

EXHIBIT B

MITIGATION MONITORING OR REPORTING PROGRAM

**49ers SANTA CLARA
STADIUM PROJECT**

CITY OF SANTA CLARA

DECEMBER 2009

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Final EIR concluded that the implementation of the project could result in a number of significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Final EIR concluded that the impacts from implementation of the project would be less-than-significant.

**MITIGATION MONITORING OR REPORTING PROGRAM
49ERS SANTA CLARA STADIUM PROJECT**

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| Hydrology | | | | |
| Implementation of the proposed project will result in stormwater quality impacts. | <ol style="list-style-type: none"> 1) The Stadium Authority will incorporate Best Management Practices for operational non-point pollution control consistent with the requirements of the NPDES Municipal Permit. 2) As part of the mitigation for post-construction runoff impacts addressed in the SWPPP, the project will implement regular maintenance activities (i.e., sweeping, maintaining vegetative swales, litter control, and other activities as specified by the City) at the site to prevent soil, grease, and litter from accumulating on the project site and contaminating surface runoff. Stormwater catch basins will be stenciled to discourage illegal dumping. 3) The project will be required to record an Operation & Management (O&M) agreement to insure continued maintenance and performance of post-construction measures including CDS units and roof-drainage systems. | Upon completion of construction. | Stadium Authority | City of Santa Clara Director of Planning and Inspection Regional Water Quality Control Board |
| Construction activities would result in a significant temporary stormwater quality impact. | <ol style="list-style-type: none"> 1) Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains. 2) Earthmoving or other dust-producing activities shall be suspended during periods of high winds. 3) All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary. 4) Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered. 5) All trucks hauling soil, sand, and other loose materials shall be covered and all trucks would be required to maintain at least two feet of freeboard. 6) All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers). In addition, a tire wash system may be required. 7) Vegetation in disturbed areas shall be replanted as quickly as possible. | During all phases of construction for all components of the project: Stadium construction, sub-station relocation, construction of the parking garage, and all other associated improvements. | City of Santa Clara and Stadium Authority | City of Santa Clara Director of Planning and Inspection Regional Water Quality Control Board |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
|----------------------------|---|------------------------------|-----------------------------------|-----------------------------|
| Hydrology Continued | | | | |
| <i>See previous page</i> | <p>8) All unpaved entrances to the site shall be filled with rock to knock mud from truck tires prior to entering City streets. A tire wash system may also be employed at the request of the City.</p> <p>9) A Stormwater Permit will be administered by the Regional Water Quality Control Board. Prior to construction grading for the proposed land uses, the project proponent will file a "Notice of Intent" (NOI) to comply with the General Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP) which addresses measures that would be included in the project to minimize and control construction and post-construction runoff. Measure will include, but are not limited to, the aforementioned RWQCB mitigation.</p> <p>10) The City and 49ers Team will submit a copy of the draft SWPPP to the City of Santa Clara for review and approval prior to start of construction on the project site. The certified SWPPP will be posted at the project site and will be updated to reflect current site conditions.</p> <p>11) When construction is complete, a Notice of Termination (NOT) for the General Permit for Construction will be filed with the Regional Water Quality Control Board and the City of Santa Clara. The NOT will document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the site.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| BIOLOGICAL RESOURCES | | | | |
| Construction activities could result in the abandonment of active raptor nests or destruction of other migratory bird nests. | <p>1) Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay area extends from February through August.</p> <p>2) If it is not possible to schedule demolition and construction between September and January, then preconstruction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (May through August). During this survey, the ornithologist will inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with CDFG, will determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction.</p> | Prior to issuance of demolition or grading permits for all components of the project: Stadium construction, sub-station relocation, construction of the parking garage, and all other associated improvements. | City of Santa Clara and Stadium Authority | City of Santa Clara Director of Planning and Inspection |
| HAZARDOUS MATERIALS | | | | |
| Implementation of the proposed project could expose construction workers and future site occupants and visitors to contaminated soil. | <p>1) Prior to start of grading, shallow soil samples shall be taken to determine the location of contaminated soils with concentrations above established construction/trench worker thresholds. The soil sampling plan must be reviewed and approved by the Santa Clara Fire Chief prior to initiation of work. Any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. The contaminated soil removed from the site shall be hauled off-site and disposed of at a licensed hazardous materials disposal site.</p> <p>2) A Site Management Plan (SMP) will be prepared to establish management practices for handling impacted groundwater and/or soil material that may be encountered during site development and</p> | Prior to start of grading on any of the development sites. | City of Santa Clara and Stadium Authority | <p>City of Santa Clara Director of Planning and Inspection</p> <p>Santa Clara Fire Department – Hazardous Materials Division</p> <p>DTSC</p> |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| HAZARDOUS MATERIALS <i>Continued</i> | | | | |
| <p><i>See previous page</i></p> <p>Implementation of the proposed project could expose construction workers and/or nearby sensitive receptors to air-borne asbestos particles and lead-based paint.</p> | <p>soil-disturbing activities. Components of the SMP will include: a detailed discussion of the site background; preparation of a Health and Safety Plan by an industrial hygienist; notification procedures if previously undiscovered significantly impacted soil or free fuel product is encountered during construction; on-site soil reuse guidelines based on the California Regional Water Quality Control Board, San Francisco Bay Region's reuse policy; sampling and laboratory analyses of excess soil requiring disposal at an appropriate off-site waste disposal facility; soil stockpiling protocols; and protocols to manage ground water that may be encountered during trenching and/or subsurface excavation activities. Prior to issuance of grading permits, a copy of the SMP must be approved by the City's Director of Planning and Inspection and the Santa Clara Fire Chief.</p> <ol style="list-style-type: none"> 1) In conformance with state and local laws, a visual inspection/pre-disassemble survey, and possible sampling, shall be conducted prior to the dismantling of the substation to determine the presence of asbestos containing materials. 2) All potentially friable ACMs shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to dismantling that may disturb the materials. All dismantling activities will be undertaken in accordance with Cal/OSHA standards contained in Title 8 of CCR, Section 1529, to protect workers from exposure to asbestos. 3) A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above. | <p><i>See previous page</i></p> <p>During all phases of demolition and dismantling.</p> | <p><i>See previous page</i></p> <p>City of Santa Clara and Stadium Authority</p> | <p><i>See previous page</i></p> <p>City of Santa Clara Director of Planning and Inspection</p> <p>Santa Clara Fire Department – Hazardous Materials Division</p> <p>OSHA</p> |

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| HAZARDOUS MATERIALS <i>Continued</i> | | | | |
| <i>See previous page</i> | <p>4) Materials containing more than one percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one-percent asbestos shall be completed in accordance with BAAQMD requirements.</p> <p>5) In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site buildings to determine the presence of lead-based paint.</p> <p>6) During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code Regulations 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings would be disposed of at landfills that meet acceptance criteria for the waste being disposed.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| CULTURAL RESOURCES | | | | |
| Implementation of the proposed project could have a significant impact on unknown buried prehistoric and/or historic resources. | <p>1) A qualified archaeologist will be on-site to monitor the initial excavation of native soil once all pavement and engineered soil is removed from the project site. After monitoring the initial excavation, the archaeologist will make recommendations for further monitoring if it is determined that the site has cultural resources. If the archaeologist determined that no resources are likely to be found on-site, no additional monitoring will be required.</p> <p>2) In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 150-foot radius of the find will be stopped, the Director of Planning and Inspection will be notified, and the archaeologist will examine the find and make appropriate recommendations. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of</p> | During all phases of excavation for all components of the project: Stadium construction, sub-station relocation, construction of the parking garage, and all other associated improvements. | City of Santa Clara and Stadium Authority | City of Santa Clara Director of Planning and Inspection |

