

RESOLUTION NO. 18-8530

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, TO APPROVE A TENTATIVE SUBDIVISION MAP
FOR THE PROPERTY LOCATED AT 2780 EL CAMINO REAL,
SANTA CLARA**

PLN2017-12669 (General Plan Amendment)
PLN2017-12712 (Rezone)
PLN2017-12713 (Vesting Tentative Subdivision Map)
CEQ2017-01037 (Mitigated Negative Declaration)

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

WHEREAS, on June 6, 2017, Prometheus Real Estate Group ("Applicant") made an application for the development of a 2.87 acre site located at 2780 El Camino Real, which is currently occupied by the vacant 36,500 square foot Moonlite Lanes Bowling Alley, a surface parking lot and landscaping ("Project Site");

WHEREAS, in order to effectuate the development application and its change in use, the Applicant proposes a General Plan Amendment from Regional Mixed Use to Medium Density Residential and rezone the Project Site to Planned Development (PD) to allow construction of a three-story, 58 unit townhome development with private street, on-site resident and visitor parking, common landscaped areas, and public and private site improvements; that includes a Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common area lots to serve the development ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

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

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and a Notice of Availability was issued on April 25, 2018 for 30-day agency and public review in accordance with California Environmental Quality Act (CEQA) and closed on May 3, 2018;

WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring or Reporting

Program ("MMRP") will reduce potential mitigation measures to less than significant, and will be incorporated into the Project;

WHEREAS, the Planning Commission recommended approval of the Tentative Subdivision Map at a duly noticed public hearing on May 9, 2018;

WHEREAS, a notice of the public hearing was published in the *Santa Clara Weekly*, a newspaper of general circulation, on April 25, 2018 for a City Council meeting to be conducted on May 22, 2018;

WHEREAS, on May 11, 2018, notices of the public hearing on the Vesting Tentative Subdivision Map were posted in multiple locations within the City limits, including three locations within 300 feet of the Project Site, and mailed to all property owners within 1,000 feet of the property, according to the most recent Assessor's roll; and

WHEREAS, on May 22, 2018, the City Council held a duly noticed public hearing to consider the Tentative Subdivision Map application, at which time all interested persons were given an opportunity to give testimony and the City Council considered the information presented in the Staff Report, MND, MMRP and all verbal and written evidence.

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

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

2. 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 general land uses and programs specified in the City's General Plan, in that the Vesting Tentative Subdivision Map subdivides the existing 2.87 acre Project Site into a 58 for-sale residential lots and 13 common lots for development of 58 ownership townhome units, private street, on-site resident and visitor parking, and common landscaped areas with shared maintenance of the building and public and

private site improvements consistent with the proposed Medium Density Residential land use designation for the Project Site and compatible with neighboring low intensity residential development and existing and planned development within the El Camino Real Focus Area, 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 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 property 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 high intensity mixed-use development contemplated for the El Camino Real Focus Area with ownership housing three-stories in height, shared common and landscaped areas, on-site resident and visitor parking, private street and emergency vehicle access, and implementation of Covenants Conditions and Restrictions for the maintenance of the development.

D. The site is physically suitable for the proposed intensity of development, in that the Project Site is located 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 Project is a medium density residential development consisting of 58 for-sale townhomes and 13 common lots, surrounded by commercial and

residential development, that will implement Covenants Conditions and Restrictions for operation and maintenance of the building 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 is located in an urbanized setting, on a developed site, and 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 the Project is designed to avoid encroachments and conflicts with public easements in the site design.

H. The 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 hereby approves the Tentative Subdivision Map to the City Council, substantially in the form on file as shown in Exhibit "Tentative Subdivision Map", subject to the conditions of approval, attached as Exhibit "Conditions of Tentative Subdivision Map Approval".

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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 CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 22nd DAY OF MAY, 2018, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Davis, Kolstad, Mahan, O'Neill, and Watanabe and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	None
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ABSTAINED:	COUNCILORS:	None
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ATTEST: *Jennifer Yamaguma*
FOR JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

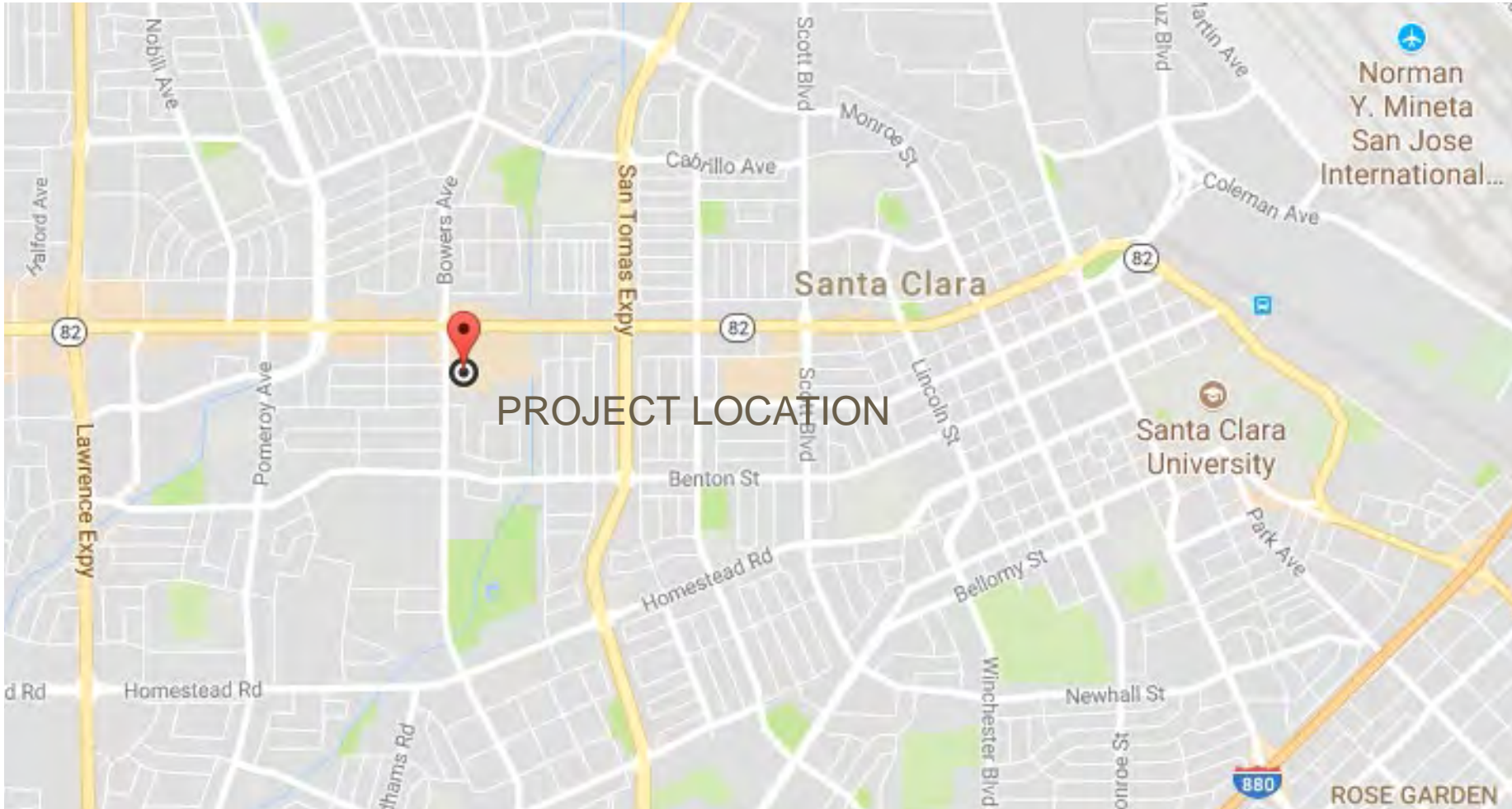
1. Exhibit "Development Plans"
2. Exhibit "Tentative Subdivision Map"
3. Exhibit "Conditions of Tentative Subdivision Map Approval"

MOONLITE LANES

SANTA CLARA, CALIFORNIA
BY PROMETHEUS REAL ESTATE GROUP, INC.
PLANNING DEPARTMENT SUBMITTAL 03
DECEMBER 7, 2017



VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
PROMETHEUS REAL ESTATE GROUP, INC.
1900 S. NORFOLK STREET, SUITE 150, SAN MATEO, CA 94403
(650)931-3499
CONTACT: MARILYN PONTE

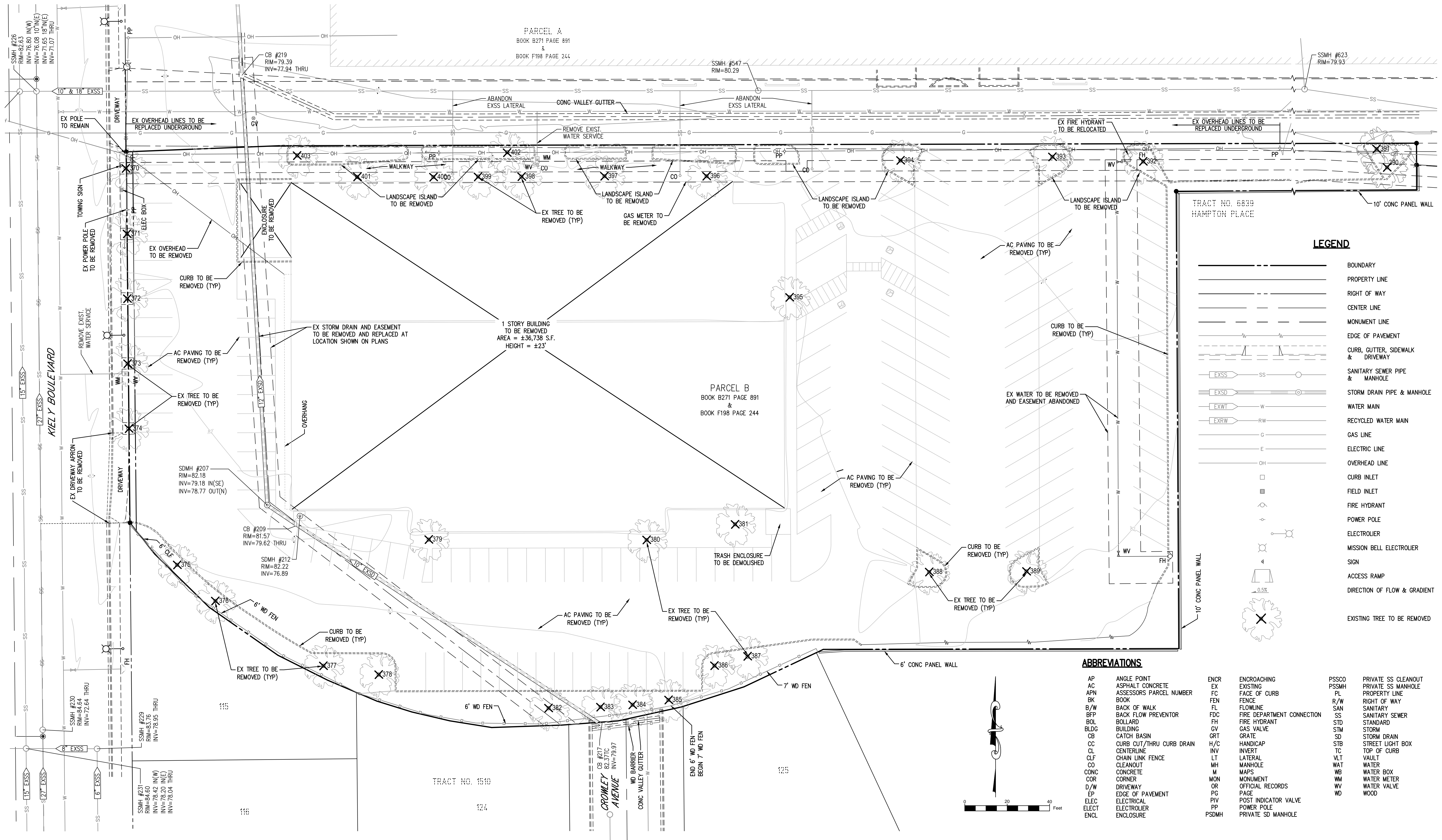
ARCHITECT:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925)251-7200
CONTACT: EMILY BONATO
JOB NUMBER: 231-008

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES
224 AIRPORT PARKWAY, SUITE 525, SAN JOSE, CA 95110
(408)453-1066
CONTACT: DENNIS GERBER

LANDSCAPE ARCHITECT:
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218, ORINDA , CA 94563
(925) 254-5422
CONTACT: BRUCE JETT

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JOB# 14-130

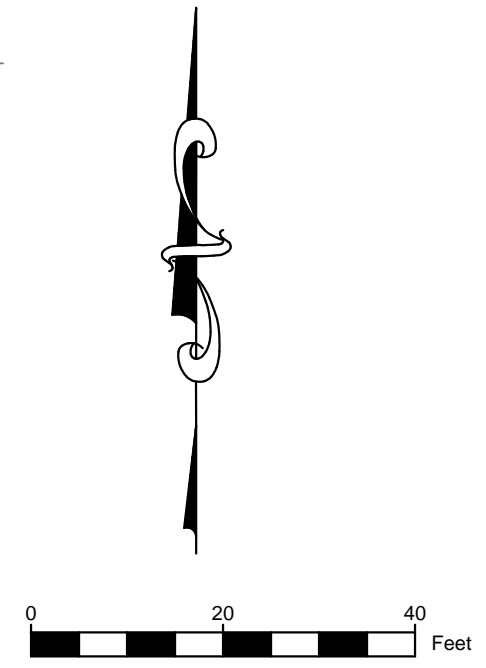
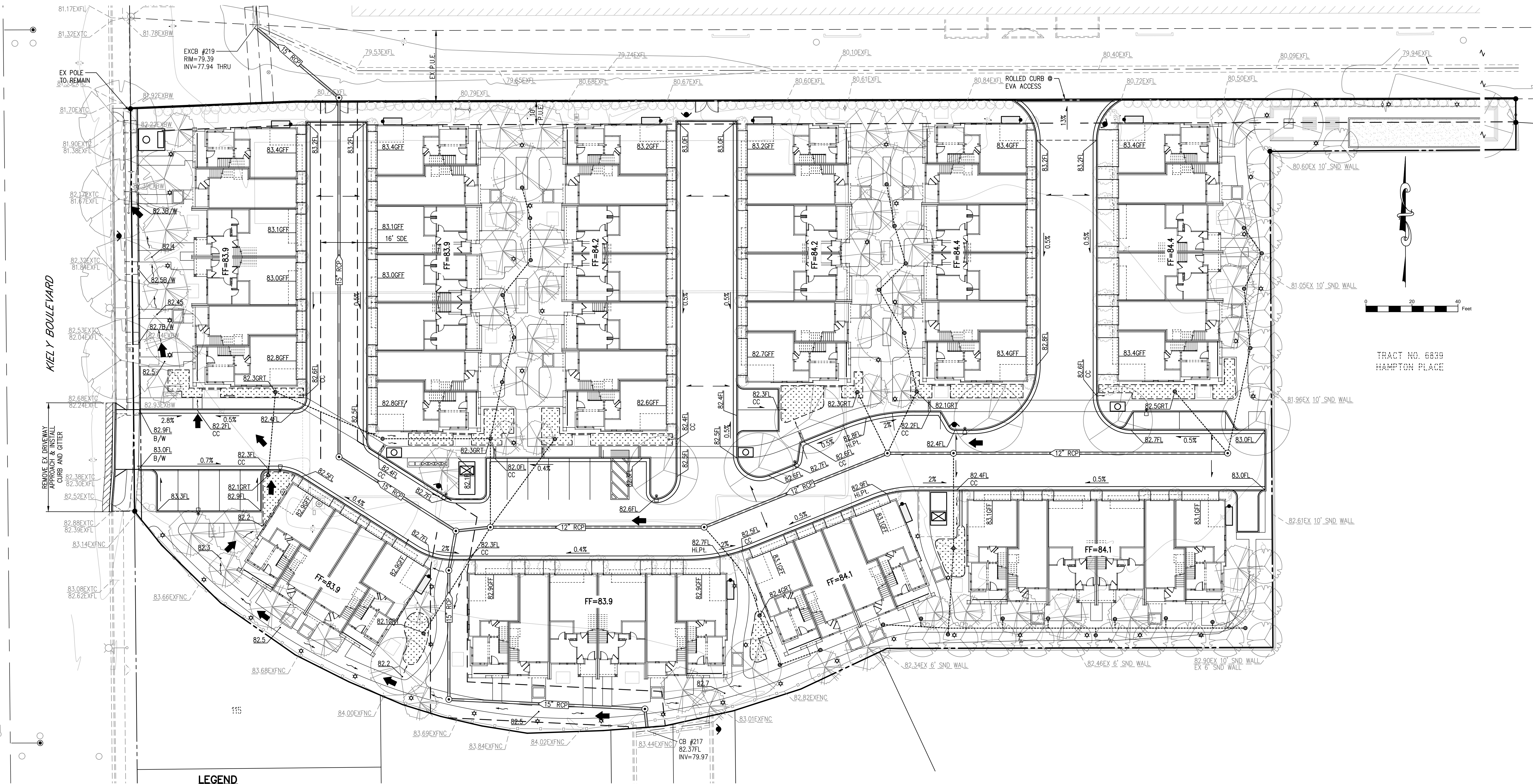
EXISTING CONDITIONS & DEMOLITION PLAN

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



C-1

DATE 12/7/2017



TRACT NO. 6839
HAMPTON PLACE

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION	TO BE CONSTRUCTED	EXISTING	DESCRIPTION	TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY			PUBLIC STORM DRAIN PIPE & MANHOLE			PRIVATE STORM DRAIN PIPE & MANHOLE
		PROPERTY LINE			BIOTREATMENT AREA			
		CENTER LINE						
		EDGE OF PAVEMENT						
		CURB, GUTTER, SIDEWALK & DRIVEWAY						
		OVERHEAD LINE						
		CURB INLET						
		FIELD INLET						

NOTES:
1. IN CONJUNCTION WITH THE OFF-SITE IMPROVEMENTS, THE ENTIRE WIDTH OF KIELY BLVD ALONG THE PROJECT FRONTAGE SHALL REQUIRE CAPE SEALING WITH DIG OUTS.

