



Agenda Report

22-686

Agenda Date: 10/26/2022

REPORT TO PLANNING COMMISSION

SUBJECT

Action on a Development Area Plan (DAP) 1 Vesting Tentative Subdivision Map for the Related Santa Clara Project at 5155 Stars and Stripes Drive

BACKGROUND

The Applicant, Related Companies, has filed an application requesting approval of the Development Area Plan (DAP) 1 Vesting Tentative Subdivision Map (File No. PLN21-15283) to modify the parcels within the boundary of DAP 1 in order to subdivide the area and the general surroundings, to be in alignment with the planned development of the Related Santa Clara project (previously known as "City Place"). DAP 1 of the MCP is composed of three parcels (APN's: 104-03-037, 038 and 039), portions of two other parcels (APN's: 104-03-036 and 040), the east-west segment of Stars and Stripes Drive, and the segment of Centennial Boulevard right-of-way north of Tasman Drive. The project would divide DAP 1 into seven parcels, including three parcels for office, hotel, and serviced apartments as well as a vertical subdivision for the underground garage spanning the majority of the DAP 1 build out. The proposed Vesting Tentative Map would create separate parcels for Centennial and Avenue C that are above the underground garage and would carve a parcel out of the City's Tasman Garage parcel for Avenue A, also to be built as part of the project.

The overall Related Santa Clara project includes the proposed development of up to 9.16 million gross square feet of office buildings, retail and entertainment facilities, residential units, hotel rooms, surface and structured parking facilities, new open space and roads, landscaping and tree replacement, and new/upgraded/expanded infrastructure and utilities. The City previously (on June 28, 2016) certified an Environmental Impact Report (EIR) for the Project and approved a Planned Development - Master Community (PD-MC) Zoning. Each phase of the project is implemented through a Development Area Plan (DAP), which provides a more detailed land use entitlement than the Zoning. Two DAPs (DAP 1 and DAP 2) have been approved by the City Council, following recommendations of approval from the Planning Commission.

On March 24, 2020, the City Council approved the DAP 1 proposal (File Nos. PLN2019-14186, PLN2014-10554 and CEQ2014-01180). The staff report from the March 24, 2020 City Council meeting is provided as Attachment # 3 with this report. DAP 1 was analyzed and found to be consistent with the MCP and other applicable City standards. The Council also adopted an EIR Addendum for DAP 1, after finding that implementation of DAP 1 would not result in substantial changes or introduce new information not already analyzed in the previously-certified Project EIR, and would not cause new significant environmental impacts or a substantial increase in the severity of previously identified significant unavoidable impacts.

DAP 1 allows the development of three blocks within the area identified in the approved MCP as Block 5A, Block 5B and Block 5C. The proposed Block 5A would allow for construction of 440,000

square feet in area of new office, and 35,200 square feet of new retail food and beverage floor area. Block 5B would allow for the construction of 381,000 square feet of new hotel space for 480 rooms and 15,800 square feet of retail food and beverage service space. Block 5C would allow for the construction of 175,000 square feet of new residential floor area for 200 residential serviced apartments. The Vesting Tentative Map also includes a vertical subdivision to provide an underground garage spanning the majority of the Phase 1 build out area.

The subject Vesting Tentative Map application is within DAP 1 identified in the MCP. DAP 1 is the first phase of the project and an approximately 14.3-acre area located along the north side of Tasman Drive, opposite Levi's Stadium and the City's Youth Soccer Park. It would allow for the combined development of up to 1,047,000 square feet of gross building floor area consisting of new office, retail, hotel and residential serviced apartments built over a two-level underground parking garage, as identified in the MCP.

Planning Commission review, and a recommendation to the City Council, is required under Santa Clara City Code (SCCC) section 17.05.300(g) for Subdivision Map applications.

DISCUSSION

Vesting Tentative Subdivision Map applications are reviewed for General Plan and Zoning Code consistency and conformance with the Subdivision Map Act and the City's subdivision ordinance. The proposed Vesting Tentative Subdivision Map was reviewed by the City's Subdivision Clearance Committee and determined to be complete and to comply with the City's subdivision ordinance on October 4, 2022. Staff has also confirmed that the proposed subdivision will not result in any inconsistencies with the approved MCP for the property.

Pursuant to Section 17.05.300(g), the Planning Commission reviews the complete application and provides a recommendation to the City Council on whether a proposed subdivision complies with all of the requirements of the subdivision ordinance. The proposed subdivision conforms to and is consistent with the regulations set forth in Section 17.05.300 in that it is consistent with the policies and programs of the General Plan and the land use designation for the site, facilitating the General Plan's objective of transforming an underutilized site into a mix of retail, residential and hotel uses. The site is also physically suitable for the type and density of development given its location in an urbanized area, the presence of existing infrastructure, and the proposed construction of additional infrastructure pursuant to the Infrastructure Master Plan (which was completed with the MCP). In addition, the environmental impacts of the project have been analyzed in the 2016 EIR and 2020 Addendum and mitigated to the maximum extent feasible. Consequently, the proposed subdivision complies with all applicable provisions of the City's subdivision ordinance.

Conditions of Approval have been prepared and are provided as Attachment # 2. The conditions include a requirement for recordation of Covenants, Conditions and Restrictions (CC&R's) governing the shared use and maintenance of building structures and private on-site improvements (e.g. private street, surface parking, utilities, landscaping, fencing), as well public right-of-way improvements (complete street landscaping).

ENVIRONMENTAL REVIEW

On June 28, 2016, the City Council certified the Environmental Impact Report (EIR), adopted a Statement of Overriding Considerations (SOC) and adopted a Mitigation Monitoring or Reporting Program (MMRP) for the project. Although the EIR and MMRP identified mitigation measures to

reduce most project impacts to less-than-significant levels, the SOC was required given the EIR's conclusion that the proposed project would have significant unavoidable impacts in the areas of land use, transportation, air quality, greenhouse gas emissions, noise, and biology; and cumulative significant unavoidable utilities impacts.

The proposed subdivision was contemplated by and analyzed in the 2016 EIR and the 2020 Addendum to the EIR. The 2020 Addendum was prepared by consultant Environmental Science Associates to document analysis specific to DAP 1. The Addendum found that implementation of DAP 1 would not result in substantial changes or introduce new information not already analyzed in the Related Santa Clara EIR, primarily because the level of development now proposed for the site is within the broader development assumptions analyzed in the EIR, and would not cause new significant environmental impacts not previously identified in the EIR, or result in a substantial increase in the severity of previously identified significant unavoidable impacts. The Addendum concludes that the potential environmental impacts associated with DAP 1 have already been adequately analyzed in the Project EIR that was previously certified by the City on June 28, 2016, and no further review or analysis under CEQA is required.

FISCAL IMPACT

There is no cost to the City other than administrative staff time to review and process the proposed Vesting Tentative Map. These expenses are paid for by the applicant through the tentative map application fee.

As was previously considered by the City Council in the decisions to offer development of the project site and subsequent approval of the initial land use entitlements, it was noted there will be social and economic benefits that will accrue to the City and region in terms of new retail and entertainment opportunities not readily found in the South Bay area, as well as creation of jobs, property tax and sales tax revenues, and land lease revenues. Development of the Project will provide substantial land lease revenues to the City. Development fees and other exactions paid for and provided by the Project (including up to \$17.4 million for implementation of a multimodal improvement plan and a voluntary contribution to VTA of approximately \$16 million) will also benefit the City.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

The notice of public hearing for this item was posted in three locations within the City, including at least one posting within 1,000 feet of the project site, and was mailed to property owners within 1,000 feet of the project site, on October 13, 2022. In addition, a Notice of Hearing for this Application was published in the Weekly newspaper on October 12, 2022.

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

Adopt a resolution recommending the City Council to approve the DAP I Vesting Tentative Subdivision Map Phase 1 for the Related development for the property located at 5155 Stars and Stripes Drive.

Prepared by: Nimisha Agrawal, Associate Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. Resolution Recommending Council Approval of the Vesting Tentative Subdivision Map
2. Conditions of Vesting Tentative Subdivision Map Approval
3. Web link slip sheet- City Council Staff Report, March 24, 2020
4. Vesting Tentative Subdivision Map

RESOLUTION NO. _____

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

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

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

WHEREAS, on December 10, 2021, Related Companies (the “Applicant”) filed an application (PLN21-15283) to modify the parcels within the boundary of DAP 1 and the general surroundings in order to subdivide the area to be in alignment with the approved “City Place Santa Clara Master Community Plan” (MCP) for the project site located at 5155 Stars and Stripes Drive (“Project Site”) and to facilitate development of the new multi-phased, mixed-use development known as the Related Santa Clara Project (the “Project”);

WHEREAS, on June 28, 2016, the Santa Clara City Council approved a number of entitlements for the proposed construction by Related Santa Clara, LLC of the Project;

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

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

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

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

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

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

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

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

WHEREAS, prior to taking action on this Resolution, the Planning Commission has exercised its independent judgement and determined that the conclusions reached in the Environmental

Documents are still accurate and therefore no further environmental review is required for the Vesting Tentative Subdivision Map for DAP 1;

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

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

WHEREAS, SCCC Section 17.05.300(g) requires that the Planning Commission make recommendations of denial, approval, or conditional approval to the City Council on the Vesting Tentative Subdivision Map;

WHEREAS, on October 12, 2022, a notice of public hearing for the proposed Vesting Tentative Subdivision Map was published in the Weekly, a newspaper of general circulation in the City;

WHEREAS, on October 13, 2022, a notice of public hearing for the proposed Vesting Tentative Subdivision Map was posted in three locations within the City, including at least one posting within 1,000 feet of the project site, and was mailed to property owners within 1,000 feet of the project site; and

WHEREAS, on October 26, 2022, the Planning Commission held a duly noticed public hearing to consider the Vesting Tentative Subdivision Map for DAP 1, at which time interested persons were given an opportunity to give testimony and provide evidence in support of and in opposition to the proposed Map.

