

RESOLUTION NO. 25-9488

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA,
TO APPROVE A VESTING TENTATIVE SUBDIVISION MAP
(PLN25-00225) FOR A ONE-LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES AT 1530 and 1540 POMEROY
AVENUE, SANTA CLARA**

WHEREAS, on May 14, 2025, Ridgecrest Group Inc. (“Applicant”) on behalf of Masud Maesumi et al. (“Property Owners”) filed an application (PLN25-00225) to merge two adjacent existing parcels with a total lot area of 0.48 acres, located at 1530 and 1540 Pomeroy Avenue (“Project Site”) and create a one-lot subdivision for condominium purposes in accordance with the development plan (PLN24-00568) approved for the Project Site;

WHEREAS, on May 14, 2025, the Architectural Review (PLN24-00568) to construct 11 townhouses was approved at the Development Review Hearing (DRH);

WHEREAS, the application is for a Vesting Tentative Subdivision Map (PLN25-00225) to merge the two adjacent residential parcels and create a one-lot subdivision for condominium purposes to allow the individual sale of 11 condominium lots and the creation a common parcel to serve the development;

WHEREAS, the proposed subdivision is consistent with the approved site plan and improvements on the Project Site for the development of 11 residential units with surface parking, landscaped open space areas, and associated utilities as entitled on May 14, 2025;

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 June 3, 2025, 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 Tentative Subdivision Map;

WHEREAS, the proposal is to merge the two adjacent lots and create a one-lot subdivision for condominium purposes for 11 residential units and one common lot to serve the development (“Project”) as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

WHEREAS, on August 18, 2021, the City adopted an Initial Study/Mitigated Negative Declaration (“IS/MND”) under the California Environmental Quality Act (“CEQA”) for a prior version of the Project that would have allowed eight dwelling units at the Project Site;

WHEREAS, on May 14, 2025, the City adopted an Addendum to the IS/MND and a Mitigation Monitoring and Reporting Program (MMRP) at the Development Review Hearing (DRH) for the Project;

WHEREAS, the Addendum concluded that pursuant to CEQA Guidelines Section 15162, that there would be no new or substantially more severe significant impacts not already addressed in the 2021 IS/MND, nor was there any new information of substantial importance that would have triggered additional environmental review;

WHEREAS, the proposed Vesting Tentative Subdivision Map is consistent with the Project approved at the DRH on May 14, 2025 and analyzed in the Addendum and would not result in a new impact on the environment or significantly increase the severity of any previously identified impact;

WHEREAS, on August 13, 2025, the Planning Commission held a duly noticed public hearing, at the conclusion of which, the Planning Commission voted to recommend approval of the Vesting Tentative Subdivision Map;

WHEREAS, on July 31, 2025, notices of the public hearing for the September 23, 2025, City Council Hearing on the Vesting Tentative Subdivision Map were mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor’s roll;

//

//

WHEREAS, on July 30, 2025, a notice of the public hearing for the September 23, 2025, City Council Hearing on the Vesting Tentative Subdivision Map was published in the *Santa Clara Weekly*, a newspaper of general circulation; and

WHEREAS, the City Council held a duly noticed public hearing on September 23, 2025, at which time all interested persons were given an opportunity to provide testimony and the Council considered the information presented in the Staff Report, and all verbal and written evidence.

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

A. The Vesting Tentative Subdivision Map is consistent with the objectives, policies, general land uses and programs specified in the City’s General Plan in that the Vesting Tentative Subdivision Map merges the two adjacent 0.48 acre Project Site to create a one-lot subdivision for condominium purposes for 11 residential units and one common lot to effectuate the previously approved residential development of 11 townhouses, on-site parking, and common landscaped areas with shared maintenance of the building and public and private site improvements compatible with neighboring low intensity residential development and the commercial uses to the north of the project site, subject to conditions set forth in the Conditions of Vesting 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 diversified housing stock and construction of ownership housing opportunities for the community; 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 medium density residential development that would transition in scale and intensity of use with existing and planned land uses; and is in proximity to transit with multi-modal connections to local and regional transit service to support transit ridership and reduce vehicle miles traveled.

C. The site is physically suitable for the proposed type of development, in that the Project provides a transition between low intensity residential development and the existing commercial uses along El Camino Real.

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.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed residential subdivision will implement Covenants, Conditions and Restrictions for operation and maintenance of the buildings and site improvements 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 MND and MMRP, that reduce impacts to biological resources to less-than-significant levels.

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

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 23RD DAY OF SEPTEMBER, 2025, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, Jain, and Park, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: 
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Vesting Tentative Subdivision Map

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITH THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE, ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "W.L.E." (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING WATER DISTRIBUTION SYSTEMS AND APPURTENANCES THERETO, SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "W.L.E." EXCEPT FOR PURPOSE OF CROSSING. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EXCLUSIVE EASEMENTS, IN, ON, OVER, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "U.G.E.E." (UNDERGROUND ELECTRICAL EASEMENT) FOR THE PURPOSE OF CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING UNDERGROUND ELECTRICAL DISTRIBUTION AND/OR COMMUNICATION SYSTEMS, AND APPURTENANCES. THE UNDERGROUND SYSTEMS WILL CONSIST OF CONDUITS, CABLES, VAULTS AND SPLICE BOXES INSTALLED FLUSH WITH OR BELOW GRADE AND OTHER NECESSARY APPURTENANCES. TRANSFORMERS AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. THE ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS, APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "U.G.E.E." EXCEPT FOR PURPOSE OF CROSSING, AND EXCEPT THOSE UTILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC UTILITY PURPOSES IN, ON, UNDER, OVER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.U.E." (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENTS SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND APPURTENANCES THERETO, IRRIGATION SYSTEMS AND APPURTENANCE THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE PRIVATE STORM DRAIN FACILITIES, PRIVATE SANITARY SEWER FACILITIES, PRIVATE ELECTRIC FACILITIES AND PRIVATE WATER FACILITIES AS SHOWN ON THE PLANS REVIEWED & APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID P.U.E.. ANY FUTURE PRIVATE FACILITIES INSTALLATION WITHIN SAID P.U.E. SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENFORCEMENT AGREEMENT APPLICATION PROCESS. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTENANCE, REPLACING, ADDING TO, OR REMOVAL OF THEIR FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, AND SHALL BE MAINTAINED SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR RIGHT-OF-WAY FOR THE CONSTRUCTION, MAINTENANCE, AND PUBLIC USE OF A SIDEWALK WITHIN THE STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS "S.W.E." (SIDEWALK EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSE OF THE EASEMENT.

WE ALSO HEREBY RESERVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.I.E.E." (PRIVATE INGRESS, EGRESS EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR STORM DRAIN DESIGNATED AND DELINEATED AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES. SAID STORM DRAIN EASEMENT SHALL BE KEPT OPEN AND FREE FORM BUILDINGS, STRUCTURES AND FENCE OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE AN EASEMENT FOR SANITARY SEWER DESIGNATED AND DELINEATED AS "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT), FOR THE INSTALLATION EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES AND FENCE OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE EASEMENTS FOR FIRE LANE PURPOSES ON, ALONG AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "F.L.E." (FIRE LANE EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

AS OWNER:

MASUD MAESUMI AND MOJGAN MAESUMI, AS TRUSTEES OF THE MASUD AND MOJGAN MAESUMI REVOCABLE TRUST, DATED AUGUST 31, 2005 AND VAL M. PASCUAL AND BEULAH A. PASCUAL, HIS WIFE AS JOINT TENANTS

BY: _____ NAME: _____ ITS: _____

BY: _____ NAME: _____ ITS: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO. 24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2024

ADVANCED DEVELOPMENT CIVIL ENGINEERING SURVEYING PLANNING 2933 BENJAMIN COURT, SAN JOSE, CA 95124 (408) 891-1689

OWNERS ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS. COUNTY OF _____)

ON _____ 20 _____ BEFORE ME, _____ A NOTARY PUBLIC,

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____ NOTARY'S PRINTED NAME: _____ NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____ NOTARY'S COMMISSION NUMBER: _____ NOTARY'S COMMISSION EXPIRATION DATE: _____

OWNERS ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS. COUNTY OF _____)

ON _____ 20 _____ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____ PRINTED NAME: _____ PRINCIPAL COUNTY OF BUSINESS: _____ COMMISSION NUMBER: _____ COMMISSION EXPIRATION DATE: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MASUD MAESUMI ON JUNE 6, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE OCTOBER 30, 2026, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATE _____ YAGHOUB SAIDIAN R.C.E. No. 33509

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10593 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



DATE _____ JAY S. FAHRION CITY SURVEYOR CITY OF SANTA CLARA P.L.S. No. 8207

CITY ENGINEER'S STATEMENT

I HEREBY STATE THE HEREON FINAL MAP OF TRACT NO. 10593:

- (1) HAVE EXAMINED THIS MAP.
- (2) THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF.
- (3) ALL PROVISIONS AND CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH



DATE _____ GUSTAVO GOMEZ ACTING CITY ENGINEER CITY OF SANTA CLARA R.C.E. No. 46627

CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON _____ 20____, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE OF THIS MAP AND ON _____ 20____ DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENT DEDICATIONS REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREIN.