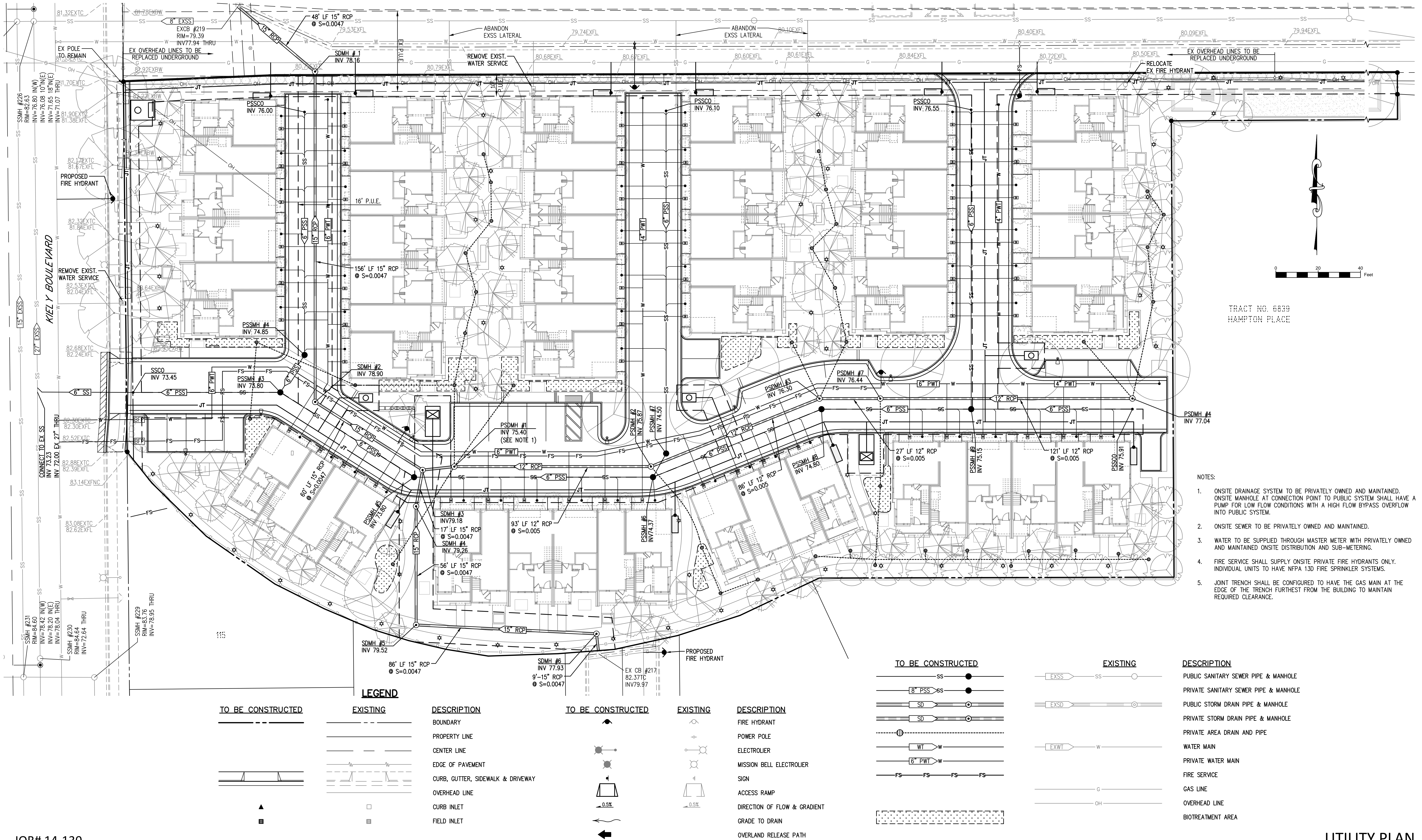
JOB# 14-130

GRADING AND DRAINAGE PLAN

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



C-2
DATE 12/7/2017



JOB# 14-130

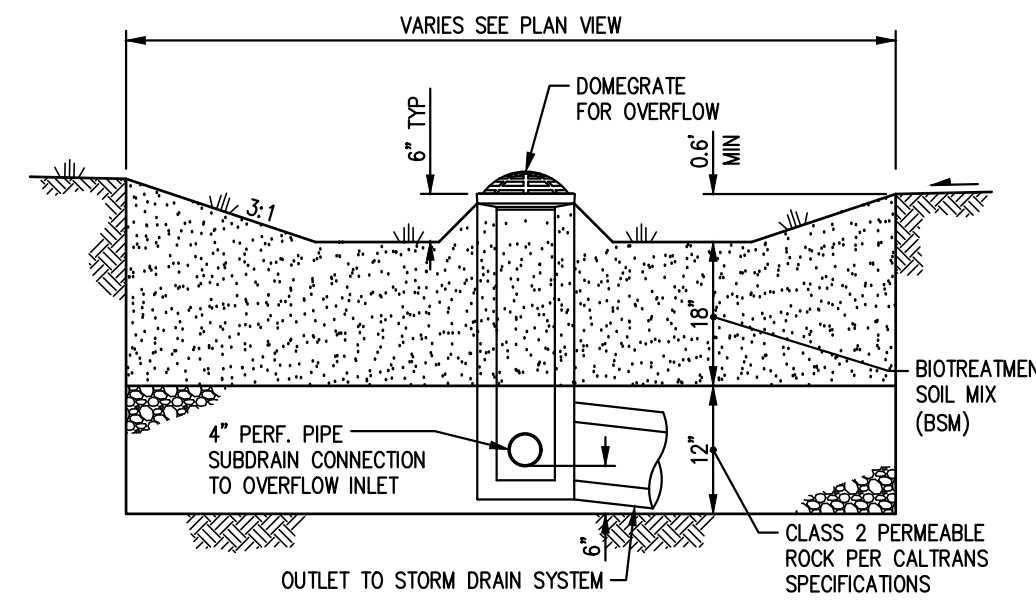
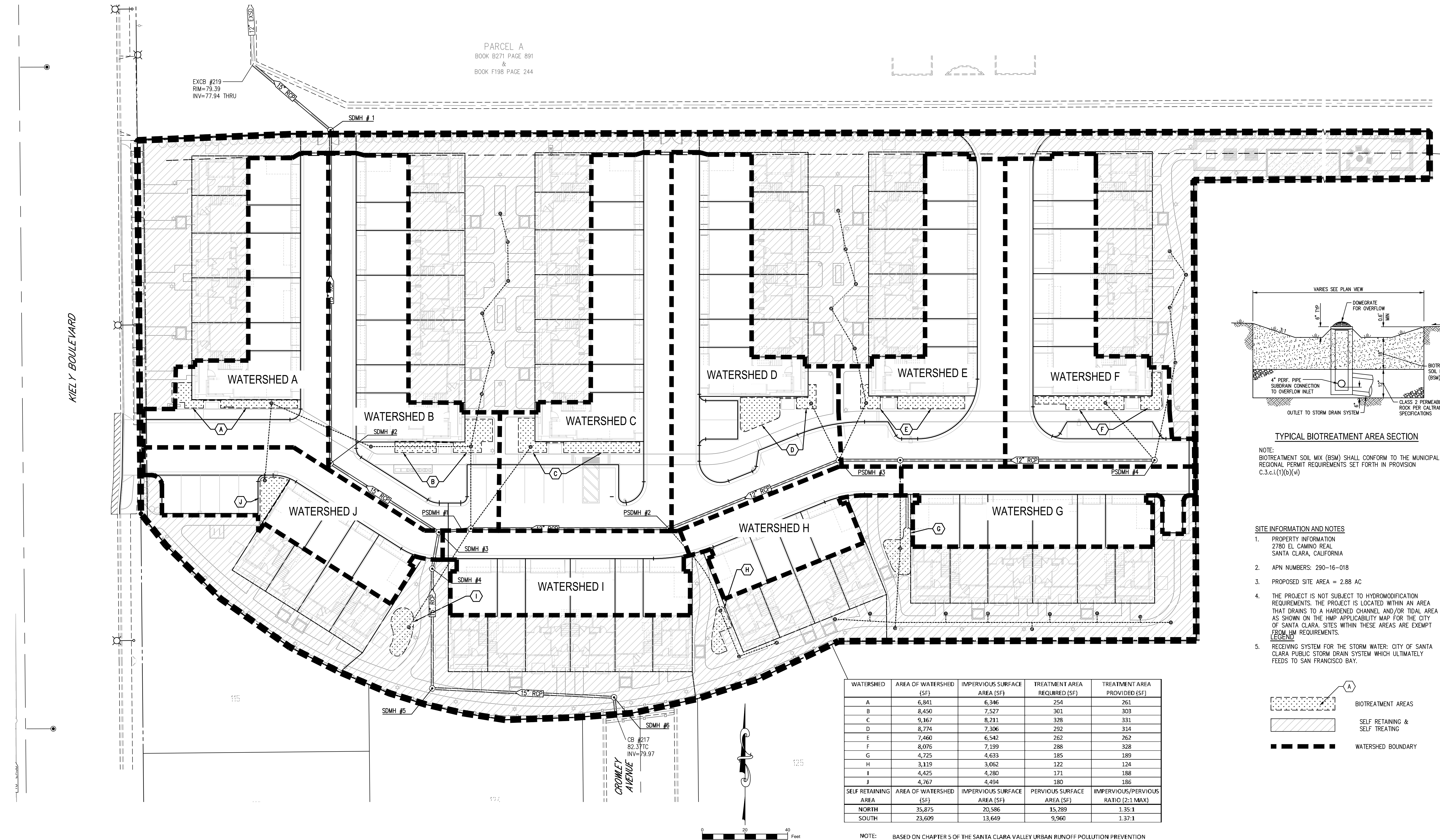
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



C-3

DATE 12/7/2017

UTILITY PLAN



TYPICAL BIOTREATMENT AREA SECTION

NOTE:
BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.c.i.(1)(b)(v)

SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
2780 EL CAMINO REAL
SANTA CLARA, CALIFORNIA
2. APN NUMBERS: 290-16-018
3. PROPOSED SITE AREA = 2.88 AC
4. THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA AS SHOWN ON THE HMP APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM HM REQUIREMENTS.
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY.

- LEGEND
- BIOTREATMENT AREAS
 - SELF RETAINING & SELF TREATING
 - WATERSHED BOUNDARY

WATERSHED	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
A	6,841	6,346	254	261
B	8,450	7,527	301	303
C	9,167	8,211	328	331
D	8,774	7,306	292	314
E	7,460	6,542	262	262
F	8,076	7,199	288	328
G	4,725	4,633	185	189
H	3,119	3,062	122	124
I	4,425	4,280	171	188
J	4,767	4,494	180	186
SELF RETAINING AREA	AREA OF WATERSHED (SF)	IMPERVIOUS SURFACE AREA (SF)	PERVIOUS SURFACE AREA (SF)	IMPERVIOUS/PERVIOUS RATIO (2:1 MAX)
NORTH	35,875	20,586	15,289	1.35:1
SOUTH	23,609	13,649	9,960	1.37:1

NOTE: BASED ON CHAPTER 5 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION (SCVURPPP) PROGRAM C.3 STORMWATER HANDBOOK (2012 EDITION), THE SIMPLIFIED SIZING METHOD (4 PERCENT "RULE OF THUMB") FOR BIOTREATMENT SIZING HAS BEEN UTILIZED. THIS METHOD ENSURES SUFFICIENT LAND HAS BEEN ALLOCATED FOR STORMWATER TREATMENT.

JOB# 14-130

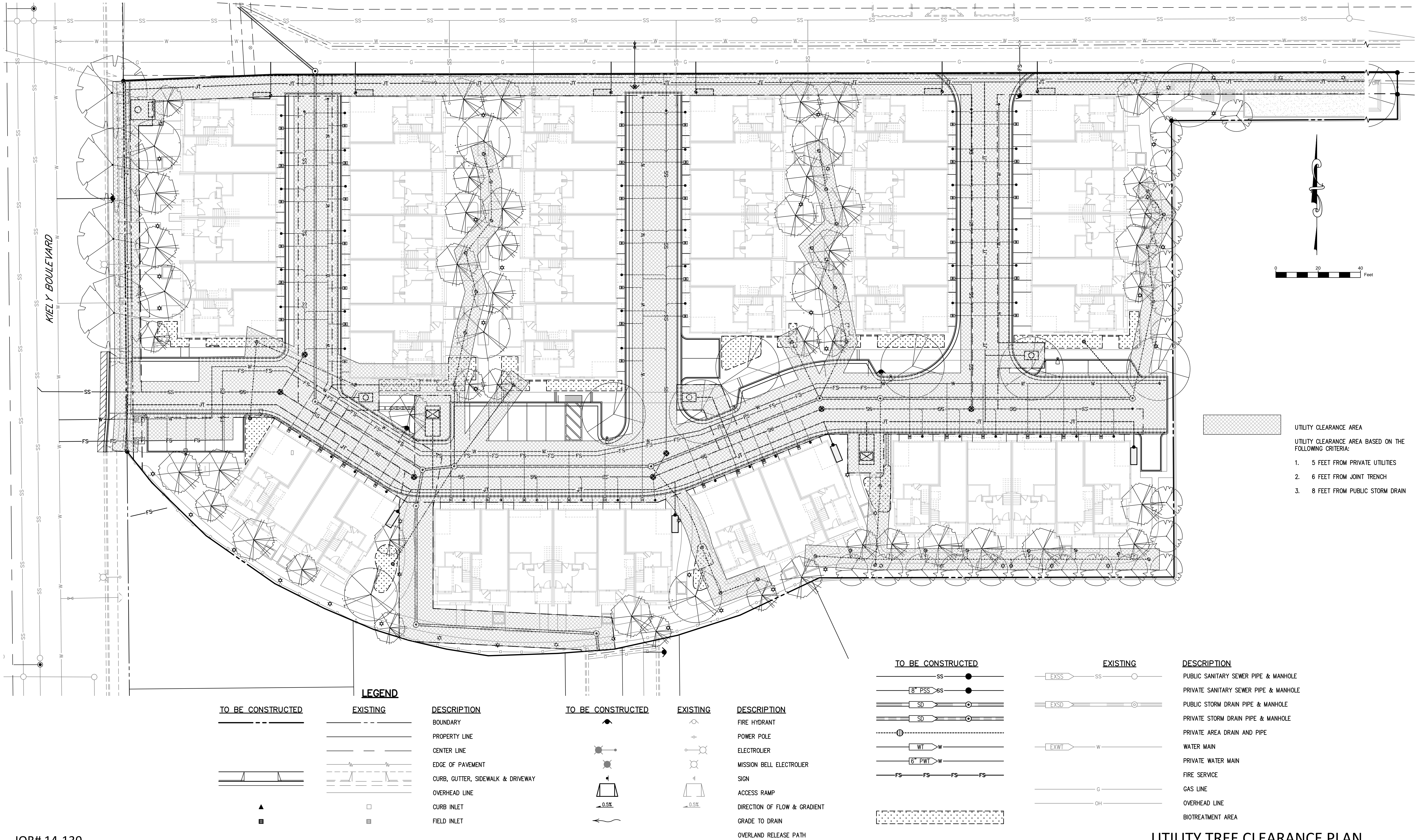
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



C-4

DATE 12/7/2017

STORMWATER MANAGEMENT PLAN



JOB# 14-130

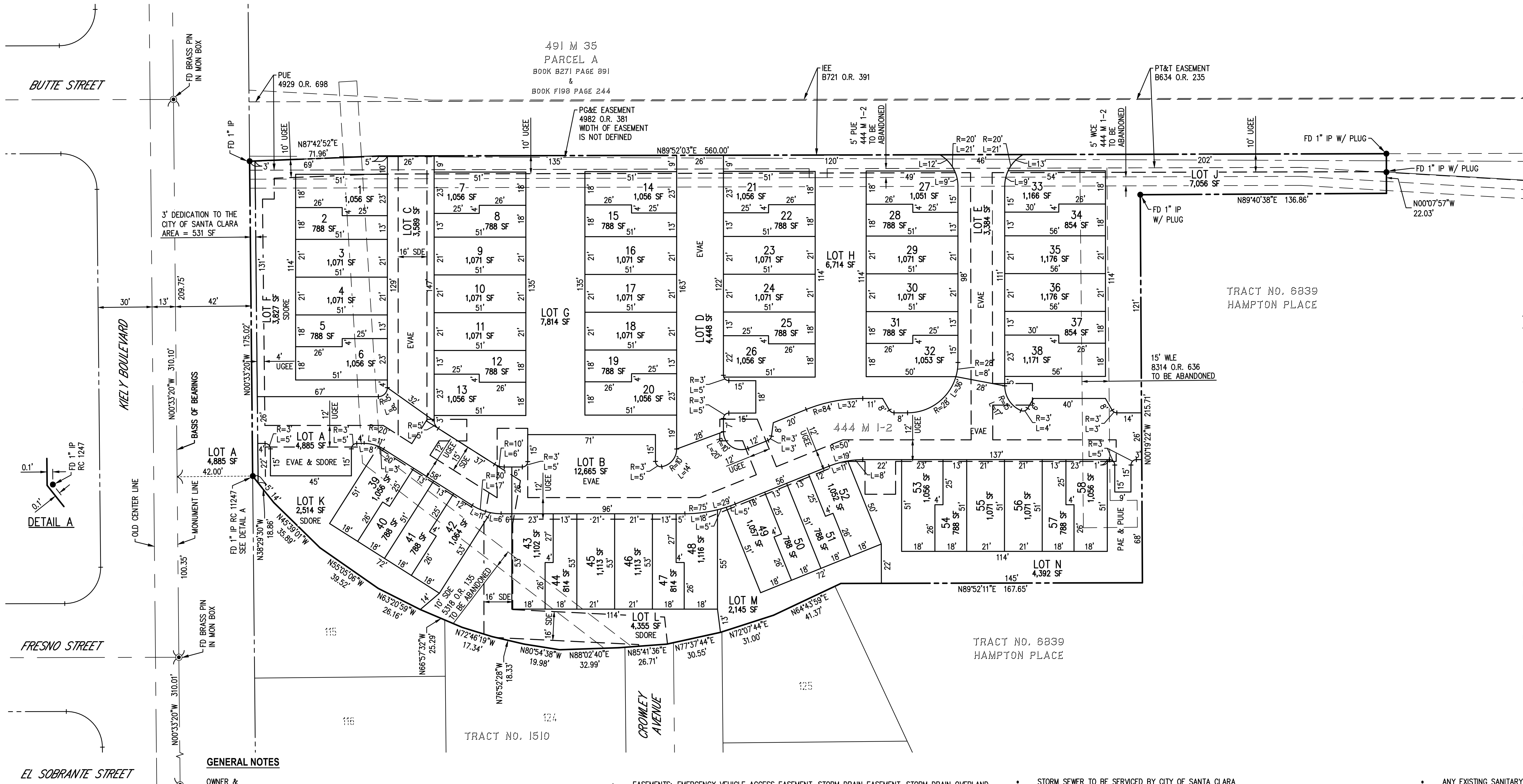
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



C-5

DATE 12/7/2017

UTILITY TREE CLEARANCE PLAN



LEGEND

---	BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY
---	CENTER LINE
---	MONUMENT LINE
---	LOT LINE
---	EXISTING LOT LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
IEE	INGRESS & EGRESS EASEMENT
IP	IRON PIPE
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PT&T	PACIFIC TELEPHONE & TELEGRAPH COMPANY
SDE	STORM DRAIN EASEMENT
SDORE	STORM DRAIN OVERLAND RELEASE EASMENT
UGEUE	UNDERGROUND ELECTRICAL EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

GENERAL NOTES

OWNER & SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP
1900 S. NORFOLK ST. STE 150
SAN MATEO, CA 94403

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CALIFORNIA 95110

- EXISTING ZONING: CC (COMMUNITY COMMERCIAL)
- EXISTING GP DESIGNATION: REGIONAL MIXED USE
- EXISTING USE: COMMERCIAL/VACANT
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- PROPOSED USE: RESIDENTIAL TOWNHOMES
- PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT TOWNHOME BUILDINGS. CONSTRUCT PRIVATE STREET INFRASTRUCTURE AND PROVIDE UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT
- BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY - MOONLITE LANES, 2780 EL CAMINO REAL"

- EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, STORM DRAIN EASEMENT, STORM DRAIN OVERLAND RELEASE EASEMENT AND UNDERGROUND ELECTRICAL EASEMENT WILL BE PROVIDED.
- BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
- TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY:
NCS-698715-CC DATED OCTOBER 23, 2014
APN 290-16-018
- BASIS OF BEARINGS: THE BEARING OF NORTH 0°33'20" WEST ALONG THE MONUMENT LINE OF KIELY BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 444 OF MAPS AT PAGE 2 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- BENCHMARK: CITY OF SANTA CLARA NUMBER E-10 & SANTA CLARA VALLEY WATER DISTRICT NUMBER BM-859 AT EL CAMINO REAL & BOWERS AVENUE, NORTHEAST CORNER, SANTA CLARA VALLEY WATER DISTRICT BRASS DISK IN SIDEWALK 2' BACK OF CURB, 12' EAST OF RETURN ON EL CAMINO REAL. ELEVATION = 81.45
- FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "X" (SHEDD):
- AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ASSESSOR'S PARCEL NO.: 290-16-018

- STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
- WATER TO BE PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
- GAS IS TO BE PROVIDED BY PG&E
- ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
- TELEPHONE IS TO BE PROVIDED BY AT&T
- CABLE TV IS TO BE PROVIDED BY COMCAST
- EXISTING LOTS: 1
- PROPOSED LOTS: 71 (58 RESIDENTIAL LOTS & 13 COMMON AREA LOTS)
- TOTAL AREA: 2.88± ACRES
- MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.

- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

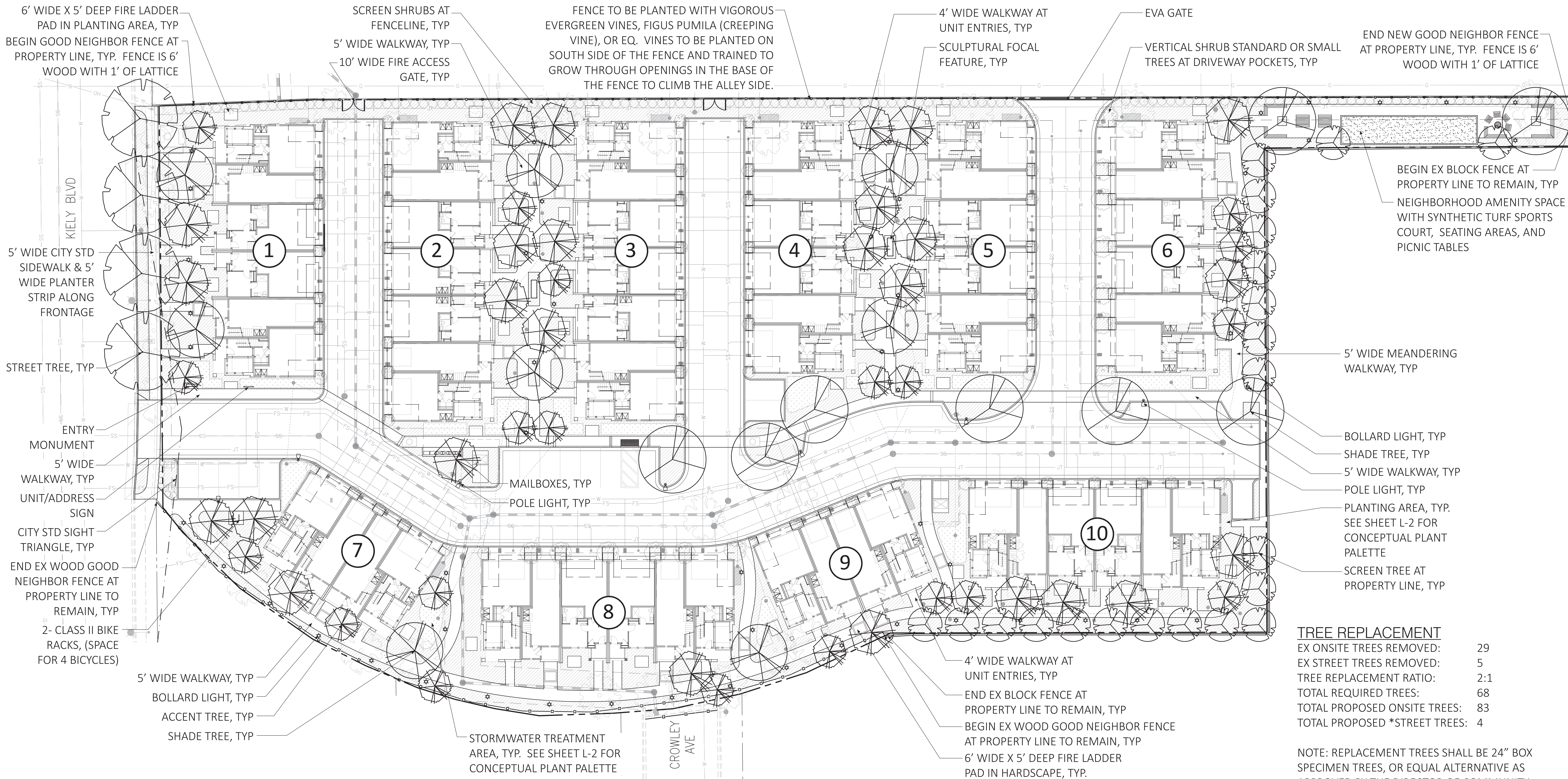
JOB# 14-130

VESTING TENTATIVE MAP

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



TM-1
DATE 12/7/2017



TREE REPLACEMENT

EX ONSITE TREES REMOVED:	29
EX STREET TREES REMOVED:	5
TREE REPLACEMENT RATIO:	2:1
TOTAL REQUIRED TREES:	68
TOTAL PROPOSED ONSITE TREES:	83
TOTAL PROPOSED *STREET TREES:	4

NOTE: REPLACEMENT TREES SHALL BE 24" BOX SPECIMEN TREES, OR EQUAL ALTERNATIVE AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

*STREET TREES: ULMUS PARVIFOLIA, CHINESE ELM. 'DYNASTY' OR 'ALLEE' SPECIES TO BE CONFIRMED WITH CITY ARBORIST.

FIRE LADDER PAD NOTE

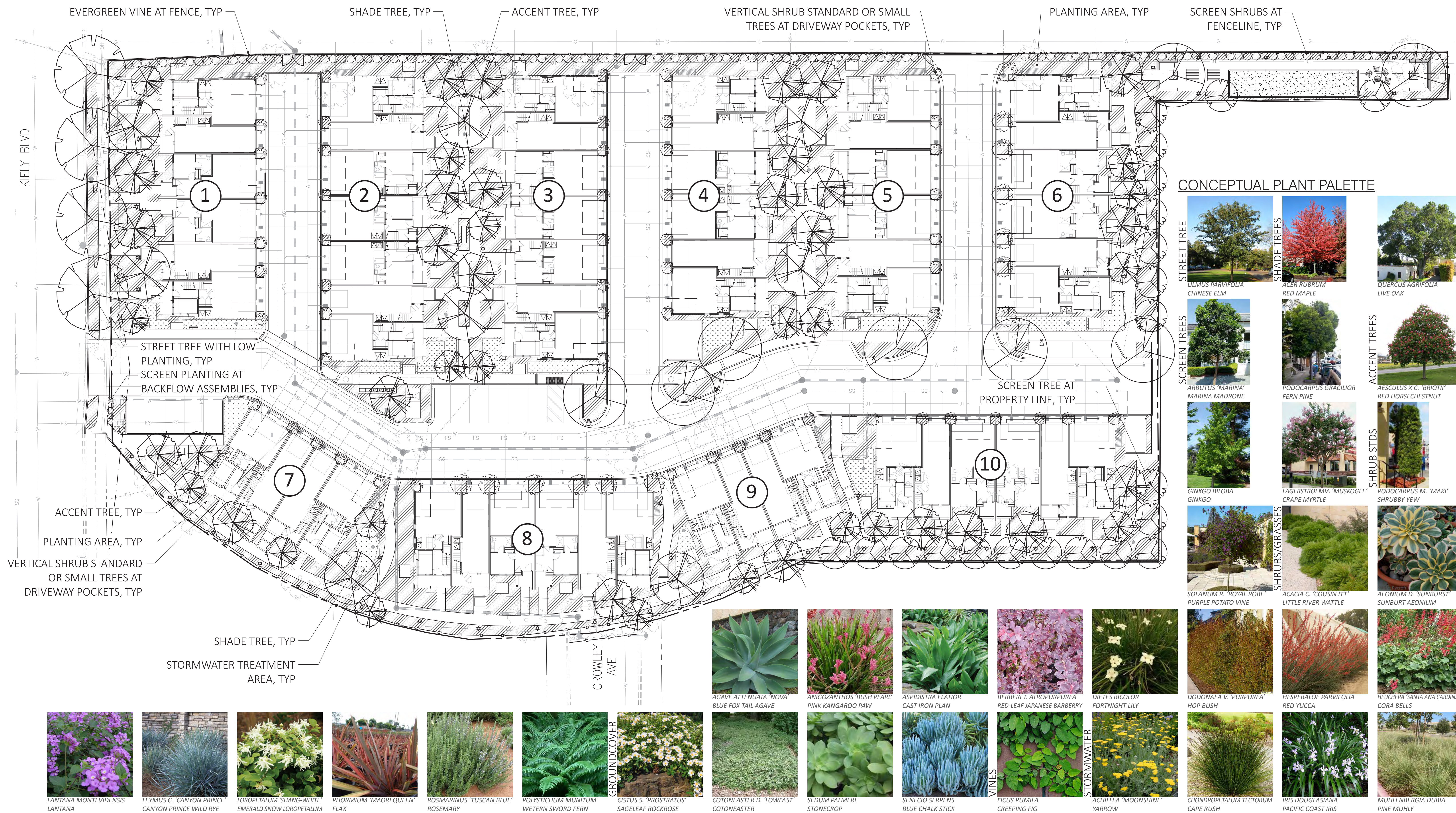
FIRE LADDER PADS SHALL BE 6' WIDE X 5' DEEP. LADDER PADS LOCATED IN HARDSCAPE SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT TO MATCH ADJACENT PATHWAY. LADDER PADS LOCATED IN PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH AND BE KEPT CLEAR OF PLANT MATERIAL.

