

**RESOLUTION NO. 19-8660**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING A REZONING FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) TO ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 165 AFFORDABLE SENIOR APARTMENTS, 160 MULTI-FAMILY MIXED-INCOME APARTMENTS, AND 36 TOWNHOUSES, AT 1834 WORTHINGTON CIRCLE, SANTA CLARA**

PLN2016-12389(Rezone)  
CEQ2016-01017 (EIR)

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

**WHEREAS**, on December 5, 2016, The Core Companies ("Applicant") filed an application for the vacant 5.8 acre site located at 1834 Worthington Circle ("Project Site");

**WHEREAS**, the Applicant applied to rezone the Project Site from Planned Development (PD) to Planned Development (PD) to allow a residential development consisting of 165 affordable senior apartments, 160 multi-family mixed-income apartments, and 36 townhouses ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

**WHEREAS**, in conformance with CEQA, an Environmental Impact Report ("EIR") was prepared for the Project, and was noticed and circulated for a 45-day public Comment Period from April 11, 2018 to May 29, 2018;

**WHEREAS**, the City prepared written responses to the comments received during the Comment Period and included those responses in a Final Environmental Impact Report ("FEIR"). The FEIR consists of a list of agencies and organizations to which the DEIR was sent, a list of the comment letters received on the DEIR, revisions to the text of the DEIR, responses to comments received on the DEIR, and copies of comment letters. The FEIR was distributed for public review on July 5, 2018;

**WHEREAS**, On August 8, 2018, the Planning Commission held a duly noticed public hearing to consider the Project, EIR, MMRP, Statement of Overriding Considerations, and all pertinent information in the record, at the conclusion of which, the Planning Commission voted to

recommend that the City Council adopt the EIR, MMRP, and Statement of Overriding Considerations and approve the rezoning and Tentative Map;

**WHEREAS,** on January 18, 2019, the notice of public hearing for the January 29, 2019 City Council meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 1000 foot radius; and

**WHEREAS,** on January 29, 2019, the City Council held a duly noticed public hearing to consider the Project, EIR, MMRP, Statement of Overriding Considerations, and all pertinent information in the record during which the Council invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

**NOW THEREFORE, BE IT 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. That the City Council hereby rezones the Project Site from Planned Development (PD) to Planned Development (PD) to allow a residential development consisting of 165 affordable senior apartments, 160 multi-family mixed-income apartments, and 36 townhouses, as shown on the attached exhibit Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.
3. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow residential development at the density proposed for the site. The Planned Development (PD) zoning would allow residential development at a higher intensity to foster affordable housing opportunities.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and

beneficial development of such area, in that the proposal redevelops a large vacant parcel and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and aesthetically pleasing development with on-site parking, site improvements, landscaping, and streetscape enhancements.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides residential development contemplated by the General Plan and provides high quality homeownership and affordable rental opportunities to the City's housing stock.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct townhouses, multi-family buildings, and significant publicly accessible recreation space.

4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, FEIR, MMRP, and Statement of Overriding Considerations, the City Council hereby rezones the Project Site as set forth herein.

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5. 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 29<sup>TH</sup> DAY OF JANUARY, 2019, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Davis, Hardy, 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:

*for Sumatmadu*  
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NORA PIMENTEL, MMC  
ASSISTANT CITY CLERK  
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezoning Approval
2. Development Plans



## **CONDITIONS OF REZONING APPROVAL**

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

### **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. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.
- C2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal. Additional embellishments in the design will be required through the architectural review process that at minimum will include the addition of a roof cap and/or eaves to the six floor amenity buildings and vegetative or decorative screening of the parking garage on the north building elevation.
- C3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- C4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB, and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- C5. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- C6. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- C7. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

- C8. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 500 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 500 feet of a residential use, and prohibited on Sundays and State and federal holidays.
- C9. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The applicant shall post a sign with contact information for the disturbance coordinator in a location clearly visible from the public right-of-way, for the duration of project construction. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.
- C10. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- C11. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.
- C12. The Developer shall provide not less than ten percent (10%) of the units to affordable households made available at affordable sales prices to extremely low, very low, low and moderate income households as long as the distribution of affordable units averages to a maximum of 100 percent Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement with the City that will determine the Affordable Sales Price, identify the actual units to be sold as Affordable Units, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development.
- a. Residential ownership projects of fewer than ten (10) units may either provide an affordable unit or pay an in-lieu fee identified for residential ownership projects.
  - b. Also, where the calculation of affordable housing requirements described in this Section result in a fractional unit, the applicant shall either pay an In-Lieu Fee to the City Affordable Housing Fund or the development shall provide an additional unit to satisfy the requirement.
- C13. The in-lieu fee shall be due payment by the Developer to the City at the time when all designated BMP units have been sold. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Developer.
- C14. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/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.
- C15. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, and requires property owners to maintain garages for parking purposes.
- C16. Individual garbage and recycling containers shall be kept out of sight from the public right of way and private driveway until collection day.
- C17. Provide automatic garage door openers and roll-up garage doors.
- C18. Garages shall be accessible for two-car covered parking at all times and labeled as such on the building permit plans.

- C19. Garages shall be wired to allow for electrical vehicle charging.
- C20. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development.
- C19. Developer shall provide an aggregate of at least 5,000 square feet of retail or other community-serving space in (a) the ground floor of the mixed-use parcel and/or (b) the open space/Agrihood parcel. The planned community café and garden workshop/shed that are proposed for the open space/Agrihood parcel may count toward this 5,000 square feet requirement provided that such community café and garden workshop/shed are used as community-serving space.
- C20. Developer will program at least 52 events either available to or open to the public per calendar year in the open space/Agrihood parcel portion of the Project, including but not limited to community events, place-making events, and farm-related events; provided, however, that at least 24 of the events per calendar year shall activate a material portion of the paseo area that straddles the property line between the affordable housing parcel and the mixed-use parcel (the "Paseo").
- C21. Developer shall prepare an open / common space and "Agrihood" operating plan and budget on an annual basis. The City shall have the right to review and approve the annual operating plan and budget for the purpose of ensuring compliance with these conditions of approval. The CC&Rs shall contain a provision obligating the Developer to provide this annual operating plan and budget, and authorizing the City to conduct the annual review and approval.

## **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. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E4. 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.
- E5. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E6. 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.
- E7. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance.
- E8. Any portion of the public sidewalk and driveway curb cut that encroaches into private property will be require dedication of a sidewalk easement by means of subdivision map or approve instrument at time of development.
- E9. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

- E10. 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.
- E11. All proposed walkway, sidewalk, driveways, and curb ramps shall be ADA compliant.
- E12. Driveways shall be per City standard details ST-9.
- E13. Provide pedestrian ADA walkway from proposed buildings to public sidewalk.
- E14. Show on site plan and comply with City's driveway triangle of safety requirements at all driveways and intersection vision triangle requirements at Winchester Boulevard and Worthington Circle. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near intersections and driveways in order to allow an unobstructed view of oncoming traffic.
- E15. The developer shall be required to prepare and submit a Traffic Impact Analysis for this development.
- E16. The developer shall comply with the mitigations identified in the Traffic Impact Analysis/EIR.
- E17. Mill and overlay 2" entire street width of Winchester Boulevard along property frontage.
- E18. Slurry seal with digouts entire street width of Worthington Circle along property frontage.
- E19. Provide loading/unloading zone on-site for residents.
- E20. Red curb markings shall be painted within the driveway triangle of safety for the driveways along Winchester Boulevard and both driveway along Worthington Circle.
- E21. All traffic striping, symbols and markings shall be thermoplastic.
- E22. The project shall maintain a minimum driveway throat depth of 25' for the driveway on the east-west portion of Worthington Circle. All throat lengths measured from face of curb.
- E23. On-street parking shall not be counted toward on-site parking requirements.
- E24. Provide 5' wide minimum sidewalk along Worthington Circle property frontage.
- E25. Provide 10' wide minimum sidewalk and a 4' wide planter strip along the Winchester Boulevard property frontage.
- E26. For safety purposes, driveway on Winchester Boulevard shall be a signed to allow left and right-in movements and right-out only movements.
- E27. Driveway on the east-west portion of Worthington Circle shall be a full access driveway.
- E28. The following minimum bicycle parking facilities shall be provided at the main entrance or high visible areas:
  - 165 affordable senior apartments: 6 Class I bicycle lockers and 6 Class II bicycle racks
  - 160 mixed income apartments: 54 Class I bicycle lockers and 11 Class II bicycle racks
  - 36 townhomes: 4 Class II bicycle racks

## **ELECTRICAL**

- EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL4. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- EL5. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.

- EL6. 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).
- EL7. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- EL8. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL9. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- EL10. Any relocation of existing electric facilities shall be at Developer's expense.
- EL11. Electric Load Increase fees may be applicable.
- EL12. 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)).
- EL13. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- EL14. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- EL15. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- EL16. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) 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.
- EL17. 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.
- EL18. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets

specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

- EL19. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- EL20. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.
- EL21. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- EL22. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.
- EL23. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.
- EL24. Developer to provide space for a minimum of three (3) padmounted switches and six (6) transformers
- EL25. Developer to meet with SVP design personnel to provide detailed comments.

## **WATER**

- W1. If the project requires 8" or greater of water or fire service, the applicant shall upgrade the existing 8" pipe material water main along Worthington Cir with a new 12" ductile iron pipe material water main. The water main upgrade shall extend the entire length of the property's frontage.
- W2. A Water Supply Assessment (WSA) is required for the Project. The applicant shall coordinate with Mike Vasquez at (408)-615-2006.
- W3. If fire flow information is needed, applicant shall coordinate with Water Department at (408) 615-2000.
- W4. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as built" drawings to the satisfaction of the Director of Water and Sewer Utilities.
- W5. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts for any water services greater than 2".
- W6. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W7. The applicant shall submit composite utility plans showing all proposed and existing utilities (including electrical, gas, water, and sewer) and landscaping (trees and shrubbery) so that the Water Department can verify conflicts for proposed water service locations. The applicant must indicate the correct pipe material and the size of existing water and sewer main(s) on the plans
- W8. Approved reduced pressure detector assembly device is required for the proposed fire service. The applicant shall submit plans showing existing fire service upgrade with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities. Note that the city standard details can be obtained from the City of Santa Clara website under Water and Sewer Utilities Technical Documents.
- W9. Fire hydrant shall be located within the landscaping area per City standard detail No. 18

- W10. Applicant shall coordinate with Fire Department to submit hydraulic calculations for the sprinkler design and obtain an underground fire permit for the proposed fire service.
- W11. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W12. Per C4.0, proposed storm drain manhole on Worthington circle is too close to the existing water main. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance (edge to edge) of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

## **POLICE**

- PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site. If that is not feasible, please consider having some panels without screening material so passing patrol checks can see into the site allowing greater natural surveillance into the construction site.
- PD2. Address numbers of the individual residential buildings shall be clearly visible from the street and shall be a minimum of six (6) inches in height and a color contrasting with the background material. Consider having illuminated numbers during hours of darkness. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD3. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.
- PD4. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD5. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Hostile vegetation is encouraged along the fence lines, property lines and under vulnerable windows.
- PD6. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
- White light source
  - Full cut-off or shoebox design
  - Tamperproof Housings
  - Pedestrian Scale
  - Unbreakable exterior
  - Wall mounted lights/10' high



These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

- PD7. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked to prevent unauthorized access.
- PD8. If the development includes any benches, these benches should not be longer than 5 feet in length, and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding.
- PD9. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.
- PD10. The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities.
- PD11. There are internal bike storage areas indicated on the plans. However, if there is a decision to add outdoor bike racks, please consider using racks with an inverted "U" design. This adds two point of contact for locking the bike, therefore causing potential bike thieves extra work in their efforts to steal bikes.

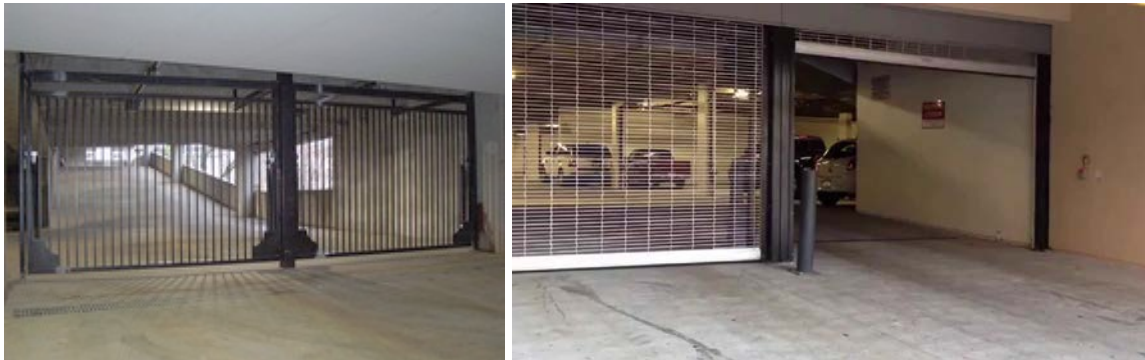
Here are two examples of inverted "U" bike lock designs:



- PD13. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD14. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- PD15. Exterior stairs shall be open style whenever structurally possible, and should be well lit.
- PD16. All elevators should be well lit and equipped with a security mirror to provide interior & exterior visibility prior to entry or exit.
- PD17. Consider convex mirrors for stairwell landings in order to enhance natural surveillance for the user of the stairwell.
- PD18. The parking structure/site should be equipped with a centrally located emergency panic alarm system that reports to a central office. This system should have the ability to be monitored 24/7 should it be activated in an emergency. If more than one button/call station is installed, the emergency system should always be in visual distance from at least one other emergency call station. The call station should also be clearly marked so emergency personnel can rapidly find it, should their response be needed. The distance between call stations should not exceed 300 feet, which is the current industry standard for this type of equipment.
- PD19. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- PD20. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.
- PD21. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).



- PD22. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.
- PD23. Consider storage, maintenance, and trash rooms within the parking garage having doors which cannot be locked from the inside and that close and lock quickly and automatically upon exit.
- PD24. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:
- 2585 El Camino Real (Coded key pad access)
  - 3555 Monroe Street (Knox box key access)
- PD25. Consider having see-through garage doors entering into the parking structures. This aids in natural surveillance into the parking area, helping to eliminate the ability to hide criminal activity and providing passing patrol checks the ability to see into the parking area.
- PD26. Examples of this idea might be:



- PD27. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.
- PD28. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
- PD29. For each individual address (unit, suite, etc.), phone company records (specifically '911' patch) shall reflect the actual address the phone is located.
- PD30. Please consider adding additional safety bollards on the "Pedestrian Paseo" between the mixed income and the seniors' buildings. We have experienced senior drivers mistaking walkways as driveways in the past. By adding safety bollards to the walkway on the north and south entrances of the walkway, this would ensure a safe walkway for everyone. These could match the bollards design being used on the EVA indicated just south of the seniors' apartment building on the "SLOW STREET".

## **FIRE**

- F1. A draft AMM was provided by project team to mitigate the lack of FD truck access, hose reach, dead-end roadways, fire hydrant spacing/number requirements, etc. While there are some errors in the draft (and clarifications needed) the concept of the AMM is acceptable and shall be modified (and approved) prior to issuance of building permit. Mitigations include but are not necessarily limited to emergency voice alarm communications (for senior housing, mixed income buildings, and associated parking garage areas), increased fire sprinkler design (for mixed income, affordable apartment buildings, garage areas, senior housing, and

townhomes), installation of additional class 1 standpipe hose connections (mixed income, affordable/senior housing apartments, parking garage areas, courtyards as acceptable to SCFD).

- F2. No phased occupancy is allowed unless approved by Building Inspection Division and City of Santa Clara Fire Department Fire Prevention and Hazardous Materials Division.
- F3. (For buildings other than one-and two-family dwellings, Group R-3 and R-4 buildings and townhomes): Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F4. (Required fire flow for one- and two-family dwellings, Group R-3 and R-4 buildings and townhomes): Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler systems designed in accordance with California Fire Code § B105.1(1).
- F5. Prior to Building Permit Issuance, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F6. Prior to the Start of Construction Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F7. Prior to Building Permit Issuance, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F8. In other than Type I, Type II-A Type III-A or Type IV construction, emergency escape and rescue windows shall be provided per Section 1030 of the 2016 CFC. As outlined in the attached Emergency Escape and Rescue Windows Access Guidelines, show the required ladder access pathways/pads. No mitigations will be allowed for not meeting the standard. Where such pathways/pads cannot be met, the building footprint will need to reduce or the construction type shall be changed.
- F9. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
- F10. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.
- F11. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F12. Prior to issuance of any Building Permit, including but not limited to demolition, a Phase II environmental analysis of the subject property(s) is required to be submitted for review and approval.

## **STREETS**

### **Solid Waste**

- ST1. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued

unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclarawastetracking.com/>.

- ST2. For projects that involve a Rezoning, the applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services.
- ST3. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department, Street Maintenance Division. All plans shall comply with the City's Development Guidelines for Solid Waste Services as specified by development type. Contact the Street Maintenance Division at (408) 615-3080 for more information.
- ST4. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.

### **Stormwater**

- ST5. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan and update the SCVURPPP C.3 Data Form.
- ST6. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3<sup>rd</sup> party consultant from the SCVURPPP List of Qualified Consultants, and a 3<sup>rd</sup> party review letter shall be submitted with the Plan.
- ST7. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).
- ST8. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- ST9. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3<sup>rd</sup> party consultant from the SCVURPPP List of Qualified Consultants, and a 3<sup>rd</sup> party inspection letter shall be submitted to the Public Works Department, Street Maintenance Division. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected. For more information contact Street Maintenance at (408) 615-3080.
- ST10. The property owner shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or [KaHickey@santaclaraca.gov](mailto:KaHickey@santaclaraca.gov) for assistance completing the Agreement. For more information and to download the most recent version of the I&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources>.
- ST11. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

- ST12. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST13. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST14. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.
- ST15. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's I&M Agreement.
- ST16. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

### **PARKS AND RECREATION**

- PR1. This memo assumes the portion of the project related to the mixed income apartments is not a subdivision and the Mitigation Fee Act provisions will apply. The project will generate an estimated 358 new residents (2.24 persons/household x 160 units). Based on the Mitigation Fee Act standard of 2.53 acres/1000 residents, the amount of public parkland required for this Project to mitigate impact of the new resident demand is approximately 0.9068 acres.
- PR2. This memo assumes the portion of the project related to the townhomes is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 81 new residents (2.24 persons/household x 36 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate impact of the new resident demand is approximately 0.2419 acres.
- PR3. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix for the mixed income apartments and the townhomes includes 138 studio units, 155 one bedroom units, 62 two bedroom units and 6 three bedroom units: [\$15 x 361 bedrooms) + (\$5 x 74 additional bedrooms)] for a total DUT of \$5,785.
- PR4. Credit for on-site private parkland and recreational amenities is calculated in Table 3 below. 50% of 1.5724 acres qualifies for 0.7862 acres. The remaining fee due in lieu of parkland dedication is \$1,639,345. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Calculations may change upon true-up of the actual area calculations.
- PR5. Calculations may change if the number of units changes, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

**Table 3. Credit for proposed Private On-site Park & Rec "Active Rec Uses**

	Sq. Ft.	Acres
1. Community Garden	12629	0.2899
2. Pollinator/Herb Garden	15279	0.3508
3. Picnic Event Lawn/Community Picnic Dining Table	6454	0.1482
4. Community Events Plaza/Community Center/Café	12502	0.2870
5. Orchard/Bocce Court	3609	0.0829
1a. Community Garden	1808	0.0415
2a. BBQ/Picnic	1392	0.0320
3a. Bocce Court	600	0.0138
4a. Fitness Area	2246	0.0516
5a. Game Room	600	0.0138
6a. Farm Lounge Bldg	2695	0.0619
1b. Community Garden	4452	0.1022
2b. BBQ/Picnic	1705	0.0391
3b. Tai Chi/Yoga Area	545	0.0125
4b. Fitness Area	1976	0.0454
Total	68492	1.5724
<b><i>Credit 50% for private Active Recreation &amp; Value</i></b>		<b><i>0.7862</i></b>





# AGRIHOOD

A SUSTAINABLE COMMUNITY

9 Pet Area

10 Interactive Art and Focal Point



1 Buildings w/ Active Edges

2 Orchard | Garden | Teaching Farm



3 Performance Area

4 Play Area

5 Game Area



6 Farm to Table Terrace

7 Community Patio and Kitchen

8 All Age Active Areas



The POWER of PLACE





Forest Ave

Northampton Cms

Stevens Creek Blvd

Westfield Valley Fair

Highway 880

Project Site



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SENIOR HOUSING: UNIT AND PARKING TABULATIONS

Floor	Floor Elevation	Floor to Floor Height	Floor to Ceiling Height	Unit S	Unit 1 BED	Unit 2 BED	Total Units	NRSF	Mech/Utility	Parking	Amenities	Gross SF
Roof	53'-0"			420	526	720						
5	42'-0"	10'-3"	9'-0"	17	17	2	36	17,532	337			24,136
4	32'-6"	10'-3"	9'-0"	17	22	3	42	20,872	337			27,978
3	22'-3"	10'-3"	9'-0"	17	22	3	42	20,872	337			27,978
2	12'-0"	10'-3"	9'-0"	16	20	2	38	18,480	180	730		26,685
Ground	0'-0"	12'-0"	10'-6"	3	3	1	7	3,558	2,444	29,006	2,337	42,050
Unit Mix				70	84	11	165	81,504	4,243	29,006	3,067	148,812
Unit Mix				42%	51%	7%	Avg. SF	494				

Vehicle Parking Ratio	0.6 Spaces/Unit						99
Ground		Standard	Compact	EV	ADA	Guest	99
		55	38	3	2	1	

Bicycle Parking Provided "Class One Spaces"	72
---	----

\* Code/Ordinance Reference: Per CalGreen 4.106.4.2; CBC 1109A.4

MIXED-INCOME APTS: UNIT AND PARKING TABULATIONS

Floor	Floor Elevation	Floor to Floor Height	Floor to Ceiling Height	Unit S	Unit 1 BED	Unit 2 BED	Total Units	NRSF	Mech/Utility	Parking	Amenities	Gross SF
Roof	53'-0"			492	664	665	1050					
5	42'-0"	10'-3"	9'-0"	10	15	5	34	22,705	400			29,994
4	32'-6"	10'-3"	9'-0"	10	19	6	41	28,206	400			36,305
3	22'-3"	10'-3"	9'-0"	10	19	6	41	28,206	400			36,302
2	12'-0"	10'-3"	9'-0"	10	17	6	37	24,736	400		1,500	33,933
Ground	0'-0"	12'-0"	10'-6"	1	5	1	7	5,055	2,900	25,600	5,930	46,085
Basement	10'-0"	10'-0"	9'-2"						3,976	45,216		50,374
Total				40	71	28	21	160	108,914	8,566	70,816	232,290
Unit Mix				25%	44%	18%	13%	Avg. SF	681			
Combined Mix				25%	62%		13%					

Vehicle Parking Ratio	1.25 Spaces/Unit						200
Ground		Standard	Compact	EV	ADA	Guest	
Basement		93	31	1	2		200
		148	39	6	5	2	
		74%	20%	3%	3%	1%	

Bicycle Parking Provided "Class One Spaces"	48
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\* Code/Ordinance Reference: Per CalGreen 4.106.4.2; CBC 1109A.4

TOWNHOMES: UNIT AND PARKING TABULATIONS

Floor	Floor Elevation	Floor to Floor Height	Floor to Ceiling Height	Unit 1	Unit 2	Unit 3	Unit 4	Total Units	NRSF	Gross SF
Roof	22'-6"									
3	22'-3"	10'-3"	9'-0"		1284	678	648			23,697
2	12'-0"	10'-3"	9'-0"		1172	734	566			22,164
Ground	0'-0"	12'-0"	10'-6"	240	546	116	343			24,200
Unit Area				1412	1430	1528	1557		52,614	70,061
Unit Count				12	12	6	6	36		

Vehicle Parking Ratio	2 Spaces/Unit						72
Private two-car garage is provided for each townhome unit							

THE CAFE / THE SHED: AREAS AND PARKING

The Cafe / Community Building	Gross SF
	1,050
The Shed	800
Guest Parking Provided	5

STEINBERG

Steinberg  
125 S. Market St., Suite 110  
San Jose, CA 95113

Client  
THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113



SANTA CLARA AGRIFOOD

80 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)

12.12.17 PRELIMINARY SET

REV DATE DESCRIPTION



PROJECT #: 17137  
DATE: 01.29.2018  
DRAWN BY: JZ ER  
CHECKED BY: ER  
SCALE:

PROJECT DATA AND TABULATIONS

G0.12  
PLANNING SUBMITTAL

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NORTH-EAST CORNER OF WINCHESTER AND WORTHINGTON CIR (LOOKING SOUTH)  
[A]



NORTH-EAST CORNER OF WINCHESTER AND WORTHINGTON CIR (LOOKING WEST)  
[B]



WORTHINGTON CIR (LOOKING WEST)  
[C]



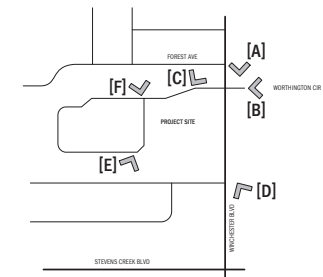
SOUTH-EAST CORNER (LOOKING NORTH)  
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SOUTH-WEST CORNER (LOOKING NORTH)  
[E]



NORTH-WEST CORNER (LOOKING SOUTH)  
[F]



SITE IMAGES - KEY PLAN  
SCALE: 1/4" = 1'-0"