DATE _____ JENNIFER YAMACUMA ACTING CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF SANTA CLARA CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

FILE NO. _____ COUNTY RECORDER SANTA CLARA COUNTY, CALIFORNIA BY: _____ DEPUTY

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL:

NOTARY'S SIGNATURE: _____
NOTARY'S PRINTED NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NUMBER: _____
NOTARY'S COMMISSION EXPIRATION DATE: _____

BENEFICIARY'S STATEMENT

WASHINGTON MUTUAL BANK, FL, UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 23, 2004, AS DOCUMENT NO. 17739954, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

TRACT NO. 10593

ONE LOT SUBDIVISION FOR
CONDOMINIUM PURPOSES
ELEVEN (11) RESIDENTIAL CONDOMINIUM UNITS

CONSISTING OF 3 SHEETS

BEING A PORTION OF QUITO RANCHO
BEING THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM
DEED, RECORDED ON APRIL 17, 2019 AS DOCUMENT NO.
24157350 AND THE LANDS DESCRIBED IN THAT CERTAIN
GRANT DEED, RECORDED ON OCTOBER 9, 1984 AS
DOCUMENT NO. 8211443, OFFICIAL RECORDS OF SANTA
CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2024

**ADVANCED DEVELOPMENT
CIVIL ENGINEERING SURVEYING PLANNING**
2933 BENJAMIN COURT, SAN JOSE, CA 95124
(408) 891-1689

BENEFICIARY'S STATEMENT

U.S. BANK, N.A., UNDER THAT CERTAIN DEED OF TRUST, RECORDED SEPTEMBER 9, 2015, AS DOCUMENT NO. 23075240, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
ITS: _____

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)SS.
COUNTY OF _____)

ON _____ 20 _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____

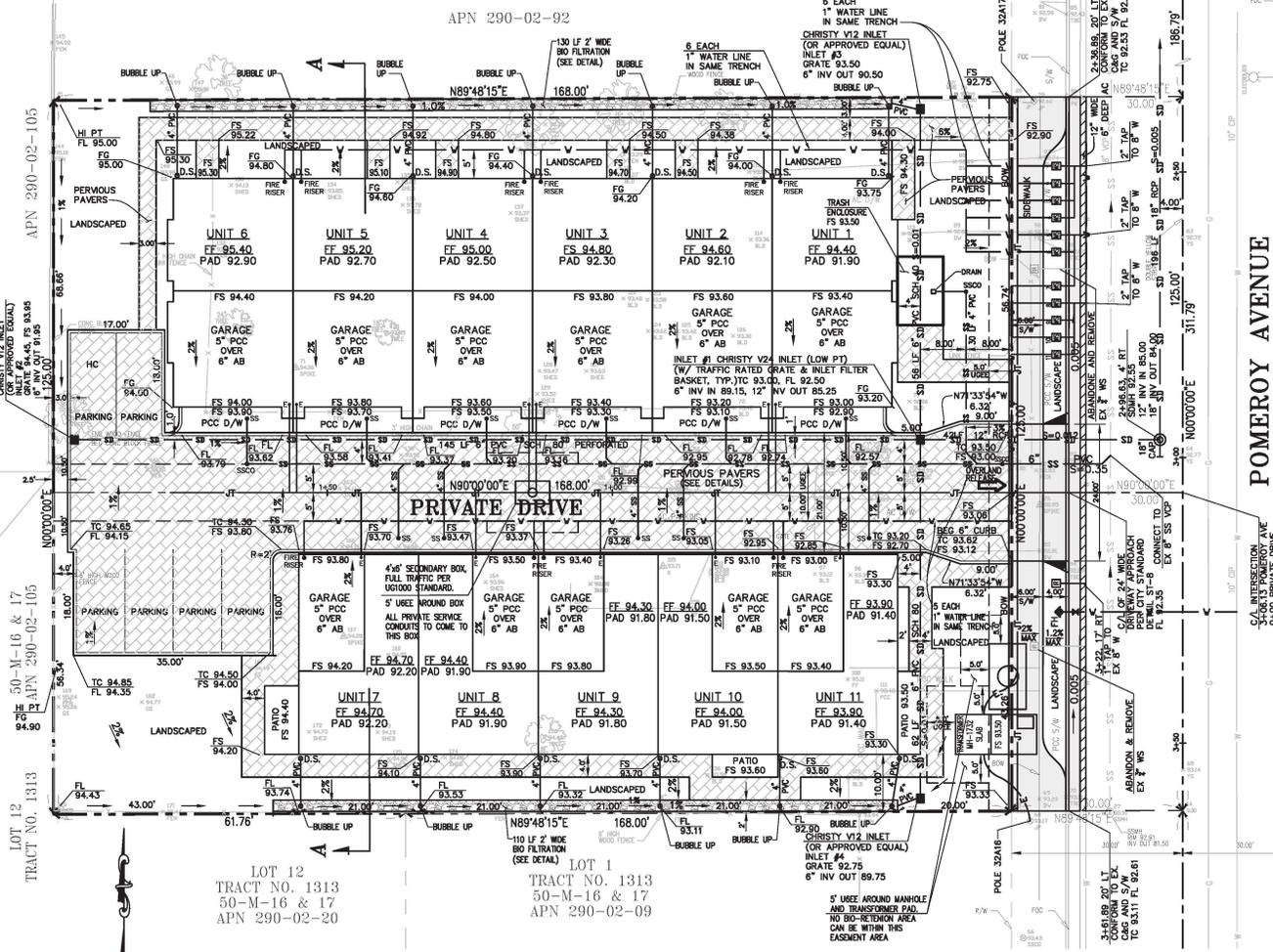
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

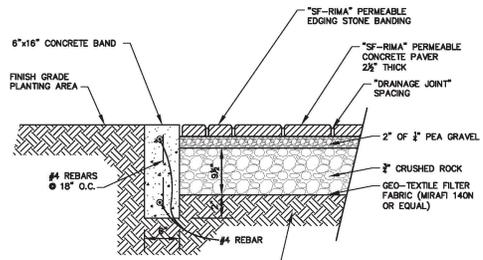
WITNESS MY HAND:
SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION NUMBER: _____
COMMISSION EXPIRATION DATE: _____

NOTE:
1. ALL EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY WILL BE REMOVED AND WILL BE REPLACED WITH NEW CURB, GUTTER, SIDEWALK, AND PLANTER STRIP.

APN 290-02-92

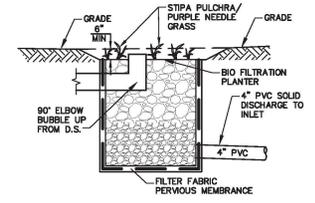


POMEROY AVENUE



NOTES:
1. "SF-RIMA" PERVIOUS CONCRETE PAVING FROM BASALTITE 1-800-266-3670.
2. INSTALL PER MANUFACTURER SPECIFICATIONS.
3. COLOR - TAN/CHARCOAL.

NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITION ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

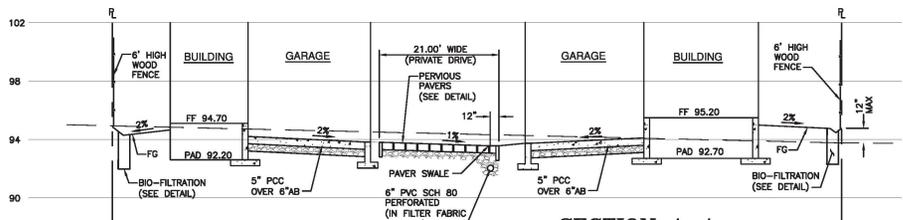


GRADING NOTES:

- 1) ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY ENGINEER AND/OR BUILDING DEPARTMENT.
- 2) ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOIL ENGINEER, AND THE UNIFORM BUILDING CODE.
- 3) REMOVE AND REPLACE THE EXISTING CURB AND SIDEWALK AS REQUIRED BY CITY ENGINEER. (FINISH TO MATCH EXISTING)
- 4) WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, THE AREA SHALL BE STRIPPED OF ALL VEGETATION, EXCEPT LARGE TREES, PRIOR TO FILLING. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO A DEPTH OF 6". WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCH AND KEYED TO ACHIEVE STABILITY.
- 5) THE UPPER 12" OF SUBGRADE IN PAVEMENT AND GARAGE SLAB-ON-GRADE AREAS SHOULD BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION.
- 6) NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL.
- 7) MAXIMUM CUT SLOPE SHALL BE 2:1 AND MINIMUM FILL SLOPE SHALL BE 2:1.
- 8) CONTRACTOR SHALL NOTIFY THE CITY'S BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO COMMENCING WORK, AND FOR FINAL INSPECTION OF THE WORK AND THE SITE.
- 9) ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULARS (DUST).
- 10) THE CIVIL ENGINEER, ADVANCED DEVELOPMENT, 2933 BENJAMIN COURT, SAN JOSE, CA 95124 HAS PREPARED THIS GRADING PLAN TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY _____.
- 11) LOCATE ALL UTILITIES AT JOBSITE PRIOR TO CONSTRUCTION.
- 12) SLOPE ALL FINISH GRADES AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE.
- 13) APPROVAL OF THESE PLANS BY ADVANCED DEVELOPMENT IS FOR GRADING AND DRAINAGE ONLY AND IN NO WAY IMPLIES APPROVAL OF THE STRUCTURAL DESIGN OF THE HOUSE, FOUNDATION, RETAINING WALLS, SOIL COMPACTION, SOIL STABILITY OR OTHER COMPONENTS.
- 14) ADVANCED DEVELOPMENT PROVIDES NO WARRANTY FOR THE DRAINAGE OF THIS PROJECT UNLESS THEY ARE AUTHORIZED TO PERFORM AN "AS BUILT" SURVEY BEFORE OCCUPANCY TO DETERMINE CONFORMITY WITH THE DESIGNED PLANS.
- 15) LOCATION OF UNDERGROUND UTILITIES, BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION WERE TAKEN AND INTERPOLATED FROM EXISTING POMEROY AVENUE IMPROVEMENT PLAN _____.

