



# MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: September 24, 2008

**APPLICATION:** **Minor Tentative Map No. TM08-0001, Milpitas Station Master Development Map**

APPLICATION  
SUMMARY:

A request to create four parcels with ancillary lots for private streets; the dedication of right-of-way for public streets and a public park; and provision for utilities for the purpose of accommodating future residential development plans. The parcels could accommodate up to 318 dwelling units. This proposal includes no development plans or condominium plans.

LOCATION: 1401 S. Milpitas Blvd. (APNs: 086-32-032 through -040)  
 APPLICANT: Patrick Brown, 4060 Campus Dr., Ste. 100, Newport Beach, CA 92660  
 OWNER: Milpitas Station, LLC, 12275 El Camino Real, Ste. 11, San Diego, CA 92130

**RECOMMENDATION:** **Staff recommends that the Planning Commission:**  
**1. Close the public hearing following public testimony; and**  
**2. Adopt Resolution No. 08-050 recommending the City Council approve the project subject to conditions of approval.**

PROJECT DATA:

General Plan/

Zoning Designation: Multi-family Very High Density and Multi-family High Density/Very High Density Residential (R4) and High Density Residential (R3)

Overlay District: Site and Architectural (-S) and Transit Oriented Development (-TOD)

Specific Plan: Transit Area Specific Plan (TASP)

Site Area: 12.1 acres

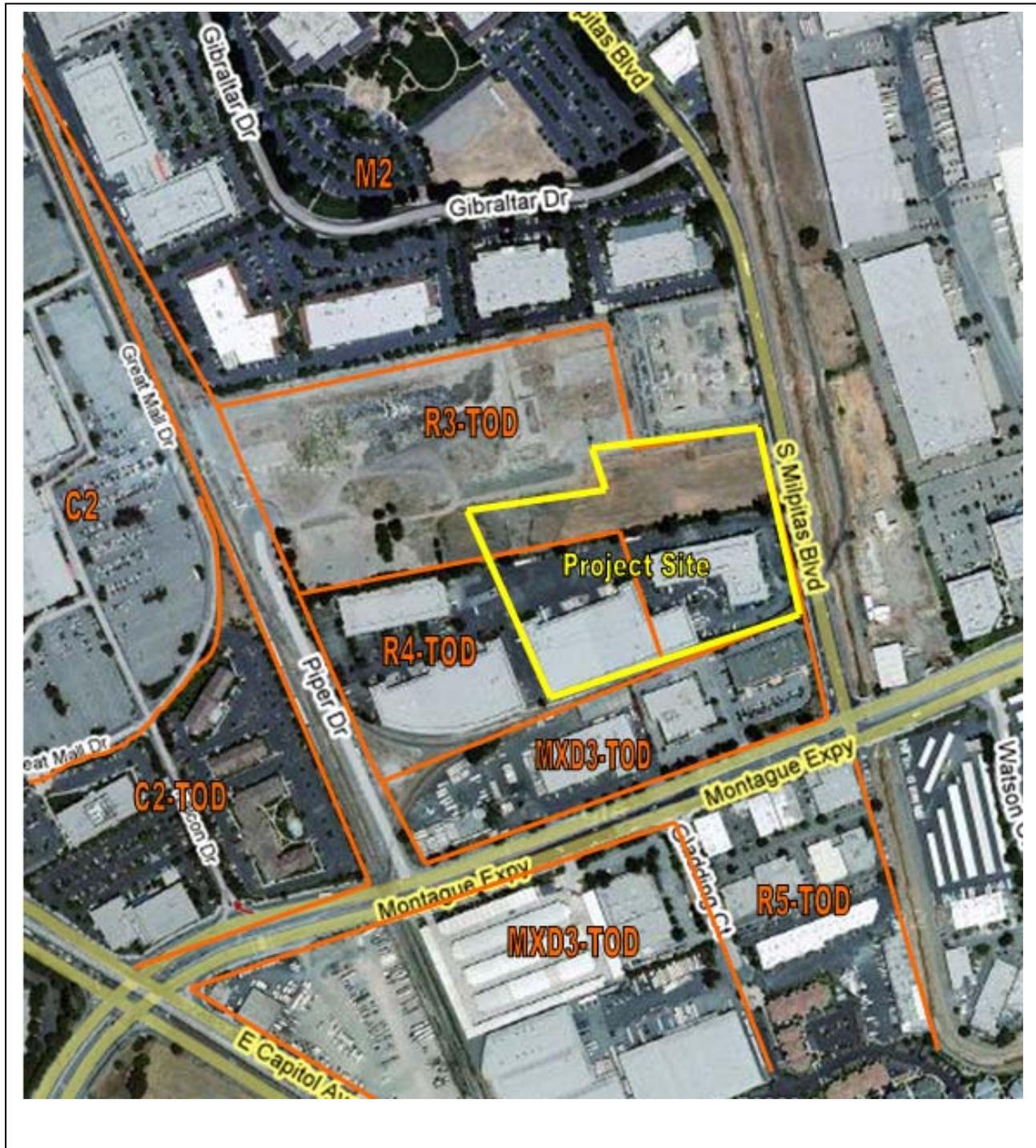
CEQA Determination: Exempt pursuant to Sections 15168(c)(2) and 15315 of the CEQA Guidelines

PLANNER: Sheldon S. Ah Sing, Senior Planner

PJ: 3216

ATTACHMENTS: A. Resolution No. 08-050  
Plans

# LOCATION MAP



No scale

**BACKGROUND**

On June 3, 2008, the City Council adopted the Transit Area Specific Plan. The Plan encompasses 437 acres and promotes the development of 7,109 dwelling units, 287,075 square feet of retail space, 993,843 square feet of office space and industrial. The plan includes development standards, goals and policies guiding development within the plan area. Because of the physical characteristics of the area, including major streets, railroads and creeks, the plan also established sub-districts with specific goals and policies to accommodate those unique characteristics.

The proposed project is within the Piper-Montague Sub-District of the Transit Area Specific Plan. The sub-district is located near the future BART station and the Great Mall, although separated by Montague Expressway and rail tracks respectively. For the sub-district, the TASP envisioned high density residential neighborhoods near transit and shopping. In addition, the plan proposed two smaller urban parks for the sub-district, a public street to connect Piper Drive and Milpitas Boulevard and a street to link the new public road and Montague.

On July 31, 2008, Patrick Brown of RGC submitted an application to create a master parcel development map that provides for the eventual development of high density residential. The application is submitted pursuant to Title XI, Chapter 1, Section 6.02 of Municipal Code for parcel maps, because it is a subdivision of four or fewer lots.

City staff is concurrently reviewing two other adjacent development proposals by other developers within the same sub-district as the subject project. Sheet 3 of the master map (see accompanying plans) illustrates for reference, the proposed build out by the three developers. Site development plans that include building layout, architectural design and condominium plans would require review by the Planning Commission and approval by the City Council. The subject application included no site development or condominium plans.

**PROJECT DESCRIPTION*****Site and surrounding uses***

The site contains 12.1 acres and is located near the intersection of Montague Expressway and Milpitas Boulevard. The project site is partially zoned High Density Residential and Very High Density Residential. The entire project site has Site and Architectural and Transit Oriented Development Overlays focusing on design and treatment of projects near transit nodes. Surrounding the subject property are developed parcels. East of the subject site includes developed buildings on industrially zoned properties. To the north of the project site is an electric sub-station and buildings on industrially zoned properties. To the south of the project site include industrial buildings on high density mixed use zoned properties. To the west of the subject site includes industrial buildings on high density residentially zoned property. A vicinity map of the subject site location is included on page 2 for reference.

**Figure 1**  
**Piper-Montague Sub-district**



To the south of the subject site is a spur railroad servicing existing industrial users to the east of the site. While the long-term vision of the TASP sees the elimination of the spur, the spur will not be moved in the short-term. The overall development concept submitted by the three developers includes a single three-acre park located in the middle of the sub-district along the proposed east-west public street. The proposed park is surrounded by a public road loop connecting to the east-west road. The proposed park is commensurate in size with the original two-park concept.

**Parcel map**

The project proposes to subdivide the 12.1 acre subject property into four parcels for future high density residential development. The project also includes the dedication of right-of-way for new public roads and 1.2 acres for the proposed public park. Private lots include private streets to service the development. The plans also include rough grading and utility locations. The table below demonstrates the parcel size and eventual number of dwelling units that could be developed on each parcel.

**Table 1**  
**Parcel Statistics**

Parcel	Acreage	Eventual number of units
1	2.36	46
2	2.27	92
3	2.2	72
4	2.50	102

It is expected that once the master tentative map is approved, that site development and condominium plans would be reviewed for their compliance with applicable codes. Those plans would include building layout, architecture, parking, and required provisions for fire access and life safety. Those requests would be submitted to the city in the form of a Site Development Permit and a Major Tentative Map.

**ADOPTED PLANS AND ORDINANCES CONSISTENCY**

***General Plan***

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

**Table 2**  
**General Plan Consistency**

Policy	Consistency Finding
<p><i>2.a.1-25: Require development in the Transit Area to conform to the adopted design guidelines and requirements contained in the Transit Area Plan.</i></p>	<p>Consistent. The project as proposed and conditioned conforms to the street layout, street sections, density and land use.</p>

***Zoning Ordinance***

The site includes 7.9 acres of High Density Residential-Transit Oriented Development (R3-TOD) (21 min/41 max units per acre) and 4.2 acres of Very High Density Residential-Transit Oriented Development (R4-TOD) (41 min/60 max units per acre). The project is to create a master parcel development map that provides for the eventual development of high density residential, which is consistent with the City’s Zoning Map. Other development standards, including density, are described in the Transit Area Specific Plan section below.