CONCEPTUAL LANDSCAPE PLAN

MOONLITE LANES

IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.





CONCEPTUAL PLANTING PLAN

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



L-2
DATE 12-07-2017



NEIGHBORHOOD AMENITY SPACE
WITH SYNTHETIC TURF SPORTS
COURT, SEATING AREAS,
AND PICNIC TABLES



ENTRY MONUMENT



SCULPTURAL FOCAL FEATURE IN PEDESTRIAN PASEO



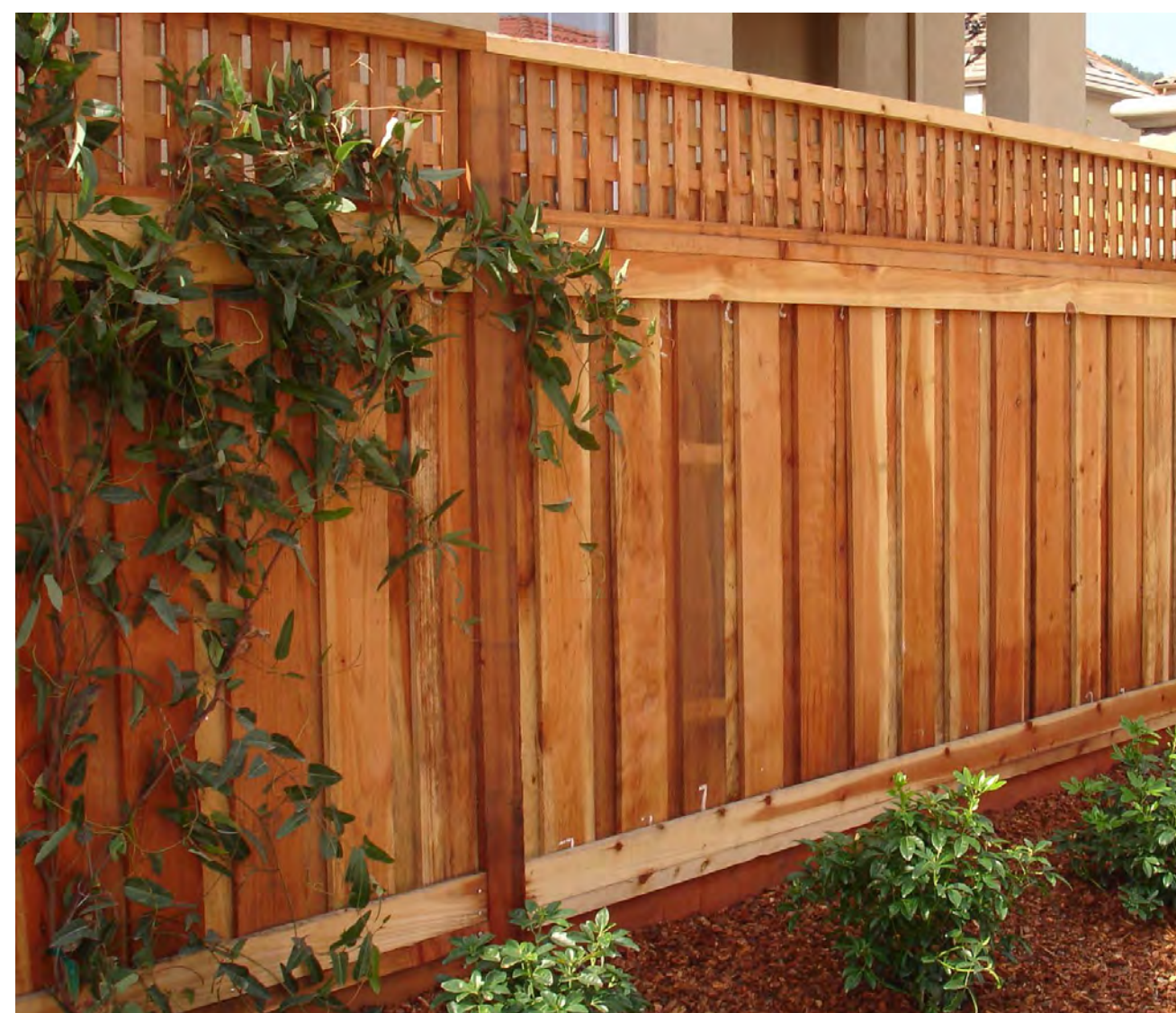
CLASS II BIKE RACKS



VERTICAL SHRUB STANDARD OR
SMALL TREES AT DRIVEWAY POCKETS



EVERGREEN VINE ON FENCE



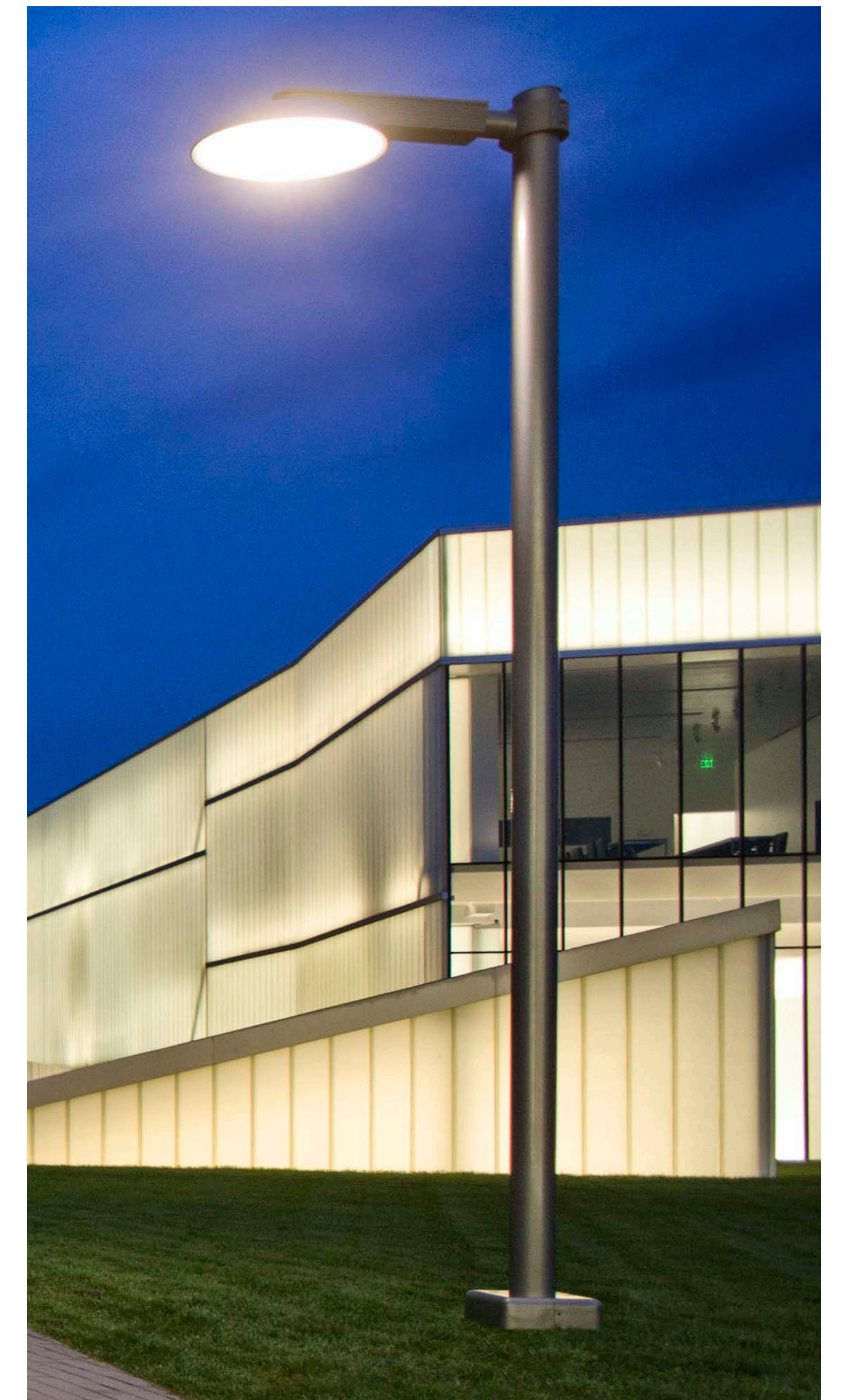
GOOD NEIGHBOR FENCE
(6' WOOD WITH 1' OF LATTICE)



MAILBOXES



SITE LIGHTING: BOLLARDS



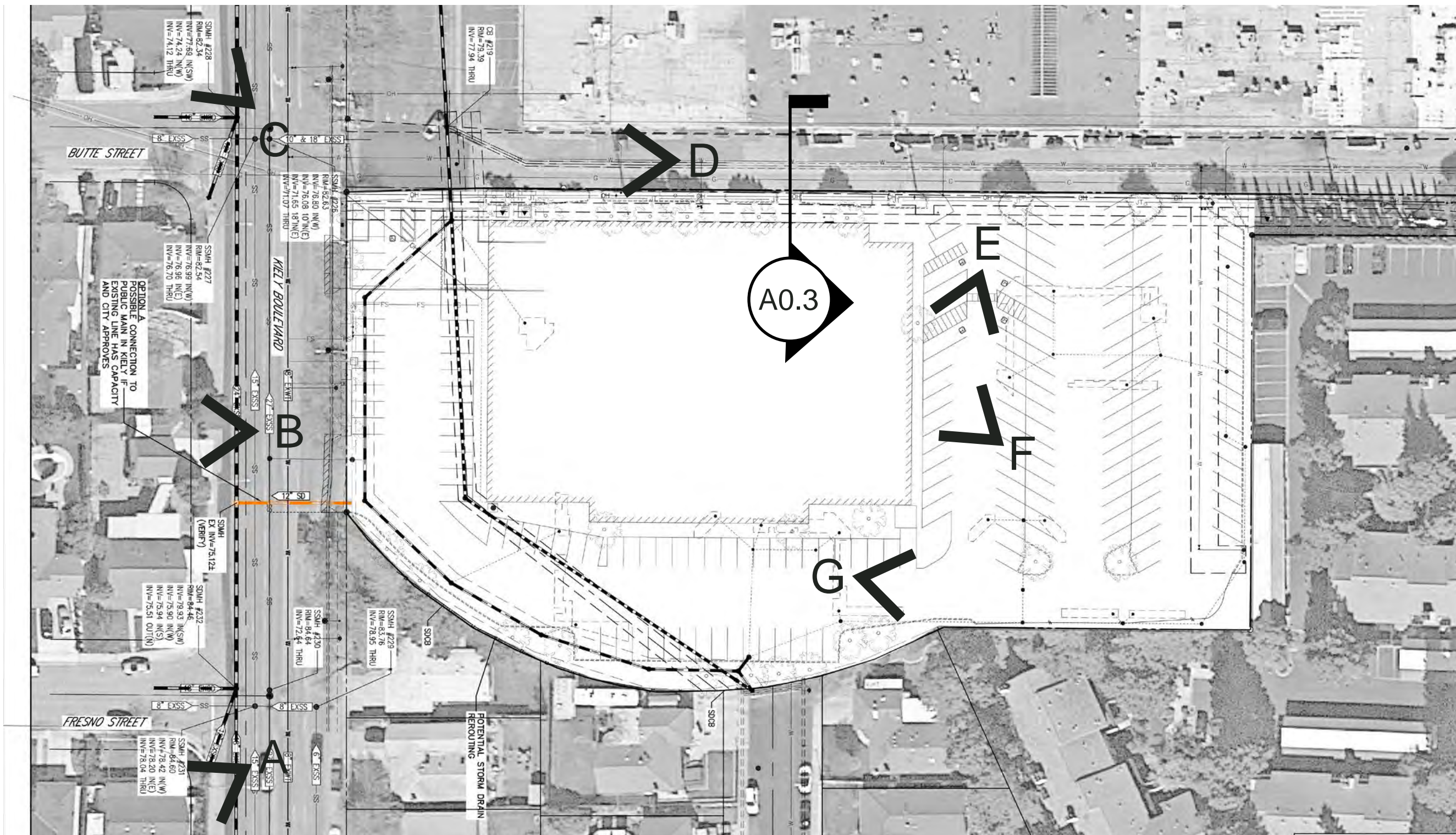
SITE LIGHTING: POLE LIGHT

CONCEPTUAL REFERENCE IMAGES

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.







SITE PHOTO KEY
NOT TO SCALE



D - ALLEY VIEW 1



A - STREET VIEW 1



E - ALLEY VIEW 2



B - STREET VIEW 2



G - DRIVEWAY VIEW 2



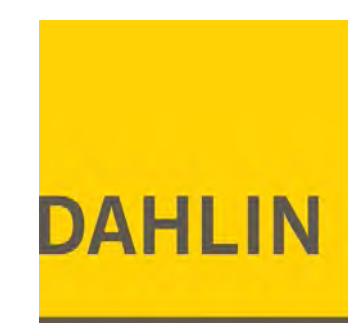
F - DRIVEWAY VIEW 1



C - STREET VIEW 3

SITE PHOTOS

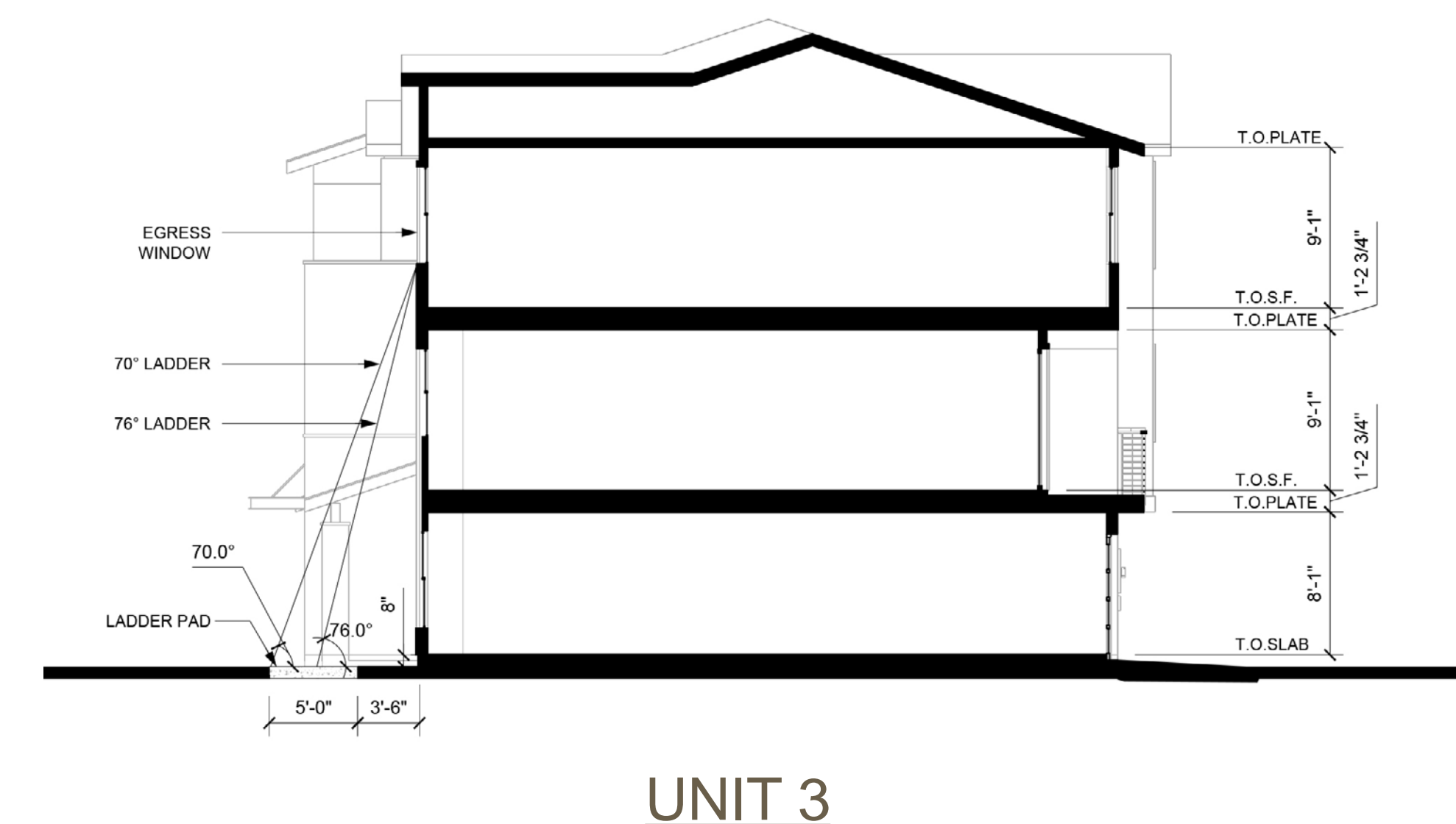
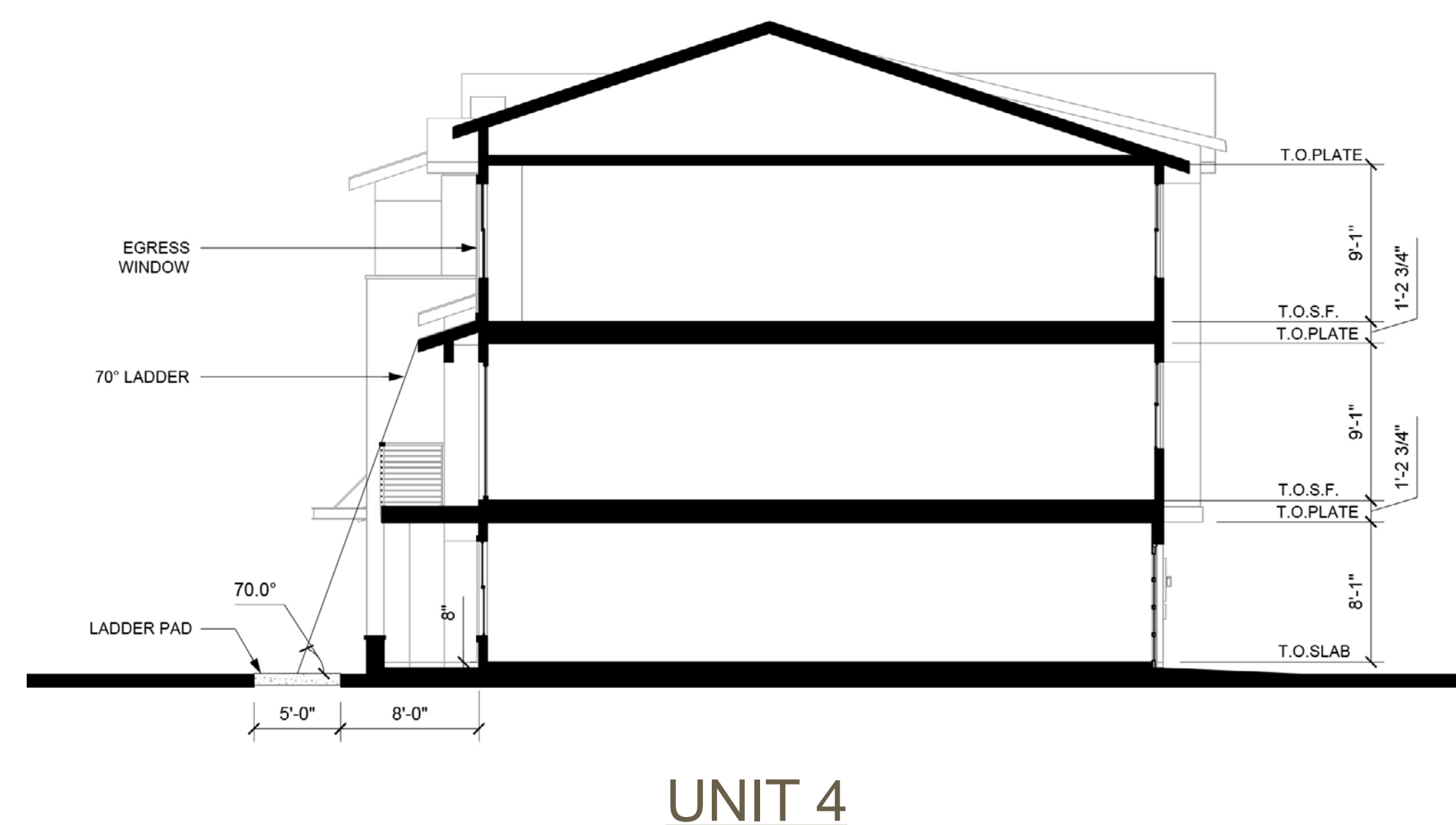
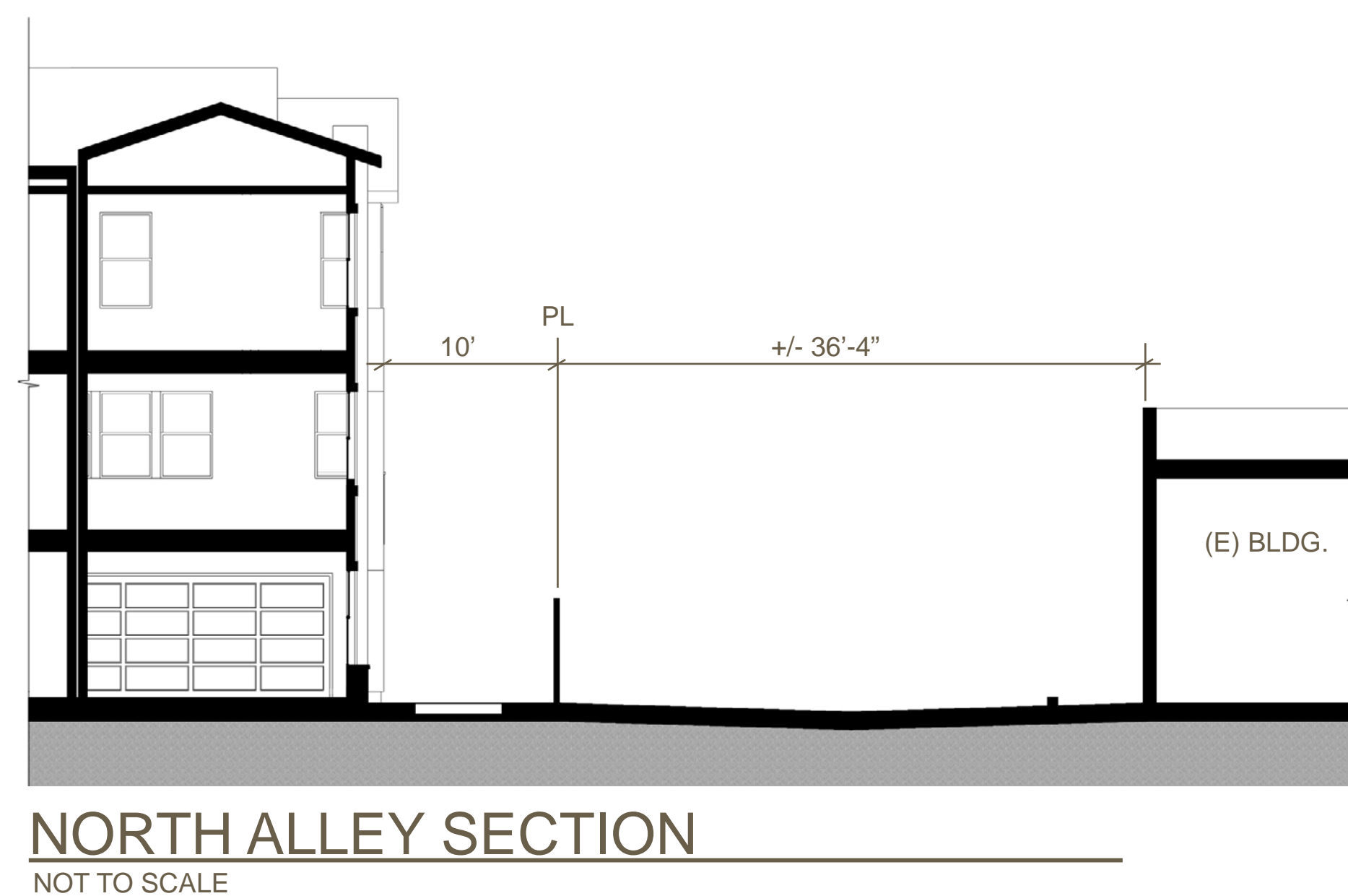
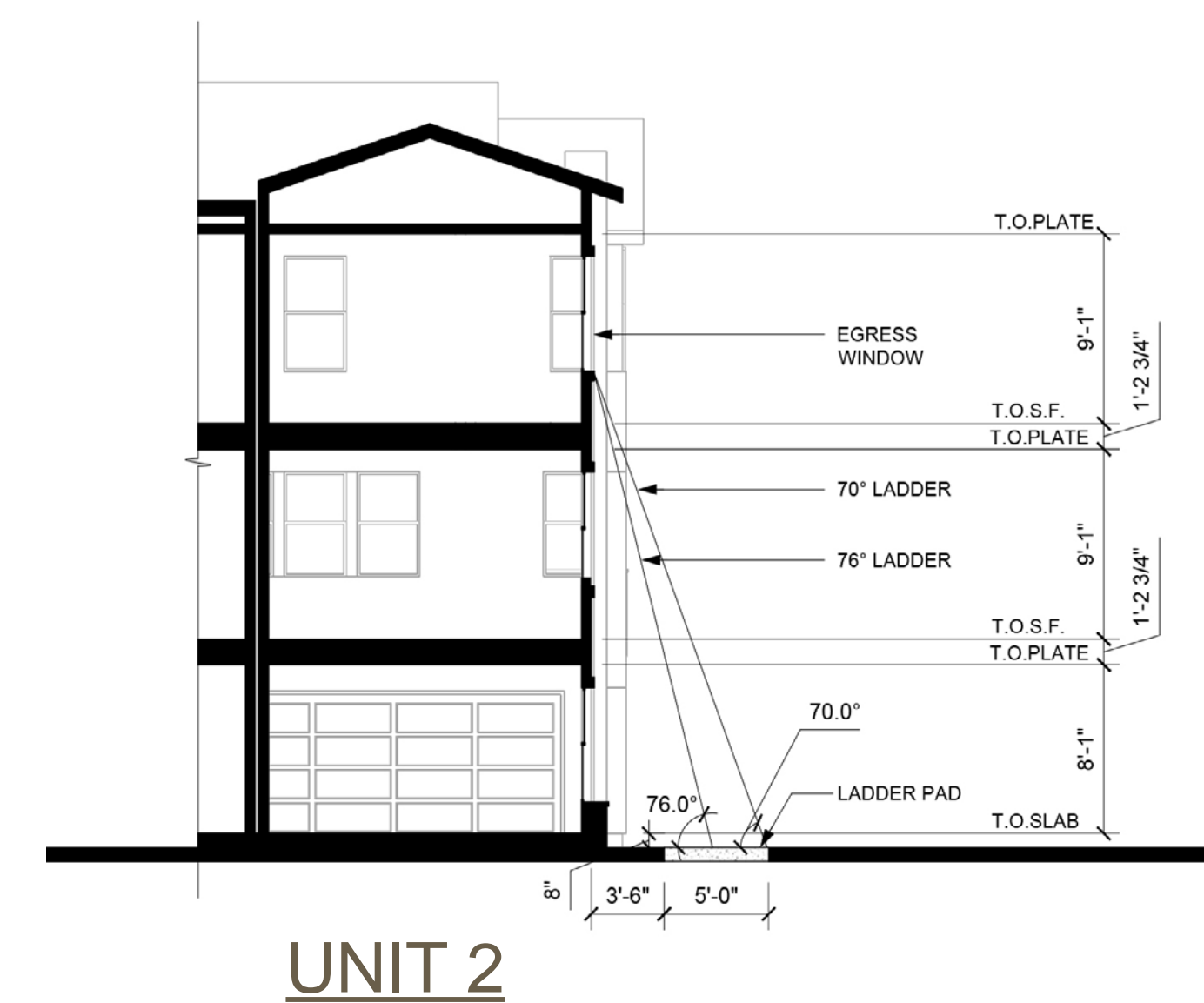
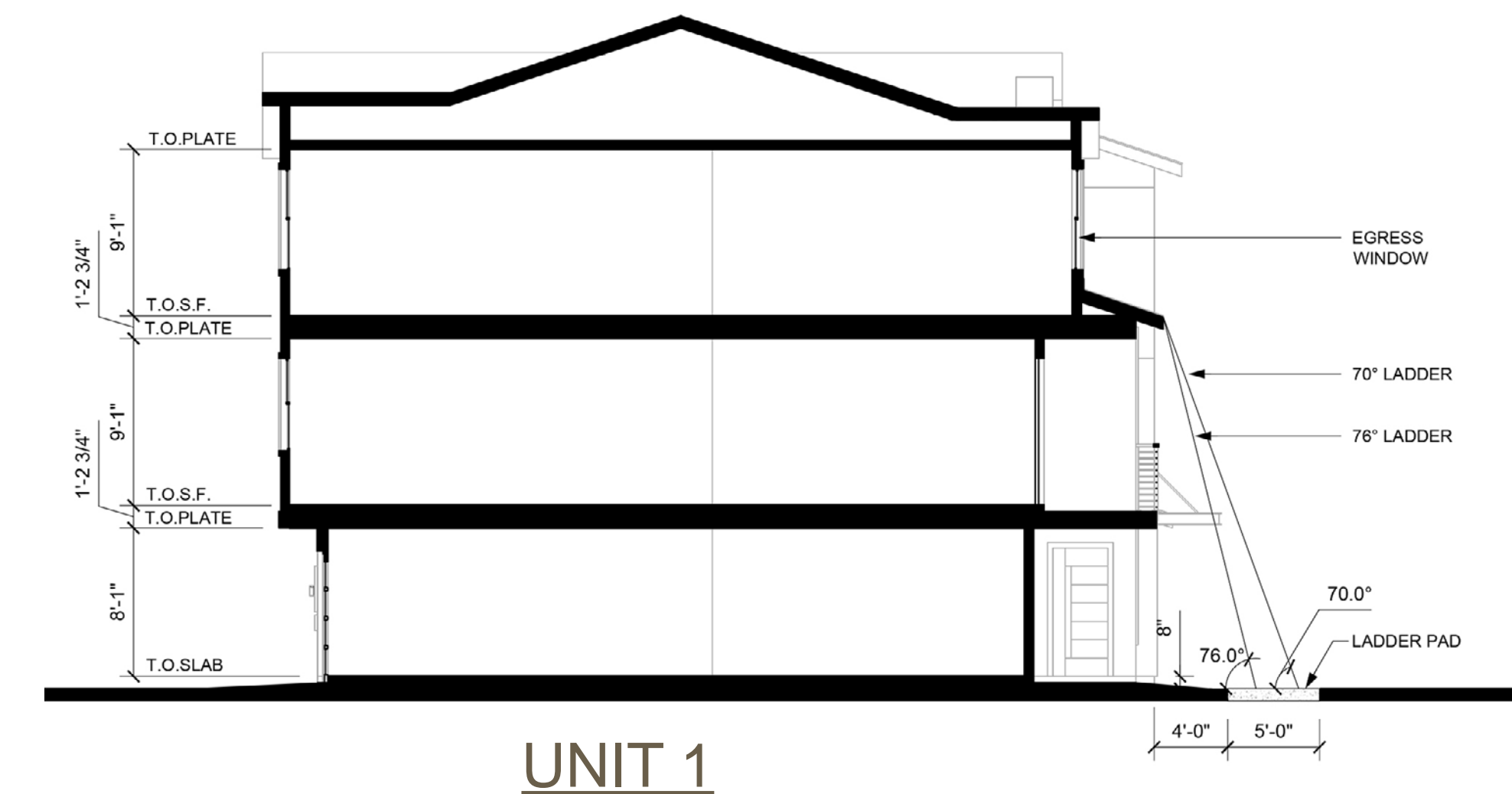
MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.02
DATE 12-07-2017