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

1. Recitals. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. Findings. Pursuant to City Code Section 17.05.300(h), the Planning Commission makes the following findings:

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

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

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

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

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

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

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

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

3. Approval Recommendation. That the Planning Commission hereby recommends that the City Council approve the Vesting Tentative Subdivision Map for DAP 1, as conditioned in Attachment 1, which is attached hereto and incorporated by this reference.

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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 SPECIAL MEETING THEREOF HELD ON THE 26TH DAY OF OCTOBER, 2022, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST:

ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachment Incorporated by Reference:

1. Conditions of Approval
2. Vesting Tentative Subdivision Map

CONDITIONS OF APPROVAL

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

BUILDING DIVISION

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

PLANNING DIVISION

- P1. The project shall comply with all applicable conditions of approval including mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Related Santa Clara Project. Developer shall obtain City approval for proposed new street names prior to City approval of Final Map.

FIRE

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

PARKS & RECREATION

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

PUBLIC WORKS

ENGINEERING

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

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

SILICON VALLEY POWER

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

WATER & SEWER

- W1. DDW Approval: Pursuant to the exception to Section 64572(f), Title 22, CCR prohibiting the placement of potable water mainlines within 100 ft of a sanitary landfill, the project shall attain DDW approval of the proposed utility system prior to issuance of any permit for the construction of utilities for this project.
- W2. Operations and Maintenance Plan: Pursuant to the requirements of the exception to Section 64572(f), Title 22, CCR, the project shall submit an Operations and Maintenance plan (O&M Plan) for the

- proposed public water system. The O&M Plan shall be approved by the Water and Sewer Utilities Department and DDW prior to the issuance of any permit for the construction of utilities for this project.
- W3. Recycled Water Use: Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System with this phase (Phase 1).
- W4. Recycled Water Applications: SBWR applications for all recycled water services within Phase 1 (Block WB, WC and WD) shall be submitted prior to issuance of building permits for each block.
- W5. Potable Water Redundancy: For all onsite industrial water use that requires uninterrupted service, the project shall provide a potable water back-up supply source that complies with all recycled water separation requirements.
- W6. Recycled Water Design: Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W7. On-site Recycled Water Construction: Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.
- W8. On-site Recycled Water Inspection: Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email watercompliance@santaclaraca.gov or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.
- a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W9. Recycled Water Main: The applicant shall install all new recycled water mains needed to connect Phase 1 improvements to the existing City recycled water system at Great America Parkway. All new recycled water mains shall be 12" DIP minimum. The recycled water system shall be connected to the City's existing recycled water system and active prior to occupancy of any building.
- W10. Sewer Design and Hydraulic Modeling: The design of the proposed sewer system is currently under discussion and has not been approved by the Water and Sewer Utilities Department (W&S). The applicant shall submit an application to the Department of Public Works to perform hydraulic modeling for the revised sewer design for W&S's review and approval. The proposed sewer system shall meet all City design criteria and standards unless otherwise approved by the Director of Water and Sewer Utilities.
- W11. Composite Utility Plan: The utility design shown in the utility plans shall be modified to comply with all the requirements of these conditions of approval, including the following items:
- a. All recycled water mains shall be 12" DIP mains
 - b. The new underground garage shall have a separate water service if a restroom is proposed within the garage.
 - c. No FHs, water services, and sewer laterals shall pass through or be placed within any storm water treatment areas.
 - d. All utility services shall meet all City and DDW vertical crossing and horizontal separations.
 - e. a potable water service redundancy for recycled water industrial use shall be added.
 - f. a Fats, Oil, and Grease (FOG) control facility shall be added for all buildings with kitchens or food preparation facilities.
- W12. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and

Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

- W13. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W14. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W15. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W16. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W17. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W18. Fats, Oil and Grease (FOG): All food service land uses conducting commercial cooking operations including dishwashing activities and equipment cleaning that generate grease-laden wastewater are subject to review from the Water and Sewer Utilities Department, for FOG Control and grease interceptor installation requirements. All food service projects are required to have an approved stamp from the Santa Clara County Department of Environmental Health before plans can be accepted for review. Contact Compliance Division of the Water and Sewer Utilities at (408) 615-2002 for a Food Service Checklist to initiate the process. Items to address include: future maintenance agreements, identification of proposed plumbing and equipment, calculation for proposed grease control devise(s), identification of proposed grease control device(s), and waste/recycling/tallow storage.
- W19. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

- W20. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W21. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W22. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W23. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W24. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W25. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.
- W26. Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:
- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
 - b. restrict the use of potable water used for construction and dust control if recycled water is available.

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

Web link slip sheet- City Council Staff Report, March 24, 2022

[City of Santa Clara - File #: 20-408 \(legistar.com\)](#)

VESTING TENTATIVE MAP

CITY PLACE - BLOCK 5A, 5B, 5C (DAP 1)

CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BLD	BLOW OFF
BOW	BOTTOM OF WALL
BW	BACK OF WALK
C	CONCRETE
CAB	CABINET
CATV	CABLE TELEVISION
CB	CATCH BASIN
C&G	CURB AND GUTTER
CL	CENTERLINE
CO	CLEANOUT
COLM	COLUMN
COMM	COMMUNICATIONS BOX
CR	CORNER
CSE	COUNTY OF SAN FRANCISCO
DIA	DIAMETER
DOC	DOCUMENT
D/W	DRIVEWAY
E	EAST
EL, ELEC	ELECTRICAL
EB, ETV	ELECTRICAL BOX, ELECTRICAL VAULT
ESMT	EDGE OF CURB
EW	EDGE OF WALK
EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS/EASEMENT
EX, (E)	EXISTING
EXB	EXCEPTION NUMBER
FAB	FIRE ALARM BOX
FC	FACE OF CURB
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FF	FRESHED FLOOR
PH	FIRE HYDRANT
FL	FLOWLINE
FENCE	FENCE
FS	FIRE SERVICE
FW	FIRE WATER
S	GAZ, GROUND SPOT ELEVATION
GB	GRADE BREAK
GR	GRATE
HC	HANDICAP
HR	HANDICAP RAMP
HP	HIGH POINT
INV	INVERT
L	LENGTH
LG	LEAF OF GUTTER
L.M.E	LANDSCAPE MAINTENANCE EASEMENT
LP	LOW POINT
LIS	LANDSCAPING
LIS	LANDSCAPING
M	MAXIMUM
MECH	MECHANICAL
MHH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
NP	NOT A PART
NLY	NORTHERLY
(N)	NEW
OC	ONE-CENTER
OR	OFFICIAL RECORD
PAE	PUBLIC ACCESS/EASEMENT
PL	PROPERTY LINE
PV	POST INDICATOR VALVE
PNG	PARKING
PM	PARKING METER, PARCEL MAP
PR, (P)	PROPOSED
PRU	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SB	SOUTHERLY
SB	SIGNAL BOX
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF, 50 FT.	50 FEET
SFDW	SAN FRANCISCO WATER DEPARTMENT
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSC	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK EASEMENT
SW	SIDEWALK
TB	TELEPHONE BOX
TEL	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GARAGE
TM	TELEPHONE MANHOLE
TS	TRAFFIC SIGNAL
TW	TRAVEL WAY
TYP	TYPICAL
UB	UNDERGROUND ELECTRICAL EASEMENT
UG	UNDERGROUND
VC	VERTICAL CURB
VC	VALLEY GUTTER
W	WEST
W/W	DOMESTIC WATER, WATER LINE
WB	WATER
WM	WATER METER
WV	WATER VALVE
WCP	WETTED CLAY PIPE
VLT	VAULT

LEGEND

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

GENERAL NOTES

- SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON TOPOGRAPHIC SURVEY PERFORMED ON FEBRUARY 29, 2016 AND ADDITIONAL AERIAL AND GROUND SURVEY IN AUGUST 2016 BY BKF ENGINEER DAVID DARLING, PLS 817623.
- FEMA DESIGNATED FLOOD ZONE, ZONE A AND FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING/BASE FLOOD ELEVATIONS DETERMINED, ZONE A AND FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN/AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVAL FLOODING, VELOCITIES ALSO DETERMINED. ZONE X AREAS OF 20% ANNUAL CHANCE FLOOD/RARIAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE/DRAINAGE AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAPS (FIRM) NO. 06085C0022, 06085C0038, 36085C0014, 06085C0044, EFFECTIVE DATE MAY 18, 2009 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- FUTURE DEDICATIONS: DURING FINAL DESIGN, THERE MAY ARISE THE NECESSITY TO DEDICATE AREAS FOR ANY PUBLIC IMPROVEMENTS OFFERED ON PRIVATE PROPERTY.