0 5 10 20 40
1" IN FEET
1" DIST = 10 FT.

EARTHWORK SUMMARY	
EXCAVATION BUILDING:	= 200 CY
EXCAVATION (PRIVATE DRIVE & PARKING):	= 230 CY
EMBANKMENT	= 0 CY
SHORTAGE:	= 0 CY
EXCESS:	= 430 CY



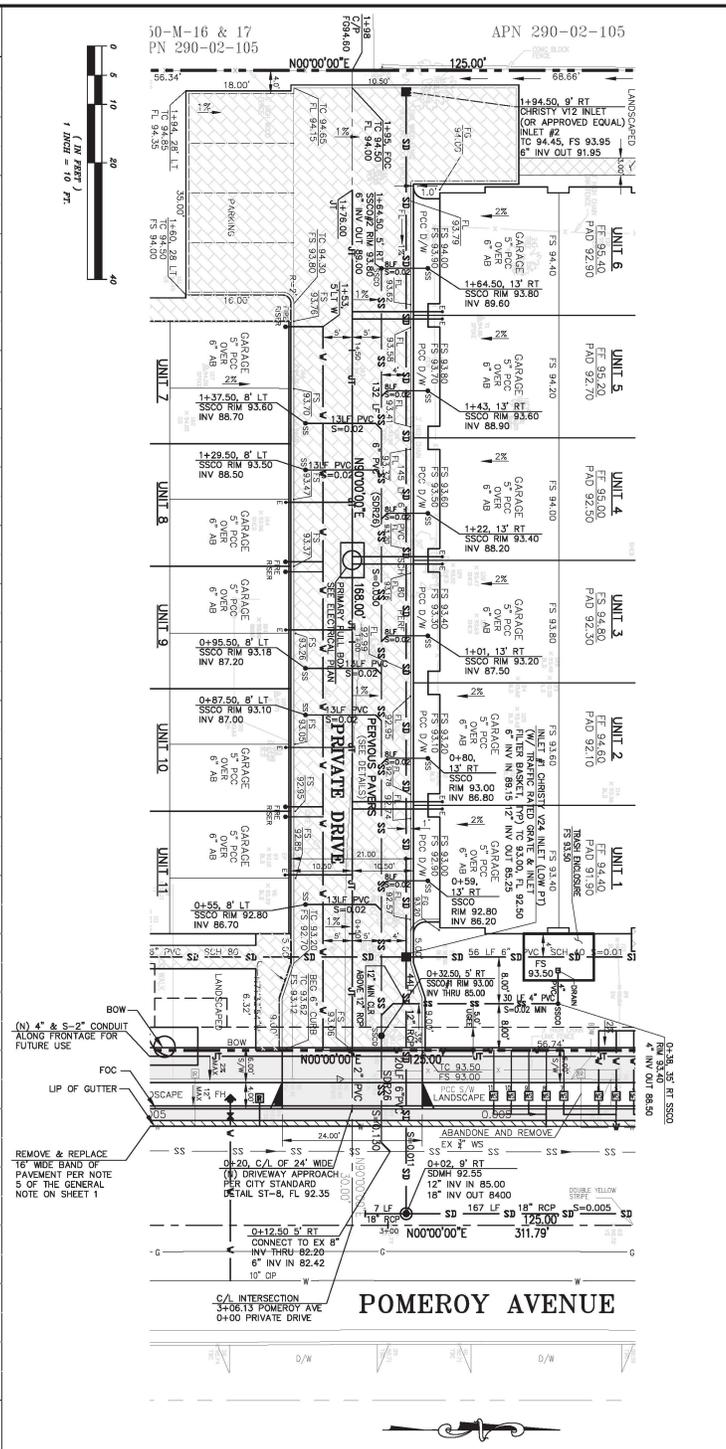
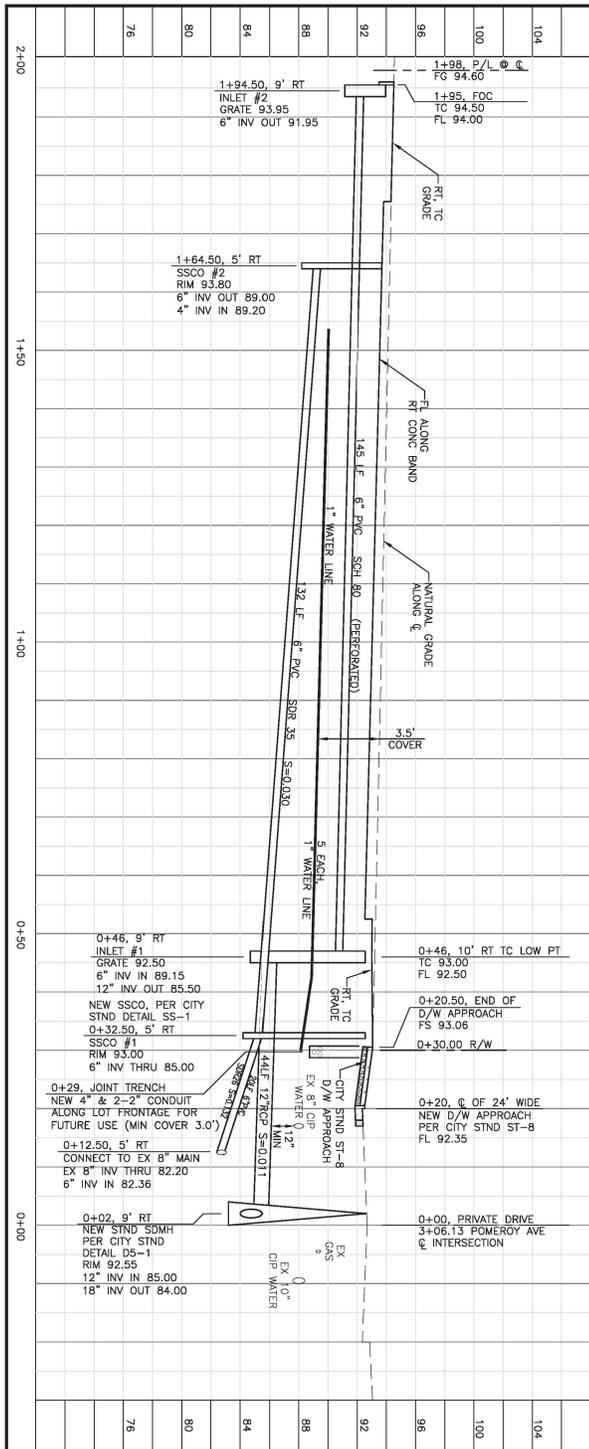
ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0870
JACOB SUDJANI
CIVIL ENGINEER

GRADING & DRAINAGE AND UTILITY PLAN
TRACT NO. 10593
SANTA CLARA, CALIFORNIA

Checked: [Signature] Date: 1/19/20
Designed: [Signature] Date: 1/19/20
Drawn: [Signature] Date: 1/19/20
Scale: 1"=10'
Sheet No. 8
Job No. 8899