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| CULTURAL RESOURCES <i>Continued</i> | | | | |
| <i>See previous page</i> | <p>findings documenting any data recovery during monitoring would be submitted to the Director of Planning and Inspection.</p> <p>3) In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| TRANSPORTATION AND TRAFFIC | | | | |
| <p>The project could impact 17 intersections (eight Santa Clara intersections, six San José intersections, one Sunnyvale intersection, and two Milpitas intersections) during at least one weekday study period on up to four NFL events days per year.</p> <p>The project would impact two CMP intersections in San José during at least one weekend study period on up to 20 NFL event days per year.</p> | <p>The proposed project will make a fair share contribution toward the identified improvements at the following intersections: Great America Pkwy/ Mission College Blvd, Lafayette St/Yerba Buena Way, North First St/Montague Expressway, Zanker Rd/Montague Expressway, O'Toole Ave/Montague Expressway, Trade Zone Blvd/Montague Expressway</p> <p>The City will require the preparation and implementation of a Transportation Management and Operations Plan (TMOP) and the formation of a working group to oversee the plan's implementation. The City of Santa Clara and the Valley Transportation Agency (which operates both the LRT and the countywide bus transit system in Santa Clara County) have agreed to form an ongoing multi-jurisdictional group that will address the detailed planning needed to achieve the level of transit service assumed by the Draft TMP. Santa Clara City staff have agreed that a committee of City staff, VTA staff, and the 49ers organization will lay out the framework of the TMOP and the objectives of the program to accomplish the City's goals for this project. That framework will be attached to the PD zoning as a</p> | <p>Upon issuance of building permits.</p> <p>Initial framework to be completed prior to approval of entitlements. In perpetuity while the stadium is in operation.</p> | <p>City of Santa Clara and Stadium Authority</p> <p>Stadium Authority and 49ers Team</p> | <p>City of Santa Clara Director of Planning and Inspection</p> <p>City of Santa Clara Director of Planning and Inspection</p> |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| TRANSPORTATION AND TRAFFIC <i>Continued</i> | | | | |
| The 17 large non-NFL events could significantly impact local intersections on up to four weekdays and 22 weekend days per year but to a lesser extent than NFL events. | <p>condition of project approval. The long term working group that will be created to prepare the TMOP will include the Stadium Authority, City of Santa Clara, VTA, and the adjacent cities that will help to implement the traffic control plan. The working group will also need to work closely with other transit providers, including ACE, Capitol Corridor, Caltrain, other County transit but operators and charter bus operators.</p> <p>The TMOP will be completed for the opening of the stadium utilizing the most current roadway and transit data available at that time (estimated mid-2014), and will be updated annually as necessary.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| Without adequate and convenient parking, spillover could occur into nearby residential neighborhoods. | A parking overlay district, or similar mechanism, will be established to provide the parameters for provision and operations of off-site parking facilities to serve stadium events. A parking evaluation will be conducted each year prior to finalizing the calendar of events for that year to identify availability, location, access and potential changes to existing conditions. Specific measures to ensure adequate supply and/or reduced demand through alternatives to vehicular use will be implemented as part of the requirements of the parking district, or similar mechanism. | Upon Council approval of the stadium project zoning. | Stadium Authority and 49ers Team | City of Santa Clara Director of Planning and Inspection |
| AIR QUALITY | | | | |
| <p>The proposed project would increase NOx emissions in excess of the significance thresholds established by BAAQMD on NFL event days.</p> <p>The proposed project would increase emissions in excess of the significance</p> | <ol style="list-style-type: none"> 1) Develop a Transportation Demand Management program that would include financial incentives for employees to reduce automobile vehicle trips. 2) Encourage use of public transit for events through advertising. 3) Provide shuttle service between LRT and Caltrain stations. 4) Bicycle amenities will be provided for the project. This would include secure bicycle parking for employees and attendees and safe bike lane connections. 5) Enforce State law idling restrictions of trucks or buses and include signage indicating the restriction and associated fines. 6) Where appropriate, provide 110- and 220-volt electrical outlets at loading docks or areas where media operations occur to eliminate | In perpetuity while the stadium is in operation. Initial implementation of TDM prior to opening of stadium | Stadium Authority, City of Santa Clara, and 49ers Team | <p>City of Santa Clara Director of Planning and Inspection</p> <p>BAAQMD</p> |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| AIR QUALITY <i>Continued</i> | | | | |
| <p>thresholds established by BAAQMD on large non-NFL event days.</p> <p>NFL events in summer/ early fall would have significant NOx emissions that could increase ozone concentrations in portions of the Bay Area up to 12 times per year.</p> <p>Non-NFL events with an attendance over 20,000 would significantly contribute to emissions of ROG, NOx , and non-NFL events with an attendance of 15,000 would significantly contribute to emissions of PM₁₀ up to 26 times per year.</p> <p>Construction activities would result in significant, temporary impacts to local air quality.</p> | <p>any idling of trucks or generators to operate auxiliary equipment.</p> <p>7) Provide exterior electrical outlets to encourage use of electrical landscape equipment.</p> <p>8) Implement a landscape plan that provides shade trees along pedestrian pathways. Implement “Green Building” designs, such as Leadership in Energy and Environmental Design (LEED) into buildings to increase energy efficiency, which would reduce the future energy demand caused by the project, and therefore, reduce air pollutant emissions indirectly.</p> <p>9) The 49ers team will coordinate with transit providers on a yearly basis to offer promotions for event attendees to use transit.</p> <p>1) The following dust control measures will be implemented during all construction phases:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods. • Cover all trucks hauling soils, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily (preferably with water sweepers) all paved access roads on-site, parking areas and staging areas at construction sites. • Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved surfaces to 15 mph. | <p><i>See previous page</i></p> <p>During all phases of construction for all components of the project: Stadium construction, sub-station relocation, construction of the parking garage, and all other associated improvements.</p> | <p><i>See previous page</i></p> <p>City of Santa Clara and Stadium Authority</p> | <p><i>See previous page</i></p> <p>City of Santa Clara Director of Planning and Inspection</p> |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| AIR QUALITY <i>Continued</i> | | | | |
| <i>See previous page</i> | <ul style="list-style-type: none"> • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities on windy days that cause visible dust plumes that extend beyond the construction site. • Idling time of all diesel powered construction equipment will be limited to five minutes (based on California Air Resources Board regulations) and/or alternative powered construction equipment (i.e., hybrid, compressed natural gas, bio-diesel, electric) will be used. • All diesel powered construction equipment will be outfitted with add-on control devices such as diesel oxidation catalysts or particulate filters where possible. • All contractors will be required to use equipment that meets the California Air Resources Board most recent certification standard for off-road heavy duty diesel engines. <p>2) A disturbance Coordinator will be designated by the applicant. The Coordinator shall be responsible for responding to any local complaints about construction activities. The Coordinator will determine the cause of the complaint and implement reasonable measures to correct the problem. A telephone number for the Coordinator will be clearly posted at the construction site and included in the notice sent to nearby properties regarding the construction schedule. This information will also be distributed to all residents and businesses within 750 feet of the project site.</p> <p>3) The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. This measure means that equipment with continuous dark emissions is in violation of the requirement.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| AIR QUALITY Continued | | | | |
| <i>See previous page</i> | 4) Signs shall be posted that indicate diesel equipment standing idle for more than five minutes shall be turned off or operators would be subject to fines. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site. 5) Reduce vehicle emissions. Properly tune and maintain equipment for low emissions. | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| Numerous barbeque activities occurring within 750 feet of the residences could result in odor complaints which would be an indication of a significant impact. | The proposed project will: 1) Reserve surface parking within 750 feet of residences for vehicles only. Prohibit tailgating within these areas. 2) Designate a "disturbance coordinator" to investigate and respond to odor air quality complaints. Provide the name and contact information for the disturbance coordinator to residents within 750 feet of the stadium or surface parking lots. | In perpetuity while the stadium is in operation. | Stadium Authority | City of Santa Clara Director of Planning and Inspection |
| NOISE | | | | |
| Tailgating activities would have a significant noise impact on nearby residents on game days. | 1) Tailgating activities shall not occur prior to 9:00 am on game days in the Great America Theme Park, Golf and Tennis Club, and stadium parking areas. These parking areas will be barricaded until 9:00 am to preclude event attendees from arriving prior to 9:00 am. 2) Tailgating will permitted only in locations authorized by and in accordance with the adopted parking overlay district. Tailgating in surface parking areas within 750 feet of residences will be prohibited. Tailgating in surface lots will also be prohibited within 750 feet of school buildings on weekday evenings and Saturdays. There will be no restrictions to surface lots within 750 feet of all school buildings on Sundays. Posted signs and security patrols of these parking areas prior to, during, and after game times will enforce these restrictions. 3) The use of loudspeakers, stereo systems, or fireworks within the parking lots for the Great America Theme Park, Golf and Tennis Club, and stadium would be prohibited. Posted signs and | In perpetuity while the stadium is in operation. | Stadium Authority | City of Santa Clara Director of Planning and Inspection |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| NOISE Continued | | | | |
| <i>See previous page</i> | <p>security patrols of these parking areas prior to, during, and after game times will enforce this restriction.</p> <p>4) Post-event clean up activities in parking lots located within 750 feet of residences shall be completed prior to 10:00 pm the day of the game or no earlier than 9:00 am the following morning.</p> <p>5) A Disturbance Coordinator will be designated by the Stadium Authority to investigate and respond to noise complaints. The name and contact information of the Disturbance Coordinator will be made readily available to all residents and businesses within the project area.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| Construction activities will temporarily impact nearby sensitive receptors. | <p>1) The applicant will be required to develop a Construction Management Plan that will schedule construction activities so as to minimize noise disturbances to sensitive land uses. The Construction Management Plan will include but is not limited to the following:</p> <ul style="list-style-type: none"> • The holes for the piles will be pre-drilled. • Pile driving shall be prohibited on weekends and holidays to minimize disturbances at the theme park, Golf and Tennis Club, and residences. • Construction within 300 feet of any residentially zoned property shall only occur within designated time limits. Construction within 300 feet of any residence will only occur between the hours of 7:00 am to 6:00 pm on weekdays (other than holidays) and between 9:00 am and 6:00 pm on any Saturday that is not a holiday. No construction will be permitted on Sundays or Holidays. • The contractors shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • Contractors shall equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment. • Temporary noise barriers shall be used during grading and foundation work. | During all phases of construction for all components of the project: Stadium construction, sub-station relocation, construction of the parking garage, and all other associated improvements. | City of Santa Clara and Stadium Authority | City of Santa Clara Director of Planning and Inspection |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| NOISE <i>Continued</i> | | | | |
| <i>See previous page</i> | <ul style="list-style-type: none"> • Staging areas and construction material storage areas will be located as far away as possible from nearby residences. • Unnecessary idling of internal combustion engines shall be prohibited. • All nearby noise sensitive land uses within the area of impact shall be notified in writing of the construction schedule. • A Disturbance Coordinator will be designated by the applicant. The Coordinator shall be responsible for responding to any local complaints about construction noise. The Coordinator will determine the cause of the noise complaint and implement reasonable measures to correct the problem. A telephone number for the Coordinator will be clearly posted at the construction site and included in the notice sent to nearby properties regarding the construction schedule. | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| ENERGY | | | | |
| <p>The proposed project would have a significant impact on projected electricity and natural gas supplies.</p> <p>The proposed project would increase vehicle miles traveled for game attendees resulting in increased gasoline usage.</p> | <ol style="list-style-type: none"> 1) The project shall be certified in accordance with the Leadership in Energy and Environmental Design (LEED) requirements, a nationally acceptable benchmark for the design, construction, and operation of high performance green buildings. The level of LEE certification will be at the discretion of the project applicant. 2) The project shall exceed Title 24 energy requirements by 10 percent to the satisfaction of the Director of Silicon Valley Power. 3) The project shall include a minimum of 27,000 square feet of green roofs. 4) The project shall utilize local and regional building materials in order to reduce energy consumption associated with transporting materials over long distances. 5) The project shall utilize building products that contain post-consumer recycled materials. 6) Although there is not a formal EnergyStar program for non-residential buildings, the stadium shall be constructed to meet the | During design and construction. | City of Santa Clara and Stadium Authority | City of Santa Clara Director of Planning and Inspection |