* FOR FIRE TRUCK ACCESS INFORMATION, SEE CIVIL DRAWINGS.
* FOR LADDER PAD INTERFACE, SEE LANDSCAPE DRAWINGS.



LADDER PAD DIAGRAM

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.03

DATE 12-07-2017



ENTRY
PERSPECTIVE 1

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.04

DATE 12-07-2017



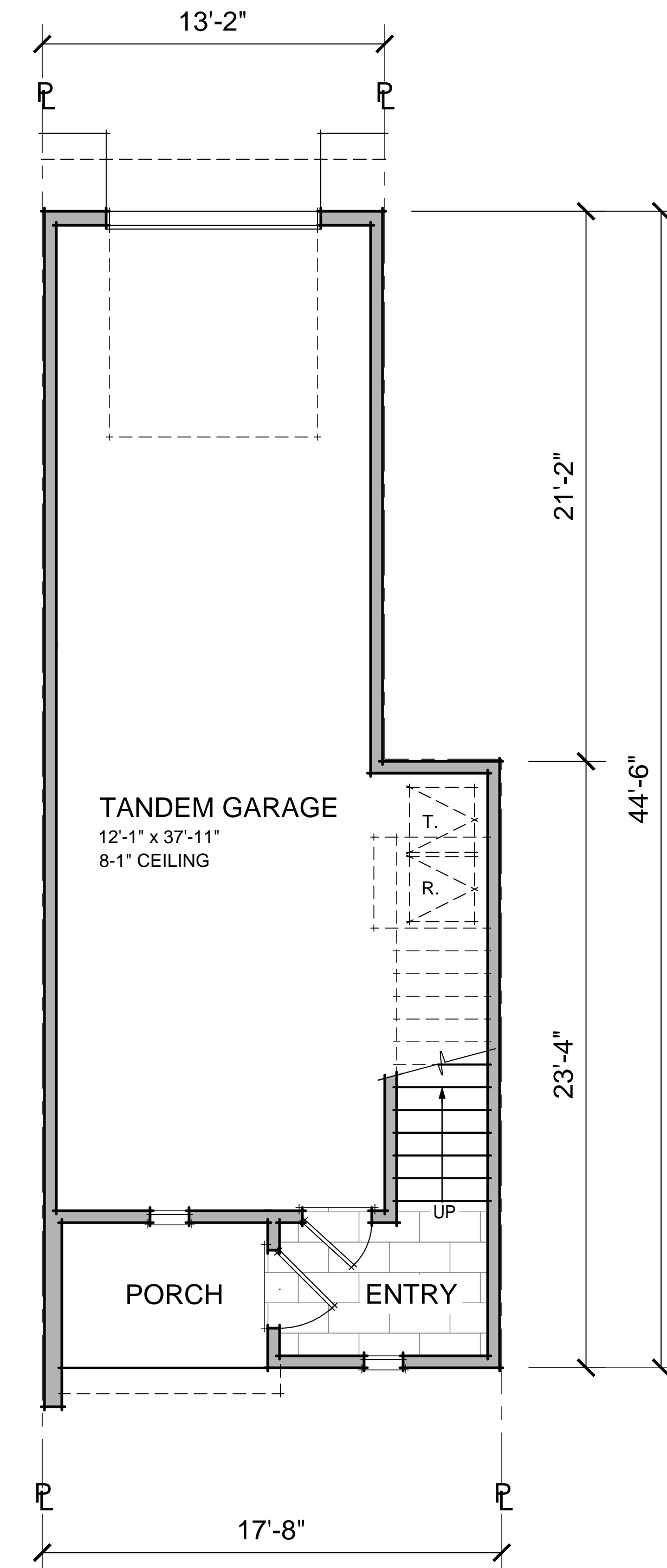
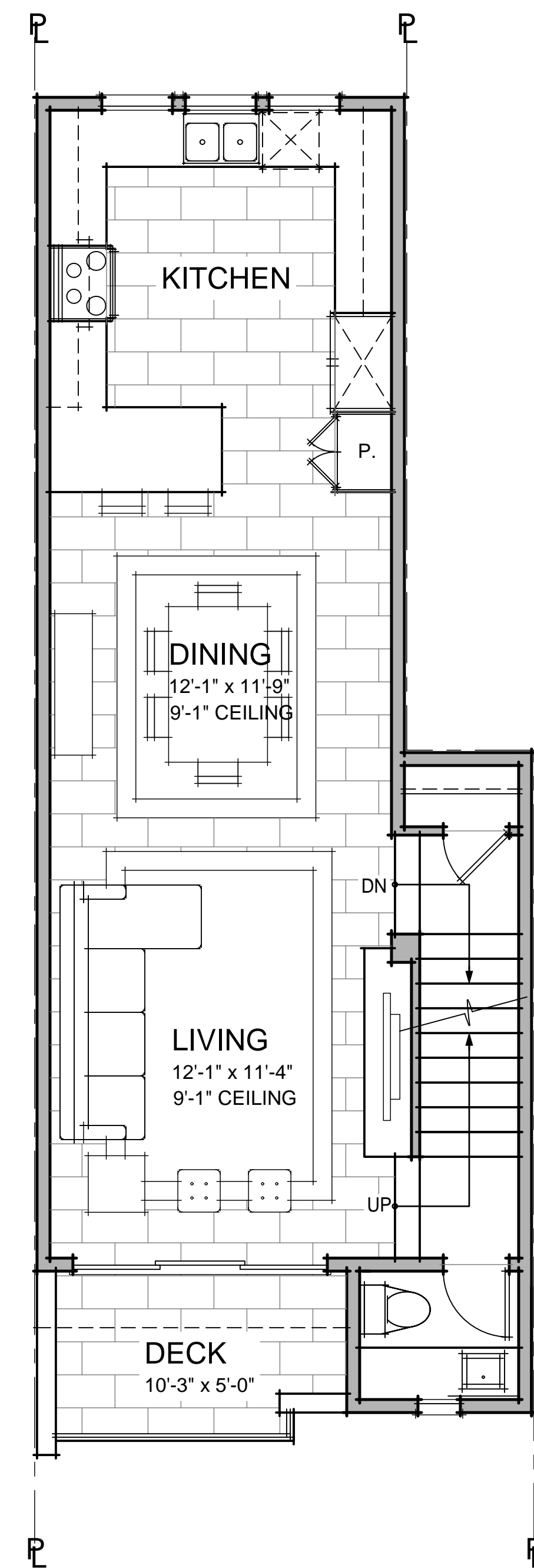
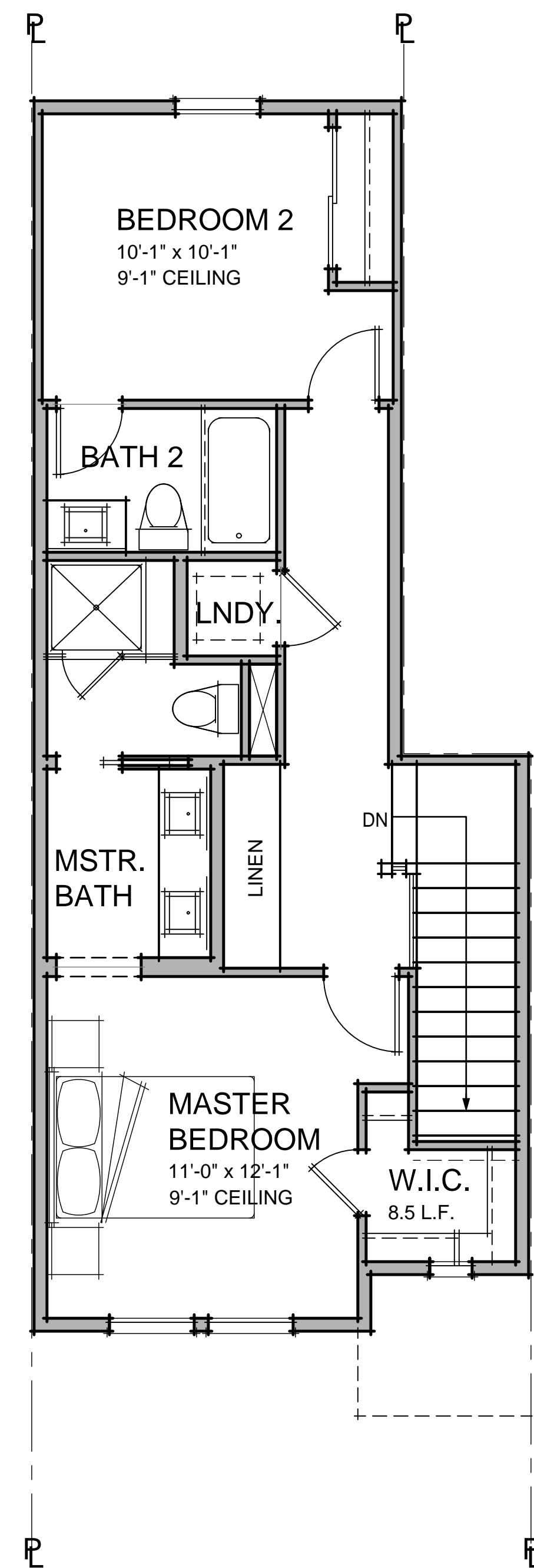
PASEO
PERSPECTIVE 2

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.05

DATE 12-07-2017



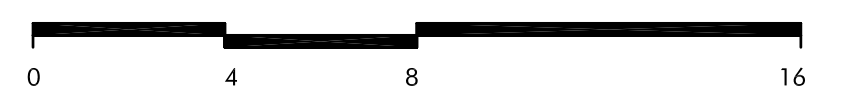
UNIT ONE

2 BEDROOMS / 2.5 BATHS

FIRST FLOOR: 54 SQ. FT.
SECOND FLOOR: 654 SQ. FT.
THIRD FLOOR: 589 SQ. FT.

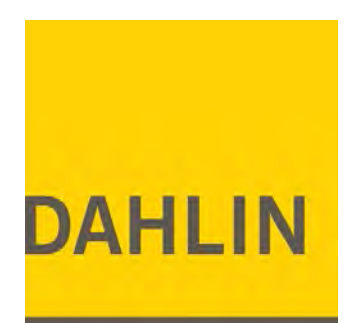
TOTAL: 1297 SQ. FT.

GARAGE: 582 SQ. FT.



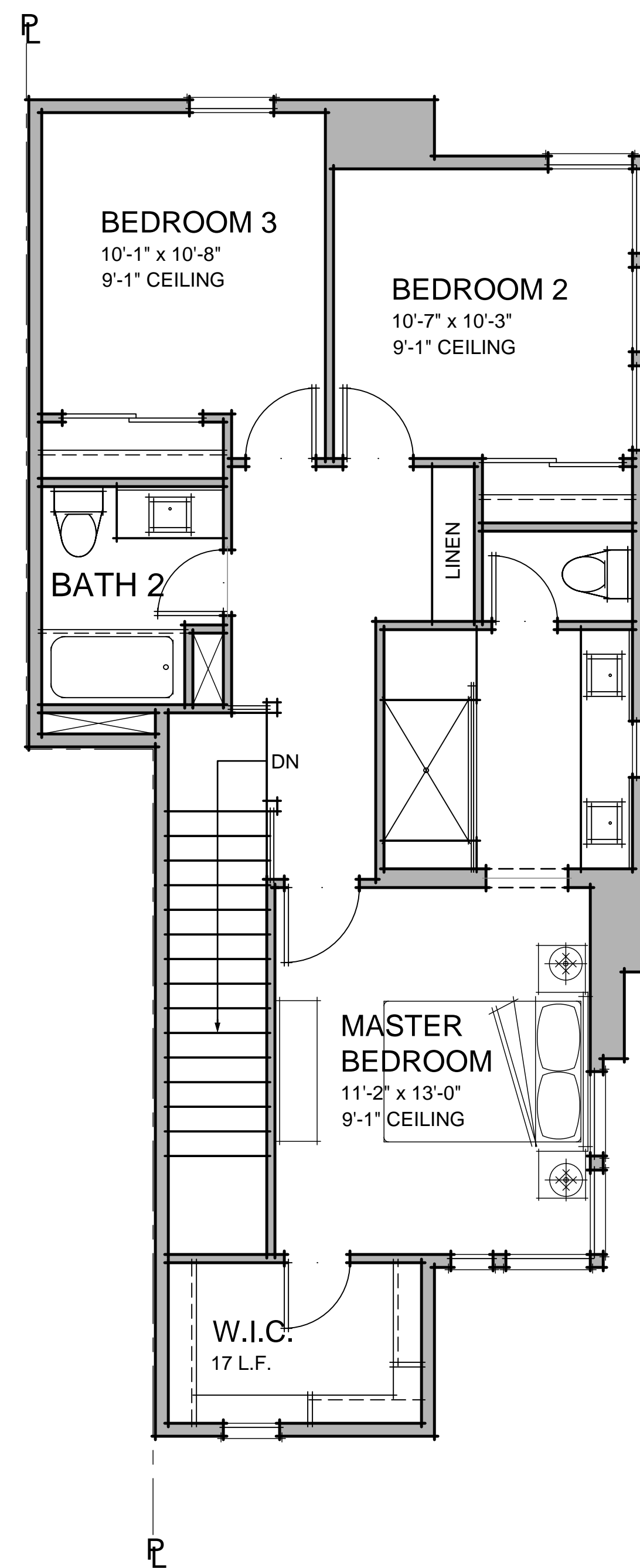
UNIT 1
FLOOR PLANS

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.