APPROVED: [Signature] DATE: 02-19-2020

2



PRIVATE DRIVE - PROFILE

SCALE: 1"=10' HORIZ
1"=4' VERT

3

Checked: JS
 Drawn: SA
 Designed: JS
 Scale: 1"=10'
 Date: 03-27-2025

APPROVED BY:
 HADOB SAIDAN
 R.C.E. NO. 33509
 Date: 03-27-2025

PLAN AND PROFILE
 PRIVATE DRIVE
 TRACT NO. 10593
 SANTA CLARA CALIFORNIA

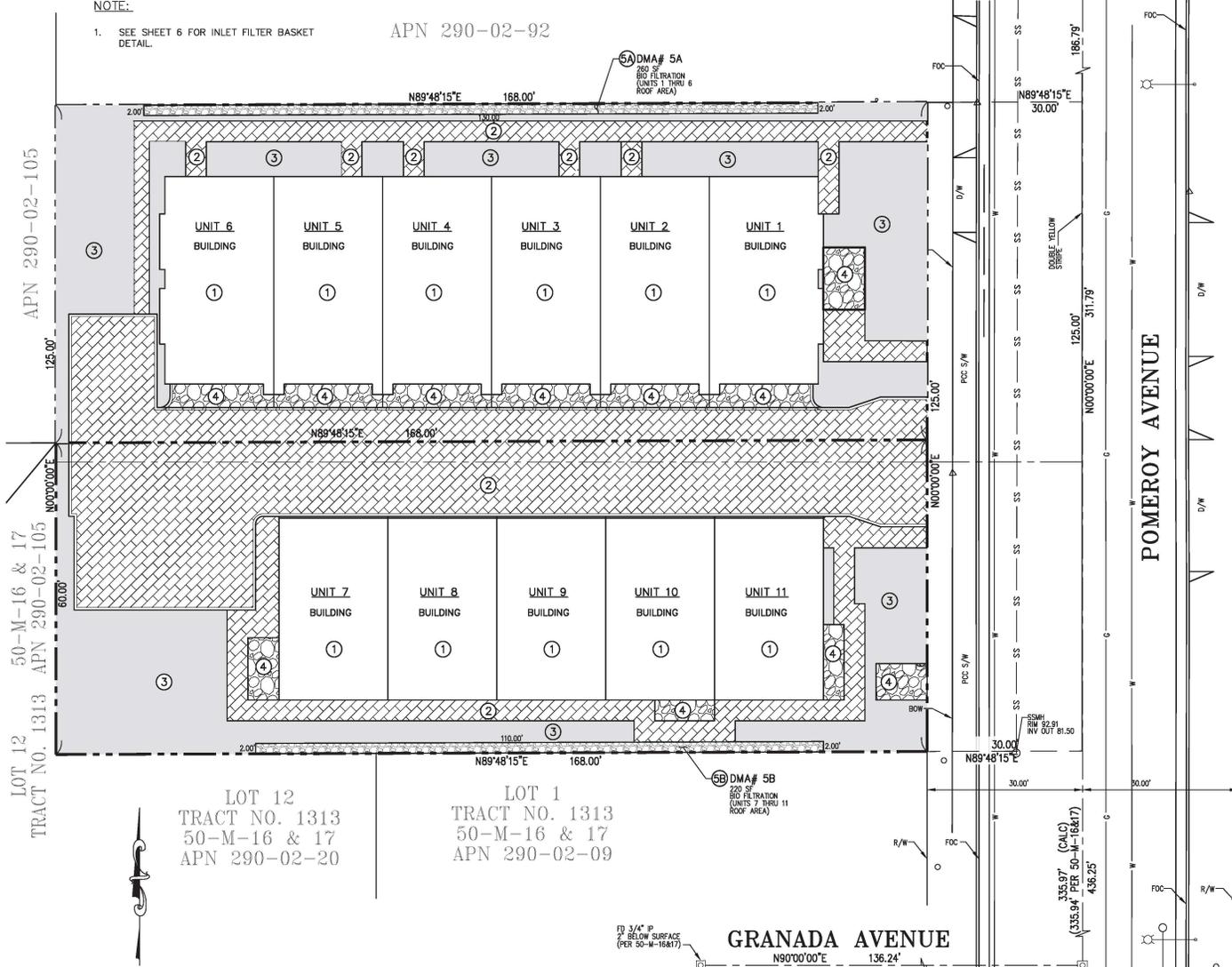
Revision	Date	App'd	Description

ADVANCED DEVELOPMENT
 2933 BENJAMIN COURT
 SAN JOSE, CALIFORNIA 95124
 (408) 376-0570
 JACOB SAIDAN - CIVIL ENGINEER

NOTE:

- SEE SHEET 6 FOR INLET FILTER BASKET DETAIL.

APN 290-02-92



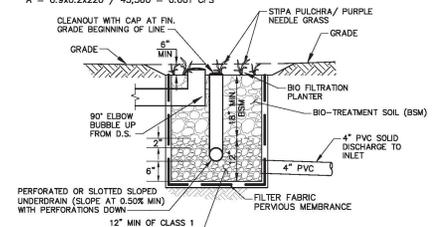
**CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)**

- Third party review and certification of installation and completed stormwater treatment measures is required. Third party reviewer must be a civil engineer, architect or landscape architect registered in the State of California and must have a current training on stormwater treatment design. A list of qualified third-party reviewers can be located at www.santacalarca.gov/home/showpublisheddocument/46993/638083504133852672.
- At beginning of construction, the project applicant shall arrange for a site visit (inspection) by a third-party reviewer acceptable to the City of Santa Clara. The third-party reviewer will recommend the required number of site inspections at different intervals of construction.
- The 3rd party shall review all installed stormwater treatment measures and certify that they have been constructed in accordance with the approved Building plans.
- Soils in the bioretention facilities should meet the Biotreatment Soil Mix (BSM) specifications per SCVURPPP C.3 Stormwater Handbook, Appendix C. A minimum percolation rate of 5 inches/hour and a maximum percolation rate of 10 inches/hour are required (initial infiltration rate may exceed this to allow for tendency of infiltration rate to reduce over time). Planting soil layer should be at least 18 inches deep. Contractor to submit material certificates signed by the material producer, certifying that soil complies with, or exceeds, specified requirements.
- Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
- Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
- Installation of Porous Pavement and/or Vaults shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
- For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure water-tight seal.
- See Landscape plans and specifications for planting materials within bioretention facilities.

STORMWATER TREATMENT MEASURE/HYDRAULIC SIZING

I - DMA# 5A
 TOTAL IMPERVIOUS TRIBUTARY AREA = 5,128 SF
 REQUIRED BIO FILTRATION AREA = 4% = 205 SF
 PROPOSED BIO FILTRATION AREA = 2x130 = 260 SF > 205 SF O.K.
FLOW RATE CALCULATION:
 Q = CIA
 C = 0.90 (ROOF & PCC SLAB)
 I = 0.2 IN/HOUR
 A = 0.9x0.2x260 / 43,560 = 0.001 CFS

II - DMA# 5B
 TOTAL IMPERVIOUS TRIBUTARY AREA = 3,705 SF
 REQUIRED BIO FILTRATION AREA = 4% = 148 SF
 PROPOSED BIO FILTRATION AREA = 2x110 = 220 SF > 148 SF O.K.
FLOW RATE CALCULATION:
 Q = CIA
 C = 0.90 (ROOF & PCC SLAB)
 I = 0.2 IN/HOUR
 A = 0.9x0.2x220 / 43,560 = 0.001 CFS



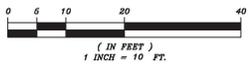
BIO-FILTRATION DETAIL

LEGENDS

[Symbol]	ROOF
[Symbol]	PERVIOUS PAVERS
[Symbol]	LANDSCAPING
[Symbol]	PCC SLAB
[Symbol]	BIO FILTRATION

DRAINAGE AREA SUMMARY

DRAINAGE AREA	TOTAL AREA SQ. FT.	TRIBUTARY AREA SQ. FT.	PERVIOUS AREA SQ. FT.	IMPERVIOUS AREA TRUNGFOT. SQ. FT.	COEF. (o) C	TREATMENT TYPE
1-ROOF	8,833	42.08	-	8,833	1.00	BIO FILTRATION
2-DRIVEWAY & PARKING (PERVIOUS PAVED)	5,919	28.19	5,916	-	0.20	SELF RETAINING
3-LANDSCAPE	5,148	24.51	5,148	-	0.20	SELF TREATING
4-PCC D/W APPROACH & PCC SLAB	820	2.95	-	820	1.00	PERVIOUS PAVERS
5A & 5B BIO FILTRATION	480	2.28	480.00	-	0.20	BIO FILTRATION
TOTAL	21,000	100.00	11,547	9,453	-	-



ADVANCED DEVELOPMENT

5050 RIVERSIDE DRIVE
SANTA CLARA, CALIFORNIA 95054
(408) 376-0870
JACOB SALADIN CIVIL ENGINEER

STORMWATER CONTROL PLAN

TRACT NO. 10593 CALIFORNIA
SANTA CLARA

PROJECT NO. 2019-0001
DATE: 04-15-2019
SHEET NO. 5
JOB NO. 538

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from bioretention area and its inlets and outlets, and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, fill and replace the surface bioretention soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specification) and replenish as necessary before wet season begins. It is recommended that 2" - 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace bioretention soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the attached inspection checklist.	Annually, before the wet season checklist.

BIOTRETENTION SOIL REQUIREMENTS

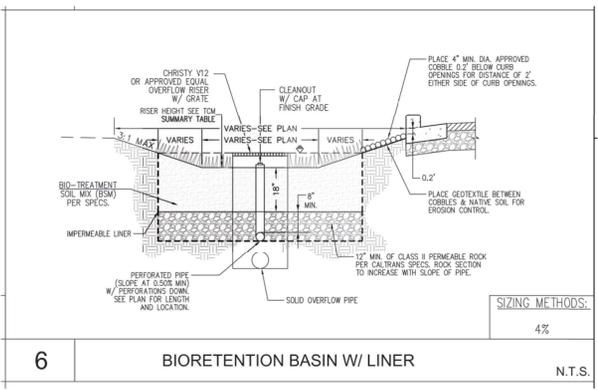
- BIOTRETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: https://cleanwater.sccgov.org/sites/fo/FILES/EX/CP/040/FILES/20080909PP_C.PDF
- PRIOR TO ORDERING THE BIOTRETENTION SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTRETENTION SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTRETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STANDARD STORMWATER CONTROL NOTES

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- WEBSITE: [HTTPS://VECTOR.SCCGOV.ORG/HOME](https://vector.sccgov.org/home)
- PHONE: (408) 918-4770
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



No.	Maintenance Task	Frequency of Task
1	Check for sediment and debris accumulation. Prevent soil from washing or blowing onto the pavement. Do not store sand, soil, mulch or other landscaping materials on pervious pavement surfaces.	Two to four times annually
2	Conduct preventative surface cleaning, using commercially available degreasers or vacuum sweepers, to remove sediment and debris.	Two to four times annually
3	Inspect for any signs of pavement failure. Repair any surface deformations or broken pavers. Replace missing joint filler in PCP.	Two to four times annually
4	Check for standing water on the pavement surface within 30 minutes after a storm event.	Two to four times annually
5	Inspect underdrain outlets and cleanouts, preferably before the wet season. Remove trash/debris.	Two to four times annually
6	Remove sediment and debris accumulation on pervious pavement.	Two to four times annually
7	Remove weeds. Mow vegetation in grid pavements (such as turf blocks) as needed.	As needed
8	Perform restorative surface cleaning with a vacuum sweeper, and/or reconstruction of part of the pervious surface to restore surface permeability as needed. Replenish aggregate in PCP joints or grids as needed after restorative surface cleaning.	As needed
9	Power washing with simultaneous vacuuming also can be used to restore surface infiltration to highly clogged areas of pervious concrete, porous asphalt or PCP, but is not recommended for grid pavements.	As needed
10	Inspect pervious paving area using the attached inspection checklist.	Quarterly or as needed

REM TRITON PERF-FTC (FULL TRASH CAPTURE) Series

REM designed the TRITON PERF-FTC Filter Series to provide a highly adaptable solution that allows the flexibility to maximize the filter treatment flow rates and pollutant capturing capacity. TRITON PERF-FTC devices are designed to capture 100% of trash and debris 5mm or greater in size and may be utilized in new construction or retrofitted in existing catch basin structures. They are sized by spec or modified in the field for drains with unusual dimensions and unique frame and grates. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.