***Subdivision Ordinance***

The project is consistent with the provisions in Title XI, Chapter 1, Section 6, Minor Subdivision and Parcel Maps of the City’s Municipal Code regarding the form, content and dedications of the parcel map. Because the parcel map proposes dedication of land to the City, the tentative map is subject to ultimate approval by the City Council. The Planning Commission will make their recommendation to the City Council by adopting a resolution.

***Transit Area Specific Plan***

Overall compliance

The proposed project’s land use, street layout and street sections are consistent with the Transit Area Specific Plan’s Piper-Montague sub-district. The concept for the single park substantially conforms to the Specific Plan. Providing a larger central park would allow for more effective programming for the public park.

Density

On all sites throughout the Transit Area, densities can be averaged over an individual project which covers multiple parcels or over separate projects; provided that legal instruments are recorded for individual parcels to ensure that the minimum and maximum densities established by the plan are met. The master tentative map provides for the eventual development up 318 dwelling units for the project site. The R3 portion of the project exceeds the minimum density by eight units. However, the R4 portion of the project does not meet the minimum density by 28 units. Using internal density averaging, the project does not meet the overall minimum density by 20 units. To rectify this, the applicant proposes an agreement with the adjacent property to the west to provide the additional 20 units. A condition of approval is recommended that an agreement be drafted to the satisfaction of the City Attorney and recorded prior to the final map recordation. With the internal averaging and averaging with the adjacent property, the project meets the minimum density for the R3 and R4 zones.

### **ENVIRONMENTAL REVIEW**

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is exempt from further environmental review pursuant to Section 15168(c)(2) of the CEQA Guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council. The project is also exempt from further environmental review pursuant to Section 15315 of the CEQA Guidelines because it involves a minor division of property into four or fewer parcels in an urbanized area in conformity with the General Plan and City zoning.

### **PUBLIC COMMENT/OUTREACH**

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

### **CONCLUSION**

The proposed master development map is consistent with the Transit Area Specific Plan in terms of land use, density, and street layout. The proposed consolidation of the two smaller parks into one central park provides for more flexibility in recreational programming. Using density averaging, the project is consistent with the minimum density requirements for the zoning districts.

### **RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission adopt Resolution No. 08-050 recommending approval of Minor Tentative Map No. TM08-0001, Milpitas Station to the City Council, subject to the attached Conditions of Approval.

#### *Attachments:*

- A. Resolution No. 08-050  
Plans

**RESOLUTION NO. 08-050**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING MINOR TENTATIVE MAP NO. TM08-0001, MILPITAS STATION, TO ALLOW FOUR PARCELS WITH ANCILLARY LOTS FOR PRIVATE STREETS; THE DEDICATION OF RIGHT-OF-WAY FOR PUBLIC STREETS AND A PUBLIC PARK; AND PROVISIONS FOR UTILITIES FOR THE PURPOSES OF ACCOMMODATING FUTURE RESIDENTIAL DEVELOPMENT PLANS. THE PARCELS COULD ACCOMMODATE UP TO 318 DWELLING UNITS LOCATED AT 1401 SOUTH MILPITAS BOULEVARD**

**WHEREAS**, on July 31, 2008, an application was submitted by Patrick Brown of RGC, 4060 Campus Drive, Suite 100, Newport Beach, California, 92660, to allow four parcels with ancillary lots for private streets; the dedication of right-of-way for public streets and a public park; and provisions for utilities for the purposes of accommodating future residential development plans. The parcels could accommodate up to 318 dwelling units. The properties are located within the Very High Density Residential and High Density Residential Zoning districts with all subject parcels having a Site and Architectural and Transit Oriented Development Overlays (R3-TOD-S and R4-TOD-S) (APNs: 086-32-032 through -040); and

**WHEREAS**, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission recommend that the City Council determine this project exempt pursuant to Section 15168(c)(2) of the CEQA Guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council; and

**WHEREAS**, the Planning Division also recommends that the Planning Commission recommend that the City Council determine that this project is exempt from further environmental review pursuant to Section 15315 of the CEQA Guidelines because the project consists of the division of property in an urbanized area into four or fewer parcels and in conformity with applicable development restrictions; and

**WHEREAS**, on September 24, 2008, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

**NOW THEREFORE**, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

**Section 1:** The recitals set forth above are true and correct and incorporated herein by reference.

**Section 2:** The project is exempt pursuant to Sections 15168(c)(2) and 15315 of the CEQA Guidelines because the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council and consists of the division of

property in an urbanized area zoned for residential, commercial or industrial uses into four or fewer parcels; and

**Section 3:** The project is consistent with the Zoning Ordinance in that the map provides for the future development of residential development that is consistent with the Zoning Land Use Map.

**Section 4:** The project is consistent with the General Plan and the Transit Area Specific Plan in that the project as proposed and conditioned meets conforms to the street layout, street sections, density and land use.

**Section 5:** The Planning Commission of the City of Milpitas hereby recommends approval Minor Tentative Map No. TM08-0001, Milpitas Station to the City Council, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Milpitas on September 24, 2008.

\_\_\_\_\_

Chair

**TO WIT:**

**I HEREBY CERTIFY** that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on September 24, 2008, and carried by the following roll call vote:

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NOES</b>	<b>OTHER</b>
Cliff Williams			
Gunawan Ali-Santosa			
Lawrence Ciardella			
Alexander Galang			
Sudhir Mandal			
Gurdev Sandhu			
Noella Tabladillo			
Aslam Ali			

**EXHIBIT 1**

**CONDITIONS OF APPROVAL  
MINOR TENTATIVE MAP NO. TM08-0001, MILPITAS STATION MASTER  
DEVELOPMENT MAP**

**General Conditions**

1. The owner or designee shall develop the approved project in conformance with the approved plans approved by the City Council, in accordance with these Conditions of Approval. (PLN)

Any deviation from the approved master tentative map, or other approved submittal shall require that, prior to the recordation of the Final Map, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the City Council, in accordance with the Zoning Ordinance. (PLN)

A. The preliminary landscape plan is submitted for informational purposes only. The details of which will be reviewed under a separate Site Development Permit.

2. Minor Tentative Map No. TM08-0001 shall become null and void if the project is not commenced within 24 months from the date of approval. Pursuant to Section 6.02-2 of the Subdivision Ordinance of the City of Milpitas the filing of the map may be extended by two years or by any time specified in accordance with State law. (PLN)

Pursuant to Section 6.02-2 of the Subdivision Ordinance, the owner or designee shall have the right to request an extension of Minor Tentative Map No. TM08-0001 if said request is made, filed and approved by the City Council prior to expiration dates set forth herein.

3. The applicant shall submit an agreement for the density averaging of the project to the satisfaction of the City Attorney. The recordation of this agreement with the County of Santa Clara shall occur prior to the recordation of the final map. (PLN/CA)

**Engineering/Public Works**

4. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval.
5. At the time of parcel map approval, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing

and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to final map approval for the first phase of the development.

6. Prior to any building permit issuance, the developer shall submit an executed petition to annex the subject property into the future Transit Area Community Facility District (CFD), and agree to pay the special taxes levied by CFD for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized concurrently with the parcel map recordation or prior to any building permit issuance, whichever occurs first. The developer shall comply with all rules, regulations, policies and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents.
7. Prior to issuance of building permits, the developer shall pay the Transit Area Development Impact Fee. Some improvements stated in Condition No. 8 may be credited against the Impact Fee.
8. Prior to parcel map approval, the developer shall obtain design approval and bond for construction of all necessary public improvements as identified below:
  - A. Milpitas Boulevard frontage improvement including but not limited to new curb, gutter, sidewalk installation, slurry seal the entire street frontage, signage and striping, street lights, tree wells and street trees, fire hydrants, and bus stop installation.
  - B. Traffic signal installation at Milpitas Boulevard and proposed public Street "A".
  - C. Railroad crossing improvements at Milpitas Boulevard, including but not limited to concrete encasement and crossing gate arms.
  - D. Recycle Water main line installation from Gibraltar Drive intersection to the railroad crossing on Milpitas Boulevard.
  - E. Piper Drive interim roadway improvement from the proposed "A" street to Montague Expressway, including but not limited to pavement restoration, signage and striping, street lights, sidewalk, and streetscape installation, and railroad crossing improvements.
  - F. Construction of public street "A" from Milpitas Boulevard to Piper Drive, and public streets "B" and "C" to the project boundary, including but not limited to signage and striping, street lights, curb & gutter, sidewalk, streetscape, and public utilities installation.
  - G. Installation of necessary public utilities along project frontage on Milpitas Boulevard, Piper Drive and proposed Public Street "A", "B" and "C", including but limited to water, sewer, storm, recycle water, fire hydrants and service laterals.
  - H. Undergrounding of overhead utilities along Milpitas Boulevard frontage.

Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. All improvements must be in accordance with the City of Milpitas standard and specification, and all public improvements shall be constructed to the city Engineer's satisfaction and accepted by the City prior to building occupancy permit issuance of the first production unit.

9. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
  - A. Storm water connection fee of **\$219,700** based on 13.1 acres @ \$16,771 per acre. The water, sewer and treatment plant fee will be calculated at the time of building plan check submittal.
  - B. Water Service Agreement(s) for water meter(s) and detector check(s).
  - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s).
10. Prior to any map recordation, the developer shall prepare a focused traffic Impact Analysis (TIA). Prior to any building permit issuance, the developer shall address all required mitigation and pay related fees identified in the TIA. The scope of analysis shall be determined and approved by the City.
11. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, connection fees (water, sewer and storm), treatment plant fee, plan check and inspection deposit, and 2.5% building permit automation fee. These fees are collected as part of the secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials.
12. Prior to any building permit issuance, the developer shall record a parcel map.
13. The tentative map and the subsequent parcel map shall designate all common lots and easements as lettered lots or lettered easements.
14. Show on the tentative map how the site will drain. Drainage facilities outletting sump conditions shall be designed to convey the flows and protect all buildings.

15. Prior to recordation of any parcel map, the developer shall submit to the City a digital format of the final map (AutoCAD format). All parcel maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3.
16. The developer shall dedicate on the parcel map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes.
17. Prior to parcel map recordation, the developer shall vacate the existing easements that are not needed and relocate/abandon the existing private/public utilities to the city satisfaction.
18. Prior to parcel map recordation, the developer shall record the proposed lot line adjustments shown on the Engineering Services exhibit "T" dated 9/18/08.
19. Prior to or concurrent with the parcel map recordation developer shall dedicate Lot "E", proposed public park land, to the City in fee.
20. In accordance with Milpitas Municipal Code XI-1-7.02-2, the developer shall underground all existing wires along Milpitas Boulevard frontage on pole number 1 through 5 and remove utility poles 2, 3, and 4, as shown on the Engineering Services Exhibit "T", dated 9/18/08. All existing poles within the proposed subdivision and the project frontage, with the exception of transmission lines supported by metal poles carrying voltages of 37.5KV or more, have to be undergrounded.
21. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping and signs as determined by sight distance shall not exceed two (2) feet when measured from street elevation.
22. All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements (existing or proposed) and no trees or deep rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.
23. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division.
24. If necessary, the developer shall obtain required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 277-2755.
25. Multistory buildings as proposed require water supply pressures above that which the city can normally supply. Additional evaluations by the applicant are required to assure proper water supply (potable or fire services). The developer shall submit an engineering report detailing how adequate water supply pressures will be maintained. Contact the Utility Engineer at (408) 586-3345 for further information.

26. Prior to any building permit issuance developer shall incorporate the following solid waste services requirements to the satisfaction of the City Engineer, including revisions to project plans:
- A. Proposed solid waste enclosure shall be designed per the Development Guidelines for Solid Waste Services to house self-contained compactor equipment. The access to the location and size of the enclosure shall be designed to the City Engineer's satisfaction and shown on the plans prior to building permit issuance. The enclosure drains must discharge to the sanitary sewer line. Storm drain inlets must be located at least 25 feet away from enclosures to prevent accidental spills from entering storm drains. Enclosures are not permitted within public utility easements.
  - B. The property management shall be responsible for solid waste management, including transfer of material to the compactors. Developer shall submit to the City (for review and approval) a written Solid Waste Handling Plan including detailed step-by-step instructions to manage solid waste from generation to disposal. The Plan shall state how the residential waste will be conveyed to the collection the compactor area for disposal. Show the path of travel for refuse. Demonstrate how recycling shall have a separately maintained process from garbage handling.
  - C. Prior to occupancy permit issuance, the property management shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Allied Waste Services (formally BFI). After the applicant has full occupancy, the developer shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the developer shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services at (408) 432-1234.
27. The developer shall comply with Regional Water Quality Control Board's C.3 requirements and implement the following:
- A. At the time of building permit plan check submittal, the developer shall submit a Stormwater Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
  - B. Prior to building permit issuance, the developer shall submit an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C-3 treatment facilities.
  - C. Prior to issuance of Certificate of Occupancy, the dedveloper shall submit a Stormwater Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance procedures needed to insure that treatment BMPs and other

stormwater control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The stormwater control operation and maintenance plan shall include the applicant's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.

28. Prior to building, site improvement or landscape permit issuance, the building permit application shall be consistent with the developer's approved Stormwater Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. As may be required by the City's Building, Planning or Engineering Divisions, drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants. Any changes to the approved Stormwater Control Plan shall require Site Development Permit (SDP) Amendment application review.
29. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the developer, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329.
30. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2,500 square feet or larger the developer shall:
  - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
  - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord. No. 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.
  - C. Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process.

31. Per Chapter 6, Title VIII of Milpitas Municipal Code (Ord. No. 240), the landscape irrigation system must be designed to meet the City's recycled water guidelines and connect to recycled water system. To meet the recycle water guideline the developer shall:
  - A. Design the landscape irrigation for recycled water use. Use of recycled water applies to all existing rehabilitated and/or new landscape adjacent to existing or future recycled water distribution lines (except for rehabilitated landscape less than 2,500 square feet along the future alignment).
  - B. Design the irrigation system in conformance to the South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines. Prior to building permit issuance the City will submit the plans to the Department of Health Services (DOHS) for approval; this approval requires additional processing time. The owner is responsible for all costs for designing and installing site improvements, connecting to the recycled water main, and processing of City and Department of Health Services approvals. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain copies of design guidelines and standards.
  - C. Protect outdoor eating areas from overspray or wind drift of irrigation water to minimize public contact with recycled water. Recycled water shall not be used for washing eating areas, walkways, pavements, and any other uncontrolled access areas.
32. It is the responsibility of the developer to obtain any necessary permits/approvals from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, AT&T, Comcast, Union Pacific Railroad, Southern Pacific Railroad, Santa Clara Valley Transportation Agency, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division.
33. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), the developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms.
34. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hours prior to construction for location of utilities.
35. Prior to start of any construction, the developer shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. The developer's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress.

36. The developer shall obtain information from the US Postal Services regarding required mailboxes. Structures to protect mailboxes may require Building, Engineering and Planning Divisions review.
37. The developer shall obtain information from the Milpitas Unified School District (MUSD) regarding providing services.
38. Prior to demolishing the existing buildings, all utilities shall be properly disconnected. Show/state how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped immediately behind the water meter if it is not to be used. The sanitary sewer shall be capped off at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used.
39. Prior to demolition permit issuance, the Applicant, or Contracted Designee, shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be approved by the City's Utility Engineering/Solid Waste Section prior to demolition permit issuance. The report shall describe these resource recovery activities:
  - A. What materials will be salvaged.
  - B. How materials will be processed during demolition.
  - C. Intended locations or businesses for reuse or recycling.
  - D. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.
  - E. Applicant/Contractor shall make every effort to salvage materials for reuse and recycling.
40. Prior to building permit issuance, applicant shall submit Part II of the Recycling Report to the Building Division, for forwarding to the City's Utility Engineering/Solid Waste Section, that confirms items 1 – 4 of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Division for approval by the Utility Engineering/Solid Waste Section prior to inspection by the Building Division.
41. All demolished materials including, but not limited to broken concrete and paving materials, pipe, vegetation, and other unsuitable materials, excess earth, building debris, etc., shall be removed from the job site for recycling and/or disposal by the Applicant/Contractor, all to the satisfaction of the City Engineer or designee. The Applicant/Contractor shall, to the

maximum extent possible, reuse any useful construction materials generated during the demolition and construction project. The Applicant/Contractor shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. The Applicant/Contractor shall perform all recycling and/or disposal by removal from the job site.

42. Make changes as noted on Engineering Services Exhibit "T"(dated 9/18/2008) and submit a Mylar of the revised tentative map to the Planning Division within three weeks of this tentative map approval. No application for the review of the parcel map or improvement plans will be accepted until this condition is satisfied.

**UTILITIES:**

PROPOSED IMPROVEMENTS:  
PUBLIC FACILITIES: WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.  
PRIVATE FACILITIES:

WATER SERVICE TO THE SITE WILL BE SERVED FROM THE EXISTING TWELVE-INCH AND FOURTEEN-INCH MAINS IN PIPER DRIVE AND MILPITAS BOULEVARD, RESPECTIVELY.  
SEWER SERVICE TO THE SITE WILL BE SERVED FROM THE EXISTING FIFTEEN-INCH MAIN IN PIPER DRIVE.

WATER SERVICE – THE CITY OF MILPITAS (SANTA CLARA VALLEY WATER DISTRICT)  
SEWERAGE SERVICE – SAN JOSE / SANTA CLARA WATER POLLUTION CONTROL PLANT.

GAS & ELECTRIC SERVICE – PACIFIC GAS & ELECTRIC.

TELEPHONE SERVICE – AT&T.

CABLE TV SERVICE – COMCAST CABLE COMMUNICATIONS.

STREET TREES – CITY OF MILPITAS

**PROPERTY DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MILPITAS, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:  
PORTION OF PARCEL A, B, AND C, AND ALL OF PARCEL D AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 20, 1987, IN BOOK 590 AT PAGES 49 AND 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, COUNTY OF SANTA CLARA, CALIFORNIA, AND SAID PARCEL MAP THAT CERTAIN PARCEL WAS RECORDED DECEMBER 28, 1990, IN BOOK 294 AT PAGE 35, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY.