| Impact | Mitigation | Timeframe for Implementation | Responsibility for Implementation | Oversight of Implementation |
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| ENERGY Continued | | | | |
| <i>See previous page</i> | <p>same standards as those that apply to the residential program to the extent feasible.</p> <p>7) The stadium shall include a photovoltaic (i.e., solar electric) system. The project proposes a minimum of 20,000 square feet of photovoltaic cells.</p> <p>8) Geothermal heat pumps should be installed to provide heating, cooling, and hot water.</p> | <i>See previous page</i> | <i>See previous page</i> | <i>See previous page</i> |
| GLOBAL CLIMATE CHANGE | | | | |
| <p>Implementation of the proposed project would increase regional criteria pollutants and would contribute to global climate change.</p> | <ol style="list-style-type: none"> 1) Development and implementation of a TDM program consistent with BAAQMD guidelines. 2) Installation of green roofs 3) Installation of approximately 20,000 square feet of photovoltaic panels. 4) Installation of programmable lighting. 5) Installation of programmable HVAC systems that meet the latest ASHRAE standards. 6) Compliance with the City's construction and demolition ordinance that requires diversion of 50 percent of waste generated from development of the site. The project proposes to divert and/or salvage up to 75 percent of non-hazardous construction waste. 7) Installation of dual plumbing to incorporate recycled water for use in landscaping, toilets, and other non-potable applications. 8) The proposed project will be built to exceed the minimum LEED certification requirements. 9) Offices and critical support features will be built above project flood levels or provide flood proofing. 10) Water conservation measures will be implemented for potable water use. 11) Construction contracts will include a provision encouraging the use of locally produced building materials to the extent feasible. 12) The stadium operators will be required to prepare and implement a Waste Reduction & Recycling Plan that targets 100 percent diversion of solid waste from stadium events including composting or other diversion of compostable organics. | <p>During design and construction. TDM to be implemented upon completion and continue while stadium in use.</p> <p>Prior to opening day and in perpetuity thereafter.</p> | <p>City of Santa Clara and Stadium Authority</p> <p>Stadium Authority</p> | <p>City of Santa Clara Director of Planning and Inspection</p> <p>City of Santa Clara Director of Planning and Inspection</p> |

SOURCE

City of Santa Clara, **Final EIR for the 49ers Santa Clara Stadium Project**, November 2009.

EXHIBIT "PRC Min-7/20/10"

PARKS AND RECREATION COMMISSION MINUTES, JULY 20, 2010

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**MINUTES OF THE REGULAR MEETING OF THE
PARKS AND RECREATION COMMISSION
July 20, 2010**



COMMISSIONERS PRESENT: Lio Francisco, Ray Gamma, Steve Lee, Jerry Marsalli, Cynthia Owens, Chuck Seymour.

EXCUSED: Mike O'Halloran.

STAFF PRESENT: Rachel Grossman, Assistant Planner II; Kevin Riley, Director of Planning & Inspection; James Teixeira, Director of Parks and Recreation.

MATTERS FOR COUNCIL ACTION – None.

- I. CALL TO ORDER – The meeting was called to order by Chair Marsalli at 7:00 p.m.
- II. ROLL CALL – Commissioners present approved a motion to excuse Commissioner O'Halloran.
- III. APPROVAL OF MINUTES – Commission approved minutes from the June 15, 2010 meeting.
- IV. APPROVAL OF MEETING AGENDA – Agenda was approved.
- V. CORRESPONDENCE/COMMUNICATION –
 - A. The Commission received thanks from the Vintage Baseball League ball players for the opportunity to play an exhibition game during the 75th Anniversary of Washington Park Baseball Field.
 - B. The Commission reviewed the announcement of the appointment of Commissioner Steve Lee to the California Association of Parks and Recreation Commissioners and Board members (CAPRCBM).
 - C. The Commissioners received copies of updated materials to be placed in their Board and Commissioner Handbook.
- VI. OLD BUSINESS –
 - A. Art & Wine Festival: 1. Commissioners reviewed letters received from organizations wishing to support the Commissioner booths during the Art and Wine Festival: Santa Clara Friends of Parks and Recreation, Santa Clara Police Activities League, Santa Clara Schools Foundation and the two Grad Night Committees from Wilcox High School and Santa Clara High School. On a Motion by Commissioner Gamma and Second by Commissioner Owens, the Commission approved the five organizations to work in support of the Commission in return for eligibility to receive funding from the event proceeds. 2. Commissioner Lee displayed previous information panels and led the Commission discussion of the event information panels, promotion and the Event Guide. On a motion by Commissioner Owens and Second by Commissioner Francisco, the Commission approved the printing of between 1 to 1,500 Event Guides to be distributed at the glass/token booths; approved the addition of 2-3 new locations for Information Panels on the CRC side of the park; and advised Commissioner Lee work with staff to complete the items. 3. The Commission discussed the possibility for future years of updating the Festival Poster artwork. 4. Commissioner Marsalli provided an update on the wine order for the Festival. Commissioner's Lee and O'Halloran were invited to staff and work in the Wilcox and Santa Clara High Wine booths this year as they will need additional Commissioner help.

B. Parkway Park Playground and Restroom Project: Director Teixeira provided the Commission with an update on the July 14 community input meeting with residents. Over 20 persons were in attendance and provided comments supportive of the plans and design. Commissioners also discussed the growing needs of seniors and needs to include opportunities for seniors in future park designs.

VII. NEW BUSINESS –

A. 49er Stadium Project and Youth Soccer Park Facility: Director of Planning and Inspection, Kevin Riley and Assistant Planner II, Rachel Grossman, provided an overview of the points contained in the staff report. A summary of the Commission feedback will be forwarded to the Planning Commission in September as part of the Planning Commission review of the applicant's request to rezone the properties located at 4900 and 4949 Centennial Boulevard from Public and Quasi Public (B) to Planned Development (PD) to allow the construction of a 68,500 seat stadium expandable to approximately 75,000 seats. The Commission raised and discussed the following points: 1) assurance of continued access to the Youth Soccer Park from both the east and west after completion of the Stadium project; 2) support for not replacing seven parking spaces lost due to the reconfiguration of the western entry, and favored continued use of all available turf space for turf; 3) if the eastern entrance to the Youth Soccer Park could be used as a second primary entrance; 4) concerns about the safety of using the Youth Soccer Park on the same day as events at the Stadium; 5) support for additional directional signage to direct patrons to the Youth Soccer Park during construction of the Stadium; and, 6) the permitted use of the Youth Soccer Park parking lot in support of Stadium events. On a motion by Commissioner Francisco and second by Commissioner Lee, the Parks and Recreation Commission formally recommended to the Planning Commission (6-0), that the seven parking spaces on the Youth Soccer Park Facility that would be lost as result of the reconfigured entry, not be replaced on site due to associated loss of incidental turf area; and, the Parks and Recreation Commission formally recommended to the Planning Commission (5-1) that staff shall work with the applicant to establish two equal access points to the Youth Soccer Park, located on the eastern and western sides of the facility at the end of the new driveway on Centennial Boulevard alignment and at the end of Stars and Stripes Drive.

VIII. STAFF REPORTS –

A. Calendar of Events: A calendar of upcoming department and community recreation events was reviewed by Commissioners.

B. Recreation Program Update: Director Teixeira provided updates on various summer recreation programs.

C. Project Updates: Director Teixeira provided a progress report on projects at the Cemetery and Golf Course.

IX. COMMISSIONER REPORTS

Commissioner Francisco – Reported on the 4th of July, and invited Commissioners to the August 6th Street Dance and the August 27th Japanese American Summit at Central Park.

Commissioner Gamma – Reported on attending the International Swim Meet in June, the Korean War Veterans Event, a family Picnic held at the Central Park Arbor, attending 4th of July in Central Park, visits to the Dog Park, the Santa Clara County Parks Planning Workshop, the 75th Anniversary of Washington Park among other events.

Commissioner Lee – No report.

Commissioner Marsalli – Reported on working at the 4th of July PAL booth, the upcoming PAL Softball Tournament at Mission College, and work of the General Plan Committee.