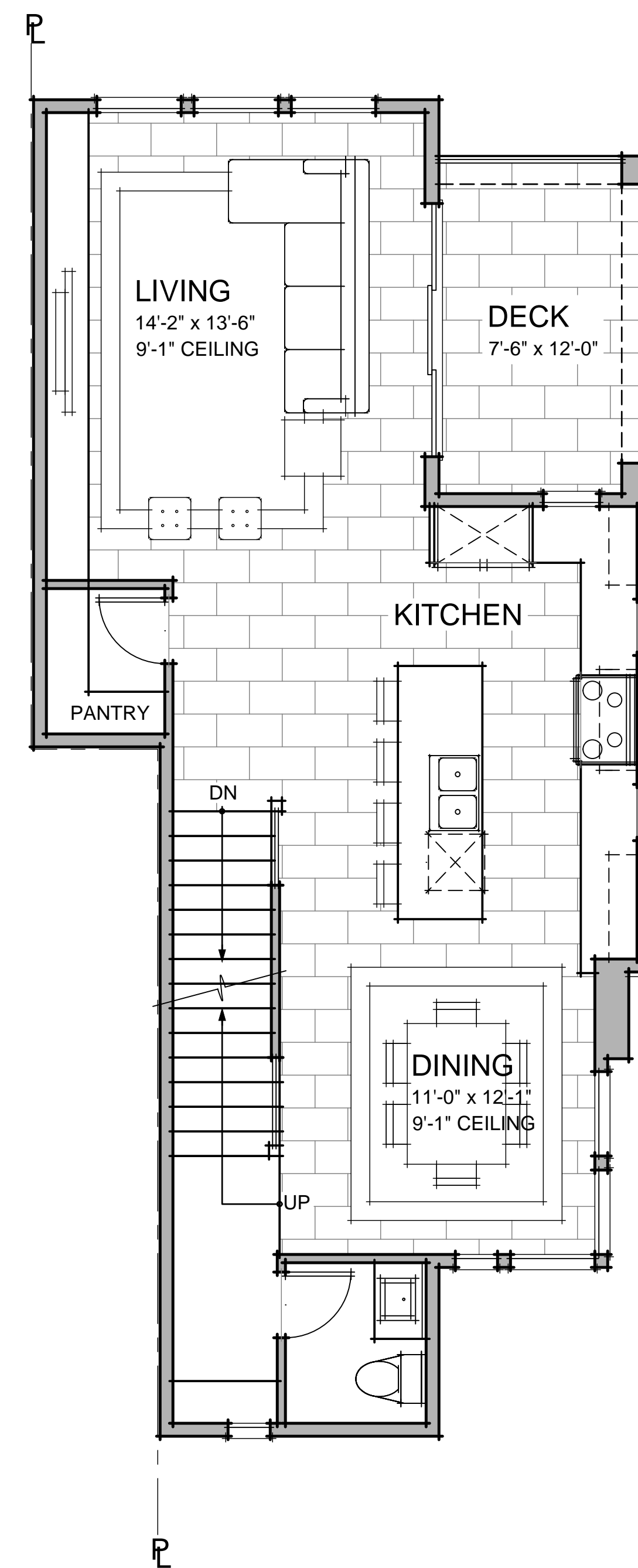


A.06

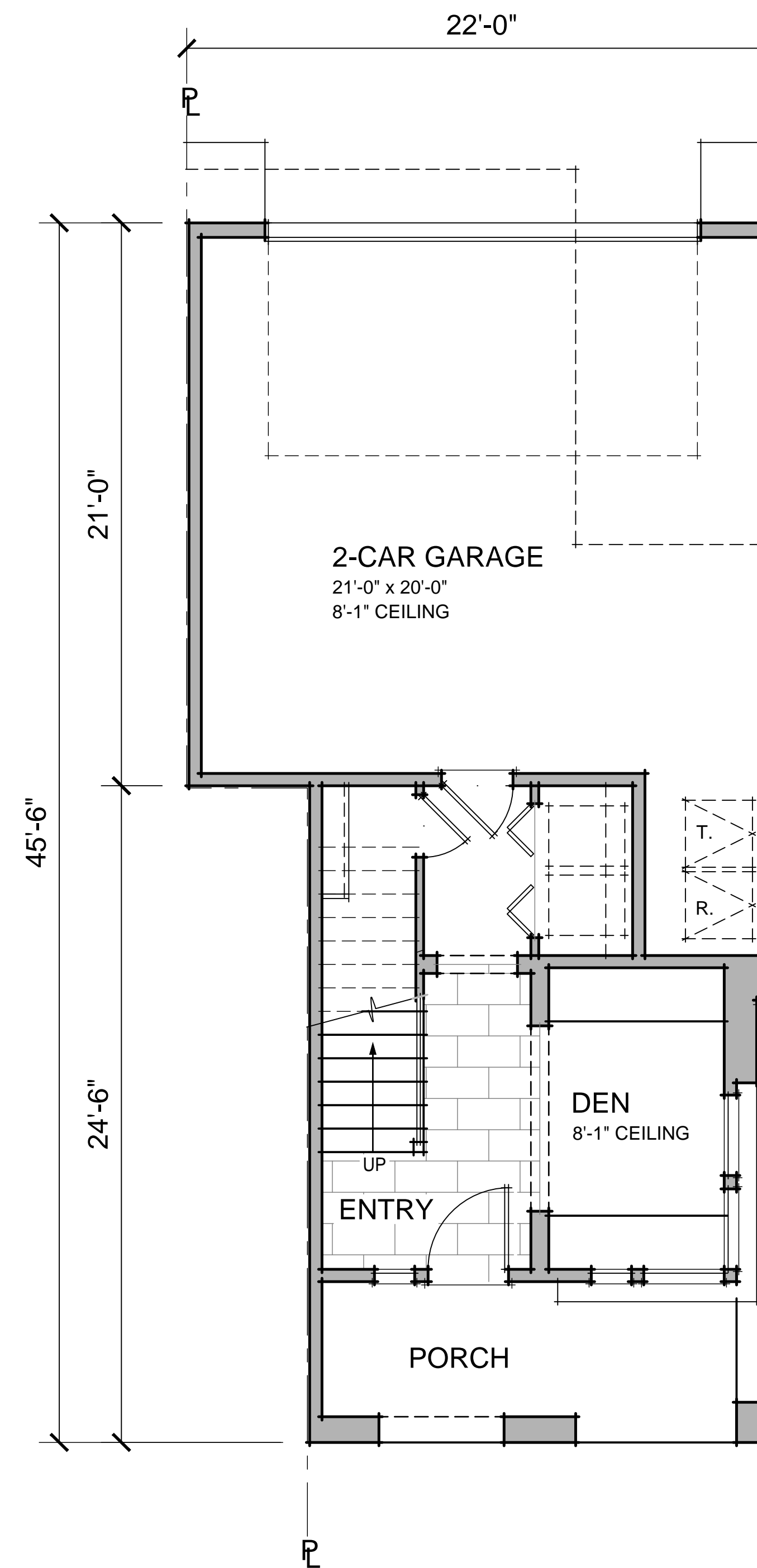
DATE 12-07-2017



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

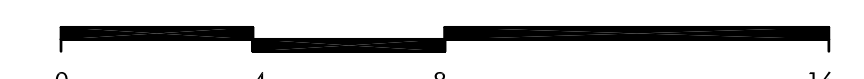
UNIT TWO

3 BEDROOMS / 2.5 BATHS + DEN

FIRST FLOOR: 283 SQ. FT.
SECOND FLOOR: 765 SQ. FT.
THIRD FLOOR: 768 SQ. FT.

TOTAL: 1816 SQ. FT.

GARAGE: 486 SQ. FT.



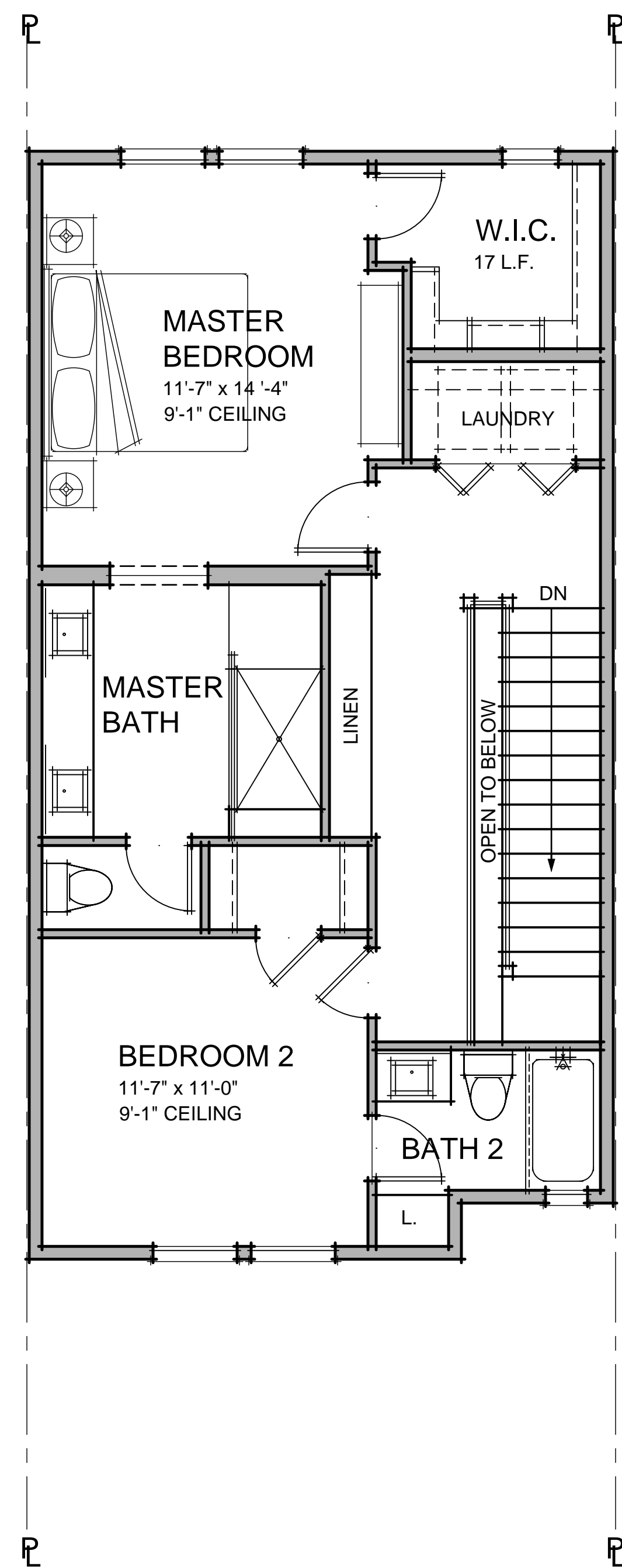
UNIT 2
FLOOR PLANS

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.

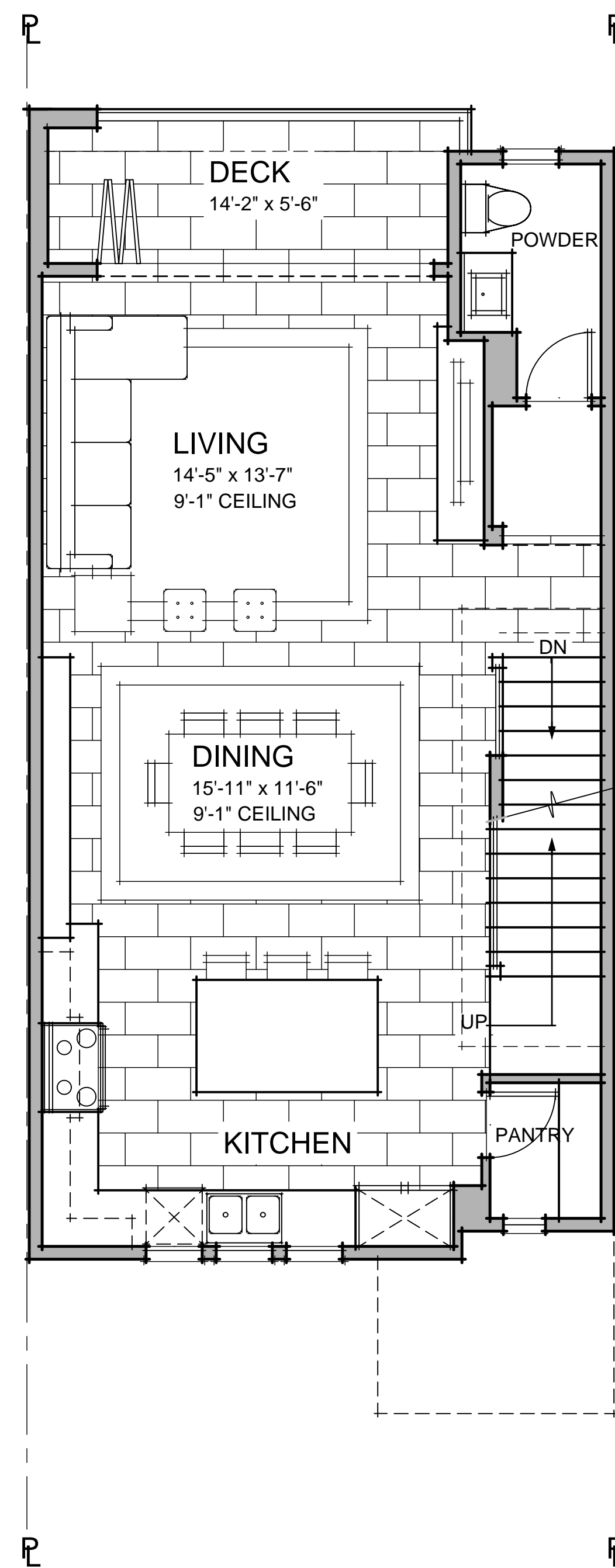


A.07

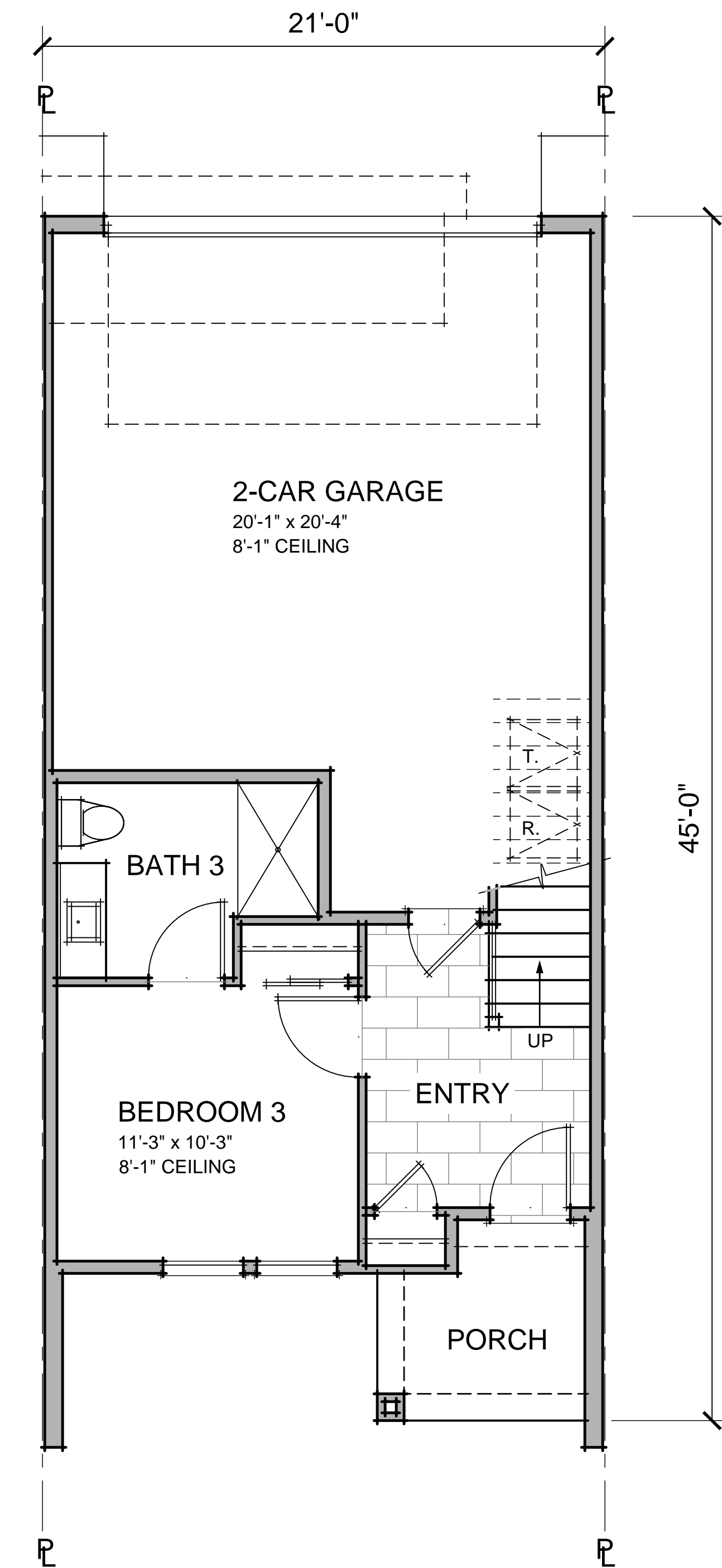
DATE 12-07-2017



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE (ACCESSIBLE FLR.)

3 BEDROOMS / 3.5 BATHS

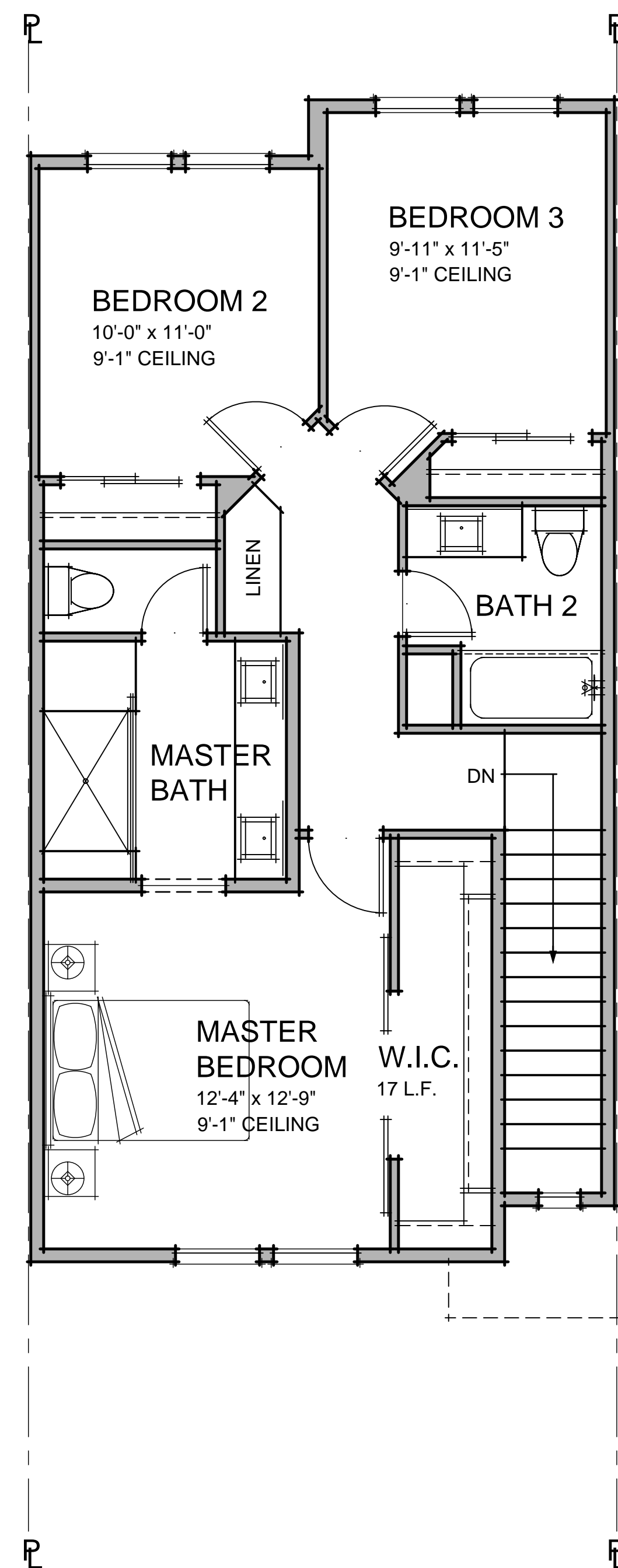
FIRST FLOOR: 327 SQ. FT.
SECOND FLOOR: 758 SQ. FT.
THIRD FLOOR: 736 SQ. FT.

TOTAL: 1821 SQ. FT.

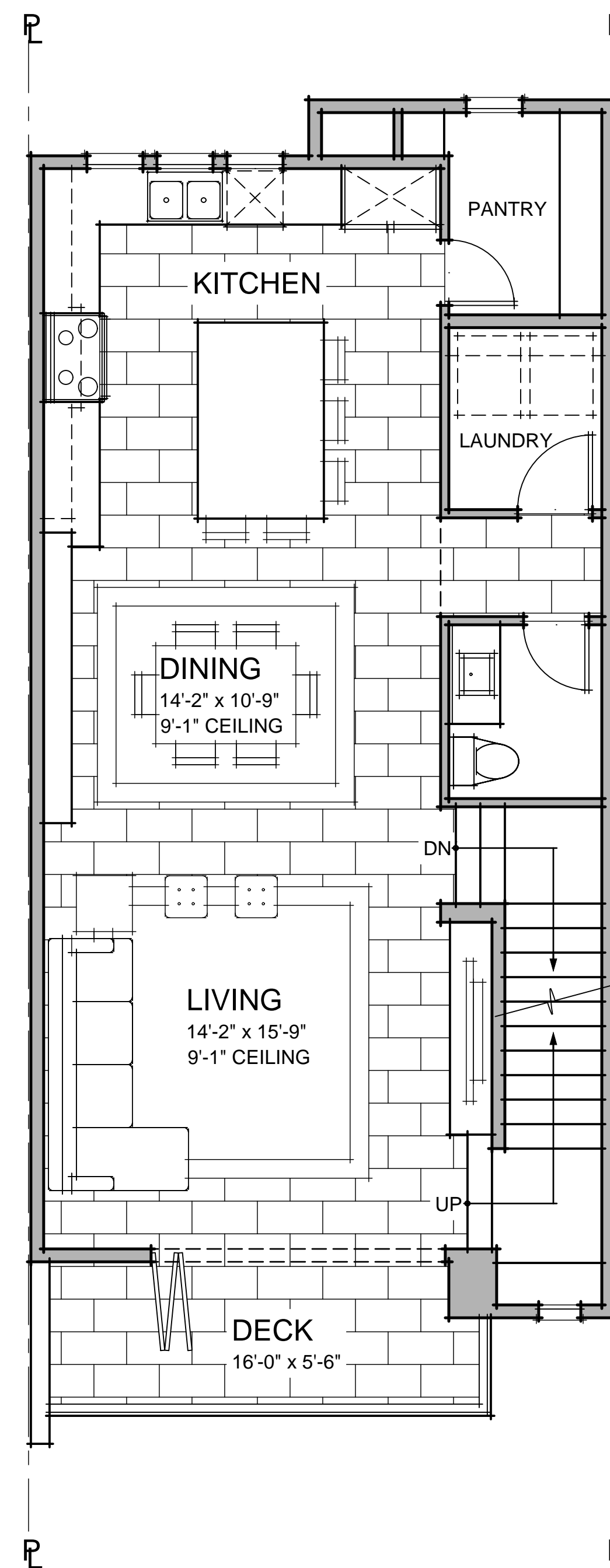
GARAGE: 485 SQ. FT.



