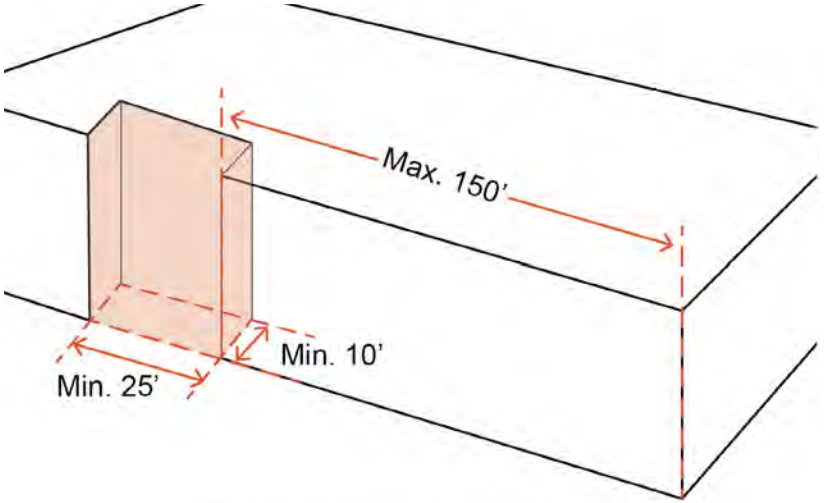
I. Purpose and Goals

This section provides architectural design standards to create functional and welcoming human-scaled buildings that blend well with their surroundings and support active streets and public spaces.

II. Massing

1. Building Length. To create a more interesting and walkable public realm, individual buildings shall be no longer than 150 feet in length. For those buildings that are longer than 150 feet in length, a building notch shall be provided on the podium starting at the street level, for the entire height of the façade, to break up the massing. The building notch shall have a minimum dimension of 25 feet in width and 10 feet in depth (Tasman East)