Notes:

- The TRITON - TR Series Filters may be customized in the field to fit catch basins with regular dimensions or unusual frame and grate types. REM also designs custom filters for unique storm water infrastructure and applications.
- Filter bodies are constructed using 100% recycled High Molecular Weight Polyethylene Plastic (HMWPE) with added UV inhibitors.
- Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.
- Removable cartridge tops are constructed utilizing over 80% recycled ABS Plastic.
- REM TRITON PERF-FTC utilizes a 5mm stainless steel perforated screen to capture debris, trash and sediment. The system is a State of California Water Control Board approved "Trash Capture" device.
- Additional media options are also available including mixed blends of granulated carbon (GAC) and Zeolite (ZEO) expanded perlite (PEL).
- REM TRITON filter cartridges are removable for ease of cleaning and maintenance.
- Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.
- See our Specifier Sheet for sizes, models and flow rate information.
- Maintenance information and replacement REM Media Packs are available upon request by contacting REM at sales@remfilters.com or (888) 526-4738.
- Made in the USA.

REM Inc.
TRITON PERF-FTC SERIES (Full Trash Capture Cartridge System)

U.S. Patent Number: 6,517,759
PH: (888) 526-4738
DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED

Pervious Pavement Inspection and Maintenance Checklist

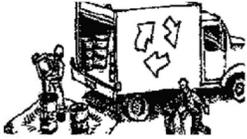
Property Address: _____ Property Owner: _____
 Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season After heavy runoff End of Wet Season
 Inspector(s): _____ Other: _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance is Performed
1. Standing Water	Water stands in the pervious pavement and does not drain within 30 minutes after storm event			There should be no areas of standing water once storm event has ceased. Restorative surface cleaning with a vacuum sweeper and/or reconstruction of part of the pervious surface may be required.
2. Trash, or Sediment and Debris Accumulation	Trash, sediment or debris accumulated on pervious pavement			Trash and debris removed from pervious pavement and disposed of properly. Adjacent areas do not contribute to sediment and debris accumulation.
3. Damage	Surface deformation or broken pavers			Surface restored; no deformation or broken pavers.
4. Vegetation	Weeds growing on pervious pavement			No weeds on pervious pavement.
5. Underdrain Outlets	Water accumulates due to trash/sediment accumulation in outlets.			No standing water observed. Clean underdrain outlets and cleanouts.
6. Miscellaneous	Any condition not covered above that needs attention in order for the pervious pavement to function as designed.			Meets the design specifications.

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



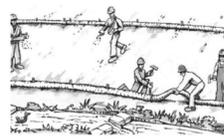
Vehicle and Equipment Maintenance

- Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- Ensure all subcontractors working onsite are implementing appropriate BMPs.

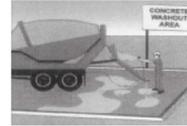
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency:
 - 1) Unusual soil conditions, discoloration, or odor.
 - 2) Abandoned underground tanks.
 - 3) Abandoned wells.
 - 4) Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



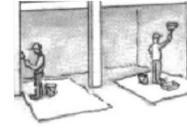
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

April 2024

Revision	Date	App'd	Description

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's) TRACT NO. 10593 SANTA CLARA CALIFORNIA



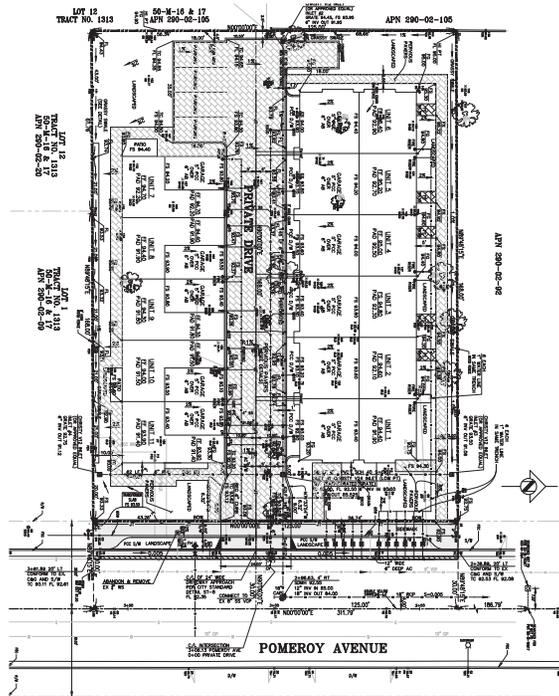
Checked: JS	Drawn: JS
Permitted: JS	Reviewed: JS
Scale: NPS	DATE: 08-08-2024

Sheet No.	8
Job No.	538

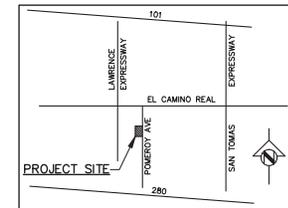
GENERAL NOTES:

- All materials and workmanship shall conform to the City's Standard Details, Standard Specifications, and General Requirements.
- Contractor shall secure an Encroachment Permit from the City Engineering Department and pay appropriate fee prior to commencement of work. All work within the public right-of-way shall be done under a single Encroachment Permit.
- It is the Contractor's responsibility to verify the location of all existing utilities with the appropriate utility agencies prior to the commencement of construction. Contractor shall notify all public and private utility owners 48 hours prior to commencement of work adjacent to the utility. Contact Underground Service Alert (USA) at 811 or 800-272-2600.
- The Contractor shall notify, by circular, all business establishments and residences located in areas affected by the work at least forty-eight (48) hours prior to start of construction. Circular shall be subject to the approval of the City Engineer.
- Unless otherwise directed by the City Engineer in the field at each location where new curb/gutter is to be installed on an existing street (driveway installation, driveway abandonment, curb ramp installation, curb face drainage installation, etc.) pavement reconstruction shall be required. An 18-inch wide band of pavement shall be removed and replaced along the entire length of curb/gutter installation. Removal depth (saw cuts required) shall be to the base material on streets with A.C. or P.C.C. pavement four (4) inches or less in thickness. Removal depth shall be two (2) inches minimum on streets with A.C. (grind) and four (4) inches minimum on streets with P.C.C. (saw cut) pavement thickness greater than four (4) inches. Replace with A.C. or P.C.C. (dowels required) to match existing pavement.
- All sidewalk, curb, and gutter damaged as a result of the project shall be removed and replaced to the nearest score mark or as directed by the City Engineer. Installation of new sidewalk, curb and gutter against existing improvements shall require a sidewalk contact joint (dowels required).
- Partial replacement of a driveway is not allowed. A driveway that has been cut or damaged must be replaced in its entirety. The new replacement driveway must meet current City Standards which may affect on-site improvements and/or require a sidewalk encroachment.
- Slurry seal shall be required on all new street pavement (e.g., trench work, potholes, and street widenings). Slurry seal shall extend twelve inches beyond the limit of pavement reconstruction.
- All manholes, valve boxes, manhole boxes, and other structures in the pavement area shall be adjusted to finish grade before paving final lift.
- Grade breaks on curbs on sidewalks are to be rounded off on form work and finished surfacing.
- The contractor shall be responsible for the preservation and/or perpetuation of existing survey monuments (curb tags, iron pipes, street monuments, etc.) noted on the plans or found during construction per Section 8771 of the California Business and Professions Code. If a survey monument has the potential of being disturbed or within 3 feet of the work, the monument shall be located, referenced, and a corner record shall be filed with the Santa Clara County Surveyor, and a duplicate of the corner record shall be submitted to the City Engineer prior to the start of construction. Should any survey monument be damaged or destroyed during construction, the contractor shall re-establish said monument per City standard, file a corner record with the Santa Clara County Surveyor, and submit a duplicate of the corner record to the City Engineer prior to final project notice of completion issued by the Department of Public Works. The contractor shall, at his/her expense, hire a licensed professional civil engineer authorized to practice land surveying or land surveying to perform the work.
- All surplus and unsuitable material shall be removed from public right-of-way.
- Contractor shall provide adequate dust control and keep mud and debris off the public right-of-way at all times.
- All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
- Existing utilities shown are based upon recent information and are approximate in location and depth. The Contractor shall provide all existing utilities that may be affected by new facilities in this contract, verify actual location and depth, and report potential conflicts to the Engineer prior to excavating for new facilities.
- Contractor shall perform his construction and operation in a manner, which will not allow harmful pollutants to enter the storm drain system. To ensure compliance, the Contractor shall implement the appropriate Best Management Practice (BMP) as outlined in the brochures entitled "Best Management Practice for the Construction Industry" issued by the Santa Clara Valley Nonpoint Source Pollution Control Program, to suit the construction site and job condition.
- Overnight parking of construction equipment in the public right-of-way shall not be permitted, except at location(s) approved by the City Traffic Engineer.
- All sanitary sewer and/or storm drain mains to be abandoned shall be filled with sand or control density fill (CDF) and plugged at each end with a 6" thick wall of Class "A" P.C.C.
- Abandonment of sanitary sewer lateral at the property lines shall include the complete removal of the Christy Box, all vertical pipes and the 45° Wye. The remaining lateral ends shall be plugged with 6" thick wall of Class "A" P.C.C., extending to concrete under the main. Abandonment of sanitary sewer lateral at the main will occur when lateral connects at a manhole or as determined by the City. Plug the lateral end with 6" thick wall of Class "A" P.C.C., and fill lateral with sand or control density fill (CDF), making a smooth trowel finish on the inside wall of the manhole for manhole connections.
- Unless otherwise noted, Class 2 A.B. under curb, gutter, and street sections paved with asphalt concrete shall be compacted to 95% relative compaction (minimum).
- Near completion of the Project, contractor shall replace damaged curb and gutter along Project frontage as directed by the City Engineer.