1

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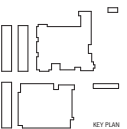
THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113



SANTA CLARA AGRIFOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PO ZONING DISTRICT)  
12.12.17 PRELIMINARY SET  
REV DATE DESCRIPTION



PROJECT #: 17137  
DATE: 01.28.2018  
DRAWN BY: EB  
CHECKED BY: CHICKER  
SCALE: 1/4" = 1'-0"

SITE PHOTOS

G3.01  
PLANNING SUBMITTAL



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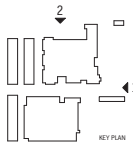
Client  
THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113



## SANTA CLARA AGRIFOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)  
12.12.17 PRELIMINARY SET



PROJECT #: 17137  
DATE: 03.28.2018  
DRAWN BY: RZ/JZ  
CHECKED BY: ER  
SCALE:

SITE ELEVATIONS

**A1.0.2**  
PLANNING SUBMITTAL



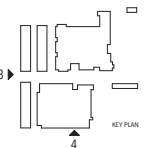
SANTA CLARA AGRIFOOD

80 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)

12.12.17 PRELIMINARY SET

REV DATE DESCRIPTION



PROJECT # 17137  
DATE: 01.28.2018  
DRAWN BY: RZ, JZ  
CHECKED BY: EA  
SCALE:

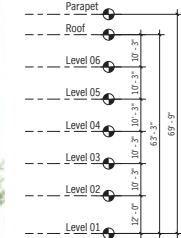
SITE ELEVATIONS

A1.0.3  
PLANNING SUBMITTAL



WEST ELEVATION

SCALE: 1/16" = 1'-0"

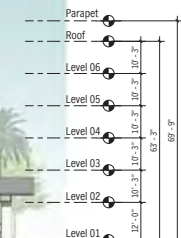


3



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4




90 N. Winchester Blvd.  
Santa Clara, CA 95050

REV	DATE	FIGURE
-----	------	--------

PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: AH  
CHECKED BY: Check  
SCALE:

LADDER ACCESS DIAGRAM  
SITE PLAN

 **A1.0.5**  
PLANNING SUBMITTAL



**SANTA CLARA AGRIFOOD**  
90 N. Winchester Blvd.  
Santa Clara, CA 95050

12.12.17 RESPONSE TO PCC COMMENTS  
DATED 02.06.2018  
01.12.18 PLANNING SUBMITTAL (PD ZONING  
DISTRICTS)  
12.12.17 PRICING SET

REV DATE DESCRIPTION

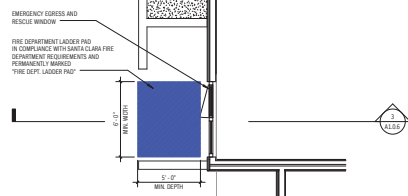


PROJECT #: 17137  
DATE: 03.20.2018  
DRAWN BY: AH  
CHECKED BY: Checker  
SCALE:

LADDER ACCESS DIAGRAM  
SENIOR HOUSING PODIUM  
PLAN  
**A1.0.6**  
PLANNING SUBMITTAL



TYP. SECTION - EMERGENCY EGRESS AND RESCUE WINDOW ACCESS AT PODIUM



TYP. PLAN - EMERGENCY EGRESS AND RESCUE WINDOW ACCESS AT PODIUM



DATE: 03.29.2018  
DRAWN BY: ARI  
CHECKED BY: Checker  
SCALE: 1/8" = 1'-0"



LADDER ACCESS DIAGRAM - MIXED-INCOME APTS PODIUM PLAN 1



Steinberg  
225 S. Market St., Suite 110  
San Jose, CA 95113

Client  
THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113



# SANTA CLARA AGRIFOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

01.29.18 RESPONSE TO PCC COMMENTS  
DATED 02.06.2018  
01.12.18 PLANNING SUBMITTAL (PD ZONING  
DISTRICTS)  
12.12.17 PRELIM. SET



PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: ARI  
CHECKED BY: Checker  
SCALE: 1/8" = 1'-0"

LADDER ACCESS DIAGRAM  
MIXED INCOME PODIUM PLAN  
**A1.0.7**  
PLANNING SUBMITTAL



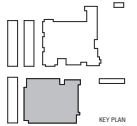
SANTA CLARA AGRIFOOD

80 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)

12.12.17 PRICING SET

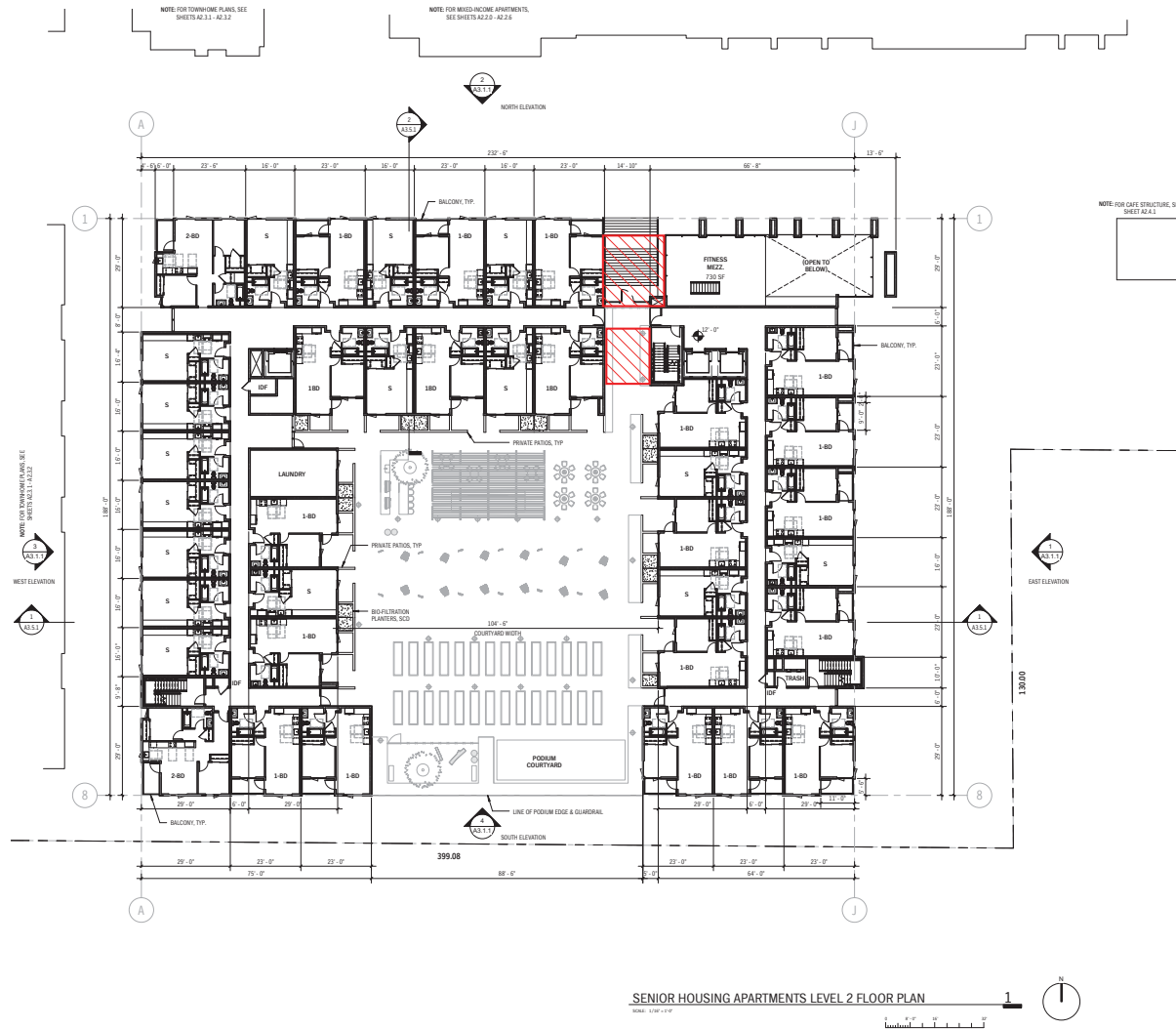
REV DATE DESCRIPTION



PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: EB  
CHECKED BY: EB  
SCALE:

SENIOR HOUSING APTS LEVEL  
2 FLOOR PLAN

A2.1.2  
PLANNING SUBMITTAL



NOTE: FOR TOWNHOME PLANS, SEE SHEETS A2.1.1 - A2.1.2

NOTE: FOR MIXED-INCOME APARTMENTS, SEE SHEETS A2.2.0 - A2.2.6

NOTE: FOR GATE STRUCTURE, SEE SHEET A2.4.1

NOTE: FOR TOWNHOME PLANS, SEE SHEETS A2.1.1 - A2.1.2

LINE OF PODIUM EDGE & GUARDRAIL

SENIOR HOUSING APARTMENTS LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

1" = 10'-0"

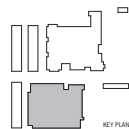




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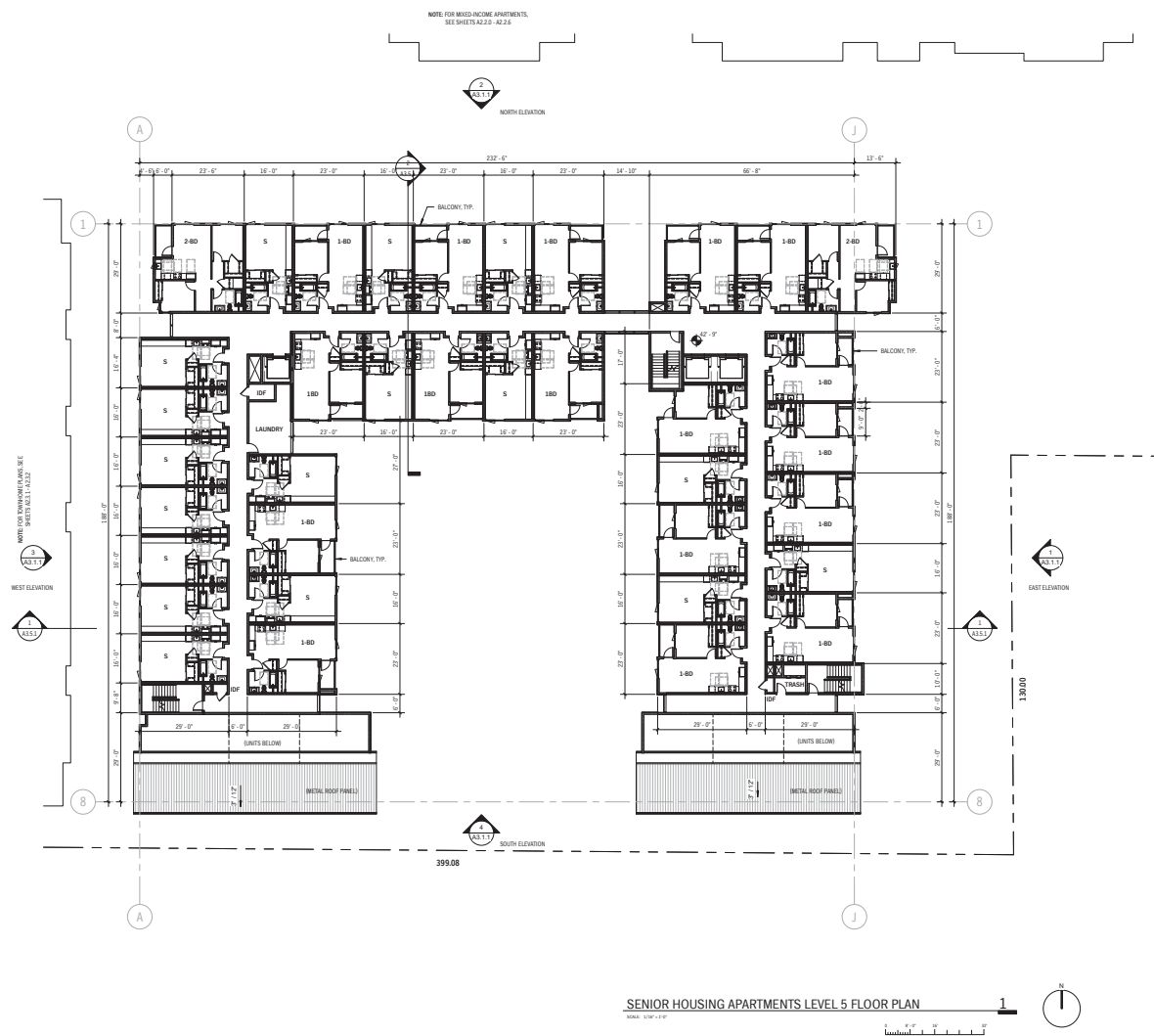
01.12.18	PLANNING SUBMITTAL (PO ZONING DISTRICT)
12.12.17	PRICING SET



PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: ER  
CHECKED BY: ER  
SCALE:

SENIOR HOUSING APTS LEVEL  
5 FLOOR PLAN

## A2.1.5 PLANNING SUBMITTAL



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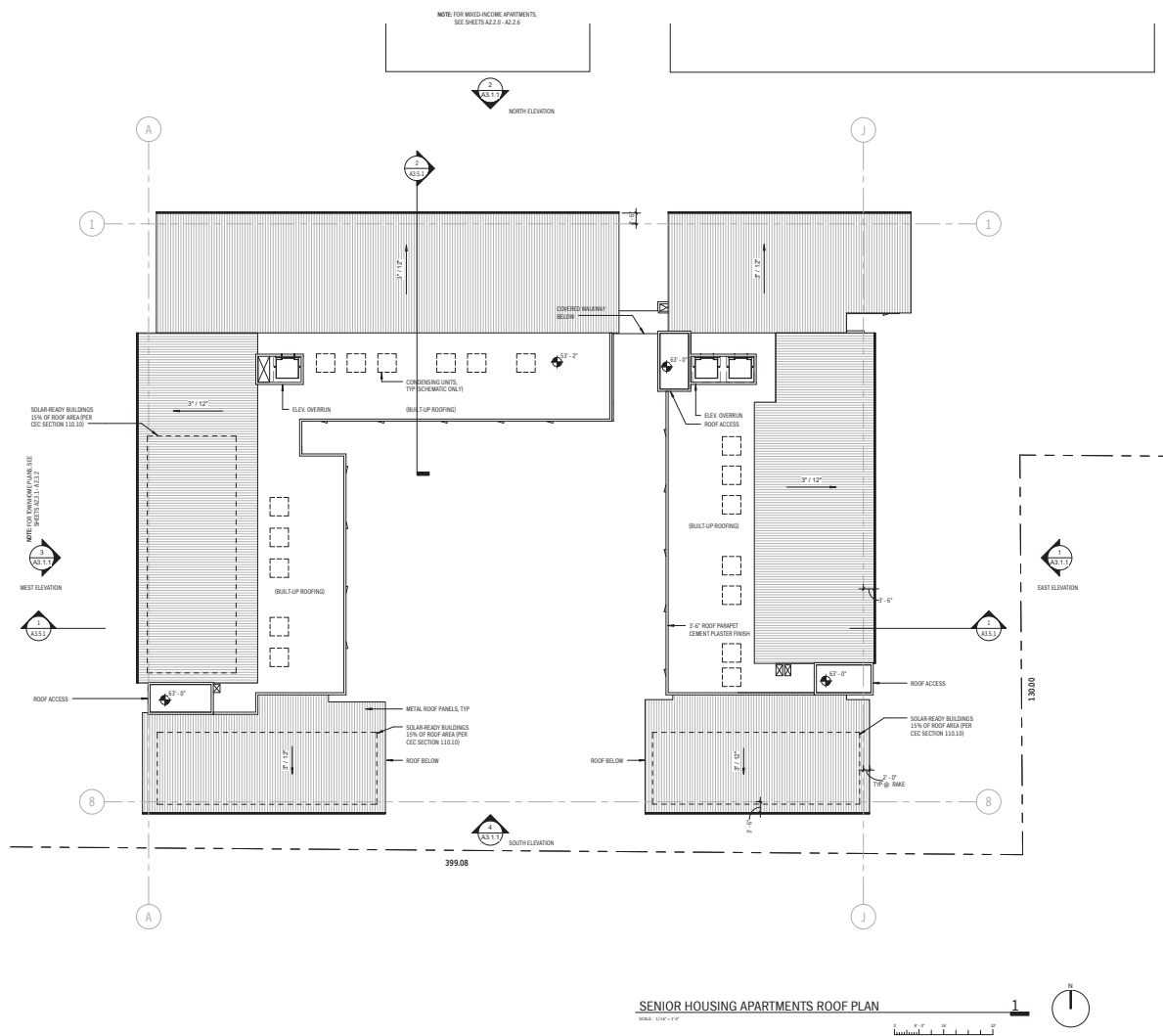
01.12.18	PLANNING SUBMITTAL (PO ZONING DISTRICT)
12.12.17	PRICING SET



PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: ER  
CHECKED BY: ER  
SCALE:

SENIOR HOUSING APTS ROOF  
FLOOR PLAN

## A2.1.6 PLANNING SUBMITTAL

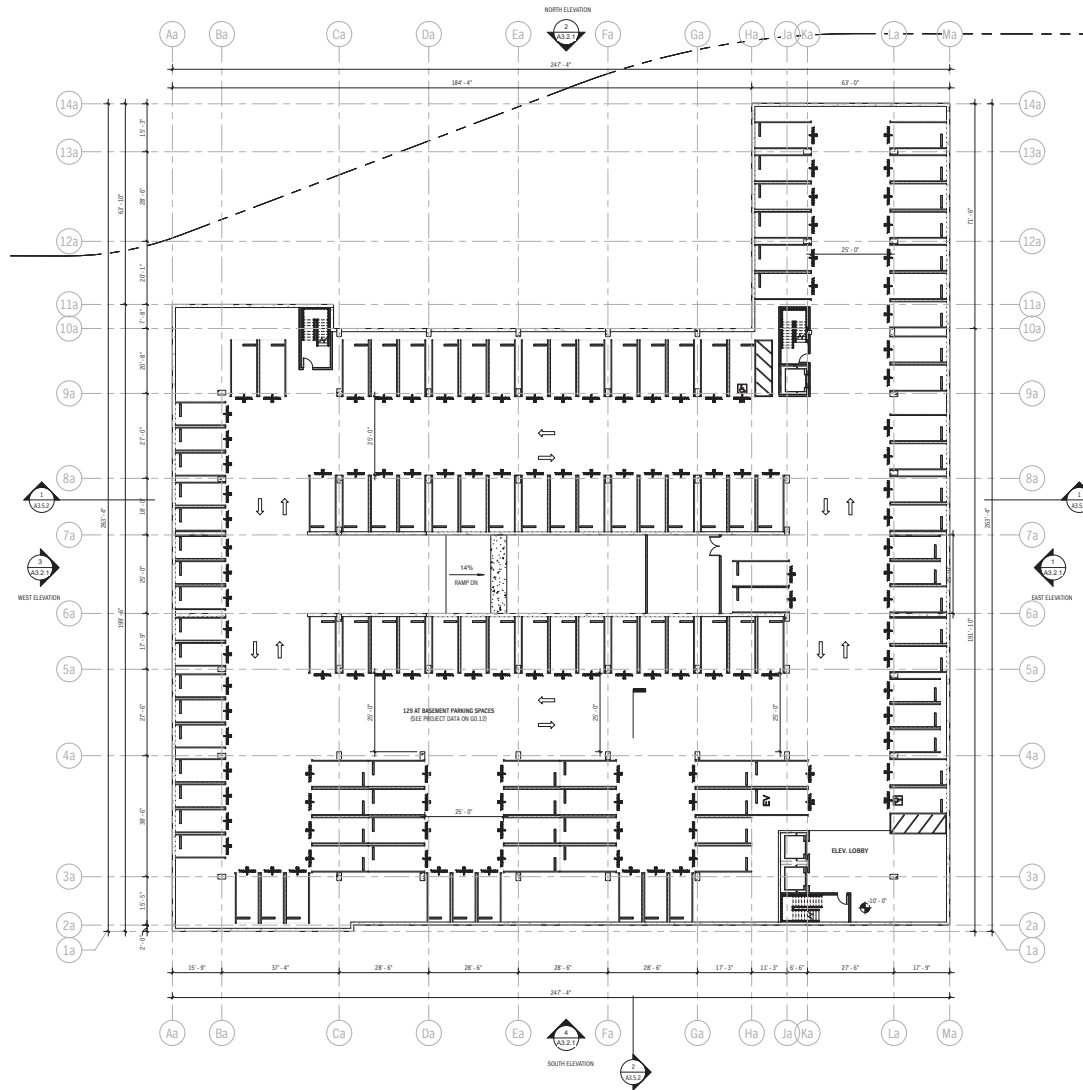


SENIOR HOUSING APARTMENTS ROOF PLAN

SCALE: 1/16" = 1'-0"



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MIXED-INCOME APARTMENTS BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



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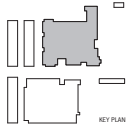
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12.12.17 PRICING SET

REV DATE DESCRIPTION

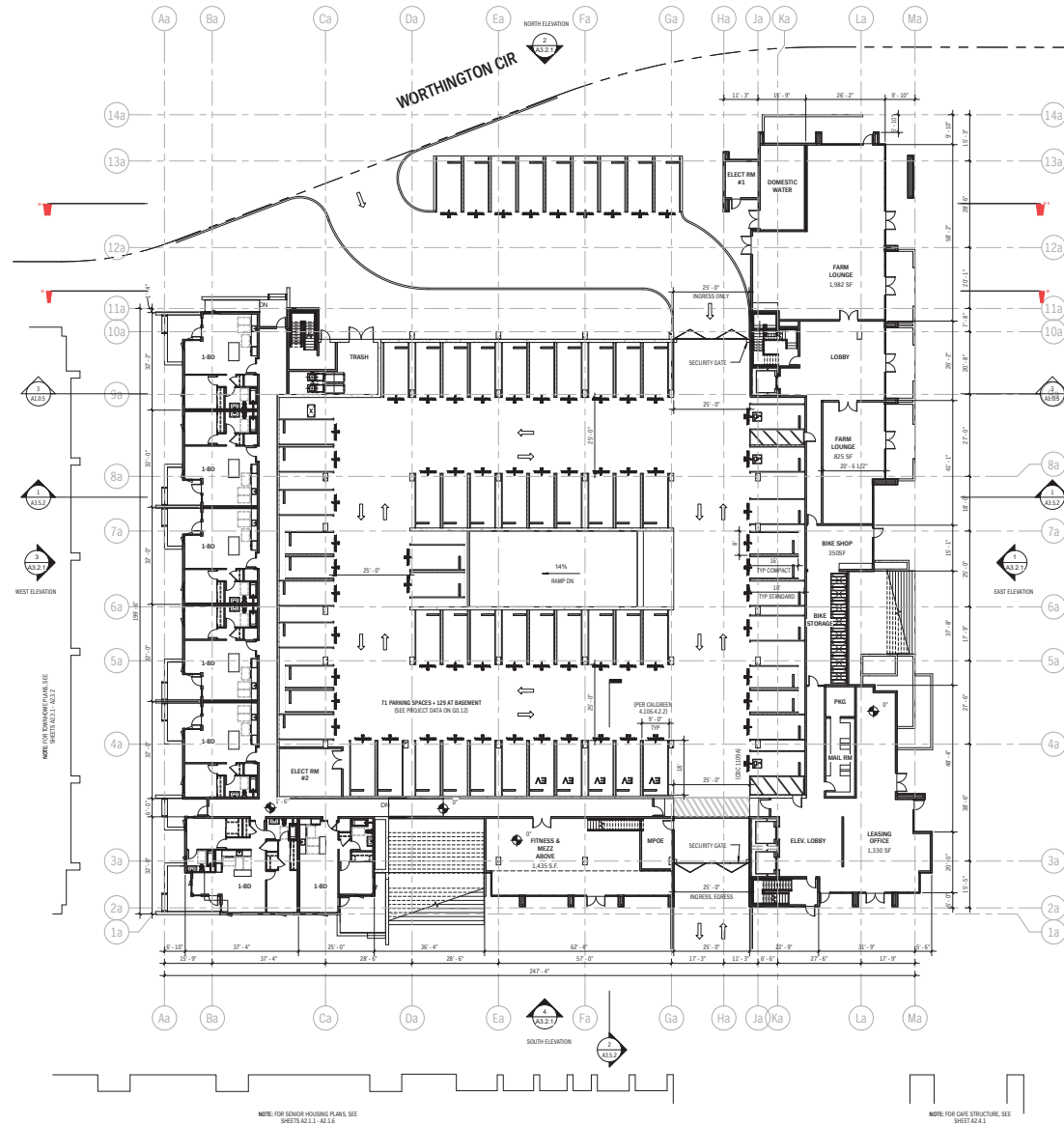


PROJECT #: 17137  
DATE: 01.29.2018  
DRAWN BY: EL LT  
CHECKED BY: EL  
SCALE:

MIXED-INCOME APTS  
BASEMENT LEVEL FLOOR PLAN

A2.2.0  
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MIXED-INCOME APARTMENTS LEVEL 1 FLOOR PLAN



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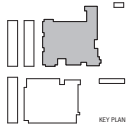
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12.12.17 PRICING SET

REV DATE DESCRIPTION



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DATE: 03.29.2018  
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SCALE:

MIXED-INCOME APTS LEVEL 1  
FLOOR PLAN

A2.2.1  
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MIXED-INCOME APARTMENTS LEVEL 2 FLOOR PLAN

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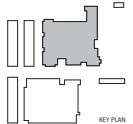


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SCALE:

MIXED-INCOME APTS LEVEL 2  
FLOOR PLAN

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CHECKED BY: ER  
SCALE:

MIXED-INCOME APTS LEVEL  
3-4 FLOOR PLAN

A2.2.3  
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MIXED-INCOME APARTMENTS LEVEL 5 FLOOR PLAN

SCALE: 1/8" = 1'-0"



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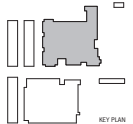
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12.12.17 PRICING SET

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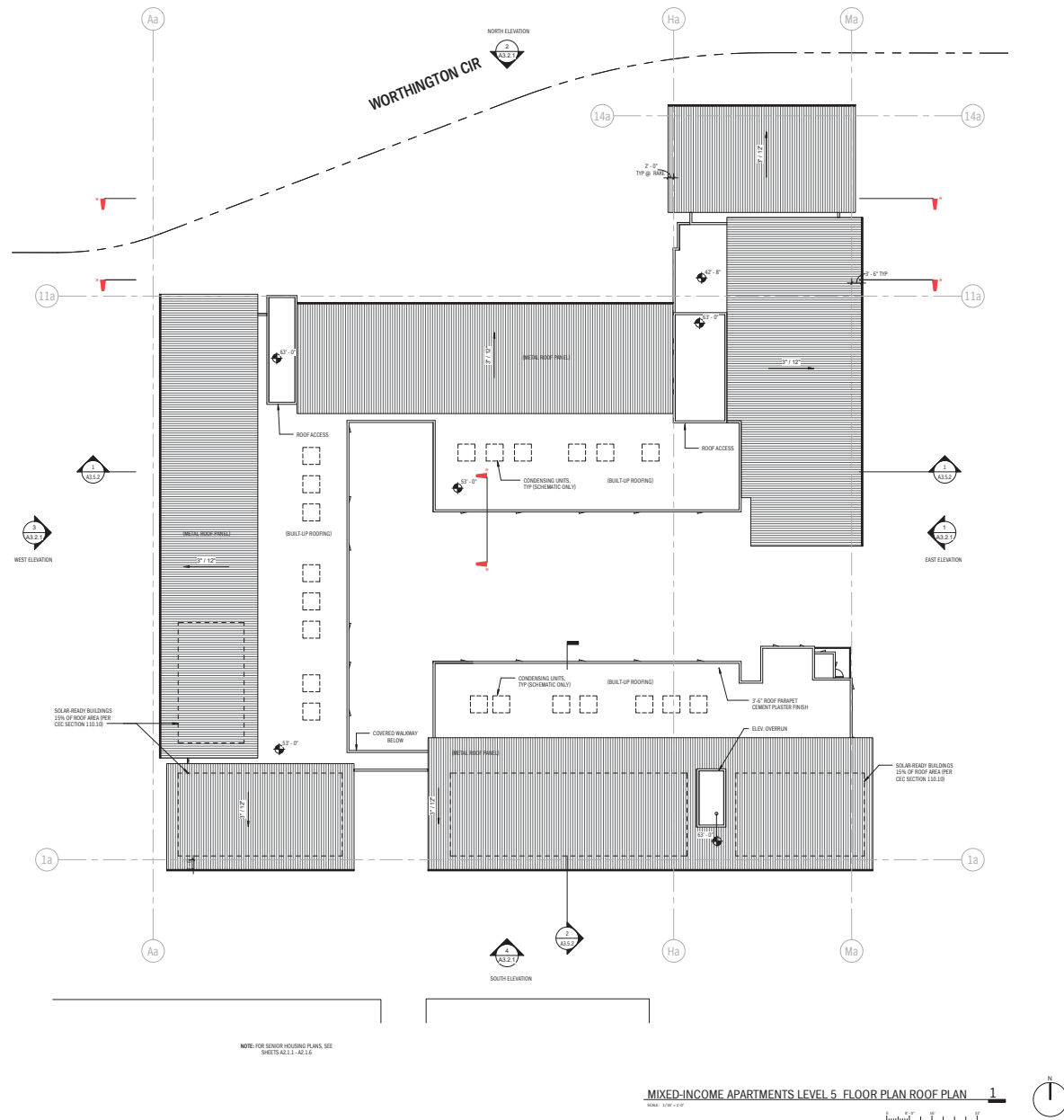


PROJECT #: 17137  
DATE: 01.29.2018  
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CHECKED BY: ER  
SCALE:

MIXED-INCOME APTS LEVEL 5  
FLOOR PLAN

A2.2.5  
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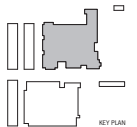
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REV DATE DESCRIPTION



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DATE: 03.29.2018  
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SCALE:

MIXED-INCOME APTS ROOF  
FLOOR PLAN

A2.2.6  
PLANNING SUBMITTAL

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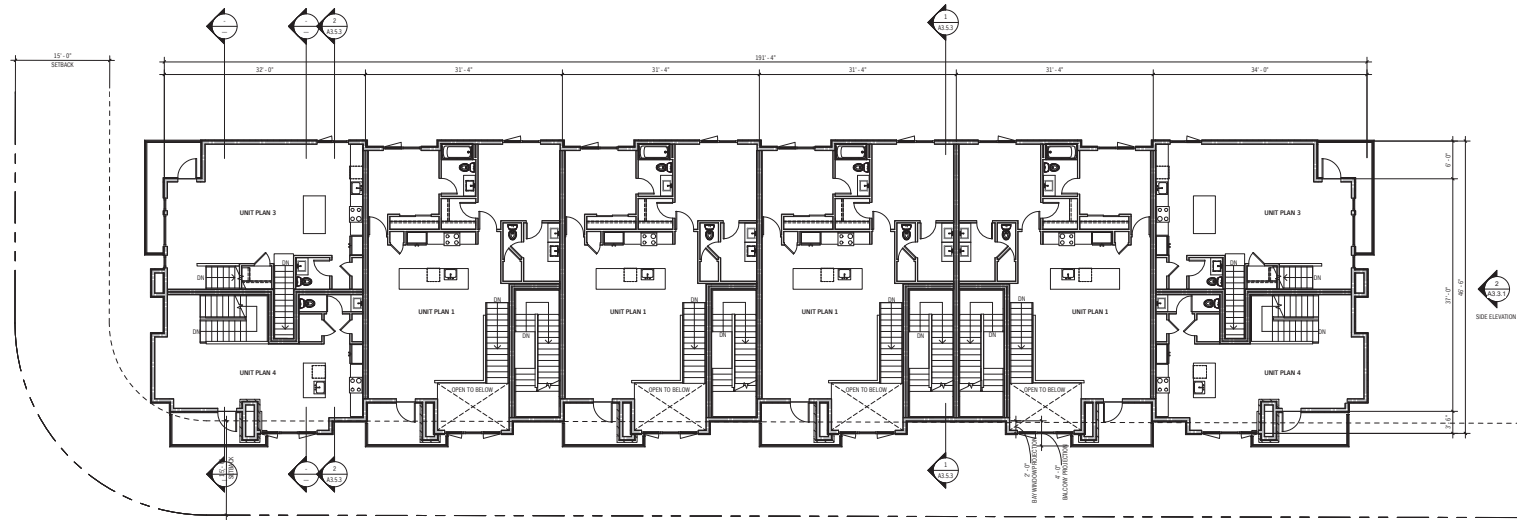
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12.12.17	PRICING SET

BY	DATE	TIME
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PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: ER  
CHECKED BY: ER, SJ  
SCALE:

TOWNHOMES LEVEL 1 & 2  
FLOOR PLAN

### A2.3.1 PLANNING SUBMITTAL



WORTHINGTON CIR

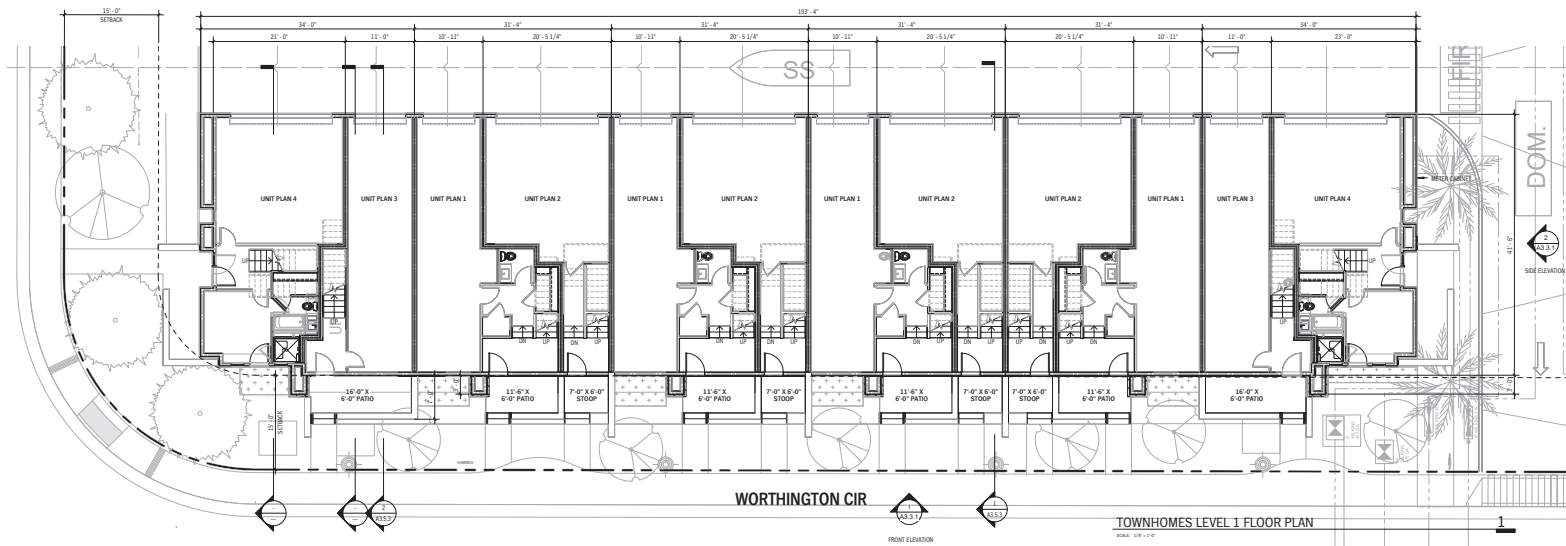


FRONT ELEVATION

TOWNHOMES LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

2



WORTHINGTON CIR



FRONT ELEVATION

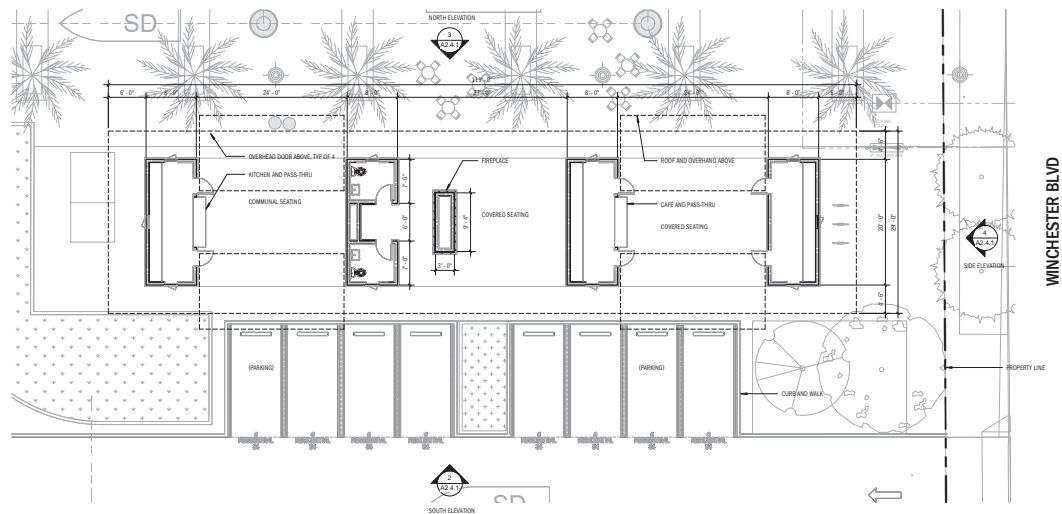
TOWNHOMES LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

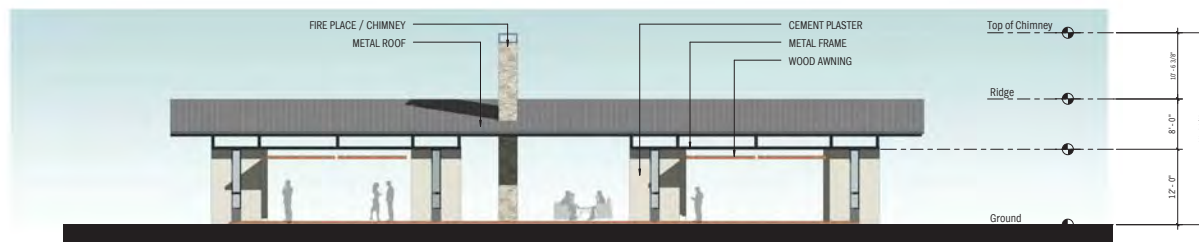






THE CAFE / COMMUNITY BUILDING FLOOR PLAN 1

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

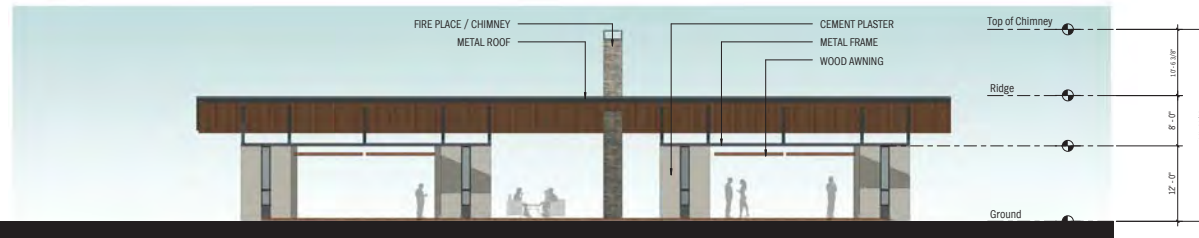
2



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

4



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

3

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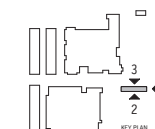


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12.12.17 PRICING SET

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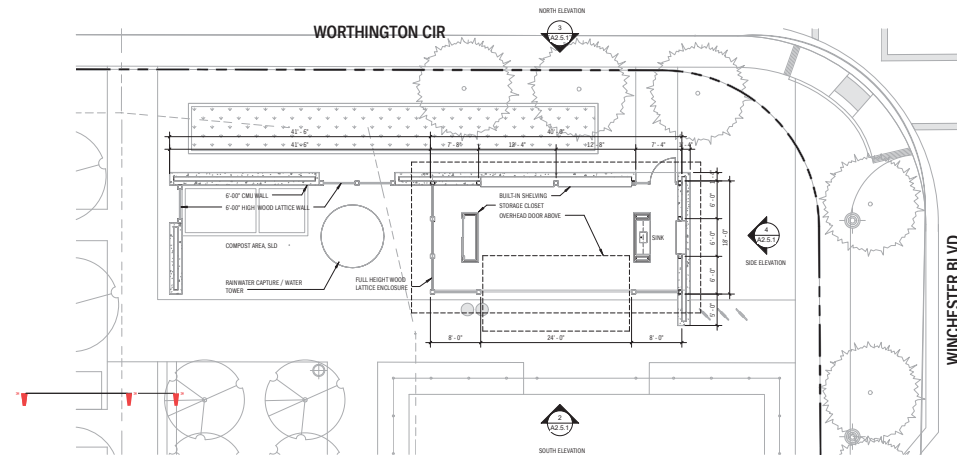


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DRAWN BY: ELJ  
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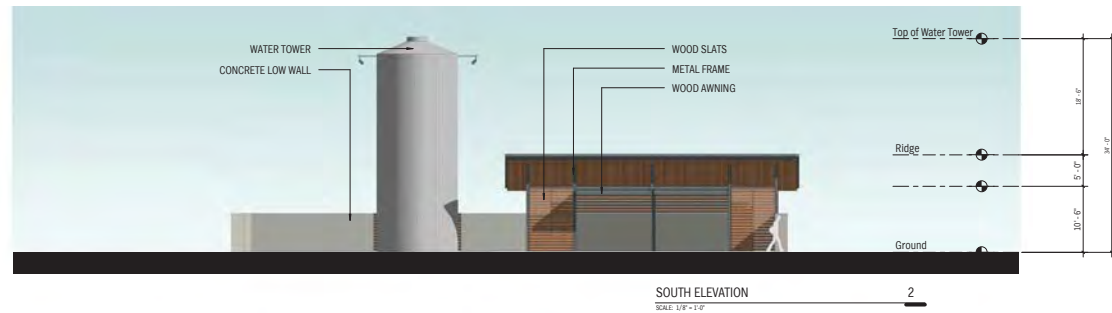
THE CAFE / COMMUNITY  
BUILDING FLOOR PLAN AND  
ELEVATIONS

A2.4.1  
PLANNING SUBMITTAL

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THE SHED / COMMUNITY BUILDING FLOOR PLAN 1  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 2  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION 4  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 3  
SCALE: 1/8" = 1'-0"

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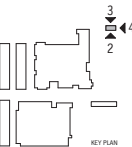
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REV DATE DESCRIPTION

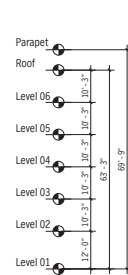


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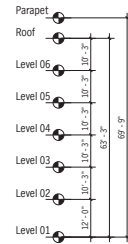
THE SHED / COMMUNITY  
BUILDING FLOOR PLAN AND  
ELEVATIONS

A2.5.1  
PLANNING SUBMITTAL

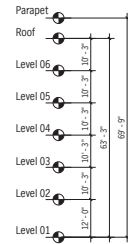
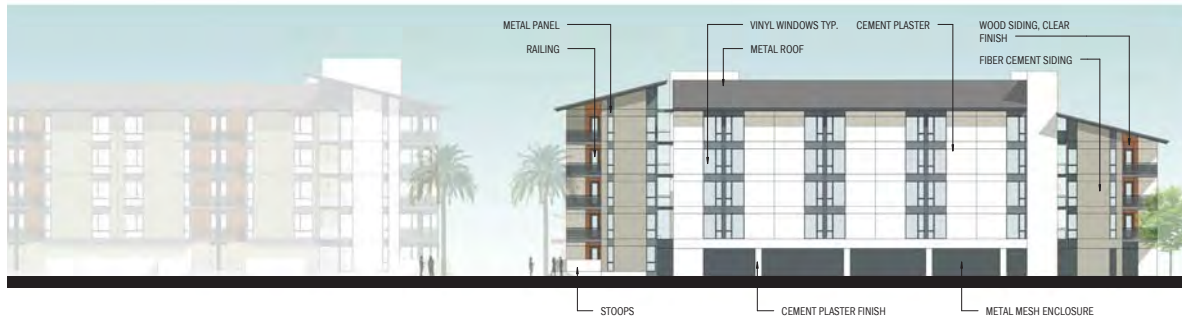




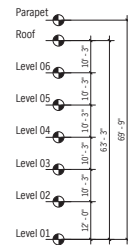
**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

- SHEET NOTES:**
1. ALL BEDROOM WINDOWS SHALL BE MULLED 5'-0" x 8'-0" GLAZED UNITS
  2. ALL LIVING ROOM WINDOWS SHALL BE MULLED 6'-0" x 8'-0" GLAZED UNITS
  3. SEE EXTERIOR ELEVATIONS FOR MATERIAL AND FINISH INFO

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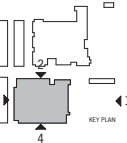
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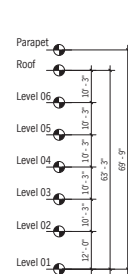
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DATE: 01.29.2018  
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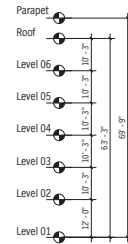
SENIOR HOUSING APTS  
EXTERIOR ELEVATIONS

**A3.1.1**  
PLANNING SUBMITTAL

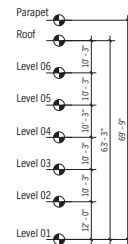


- SHEET NOTES:**
1. ALL BEDROOM WINDOWS SHALL BE MULLED 5'-0" x 8'-0" GLAZED UNITS
  2. ALL LIVING ROOM WINDOWS SHALL BE MULLED 6'-0" x 8'-0" GLAZED UNITS
  3. SEE EXTERIOR ELEVATIONS FOR MATERIAL AND FINISH INFO

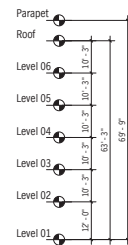
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SCALE: 1/16" = 1'-0"



**NORTH ELEVATION** 2  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION** 3  
SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION** 4  
SCALE: 1/16" = 1'-0"

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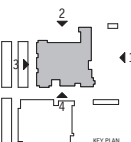


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12.12.17 PRELIM SET

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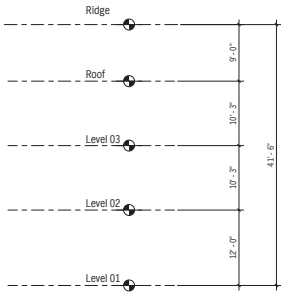


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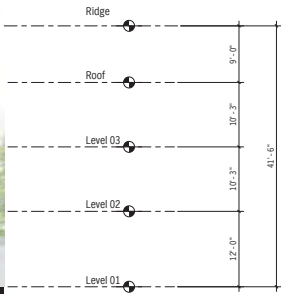
MIXED-INCOME APTS  
EXTERIOR ELEVATIONS

**A3.2.1**  
PLANNING SUBMITTAL

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FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

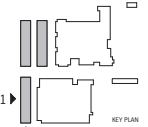
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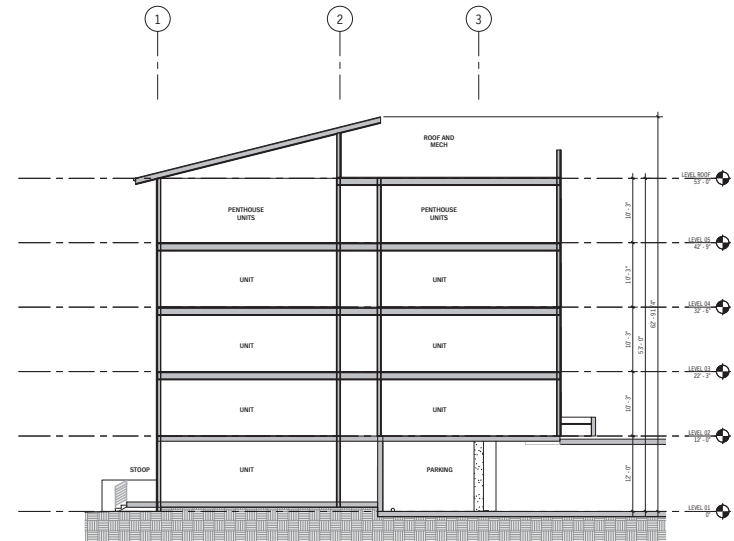
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SCALE: -

TOWNHOMES EXTERIOR ELEVATIONS

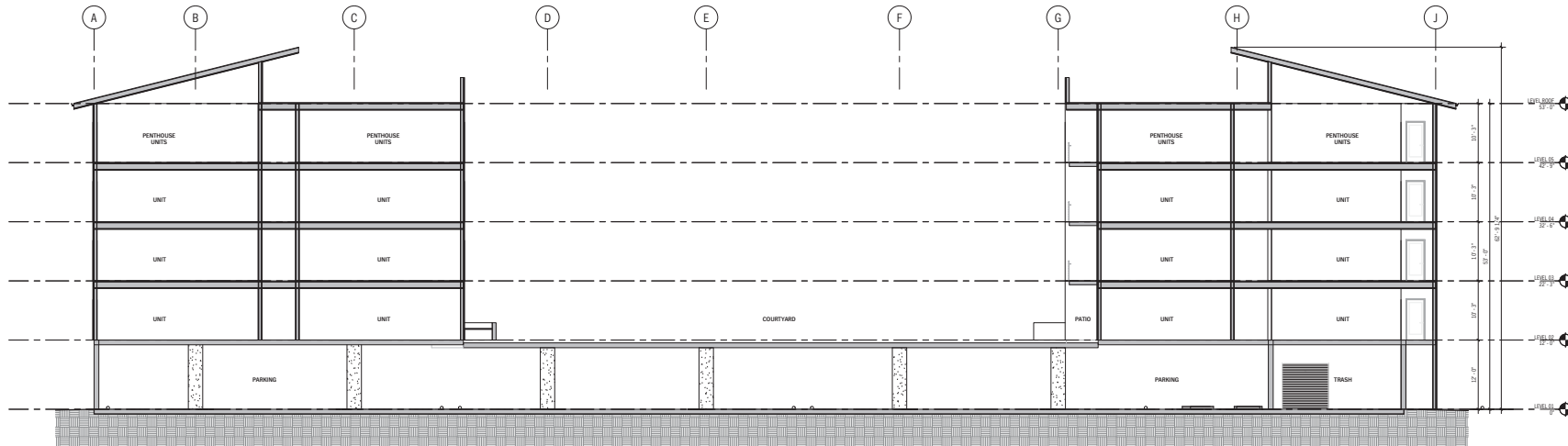
A3.3.1  
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SENIOR HOUSING NORTH-SOUTH SECTION 2



SENIOR HOUSING EAST-WEST SECTION 1

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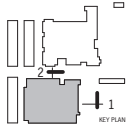
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PROJECT #: 17137  
DATE: 01.29.2018  
DRAWN BY: ER  
CHECKED BY: ER  
SCALE:

SENIOR HOUSING APTS  
BUILDING SECTIONS

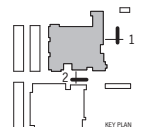
A3.5.1  
PLANNING SUBMITTAL

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01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)  
12.12.17 PRICING SET

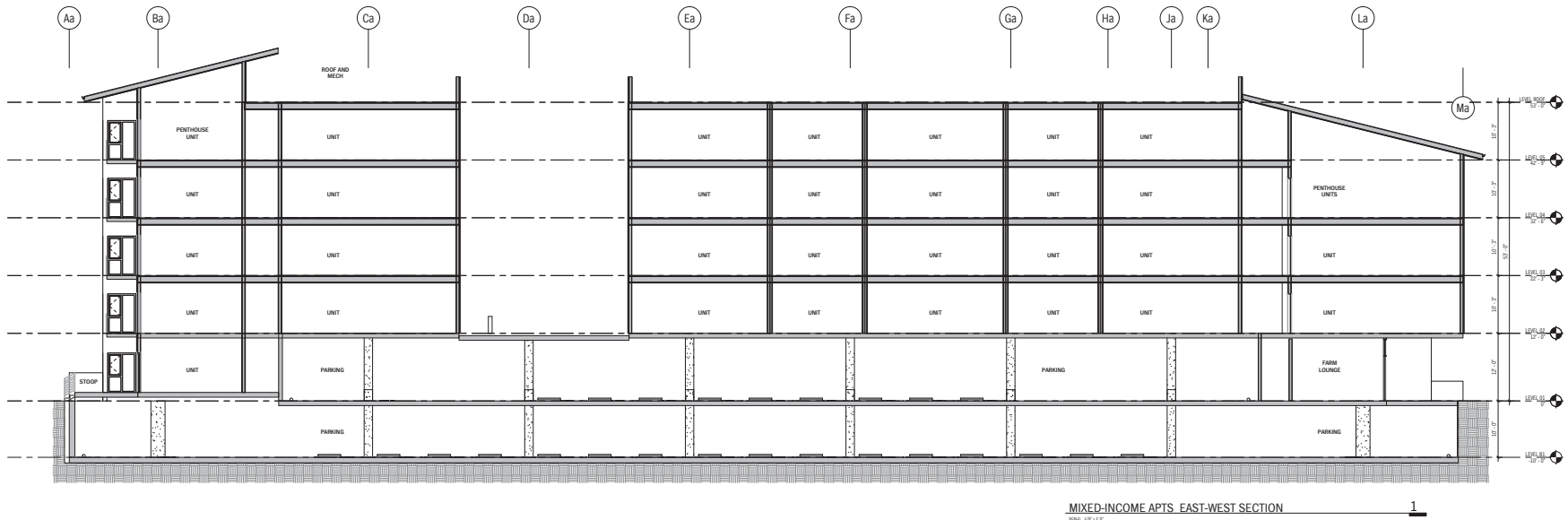
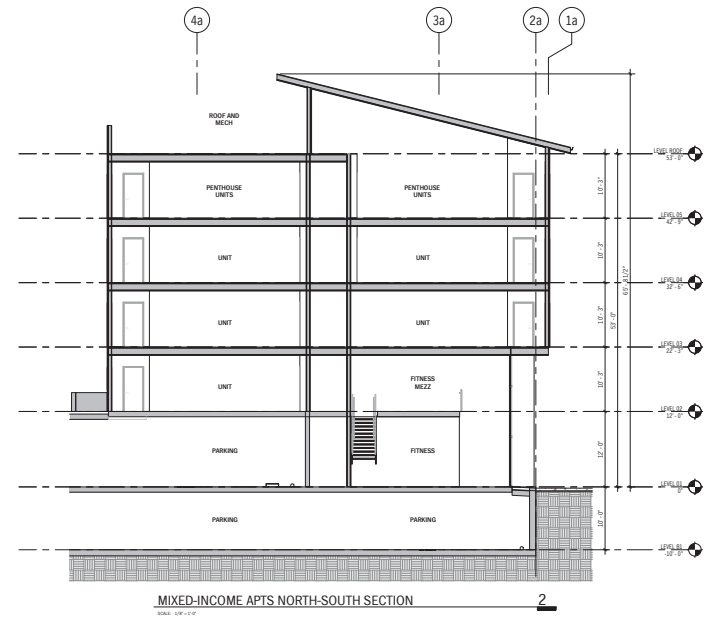
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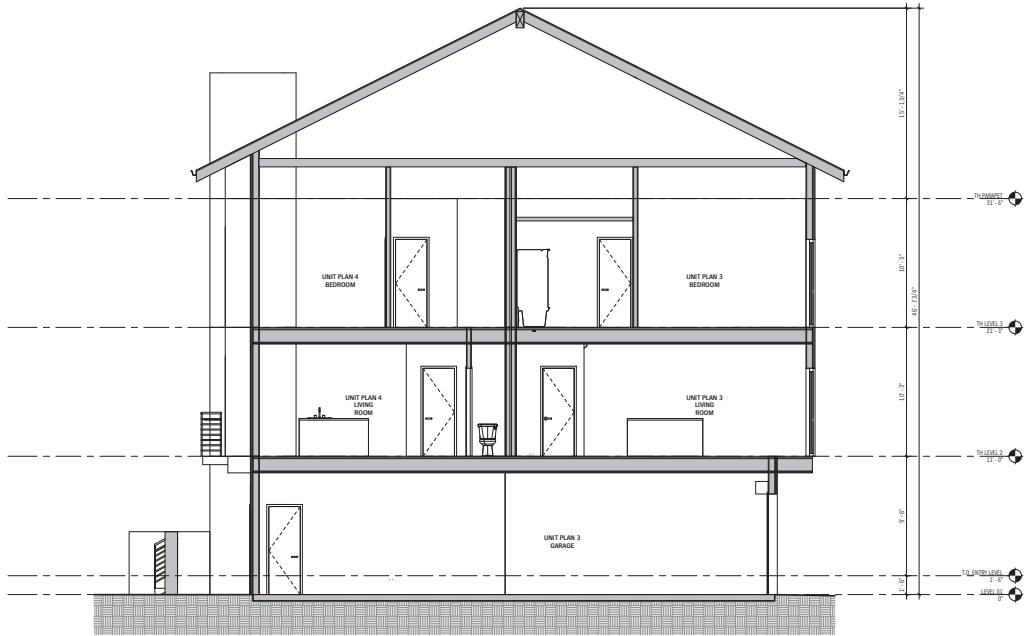
PROJECT #: 17137  
DATE: 03.28.2018  
DRAWN BY: EL LT  
CHECKED BY: ER  
SCALE:

MIXED-INCOME APTS  
BUILDING SECTIONS

A3.5.2  
PLANNING SUBMITTAL

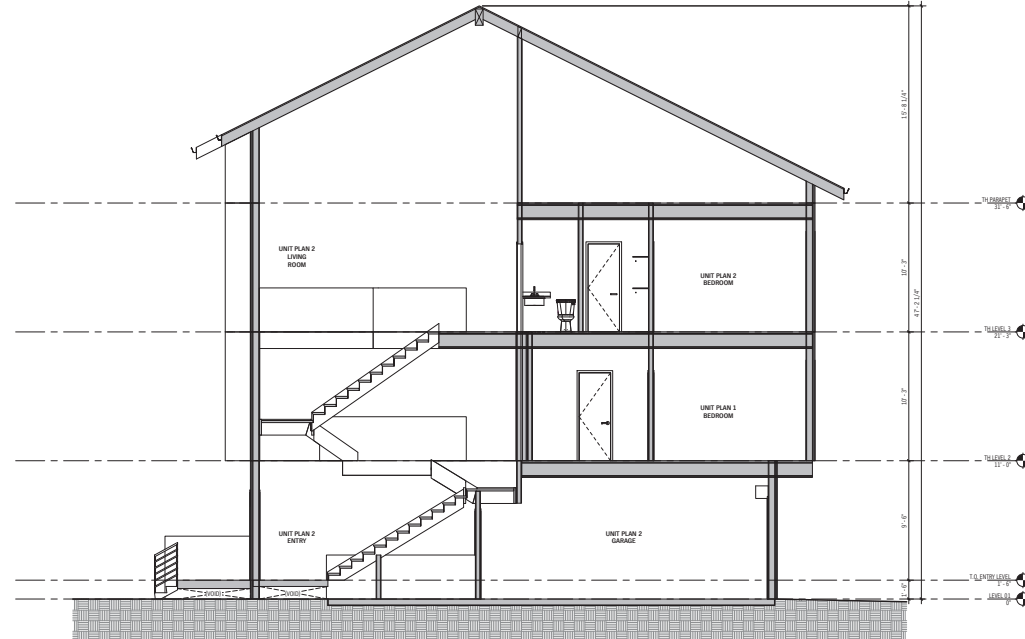


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TOWNHOME BUILDING SECTION 2

2



TOWNHOME BUILDING SECTION 1

1

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San Jose, CA 95113

Client  
THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113

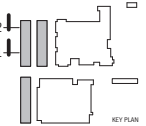


SANTA CLARA AGRIFOOD

80 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)  
12.12.17 PRICING SET

REV DATE DESCRIPTION



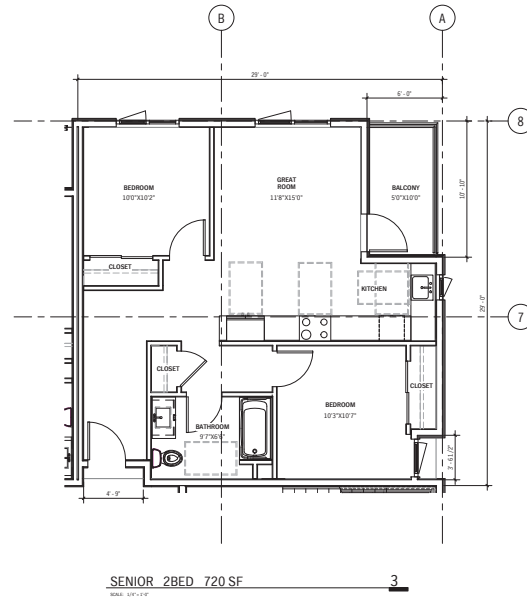
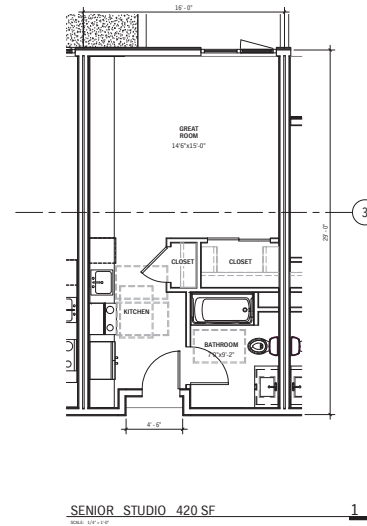
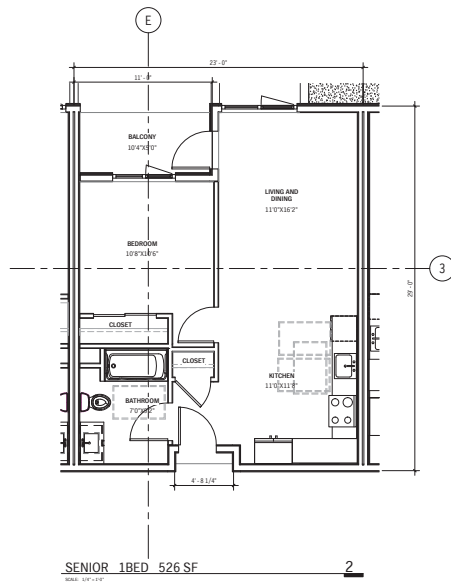
PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: ER  
CHECKED BY: ER  
SCALE:

TOWNHOMES BUILDING SECTIONS

A3.5.3  
PLANNING SUBMITTAL



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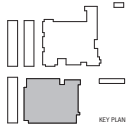
SANTA CLARA AGRIFOOD

80 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICT)

12.12.17 PRICING SET

REV DATE DESCRIPTION

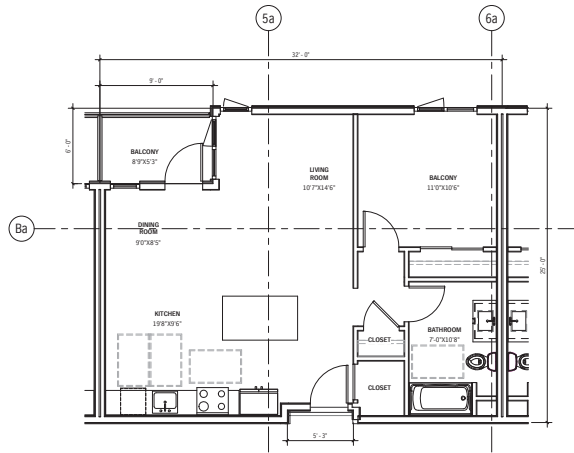


PROJECT #: 17137  
DATE: 01.29.2018  
DRAWN BY: JZ  
CHECKED BY: EK  
SCALE:

SENIOR HOUSING UNIT PLANS

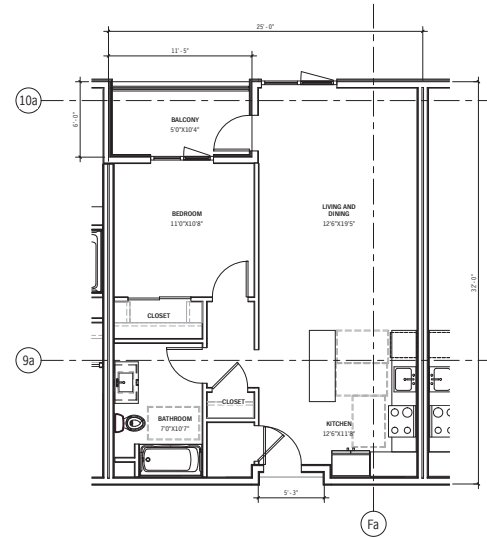
A4.1.1  
PLANNING SUBMITTAL

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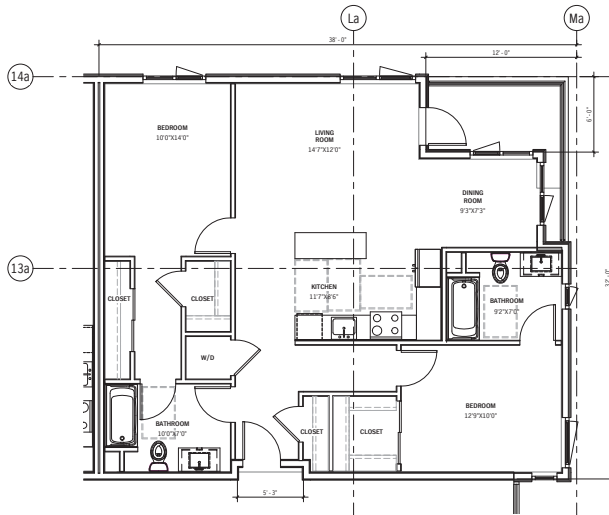
MIXED-INCOME UNIT 1BED-B 665 SF

2



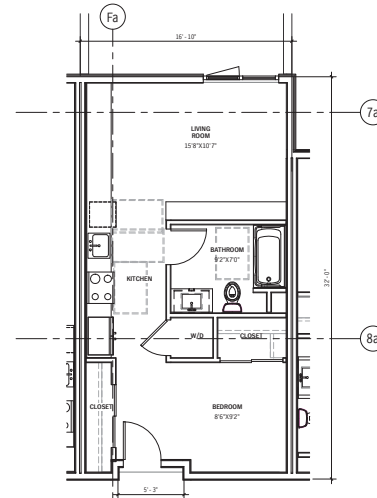
MIXED-INCOME UNIT 1BED-A 684 SF

1



MIXED-INCOME UNIT 2BED 1,050 SF

4



MIXED-INCOME STUDIO 492 SF

3

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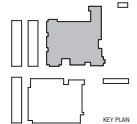


## SANTA CLARA AGRIFOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICT)  
12.12.17 PRICING SET

REV DATE DESCRIPTION

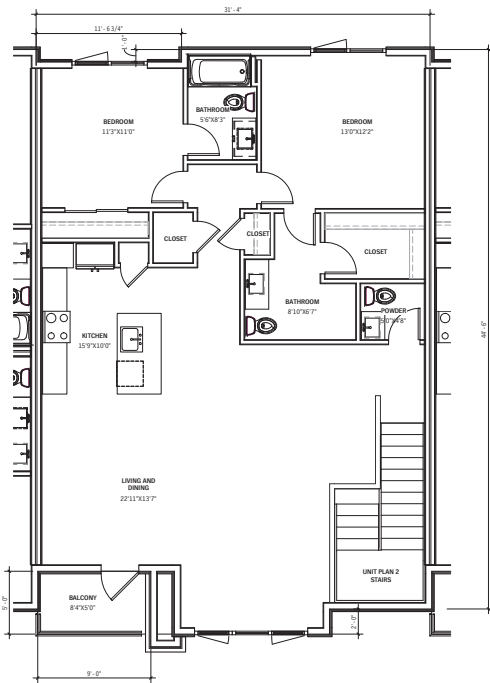


PROJECT #: 17137  
DATE: 01.29.2018  
DRAWN BY: JZ  
CHECKED BY: EM  
SCALE:

MIXED-INCOME APT UNIT PLANS

A4.2.1  
PLANNING SUBMITTAL

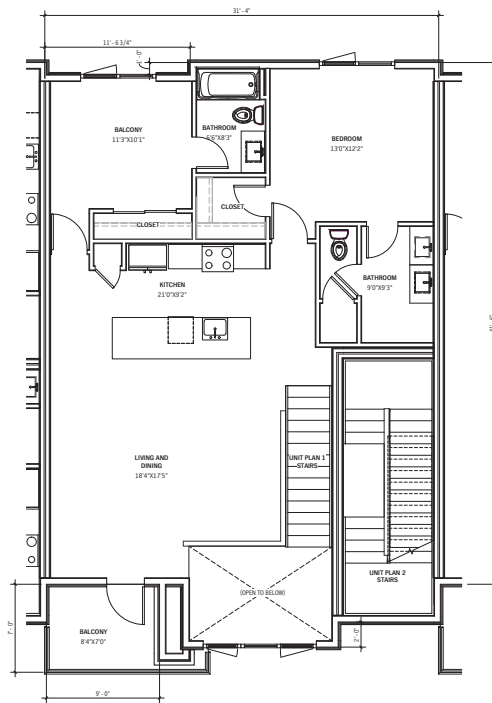
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TOWNHOMES LEVEL 3 FLOOR PLAN

4

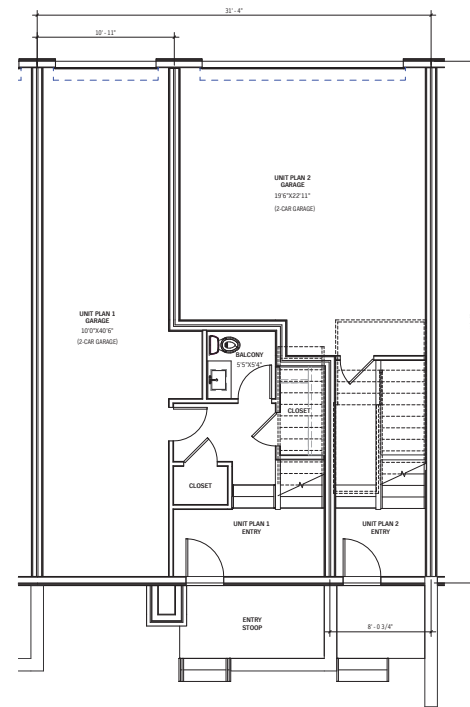
SCALE: 1/8" = 1'-0"



TOWNHOMES LEVEL 2 FLOOR PLAN

2

SCALE: 1/8" = 1'-0"



TOWNHOMES LEVEL 1 FLOOR PLAN

1

SCALE: 1/8" = 1'-0"

	UNIT AREA	UNIT COUNT
UNIT PLAN 1	1,329 SF	12 DU
UNIT PLAN 2	1,430SF	12 DU

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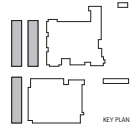


SANTA CLARA AGRIFOOD  
90 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PD ZONING DISTRICTS)

12.12.17 PRICING SET

REV DATE DESCRIPTION

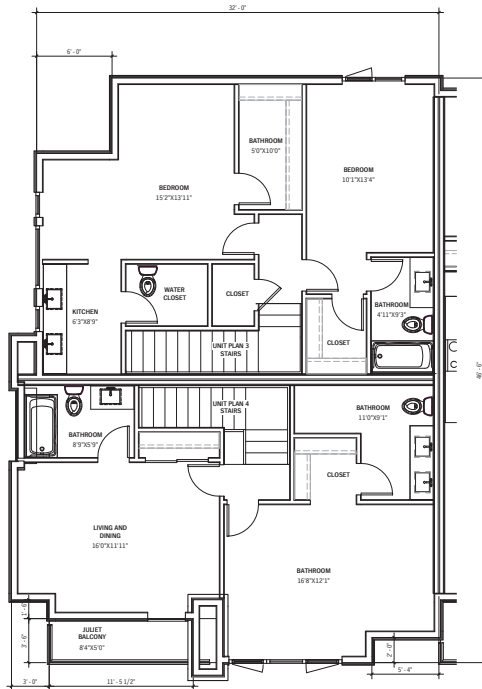


PROJECT #: 17137  
DATE: 03.28.2018  
DRAWN BY: JZ  
CHECKED BY: EM  
SCALE: -

TYPICAL TOWNHOMES UNIT PLANS

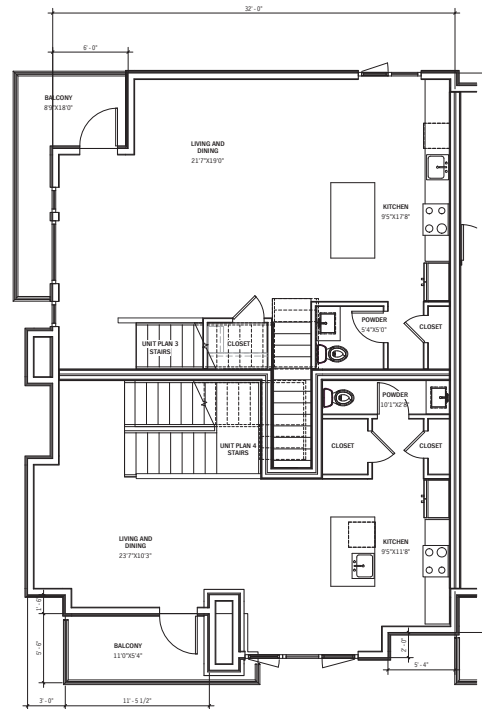
A4.3.1  
PLANNING SUBMITTAL

	UNIT AREA	UNIT COUNT
UNIT PLAN 3	1,528 SF	6 DU
UNIT PLAN 4	1,557 SF	6 DU



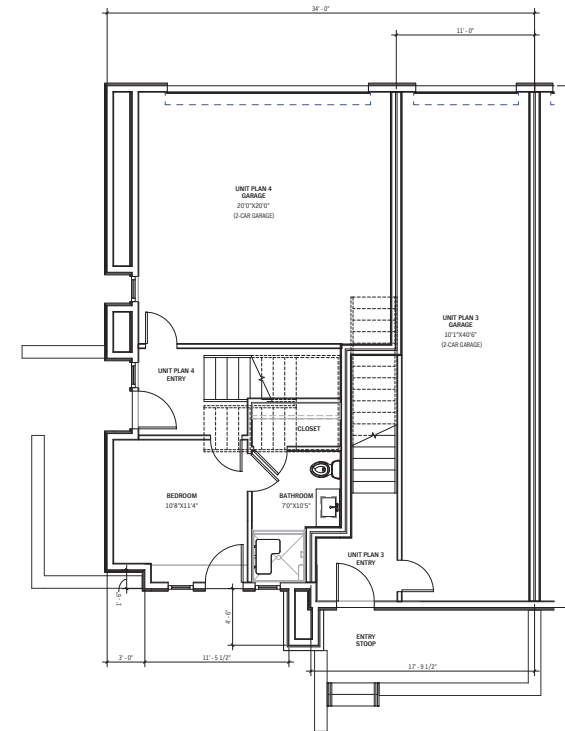
TOWNHOMES LEVEL 3 FLOOR PLAN

3



TOWNHOMES LEVEL 2 FLOOR PLAN

2

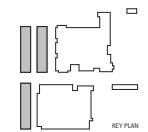


TOWNHOMES LEVEL 1 FLOOR PLAN

1

SANTA CLARA AGRIFOOD  
80 N. Winchester Blvd.  
Santa Clara, CA 95050

01.12.18 PLANNING SUBMITTAL (PO ZONING DISTRICTS)  
12.12.17 PRICING SET



PROJECT #: 17137  
DATE: 03.28.2018  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE:

TYPICAL TOWNHOMES UNIT PLANS

A4.3.2  
PLANNING SUBMITTAL



THE AGRIHOOD





THE AGRIHOOD





THE COMMONS





APT COURTYARD





SENIOR COURTYARD



## DESIGN INTENT

The landscape is a series of open spaces that celebrates community and brings people together to garden and grow their own food, socialize, play, exercise and entertain. The Agrihood is an agricultural production area with in-ground planting, a workshop space and a pollinator/herb garden. The Commons is the central, vibrant paseo lined with building activity at the ground floor and a Community Center at the Winchester Drive side. Both roof decks feature raised planting beds, dining/bbq areas, and recreation.