2. Massing Increment Dimensional Standards



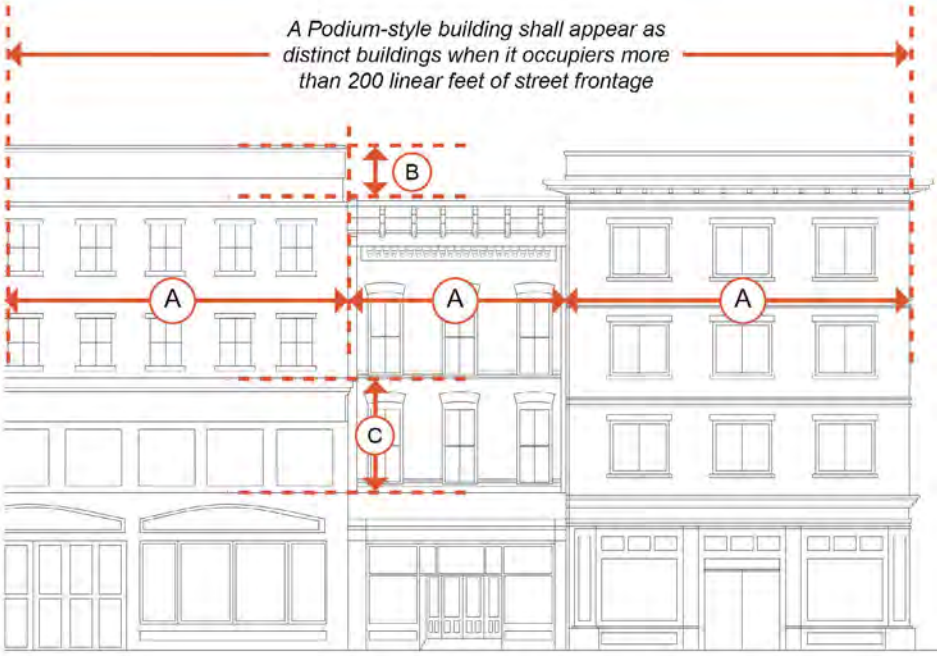


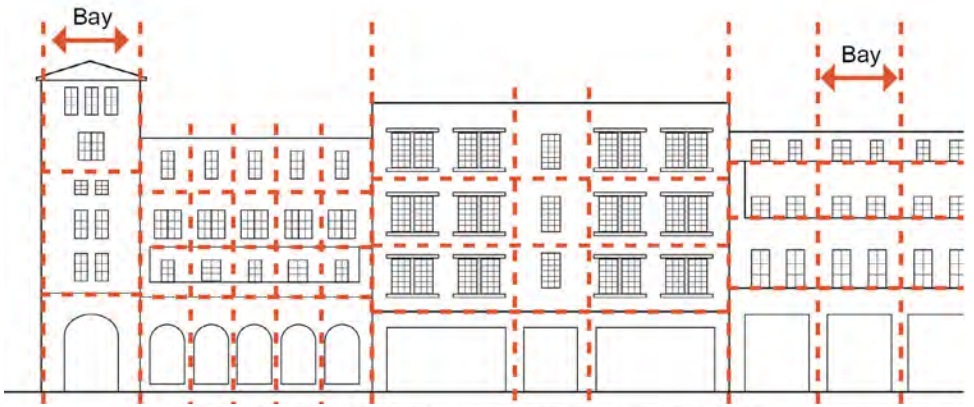
Table 2: Massing Increment Dimensional Standards

	Objective Design Standard	Dimensions
A	Massing increment (max.)	150 feet
B	Facade Height Difference between Massing Increments (min.)	10% of Lesser Facade Height
C	Building Base Height Difference between Massing Increments	3 feet

3. Distinct Buildings Using Massing Increment Design. A Podium-Style Building shall appear as distinct buildings when it occupies more than 200 linear feet of street frontage. At a minimum, it shall appear as three (3) distinct building using massing increments design: (Downtown Form-Based Code)
   a. There shall be a clearly noticeable difference in facade materials and color between Distinct Buildings
   b. There shall be a clearly noticeable difference in the type and composition of facade openings and architectural elements between distinct buildings.
   c. The building base heights of adjacent Distinct Buildings shall differ by an entire floor.
   d. A Massing Increment Design shall only be repeated up to a maximum of three (3) times on the same project elevation.
      i. Repeated Massing Increments shall not be immediately adjacent to each other.
      ii. Forecourts may provide separation between repeated Massing Increment Designs

III. Facade Design

1. Facade Composition. Facade elements shall be organized by a grid. Patterns of openings within each individual facade or Building Increment shall be organized into a grid per the standards below. (Downtown Form Based Code)
   a. Horizontal alignment of elements. Rooflines, openings, and materials within each facade or facade module must align horizontally and be consistent in style across the entire width.
   b. Vertical alignment of openings into bays. The entirety of a building's façade or massing increments shall be clearly divided into vertical bays, subject to the following:
      i. Façade bays shall extend from the ground to the top of the façade and are defined by vertical structure (solid portions of wall, piers, etc.) which extends from the ground to the top of the façade.
      ii. Each bay must be stacked within bays as illustrated in the figure below. Openings shall be arranged symmetrically within bays.
      iii. Each bay shall be at minimum 15 feet wide.



Facade elements shall be organized by a grid. Rooflines, openings, and other materials must align horizontally. Facade elements or massing increments shall be divided into vertical bays

2. Base, Middle and Top. Buildings shall have a Base, Middle, and Top. (Downtown Form Based Code)
   a. The Building's Base shall be differentiated from the rest of the façade whether through a change in material, change in type of opening, belt course, or a combination of these elements.
   b. The Building's Middle features floors shall be generally repetitive, with only minor variations between each floor.
   c. The Building's Top shall feature some form of capping element, such as a cornice, enhanced ornamentation, or a decorative parapet. In larger buildings, the upper most floor shall be visually incorporated into the building's top design.
3. Facade Fenestration.
   a. Fenestration Area. Façade shall be designed with fenestration – openings on the façade, including windows and doors – the amount identified by:

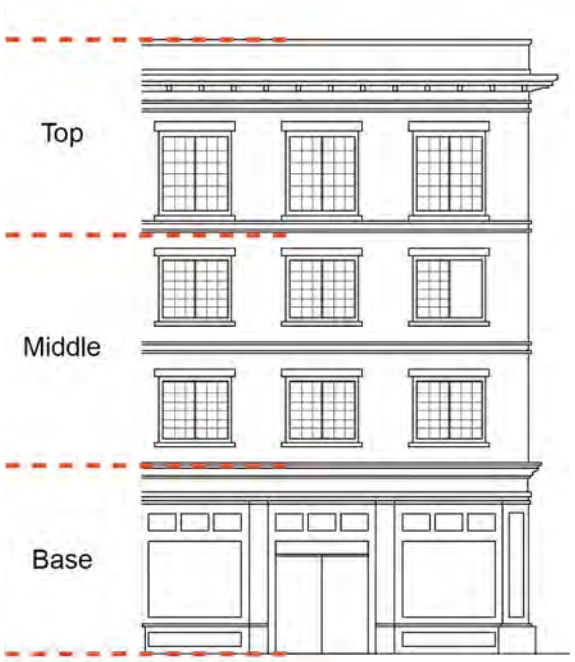
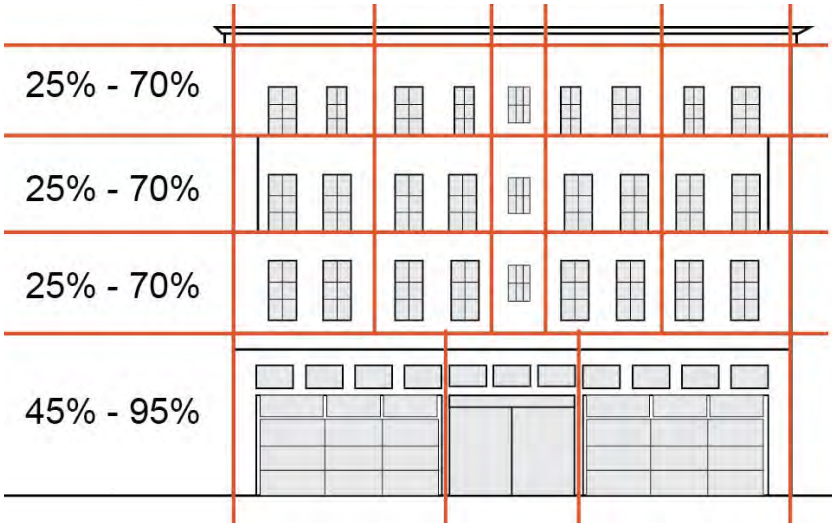


Table 3: Fenestration Areas

Facade Area	Dimensions
Base of Building	40% - 95%
Middle & Top of Building	25% - 70%



   b. Fenestration amount is calculated as a percentage of openings – including all windows and doors on the façade – to an area of façade. Each portion of the façade grid must have a fenestration percentage which falls within the range identified by Table 3.

c. General to Base, Middle, and Top. Window jams shall be set in a minimum of four (4) inches from the main façade plane. Trim/ moldings on the façade do not count toward this recess depth.

d. Specific to the Top. Upper-floor wall openings shall be square or taller than they are wide. Individual vertically proportioned windows can be grouped side by side to form a horizontal ensemble of windows

4. Parking Structure Façade Standards. (Downtown Form Base Code)

a. Façade Design. Parking Structure Facades shall be designed to fit into the urban context in one of the two following ways:

i. The Façades meet the Massing Standard of this document.

ii. Facades designed as art walls, murals, or screens that incorporate decorative, graphic, or sculptural elements. Such facades are subject to recommendations from the Cultural Arts Commission and the Historical & Landmarks Commission, followed by Community Development Director or their designee approval, based on the following Required Finding:

- Façade design is unique and iconic, using durable, element-resistant, materials and techniques

b. Future-Proof Parking. Parking Garages shall be designed to accommodate conversions to other uses and shall have at least one of the following features:

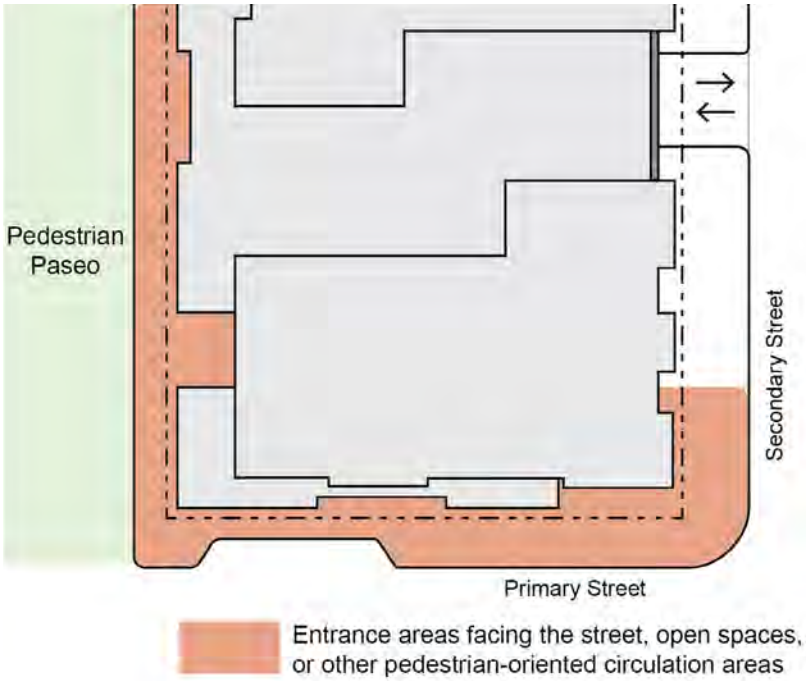
i. Level floor, apart from necessary ramps

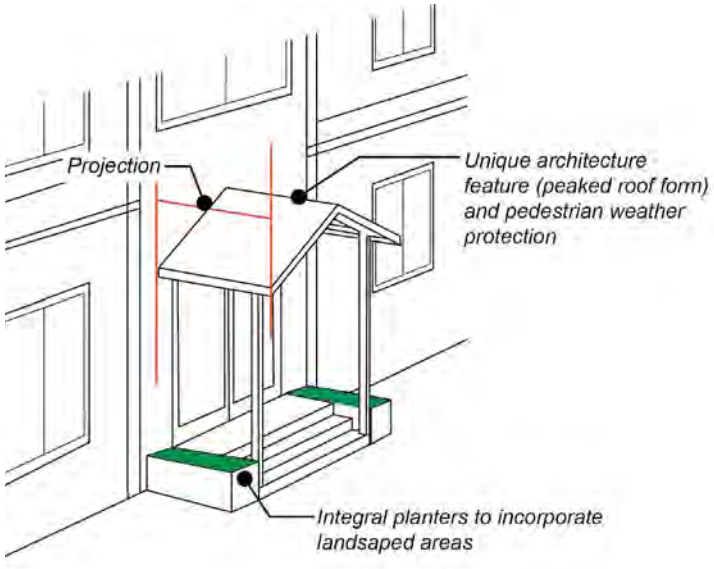
ii. Floors with 10 feet minimum clear height from floor to ceiling