PUBLIC IMPROVEMENT PLANS FOR THE CONSTRUCTION OF 1530-1540 POMEROY AVENUE SANTA CLARA, CALIFORNIA



SITE PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OFF-SITE IMPROVEMENT PLAN
3	WATER NOTES AND DETAILS
4	ELECTRICAL PLAN (SILICON VALLEY POWER)
5	LANDSCAPE PLAN
6	IRRIGATION PLAN
7	LANDSCAPE NOTES

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM DRAIN		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	M.N.	MINIMUM
B.C.	BEGINNING OF CURVE (HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
B.O.W.	BACK OF WALK	M.W.	MANHOLE WELL
B.V.C.	BEGINNING OF VERTICAL CURVE	N.O.	NUMBER
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
C.L.F.	CHAIN LINK FENCE	P.C.C.	PORTLAND CEMENT CONCRETE
C.D.	CLEAN OUT	P.A.R.	POINT OF VERTICAL INTERSECTION
CONT.	CONTINUOUS	P.P.B.	PEDESTRIAN PUSH BUTTON
D.I.P.	DUCTILE IRON PIPE	P.V.C.	POLYVINYL CHLORIDE
P.S.	POWER/OUT	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE (HORIZONTAL)	R.	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT-OF-WAY
E.V.C.	END OF VERTICAL CURVE	S.	SLOPE
F.F.	FINISHED FLOOR ELEVATION	S.D.	STORM DRAIN
F.G.	FINISHED GRADE	S.D.M.H.	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
F.O.C.	FACE OF CURB	SHT.	SHEET
F.L.	FLOW LINE	S.S.M.H.	SANITARY SEWER MANHOLE
F.S.	FINISHED SURFACE	S.S.	SANITARY SEWER
G.B.	GRADE BREAK	S/W	SIDEWALK
G.V.	GATE VALVE	T.C.	TOP OF CURB
H.P.	HIGH POINT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INT.	INTERIOR	V.C.	VERTICAL CURVE
J.P.	JOINT POLE	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.F.	LINEAL FEET	W.	WATER
L.G.	LIP OF GUTTER	W.M.	WATER METER
L.P.	LOW POINT	W.V.	WATER VALVE
MAX.	MAXIMUM		

LEGAL DESCRIPTION

LOT ONE AS DESCRIBED AS "EXHIBIT A" IN A QUIET CLAIM DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 24157350.
LOT TWO AS DESCRIBED AS "EXHIBIT A" IN GRANT DEED FILED FOR RECORD IN COUNTY OF SANTA CLARA RECORD DOC. # 8211443.
TOTAL NET AREA OF LOT ONE & TWO = 21,000 SF (0.482 AC±)

BASIS OF BEARING

THE BEARING N00°00'00"W, THE CENTERLINE/MONUMENT LINE OF POMEROY AVENUE, AS SHOWN UPON CERTAIN SUBDIVISION MAP ENTITLED "SUN-GLO ESTATES UNIT NO. 1 TRACT NO. 1313", FILED FOR RECORD IN BOOK 50 OF MAPS AT PAGES 16 & 17 OF SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF ELEVATION FOR THIS MAP.

BASIS OF ELEVATION

CITY OF SANTA CLARA BENCH MARK NO. E-13
EL CAMINO REAL AND POMEROY AVENUE, NORTHWEST CORNER,
CHISELED CROSS ON SOUTHEAST BOLT IN TRAFFIC LIGHT BASE,
ELEVATION 91.06' NAVD 88, DATUM 2011

APPROVED AS TO THE FEATURES AFFECTING CITY OF SANTA CLARA FACILITIES:

APPROVED: MICHAEL LIU
ASSISTANT DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
CITY OF SANTA CLARA

REVIEWED:	PUBLIC WORKS DEPARTMENT	DATE
	LAND AND PROPERTY DEVELOPMENT DIVISION	DATE
	TRAFFIC ENGINEERING DIVISION	DATE
	STREET MAINTENANCE DIVISION	DATE
	SILICON VALLEY POWER	DATE
	WATER AND SEWER UTILITIES DEPARTMENT	DATE



TRACING NO. 12,408-D

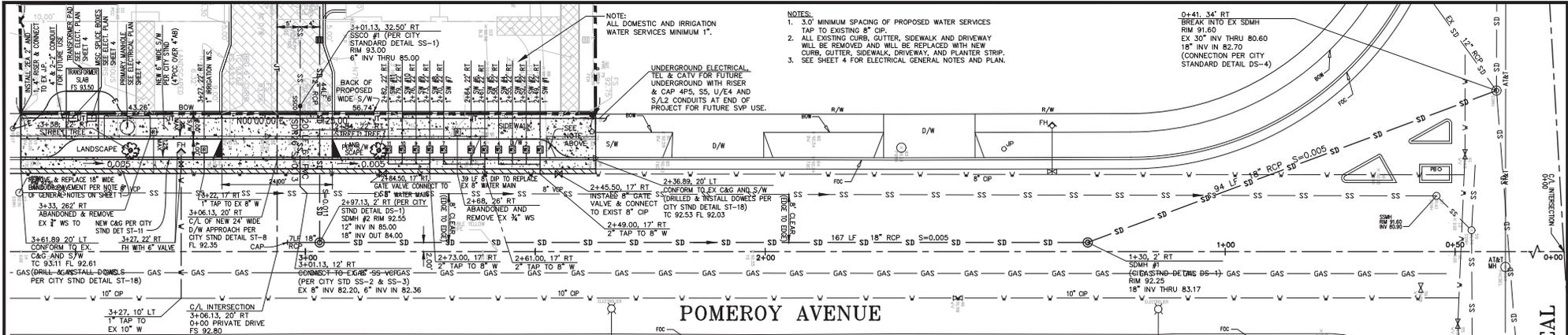
ADVANCED DEVELOPMENT

1530-1540 POMEROY AVENUE
SANTA CLARA, CALIFORNIA 95050
(408) 570-0570
JACOB SUDAN, CIVIL ENGINEER

COVER SHEET
PUBLIC IMPROVEMENT PLANS FOR THE CONSTRUCTION OF 1530-1540 POMEROY AVENUE, CALIFORNIA

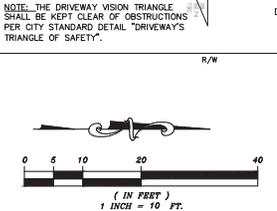
DATE: 07-17-2025
SHEET NO. 1

7
Job No. 533

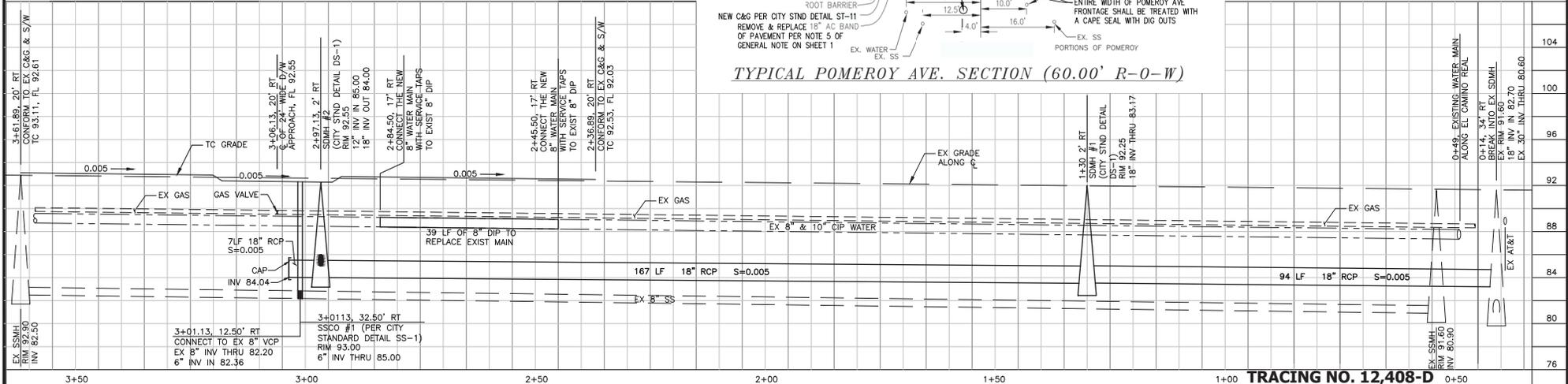
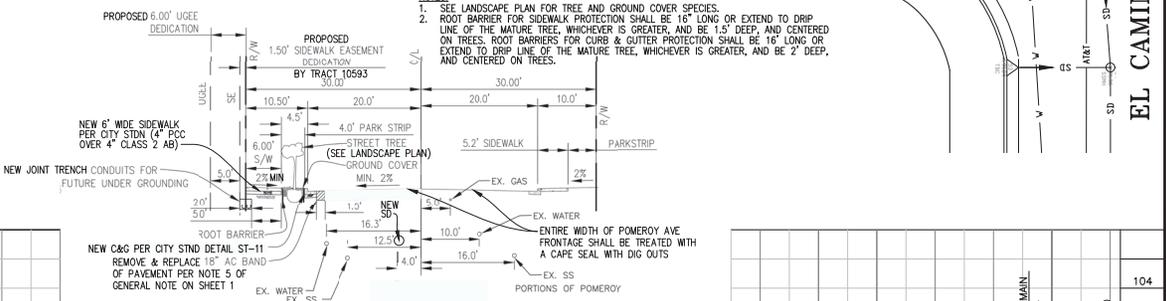