Commissioner Owens – Reported on attending the 4th of July event at Central Park.

Commissioner Seymour – Reported on the Parkway Park community meeting and attendance at the Washington Park Ball Field 75th Anniversary.

X. CONFERENCE REPORTS – Chair Marsalli reminded the Commissioners of their commitment to not seek reimbursement during the City’s current budget constraints.

XI. PUBLIC PRESENTATIONS – No reports.

XII. The meeting was adjourned at 8:50 p.m. to the next regularly scheduled meeting, August 17, 2010, at 7:00 p.m., in the Staff Conference Room.

Prepared by: James Teixeira
James Teixeira
Director of Parks and Recreation

Cynthia Owens
Cynthia Owens
Secretary

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EXHIBIT “Dev Plans”

DEVELOPMENT PLANS

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49ERS STADIUM

SANTA CLARA, CA



FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

08.27.2010

| SHEET INDEX (CITY PLANNING SUBMITTAL) | |
|---------------------------------------|---------------|
| SHEET NUMBER | SHEET NAME |
| A-01 | GENERAL NOTES |
| A-02 | GENERAL NOTES |
| A-03 | GENERAL NOTES |
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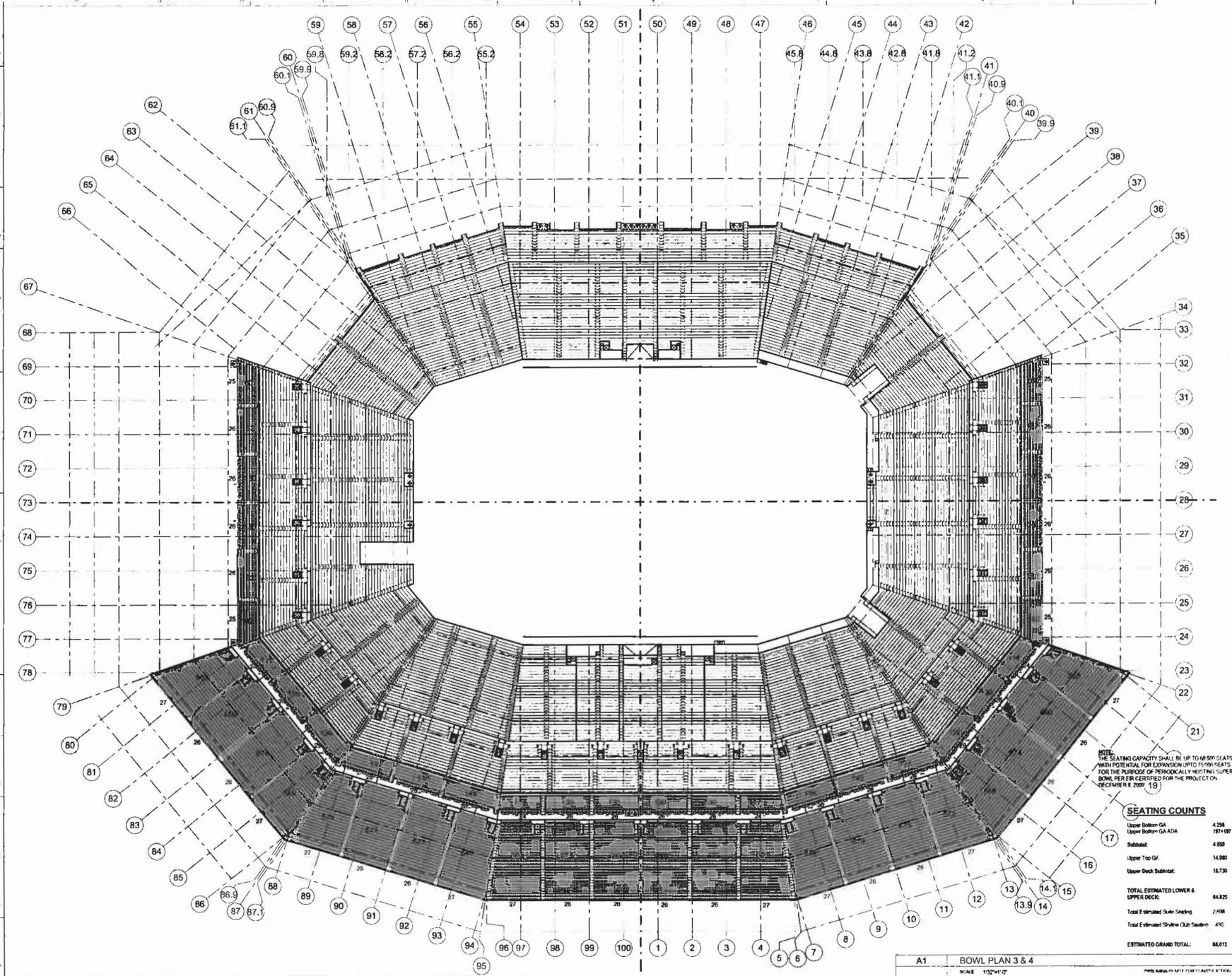
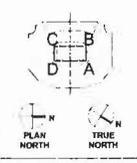
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One South Hill
891 West 4th Street, Suite 1010
Los Angeles, California 90017
310.403.1000, Fax 310.403.1001

- Discipline / Specialty / Consultant / Contractor**
- Architect: HNTB
 - Structural: HNTB
 - Mechanical: HNTB
 - Electrical: HNTB
 - Plumbing: HNTB
 - Fire Protection: HNTB
 - Life Safety: HNTB
 - Code Consultant: HNTB
 - Construction Management: HNTB
 - Construction Administration: HNTB
 - Construction Safety: HNTB
 - Construction Quality: HNTB
 - Construction Risk: HNTB
 - Construction Insurance: HNTB
 - Construction Claims: HNTB
 - Construction Dispute Resolution: HNTB
 - Construction Law: HNTB
 - Construction Arbitration: HNTB
 - Construction Mediation: HNTB
 - Construction Litigation: HNTB
 - Construction Dispute Resolution: HNTB
 - Construction Law: HNTB
 - Construction Arbitration: HNTB
 - Construction Mediation: HNTB
 - Construction Litigation: HNTB

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
 49ERS CONSULTANTS LLC
 SAN FRANCISCO, CA 94109

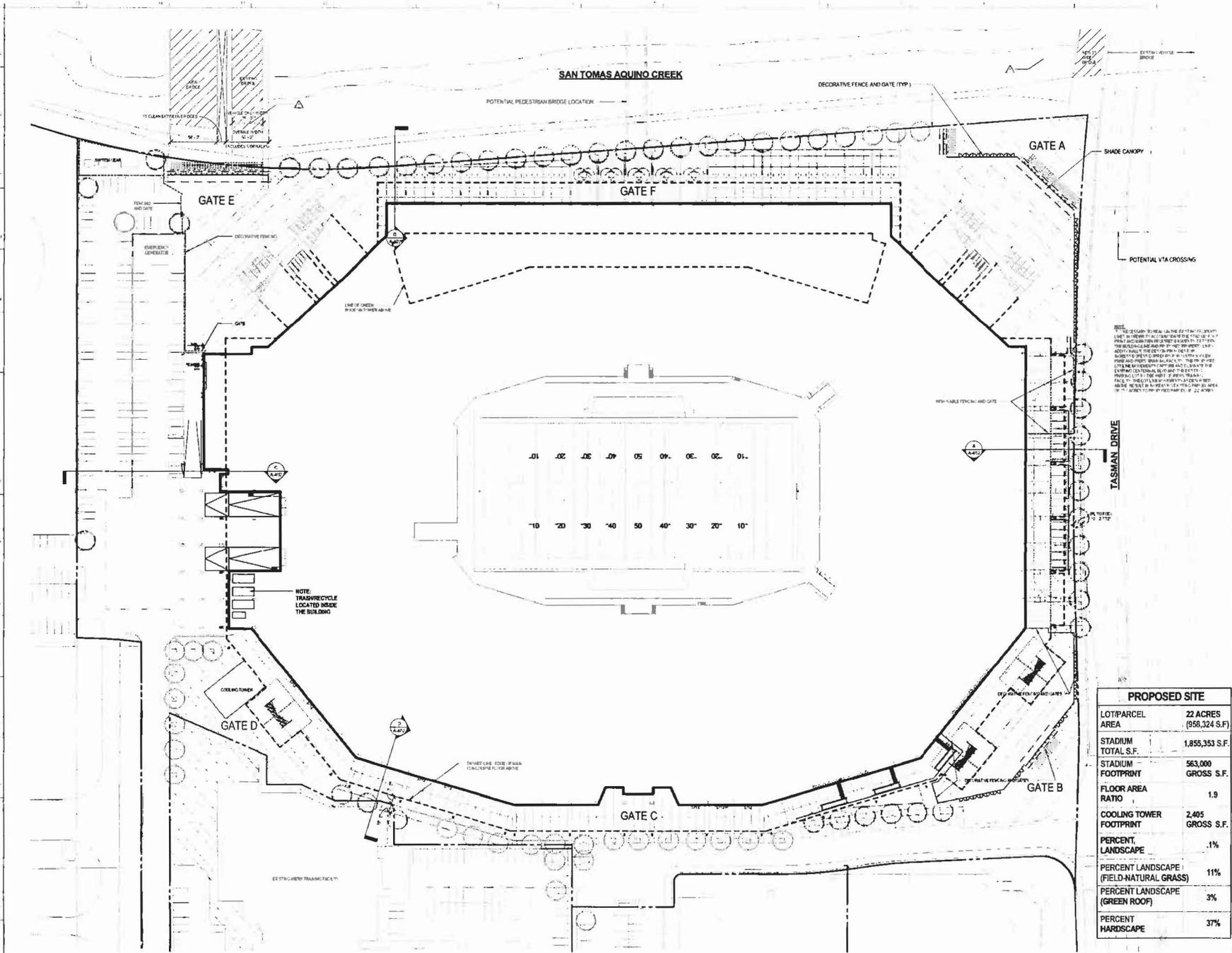


NOTE:
 THE SEATING CAPACITY SHALL BE UP TO 49,000 SEATS
 WITH POTENTIAL FOR EXPANSION UP TO 70,000 SEATS
 FOR THE PURPOSE OF PERIODICALLY HOSTING SUPER
 BOWL PER PER CERTIFIED FOR THE PROJECT ON
 DECEMBER 8, 2009. (13)