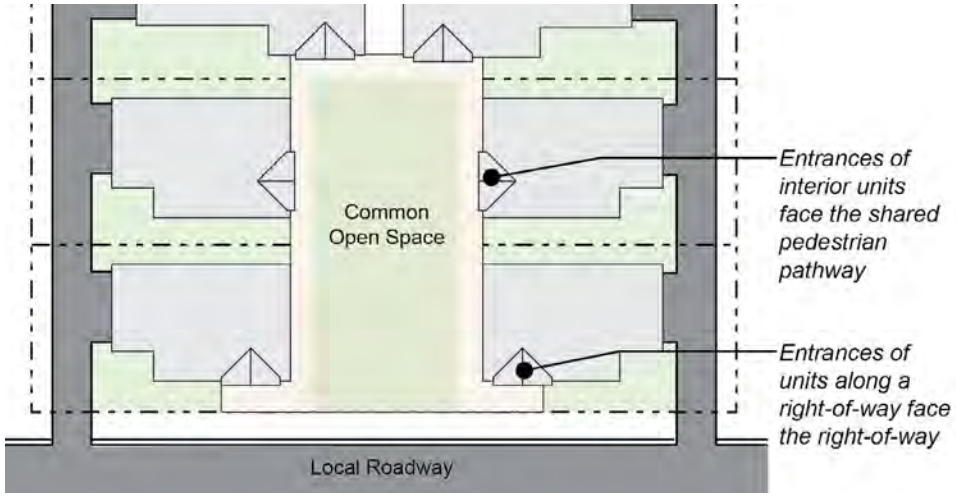
iii. Cut-outs for planned shafts in decks and other structural members to accommodate future utilities (heating, cooling, venting, etc.)

IV. Access and Entrance Design

1. Building Orientation. Buildings shall be oriented to ensure the primary facades and entrance areas of all buildings face the street, open spaces, or other pedestrian-oriented circulation areas. (Lawrence Station).
2. Primary Entrances. Primary entrances shall feature at least two of the following: (Tasman East)
   a. Unique architectural feature (i.e. prominent tower feature or peaked roof form and/or variation in building color/material);
   b. Recess or projection;
   c. Pedestrian weather protection (i.e. canopy, overhang, or arcade).
   d. Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/ or places for sitting.



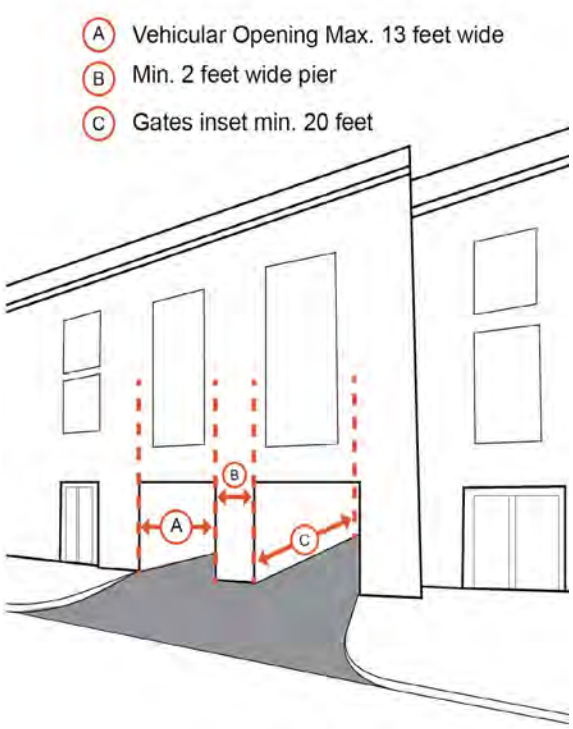




3. Frequency of Entries (Podium/Wrap-Style). The quantity of building entrances on a street has a drastic effect on the perceived liveliness of a street. The frequency of entrances is regulated by Table 4 (Downtown Form Based Code)

Table 4: Frequency of Entries (Podium/Wrap-Style)

Facade Area	Residential	Mixed-Use
Frequency of Building Entries (max. distance between entries)	100 feet	75 feet



4. Vehicular Access. (Downtown Form Based Code)
   a. Vehicular Access openings shall be no more than 13 feet wide. Where adjacent openings are necessary to provide entry and exist, they shall be separated by a pier (a portion of wall) of at least two (2) feet in width
   b. Gates which open to allow cars to enter (excluding security doors that are shut when the garage is not accessible) shall be inset from the façade by a minimum of 20 feet, to allow cars to await entry without blocking the sidewalk.