POMEROY AVENUE

EL CAMINO REAL



EXISTING		PROPOSED	
WATER	SEWER	WATER	SEWER
2 - 3/4" INCH	2 - SEPTIC TANKS	11 - 1" INCH LINES FOR DOMESTIC	1 - 6" INCH LINE
		1 - 1" INCH LINE FOR IRRIGATION	



POMEROY AVENUE - PROFILE

ADVANCED DEVELOPMENT

2885 BENJAMIN GROUP
SAN JOSE, CALIFORNIA 95124
(408) 376-8670
JACOB SAIDIAN - CIVIL ENGINEER

Revision	Date	App'd	Description

OFF-SITE IMPROVEMENT PLAN
PUBLIC IMPROVEMENT PLANS FOR
THE CONSTRUCTION OF 1530-1540
POMEROY AVENUE
SANTA CLARA CALIFORNIA

APPROVED BY:
JACOB SAIDIAN
R.C.E. NO. 33600
EXPIRES 06/30/26



Checked: JS	Sheet No. 2
Drawn: JS	
Design: JS	
Surveyed: JS	
Scale: 1"=10'	
Date: 03-13-2025	Job No. 553

Material	Description	Manufacturer	Model
1. Tapping Saddle	For PVC C900, bronze saddle, specified pipe size x 1" AWWA/CCTap For ductile iron, cast iron, ACP, Double strap bronze, specified pipe size x 1" AWWA/CCTap	Ford Mueller	202BS BR2S 202B BR2B
2. Corporation Stop	1" AWWA/CCT threaded inlet x compression outlet	Mueller Ford	B-2500SN FB-1000-4-G-NL
For locations requiring insulated corporation stops, use Mueller N-35000 insulated corp ball valve			
3. Copper Tubing	1" ASTM B88, type K, soft rolled tubing		
4. Polywrap	Blue, 8 mil low density or 4 mil high density polyethylene film installed per AWWA C105. Tape the ends to main.		
5. Pipe Marking Tape	Blue, 3" wide, 4 mil, non-detectable.		
6. Meter Box with Lid	Lid marked "Water" or "Water Meter"	Chisty	B-16-box with B-16G lid
7. Angle Meter Stop	1" Compression inlet x FIP outlet.	Ford	BA41-444 W-G-NL
8. Meter Coupling	1" include gaskets.	Mueller Ford	B-24274N H-10871N (X-to fit)
9. Meter Bushing	Brass. To adapt to 1" meter coupling.	Mueller Ford	H-10889N A3S-NL, include gasket
10. Water Meter & Register	Provide encased meter register with Nicor connector. Register shall be compatible with Elster transmitter. All registers to be facing inlet and provide cubic feet reading. 1" meter and register.	Budger Mueller	E-SERIES Aquamet Ultrasonic
11. Meter Coupling	Include gaskets	Ford	C33-44-2

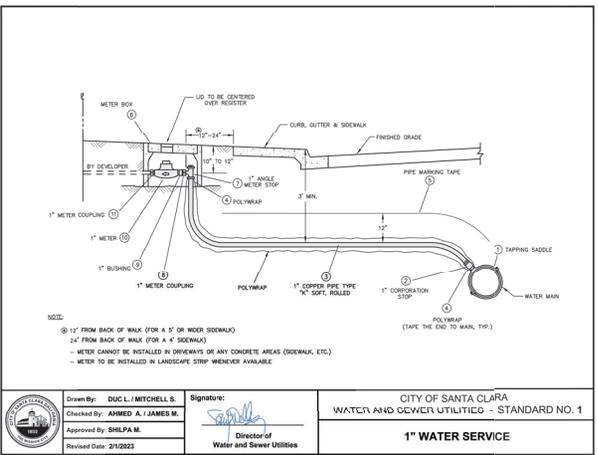
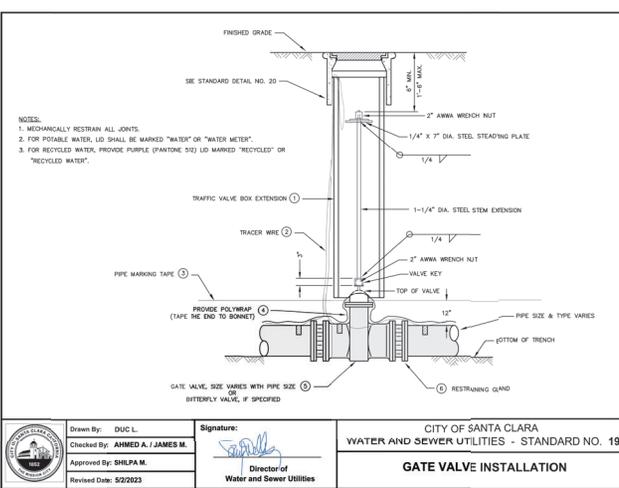
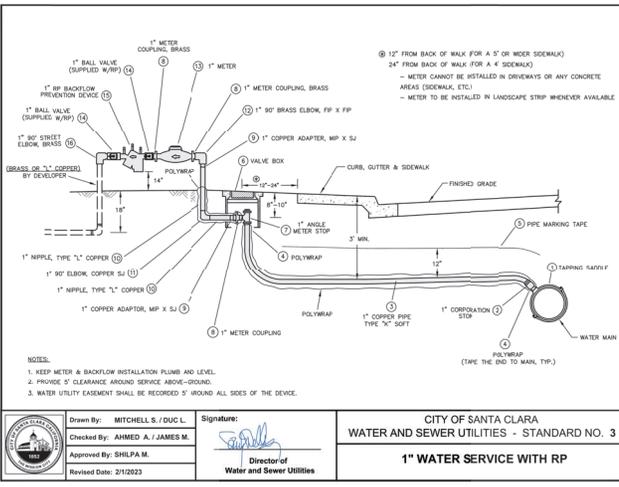
Material	Description	Manufacturer	Model
1. Traffic Valve Box & Extension	Traffic valve box with lid. For standard Detail No. 20 for valve box installation. For potable water, lid shall be marked "Water" or "Water Meter". For recycled water, provide purple lid marked "Recycled" or "Recycled Water". Extension - 8" VC SDR 35, single piece cut to proper length. RHW F12 (AW) sold with 12" minimum slack inside all valves.	Tyler Union	G5
2. Fiver Wire	For potable water, use blue. For recycled water, use purple. 3" wide, 4 mil, non-detectable.		
3. Pipe Marking Tape	For potable water, use blue. For recycled water, use purple. 3" wide, 4 mil, non-detectable.		
4. Polywrap	For potable water, use blue. For recycled water, use purple. 8 mil low density or 4 mil high density polyethylene film installed per AWWA C105. Tape the ends to subsoils.		
5. Gate Valve	End connections as required or specified - size as specified. AWA C-515 resilient seat, epoxy coated inside and out to meet AWWA C-510. Open lid with 2" square operating nut. All rubber components shall be EPDM.	Mueller	A-2361
Interfity Valve	End connections as required or specified - size as specified. AWA C-504 resilient seat, epoxy coated inside and out to meet AWWA C-510. Open lid with 2" square operating nut. All rubber components shall be EPDM.	WAB Frat	gyle 7000 Grounding series
6. Inseminating Gland	Joint restraint for use with mechanical joint fittings. Size as specified.	US Pipe EHA KRAUSZ	MJ Field Lok Magulig Series 1100 Hymas Grip

Cost above ground water service with Dunn Edwards Paint #0011-0124-66181, Santa Clara Mission Sand, AristoShield High Gloss Frode 5-foot clearance around service above ground from all structures, obstructions, landscaping, etc.