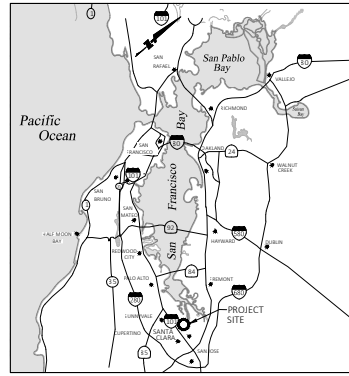
SCOPE OF WORK

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

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

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

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



ZONING CONFORMANCE

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

EXISTING ZONING

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

- PARCEL A: MCP SECTION 4.16 BLOCK 5A: GATEWAY OFFICE
- PARCEL B: MCP SECTION 4.17 BLOCK 5B: GATEWAY HOTEL
- PARCEL C: MCP SECTION 4.18 BLOCK 5C: GATEWAY RESIDENTIAL

PROPERTY LEGAL DESCRIPTION

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

BEING A PORTION OF THE LANDS GRANTED TO THE CITY OF SANTA CLARA, A MUNICIPAL CORPORATION BY GRANT DEED, RECORDED OCTOBER 1, 1965 IN BOOK 7124 AT PAGE 626, OFFICIAL RECORDS OF SAID COUNTY, A PORTION OF TASMAN DRIVE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 345 OF MAPS AT PAGES 1 THROUGH 8, RECORDS OF SANTA CLARA COUNTY, AND ALSO BEING A PORTION OF THE LANDS CONVEYED AS CITY RIGHT OF WAY PER PARCEL A OF DOCUMENT NO. 2119715, OFFICIAL RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF TASMAN DRIVE, SAID POINT BEING ALSO THE NORTHWESTERLY TERMINUS OF A LINE SHOWN AS NS4 25'01 E, 403.63 FEET ON SHEET 4 OF SAID RECORD OF SURVEY [445 1-8]3

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 55 17'27 WEST, 20.58 FEET

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

THENCE SOUTH 62 09'07 WEST, 175.81 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE

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

NORTH 27 30'00 WEST, 0.20 FEET SOUTH 62 30'04 WEST, 479.20 FEET SOUTH 62 30'44 WEST, 117.04 FEET SOUTH 55 51'27 WEST, 91.89 FEET SOUTH 58 17'27 WEST, 16.98 FEET SOUTH 60 43'27 WEST, 143.69 FEET SOUTH 30 37'21 EAST, 23.07 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE

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

SOUTH 60 42'34 WEST, 365.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,689.91 FEET SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07 37'15, WITH AN ARC LENGTH OF 234.94 FEET TO THE NORTHWESTERLY LINE OF THE LANDS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT BY GRANT DEED RECORDED IN BOOK 1288, AT PAGE 241, SANTA CLARA COUNTY RECORDS

THENCE ALONG SAID NORTHWESTERLY LINE OF THE LANDS OF SANTA CLARA VALLEY WATER DISTRICT, NORTH 30 38'56 WEST, 514.97 FEET

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

NORTH 62 30'00 EAST, 1629.24 FEET SOUTH 27 30'00 EAST, 109.00 FEET NORTH 62 30'00 EAST, 26.76 FEET SOUTH 27 30'00 EAST, 5.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 68.00 FEET, CONCAVE TO THE NORTHEAST, HAVING A RADIAL LINE THAT BEARS SOUTH 57 37'54 WEST TO THE POINT OF BEGINNING OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 09'27, WITH AN ARC LENGTH OF 30.92 FEET TO THE BEGINNING OF AN INVERSE TANGENT CURVE, HAVING A RADIUS OF 142.00 FEET SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 14'02, WITH AN ARC LENGTH OF 74.93 FEET SOUTH 28 11'51 EAST, 212.00 FEET TO SAID NORTHWESTERLY LINE OF TASMAN DRIVE

THENCE ALONG SAID NORTHWESTERLY LINE OF TASMAN DRIVE, SOUTH 49 35'12 WEST, 118.53 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 18.372 ACRES, MORE OR LESS.

PROJECT DATA

OWNER: RELATED SANTA CLARA, LLC
RELATED COMPANIES
3011 GREAT AMERICA PARKWAY, SUITE 532
SANTA CLARA, CA 95054
PHONE: (650) 253-0000

ENGINEER/SURVEYOR: BKF ENGINEERS
1730 N. FIRST STREET, STE. 600
SAN JOSE, CALIFORNIA 95112
PHONE: (608) 467-9100
CONTACT: PATRICK CHAN/DAVID THRESH

SHEET INDEX

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

ENGINEER'S/SURVEYOR'S STATEMENT

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

DAVID THRESH
PRINCIPAL/VICE PRESIDENT
BKF ENGINEERS
P.L.S. 106568



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

PATRICK CHAN
VICE PRESIDENT
BKF ENGINEERS
R.C.E. 83189



DRAWING NAME: C:\3014\16604\CITY PLACE\01-Title Improvement\16604\2019\TMAP\SHEETS\DAP 1\TM-1.TS.dwg
PLOT DATE: 10-13-22 PLOTTER: B7: 0:1mm

BKF ENGINEERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
PHONE: (608) 467-9100
WWW.BKF.COM



CALIFORNIA

5155 STARS & STRIPES DRIVE
CITY PLACE VESTING TENTATIVE MAP
TITLE SHEET
SANTA CLARA COUNTY

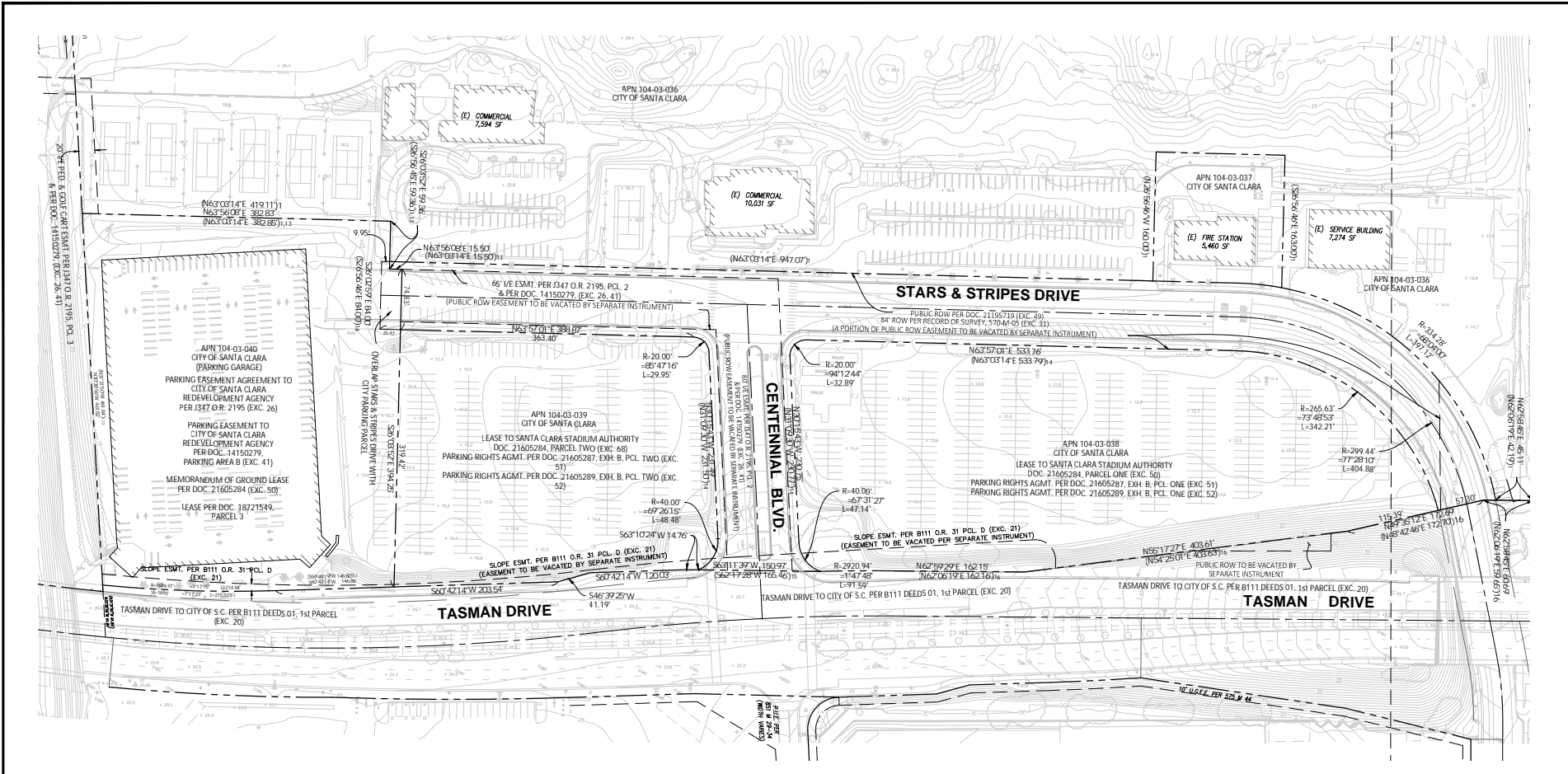
SANTA CLARA

Date	Scale	Design	Drawn	Approved	Job No.
10/04/22	AS SHOWN	JC	MC	PC	20216604

Drawing Number: **TM-1**
1 OF 17



DRAWING NAME: C:\2014\1566041_City_Place_City\Site_Improvements\Exd\2019_TMAP\SHEETS\MAP_1\TM-2_LEYCOND.dwg
PLOT DATE: 10-13-22
PLOTTER BY: CLM



GENERAL NOTES

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

SURVEY INFORMATION

BASIS OF BEARINGS:

NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 3 GRID BEARING BASE OBTAINED BY GPS MEASUREMENTS TO PHOTO CONTROL POINTS FOR AERIAL MAPPING. LOCAL BEARING BASE IS BETWEEN CENTERLINE MONUMENTS FOUND AT THE CENTERLINES OF LAFAYETTE STREET AND CALLE DEL MUNDO (POINT "A" AS SHOWN HEREON), AND AT LAFAYETTE STREET AND GOLD STREET (CONNECTOR POINT "B" AS SHOWN HEREON). GRID BEARING BETWEEN SAID MONUMENTS IS N 24°25'25" W (GRID DISTANCE = 2760.16 FEET). CALCULATED GROUND BEARING AND DISTANCE BETWEEN SAID MONUMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN VOLUME 737 OF MAPS, AT PAGES 1 THROUGH 4, SANTA CLARA COUNTY RECORDS, IS N 25°18'52" W 3760.36 FEET.