SEATING COUNTS

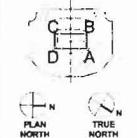
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|--|---------------|
| Upper Bottom GA | 4,258 |
| Upper Bottom GA ADA | 197,187 |
| Subtotal: | 4,809 |
| Upper Top GA: | 14,080 |
| Upper Deck Subtotal: | 18,730 |
| TOTAL ESTIMATED LOWER & UPPER DECK: | 64,825 |
| Total Estimated Suite Seating | 2,458 |
| Total Estimated Shrine Club Seating | 470 |
| ESTIMATED GRAND TOTAL: | 64,815 |

A1 BOWL PLAN 3 & 4
 SCALE: 1/32"=1'-0"
 PREPARED BY: HNTB



| PROPOSED SITE | |
|---|-------------------------|
| LOT/PARCEL AREA | 22 ACRES (958,324 S.F.) |
| STADIUM TOTAL S.F. | 1,855,353 S.F. |
| STADIUM FOOTPRINT GROSS S.F. | 563,000 |
| FLOOR AREA RATIO | 1.9 |
| COOLING TOWER FOOTPRINT GROSS S.F. | 2,405 |
| PERCENT LANDSCAPE | .1% |
| PERCENT LANDSCAPE (FIELD-NATURAL GRASS) | 11% |
| PERCENT LANDSCAPE (GREEN ROOF) | 3% |
| PERCENT HARDSCAPE | 37% |

SAN FRANCISCO 49ERS NEW STADIUM
 49ers Stadium
 49ers Stadium
 49ers Stadium



SHEET TITLE & NUMBER
 PROPOSED SITE PLAN

A-100.2

| ELEVATION | SIGN AREA |
|-----------|------------|
| WEST | 53,200 SF |
| EAST | 29,592 SF |
| NORTH | 14,912 SF |
| SOUTH | 13,608 SF |
| TOTAL | 111,312 SF |

HNTB

1000 LEVEL CATWALK
200'-0"

900 LEVEL TOWER ROOF & UPPER DECK
153'-0"

800 LEVEL PRESS
134'-0"

700 LEVEL UPPER CONCOURSE
116'-0"

600 LEVEL SUITE 2
107'-0"

500 LEVEL SUITE 1 AND PREMIUM ACTIVITIES
93'-0"

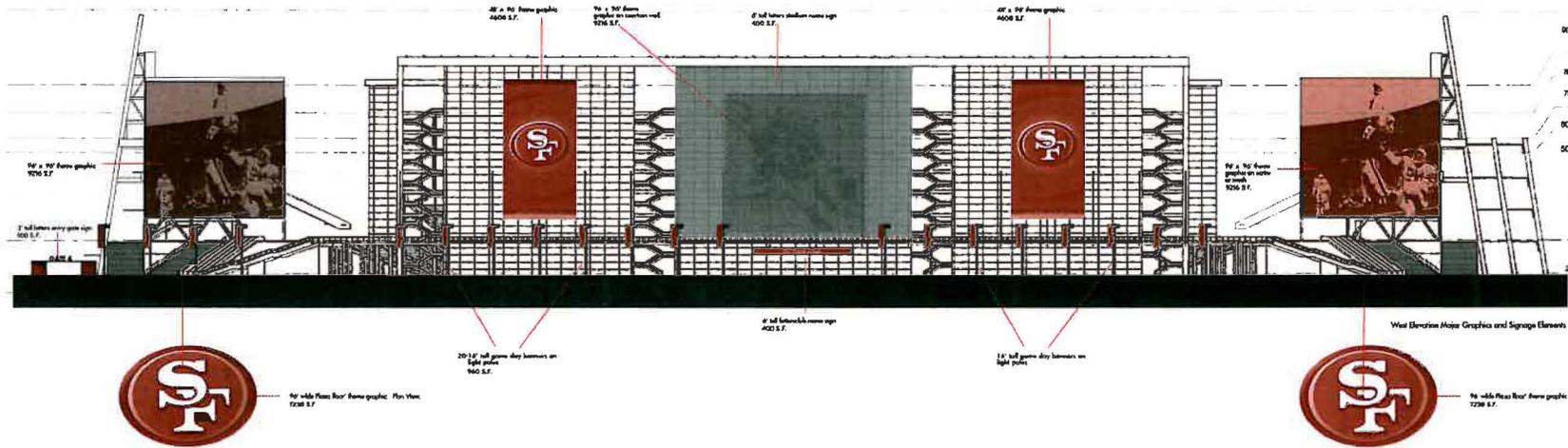
400 LEVEL CLUB MEZZANINE
75'-0"

300 LEVEL MAIN CONCOURSE
47'-0"

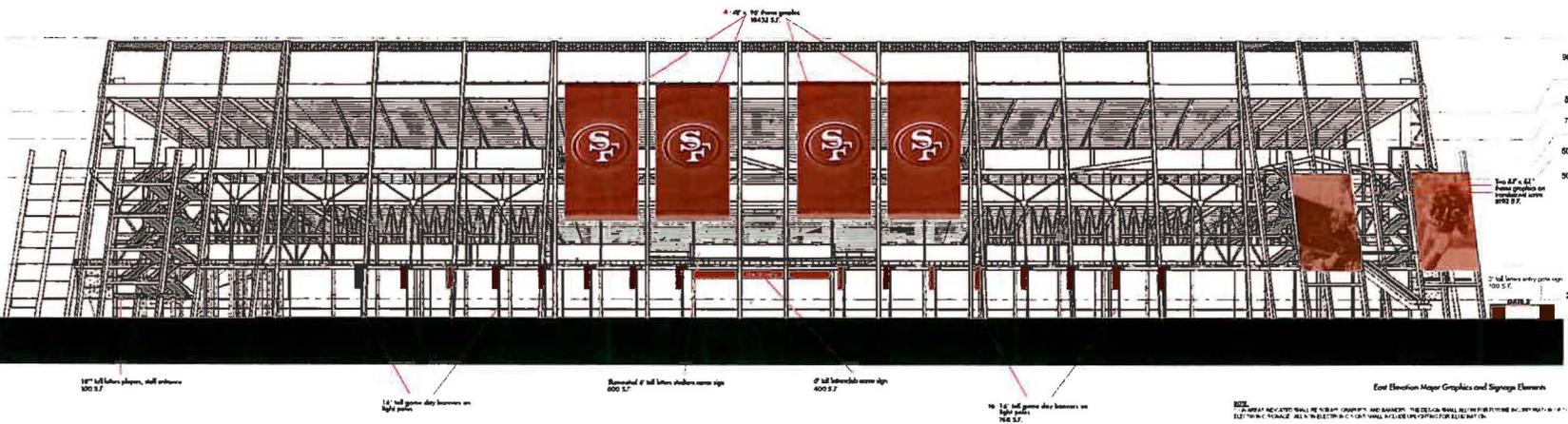
200 LEVEL PLAZA
24'-0"

100 LEVEL FIELD
10'-0"

00 LEVEL

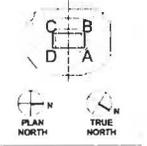


A2 WEST ELEVATION MAJOR GRAPHICS AND SIGNAGE ELEMENTS
NOT TO SCALE



A1 EAST ELEVATION MAJOR GRAPHICS AND SIGNAGE ELEMENTS
NOT TO SCALE

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
49ERS STADIUM DRIVE
SAN FRANCISCO, CA 94112