## PLANTING DESIGN INTENT

The site features orchards that will produce a variety of edible fruits while native trees such as the Coast Live Oak and Sycamore will provide habitat and shade in the warmer seasons. There are a wide range of garden types which feature edible plants, herbs, California natives, pollinator and butterfly gardens, berry patches, and stormwater gardens to treat the rainfall from the site. All plants are adaptive and regionally appropriate for Santa Clara with a goal of creating a sustainable landscape.

## IRRIGATION DESIGN INTENT

All planting areas will be irrigated with a fully automatic irrigation system utilizing an efficient low precipitation rate system with matched precipitation rate heads. The system will be designed to provide full coverage with minimal overspray onto non-irrigated areas. Separate valve circuits will be used for trees, shrubs, groundcovers, lawn and sunlight to provide for different plant water requirements.

## AGRICULTURAL YIELD PROJECTIONS WITH PROFESSIONAL MAINTENANCE

**Ground Level Agricultural Production Area:** 1 lb. per sq. ft. annually = 4400 lbs of produce.

### Fruit Trees:

Year 1: 20 lbs per tree = 1380

Year 2: 30 lbs per tree = 2070

Year 3: 50 lbs per tree = 3450

Year 5: 100 lbs per tree = 6900 lbs+ annually for the next 20 years.

**Mixed Use Building Vegetable Gardens:** 2 lbs per sq. ft. annually = 1540 lbs (Summer harvest only).

**Senior Housing Vegetable Gardens:** 4 lbs per sq. ft. annually = 4488 lbs

**Total Year 1 Yield: 11,808 lbs.**



## LANDSCAPE AREAS

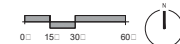
- A. "THE SHED"
- B. COMPOST / WASTE BINS
- C. AGRICULTURE PRODUCTION AREA
- D. ORCHARD / BOCCO COURT
- E. POLLINATOR / HERB GARDEN
- F. TERRACE LOUNGE
- G. STAIRCASE OVERLOOK
- H. EVENT LAWN
- I. OUTDOOR DINING ROOM
- J. EVENT PLAZA
- K. COMMUNITY STRUCTURE/CAFE
- L. COMMONS COMMUNITY SEATING
- M. "THE MEWS"
- N. DRIVEWAY
- O. WALK / DOG WALK TRAIL
- P. TRELLIS / LOUNGE
- Q. OUTDOOR KITCHEN / BBQ
- R. RAISED VEGETABLE GARDENS
- S. BOCCO COURT
- T. AQUATIC ELEMENT
- U. FLEXIBLE SEATING
- V. FIRE ELEMENT
- W. OLIVE GROVE
- X. EXERCISE AREA
- Y. DOG PLAY / SOCIAL AREA
- Z. WATER STORAGE/RE-USE TANK

PROGRAM ADDED  
PER REC-PARK  
DISCUSSIONS

## LANDSCAPE SHEET INDEX

SHEET #	SHEET TITLE
L1.00	SHEET INDEX
L1.01A	PARKLAND CREDIT
L1.01B	OPEN SPACE PROGRAM
L2.01	MATERIALS PLAN - LEVEL 1
L2.02	MATERIALS PLAN - LEVEL 2
L2.03	CONCEPT IMAGES
L3.01	PLANTING PLAN - LEVEL 1
L3.02	PLANTING PLAN - LEVEL 2
L3.03	PLANTING SCHEDULE AND IMAGERY
L3.04	PLANTING SCHEDULE AND IMAGERY
L4.01	TREE MITIGATION PLAN

ADDED  
SHEETS  
PER  
REC-PARK  
REQUESTS



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Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC  
COMMENTS DATED 02.26.2018  
03.12.18 PLANNING SUBMITTAL  
(P) ZONING DISTRICTS  
03.12.17 PRELIMINARY SET

stamp



PROJECT # COR 1701  
DATE: 03.12.2018  
DRAWN BY: ME/JA  
CHECKED BY: PC  
SCALE: 1" = 30'-0"

SITE PLAN & SHEET INDEX

L1.00

PLANNING SUBMITTAL



## PARK CREDIT LEGEND

### Public Parkland Dedication:

<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen;"></span> Public Open Space	
1. Community Garden	.29 AC (12629 SF)
2. Landscaped/ Furnished	.32 AC (13770 SF)
3. Family Picnic Area	.16 AC (6921 SF)
4. Community Center & Grounds	.30 AC (13144 SF)
5. Recreation Bocce Courts	.08 AC (3609 SF)
<b>Total Public Open Space</b>	<b>1.1496 AC (50074 SF)</b>

### Areas Not Part Of Park Credit

<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> Landscape or Commons	1.36 AC (59,348 SF)
--	---------------------

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470 S. Market Street  
San Jose, CA 95113



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03.29.18 RESPONSE TO PCC  
COMMENTS DATED 02.06.2018  
01.12.18 PLANNING SUBMITTAL  
(P) ZONING DISTRICTS  
12.12.17 PHONING SET

REV DATE DESCRIPTION

stamp



KEY PLAN

PROJECT # CDR 1701  
DATE: 02.26.2018  
DRAWN BY: ME/JA  
CHECKED BY: PC  
SCALE: 1" = 30'-0"

PARK CREDITS

**L1.01A**  
PLANNING SUBMITTAL



NEW  
SHEET,  
PER  
REC-PARK  
REQUEST





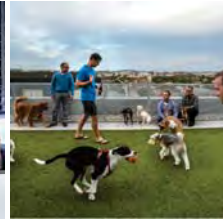
- R. Raised Community Garden Planters**
- ADA access and planters provided
  - Plotting/ Prep station
  - Water/ hose bib
  - Plot I.D. signage



- V. Fire Pits/ Lounge Seating**
- Lounge furniture
  - Fire pit element(s)



- X. Fitness Area**
- Rubber surfacing
  - Area for stretching/ yoga/ tai chi etc.



- Y. Dog Play/ Social Area**
- Play/ exercise elements
  - Doggie bag station
  - Water
  - Leash hooks



- Z. Water Storage/ Workshop**
- Grey water storage tower from on-site for re-use in landscape
  - Identity signage element



- A. The Shed**
- Potting area
  - Tool/ equipment storage
  - Restroom/ wash station



- C. Community Garden**
- In grade agriculture planting
  - Vertical perimeter gardening
  - Herb perimeter garden
  - Gate with lock for overnight security



- D. Orchard/ Bocce Court**
- 2 full size Bocce Courts
  - Fruit tree orchard
  - Seating
  - Bike parking



- Q. Outdoor Kitchen/ BBQ**
- Built in BBQ's for two gatherings
  - Dining table and seating
  - ADA seating



- P. Trellis/ Lounge**
- Overhead shade trellis
  - Long community picnic table
  - Edible/ Fruiting vine planting

- S. Bocce Court**
- Court bench seating

- T. Aquatic Element**
- Hot tub or other, TBD

- U. Flexible Seating**
- Moveable tables

- W. Olive Grove**
- Fruiting olive tree for harvesting
  - Furnishings below



- B. Compost/ Waste Bins**
- On site compost for re use
  - Trash
  - Recycling

- G. Staircase Overlook**
- Informal stair seating
  - Terrace gardens

- N. Driveway**
- limited driving area

- AA. Mixed Use Fitness**
- indoor fitness facility

- BB. Senior Fitness**
- indoor fitness facility

- CC. Game Room**
- indoor game room



- E. Sensory/ Butterfly Stroll Garden**
- Herbs
  - Pollinator plants
  - Educational signage
  - Seating



- F. Terrace Lounge**
- Shade trellis structure
  - Community seating



- O. Fitness/ Dog Walk**
- Doggie bag stations
  - Seating



- O. Fitness/ Dog Walk**
- 8' wide fitness loop connector
  - Fitness stations



- M. Stroll Garden**
- Herb/ edible/ pollinator garden
  - Meandering stroll/ fitness path
  - Seating
  - Trellis/ gathering spot



- L. The "Commons"**
- Flexible paved open space
  - Seating
  - Tables/ for maker events
  - Tables for chess/ mahjong



- K. Community Center/ Café**
- Indoor/ covered open air facilities for community
  - Restroom
  - Pizza oven



- J. Community Events Plaza**
- Flexible plaza space for farmer's market/ maker's fairs
  - Bike parking
  - Seating (fixed and movable)



- I. Community Picnic Dining Table**
- Table and bench and or chair seating
  - GFCI receptacles
  - Trash receptacles
  - ADA picnic seating



- H. Picnic/ Event Lawns**
- Open lawn space for picnic/ events/ turf play/ fitness activities (yoga etc.)
  - Trash receptacles

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03.29.18 RESPONSE TO PCC  
COMMENTS DATED 02.06.2018  
01.12.18 PLANNING SUBMITTAL  
(P) ZONING DISTRICTS  
1.2.12.17 PUNCHING SET

REV DATE DESCRIPTION

stamp

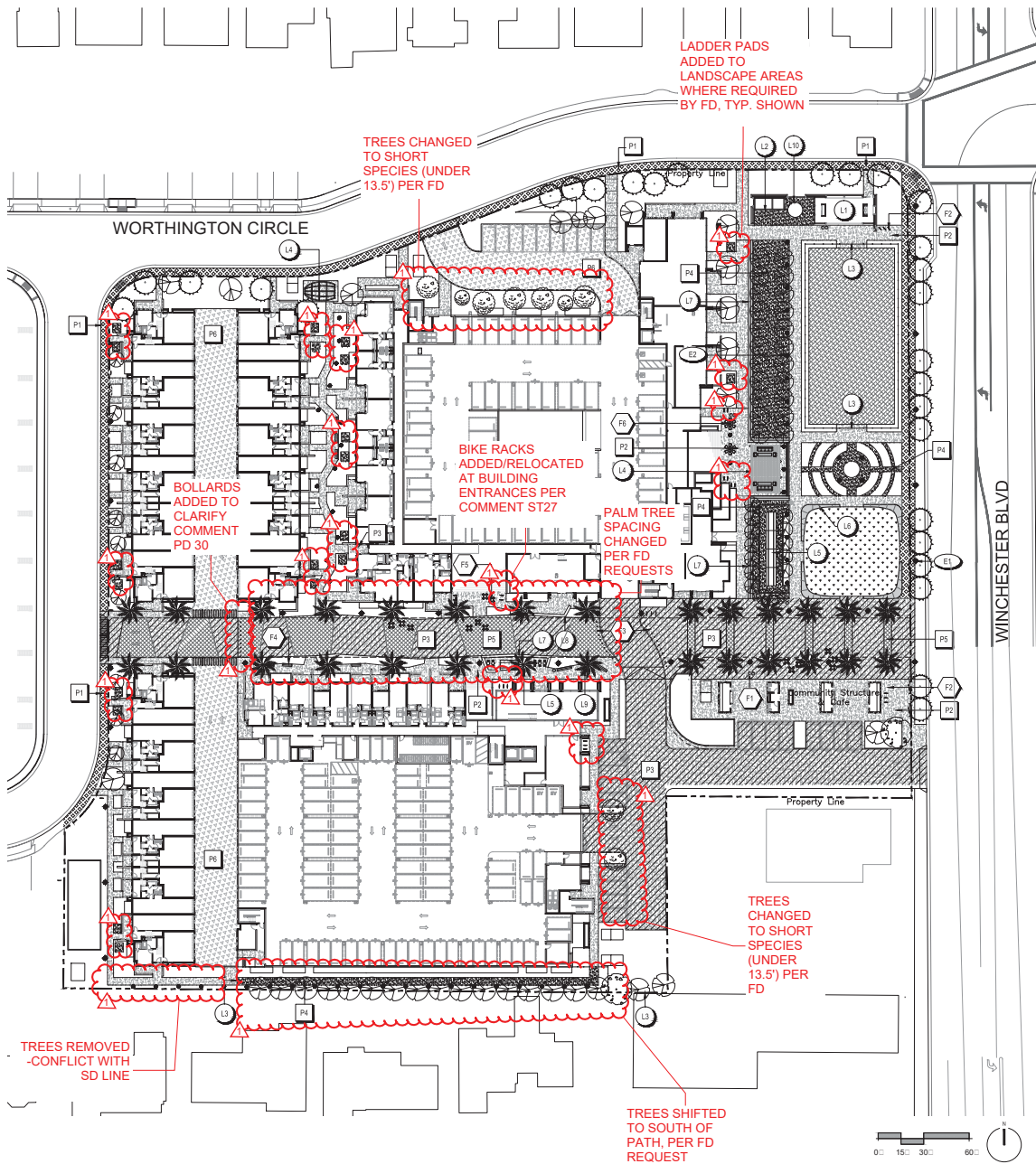


PROJECT # : CDR 1201  
DATE : 01.12.2018  
DRAWN BY : MEJ/KA  
CHECKED BY : JH  
SCALE : 1" = 30'-0"

Parkland Program  
**L1.01B**  
PLANNING SUBMITTAL

NEW  
SHEET,  
PER  
REC-PARK  
REQUEST





## MATERIALS SCHEDULE

PAVING		
TAG	SYMBOL	MATERIAL / DESCRIPTION
P1	[Symbol]	Pedestrian cast-in-place concrete paving, standard finish
P2	[Symbol]	Pedestrian cast-in-place concrete paving, special finish
P3	[Symbol]	Vehicular cast-in-place concrete paving, special finish
P4	[Symbol]	Stabilized Crushed Stone Paving
P5	[Symbol]	Unit Pavers - Vehicular
P6	[Symbol]	Asphalt - Vehicular
SITE ELEMENTS		
TAG	SYMBOL	DESCRIPTION
L1	[Symbol]	"The Shed"
L2	[Symbol]	Soils storage and compost enclosure
L3	[Symbol]	Fence with gate
L4	[Symbol]	Trellis structure
L5	[Symbol]	Community dining table
L6	[Symbol]	Curved bench w/ skate deterrent along paved edge
L7	[Symbol]	Cast-in-place concrete seat wall w/ skate deterrent
L8	[Symbol]	Outdoor bar counter
L9	[Symbol]	Large bench w/ arm rests and middle divider if longer than 5'
L10	[Symbol]	Clستم
FURNISHING		
TAG	SYMBOL	DESCRIPTION
F1	[Symbol]	Waste/Recycle receptacle
F2	[Symbol]	Bike rack U shaped
F3	[Symbol]	Removable bollard
F4	[Symbol]	Bench with back
F5	[Symbol]	Cafe tables and chairs
F6	[Symbol]	Gas fire pit and chairs
LIGHTING		
TAG	SYMBOL	DESCRIPTION
E1	[Symbol]	12' Pedestrian Pole light
E2	[Symbol]	Bollard light

### Notes:

Existing street lights to remain, see Existing Conditions Survey

GENERAL NOTE: ALL TREES IN CONFLICT PER COMMENT W5 HAVE BEEN SHIFTED.

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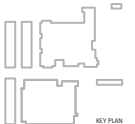
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Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC  
COMMENTS DATED 02.06.2018  
03.12.18 PLANNING SUBMITTAL  
(P) ZONING DISTRICTS  
13.12.17 PLANNING SET

stamp

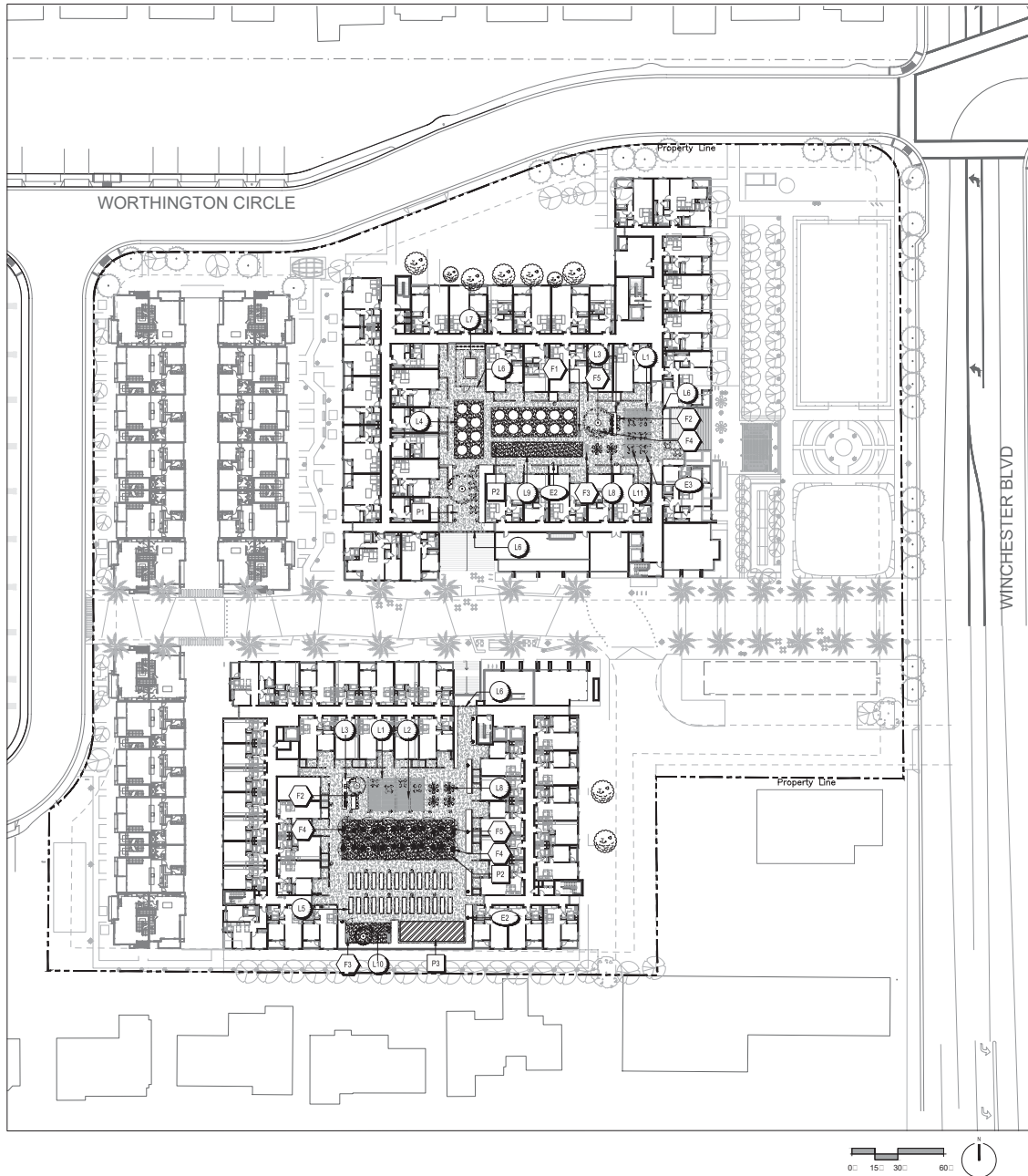


PROJECT # : C08 1701  
DATE : 03.12.2018  
DRAWN BY : ME/JA  
CHECKED BY : PS  
SCALE : 1" = 30'-0"

MATERIALS PLAN - LEVEL 1

**L2.01**  
PLANNING SUBMITTAL

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## MATERIALS SCHEDULE

PAVING		
TAG	SYMBOL	MATERIAL / DESCRIPTION
P1		Pedestrian cast-in-place concrete paving, special finish
P2		Stabilized Crushed Stone Paving
P3		Flexible Rubber Surface
SITE ELEMENTS		
TAG	SYMBOL	DESCRIPTION
L1		Trellis Structure
L2		Dining table and benches
L3		Grills and outdoor kitchen counter
L4		Circular raised planter
L5		Rectangular raised planter
L6		Security fence and gate
L7		Aquatic element/hot tub
L8		Gas fire pit and lounge chairs
L9		Bocce ball court
L10		Salvaged logs
L11		Cafe tables and chairs
FURNISHING		
TAG	SYMBOL	DESCRIPTION
F1		Waste/Recycle Receptacle
F2		Bar stools
F3		Manufactured bench with back
F4		Outdoor lounge chairs
F5		Circular tree planter
LIGHTING		
TAG	SYMBOL	DESCRIPTION
E1		Not used
E2		Bollard light
E3		Accent lighting at outdoor cooking, dining, and lounge areas

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Santa Clara, CA 95050

03.29.18 RESPONSE TO PDC  
COMMENTS DATED 02.06.2018  
01.12.18 PLANNING SUBMITTAL  
(PD ZONING DISTRICT)  
12.12.17 PRICING SET

REV DATE DESCRIPTION

stamp



PROJECT # : COR 1701  
DATE : 01.12.2018  
DRAWN BY : ME/JA  
CHECKED BY : JC  
SCALE : 1" = 30'-0"

MATERIALS PLAN - LEVEL 2

**L2.02**

PLANNING SUBMITTAL



## Podium



Bocce



Outdoor Kitchen



Social Seating/ Cafe



Community Center/ Cafe



Event Lawn



Fruit Tree Grove



Fire Pits



Stormwater Garden



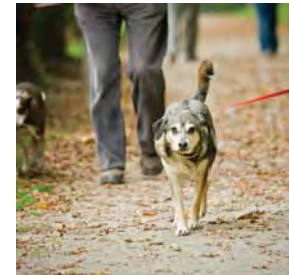
Butterfly Garden



Community Garden



Stroll Garden



Dog Walk



Raised Planter Beds



Seating



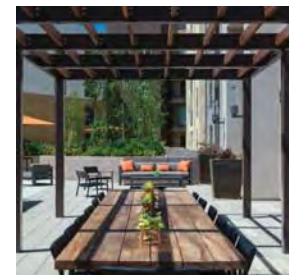
Commons



Native Planting



Water Storage/Workshop



Trellis/ Dining Table

## Ground Level

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San Jose, CA 95113

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San Francisco, CA 94107  
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Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC  
COMMENTS DATED 02.26.2018  
01.22.18 PLANNING SUBMITTAL  
P0 ZONING DISTRICTS  
12.12.17 PHASING SET

REV DATE DESCRIPTION

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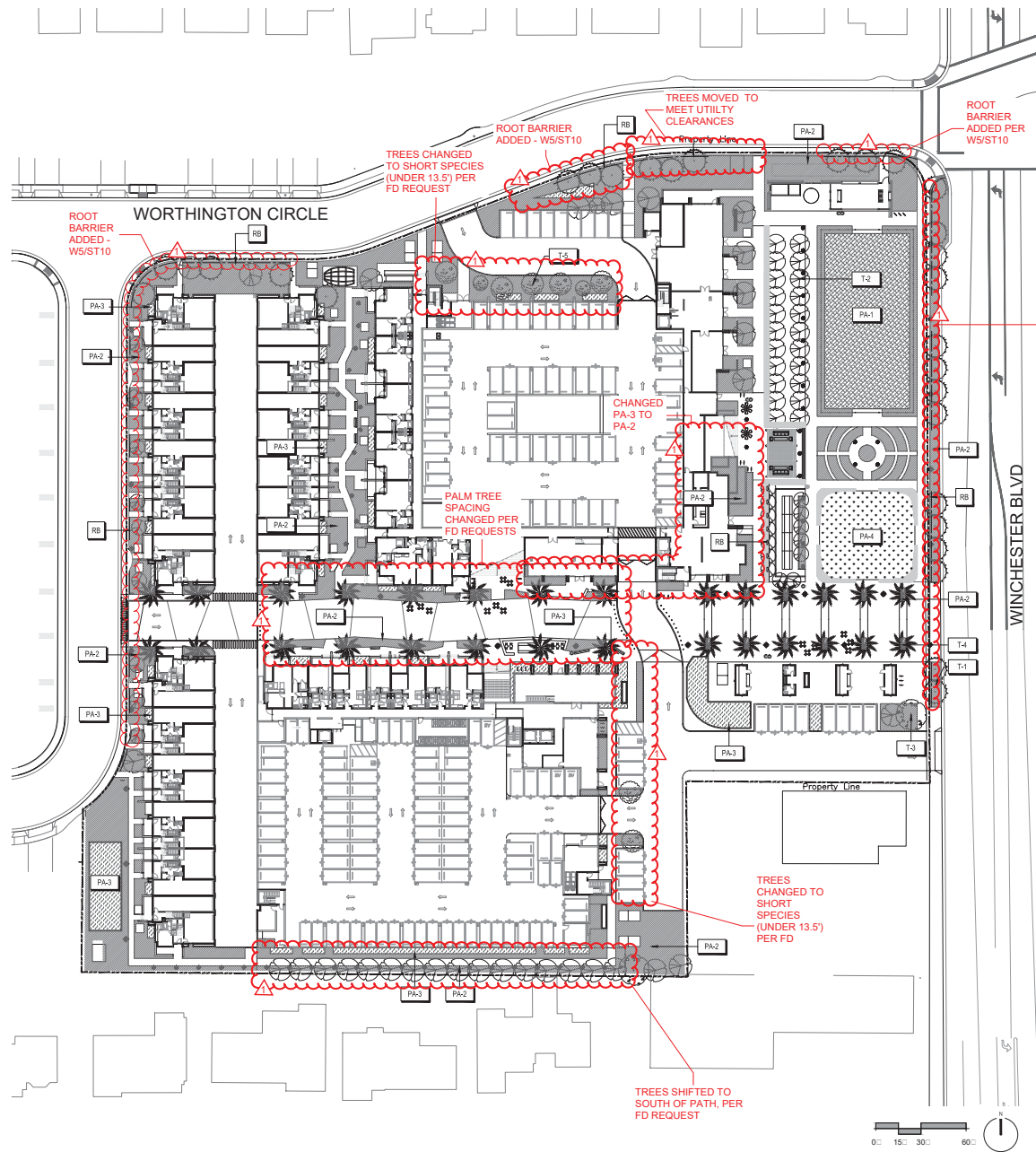
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DATE: 01.26.2018  
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CHECKED BY: PC  
SCALE: N/A

CONCEPT IMAGES

**L2.03**

PLANNING SUBMITTAL

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GENERAL NOTE: ALL TREES IN CONFLICT WITH COMMENT W5 HAVE BEEN SHIFTED.