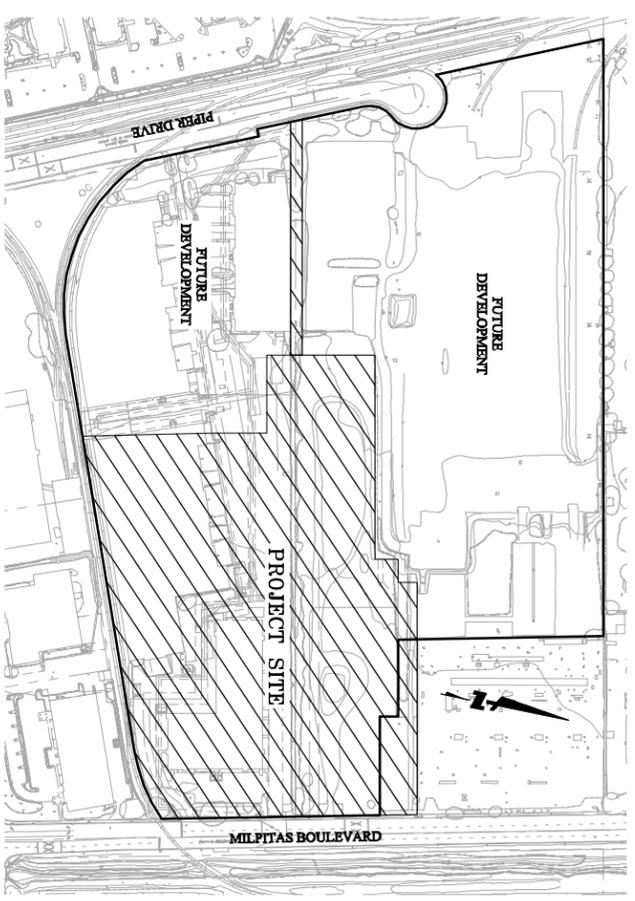
**GENERAL NOTES:**

- STREETS: STREETS A, B & C WILL BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF MILPITAS. REMAINING STREETS WILL BE PRIVATE STREETS AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED AS PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY.
- DATUM: CITY OF MILPITAS DATUM.
- EXISTING WELLS AND/OR SEPTIC TANKS ON SITE: N/A

**ABBREVIATIONS:**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ACRES	SD	STORM DRAIN
BLDG	BUILDING	SDMH	STORM DRAIN MANHOLE
BOS	BOTTOM OF SLOPE	SF	SQUARE FEET
BW	BOTTOM OF WALL	SHT.	SHEET
DW	DOMESTIC WATER	SS	SAINTARY SEWER
DWE	DOMESTIC WATER EASEMENT	SSE	SAINTARY SEWER EASEMENT
EAE	EMERGENCY ACCESS EASEMENT	SMH	SAINTARY SEWER MANHOLE
EVA	EMERGENCY VEHICLE ACCESS	TC	TOP OF CURB
EX	EXISTING	TEMP	TEMPORARY
FPE	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
GR	GRADE BREAK	TOS	TOP TO SCALE
GRD	GROUND	TYP	TYPICAL
HP	HIGH POINT	TW	TOP OF WALL
IEE	INGRESS, EGRESS EASEMENT	W	WATER
INV	INVERT	VTA	SANTA CLARA VALLEY TRANSPORTATION AUTHORITY
JT	JOINT TRENCH		
LLA	LOT LINE ADJUSTMENT		
LP	LOW POINT		
MAX	MAXIMUM		
MIN	MINIMUM		
NB	NORTH BOUND		
NBA	NON-BUILDABLE EASEMENT		
NTS	NOT TO SCALE		
PAE	PRIVATE ACCESS EASEMENT		
PKG	PARKING		
PWFL	PRIVATE MAINTAINED FIRE LINE EASEMENT		

# VESTING TENTATIVE MAP MILPITAS STATION MILPITAS, CALIFORNIA



VICINITY MAP  
NOT TO SCALE

**DEVELOPMENT DENSITY**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
P.O.C.	POINT OF CONNECTION	166 DU	REQUIRED
PR	PROPOSED	174 DU	UNITS
PSIE	PUBLIC STORM DRAIN EASEMENT	220 DU	DENSITY
PSIJE	PUBLIC SERVICE UTILITY EASEMENT	144 DU	220U/AC
PW	POTABLE WATER	28 DU	340U/AC
PUE	PUBLIC UTILITY EASEMENT	172 DU	410U/AC
R	RADIUS		
R.O.W.	RIGHT-OF-WAY	346 DU	
RR	RAILROAD SPUR EASEMENT	318 DU	
RW	RECLAIMED WATER	346 DU	
SB	SOUTH BOUND		
S	SLOPE		
SD	STORM DRAIN		
SDMH	STORM DRAIN MANHOLE		
SF	SQUARE FEET		
SHT.	SHEET		
SS	SAINTARY SEWER		
SSE	SAINTARY SEWER EASEMENT		
SMH	SAINTARY SEWER MANHOLE		
TC	TOP OF CURB		
TEMP	TEMPORARY		
TG	TOP OF GRATE		
TOS	TOP TO SCALE		
TYP	TYPICAL		
TW	TOP OF WALL		
W	WATER		
VTA	SANTA CLARA VALLEY TRANSPORTATION AUTHORITY		

**LOT AREAS**

LOT #	AREA (ACRE)	# UNITS USE/PURPOSE
1	2.36±	35-46 RESIDENTIAL
2	2.19±	84-92 RESIDENTIAL
3	2.23±	66-72 RESIDENTIAL
4	2.41±	102-108 RESIDENTIAL
A	0.03±	0 TRASH
B	0.49±	0 PRIVATE ROAD
C	0.19±	0 PRIVATE DRIVE
D	0.04±	0 PUBLIC STREET B
D	0.21±	0 PUBLIC STREET C
E	1.81±	0 PUBLIC STREET C

**SUBDIVISION TENTATIVE MAP**

Date 9/15/08	Scale AS SHOWN	THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER
Design: JTM	City ENGINEER	DATE
Drawn:	RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE DAY OF	
Approved: JDL	AND APPROVED BY THE MILPITAS CITY COUNCIL THIS DAY OF	
Job No. 2086800-20	DIRECTOR OF PLANNING	DATE

**ENGINEER:**

BKF ENGINEERS  
960 9TH STREET, SUITE 1770  
SACRAMENTO, CA 95814  
(916) 556-5800

**PROPERTY ADDRESS:**

1551 MILPITAS BOULEVARD  
2201, 1310 AND 1250 PIPER DRIVE,  
MILPITAS, CALIFORNIA

**PROPOSED LAND USE:**

HIGH DENSITY RESIDENTIAL-TRANSIT ORIENTED DEVELOPMENT OVERLAY AND ARCHITECTURAL OVERLAY.  
VERY HIGH DENSITY RESIDENTIAL-TRANSIT ORIENTED DEVELOPMENT OVERLAY AND SITE AND ARCHITECTURAL OVERLAY.

**EXISTING LAND USE:**

INDUSTRIAL

**ASSESSOR'S PARCEL NUMBER:**

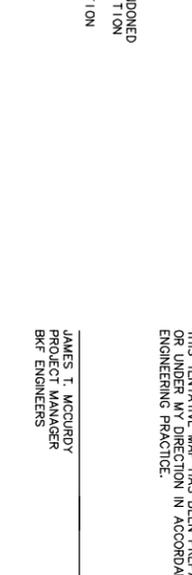
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086-32-034  
086-32-035  
086-32-036  
086-32-037  
086-32-038  
086-32-039  
086-32-040

**BASIS OF BEARINGS:**

THE BEARING "NORTH 23°48'21" WEST" BETWEEN FOUND MONUMENTS ON PIPER DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 20, 1982, IN BOOK 580 OF MAPS AT PAGES 49 AND 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

**BENCHMARK:**

POINT #71A, A VALLEY TRANSIT AUTHORITY (VTA) MONUMENT AT THE NORTHERLY BULB OF THE CURB SAC AT PIPER DRIVE.  
ELEVATION: 43.83 FEET  
(NAVD88 DATUM)



**SHEET INDEX:**

SHEET	TITLE SHEET
1	TITLE SHEET
2	CONDITIONS OF APPROVAL
3	CONDUIT LOCATIONS
4	EXISTING EASEMENTS TO BE ABANDONED
5	TENTATIVE MAP - INTERIM CONDITION
6	GRADING AND DRAINAGE PLAN
7	UTILITY PLAN - INTERIM CONDITION
8	CROSS SECTIONS
9	CROSS SECTIONS
10	CROSS SECTIONS
11	ROADWAY PLAN