Material	Description	Manufacturer	Model
1. Tapping Saddle	For PVC C900, bronze saddle, specified pipe size x 1" AWWA/CCTap For ductile iron, cast iron, ACP, Double strap bronze, specified pipe size x 1" AWWA/CCTap	Ford Mueller	202BS BR2S 202B BR2B
2. Corporation Stop	1" AWWA/CCT threaded inlet x compression outlet	Mueller Ford	B-2500SN FB-1000-4-G-NL
For locations requiring insulated corporation stops, use Mueller N-35000 insulated corp ball valve			
3. Copper Tubing	1" ASTM B88, type K, soft rolled tubing		
4. Polywrap	Blue, 8 mil low density or 4 mil high density polyethylene film installed per AWWA C105. Tape the ends to main.		
5. Pipe Marking Tape	Blue, 3" wide, 4 mil, non-detectable.		
6. Valve Box with Lid	Lid marked "Water" or "Water Meter"	Tyler Union	G5 with lid marked "Water"
7. Angle Meter Stop	1" Compression inlet x FIP outlet.	Ford	BA41-444 W-G-NL
8. Meter Coupling	1" brass. Include gaskets.	Mueller	B-24274N
9. Meter Adapter	MIP x sweat outlet (SI) Type L, rigid upper rubber; riser length to suit	Ford	B11-444 W
10. 90 Degree Elbow	Copper sweat joint		
11. 90 Degree Elbow	Brass, FIP x FIP		
12. Water Meter & Register	Provide encased meter register with Nicor connector. Register shall be compatible with Elster transmitter. All registers to be facing inlet and provide cubic feet reading. 1" meter and purple recycled water register supplied with RP	Budger Mueller	E-SERIES Aquamet Ultrasonic
14. 1" Ball Valve	1" x 1/4" Standard pipe thread.	Wilkins	975NL2 (no lead)
15. 1" RP with Backflow Device	3 - 1/4" SAE flare test cock fittings.		
16. 1" 90 Degree Elbow	Brass		

PUBLIC WATER SYSTEM NOTES:

- WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE PROJECT PLANS AND TO THE CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD DRAWINGS AND SPECIFICATIONS. CLOWS ARE AVAILABLE ON THE CITY'S WEBSITE.
- INFORMATION ON MATERIALS PROPOSED TO BE USED IN CONSTRUCTING WATER SYSTEM FACILITIES SHALL BE SUBMITTED TO WATER AND SEWER UTILITIES FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OF WATER FACILITIES.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY WATER AND SEWER UTILITIES IN ATTENDANCE PRIOR TO ANY WORK BEING ALLOWED TO BEGIN ON THE PUBLIC WATER SYSTEM. CALL 615-2933 BETWEEN 7:00 AM AND 4:00 PM MONDAY THROUGH FRIDAY EXCEPT HOLIDAYS. NOTIFY THE CITY WATER INSPECTOR A MINIMUM OF ONE WORKING DAY PRIOR TO REQUIRED INSPECTIONS.
- WATER FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED PLANS. ALL CHANGES MUST BE APPROVED BY THE WATER INSPECTOR PRIOR TO BEING CONSTRUCTED. A REVISED DRAWING MUST BE APPROVED BY THE ENGINEER.
- CLEARANCES:
 - ONE FOOT MINIMUM VERTICAL CLEARANCE FOR OPEN TRENCH CONSTRUCTION BETWEEN WATER AND GRAVITY MAINS UNLESS OTHERWISE NOTED ON THE PLANS.
 - TWO FEET MINIMUM VERTICAL CLEARANCE FOR OPEN TRENCH CONSTRUCTION BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTED ON THE PLANS.
 - FIVE FEET MINIMUM VERTICAL CLEARANCE FOR HORIZONTAL DIRECTION BORING CONSTRUCTION BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTED ON THE PLANS.
 - TEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND SANITARY MAINS AND SERVICES AND TREES.
 - FIVE FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM MAINS AND LATERALS AND OTHER GENERAL UTILITIES OR FACILITIES.
- CONSTRUCTION OF WATER MAINS AND SERVICES CANNOT BEGIN UNTIL SITE IS AT SUB GRADE.
- CITY OR CITY ASSIGNED CONTRACTOR WILL PERFORM ALL TAPS TO THE WATER MAIN. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPPING SLEEVE AND VALVE AND PREPARING THE SITE FOR CITY OR CITY ASSIGNED CONTRACTOR TO PERFORM THE TAP.
- WATER MAINS SHALL BE AWWA C900, C905 DR 14 MINIMUM STANDARD PRESSURE CLASS 200 FOR POLY VINYL CHLORIDE (PVC) PIPE OR AWWA C300, C310, C314 STANDARD PRESSURE CLASS 350 FOR DUCTILE IRON (DI) PIPE UNLESS OTHERWISE NOTED OR TYPE K COPPER AS SHOWN ON THE PLANS. RECYCLED WATER MAINS SHALL CONFORM TO CITY WATER MAIN STANDARDS WITH THE FOLLOWING EXCEPTIONS: RECYCLED WATER P.V.C MAINS SHALL BE PURPLE AND LABELED RECYCLED WATER. DIP SHALL BE ENCASED IN PURPLE POLYWRAP.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS, FITTINGS AND DEADENDS USING MECHANICALLY RESTRAINED DEVICES IN ACCORDANCE WITH CITY REQUIREMENTS.
- ALL PUBLIC WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF FOUR INCHES (4") OF SAND BEDDING UNDER PIPE AND 12" OF SAND BEDDING OVER TOP OF PIPE. SAND SHALL CONFORM TO WATER AND SEWER UTILITIES STANDARD DRAWING NUMBER 23. THE REMAINING TRENCH SHALL BE BACKFILLED AND COMPACTED PER CITY OF SANTA CLARA DEPARTMENT OF PUBLIC WORKS STANDARDS AND COMPACTED TO 95% RELATIVE DENSITY.
- CONTRACTOR SHALL DISINFECT AND FLUSH ALL NEW AND REPAIRED PORTIONS OF THE PUBLIC WATER SYSTEM ACCORDING TO WATER AND SEWER UTILITIES SPECIFICATIONS. CONTRACTOR MUST COMPLY WITH THE CITY'S NON-POINT SOURCE CONTROL PROGRAM. THE INITIAL BACTERIOLOGICAL TEST SHALL BE PERFORMED BY THE CITY AT THE CITY'S COST. SUBSEQUENT TESTS REQUIRED DUE TO FIELD INITIAL BACTERIOLOGICAL SAMPLES SHALL BE PERFORMED BY THE CITY AT DEVELOPER'S EXPENSE.
- PRESSURE TESTS SHALL BE PERFORMED BY THE CONTRACTOR AT 200 PSI FOR A MINIMUM OF TWO HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A SET OF CURRENT, THOROUGH AND ACCURATE AS-BUILT DRAWINGS AT THE PROJECT SITE. THEY SHALL INCLUDE CENTER TO CENTER DIMENSIONS BETWEEN ALL FITTINGS, VALVES, SERVICES, DEADENDS, TIE-BACKS, CHANGES IN PIPE TYPE, ETC. AND SHALL INCLUDE A DIMENSION REFERENCING A TRACEABLE FEATURE ON THE EXISTING WATER SYSTEM. THE UPDATED AS-BUILT DRAWINGS SHALL BE AVAILABLE FOR THE INSPECTOR'S REVIEW AT ALL TIMES. THE PROJECT WILL NOT BE CONSIDERED FOR ACCEPTANCE NOR ANY METERS ALLOWED TO BE TURNED ON UNTIL THE AS-BUILT DRAWINGS ARE COMPLETED, TURNED IN TO THE INSPECTOR, VERIFIED AND ACCEPTED.
- ALL WATER USE SHALL BE METERED EXCEPT FOR USE IN DISINFECTION AND FLUSHING OF WATER MAINS.
- NO WATER VALVES ON THE EXISTING SYSTEM NOR ANY NEW VALVE CONNECTED TO THE EXISTING SYSTEM SHALL BE OPENED OR CLOSED BY ANYONE EXCEPT AUTHORIZED WATER AND SEWER UTILITIES PERSONNEL.
- MAINTAIN, SECURE, AND PROTECT ANY EXISTING WATER SYSTEM FACILITY IN PLACE UNTIL THE PROPOSED WATER SYSTEM IS COMPLETED AND ACTIVATED.
- PARTS FROM ABANDONED CITY FACILITIES, INCLUDING METERS AND VALVES, SHALL BE RETURNED TO THE WATER AND SEWER UTILITIES INSPECTOR.
- WATER AND SEWER UTILITIES WILL PLACE A HOLD ON THE FINAL INSPECTION ON ALL OR PART OF THE DEVELOPMENT UNTIL:
 - AN ACCURATE AND COMPLETE SET OF FIELD AS-BUILT DRAWINGS FOR THE PUBLIC WATER SYSTEM HAS BEEN SUBMITTED TO AND APPROVED BY THE WATER DEPARTMENT.
 - PUNCH LIST ITEMS HAVE BEEN CORRECTED.
 - ANY WATER OR PUBLIC UTILITY EASEMENTS REQUIRED FOR THE PROJECT ARE RECORDED WITH THE COUNTY.
- CONTRACTOR SHALL SUBMIT AN ACCURATE SET OF RECORD DRAWINGS IN PDF AND AUTOCAD FORMAT TO WATER AND SEWER UTILITIES PRIOR TO FINAL ACCEPTANCE.



TRACING NO. 12,408-D

ADVANCED DEVELOPMENT

SEWER REVENUE REPORT
 SAN JOSE CALIFORNIA 95124
 (408) 570-5570
 CTR@SCLAR.GOV

WATER NOTES AND DETAILS
 PUBLIC IMPROVEMENT PLANS FOR
 THE CONSTRUCTION OF 1530-1540
 POMEROY AVENUE
 SANTA CLARA CALIFORNIA

Checked: [Signature] Date: 02/01/2023
 Drawn: [Signature] Date: 02/01/2023
 Approved: [Signature] Date: 02/01/2023
 Checked: [Signature] Date: 02/01/2023

3
 07
 Job No. 637