ALL MEASURED DISTANCES AS SHOWN ON THIS MAP ARE GRID DISTANCES. MULTIPLY BY 1.00005310 TO OBTAIN GROUND LEVEL DISTANCES.

ROTATE ALL MEASURED BEARINGS COUNTERCLOCKWISE 0°52'57" TO OBTAIN BEARINGS PER LOCAL BEARING BASE NOTED.

BENCHMARK STATEMENT:

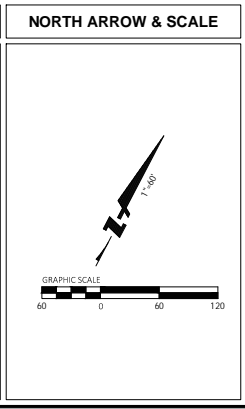
SANTA CLARA CITY BENCHMARK NO. B-10, TOP OF THE LETTER "C" IN THE WORD "CAL" ON TOP OF THE CATCH BASIN HOOD ON THE EAST SIDE OF LAFAYETTE STREET, APPROXIMATELY 285 FEET SOUTH OF THE CENTERLINE OF CALLE DE LUNA. ELEVATION IS 9.20 FEET (NAVD 88) PER 2011 DATUM.

SURVEY NOTE:

THIS SURVEY WAS PREPARED BY BKF ENGINEERS. SURVEY WAS PERFORMED IN THE FIELD IN FEBRUARY, 2016, AND ADDITIONAL AERIAL AND GROUND SURVEY IN AUGUST, 2016.
DAVIS THRESH P.L.S. #6868
DAVID DARLING P.L.S. #71625

UTILITY NOTE:

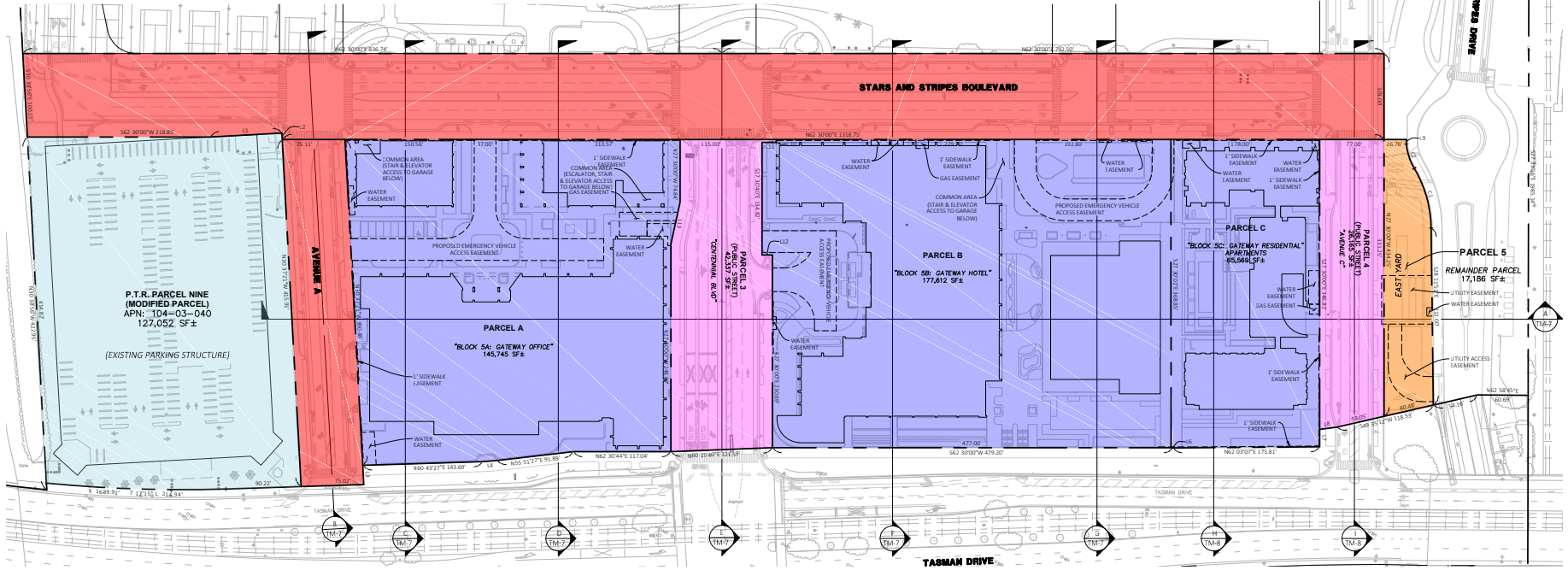
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.



Revisions	
Date	10/04/22
Scale	AS SHOWN
Design	JC
Drawn	MC
Approved	PC
Job No	20156041
TM-2	
2 OF 17	

LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE NO.	LENGTH	DIRECTION	CURVE NO.	LENGTH	RADIUS	DELTA
L1	85.85	S59 17'33"W	C1	74.93	142.00	030 14'02"
L2	7.81	N30 37'21"W	C2	30.92	58.00	026 03'27"
L3	23.07	N30 37'21"W				
L4	16.98	N58 17'27"E				
L5	2.19	N62 30'00"E				
L6	0.20	N27 30'00"W				
L7	20.86	N27 30'00"W				
L8	20.58	N55 17'27"E				
L9	5.32	S27 30'00"E				
L10	3.35	S27 26'01"E				
L11	17.01	S62 33'58"W				



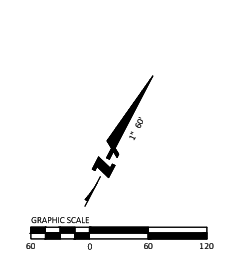
LEGEND

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

GENERAL NOTES

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

NORTH ARROW & SCALE



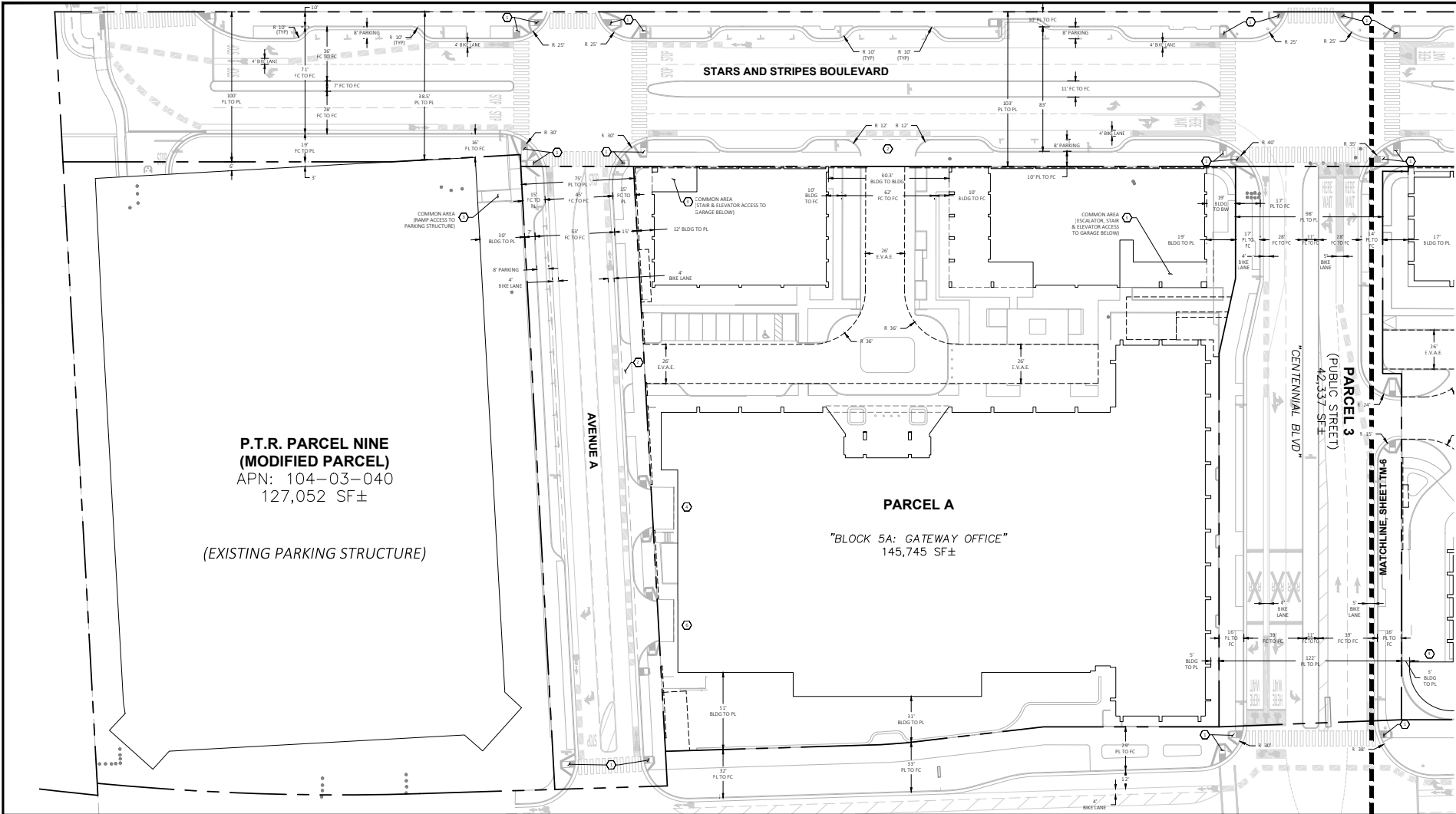
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 PLOT DATE: 10-13-22
 PLOTTED BY: C:\m