V. Materials

1. Primary Materials. Untreated plastics, unfinished metal, corrugated fiberglass and non-architectural grade plywood shall not be used as primary materials (Tasman East).

4 Pedestrian Level Design

I. Purpose

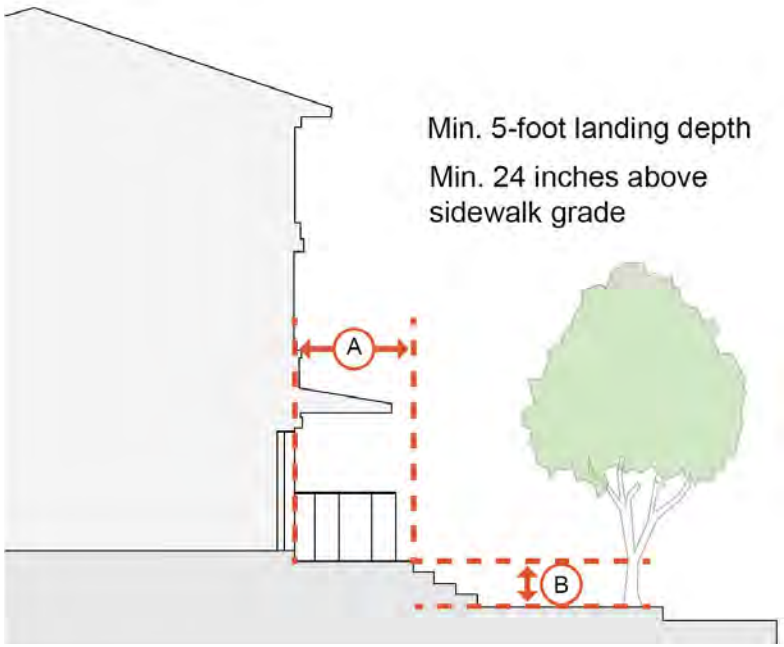
This section provides standards to enhance the character of new development's street frontage to promote pedestrian activity.

II. Ground Floor Retail and Active Uses

1. Ground Floor Retail. Ground floor retail uses shall be at the same grade as the adjacent sidewalk (Lawrence Station)
2. Façade Transparency. Facades of all commercial structures shall incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level (Lawrence Station)
   a. Retail uses: a minimum of 75% shall be transparent
   b. Other uses: a minimum of 35% shall be transparent

III. Ground Floor Residential

1. Ground Floor Access. Where residential units are located at the ground floor, at least 50% of units on each frontage must be individually accessed from the sidewalk via stoops, side yards or other means. (Tasman East)
2. Stoops. Stoops shall have a minimum five (5)-foot landing depth with room for a table and chairs to provide an opportunity for residents to engage in the social life of the street. (Tasman East)
3. Stoops that face public rights of way shall be set at least 24 inches above sidewalk grade (Tasman East)