**ENGINEER'S STATEMENT:**

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

JAMES T. MCCURDY  
PROJECT MANAGER  
BKF ENGINEERS

**REVISIONS**

Num.	Date	By	Description	City Engr. Appr.	Date

**PROJECT NO.**

PTMTI-MM01

**DRAWING NO.**

1 of 11



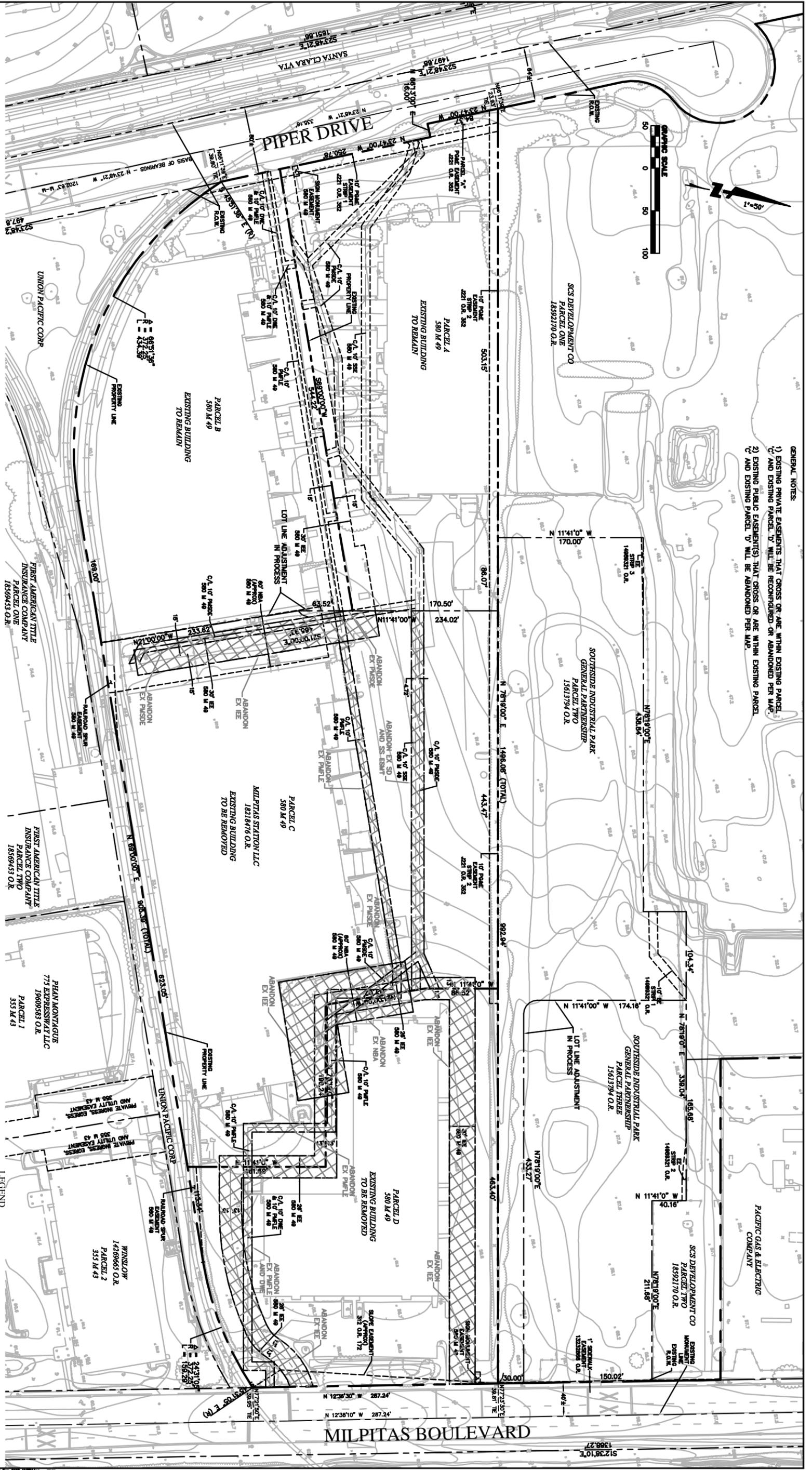
TRACT NO. \_\_\_\_\_  
MILPITAS STATION  
MASTER MAP  
TITLE SHEET

SANTA CLARA COUNTY CALIFORNIA

960 9TH STREET, SUITE 1770  
SACRAMENTO, CA 95814  
(916) 556-5800 P/(916) 556-5899 FAX



- GENERAL NOTES:
- 1) EXISTING PRIVATE EASEMENTS THAT CROSS OR ARE WITHIN EXISTING PARCEL C, AND EXISTING PARCEL D, WILL BE RECONSTRUCTED OR ABANDONED PER MAP.
  - 2) EXISTING PUBLIC EASEMENTS THAT CROSS OR ARE WITHIN EXISTING PARCEL C, AND EXISTING PARCEL D, WILL BE ABANDONED PER MAP.



LEGEND  
 [Hatched Box] EASEMENTS TO BE ABANDONED PER MAP

SUBDIVISION TENTATIVE MAP

Revisions

Project No. **PTMESMT**

TRACT NO.             
 MILPITAS STATION  
 MASTER MAP  
 EASEMENTS  
 TO BE ABANDONED

Date: 9/19/08  
 Scale: AS SHOWN  
 Designer: JTM  
 Drawn: [Blank]  
 Approved: JBL  
 Job No. 258800-20

Num.	Date	By	Description	City Engr. Appr.	Date



Drawing No. **PTMESMT**  
 EP. No.             
 Sheet **4** of **11**

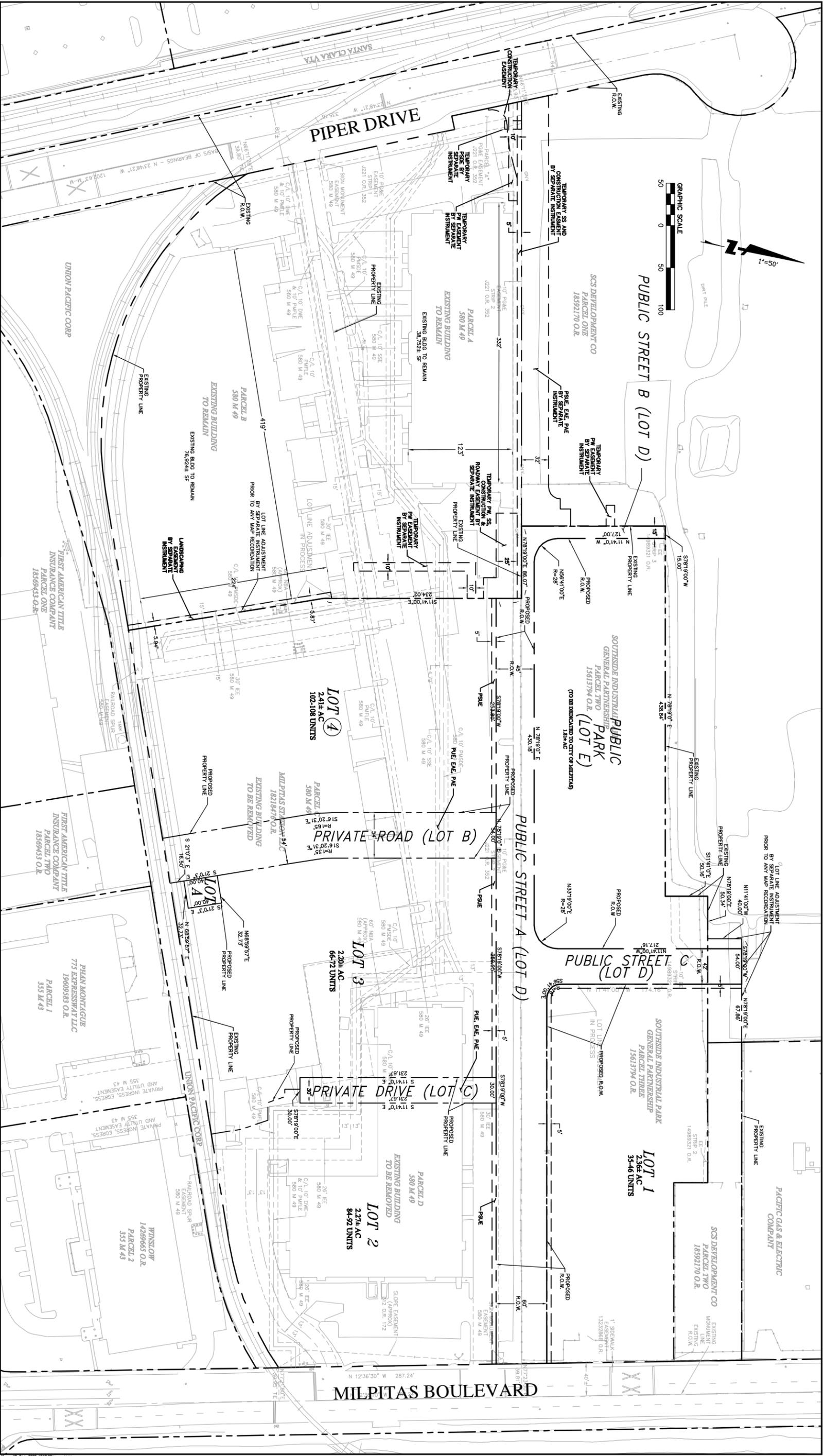
880 9TH STREET, SUITE 1170  
 SACRAMENTO, CA 95814  
 (916) 556-8800 FAX (916) 556-8888 FAX

MILPITAS  
 SANTA CLARA COUNTY  
 CALIFORNIA

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER  
 RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING  
 COMMISSION, THE DAY OF             
 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS  
 DAY OF            20             
 DIRECTOR OF PLANNING

DATE

DATE



**BKF**  
 ENGINEERS / SURVEYORS / PLANNERS  
 980 9TH STREET SUITE 1770  
 SACRAMENTO, CA 95814  
 (916) 556-5800 P/(916) 556-5899 FAX