PLANTING		
TAG	SYMBOL	DESCRIPTION
PA-1	[Symbol]	Community Garden planting
PA-2	[Symbol]	Pollinator/Butterfly/Herb/Berry Garden
PA-3	[Symbol]	Stormwater Treatment Gardens
PA-4	[Symbol]	Turf Grass
T-1	[Symbol]	Street Tree
T-2	[Symbol]	Fruit/Nut/Habitat Tree
T-3	[Symbol]	Specimen Tree
T-4	[Symbol]	Date Palm
T-5	[Symbol]	Short Tree Species (Under 13.5' H)
RB	[Symbol]	Root Barrier - 1.5' Deep

Notes: See L2.00 for full Planting Schedule

SHORT TREE CATEGORY  
ADDED PER FD  
REQUIREMENTS

ROOT  
BARRIERS  
ADDED PER  
W5 COMMENT

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Steinberg  
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San Jose, CA 95113

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Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC  
COMMENTS DATED 02.26.2018  
03.12.18 PLANNING SUBMITTAL  
(P) ZONING DISTRICTS  
03.12.17 PRELIMINARY SET

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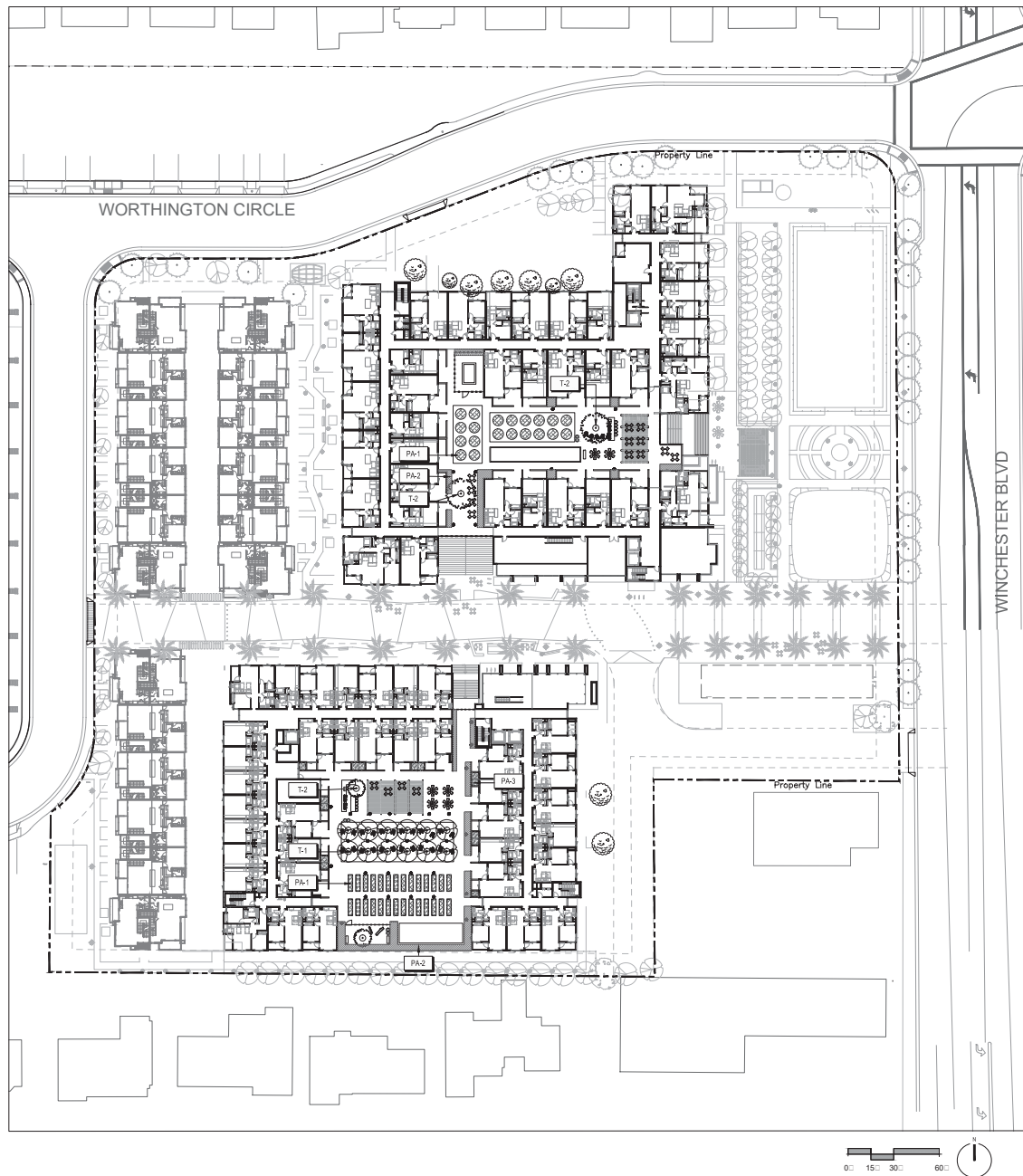
PLANTING PLAN - LEVEL 1

L3.01

PLANNING SUBMITTAL



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PLANTING		
TAG	SYMBOL	DESCRIPTION
PA-1		Community Garden planting
PA-2		Pollinator/Butterfly/Herb/Berry Garden
PA-3		Stormwater Treatment Gardens
T-1		Fruit/Nut/Habitat Tree
T-2		Specimen Tree

Notes: See L2.00 for full Planting Schedule

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ARCHITECT  
Stenberg  
225 S. Market St., Suite 110  
San Jose, CA 95113

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12.2.17 PRICING SET

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PROJECT #: COR 1701  
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PLANTING PLAN - LEVEL 2

**L3.02**

PLANNING SUBMITTAL

PLANTING SCHEDULE					
TREES					
SYMBOL	KEY	LATIN NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW WUCOLS WATER USE*
STREET TREE					
	T-1	<i>Arbutus 'Marina'</i>	Madrone Strawberry Tree	24" Box	40'x25' L
		<i>Ginkgo biloba</i>	Ginkgo	24" Box	50'x30' M
		<i>Platanus acerifolia</i>	London Plane Tree	24" Box	60'x35' M
		<i>Prunus ilicifolia</i> ssp. <i>Lyoni</i>	Catalina Cherry	24" Box	25'x15' L
FRUIT/NUT/HABITAT TREE					
		<i>Cercis occidentalis</i>	Western Redbud	15 gallon	15'x10' VL
		<i>Citrus limon</i> 'Eureka'	Eureka Lemon	15 gallon	18'x12' M
		<i>Citrus reticulata</i> 'Clementine'	Clementine	15 gallon	25'x10' M
		<i>Citrus sinensis</i> 'Campbell'	Campbell Valencia Orange	15 gallon	25'x20' M
		<i>Citrus x pandida</i> 'Oro Blanco'	Oro Blanco Grapefruit	15 gallon	25'x20' M
		<i>Citrus x tangello</i> 'Minneola'	Minneola Tangelo	15 gallon	25'x20' M
		<i>Diospyros kaki</i> 'Fuyu'	Fuyu Persimmon	15 gallon	15'x10' L
		<i>Ficus carica</i>	Fig	15 gallon	25'x25' L
		<i>Fortunella margarita</i> 'Nordmann Seedless Nagami'	Nordmann Seedless Nagami Kumquat	15 gallon	8'x6' M
		<i>Malus 'Gala'</i>	Gala Apple	15 gallon	20'x20' M
		<i>Persea americana</i>	Avocado	15 gallon	25'x25' L
		<i>Prunus americana</i> 'Blenheim'	Blenheim Apricot	15 gallon	15'x10' L
		<i>Prunus avium</i> 'Bing'	Bing Cherry	15 gallon	20'x15' L
		<i>Prunus domestica</i> x <i>prunus americana</i> 'Flavor Queen'	Flavor Queen Plum	15 gallon	15'x10' L
		<i>Prunus persica</i> 'Honey Babe'	Honey Babe Peach	15 gallon	10'x8' L
		<i>Prunus persica</i> var. <i>nuciperica</i> 'Fantasia'	Fantasia Nectarine	15 gallon	20'x20' L
		<i>Prunus salicina</i> 'Burgundy'	Burgundy Japanese Plum	15 gallon	15'x15' L
		<i>Pyrus communis</i> 'Bartlett'	Bartlett Pear	15 gallon	25'x15' M
		<i>Pyrus communis</i> 'D'Anjou'	D'Anjou Pear	15 gallon	10'x10' M
		<i>Pyrus pyrifolia</i> 'Nijuseiki'	20th Century Pear	15 gallon	25'x20' M
SPECIMEN TREE					
	T-3	<i>Aesculus californica</i>	California Buckeye	15 gallon	30'x30' VL
		<i>Juglans hirsuta</i>	Northern California Black Walnut	15 gallon	60'x40' M
		<i>Quercus agrifolia</i>	Coast Live Oak	15 gallon	50'x60' VL
PALM TREE					
	T-4	<i>Phoenix dactylifera</i> 'Zahadi'	Date Palm	20' to pineapple	90'x3' M
SHORT TREE					
	T-5	<i>Citrus x aurantifolia</i>	Key Lime	10 Gallon	10'x8' ML
		<i>Citrus japonica</i>	Kumquat	10 Gallon	8'x6' ML
		<i>Olea europaea</i>	Olive Tree	10 gallon	12'x10' L
		<i>Persea americana</i> 'Whitself'	Whitshell Avocado	10 gallon	10'x10' ML
<i>Prunus domestica</i>		European Plum	10 Gallon	10'x10' ML	
STORMWATER GARDEN					
PA-3		<i>Achillea millefolium</i> californica	Yarrow	1 gallon	2'x2' ML
		<i>Achillea paprika</i>	Yarrow	1 gallon	2'x2' ML
		<i>Alnus rubra</i>	Red Alder	1 gallon	50'x30' H
		<i>Artemisia californica</i> x <i>montana</i>	Montara	1 gallon	1.5'x3' L/VL
		<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush	1 gallon	2'x10' ML
		<i>Baccharis pilularis</i> 'Twin Peaks'	Dwarf Coyote Brush	1 gallon	2'x8' L
		<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 gallon	2'x2' ML
		<i>Carex praegracilis</i>	Clustered Field Sedge	1 gallon	<1x spreading M
		<i>Carex tumulicola</i>	Berkeley Sedge	1 gallon	2'x3' M
		<i>Chondropetalum elephantinum</i>	Large Cape Rush	1 gallon	5'x6' M
		<i>Chondropetalum tectorum</i>	Small Cape Rush	1 gallon	3'x4' M
		<i>Cornus nuttallii</i> 'Eddie's White Wonder'	Flowering Dogwood	1 gallon	60'x30' HM
		<i>Diplacus aurantiacus</i>	Sticky Monkey Flower	1 gallon	3'x3' L/VL
		<i>Epilobium canum</i>	California Fuchsia	1 gallon	2'x5' L
		<i>Eschscholzia californica</i>	California Poppy	1 gallon	1.5'x9" VL
		<i>Festuca californica</i>	California Fescue	1 gallon	2'x3' L
		<i>Heuchera micrantha</i>	Alum Root	1 gallon	3'x3' HM
		<i>Iris douglasiana</i>	Douglas Iris	1 gallon	2'x3' HM
		<i>Juncus effusus</i>	Bog Rush	1 gallon	5'x3' MH
		<i>Juncus patens</i>	California Rush	1 gallon	3'x4' H
		<i>Juncus xiphioides</i>	Iris Leaved Rush	1 gallon	3'x6' H
		<i>Monardella villosa</i>	Coyote Mint	1 gallon	2'x3' VL
		<i>Penstemon spectabilis</i>	Showy Penstemon	1 gallon	1.5'x3' L/VL
		<i>Polypodium californicum</i>	California Polypody	1 gallon	1.5'x1.5' HM
		<i>Polystichum munifolium</i>	Western Sword Fern	1 gallon	3'x3' HM
		<i>Ribes sanguineum</i>	Red Flowering Currant	1 gallon	10'x5' L
		<i>Salvia apiana</i>	White Sage	1 gallon	6'x6' VL
		<i>Salvia spathacea</i>	Hummingbird Sage	1 gallon	1.5'x6' L
		<i>Sisyrinchium californicum</i>	Yellow-Eyed Grass	1 gallon	1.5'x1.5' HM
		<i>Zauschneria septentrionalis</i> 'Mattole River'	Mattole River Fuchsia	1 gallon	1'x1.5' M
LAWN					
	PA-4	Dwarf Tall Fescue Turf	Turf Sod	SOD	- PER PLAN



Quercus agrifolia



Diospyros kaki Fuyu



Phoenix dactylifera Zahadi



Platanus acerifolia Columbia



Calamagrostis foliosa



Chondropetalum tectorum



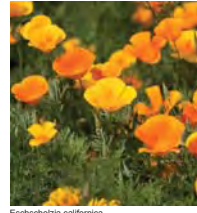
Citrus limon Eureka



Artemisia californica x montana



Diplacus aurantiacus



Eschscholzia californica



Heuchera maxima



Iris douglasiana



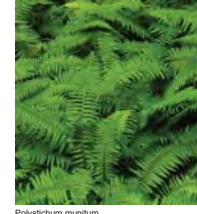
Monardella villosa



Penstemon margarita



Baccharis pilularis Twin Peaks



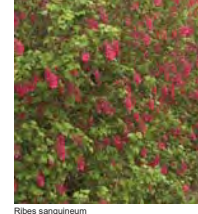
Polystichum munifolium



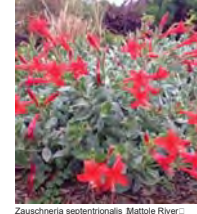
Prunus persica Honey Babe



Achillea paprika



Ribes sanguineum



Zauschneria septentrionalis Mattole River

SHORT TREE SPECIES ALTERNATIVES ADDED PER FD

REVISION PER ST6

SIZE CHANGED TO 24" BOX PER COMMENT ST5

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03.29.18 RESPONSE TO PCC  
DATE: 03.12.2018  
03.12.18 PLANNING SUBMITTAL  
(PO ZONING DISTRICTS)  
13.12.17 PRICING SET

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PROJECT #: C081701  
DATE: 03.12.2018  
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PLANTING SCHEDULE  
& IMAGERY

L3.04  
PLANNING SUBMITTAL



SHRUBS, PERENNIALS, GRASSES AND GROUNDCOVERS				
COMMUNITY GARDEN PLANTING				
PA-1 Community Garden Planting - annual and perennial crops				
POLLINATOR/ BUTTERFLY/ HERB/ BERRY GARDENS				
	Agave Blue Flame			
	Actinidia arguta 'Issai'	Hardy Kiwi	15 gallon	2'x3' L
	Actinidia deliciosa 'Erimwood'	Kiwi Fruit	1 gallon	NA H
	Actinidia deliciosa 'Maitai'	Kiwi Fruit	1 gallon	NA H
	Agave Blue Glow	Blue Glow Agave	1 gallon	2'x2' L
	Arctostaphylos 'Howard McMin'	Vine Hill Manzanita	1 gallon	10'x12' ML
	Arctostaphylos uva-ursi	Kinnikinnick	1 gallon	<1'x12' ML
	Aristida purpurea	Purple Three Awn	1 gallon	3'x2' ML
	Asarum caudatum	Creeeping Wild Ginger	1 gallon	1'x1' M
	Calochortus venustus	Butterfly Mariposa Lily	1 gallon	2'x6' L
	Carpenteria californica	California Bush Anemone	1 gallon	8'x5' ML
	Ceanothus griseus var. horizontalis 'Yankee Point'	Creeeping Blueblossom	1 gallon	3'x10' ML
	Chlorogalum pomeridianum	Scap Plant	1 gallon	2'x3' VL
	Clinopodium douglasii	Yerba Buena	1 gallon	2'x6' L
	Dietes indicoides	Fountain Lily	5 gallon	4'x3' M
	Dudleya abramsii ssp. Setchellii	Santa Clara Valley Dudleya	1 gallon	8'x8' L
	Echinacea purpurea 'Doubledeckay'	Purple Cone Flower	1 gallon	3'x3.5' M
	Festuca idahoensis	Idaho Fescue	1 gallon	2'x2' M
	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gallon	2'x2' M
	Fragaria vesca	Woodland Strawberry	1 gallon	1'x1' M
	Lavandula angustifolia	English Lavender	1 gallon	2'x2' M
	Lavandula stoechas 'Otto Quast'	Spanish Lavender	1 gallon	3'x3' ML
	Lupinus nanus	Stylupine	1 gallon	1.5'x3' L/VL
	Malus domestica	Especially Apple	15 gallon	25'X25' M
	Mimulus aurantiacus	Sticky Monkey Flower	1 gallon	3'x3' L/VL
	Muhlenbergia rigens	Dier Grass	1 gallon	5'x6' ML
	Nassella pulchra	Purple Needlegrass	1 gallon	3'x1.5' L
	Olea europaea 'Little olive'	Dwarf Olive	5 gallon	6'x6' ML
	Penstemon glaucomoides	Garden Penstemon	1 gallon	3'x2' L/VL
	Polypodium californicum	California Polypody	1 gallon	1'x1' VL
	Rhus integrifolia	Lemonade Berry	1 gallon	10'x10' L/VL
	Rhus ovata	Sugar Bush	1 gallon	10'x10' L/VL
	Ribes sanguineum var. glutinosum	Pink Flowering Currant	1 gallon	6'x3' MM
	Romneya californica	Madia Poppy	1 gallon	5'x8' L/VL
	Rosa californica 'Elise'	California Rose	1 gallon	8'x Spreading ML
	Rosmarinus officinalis 'Joan's beauty' PP18192	Chefs Choice Rosemary	1 gallon	3'x2' ML
	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary	5 gallon	6'x4' ML
	Rubus idaeus 'Autumn Bliss'	Raspberry 'Autum Bliss'	1 gallon	NA M
	Rubus urinus 'Manorberry'	Manorberry	1 gallon	NA M
	Salvia apina	White Sage	1 gallon	5'x5' L/VL
	Salvia chamaedryoides	Gemander Sage	1 gallon	2'x3' L/VL
	Salvia clevelandii	Cleveland Sage	5 gallon	5'x8' L/VL
	Salvia clevelandii	Cleveland Sage	1 gallon	5'x5' L/VL
	Salvia spathacea	Hummingbird Sage	1 gallon	3'x3' L/VL
	Sedum autumnale	Autumn Moor Grass	1 gallon	2'x2' L
	Sisyrinchium bellum	Blue-Eyed Grass	1 gallon	1'x2' ML
	Symphoricarpos albus var. laevigatus	Snowberry	1 gallon	9'x12' M
	Thymus x Citriodorus	Lemon Thyme	1 gallon	1'x1.5' ML
	Thurbergia lanatum	Wooly Blue-Curls	1 gallon	4.5'x3' ML
	Vitis girdiana of V. californica 'Roger's Red'	Desert Grape or California Grape	1 gallon	15'x2' M
	Vitis labrusca 'Concord'	Concord Grape	1 gallon	15'x2' M
	Vitis Vinifera	Thompson's Seedless Grape	1 gallon	30'x2' L
	Vitis vinifera 'Tame seedless'	Seedless Grape	15 gallon	9'x9' M
	Vitis vinifera 'Ruby Seedless'	Ruby Seedless Grape	1 gallon	30'x2' L



Actinidia arguta 'Issai':



Agave Blue Flame:



Arctostaphylos 'Howard McMin':



Asarum caudatum



Ceanothus griseus var. horizontalis 'Yankee Point':



Chlorogalum pomeridianum



Dudleya abramsii ssp. Setchellii



Fragaria vesca



Lavandula stoechas 'Otto Quast':



Malus domestica



Muhlenbergia rigens



Olea europaea 'Little olive':



Rosa californica 'Elise':



Rosmarinus officinalis 'Joan's beauty' PP18192



Salvia chamaedryoides



Salvia clevelandii



Salvia spathacea



Sisyrinchium bellum



Thymus x Citriodorus



Vitis girdiana of V. californica 'Roger's Red':

# NOTES

1. Non-floatable Mulch that is consistent with storm water control plan shall be specified for biotreatment cells and flow-through planters
2. Trees required to meet mitigation shall be 24" box as required.

## IRRIGATION NOTES

1. Final Design shall conform to city adopted water efficient landscape ordinance
2. All planting areas shown will be commonly maintained by the owner and irrigated by an automatic irrigation system.
3. Irrigation systems will be permanent below ground automated systems adequate for the establishment and maintenance of all plant material. These systems will be installed as soon as practical.
4. All turf, tree, shrub and groundcover areas will be irrigated by a permanent, automatic, underground irrigation system. All tree shrub and groundcover areas will be irrigated by drip and bubbler emitters. All turf areas will be irrigated with low precipitation pop-up sprayers. Trurf, tree, shrub and groundcover areas shall be on separate valves according to plant water requirements and exposure.
5. All irrigation systems shall be designed, maintained, and managed to meet or exceed maximum efficiency.
6. All irrigation equipment shall be screened appropriately from view in public areas to the maximum extent possible.
7. The final irrigation plan shall accurately and clearly identify:
  - A. Location and sizes of water points of connection
  - B. Location, type and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, rain switches, and quick couplers.
  - C. Static water pressure at the point of connection.
  - D. Flow rate (Gallons per minute), remote control valve size, and design operating pressure for each station.
  - E. Hydrozone information table.
  - F. Water use calculations.
8. Irrigation point of connection shall be provided by project Civil Engineer and MEP designer and connected to ground level, and podium irrigation.

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ARCHITECT  
Steinberg  
125 S. Market St., Suite 110  
San Jose, CA 95113

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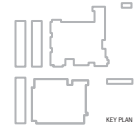
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COMMENTS DATED 02.04.2018  
01.02.18 PLANNING SUBMITTAL  
(PO ZONING DISTRICT)  
12.02.17 PRELIMINARY SET

REV DATE DESCRIPTION

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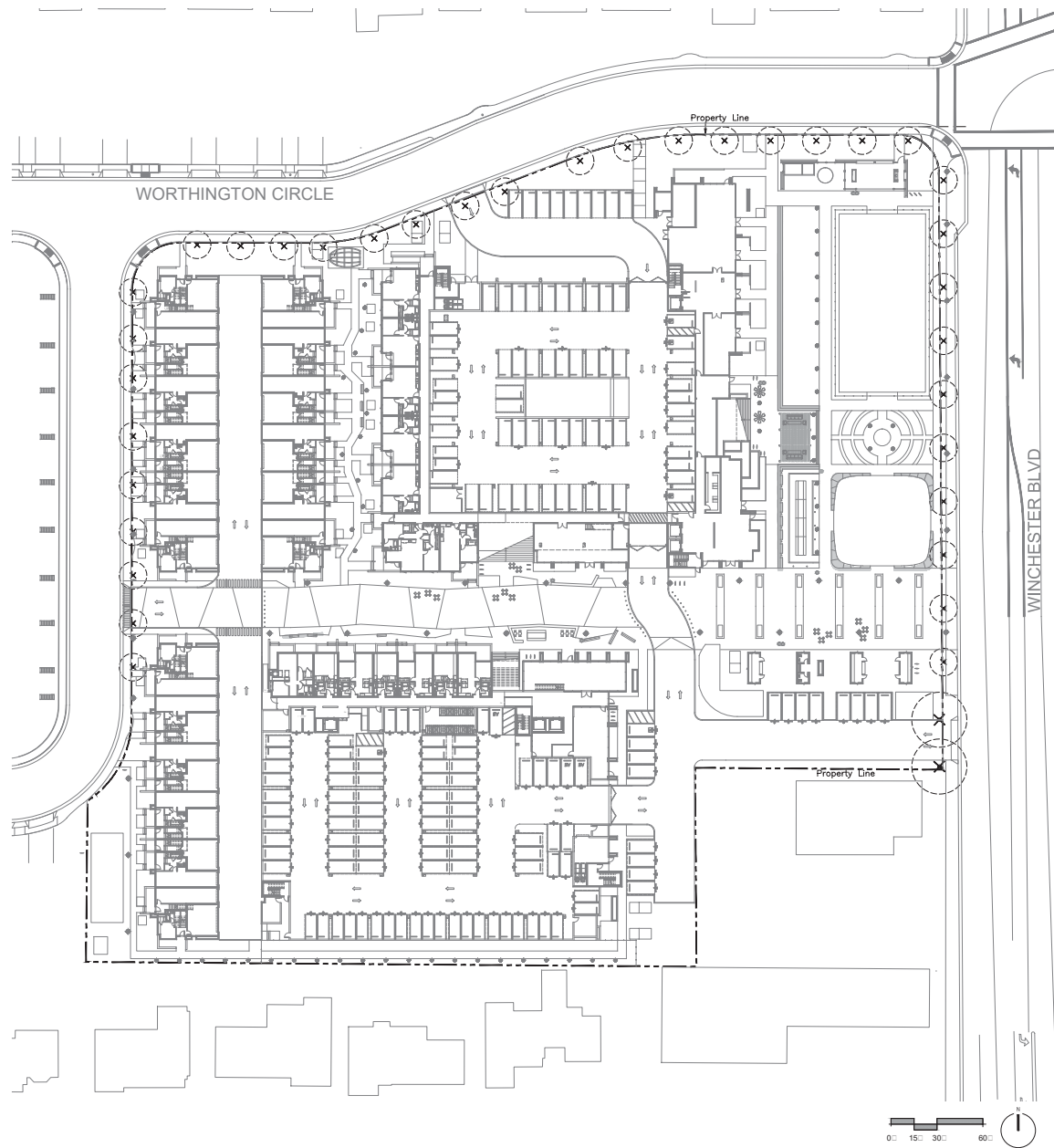
PROJECT # : C081761  
DATE : 01.02.2018  
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PLANTING SCHEDULE  
& IMAGERY

L3.04

PLANNING SUBMITTAL

DATE: 03/29/18  
PROJECT: SANTA CLARA AGRIFOOD  
DRAWN BY: ME/JA  
CHECKED BY: PC  
SCALE: 1" = 30'-0"



TREE REMOVAL LEGEND			
DESCRIPTION			SYMBOL
Tree to be removed			
EXISTING TREE SUMMARY			
Total existing trees on site			37
Total trees to remain			0
Total trees to be relocated			0
Total trees to be removed/mitigated			37
ON-SITE TREE MITIGATION TABLE PER CITY OF SANTA CLARA POLICY			
	QTY	REPLACEMENT RATIO - SIZE	QTY REQUIRED
Total number of tree to be removed	37	2:1-24"BOX	74
TREE MITIGATION SUMMARY TABLE			
	QTY	SIZE	
Total trees required to meet mitigation requirements	74	24" BOX, MINIMUM	
Total Number of Proposed Trees (Not including Street Trees)		117 +/- *	

\* If quantity of proposed trees are not equal to or greater than quantity of required trees, the project is subject to mitigation fees per City of Santa Clara policy.