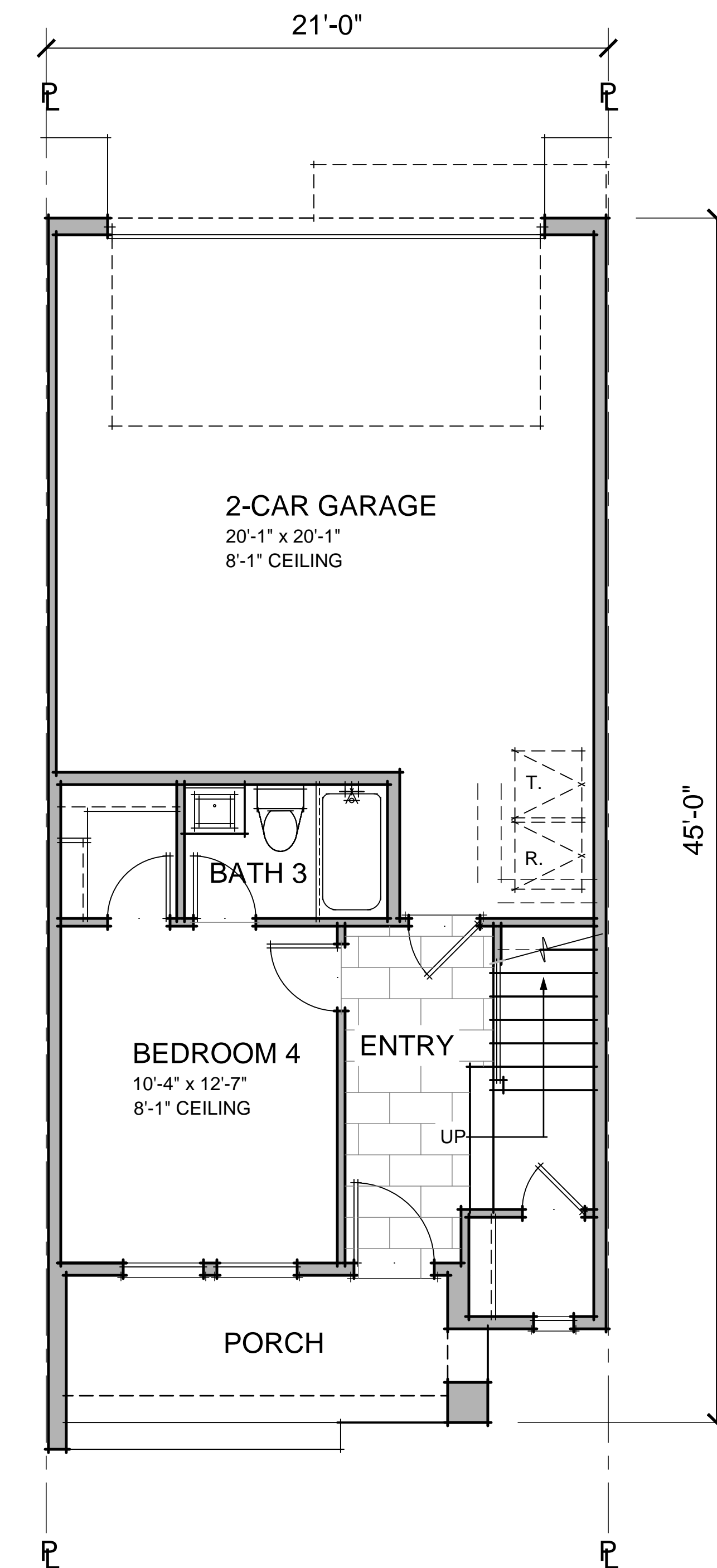
UNIT 3
FLOOR PLANS



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

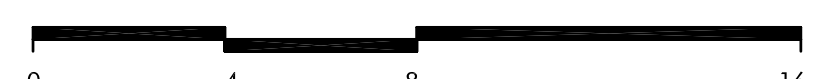
UNIT FOUR

4 BEDROOMS / 3.5 BATHS

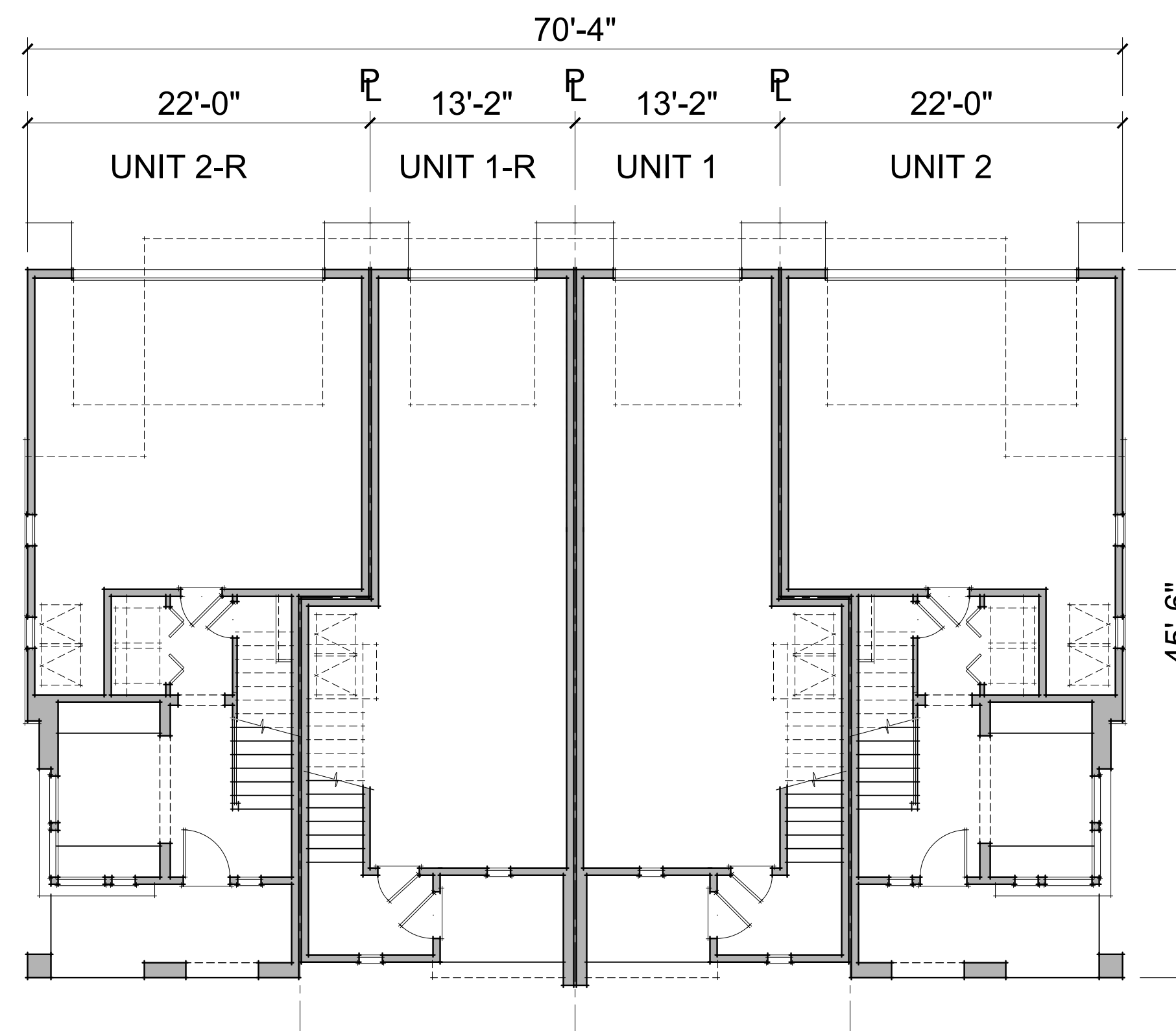
FIRST FLOOR: 361 SQ. FT.
SECOND FLOOR: 848 SQ. FT.
THIRD FLOOR: 770 SQ. FT.

TOTAL: 1979 SQ. FT.

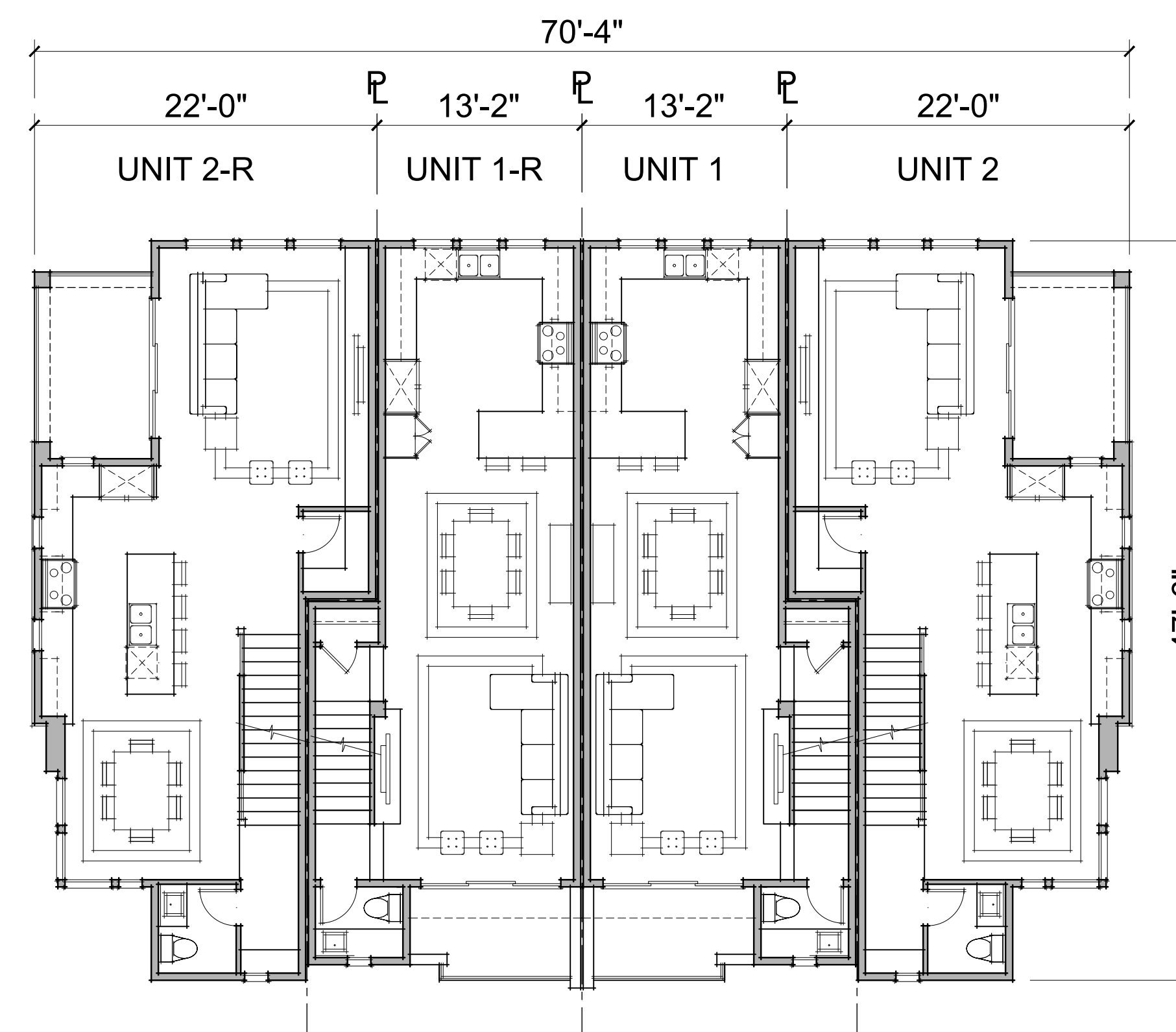
GARAGE: 474 SQ. FT.



UNIT 4
FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



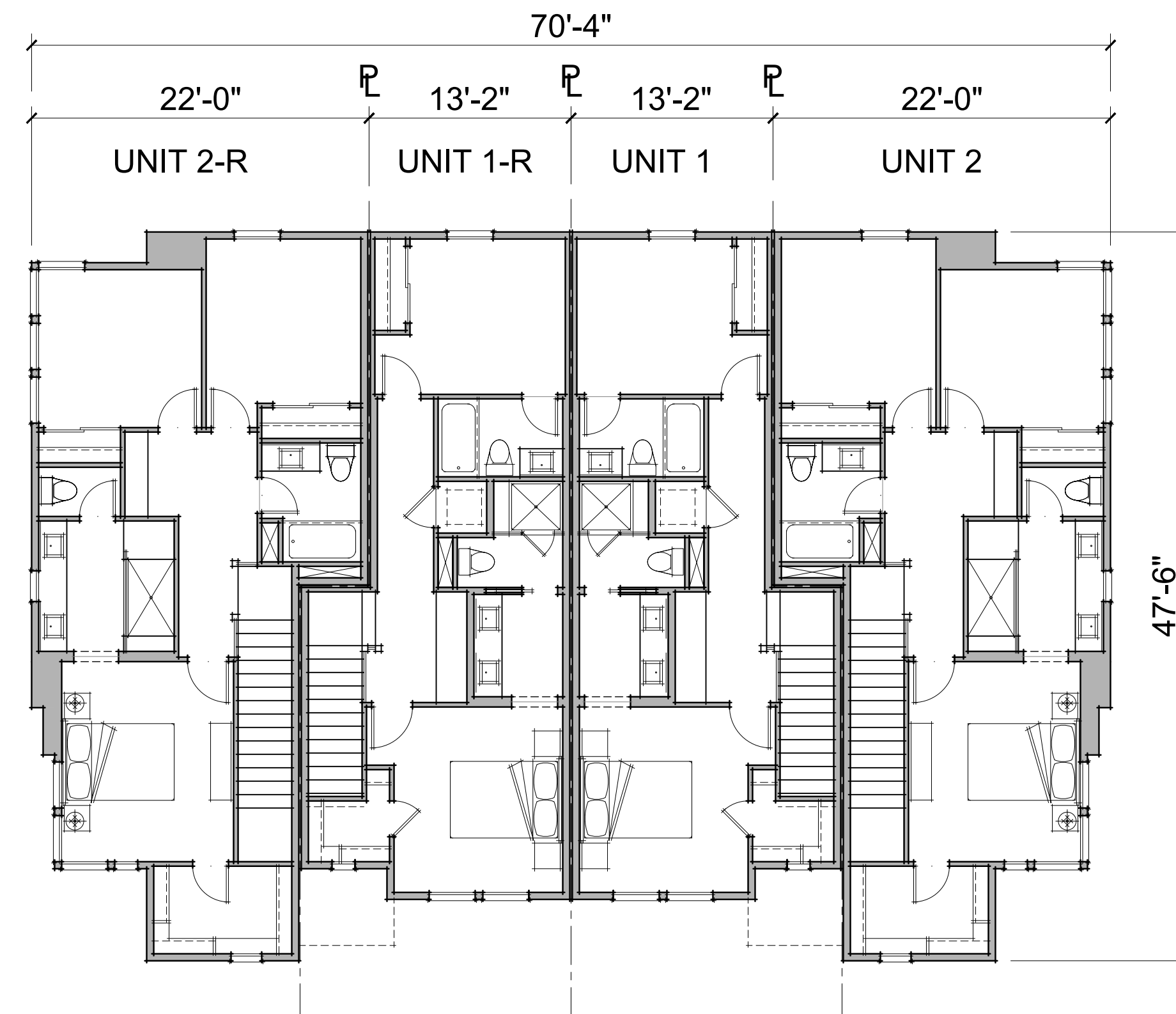
BUILDING TYPE 1
4-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.

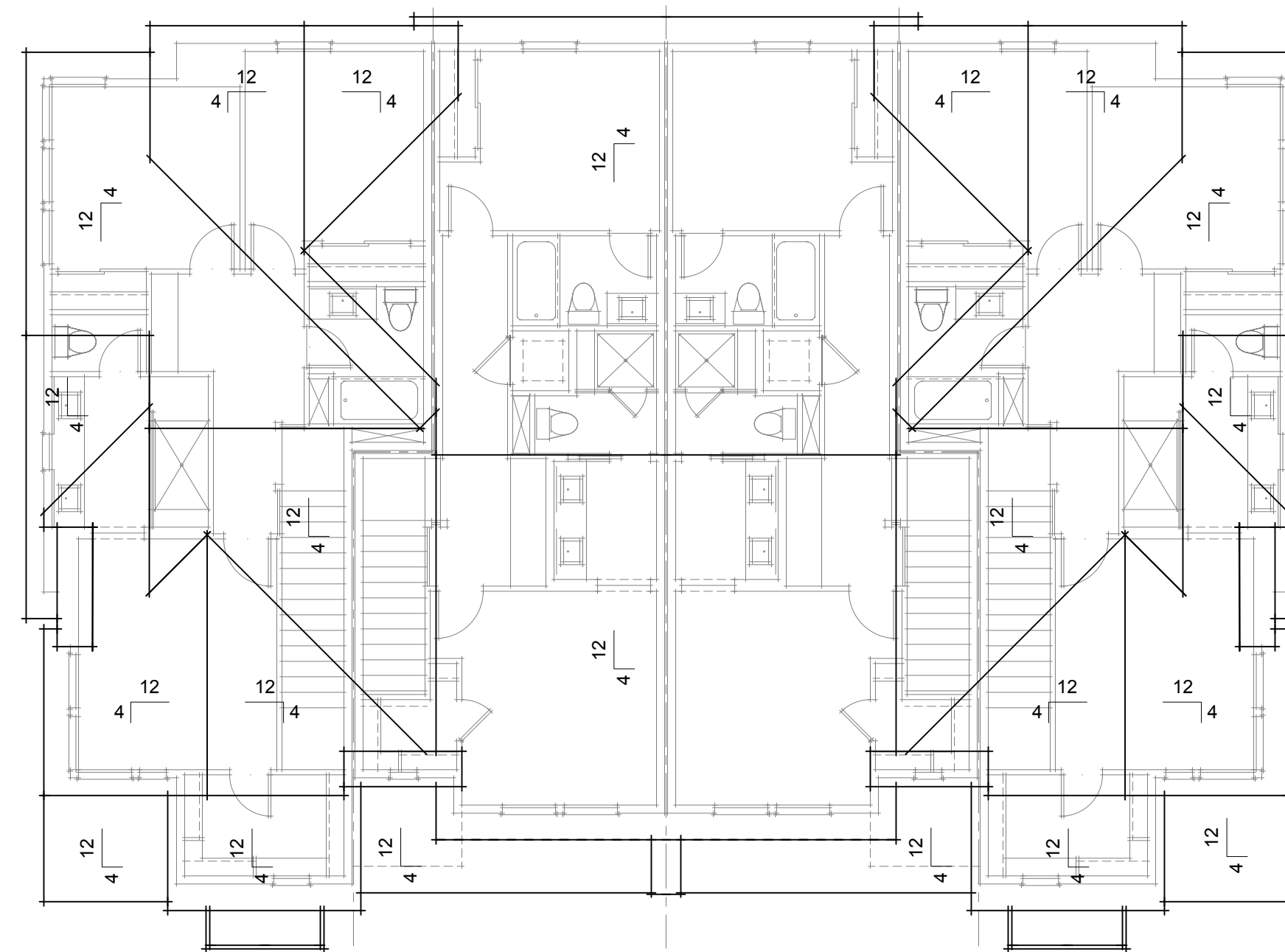


A.10

DATE 12-07-2017



THIRD FLOOR PLAN



ROOF PLAN



BUILDING TYPE 1
4-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.11

DATE 12-07-2017

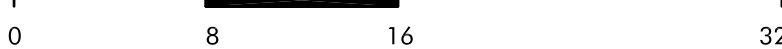
EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP



FRONT ELEVATION



REAR ELEVATION

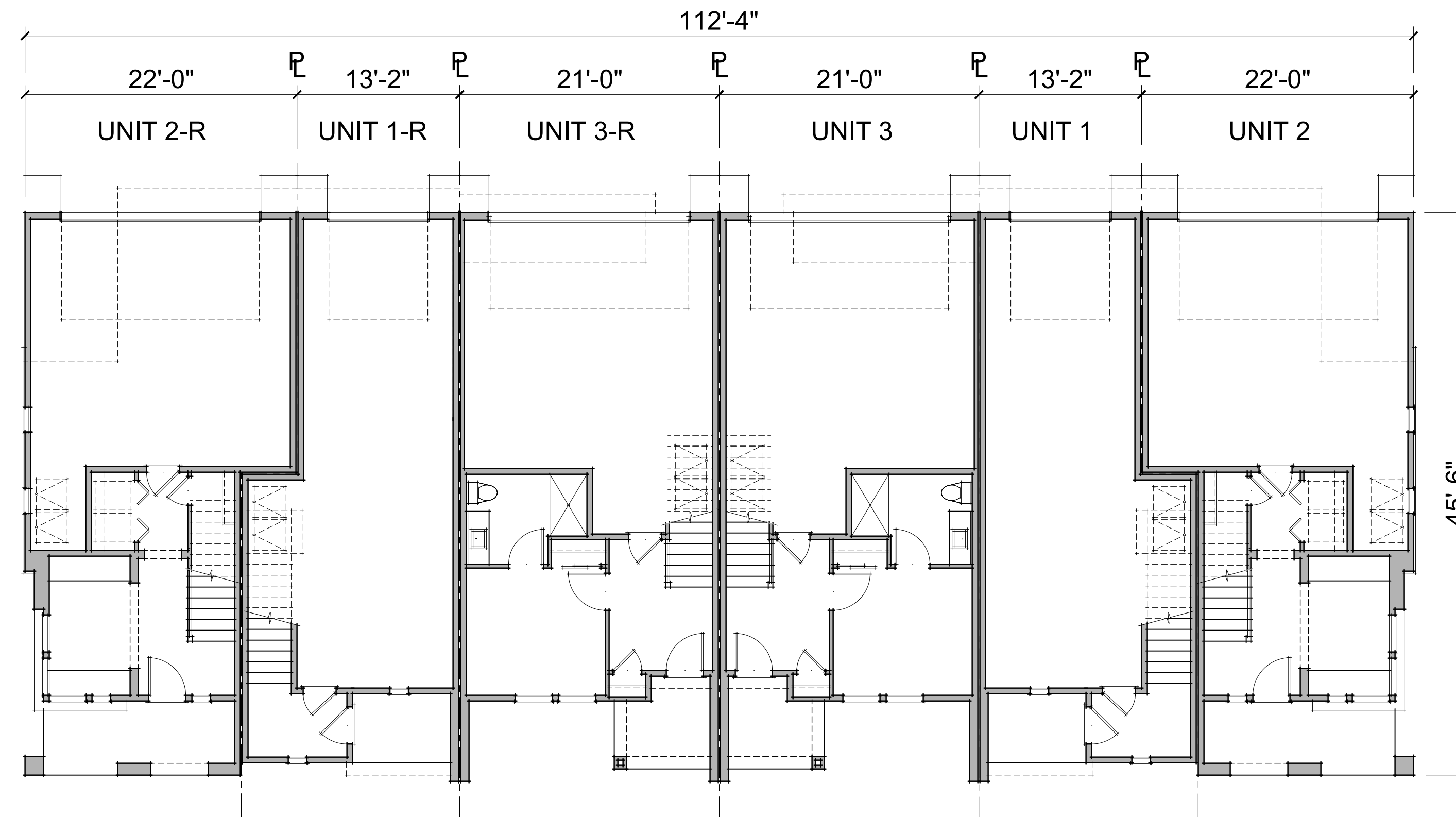


RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

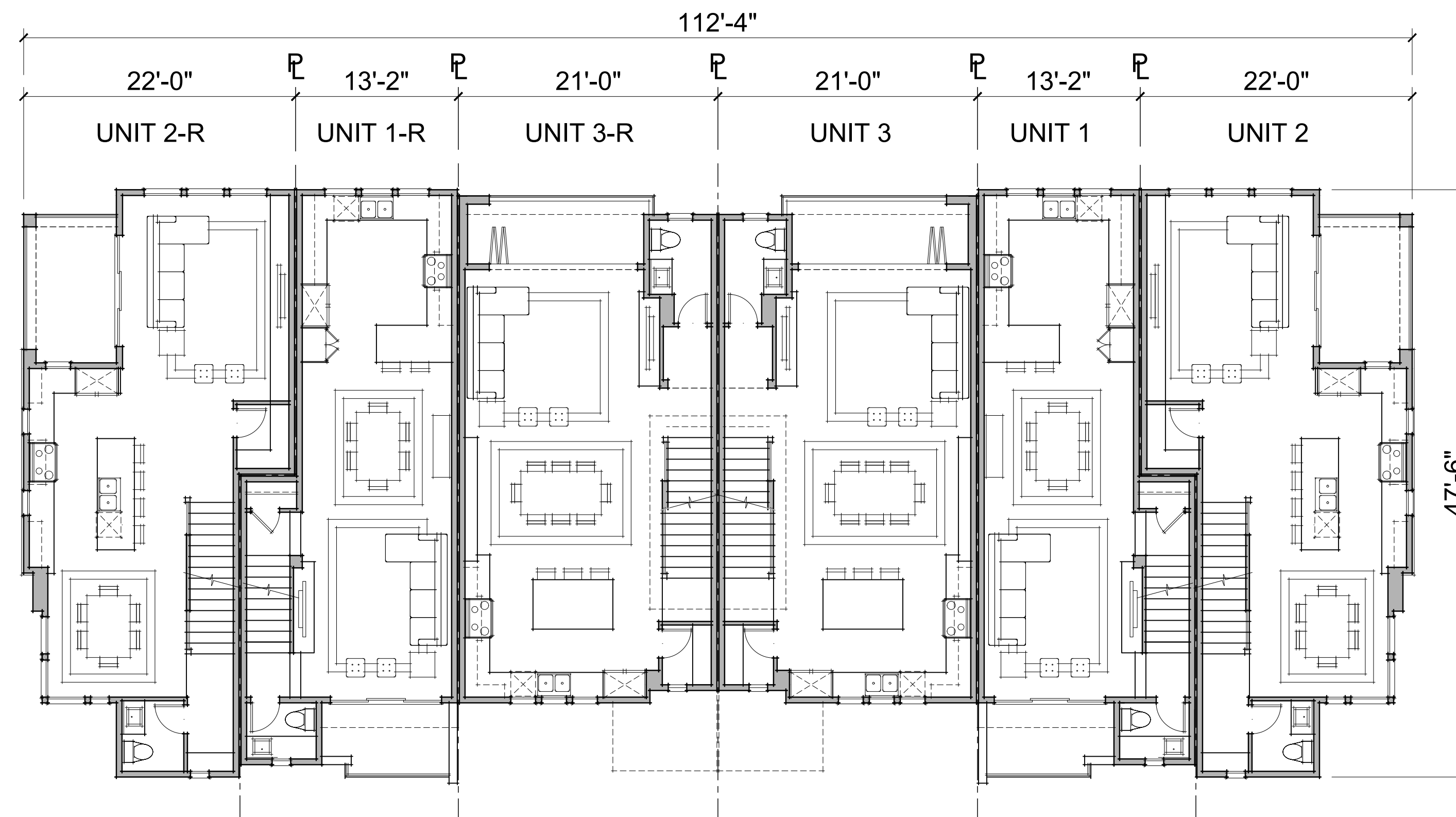


ELEVATIONS
BUILDING TYPE 1
4-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