TRACT NO. \_\_\_\_\_  
 MILPITAS STATION  
 MASTER MAP  
 TENTATIVE MAP  
 INTERIM CONDITION

SANTA CLARA COUNTY CALIFORNIA

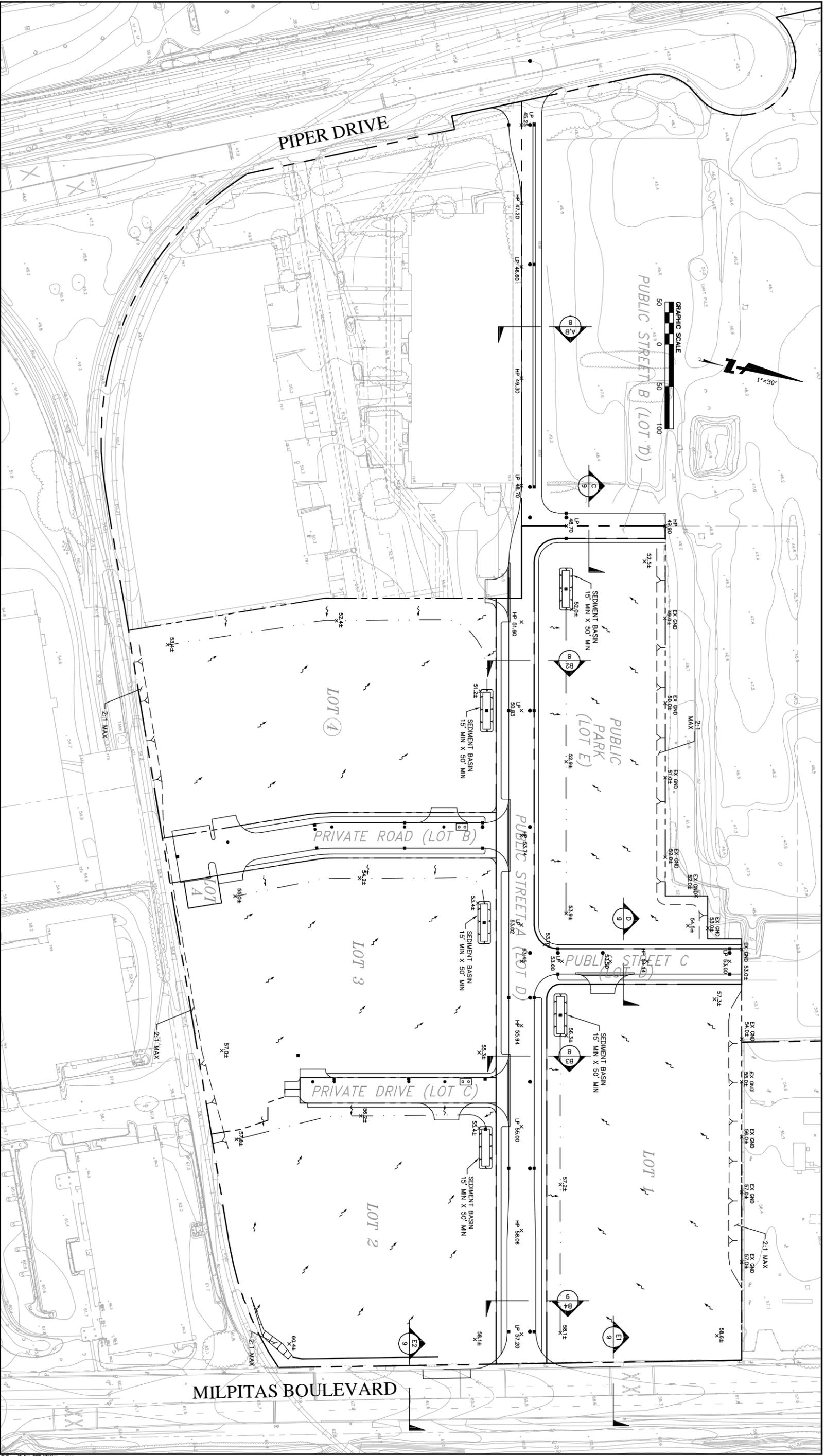
Subdivision Tentative Map

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER  
 RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING  
 COMMISSION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

Revisions

Num.	Date	By	Description	City Engr. Appr.	Date

Prop. No. \_\_\_\_\_  
 Drawing No. **PTM-MM01**  
 EP. No. \_\_\_\_\_  
 Sheet **5** of **11**



**BKF**  
**ENGINEERS / SURVEYORS / PLANNERS**  
 980 9TH STREET, SUITE 1770  
 SACRAMENTO, CA 95814  
 (916) 556-5800 P/(916) 556-5899 FAX

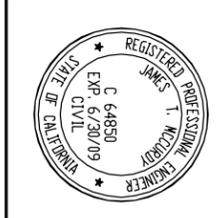
TRACT NO. \_\_\_\_\_  
 MILPITAS STATION  
 MASTER MAP  
 GRADING AND DRAINAGE PLAN  
 MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 9/15/08  
 Scale AS SHOWN  
 Design JIM  
 Drawn \_\_\_\_\_  
 Approved JDL  
 Job No. 2008010-20

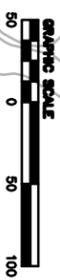
**SUBDIVISION TENTATIVE MAP**  
 THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING  
 COMMISSION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS  
 DAY OF \_\_\_\_\_ 20 \_\_\_\_\_  
 DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

Revisions

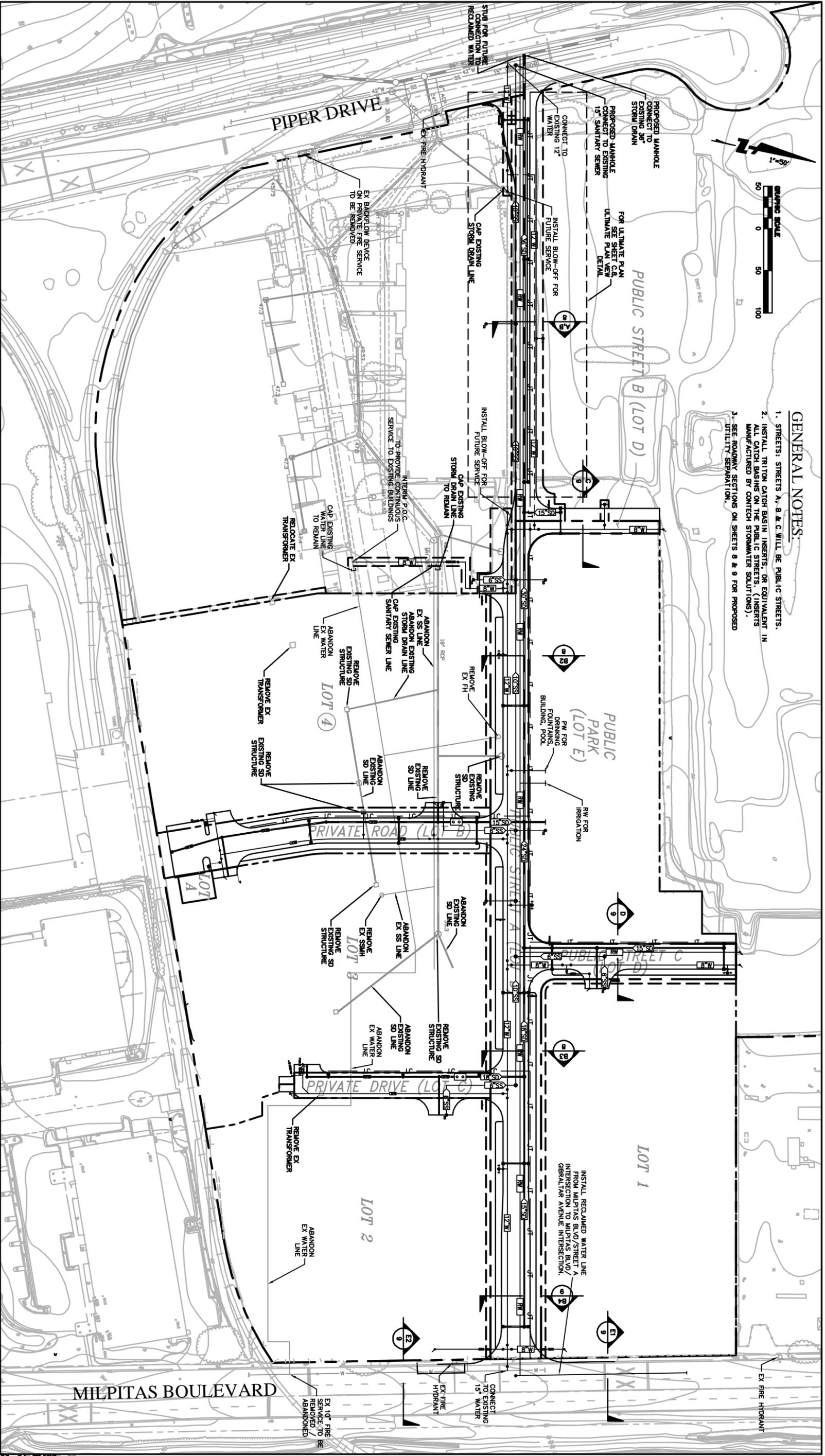
Num.	Date	By	Description	City Engr. Appr.	Date



Project No. \_\_\_\_\_  
 Drawing No. **PTMGD-MM01**  
 E.P. No. \_\_\_\_\_  
 Sheet **6** of **11**



- GENERAL NOTES:**
1. STREETS: STREETS A, B & C WILL BE PUBLIC STREETS.
  2. INSTALL TRITON CATCH BASIN INSERTS, OR EQUIVALENT IN ALL CATCH BASINS ON THE PUBLIC STREETS (INSERTS MANUFACTURED BY CONTECH STORMWATER SOLUTIONS).
  3. SEE ROADWAY SECTIONS ON SHEETS 8 & 9 FOR PROPOSED UTILITY SEPARATION.