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

SANTA CLARA
 CALIFORNIA

Revised	
Date	10/04/22
Scale	AS SHOWN
Design	JC
Drawn	MC
Approved	PC
Job No	20166041



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

(EXISTING PARKING STRUCTURE)

PARCEL A

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

PARCEL 3
(PUBLIC STREET)
42,337 SF±

LEGEND

	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE

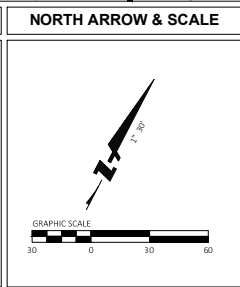
KEYNOTES

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

GENERAL NOTES

B d A U					P r C r						
	O & R	H & R	R d S r		A r	P r (SF)	P r B	P r C			
B A r	152,813 SF	186,683 SF	62,396 SF		S C r (SF)	96,292	93,849	32,032			
B d U A r	440,000 SF (R 1)	30,800 SF (R 1)	392,000 SF (R 1)	175,000 SF (R 1)	I C r (L)	63	50	51			
					L d A r	56,621 SF	17	92,834 SF	50	10,364 SF	49

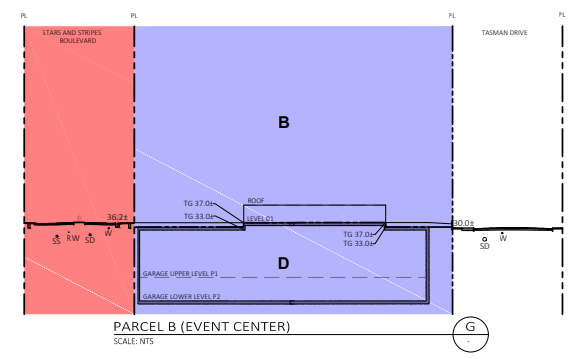
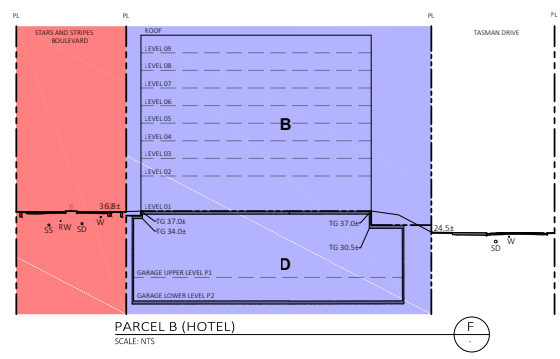
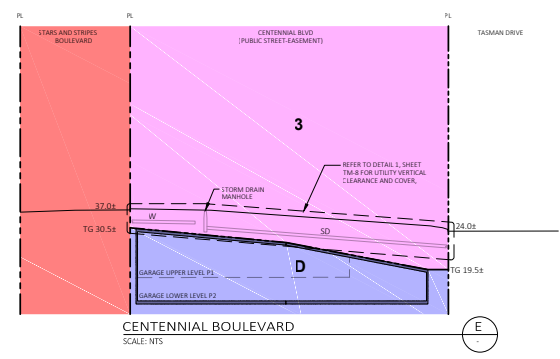
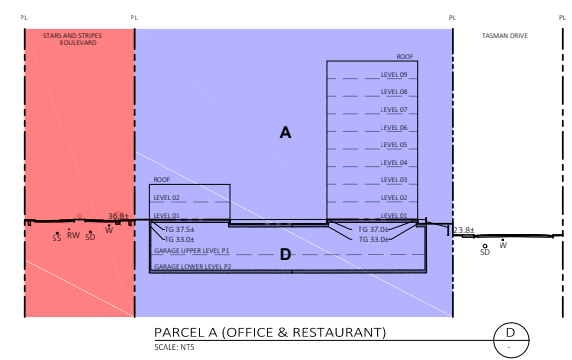
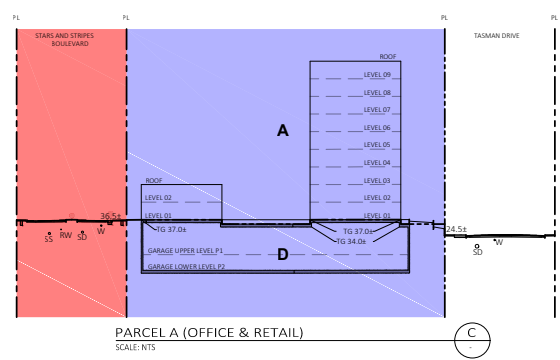
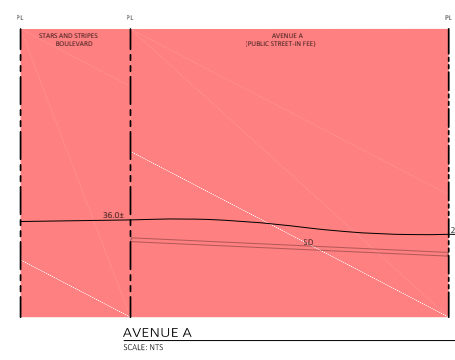
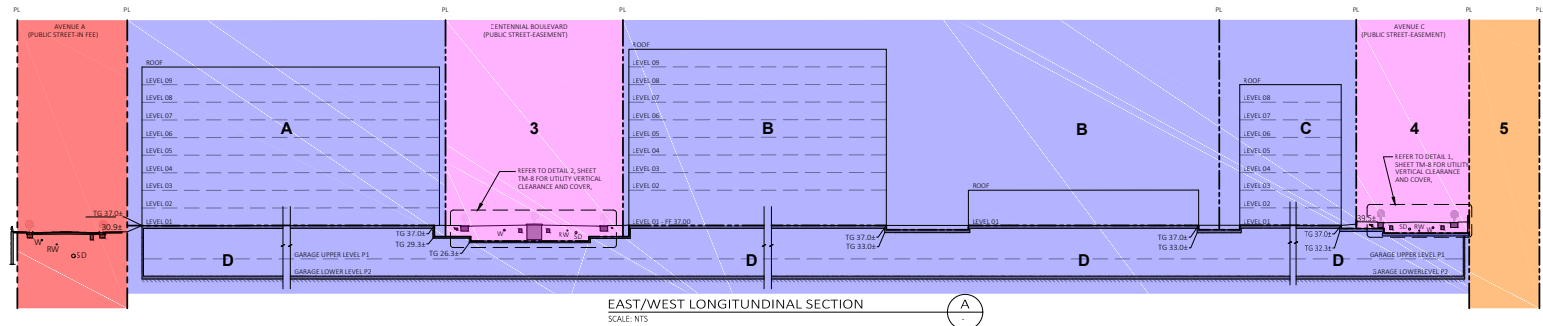
OFFICE BUILDING INCLUDES 1,000 SF OF RETAIL ON GROUND FLOOR



DRAWING NAME: \\s\proj\1566041\CityPlace\01\1-site improvements\dwg\2019\TM-5\TM-5_PRR002.dwg
PLOT DATE: 10/13/22 PLOTTED BY: C.Lam

LEGEND

- PROPERTY LINE
 - PHASE IMPROVEMENT OUTSIDE OF LEASE PREMISES
 - TAKE DOWN & GRANT EASEMENT
 - TAKE DOWN & KEEP (DIVIDED INTO AIRSPACE PARCELS ABOVE GARAGE)
 - TAKE DOWN & KEEP (NO AIRSPACE SUBDIVISION)
- OWNED BY RELATED SANTA CLARA:
- PARCEL A (BLOCK 5A GATEWAY OFFICE)
 - PARCEL B (BLOCK 5B GATEWAY HOTEL)
 - PARCEL C (BLOCK 5C GATEWAY RESIDENTIAL)
 - PARCEL D (UNDERGROUND PARKING STRUCTURE)
 - PARCEL 3 (CENTENNIAL, WITH PUBLIC STREET EASEMENT)
 - PARCEL 4 (AVENUE C, WITH PUBLIC STREET EASEMENT)
 - PARCEL 5 (REMANUER DRIVE)
- OWNED BY CITY OF SANTA CLARA:
- STARS AND STRIPES
 - AVENUE A
 - TASMAN DRIVE
- UTILITY SECTIONS ARE TYPICAL. REFER TO EPD2-0264 FOR RETAILED UTILITY SECTIONS. HORIZONTAL SEPARATION MEETS CITY OF SANTA CLARA MINIMUMS.