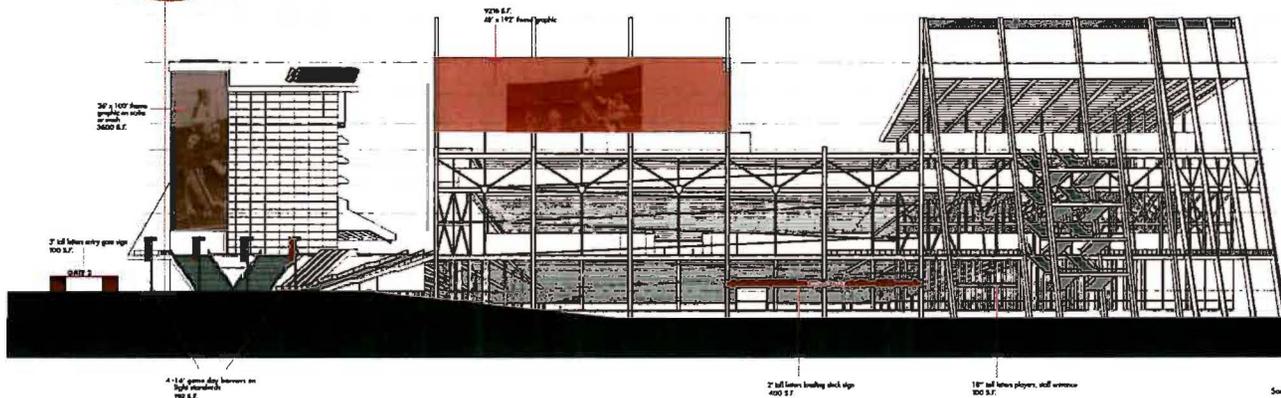
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|-------------|---------------|
| DATE | 12/15/10 |
| DESIGNED BY | ARCHITECTURAL |
| DRAWN BY | ARCHITECTURAL |
| CHECKED BY | ARCHITECTURAL |
| APPROVED BY | ARCHITECTURAL |

SHEET TITLE & NUMBER
SIGNAGE DRAWINGS

A-100.3



90' wide Plaza Box' from graphic - Plan View
7236 S.F.



| ELEVATION | SIGN AREA |
|-----------|------------|
| WEST | 53,200 SF |
| EAST | 29,592 SF |
| NORTH | 14,912 SF |
| SOUTH | 13,608 SF |
| TOTAL | 111,312 SF |

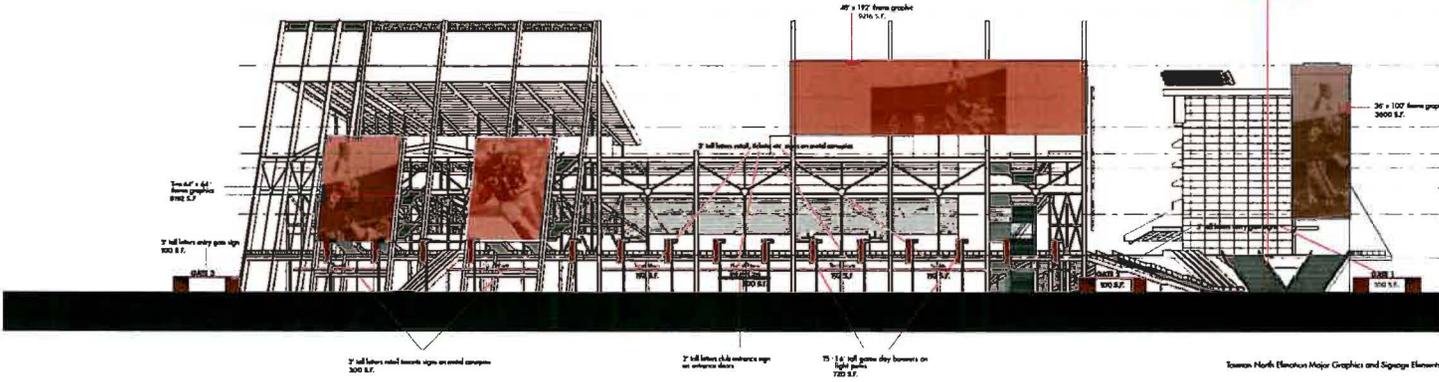
- 1000 LEVEL CATWALK 205' - 0"
- T.O. PARAPETISTE TOWER 174' - 0"
- 900 LEVEL TOWER ROOF & UPPER DECK 152' - 0"
- 800 LEVEL PRESS 134' - 3"
- 700 LEVEL UPPER CONCOURSE 118' - 0"
- 600 LEVEL SUITE 2 107' - 0"
- 500 LEVEL SUITE 1 AND PREMIUM AMENITIES 92' - 0"
- 400 LEVEL CLUB MEZZANINE 75' - 0"
- 300 LEVEL MAIN CONCOURSE 47' - 0"
- 200 LEVEL PLAZA 24' - 0"
- 100 LEVEL FIELD 10' - 0"

South Elevation Major Graphics and Signage Elements

A2 SOUTH ELEVATION MAJOR GRAPHICS AND SIGNAGE ELEMENTS
NOT TO SCALE



90' wide Plaza Box' from graphic - Plan View
7236 S.F.



- 1000 LEVEL CATWALK 205' - 0"
- T.O. PARAPETISTE TOWER 174' - 0"
- 900 LEVEL TOWER ROOF & UPPER DECK 152' - 0"
- 800 LEVEL PRESS 134' - 3"
- 700 LEVEL UPPER CONCOURSE 118' - 0"
- 600 LEVEL SUITE 2 107' - 0"
- 500 LEVEL SUITE 1 AND PREMIUM AMENITIES 92' - 0"
- 400 LEVEL CLUB MEZZANINE 75' - 0"
- 300 LEVEL MAIN CONCOURSE 47' - 0"
- 200 LEVEL PLAZA 24' - 0"
- 100 LEVEL FIELD 10' - 0"

North Elevation Major Graphics and Signage Elements

A1 NORTH ELEVATION MAJOR GRAPHICS AND SIGNAGE ELEMENTS
NOT TO SCALE

HNTB

San Francisco 49ers Stadium
1000 California Street, Suite 1000
San Francisco, CA 94108
Tel: 415.774.4000
Fax: 415.774.4001

Architect: HOK Associates - Structural Engineer

Architect: HOK Associates - MEP Engineer

Architect: HOK Associates - Civil Engineer

Architect: HOK Associates - Electrical Engineer

Architect: HOK Associates - Life Safety/Codes Consultant

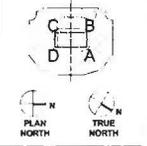
Architect: HOK Associates - Contract Mgmt.

Architect: HOK Associates - Landscape Architect

Architect: HOK Associates - Vertical Transportation

Architect: HOK Associates - Fuel Service Consultant

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
 ARCHITECTURE & INTERIORS



| | |
|----------------------------------|-------------------------------------|
| DATE | 08/27/2010 |
| ISSUED FOR | FINAL DEVELOPMENT SUBMITTAL PACKAGE |
| PROJECT | SAN FRANCISCO 49ERS NEW STADIUM |
| CLIENT | 49ERS CORPORATION |
| ARCHITECT | HOK ASSOCIATES |
| ENGINEER | HOK ASSOCIATES |
| MEP ENGINEER | HOK ASSOCIATES |
| CIVIL ENGINEER | HOK ASSOCIATES |
| LANDSCAPE ARCHITECT | HOK ASSOCIATES |
| VERTICAL TRANSPORTATION ENGINEER | HOK ASSOCIATES |
| FUEL SERVICE CONSULTANT | HOK ASSOCIATES |

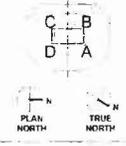
SHEET TITLE & NUMBER
SIGNAGE DRAWINGS

A-100.4

08/27/2010 FINAL PLANNED DEVELOPMENT SUBMITTAL PACKAGE

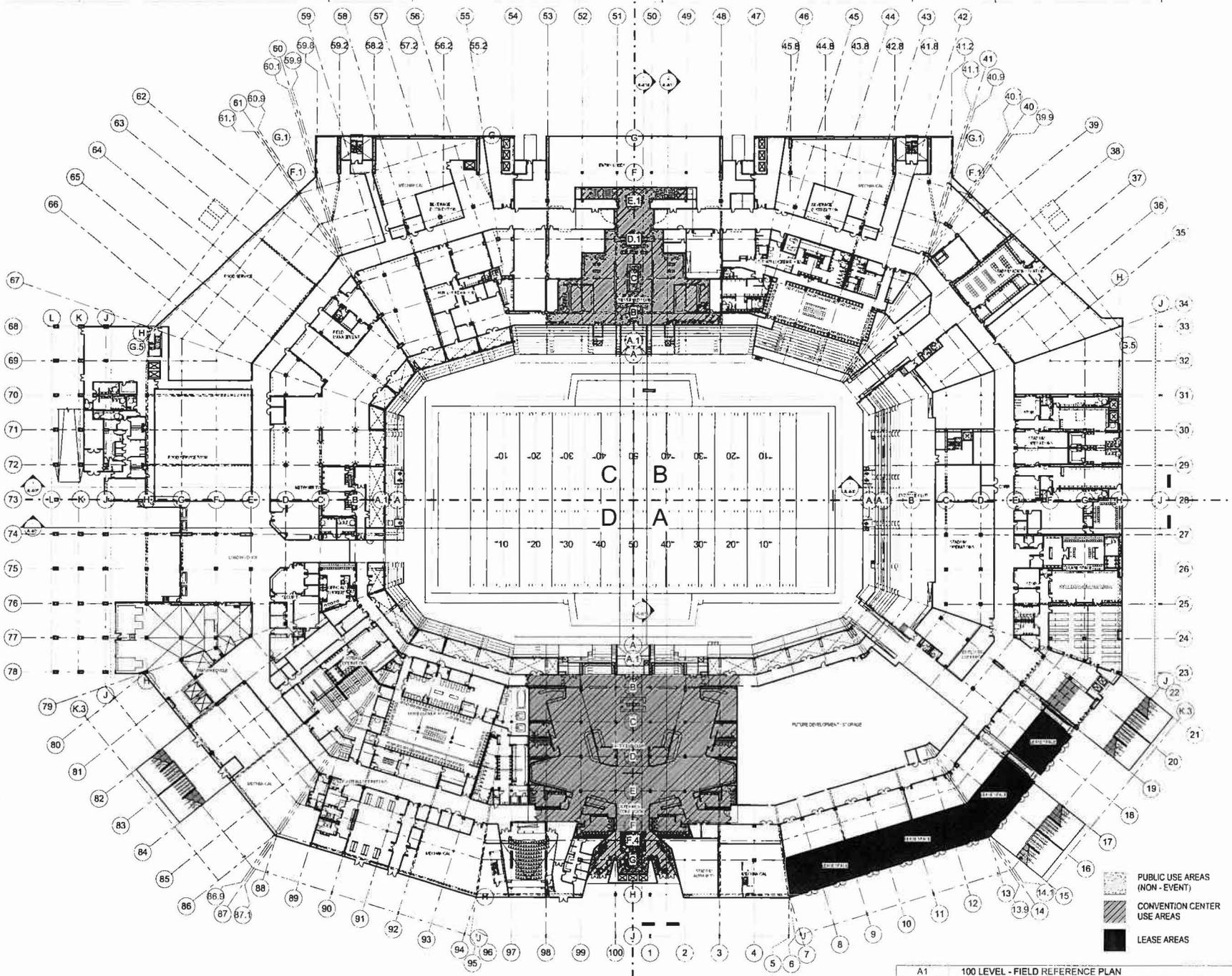
100 LEVEL - FIELD REFERENCE PLAN
 SCALE: 1/32" = 1'-0"
 DATE: 09/27/2010
 PROJECT: SAN FRANCISCO 49ERS NEW STADIUM
 SHEET TITLE & NUMBER: FIELD LEVEL PLAN (EL-10'-6")
 SHEET NUMBER: A-101