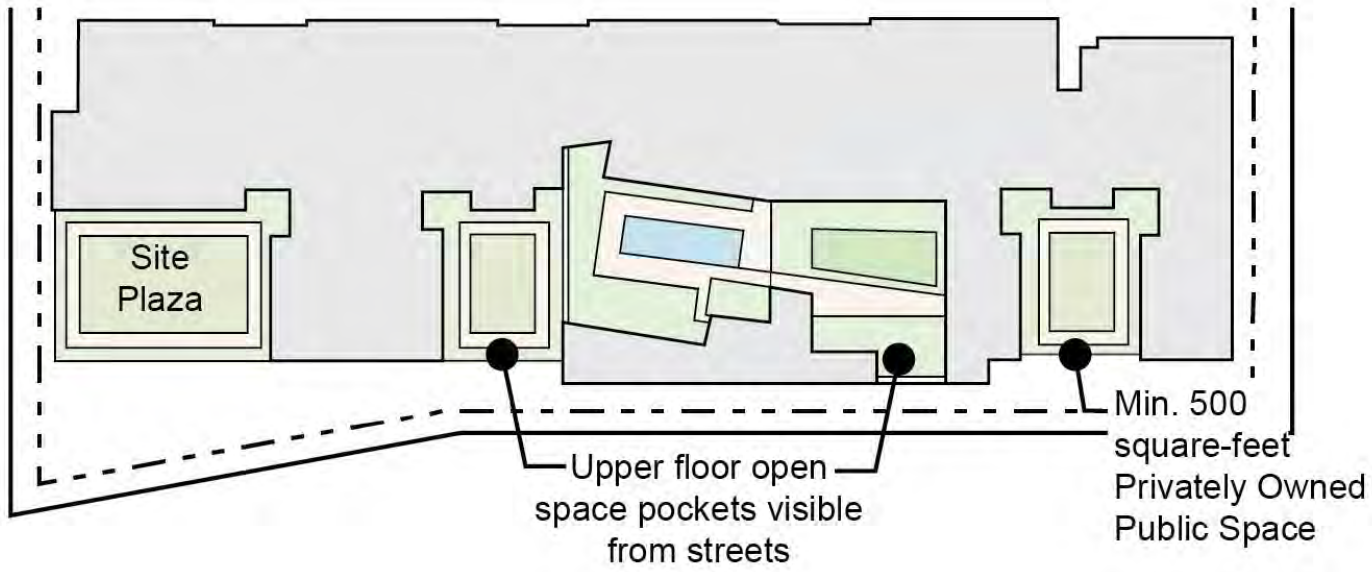


IV. Ground Floor Live / Work

1. Entrances. Because live/work units are meant to be public facing, they shall be entered at-grade and are not required to be elevated above sidewalk level. (Lawrence Station)

V. Open Space Design

1. Podium Style Buildings.
   a. Podium – Style buildings shall have well-defined outdoor space, such as on site plazas, interior courtyards, patios, terraces and gardens
   b. Podium – Style buildings shall have privately owned public open space of at least 15 feet wide and 500 square feet in size. (Patrick Henry Drive)
2. Pathways. Pedestrian paths through the site shall be at least five (5) feet wide (Patrick Henry Drive)



3. Special Paving. Special Paving shall be used for the following areas:
   a. Pedestrian crossing (mid-block, raised pedestrian crossings/speed tables, and etc.)
4. Public Art. Outdoor plazas and semi-public courtyards shall have public art elements such as sculptures, fountains, and art pieces.
5. Refuse & Recycling Receptacles. Provide a maximum of one receptacle every 200 feet along streets if proposing more than 10 units. Additional receptacles should be provided only if a private sponsor provides continued maintenance
   a. Provide one receptacle at each corner of intersections (Patrick Henry Drive)

VI. Alleys and Service Access

1. Lighting. Provide lighting in alleyways for safety.
2. Alleys. Alleys intended for emergency vehicles access shall have a minimum width of 25 feet to allow for access and landscaping (Patrick Henry Drive)

Web Links

Objective Design Standards Handbook
https://abag.ca.gov/tools-resources/digital-library/objective-design-standards-handbookapril-2024pdf

Objective Design Standards Handbook Webinar
https://mtcdrive.box.com/s/9kcobvgt8cyyp8sk1b4e3ercdgjlzwqc

SB 423 (2023) (Extends SB 35 of 2017)
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB423

SB 330 (2019)
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330

These documents are available for viewing in the Community Development Department

From:	Jennifer Le
To:	Alex Tellez; Allison Lee
Cc:	gjasso@irvinecompany.com; Nimisha Agrawal
Subject:	Re: Santa Clara"s Objective Design Standards Feedback
Date:	Thursday, February 12, 2026 1:28:27 PM
Attachments:	ODS Examples_Irvine-Tustin.docx

Hi Alex and Nimisha:

Thank you for meeting with us last week regarding the City's proposed Objective Design Standards (ODS) Phase 1. As discussed, I have attached a Word document with ODS code excerpts from two southern California cities - the cities of Irvine and Tustin. Though California cities have adopted different formats for ODS, most cities we have interacted with statewide have included some sort of "exceptions" provision similar to these. The goal is to allow design flexibility for projects to propose equivalent or better architectural solutions that may not meet the "letter" of the ODS standards, but still propose a high quality design that is acceptable to the City.