8 TREES REMOVED DUE TO UTILITY CONFLICTS

STEINBERG

ARCHITECT  
Steinberg  
125 S. Market St., Suite 110  
San Jose, CA 95113

LANDSCAPE ARCHITECT  
THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113



CMG

Landscaping Architects  
444 Bryant St.  
San Francisco, CA 94107  
415.495.8070  
www.cmgpl.com

SANTA CLARA AGRIFOOD

99 N. Winchester Blvd.  
Santa Clara, CA 95050

03/29/18 RESPONSE TO PCC  
COMMENTS DATED 02/01/2018  
03/22/18 PLANNING SUBMITTAL  
(PD ZONING DISTRICTS)  
13.12.17 PRICING SET

stamp



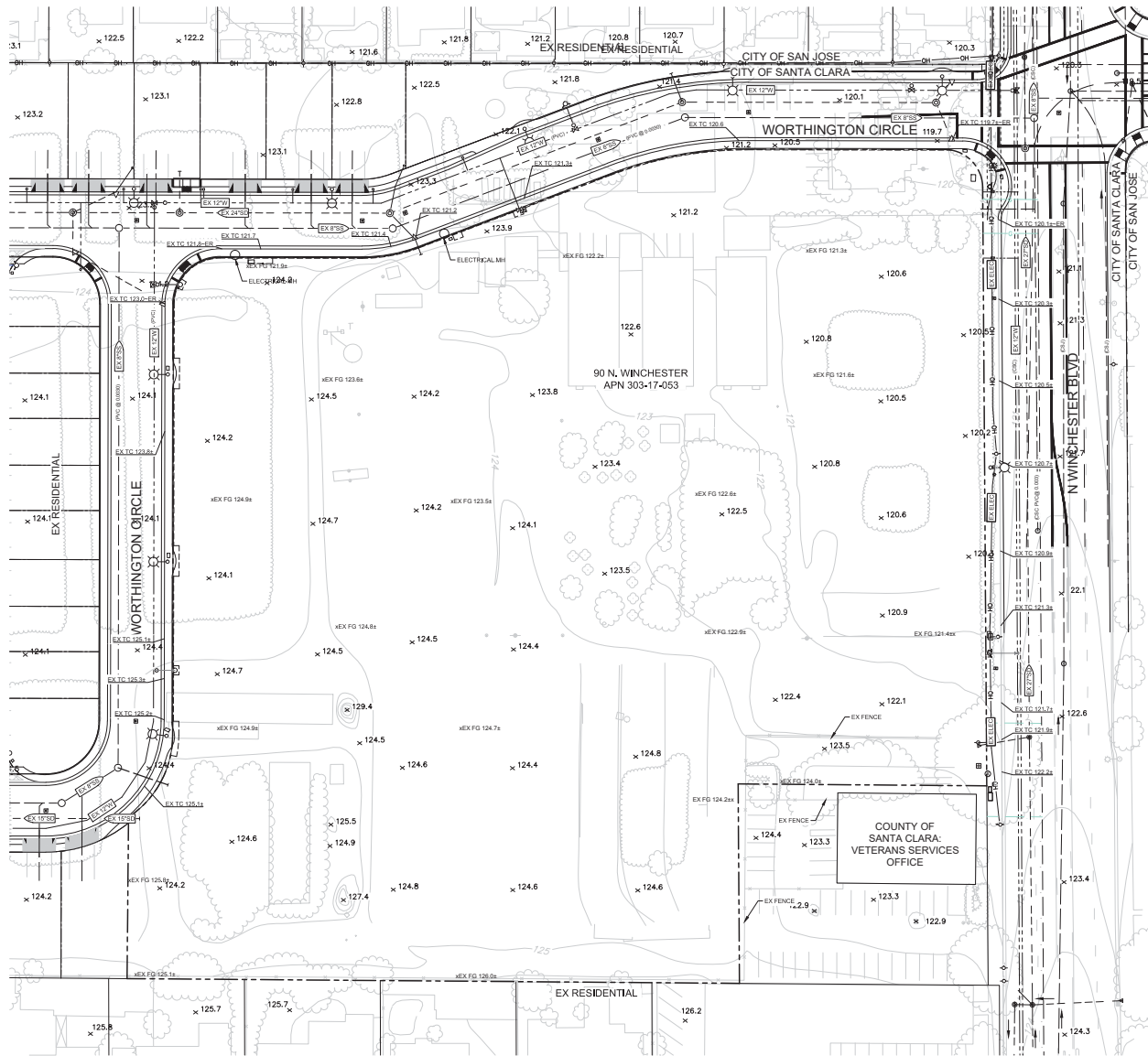
PROJECT # : C0811761  
DATE : 03/29/2018  
DRAWN BY : ME/JA  
CHECKED BY : PC  
SCALE: 1" = 30'-0"

TREE MITIGATION PLAN

L4.01

PLANNING SUBMITTAL

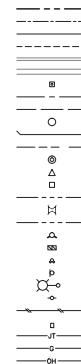
DATE: 01/22/2018  
DRAWN BY: DM/HNG  
CHECKED BY: ZJ  
SCALE: 1" = 30'



## LEGEND

PROJECT BOUNDARY  
PROPERTY LINE  
RIGHT OF WAY  
EASEMENT  
CURB AND GUTTER  
SIDEWALK  
STREET MONUMENT  
CENTERLINE  
SANITARY SEWER  
SANITARY SEWER MANHOLE  
SANITARY LATERAL  
STORM DRAIN LINE  
STORM DRAIN MANHOLE  
STORM DRAIN CURB INLET  
STORM DRAIN FIELD INLET  
WATER MAIN  
WATER VALVE  
WATER SERVICE AND METER  
FIRE HYDRANT  
BACK FLOW VALVE  
FIRE SERVICE CONNECTION  
STREET SIGN  
ELECTRICAL  
UTILITY POLE  
CONDUIT  
PULL BOX  
JOINT TRENCH  
GAS  
OVERHEAD

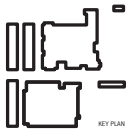
## EXISTING



## SANTA CLARA AGRIHOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC Comments  
04.02.2018  
01.12.18 PLANNING SUBMITTAL  
PDC ZONING DISTRICTS  
12.12.17 PHONING SET



PROJECT #: 388140  
DATE: 01/22/2018  
DRAWN BY: DM/HNG  
CHECKED BY: ZJ  
SCALE: 1" = 30'

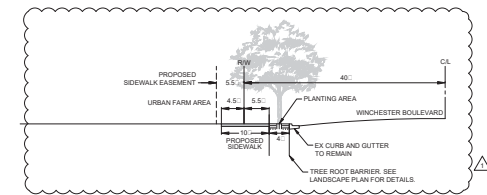
EXISTING SITE PLAN / SURVEY

**C1.0**  
PLANNING SUBMITTAL

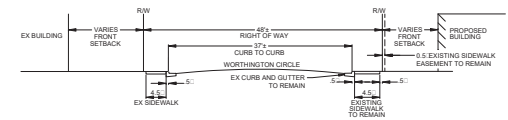




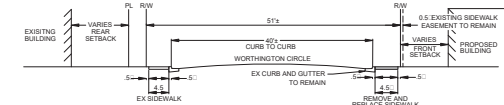
PROPERTY LINE	---
BOUNDARY	----
RIGHT-OF-WAY	=====
EASEMENT	- - - - -
STORM DRAIN PIPE	=====
STORM DRAIN PIPE (EXISTING)	=====
STORM DRAIN MANHOLE	●
STORM DRAIN MANHOLE (EXISTING)	●
CURB INLET	▲
CURB INLET (EXISTING)	▲
CATCH BASIN	□
CATCH-BASIN (EXISTING)	□
STORM DRAIN PUMP	⊙
STORM DRAIN OUTFALL	—
FINISH FLOOR ELEVATION	FF
FINISH GRADE ELEVATION	FG
TOP OF CURB ELEVATION	TC
TOP OF ROLLED CURB ELEVATION	TRC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	3% ↓
OVERLAND RELEASE PATH	→



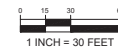
**C** SECTION  
NTS



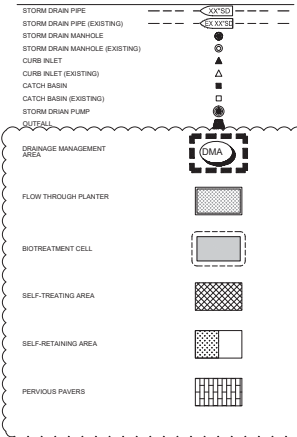
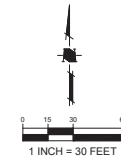
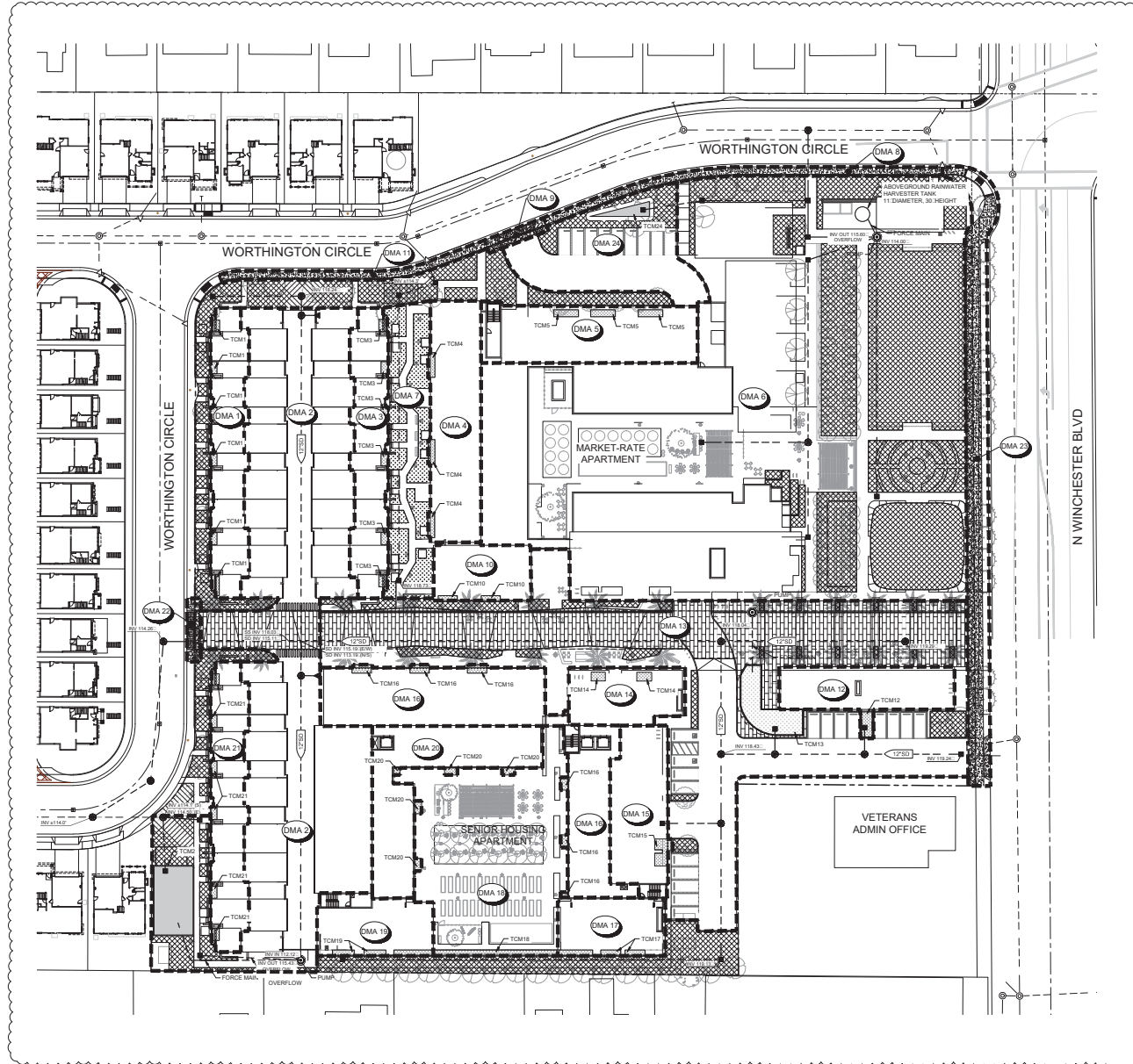
**B** SECTION



**A** SECTION



**SANTA CLARA AGRIHOOD**  
90 N. Winchester Blvd.  
Santa Clara, CA 95050

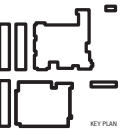


**PUMP NOTES:**

1. PUMP SHALL BE DUPLEX UNIT.
2. PUMP STATION SHALL HAVE BOTH VISUAL AND AUDIBLE ALARMS.
3. THE OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PUMP STATION.

\* PROPOSED FORCE MAIN FROM PROPOSED SLURMPUMP TO ONLY DIRECT CALCULATED C-3 STORM WATER QUALITY FLOW TO SILVA CELL TO AVOID OVERTAKING OF MEDICAL HIGH FLOW WATER NOT REQUIRED TO BE TREATED W/ TYPICAL BIOCELL VIA PROPOSED GRAVITY MAIN.

03.29.18 RESPONSE TO PCC Comments  
04.02.2018  
01.12.18 PLANNING SUBMITTAL  
12.12.17 PLANNING SET

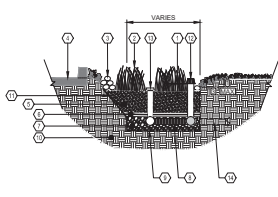


PROJECT # 388140  
DATE: 01.12.2018  
DRAWN BY: DM/HGS  
CHECKED BY: JZ  
SCALE: 1" = 30'

CONCEPTUAL STORMWATER  
CONTROL PLAN

**C3.0**  
PLANNING SUBMITTAL

NOTES:  
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.

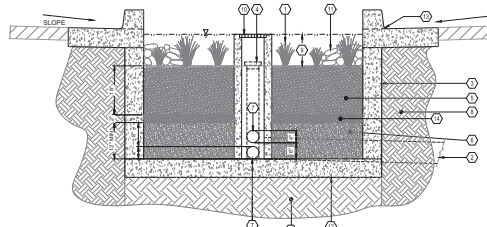


BIOTREATMENT CELL - TYPICAL  
SCALE: N.T.S.

1. PONDING DEPTH FROM INLET OPENING TO GRADE (MIN. 12" DEPTH)
2. VEGETATION (SEE LANDSCAPE PLANS)
3. COBBLE STONE DISTRIBUTION ALONG EDGE OF BIOTREATMENT CELL ADJACENT TO IMPERVIOUS SURFACE (0.2 BELOW CURB OPENINGS FOR A DISTANCE OF 2' ON EITHER SIDE OF CURB OPENING)
4. IMPERVIOUS SURFACE, SEE PLAN FOR LOCATION AND TYPE
5. SANDY LOAM WITH PERCOLATION RATE OF 0" TO 10" PER HOUR (MINIMUM 10" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT REQUIRED MODEL BIOTREATMENT SOIL MEDIA SPECIFICATION OR EQUIVALENT
6. FEA GRAVEL (MIN. 2" DEPTH)
7. DRAIN ROCK (MIN. 12" DEPTH)
8. PERFORATED PVC SUBDRAIN PIPE WITH PERFORATIONS DOWN
9. IMPERMEABLE LINER (TYPICAL)
10. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
11. PROVIDE 1:1 SLOPE AS REQUIRED BY GEOTECHNICAL ENGINEER TO PROVIDE SOLID BASE FOR CURB AND TRAVEL WAY
12. OVERFLOW PIPE WITH ATRIUM GRATE
13. CLEANOUT WITH CAP AT FINISH GRADE
14. PVC CONNECTION TO STORM DRAIN

NOTES:  
1. OPTIONAL MOUNDING PARAMETERS  
TOP OF MOUND AT LEAST 2" BELOW CREST OF OVERFLOW RISER. LOW POINTS NO MORE THAN 12" BELOW CREST OF OVERFLOW RISER.  
2. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.  
3. PLACE 1:2 COMPACTED, NON-FLAMMABLE MULCH IN AREAS BETWEEN PLANTINGS.  
4. CURB OPENINGS SHALL BE SPACED AT A MINIMUM 10' INTERVALS AND SHALL NOT BE LOCATED ADJACENT TO OVERFLOW RISER STRUCTURES. SEE PLAN FOR LOCATIONS.  
5. DESIGN BY STRUCTURAL ENGINEER FOR CURB WALL GREATER THAN OR EQUAL TO 4" TOP OF CURB WALL TO CONCRETE BOTTOM WILL BE REQUIRED FOR REVIEW, APPROVAL AND INSPECTION BY PUBLIC WORKS.  
6. ONLY USE CONCRETE BOTTOM IF BIOCCEL IS 10.0% CLOSER TO FACE OF BUILDING.

BIORETENTION AREA (WITH CURB WALL)  
NOT TO SCALE

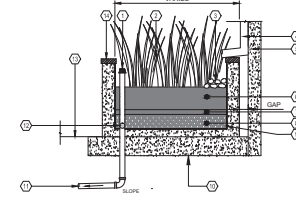


1. SEE LANDSCAPE PLANS FOR PLANTING AND MULCH INFORMATION
2. CONNECTION TO STORM DRAIN
3. (DEPENDED CURB WALL AS REQUIRED)
4. CLEANOUT BEYOND WITH CAP AT FINISHED GRADE
5. 80M SOL WITH PERCOLATION RATE OF 0" TO 10" PER HOUR (10" DEPTH). SOL TO CONFORM TO SOIL SPECIFICATION AS LISTED IN APPENDIX C OF THE C3 STORMWATER HANDBOOK.
6. CLASS I PERMEABLE ROCK PER CALTRANS SPECIFICATIONS (12" MIN DEPTH). ROCK SECTION TO INCREASE WITH SLOPE OF PIPE.
7. 4" PERFORATED UNDERDRAIN WITH PERFORATIONS DOWN SLOPE AT 0.5% MIN. PLACE UNDERDRAIN AT BOTTOM OF CLASS II PERMEABLE ROCK IF CONCRETE BOTTOM IS USED. IF NO CONCRETE BOTTOM IS USED, PLACE UNDERDRAIN IF ABOVE BOTTOM OF CLASS II PERMEABLE ROCK LAYER.
8. NATIVE GRADE OR ENGINEERED FILL
9. PONDING DEPTH FROM INLET TO TOP OF GRADE (SEE TOM SUMMARY TABLE)
10. 12"x12" OVERFLOW RISER WITH GRADED LID ABOVE LOW POINT OF PLANTING AREA.
11. PLACE 4" MIN DIA COBBLE 0.2' BELOW CURB OPENINGS FOR DISTANCE OF 2' EITHER SIDE OF CURB OPENINGS (TYP)
12. CONCRETE BOTTOM. SEE NOTE 6.
13. CURB CUT.
14. 2" FEA GRAVEL
15. NATIVE SOIL IF NO CONCRETE BOTTOM IS USED. DO NOT COMPACT NATIVE SOIL/SUBGRADE AT THE BOTTOM OF BASIN. LOOSEN SOIL TO A 12" DEPTH. IF A CONCRETE BOTTOM IS USED, THE SOIL MAY BE COMPACTED.

Table 1 Routine Maintenance Activities for Stormwater Areas		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from stormwater areas and debris and mulch and dispose of properly.	Quarterly, or as needed after storm events.
2	Inspect stormwater areas for standing water. If standing water does not drain within 2-3 days, fill and restore the surface to normal condition with the approved soil mix and reseed.	Quarterly, or as needed after storm events.
3	Check underdrains for clogging. Use the vacuum truck to clean any clogged underdrains.	Quarterly, or as needed after storm events.
4	Maintain the vegetation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly.
5	Monitor that the vegetation is healthy and dense enough to provide filtering and control silt from erosion. Prune and weed the stormwater areas. 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 fertilizer can be recycled.	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 white mulch be replenished every year.	Annually, before the wet season begins.
8	Inspect the energy dissipation of the inlet to ensure it is functioning adequately, and that there is no action of the outlet mulch. Replenish any accumulation of sediment.	Annually, before the wet season begins.
9	Inspect and, if needed, replace wood mulch. It is recommended that 2" to 3" of compacted arbor mulch be applied once a year.	Annually, before the wet season begins.
10	Inspect system for erosion of placement soil media. Look for standing water, clogged underdrains, weeds, trash and dead plants. Repair, rock mulch, check for 2" of coverage.	Annually at the end of the rainy season and/or after large storm events.
11	Inspect system for erosion of energy of wet, low velocities, energy dissipation, such as silt, debris and flow splashing.	Annually at the end of the rainy season and/or after large storm events.

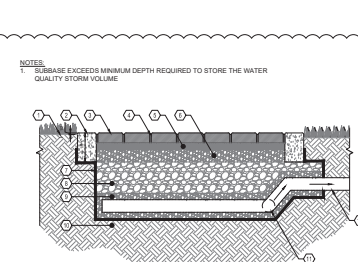
Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	Inspect the planter surface area, plants and substrate for obstructions and trash and clean any obstructions and remove trash.	Quarterly.
2	Inspect planter for standing water. If standing water does not drain within 2-3 days, the surface treatment will should be filled or replaced with the approved soil mix and reseed. Use the vacuum truck to clean any obstructions of obstructions or clogging material.	Quarterly.
3	Check for animal or bird contamination and remove. Larger herb with leave and non-invasive vegetation as necessary.	Quarterly.
4	Maintain the vegetation and irrigation system. Prune and weed to keep through planter, root and primary in appearance.	Quarterly.
5	Evaluate health and density of vegetation. Remove and replace all dead and damaged vegetation. Remove excessive growth of plants that are too close together.	Annually, before the rainy season begins.
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the fertilizer can be recycled.	Annually, before the rainy season begins.
7	Inspect the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected pipe. Use the vacuum truck to clean underdrains of obstructions or clogging material.	Annually, before the rainy season begins.
8	Inspect the energy dissipation of the inlet to ensure it is functioning adequately, and that there is no action of the outlet mulch. Replenish any accumulation of sediment.	Annually, before the rainy season begins.
9	Inspect and, if needed, replace wood mulch. It is recommended that 2" to 3" of compacted arbor mulch be applied once a year.	Annually, before the rainy season begins.
10	Inspect system for erosion of placement soil media. Look for standing water, clogged underdrains, weeds, trash and dead plants. Repair, rock mulch, check for 2" of coverage.	Annually at the end of the rainy season and/or after large storm events.
11	Inspect system for erosion of energy of wet, low velocities, energy dissipation, such as silt, debris and flow splashing.	Annually at the end of the rainy season and/or after large storm events.

NOTES:  
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



PODIUM FLOW THROUGH PLANTER  
SCALE: N.T.S.