900 9TH STREET, SUITE 1770  
SACRAMENTO, CA 95814  
(916) 556-8800 FAX (916) 556-8888 FAX

TRACT NO. \_\_\_\_\_  
MILPITAS STATION  
MASTER MAP  
UTILITY PLAN  
INTERIM CONDITION

MILPITAS SANTA CLARA COUNTY CALIFORNIA

DATE 4/15/08  
SCALE AS SHOWN  
DESIGNER JTM  
DRAWN  
APPROVED JBL  
JOB NO. 2488804-20

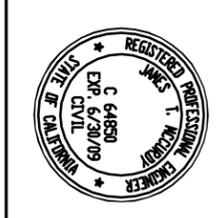
SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER  
CITY ENGINEER  
RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AND APPROVED BY THE MILPITAS CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

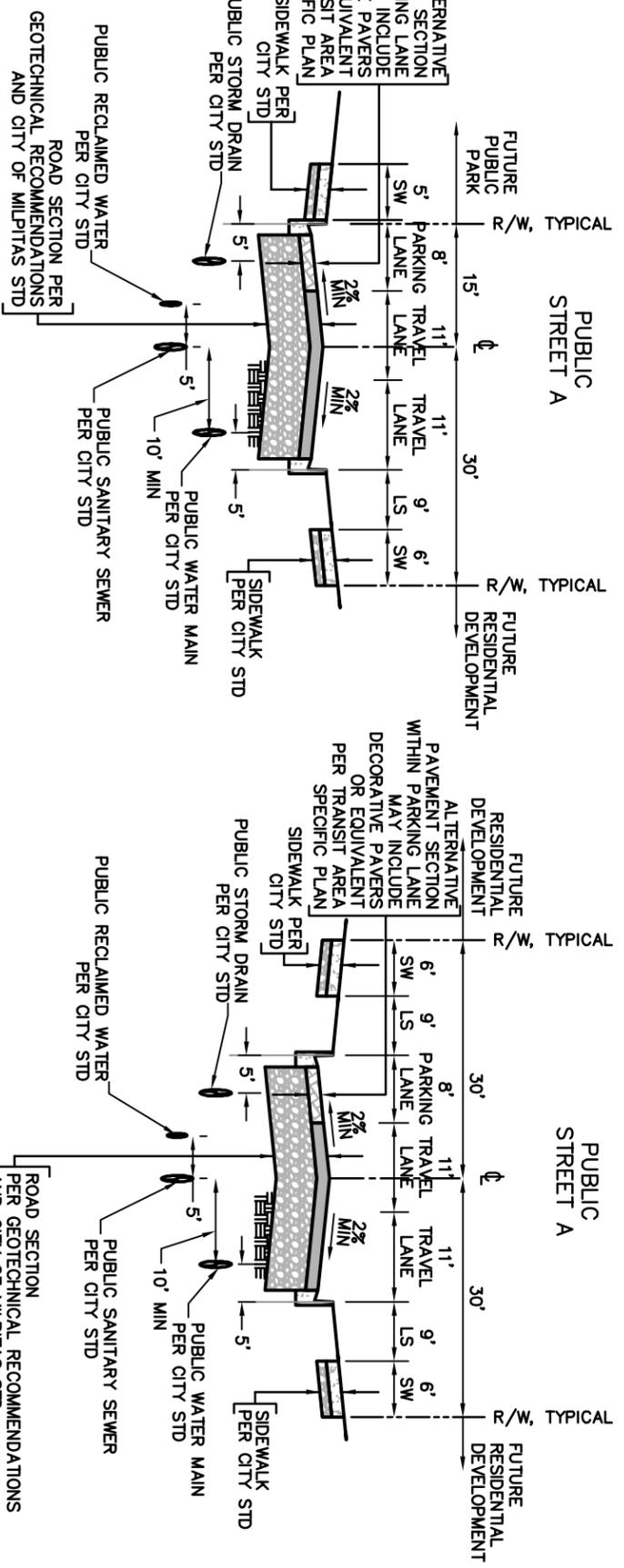
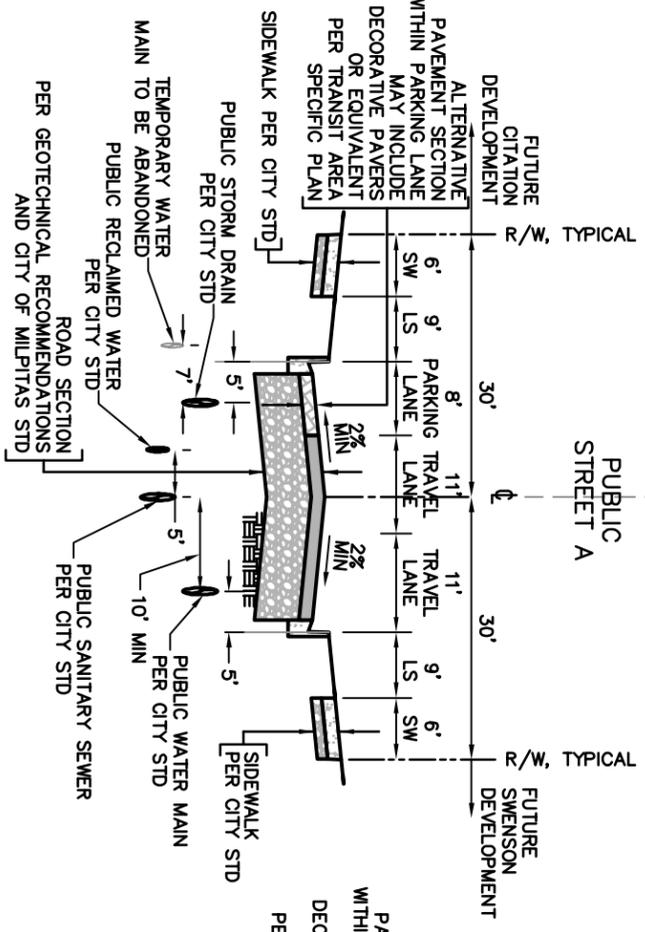
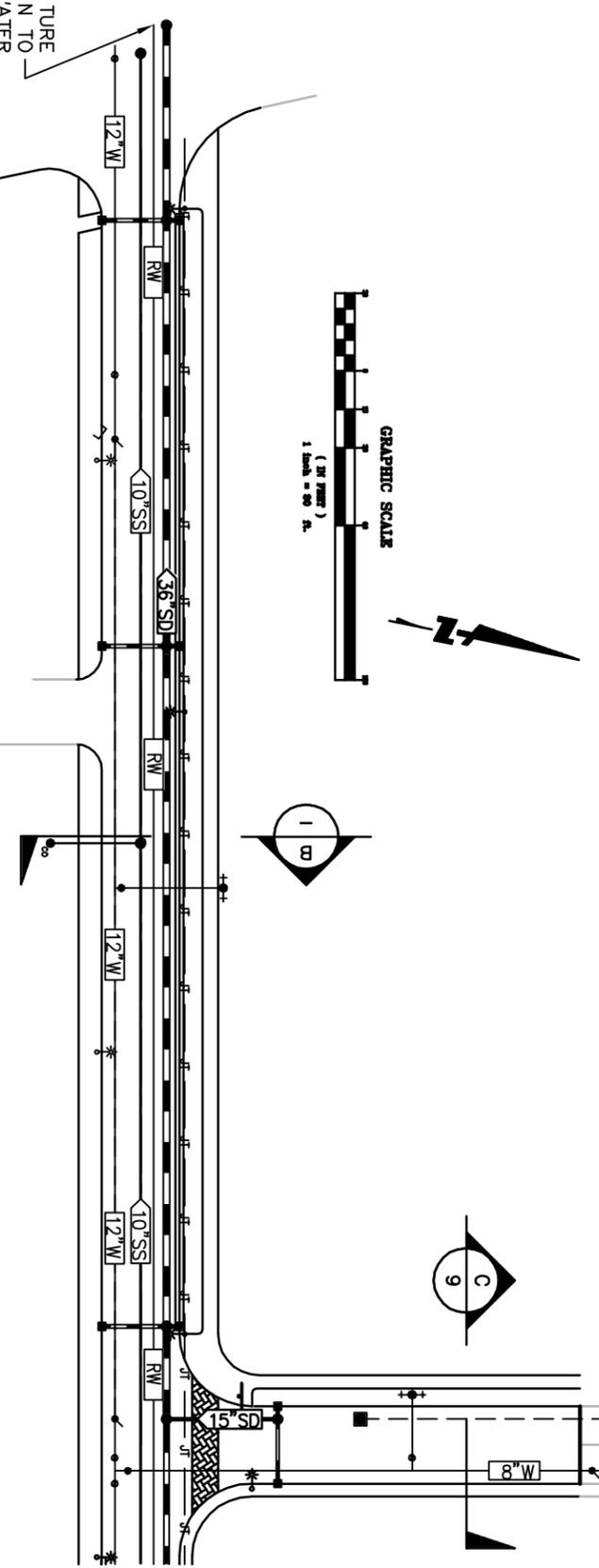
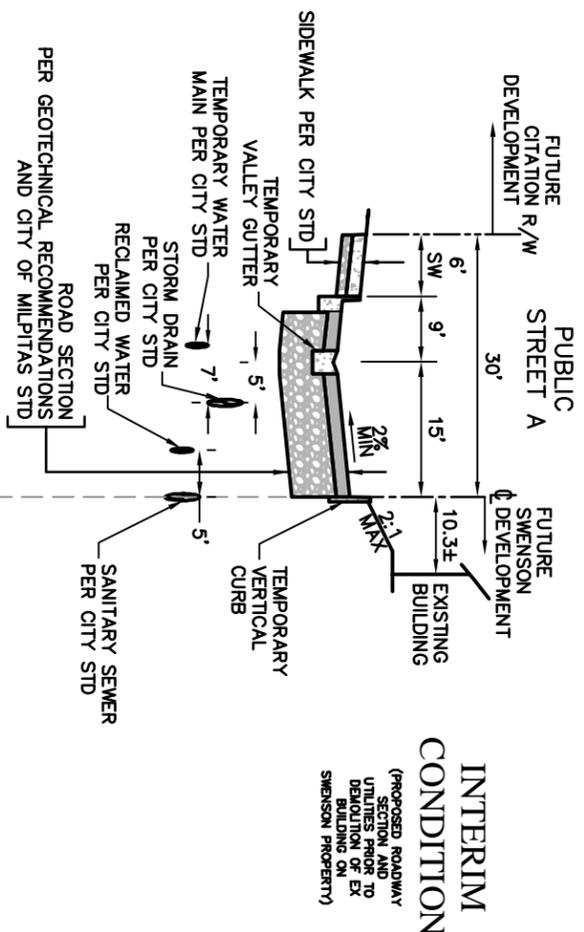
DIRECTOR OF PLANNING DATE