DRAWING NAME: C:\0014\166941.CITY PLACE 01-1-site improvement\5155\2019 TMAP\SHEETS\04P 1\TM-7_PSECT.dwg
 PLOT DATE: 10/04/22
 PLOTTED BY: c1am

Revisions	
No.	
Date	10/04/22
Scale	AS SHOWN
Design	JC
Drawn	MC
Approved	PC
Job No	20166941

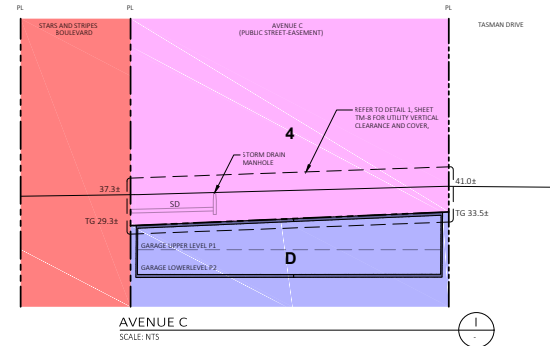
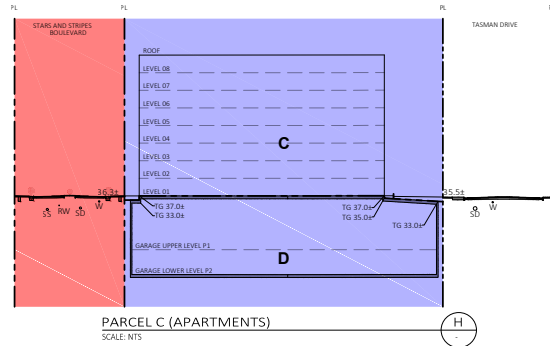
LEGEND

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

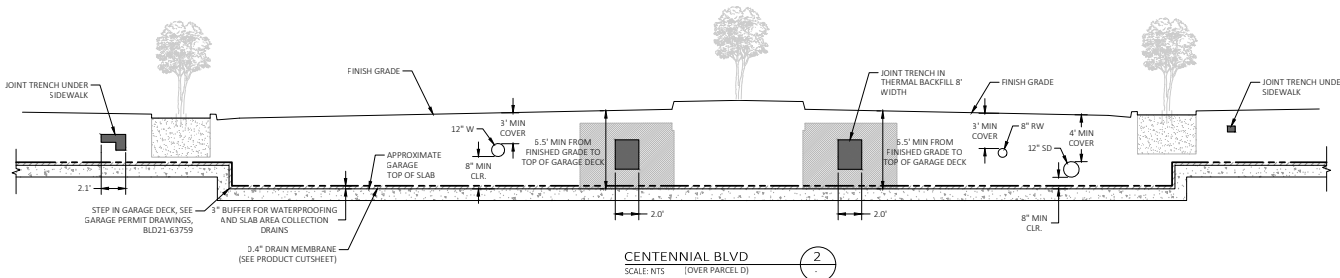
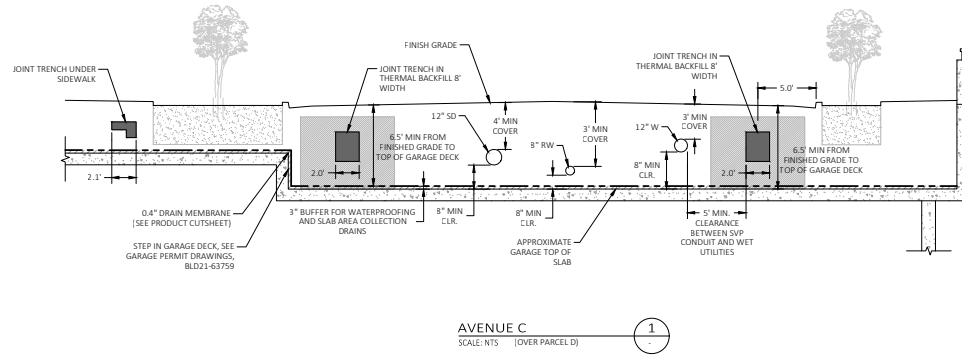
OWNED BY RELATED SANTA CLARA
 - PARCEL A (BLOCK 5A GATEWAY OFFICE)
 - PARCEL B (BLOCK 5B GATEWAY HOTEL)
 - PARCEL C (BLOCK 5C GATEWAY RESIDENTIAL)
 - PARCEL D (UNDERGROUND PARKING STRUCTURE)
 - PARCEL E (CENTENNIAL, WITH PUBLIC STREET EASEMENT)
 - PARCEL 4 (AVENUE C WITH PUBLIC STREET EASEMENT)
 - PARCEL 5 (REMANDER PARCEL)

OWNED BY CITY OF SANTA CLARA
 - STARS AND STRIPES
 - AVENUE A
 - TASMAN DRIVE

UTILITY SECTIONS ARE TYPICAL. REFER TO EFD3-0264 FOR RETAILED UTILITY SECTIONS. HORIZONTAL SEPARATION MEETS CITY OF SANTA CLARA MINIMUMS.



CONCEPT UTILITY VIEWS:



DRAWING NAME: C:\0014\166941_C1\1 - Site Improvement\DWG\2019\TM8\DWG\2019\TM8\DWG\2019\TM8\DWG\2019\TM8_2_PRESCT.dwg
 PLOT DATE: 10/04/22
 PLOTTED BY: C:\m

BKF ENGINEERS
 1730 N. FIRST STREET
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 www.bkf.com



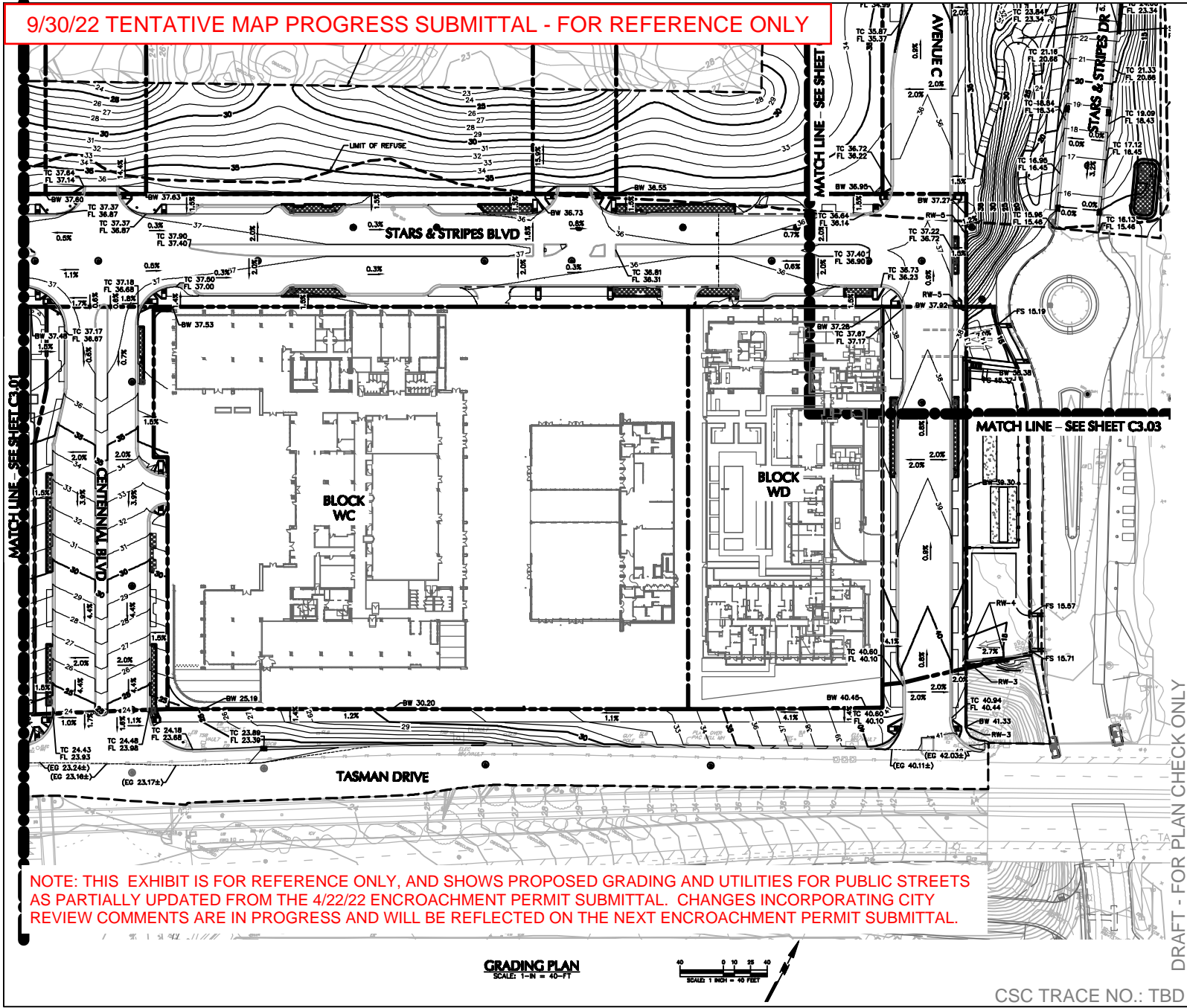
5155 STARS & STRIPES DRIVE
CITY PLACE VESTING TENTATIVE MAP
CONCEPTUAL VERTICAL MAPPING SECTIONS