SAN FRANCISCO 49ERS NEW STADIUM
 49ERS STADIUM
 49ERS STADIUM

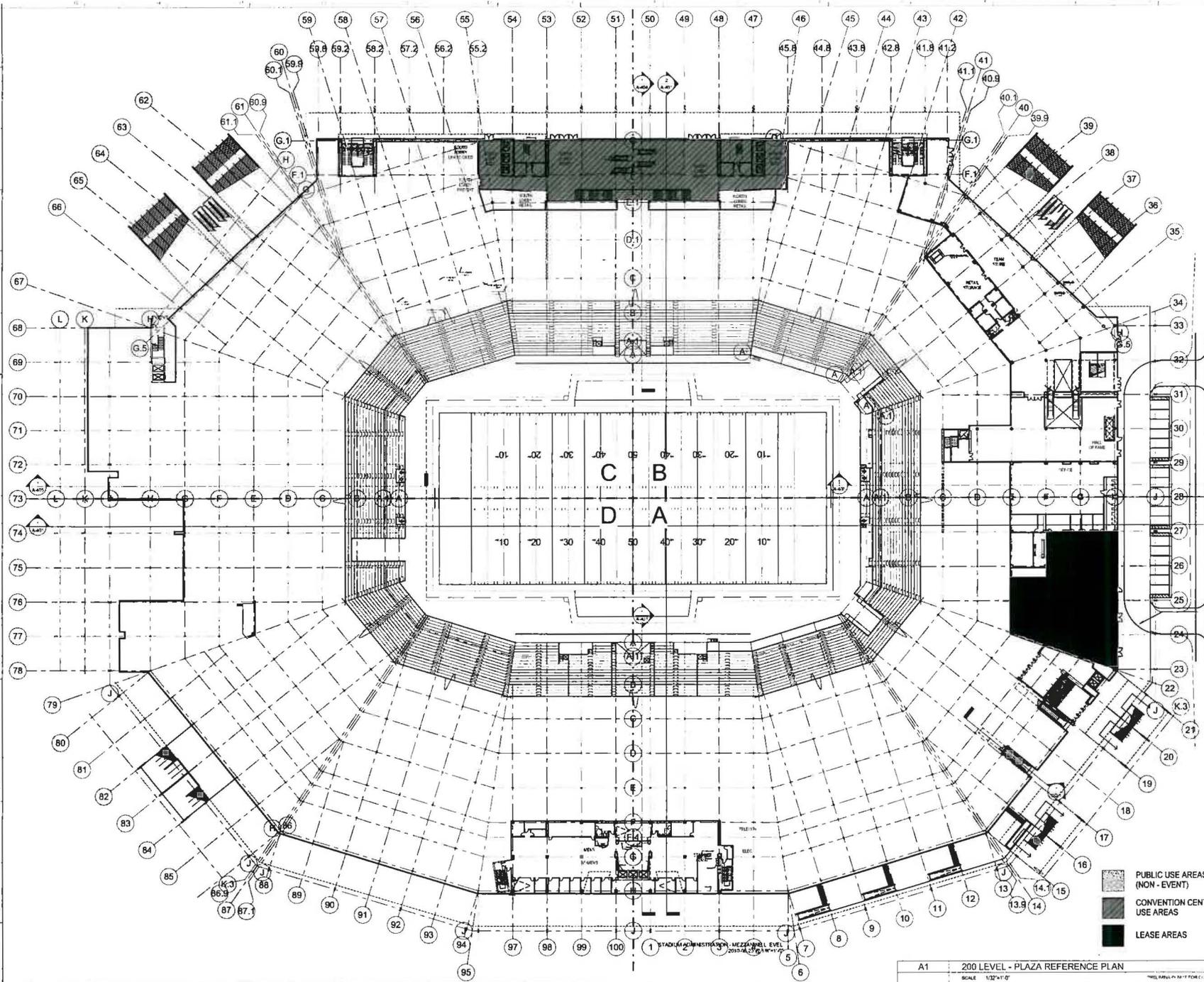


PUBLIC USE AREAS (NON - EVENT)
 CONVENTION CENTER USE AREAS
 LEASE AREAS

A-101



A1 100 LEVEL - FIELD REFERENCE PLAN
 SCALE: 1/32" = 1'-0"

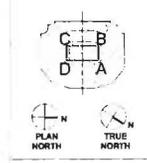


HNTB

San Francisco, California - Structural Engineers
 San Francisco, California - Architectural Engineers
 San Francisco, California - Mechanical Engineers
 San Francisco, California - Electrical Engineers
 San Francisco, California - Civil Engineers

- Interior Architectural Consultants - Structural Engineers**
- Platz + Spahr - MEP Engineers**
- White & Foley - Civil Engineers**
- The City Consultants - Civil Engineers / Cost Consultants**
- BVW Associates - Curtain Wall**
- The Richards Partnership, Inc. - Landscape**
- Parsons Brinckerhoff - Vertical Transportation**
- Beery & Associates, Inc. - Food Service Consultants**
- W. H. Johnson, Proffitt & Williams, Inc. - MEP**
- Davis & Munko Design - Signage & Graphics**
- United Engineering - Total Consultant**

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
 4900 Cavendish Dr.
 San Francisco, CA 94134



- PUBLIC USE AREAS (NON - EVENT)
- CONVENTION CENTER USE AREAS
- LEASE AREAS

SHEET TITLE & NUMBER
 PLAZA LEVEL
 (EL=24'-0")

A-102

A1 200 LEVEL - PLAZA REFERENCE PLAN
 SCALE 1/32"=1'-0"

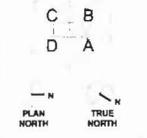
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- San Francisco Chronicle: 10/18/10**
- San Francisco Chronicle: 10/19/10**
- San Francisco Chronicle: 10/20/10**
- San Francisco Chronicle: 10/21/10**
- San Francisco Chronicle: 10/22/10**
- San Francisco Chronicle: 10/23/10**
- San Francisco Chronicle: 10/24/10**
- San Francisco Chronicle: 10/25/10**
- San Francisco Chronicle: 10/26/10**
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- San Francisco Chronicle: 10/31/10**
- San Francisco Chronicle: 11/01/10**
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- San Francisco Chronicle: 12/26/10**
- San Francisco Chronicle: 12/27/10**
- San Francisco Chronicle: 12/28/10**
- San Francisco Chronicle: 12/29/10**
- San Francisco Chronicle: 12/30/10**
- San Francisco Chronicle: 12/31/10**