Revisions

Num.	Date	By	Description	City Engr. Appr.	Date



Project No. \_\_\_\_\_  
Drawing No. **P17MUT-MM01**  
EP. No. \_\_\_\_\_  
Sheet **7** of **11**



**ULTIMATE CONDITION**  
 (PROPOSED ROADWAY SECTION AND UTILITIES PRIOR TO DEMOLITION OF EXISTING SWENSON PROPERTY)

**SECTION A**  
 NOT TO SCALE  
 (FUTURE CONDITION, FOR INFORMATION ONLY)

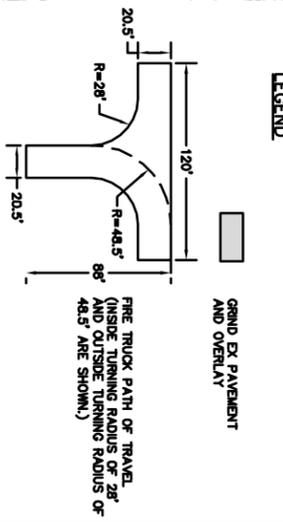
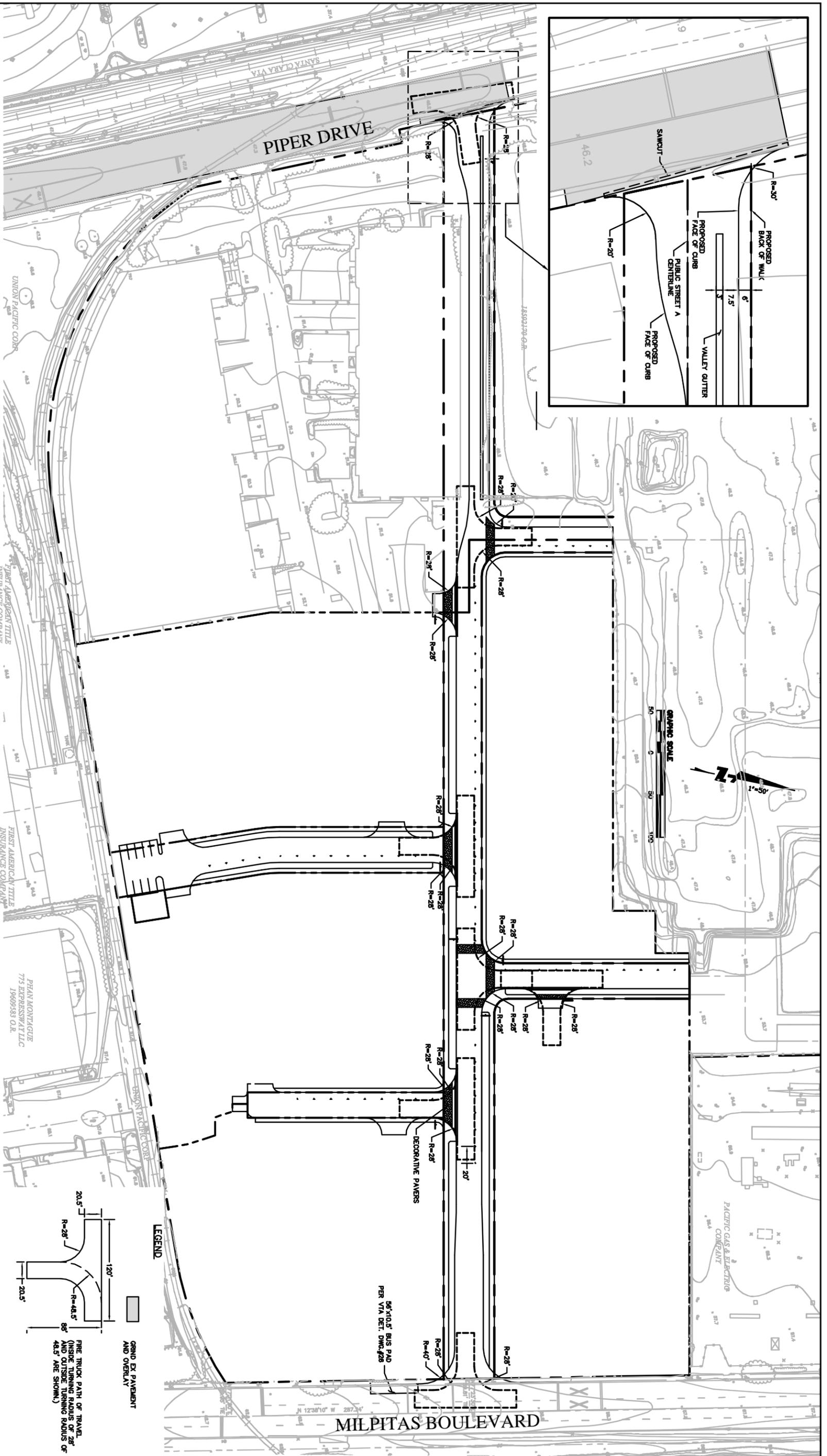
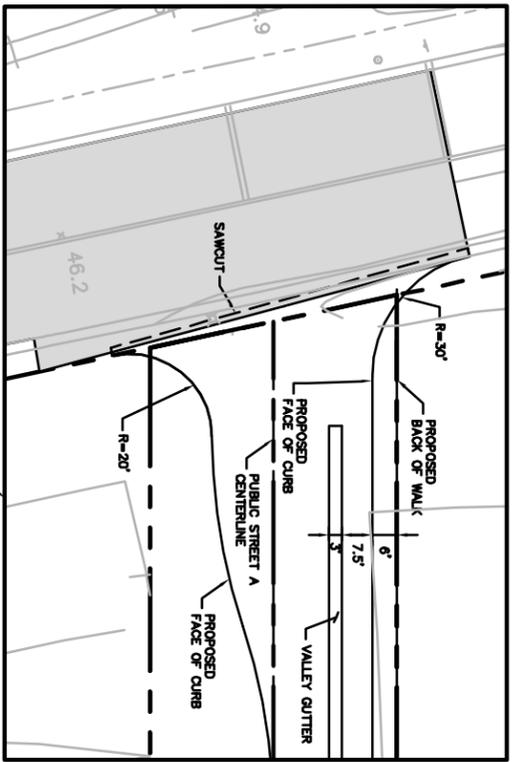
**SECTION B2**  
 NOT TO SCALE

**SECTION B3**  
 NOT TO SCALE

		<b>TRACT NO. _____</b> <b>MILPITAS STATION</b> <b>MASTER MAP</b> <b>CROSS SECTIONS</b>		MILPITAS SANTA CLARA COUNTY CALIFORNIA																																																			
Date: 4/19/08 Scale: AS SHOWN Designer: JTM Drawn: Approved: JBL Job No.: 248800-03	SUBDIVISION TENTATIVE MAP THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER CITY ENGINEER RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 _____ AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____ DIRECTOR OF PLANNING _____ DATE _____			Revisions: <table border="1"> <thead> <tr> <th>Num.</th> <th>Date</th> <th>By</th> <th>Description</th> <th>City Engr. Appr.</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Num.	Date	By	Description	City Engr. Appr.	Date																																											Project No.: _____ Drawing No.: <b>PITMXS-MM01</b> EP. No.: _____ Sheet <b>9</b> of <b>11</b>	
Num.	Date	By	Description	City Engr. Appr.	Date																																																		







980 9TH STREET, SUITE 1770  
SANTA CLARA COUNTY, CA 95054  
(916) 556-8800 FAX/CELL 556-8888 FAX

**TRACT NO. \_\_\_\_\_**  
**MILPITAS STATION**  
**MASTER MAP**  
**ROADWAY PLAN**

MILPITAS    SANTA CLARA COUNTY    CALIFORNIA

Date: 9/19/08  
Scale: AS SHOWN  
Designer: JHM  
Drawn:  
Approved: JBL  
Job No.: 2488804-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER  
CITY ENGINEER  
RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING  
COMMISSION, THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
AND APPROVED BY THE MILPITAS CITY COUNCIL THIS  
DAY OF \_\_\_\_\_ 20\_\_\_\_  
DATE \_\_\_\_\_  
DIRECTOR OF PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

Num.	Date	By	Description	City Engr. Appr.	Date

Project No. \_\_\_\_\_  
Drawing No. **PITURN-001**  
EP. No. \_\_\_\_\_  
Sheet **11** of **11**