CALIFORNIA

SANTA CLARA

Revisions	
No.	
Date	10/04/22
Scale	AS SHOWN
Design	JC
Drawn	MC
Approved	PC
Job	No 20165641

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



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

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



CSC TRACE NO.: TBD

LEGEND

- PROPOSED ELEVATION
- PROPOSED GRADE
- GRADE BREAK
- EXISTING ELEVATION
- PROPOSED CONTOUR

ABBREVIATIONS

- BASE OF CURB
- BASE OF WALL
- TOP OF CURB
- PROPOSED GRADE
- EXISTING GRADE
- EXISTING CONTOUR
- OTHER LINE

RELATED SANTA CLARA
Contact: JR Radtke
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BrightView
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Revision	
1. PERMIT SET	04/22/2022
2. PERMIT RESUBMITTAL	04/22/2022
3. PERMIT RESUBMITTAL	07/15/2022

No.	Description	Date
Site Block and Location Key Plan		

Seal / Signature _____
Signature _____ Date _____

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

SHEET NAME
GRADING PLAN

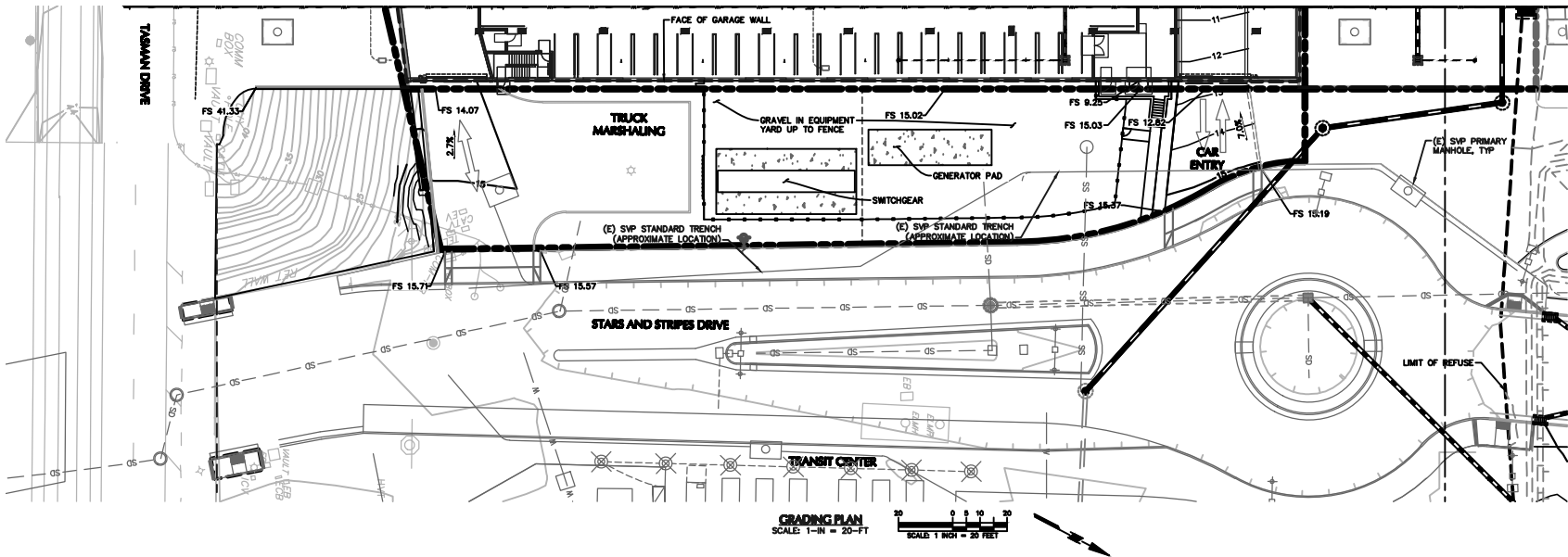
Date: 04/22/2022
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Design: STAFF
Drawn: STAFF
Approved: DJH

DRAWING NO.
C3.02
SHEET
10 of 17

DRAFT - FOR PLAN CHECK ONLY

FILE NAME: C:\Users\jradtke\OneDrive - Related Santa Clara\Documents\Projects\2022\10484pm USDR Eban

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



FILE NAME: C:\Users\jvargas\p01\10100002\BSC-WI-1110-LUN-CY-06-C3.04 Grading Plan.dwg PLOTTED: Thursday, September 29, 2022 - 8:18pm USER: vmaranda

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RELATED SANTA CLARA

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TEL: 408.283.3600

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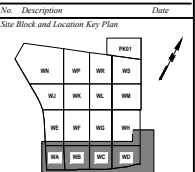
NTERRA GROUP

Day Valley Consultant
1295 E. Duane Ave., Suite 230
Morgan Hill, CA 95037
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BrightView

Landscape Architects of Record
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Revision	
1. PERMIT SET	06/04/2022
2. PERMIT RESUBMITTAL	04/22/2022
3. PERMIT RESUBMITTAL	07/15/2022



Seal / Signature _____
Signature _____ Date _____

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

SHEET NAME
GRADING PLAN

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

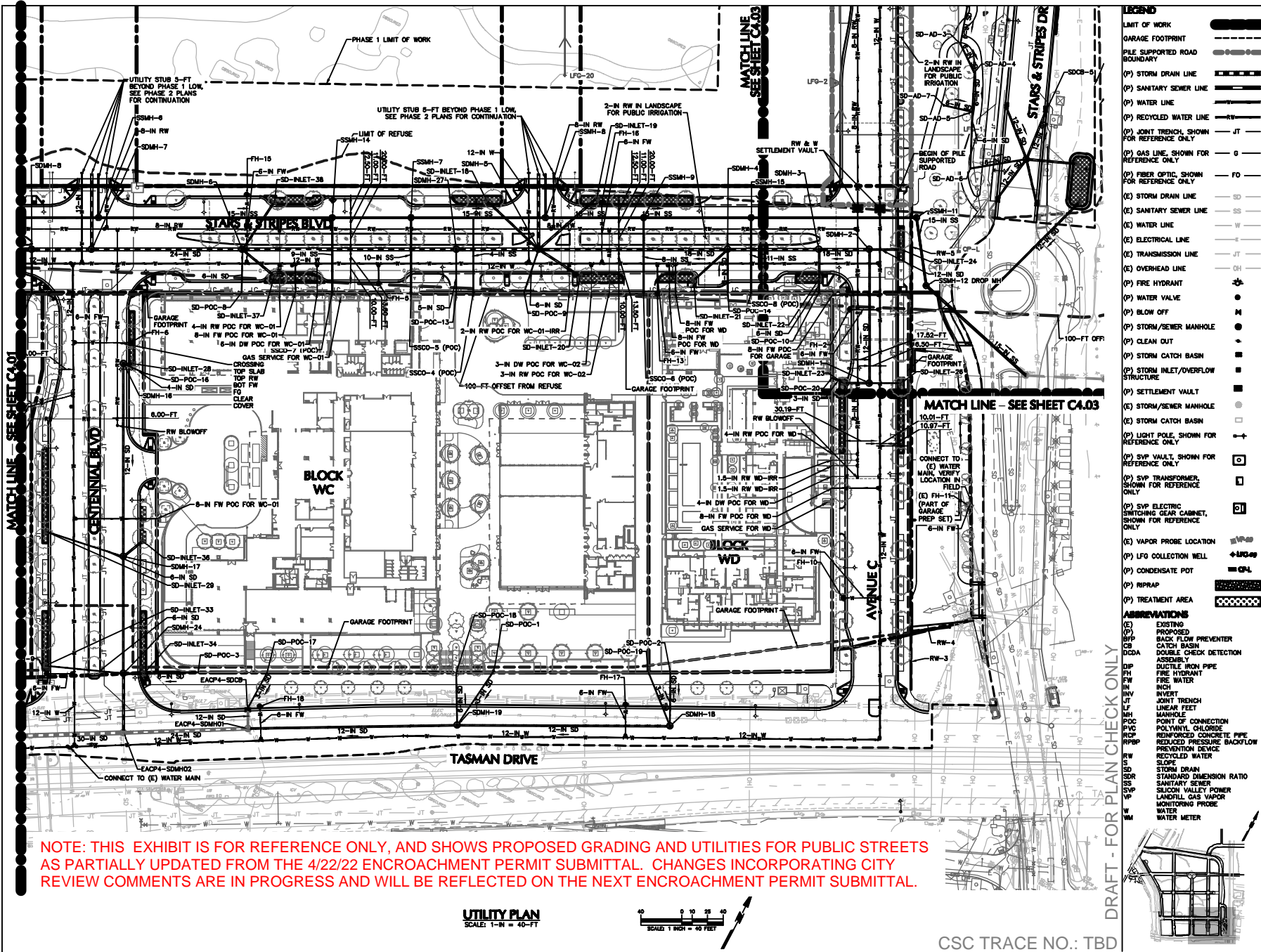
DRAWING NO.
C3.04

SHEET
12 of 17

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CSC TRACE NO.: TBD

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



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UTILITY PLAN
SCALE: 1-IN = 40-FT