1. OVER FLOW PIPE WITH ATRIUM GRATE
2. PLANT MATERIAL (SEE LANDSCAPE PLANS)
3. COBBLE OBSERVATOR (MIN 4" DEPTH)
4. DOWNPOUT
5. BUILDING WALL (SEE STRUCTURAL PLANS)
6. SANDY LOAM WITH PERCOLATION RATE OF 0" TO 10" PER HOUR (MIN. 10" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT REQUIRED MODEL BIOTREATMENT SOIL MEDIA SPECIFICATION OR EQUIVALENT
7. FEA GRAVEL (MIN 2" DEPTH)
8. CLASS II PERMEABLE ROCK (MIN 12" DEPTH)
9. WATERPROOFING BY OTHERS
10. PODIUM DECK (SEE STRUCTURAL PLANS)
11. PVC PIPE TO STORM DRAIN
12. PERFORATED PVC SUBDRAIN PIPE
13. ADJACENT HANDSCAPE/LANDSCAPE (PER LANDSCAPE PLAN)
14. PLANTER WALL



PERVIOUS PAVERS-VEHICULAR  
NOT TO SCALE

1. SEE LANDSCAPE PLANS FOR PLANTING AND MULCH INFORMATION
2. 6" WIDE CONCRETE EDGE RESTRAINT WITH CUT-OUTS FOR OVERFLOW DRAINAGE
3. CONCRETE PAVERS MIN 3 1/8 INCH THICK FOR VEHICULAR TRAFFIC
4. TYP NO 8 AGGREGATE IN OPENINGS
5. 2" THICK TYP NO 8 AGGREGATE COURSE BEDDING
6. 4" THICK TYP NO 57 STONE OPEN-GRADED BASE
7. GEOTEXTILE ON SIDES OF SUBBASE AND CURB AND ON SUBBASE
8. MIN 6" THICK NO 2 STONE SUBBASE
9. EMBED PIPE IN NO. 57 STONE
10. SOL SUBGRADE SLOPED TO DRAIN
11. PERFORATED UNDERDRAIN WITH PERFORATIONS DOWN, SLOPE AT 0.5% MIN.
12. NON-PERFORATED OUTLET PIPES SPACED AND SLOPED TO DRAIN STORED WATER TO CATCH BASIN

SIZING FOR VOLUME BASED TREATMENT		
DMA 9	36,000 s.f.	
Impervious Area =	213,119 s.f.	% Imperviousness (I <sub>p</sub> ) = 57.87%
Permeable Pavement Area =	145,200 s.f.	
MAF <sub>PAV</sub> =	14.6	
MAF <sub>PAV</sub> =	13.9	Correction Factor = 1.0647
P <sub>0</sub> (page) =	0.912 in	
P <sub>0</sub> (page) = P <sub>0</sub> (page) x Correction Factor	0.94515 in	
C <sub>1</sub> =	0.392851	
C <sub>2</sub> = 0.858*3 + 0.78*2 + 0.77*1 = 0.04		
Regression Factor (R) =	1.103	1/49 First draw down
P <sub>0</sub> = s.s C <sub>1</sub> x P <sub>0</sub> (page)		
P <sub>0</sub> =	0.42055 in	
Design Volume = P <sub>0</sub> x s.s x 18" x 12"		
Design Volume =	1,291.04 ft <sup>3</sup>	
SELF RETAINING (PERVIOUS PAVEMENT)		
Proximity of Rock*	Min Storage Depth Required (in)	Permeable % Impervious**
0-40	2-50	Yes
Min. Storage Depth = Design Volume (ft <sup>3</sup> ) / Permeable Pavement Area (s.f.) / rock permeability (12 in) ft		
* Proximity of Class II Permeable = 0.4 based on SCAVURP training		
** Value = "Yes" increases size of permeable pavement		

Table 1 Routine Maintenance Activities for Permeable Paving Areas		
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, mulch or other landscaping materials on permeable pavement surfaces.	Two to four times annually
2	Conduct preventative surface cleaning, using commercially available equipment or air or vacuum sweepers, to remove sediment and debris.	Two to four times annually
3	Inspect for any signs of pavement failure. Repair any surface deterioration or broken pavers. Replace missing joint filler in PCCP.	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 permeable 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 permeable surface to restore surface permeability as needed. Replenish aggregate in PCCP joints or grids as needed after restorative surface cleaning.	As needed
9	Power sweeping with simultaneous vacuuming also can be used to restore surface infiltration to highly clogged areas of permeable concrete, porous asphalt or PCCP, but is not recommended for grid pavements.	As needed
10	Inspect permeable paving area using the attached inspection checklist.	Quarterly or as needed.



[illegible]

\* Soil type and depth to groundwater information per U.S. Geological Survey (Geological Survey, Santa Clara Valley Urban Runoff Pollution Prevention Program, June 2010). Flood elevation information per FEMA Flood Insurance Rate Maps, May 18, 2009.

Self-Retaining Area Design Standards (per SCVURPPP C.3 Handbook)

- ### Proposed Self-Retaining Area Sizing

Total Area: 5,541 ft<sup>2</sup>

Walkway Area: 2,001 ft<sup>2</sup>

Proposed Depressed Landscape Area: 1040 ft<sup>2</sup>

Max. Impervious Area to Receiving Pervious Area Ratio: 2:1

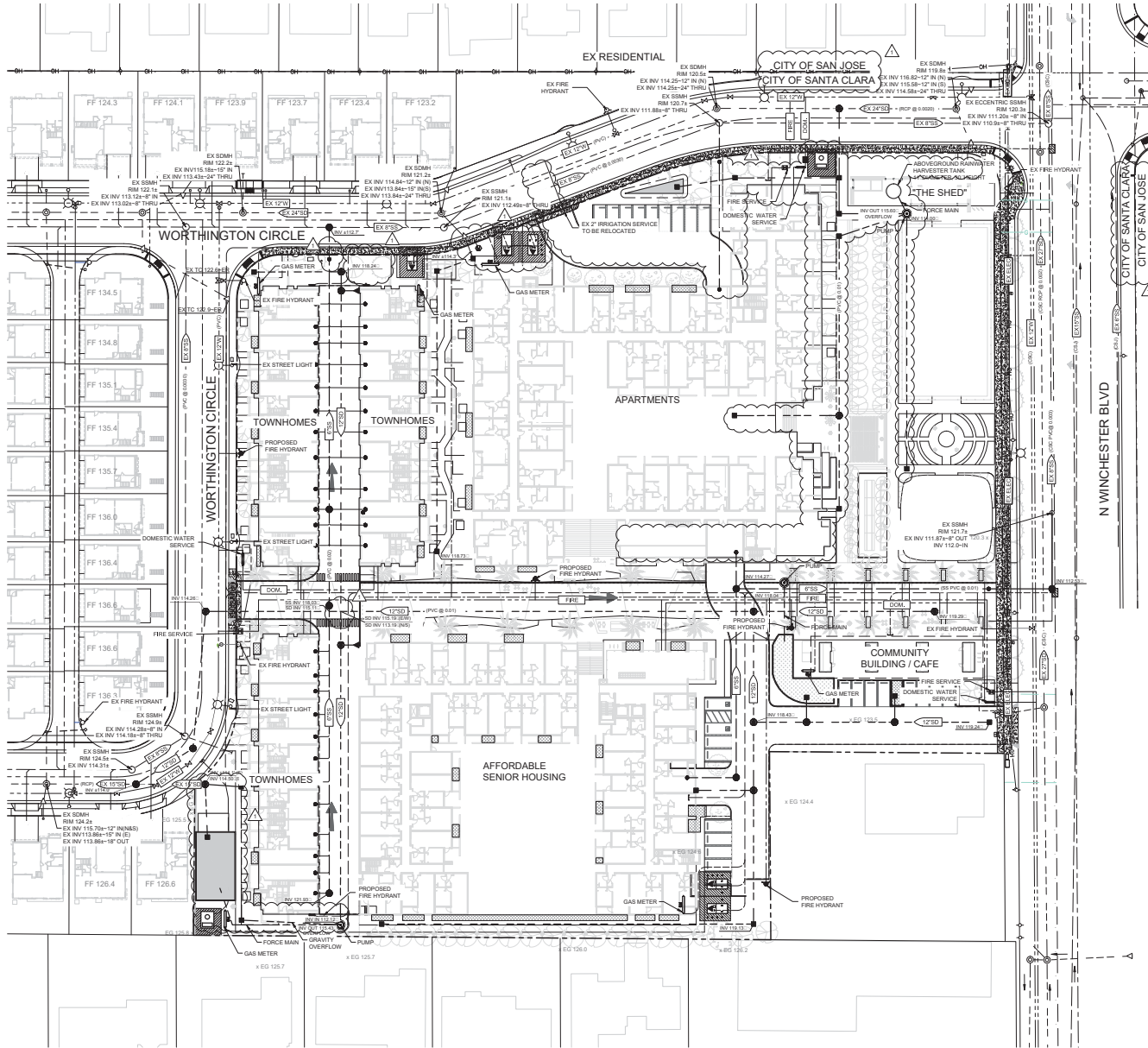


\*  $\text{Pr}(\text{a dogpile}) = \frac{1}{10} \approx 10\%$  (the probability of a dogpile occurring is  $\frac{1}{10}$  or 10%)

**SANTA CLARA AGRIHOOD**  
90 N. Winchester Blvd.  
Santa Clara, CA 95050

### C3.2 PLANNING SUBMITTAL

CONCEPTUAL UTILITY PLAN FOR THE AFFORDABLE SENIOR HOUSING, TOWNHOMES, AND COMMUNITY BUILDING / CAFE AT 1570 OAKLAND ROAD, SAN JOSE, CA 95131

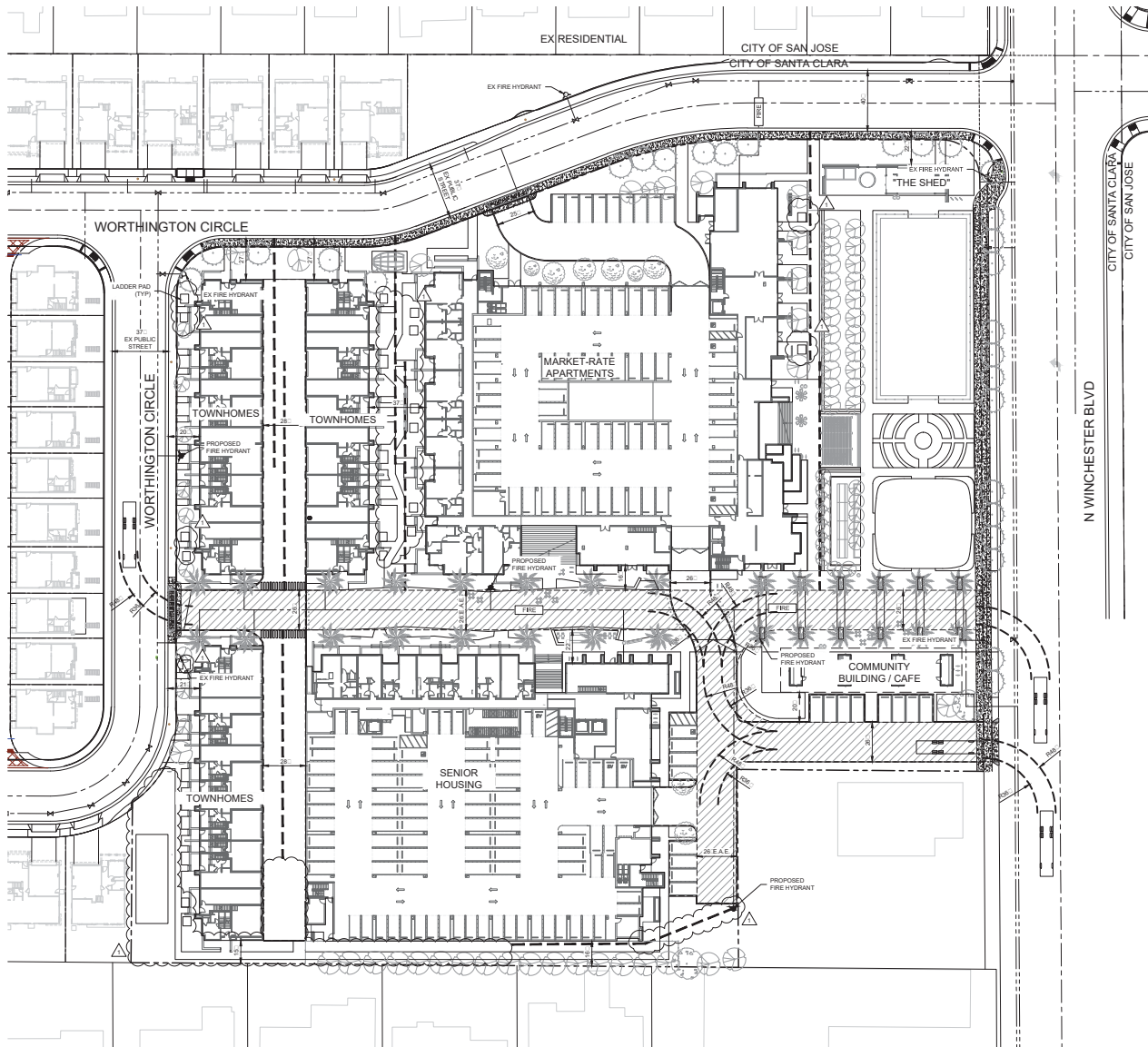


## LEGEND

- PROJECT BOUNDARY
- SANITARY SEWER
- SANITARY SEWER (EXISTING)
- SANITARY SEWER MANHOLE
- SANITARY SEWER MANHOLE (EXISTING)
- SANITARY LATERAL
- SANITARY SEWER CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN LINE (EXISTING)
- STORM DRAIN MANHOLE CSD-11
- STORM DRAIN MANHOLE CSD-11
- STORM DRAIN CURB INLET
- STORM DRAIN CURB INLET (EXISTING)
- STORM DRAIN FIELD INLET
- STORM DRAIN FIELD INLET (EXISTING)
- STORM DRAIN AREA DRAIN
- STORM DRAIN PUMP
- FLOW THROUGH PLANTER
- WATER MAIN
- WATER MAIN (EXISTING)
- WATER VALVE
- WATER VALVE (EXISTING)
- WATER SERVICE AND METER
- WATER SERVICE AND METER (EXISTING)
- BACK FLOW VALVE
- BACK FLOW VALVE (EXISTING)
- FIRE HYDRANTS
- FIRE HYDRANTS
- FIRE HYDRANTS CONNECTION
- ELECTROLINER
- ELECTROLINER (EXISTING)
- UTILITY POLE
- UTILITY POLE (EXISTING)
- CONDUIT
- CONDUIT (EXISTING)
- PULL BOX
- JOINT TRENCH
- GAS
- GAS (EXISTING)
- OVERHEAD
- OVERHEAD (EXISTING)

NOTE 1: ALL STORM DRAIN LATERALS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 12" RCP @ 2% SLOPE UNLESS OTHERWISE NOTED.  
NOTE 2: ALL SANITARY SEWER LATERALS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 8" PVC @ 2% SLOPE UNLESS OTHERWISE NOTED.

CONCEPTUAL FIRE ACCESS PLAN - NOT FOR CONSTRUCTION. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A GUARANTEE OF ANYTHING. THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CLARA ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS PLAN.

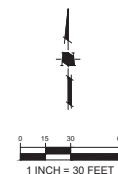
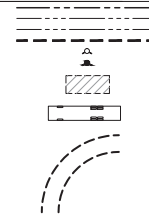


#### LEGEND

PROJECT BOUNDARY  
EXISTING WATER LINE  
PROPOSED WATER LINE  
150 HOSE PULL  
EXISTING FIRE HYDRANT  
PROPOSED FIRE HYDRANT  
EMERGENCY ACCESS EASEMENT (E.A.E.)

FIRE TRUCK

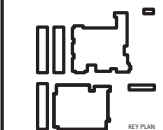
TRUCK TURNING RADIUS  
30' INNER / 48' OUTER



## SANTA CLARA AGRIHOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC Comments  
04.02.2018  
01.12.18 PLANNING SUBMITTAL  
10.20.17 PCC COMMENTS  
12.12.17 PCC COMMENTS

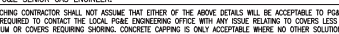
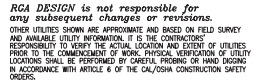


PROJECT #: 3081.40  
DATE: 01.12.2018  
DRAWN BY: DM/HG  
CHECKED BY: JZ  
SCALE: 1" = 30'

CONCEPTUAL FIRE  
ACCESS PLAN

**C5.0**  
PLANNING SUBMITTAL





PG&E GAS ADE
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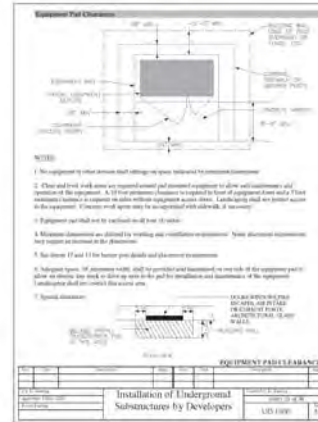
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UTILITIES  
PLEASE CONFIRM  
TIE IN LOCATIONS

—PRELIMINARY—  
NOT FOR CONSTRUCTION

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM  
AND BACKBOARD REQUIREMENTS.

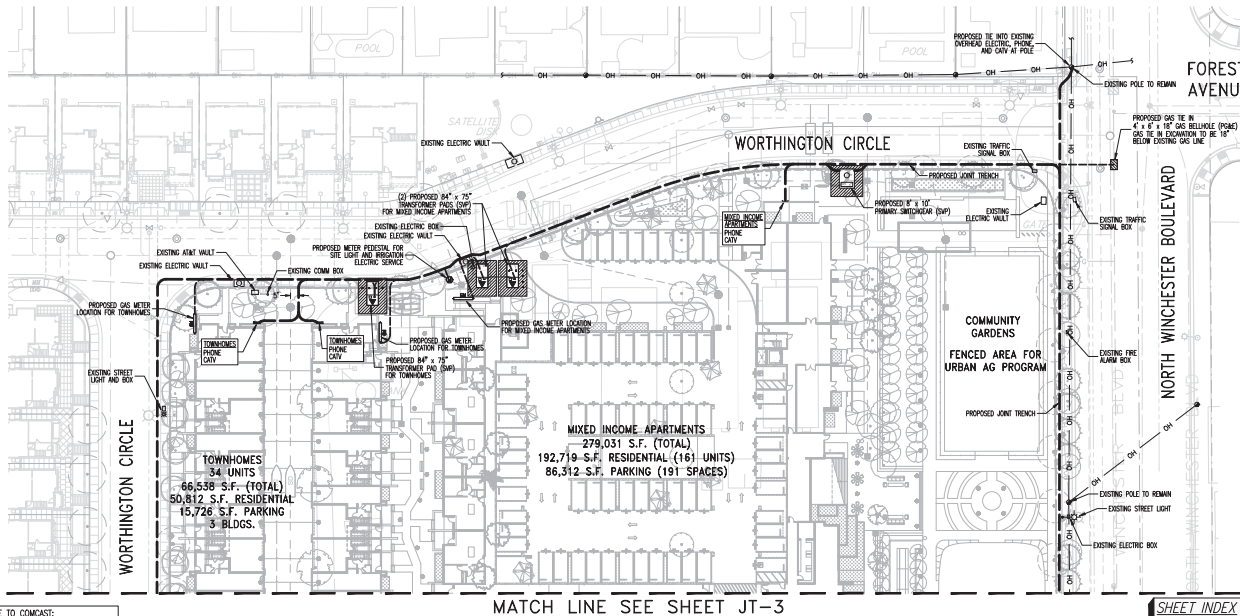
NOTE TO DEVELOPER: POHOLE NEW VAULT LOCATIONS TO  
CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND  
UTILITIES PRIOR TO START OF TRENCHING WORK.



NOTE TO CONTRACTOR:  
FOR CONTRACTOR'S WORK RESPONSIBILITY,  
REFER TO JOINT TRENCH TITLE SHEET (JT-1)

### LEGEND

- PROPOSED JOINT TRENCH
- 
- 
- PROPOSED ELECTRIC METER PEDESTAL
- PROPOSED GAS METER
- 
- EXISTING OVERHEAD LINE
- EXISTING UTILITY VAULT
- EXISTING POLE
- EXISTING STREET LIGHTS



NOTE TO CONTRACTOR:  
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND  
VAULTS. DEVELOPER TO PROVIDE TRENCH.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A  
LICENSED SURVEYOR PRIOR TO CONSTRUCTION.  
SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE  
SHEET (JT-1) REGARDING EXISTING CONDITIONS.

MATCH LINE SEE SHEET JT-3

SHEET INDEX  
JT-1 JOINT TRENCH TITLE SHEET  
JT-2 JOINT TRENCH INTENT  
JT-3 JOINT TRENCH INTENT



STEINBERG

STEINBERG  
225 S. Market St., Suite 110  
San Jose, CA 95113

THE CORE COMPANIES  
470 S. Market Street  
San Jose, CA 95113

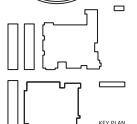
THE CORE COMPANIES  
Building Better Communities™

RGADesign  
10000 Central Expressway, Suite 200, San Jose, CA 95128  
10000 Central Expressway, Suite 200, San Jose, CA 95128  
Tel: (408) 293-0000

SANTA CLARA AGRIHOOD  
90 N. Winchester Blvd.  
Santa Clara, CA 95050

03/29/18 RESPONSE TO PCC Comments  
03/29/18 03/29/2018  
03/29/18 PLANNING SUBMITTAL  
12/22/17 PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER  
No. 26429  
Exp. 03-31-20  
CIVIL  
STATE OF CALIFORNIA



PROJECT # 17137  
DATE: 03/29/2018  
DRAWN BY: LT  
CHECKED BY: CV  
SCALE: 1" = 30'

FOR REFERENCE ONLY

JOINT TRENCH INTENT

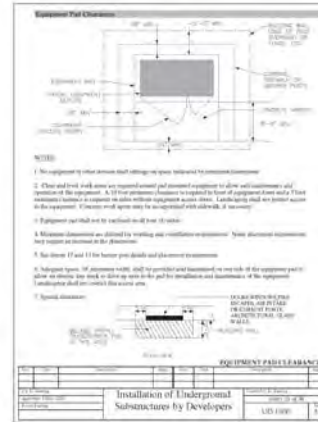
JT-2  
PLANNING SUBMITTAL

UTILITIES  
PLEASE CONFIRM  
TIE IN LOCATIONS

-PRELIMINARY-  
NOT FOR CONSTRUCTION

SEE CURRENT PHONE/CAV SPECIFICATIONS FOR ROOM  
AND BACKBOARD REQUIREMENTS.

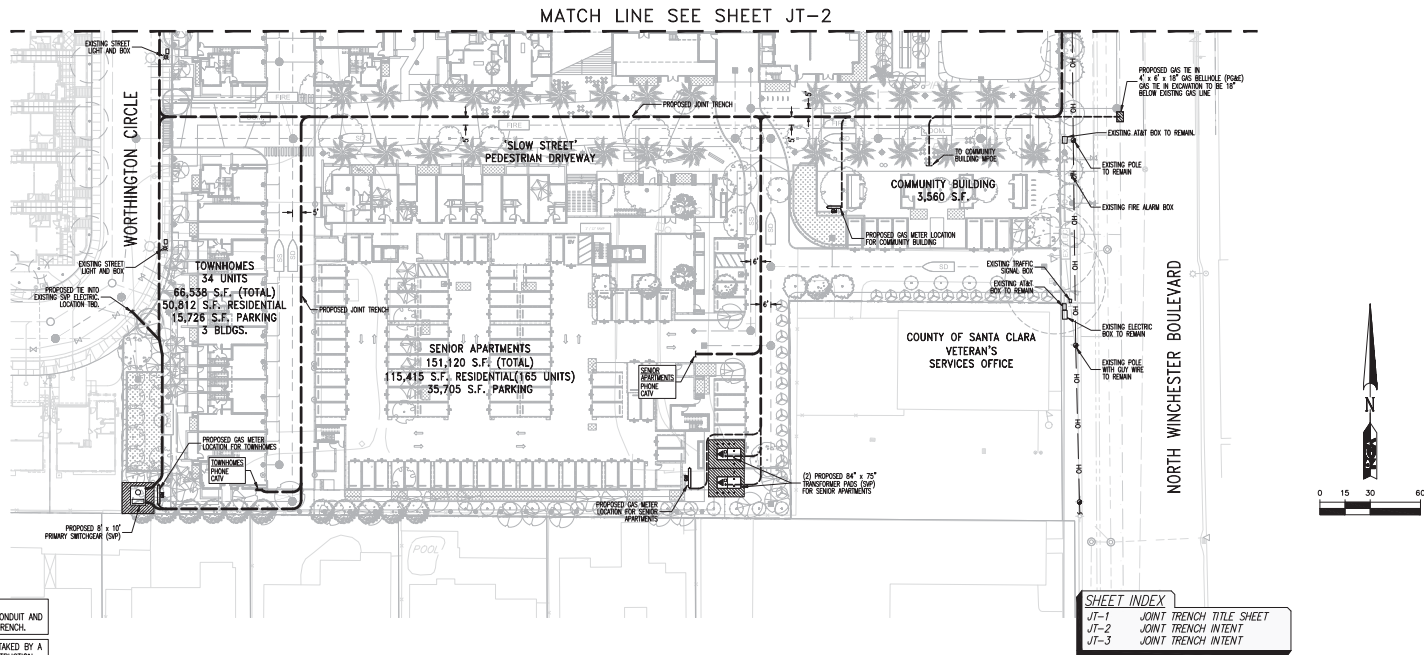
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NOTE TO CONTRACTOR:  
FOR CONTRACTOR'S WORK RESPONSIBILITY,  
REFER TO JOINT TRENCH TITLE SHEET (JT-1)

### LEGEND

- PROPOSED JOINT TRENCH
- 



NOTE TO CONTRACTOR:  
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND  
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SHEET (JT-1) REGARDING EXISTING CONDITIONS.

SHEET INDEX  
JT-1 JOINT TRENCH TITLE SHEET  
JT-2 JOINT TRENCH INTENT  
JT-3 JOINT TRENCH INTENT

FOR REFERENCE ONLY

STEINBERG

STEINBERG  
225 S. Market St., Suite 110  
San Jose, CA 95113

THE CORE COMPANIES  
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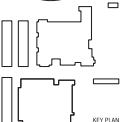
THE CORE COMPANIES  
Building Better Communities™

RGADesign  
10000 COLUMBIA AVENUE & COLUMBIAN STREET, SUITE 100  
DANVILLE, CALIFORNIA 94526  
TEL: (925) 255-0000 FAX: (925) 255-0007

SANTA CLARA AGRIFOOD

90 N. Winchester Blvd.  
Santa Clara, CA 95050

03.29.18 RESPONSE TO PCC Comments  
03.29.18 PENDING SUBMITTAL  
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03.29.18 PENDING SUBMITTAL



PROJECT #: 17137  
DATE: 03.29.2018  
DRAWN BY: LT  
CHECKED BY: DV  
SCALE: 1\"/>

JOINT TRENCH INTENT

JT-3  
PLANNING SUBMITTAL