The City of Irvine achieves this through an "Alternative Standards Agreement" approved by the Director and subject to findings including that the requested alternative standards meet the intent of the ODS standard and the project includes design features that architecturally compensate for or address any waivers or substitutions.

In the City of Tustin, flexibility is achieved by an applicant opting to go through the City's design review process whereby the Planning Commission may approve project design (including alternative design standards) subject to typical design review fndings.

I hope this is helpful. We will send the letter we discussed by tomorrow.

Thank you.

Notice to recipient: This e-mail is only meant for the intended recipient of the transmission, and may be a confidential communication or a communication privileged by law. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

City of Irvine Municipal Code Section 3-18-5 re: Objective Design Standards, November 26, 2024 (https://cityofirvine.org/community-development/objective-design-standards)

Sec. 3-18-5. Exceptions and Exemptions

All projects described in Section 3-18-2 are required to comply with the Objective Design Standards outlined in the Manual. However, an applicant may request up to three (3) minor exceptions/exemptions if they are unable to meet certain Objective Design Standards or may request to enter into an Alternative Standards Agreement to apply substitute standards in lieu of the Objective Design Standards outlined in the Manual.

A. This provision allows for limited discretionary review and flexibility for projects that may have a physical site constraint or propose an alternative architectural solution to a specific standard(s).

B. Requests shall be made by the applicant in writing to the Director of Community Development ("Director") as part of the entitlement application (conditional use permit, master plan, or other application).

C. The Director has decision-making authority over exception/exemption and Alternative Standards Agreement requests. The decision of the Director may be appealed to the Planning Commission in accordance with the procedures established in Chapter 2-5.

D. Exception/exemption or Alternative Standards Agreement request. The written justification for each exception/ exemption or Alternative Standards Agreement request must identify the design standard(s) requested to be waived and how the request meets the applicable findings listed below.

1. Exception/exemption findings. The Director shall consider the request and information provided and make findings to approve or deny the request. An exception/exemption(s) shall be granted only if both of the following findings are made: a. The project meets the intent of the design standard(s) under consideration to be waived, or a similar design standard is implemented in substitution. b. The project meets the minimum density required (30 dwelling units/acre) with the inclusion of the proposed exception/exemption(s).

2. Alternative Standards Agreement findings. The Director shall consider the request for an Alternative Standards Agreement upon finding that:

a. The strict compliance with the Objective Design Standards in the Manual is not necessary to achieve the purpose and intent of this section;

b. The project meets the minimum density required (30 dwelling units/acre) with the application of the Alternative Design Standards Agreement;

c. The Alternative Design Standards Agreement is in a form approved by the Director and City Attorney, in each of their sole discretion; and

d. The project possesses compensating design and development features that offset impacts associated with the modification, waiver, or substitution of the Objective Design Standards in the Manual.

Tustin City Code Section 9272(a)(5) re: Objective Design Standards, April 1, 2025 (https://www.tustinca.org/370/Planning-Zoning-Documents)

(5) Applicants may apply the Objective Design Standards (ODS) to qualifying projects in lieu of the Design Review process, subject to the ODS approved by City Council resolution in effect at the time of application. Qualifying projects include Housing Development Projects as defined in Government Code 65589.5(h)(2) for which State law requires review for compliance using only objective standards. The design and architectural elements of such projects shall be reviewed ministerially for compliance with the ODS. However, projects shall still be required to undergo a public hearing if necessary for the processing of a concurrent entitlement. In such cases, only the architectural review portion shall be processed ministerially.

(i) Applicants may voluntarily opt out of using the ODS for a project, including those projects that qualify under State law for objective review; however, the project will then proceed under the City's standard Design Review process as outlined in this section, which removes the project from the provisions of the Housing Accountability Act.