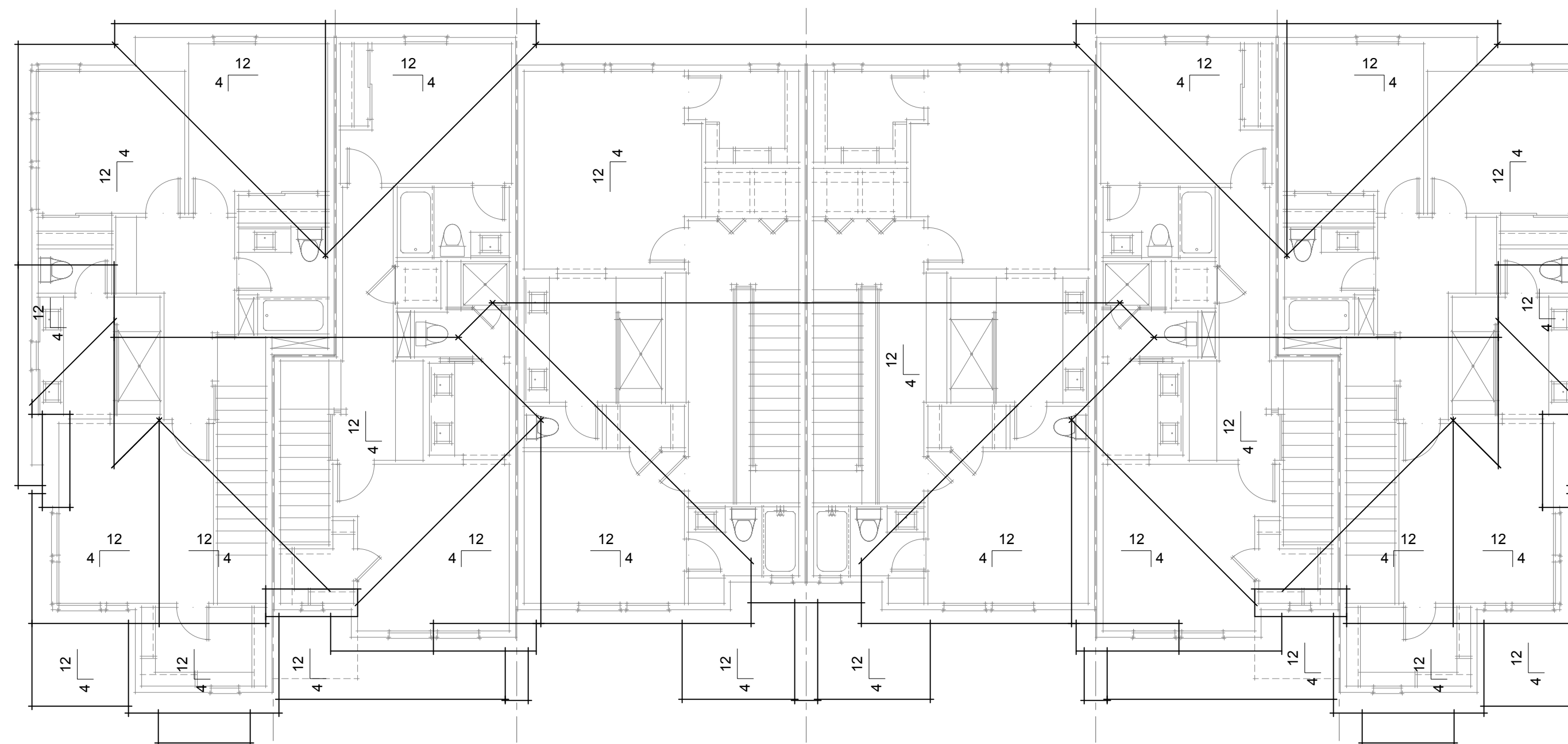
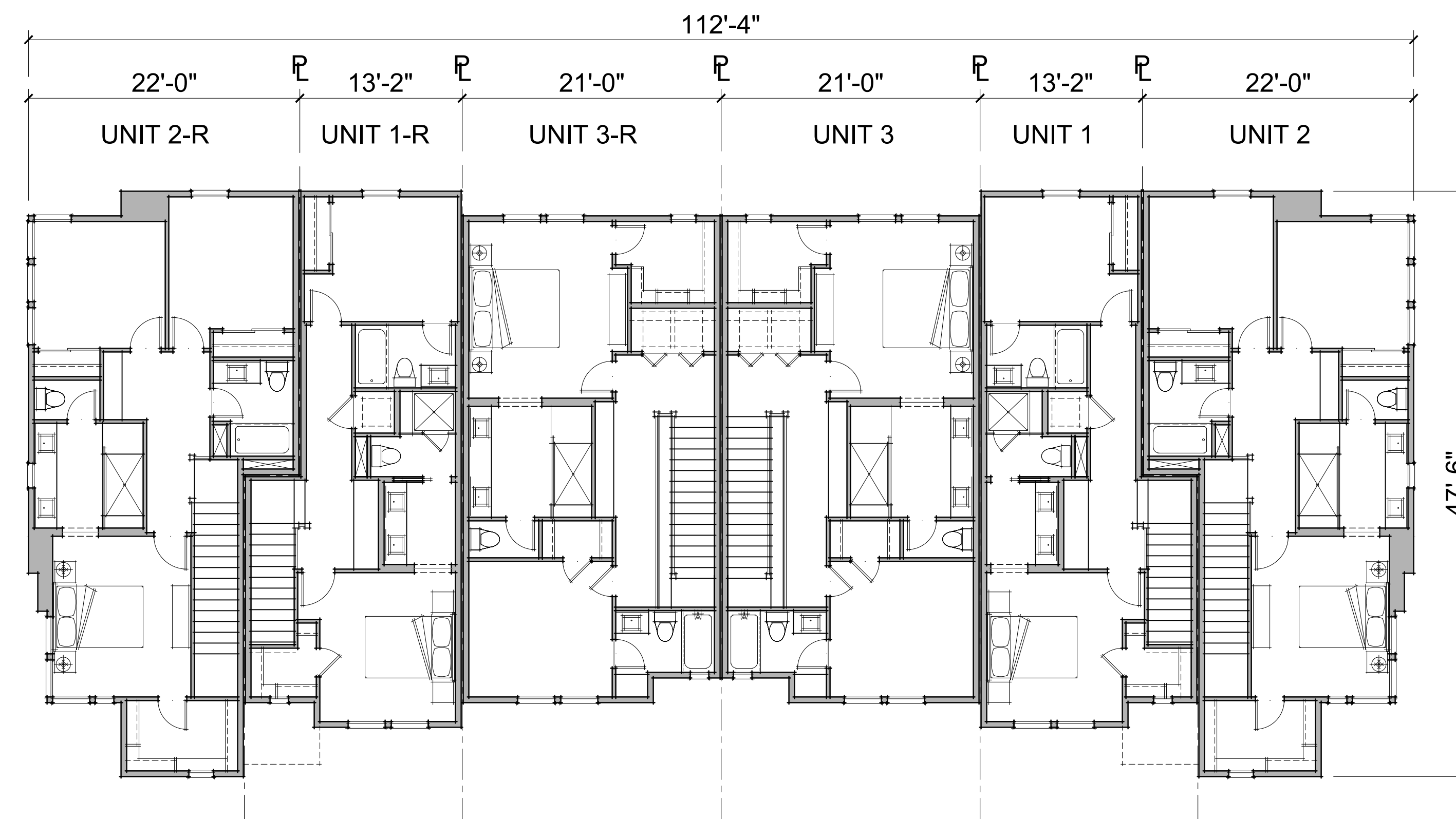
BUILDING TYPE 2
6-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.13

DATE 12-07-2017



BUILDING TYPE 2
6-PLEX

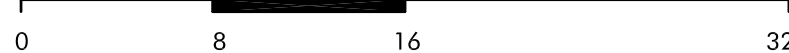
EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP



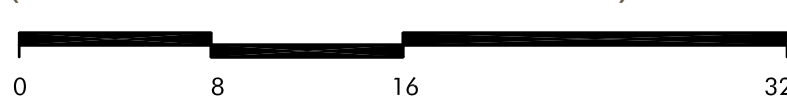
FRONT ELEVATION



REAR ELEVATION

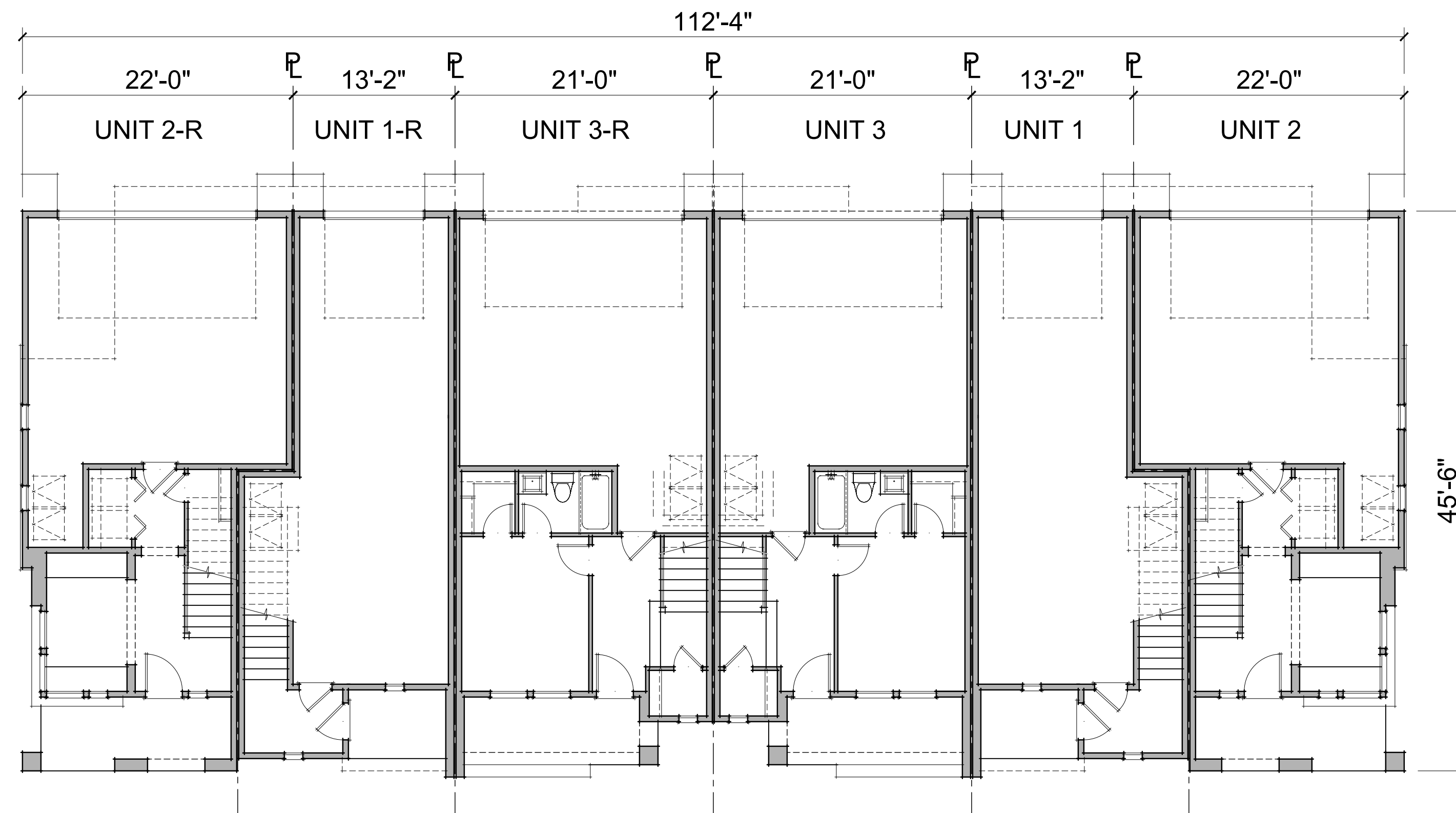


RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

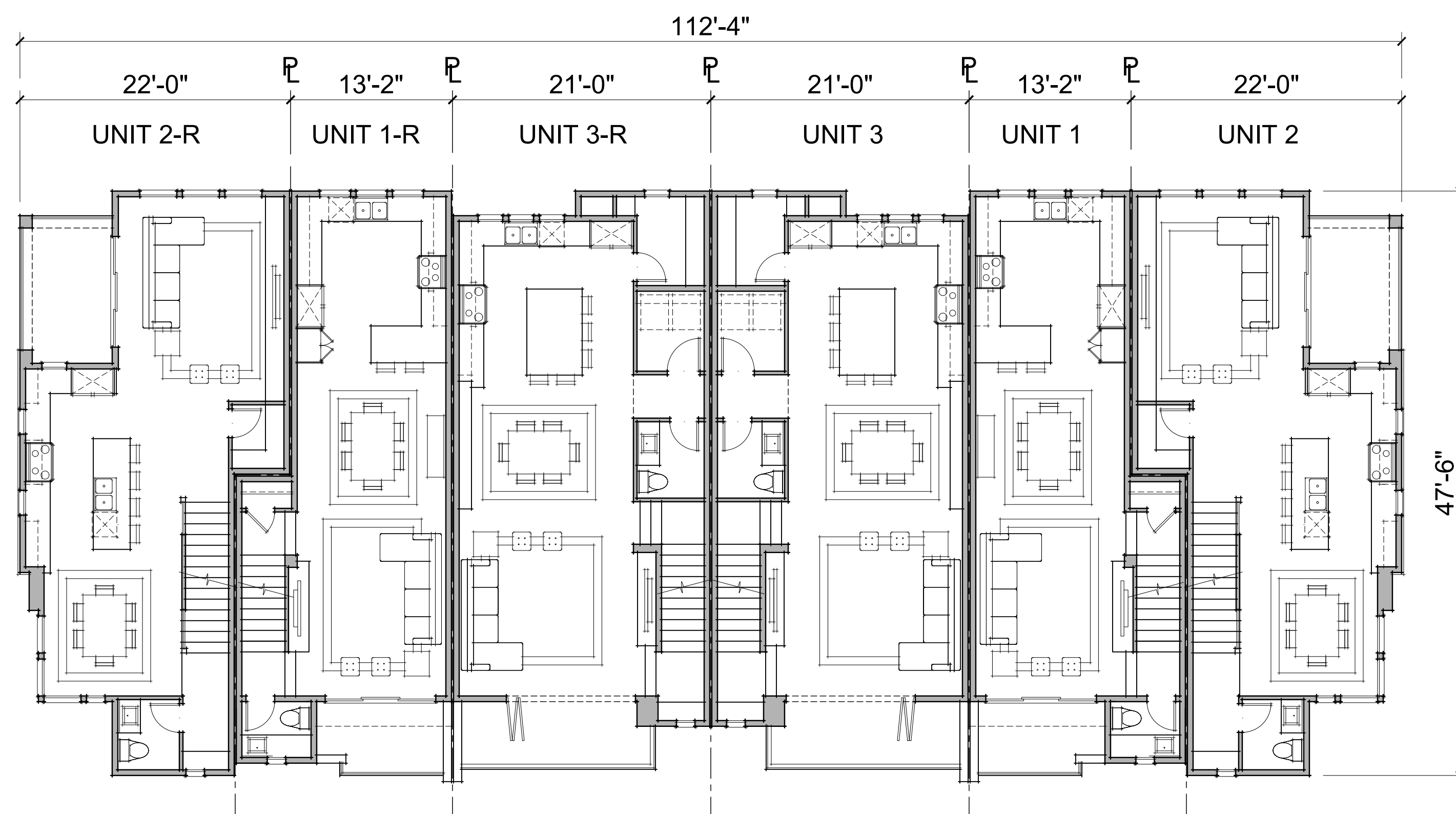


ELEVATIONS
BUILDING TYPE 2
6-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



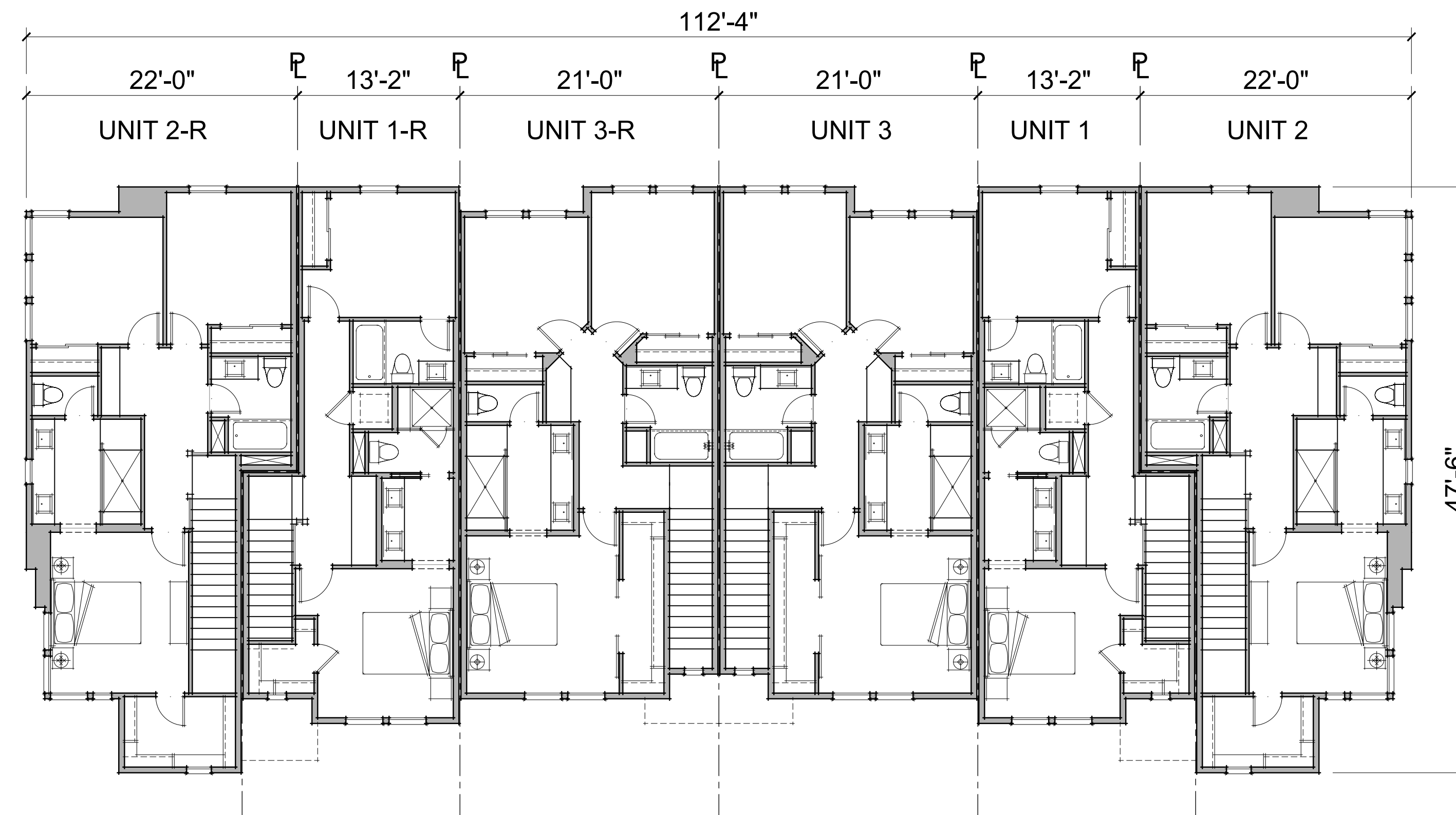
BUILDING TYPE 3
6-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.

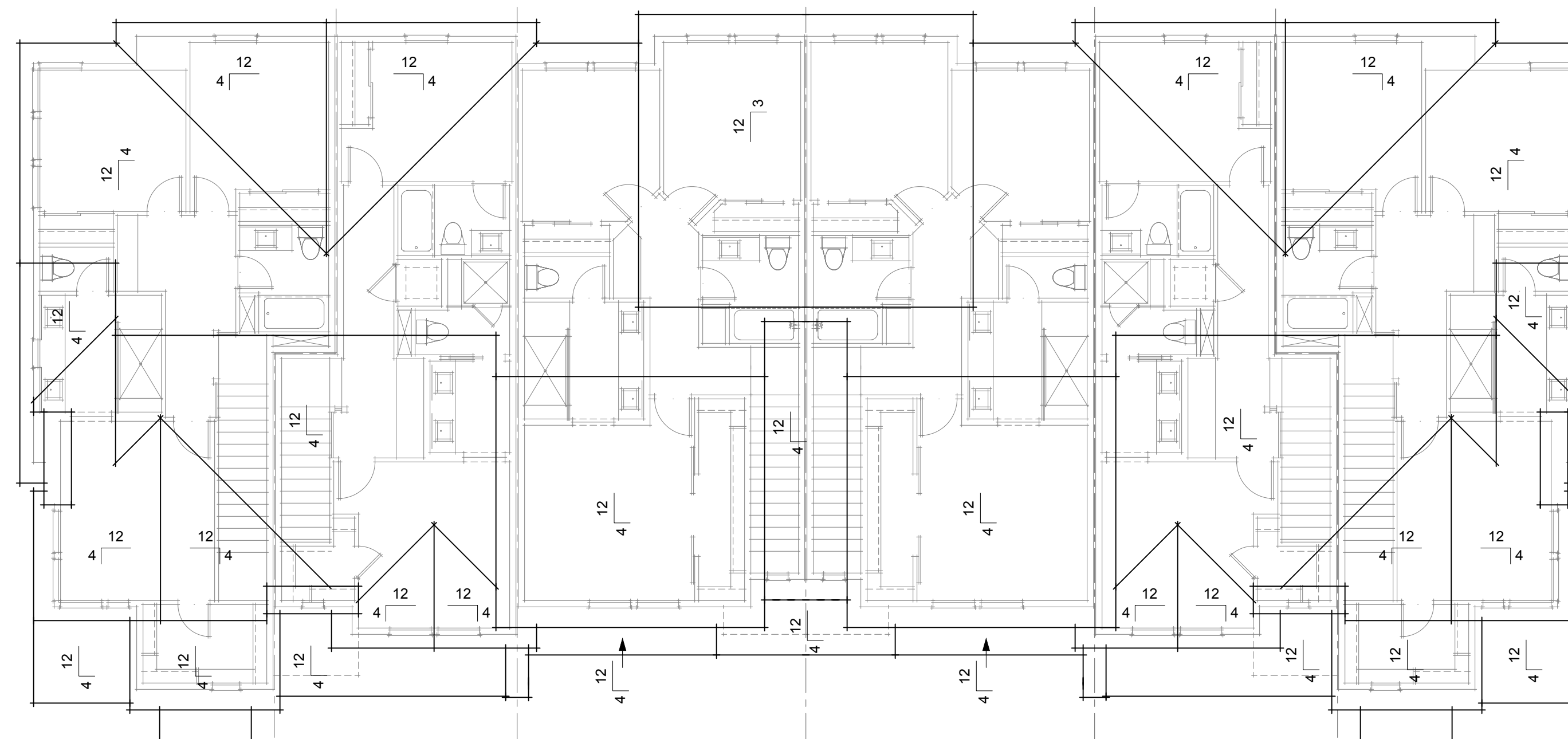


A.16

DATE 12-07-2017



THIRD FLOOR PLAN



ROOF PLAN



BUILDING TYPE 3
6-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.17
DATE 12-07-2017

EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP



FRONT ELEVATION



REAR ELEVATION

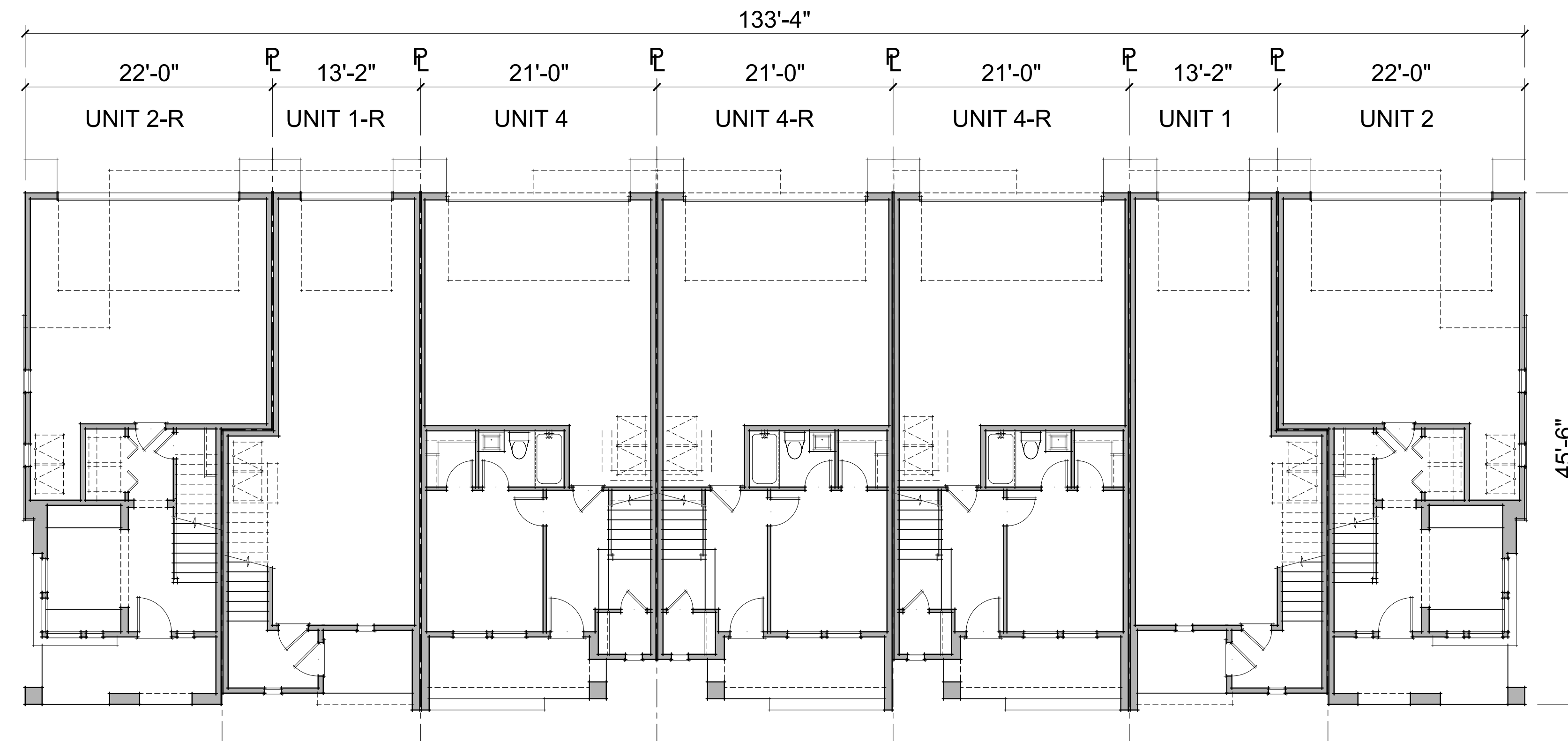


RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

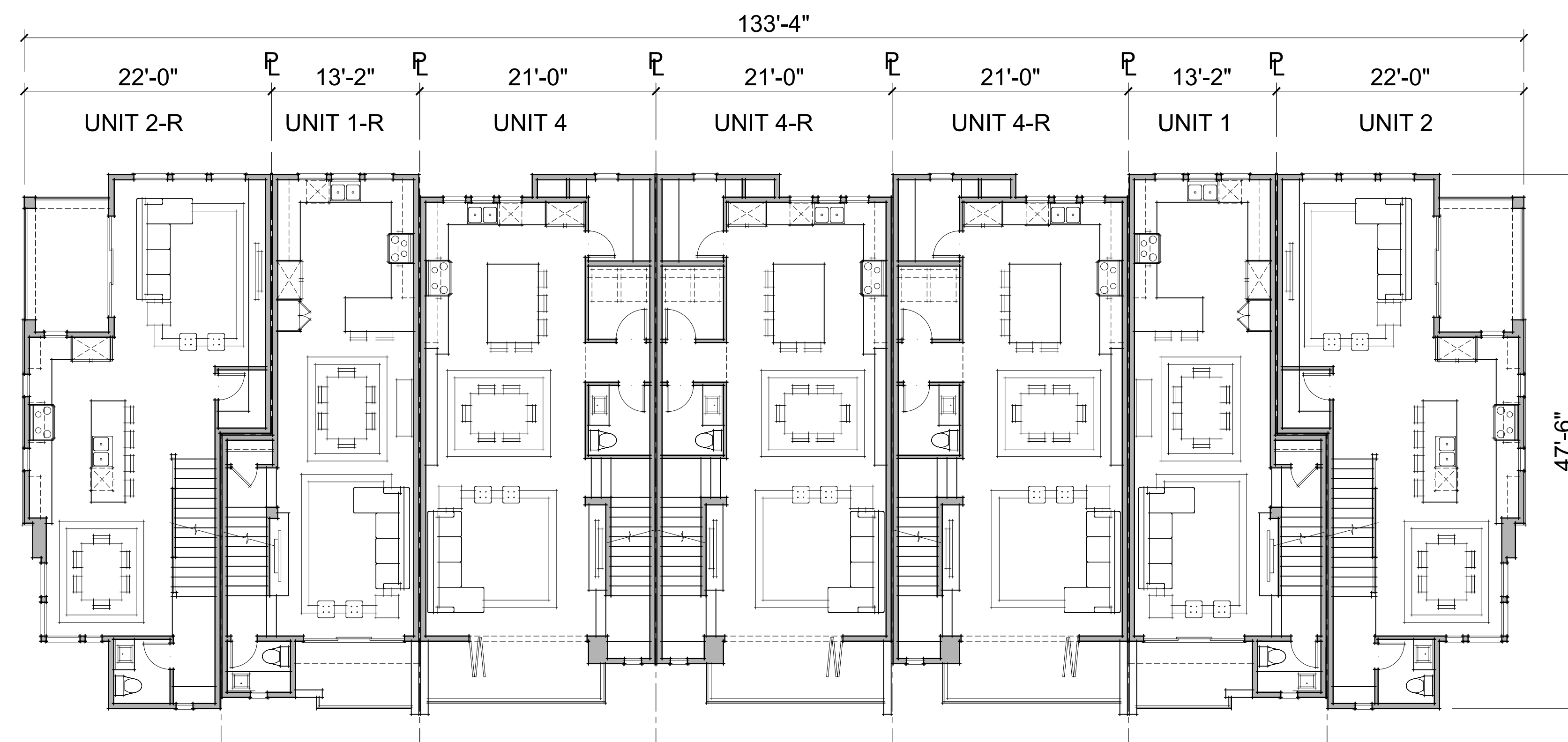


ELEVATIONS
BUILDING TYPE 3
6-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



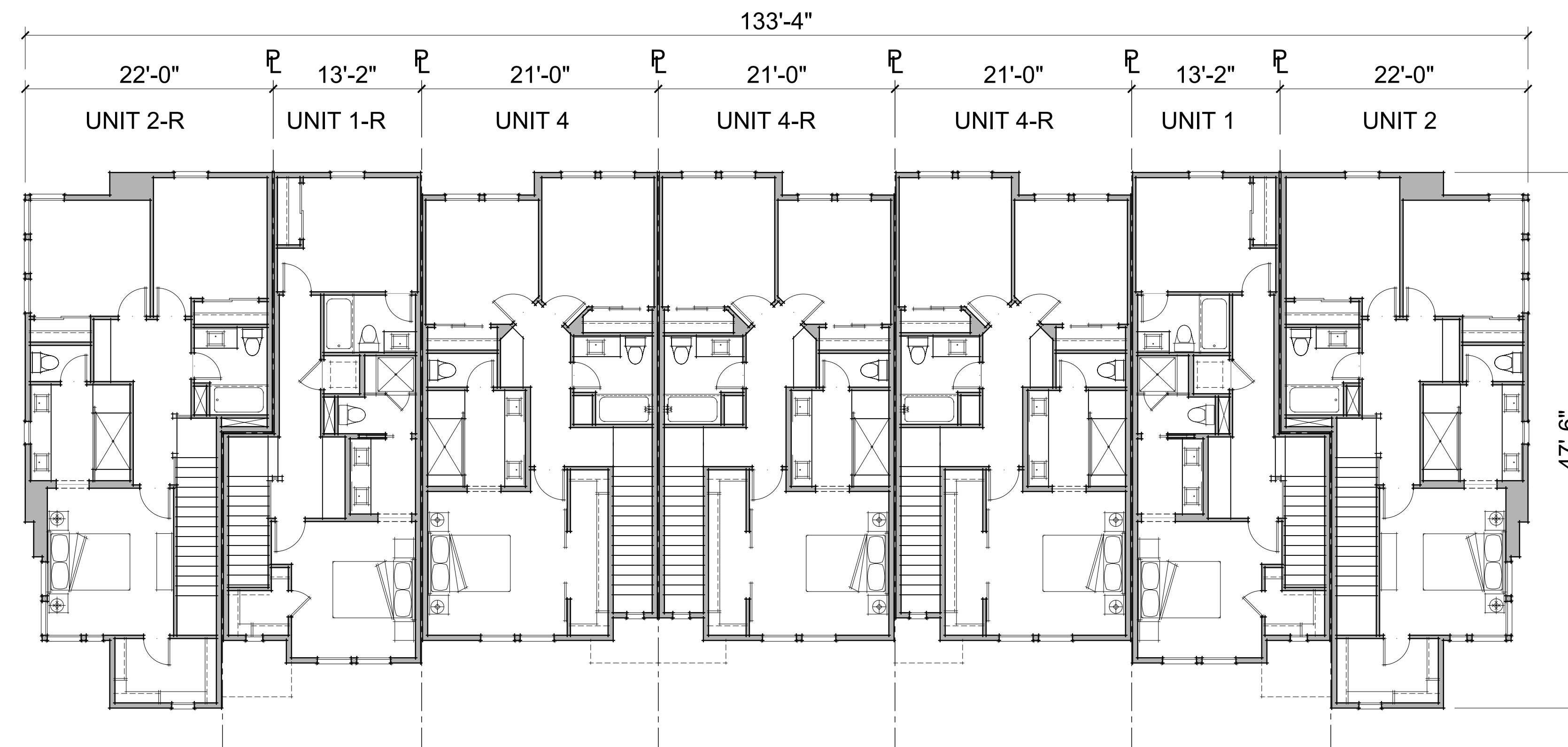
BUILDING TYPE 4
7-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.

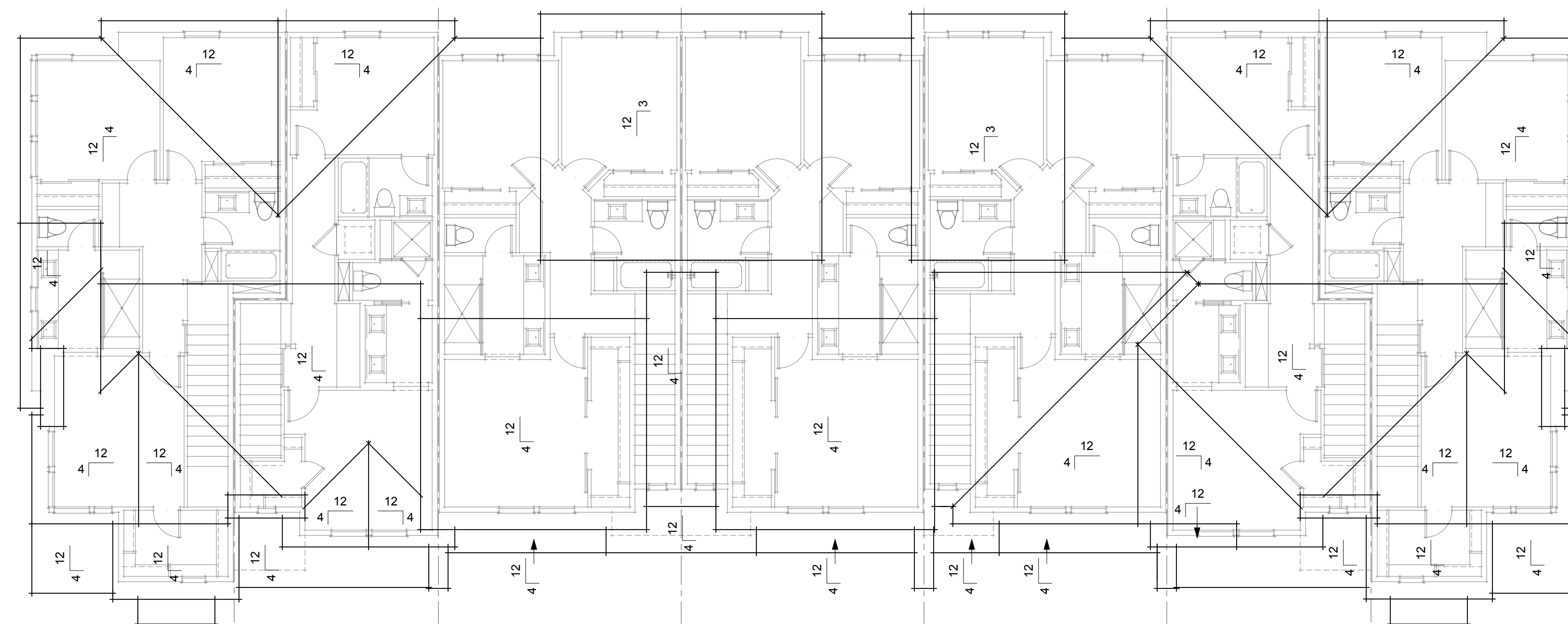


A.19

DATE 12-07-2017



THIRD FLOOR PLAN



ROOF PLAN



BUILDING TYPE 4
6-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



Civil
Engineering
Associates



A.20

DATE 12-07-2017



EXTERIOR ELEVATION FINISHES	
1	40 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING
2	METAL AWNINGS
3	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
4	STUCCO FINISH
5	WOOD TRIM SURROUNDS AT FIBER CEMENT SIDING
6	STEEL RAILINGS AT BALCONIES
7	ACCENT PANEL INLAY
8	METAL SECTIONAL GARAGE DOORS
9	ACCENT PAINTED COMPOSITE FRONT DOORS
10	LOW PORCH WALL WITH CAP

FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION
(LEFT ELEVATION SIMILAR)

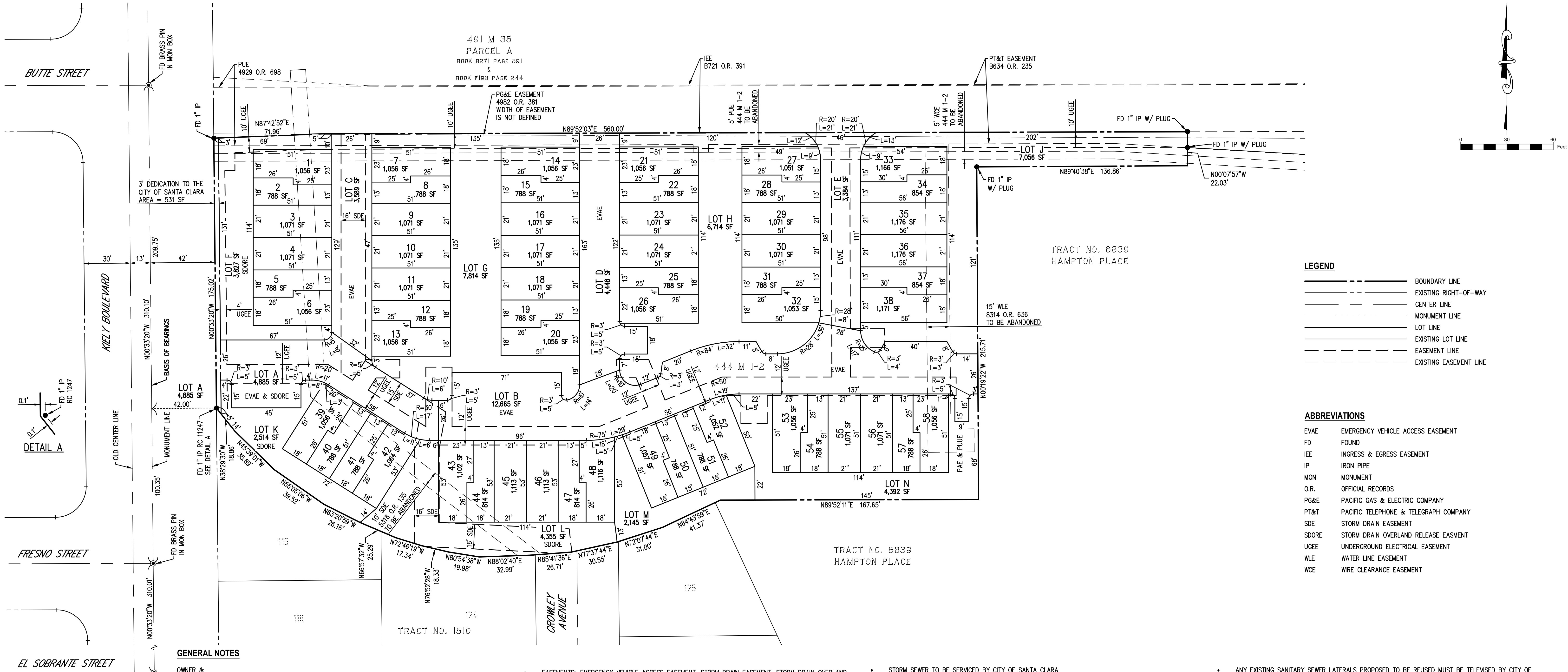


ELEVATIONS
BUILDING TYPE 4
7-PLEX

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



A.21
DATE 12-07-2017



GENERAL NOTES

OWNER & SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP
1900 S. NORFOLK ST. STE 150
SAN MATEO, CA 94403

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CALIFORNIA 95110

- EXISTING ZONING: CC (COMMUNITY COMMERCIAL)
- EXISTING GP DESIGNATION: REGIONAL MIXED USE
- EXISTING USE: COMMERCIAL/VACANT
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- PROPOSED USE: RESIDENTIAL TOWNHOMES
- PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT TOWNHOME BUILDINGS. CONSTRUCT PRIVATE STREET INFRASTRUCTURE AND PROVIDE UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH.
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT
- BOUNDARY: BOUNDARY INFORMATION IS BASE ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY – MOONLITE LANES, 2780 EL CAMINO REAL"

- EASEMENTS: EMERGENCY VEHICLE ACCESS EASEMENT, STORM DRAIN EASEMENT, STORM DRAIN OVERLAND RELEASE EASEMENT AND UNDERGROUND ELECTRICAL EASEMENT WILL BE PROVIDED.
- BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
- TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY:
NCS-698715-CC DATED OCTOBER 23, 2014
APN 290-16-018
- BASIS OF BEARINGS: THE BEARING OF NORTH 0°33'20" WEST ALONG THE MONUMENT LINE OF KIELY BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 444 OF MAPS AT PAGE 2 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- BENCHMARK: CITY OF SANTA CLARA NUMBER E-10 & SANTA CLARA VALLEY WATER DISTRICT NUMBER BM-859 AT EL CAMINO REAL & BOWERS AVENUE, NORTHEAST CORNER, SANTA CLARA VALLEY WATER DISTRICT BRASS DISK IN SIDEWALK 2' BACK OF CURB, 12' EAST OF RETURN ON EL CAMINO REAL. ELEVATION = 81.45
- FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 06085C0063H, DATED MAY 18, 2009, AS BEING PARTIALLY LOCATED IN FLOOD ZONE "X" (SHEDD):
- AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ASSESSOR'S PARCEL NO.: 290-16-018

- STORM SEWER TO BE SERVICED BY CITY OF SANTA CLARA
- WATER TO BE PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER TO BE PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANTA CLARA
- GAS IS TO BE PROVIDED BY PG&E
- ELECTRIC IS TO BE PROVIDED BY SILICON VALLEY POWER
- TELEPHONE IS TO BE PROVIDED BY AT&T
- CABLE TV IS TO BE PROVIDED BY COMCAST
- EXISTING LOTS: 1
- PROPOSED LOTS: 71 (58 RESIDENTIAL LOTS & 13 COMMON AREA LOTS)
- TOTAL AREA: 2.88± ACRES
- MULTIPLE FINAL MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.

- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE DRIPLINE OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.

JOB# 14-130

VESTING TENTATIVE MAP

MOONLITE LANES
IN SANTA CLARA, CA
BY PROMETHEUS REAL ESTATE GROUP, INC.



CONDITIONS OF SUBDIVISION MAP APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- C1. Obtain City approval for name of private street prior to Final Map approval.
- C2. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&Rs) or equivalent instrument assigning and governing perpetual maintenance of the private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

ENGINEERING

- E1. Obtain site clearance through Engineering 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 Engineering 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 Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a

CONDITIONS OF SUBDIVISION MAP APPROVAL

- manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E5. 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.
 - E6. All proposed driveway, sidewalk, walkway, curb and gutter, and curb ramp shall be ADA compliant.
 - E7. After City Council approval of the Tentative Subdivision Map, submit 10 copies of the Parcel Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees. The City approved Subdivision Map shall be recorded by developer prior to building permit issuance.
 - E8. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
 - E9. In conjunction with installation of off-site improvements, the entire width of Kiely Boulevard along property frontage shall require cape sealing with dig outs.
 - E10. Developer shall provide a 16' minimum clear space along the proposed 15" storm drain (SD) line on the property for maintenance of this SD line. Place the 15" SD line in the center of this clear space. Trees shall not be placed within the 16' clear space.
 - E11. Trees shall be placed such that the drip line of mature trees shall not encroach into the proposed 10' wide proposed SD easement or the proposed SD main shall be 10' clear of the tree trunks whichever is greater. Other storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
 - E12. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
 - E13. The catch points over the proposed SD main on property shall be standard manholes with grates.
 - E14. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, through Engineering Department, and pay all appropriate fees, prior to start of construction. Existing SD easement shall be vacated after the dedication of replacement easements, including the required overland release SD easement with capacity to convey the 100-year storm event with no localized ponding in the public right-of-way.
 - E15. Dedicate required on-site easements for sidewalk and any new public utilities by means of subdivision map or approve instrument at time of development.
 - E16. Provide minimum 5' wide sidewalk with 4' wide landscape strip along Kiely Boulevard frontage.

CONDITIONS OF SUBDIVISION MAP APPROVAL

- E17. All proposed sidewalk, walkway, & driveways, shall be ADA compliant City standard.

ELECTRIC

- EL1. 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).
- EL2. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5' area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3', providing the apron is back of a 5' minimum. wide sidewalk. Transformer pad must be a minimum of 10' from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL3. Any relocation of existing electric facilities shall be at Developer's expense.
- EL4. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
- EL5. Encroachment permits will not be signed off by Silicon Valley Power (SVP) until Developers Work substructure construction drawing has been completed.
- EL6. All SVP-owned equipment is to be covered by an Underground Electric Easement (UGEE). This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL7. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

WATER

- W1. If the water services are installed behind the public right-of-way, then the water utility easement for meter services and all other public water infrastructure is required. The water utility easement shall be a minimum 15' wide without overlapping any other public utility easement.