CSC TRACE NO.: TBD

LEGEND

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

ABBREVIATIONS

- (E) EXISTING
- (P) PROPOSED
- BFP BACK FLOW PREVENTER
- CB CATCH BASIN
- DCDA DOUBLE CHECK DETECTION ASSEMBLY
- DIP DUCTILE IRON PIPE
- FH FIRE HYDRANT
- FW FIRE WATER
- INCH INCH
- INVERT INVERT
- JT JOINT TRENCH
- LF LINEAR FEET
- MANHOLE MANHOLE
- POCC POINT OF CONNECTION
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- RPB REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
- RW RECYCLED WATER
- SLOPE SLOPE
- SDR STORM DRAIN
- SDR STANDARD DIMENSION RATIO
- SS SANITARY SEWER
- SILCON SILICON VALLEY POWER
- LANDFILL GAS VAPOR MONITORING PROBE
- W WATER
- WM WATER METER

REVISION

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

Site Block and Location Key Plan

Signature

Signature _____ Date _____

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

SHEET NAME
UTILITY PLAN

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

DRAWING NO.
C4.02

SHEET
14 of 17

RELATED SANTA CLARA
Contact: JR Radtke
5301 Great American Parkway, Suite 532
Santa Clara, CA 95054
Tel: 408.490.3700

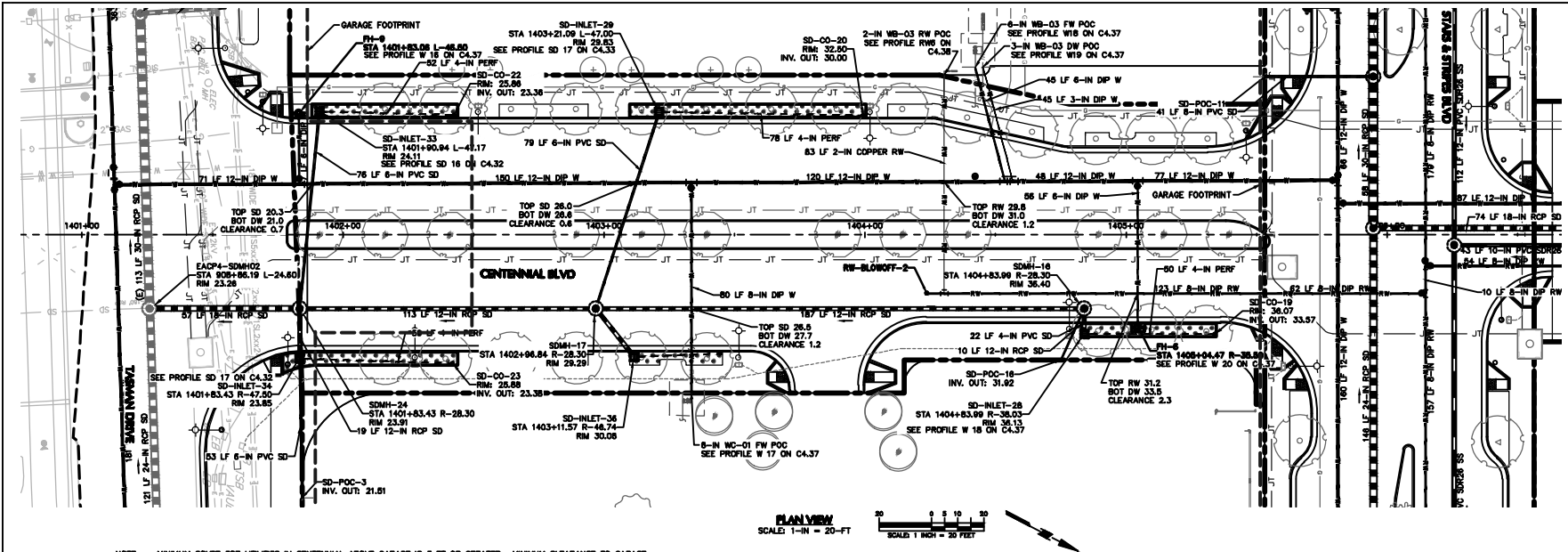
LANEAV
Civil and Geotechnical Engineers
1 Almaden Boulevard, Suite 590
Santa Clara, CA 95051
TEL: 408.283.5000

BCR
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865 The Alameda
San Jose, CA 95126
Tel: 408.610.9958

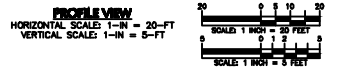
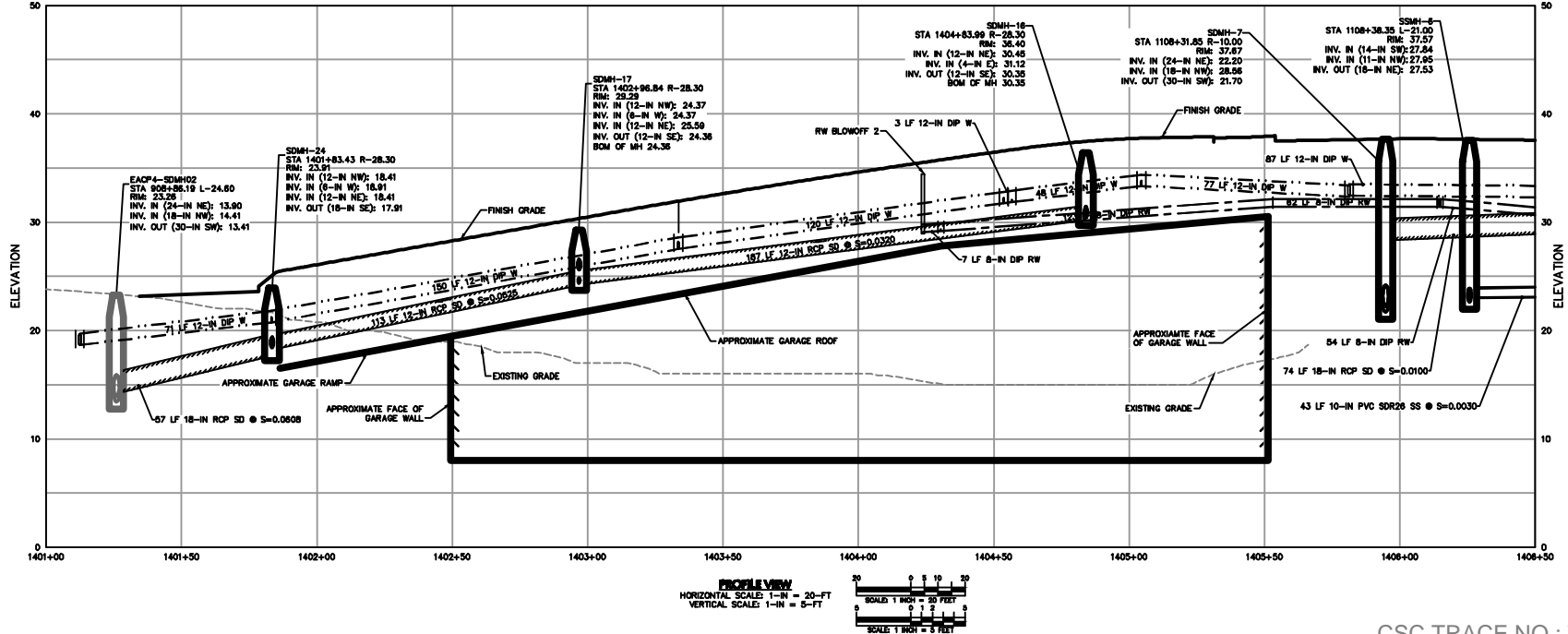
NTERRA GROUP
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Morgan Hill, CA 95037
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BrightView
Landscape Architects of Record
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Irvine, CA 92618
Tel: 949.438.4900

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



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



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Revision	Date
1 PERMIT SET	06/04/2022
2 PERMIT RESUBMITTAL	06/22/2022
3 PERMIT RESUBMITTAL	07/15/2022

No.	Description	Date
Site Block and Location Key Plan		

Signature _____ Date _____
 Signature _____ Date _____

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

SHEET NAME
 UTILITY PLAN & PROFILE -
 CENTENNIAL BLVD

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

DRAWING NO.
C4.15
 SHEET
 16 of 17

DRAFT - FOR PLAN CHECK ONLY

CSC TRACE NO.: TBD

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FILE NAME: C:\Users\jradtke\OneDrive - Related Santa Clara\Projects\1400-LRN-CY-CALX LIBRY\PHS\A04\PLOTTED\1400 September 30, 2022 - 4:02pm USER: Ebn

PERMANENT RW CONNECTION AT GREAT AMERICA PARKWAY

CRITICAL ALIGNMENT IN AVENUE A AND CITY PLACE PARKWAY SERVING PHASE 1

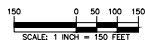
LEGEND:

- RW PHASE 2-4 RECYCLED WATER MAIN
- RW EXISTING RECYCLED WATER MAIN
- PHASE 2 RECYCLED WATER MAIN TO BE INSTALLED CONCURRENTLY WITH PHASE 1

PHASE 2
PHASE 1

NOTES:

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



LANGAN

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San Jose, CA 95113
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Project

RELATED SANTA CLARA - PHASE 1

SANTA CLARA CALIFORNIA

Drawing Title

RECYCLED WATER CONNECTION TO GREAT AMERICA PARKWAY THROUGH PHASE 2

Project No.

770611612
Date 10/04/2022
Drawn By CH
Checked By RPS

C4.04

Sheet 17 of 17