49ERS

SAN FRANCISCO

49ERS NEW STADIUM

1400 CHRYSLER BLVD., SUITE 1000 SAN FRANCISCO, CA 94104

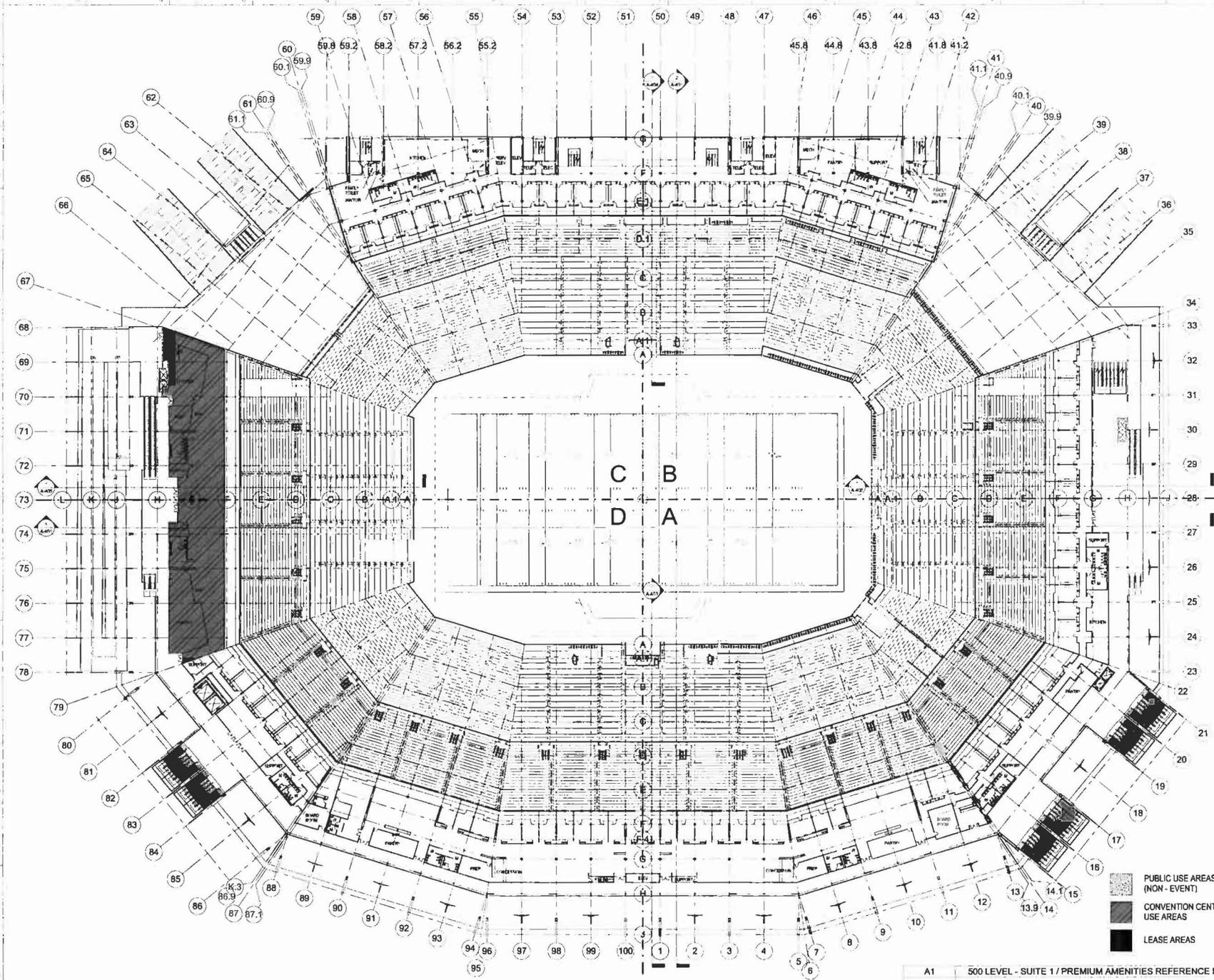


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 CHECKED: [unreadable]
 PROJECT: [unreadable]
 SHEET: [unreadable]
 TITLE: [unreadable]
 APPROVED: [unreadable]

SHEET TITLE & NUMBER

SUITE LEVEL 1 / PREMIUM AMENITIES LEVEL (EL=93'-9")

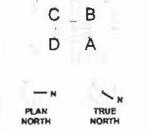
A-105



A1 500 LEVEL - SUITE 1 / PREMIUM AMENITIES REFERENCE PLAN
 SCALE: 1/8"=1'-0"

- Architect:** Skidmore, OWINGS & Merrill LLP
- Structural Engineer:** HOK
- Mechanical Engineer:** HOK
- Electrical Engineer:** HOK
- Plumbing Engineer:** HOK
- Fire Protection Engineer:** HOK
- Energy Engineer:** HOK
- Interior Designer:** HOK
- Acoustic Consultant:** HOK
- Lighting Designer:** HOK
- Transportation Planner:** HOK
- Construction Manager:** HOK
- Cost Estimator:** HOK
- Program Manager:** HOK
- Quality Control:** HOK
- Construction Administration:** HOK
- Construction Management:** HOK
- Construction Safety:** HOK
- Construction Security:** HOK
- Construction Logistics:** HOK
- Construction Environmental:** HOK
- Construction Historical:** HOK
- Construction Cultural:** HOK
- Construction Archaeological:** HOK
- Construction Paleontological:** HOK
- Construction Anthropological:** HOK
- Construction Ethnographic:** HOK
- Construction Linguistic:** HOK
- Construction Archaeological:** HOK
- Construction Paleontological:** HOK
- Construction Anthropological:** HOK
- Construction Ethnographic:** HOK
- Construction Linguistic:** HOK

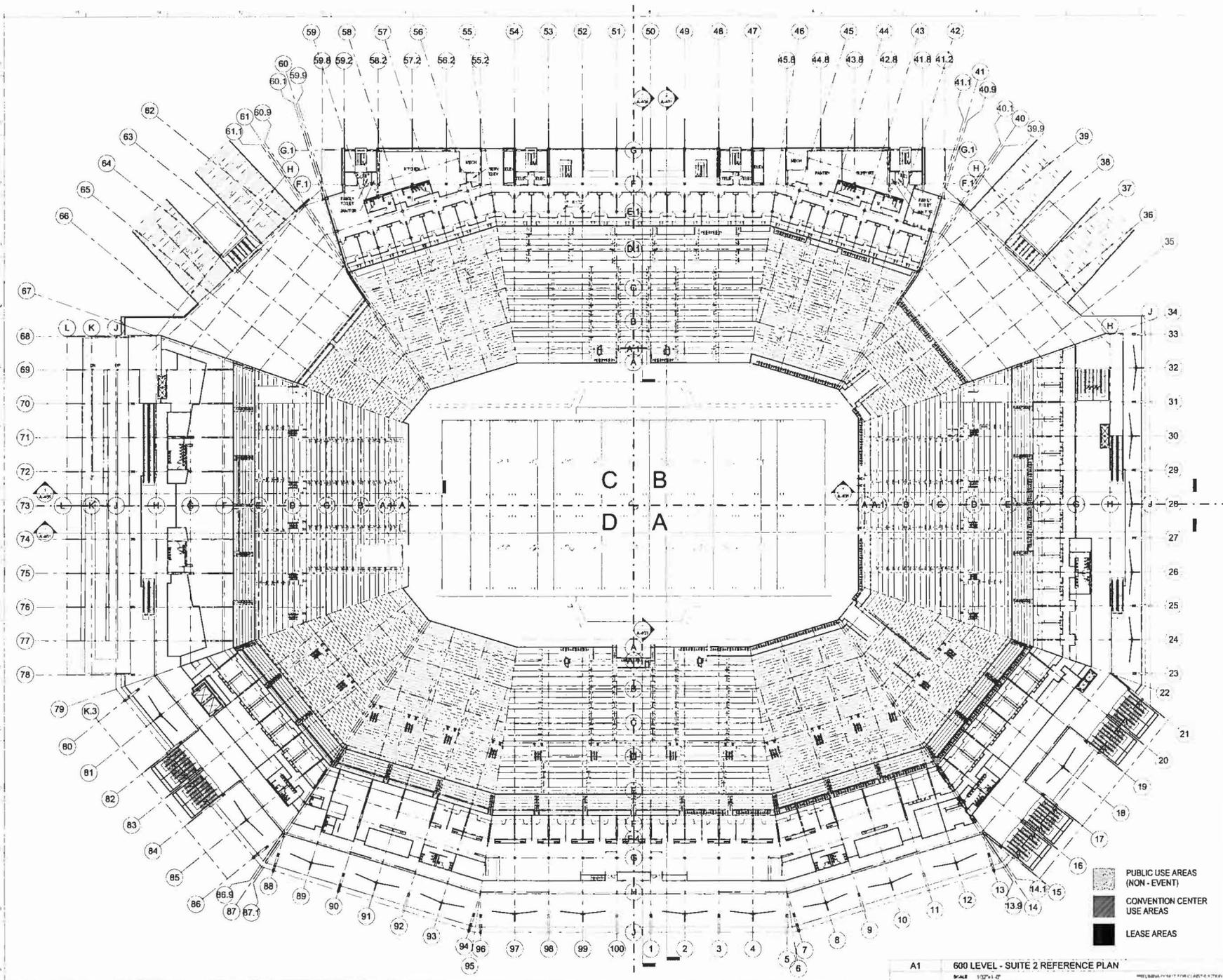
**SAN FRANCISCO
49ERS NEW STADIUM**
 49ERS CENTER BUILDING
 SUITE 107-07



DATE: 08/27/2010
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 DESIGNED BY: J. HARRIS
 APPROVED BY: J. HARRIS

SHEET TITLE & NUMBER
 SUITE LEVEL 2
 (FL=107'-0")

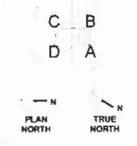
A-106



A1 600 LEVEL - SUITE 2 REFERENCE PLAN
 SCALE: 1/32"=1'-0"

- Structural: Structural Steel, Steel Deck, Steel Joists, Steel Deck
- Architect: Architectural, MEP, Electrical, Mechanical, Plumbing, Fire Protection, Security, etc.
- MEP: Mechanical, Electrical, Plumbing, Fire Protection, Security, etc.
- Structural: Structural Steel, Steel Deck, Steel Joists, Steel Deck
- Architect: Architectural, MEP, Electrical, Mechanical, Plumbing, Fire Protection, Security, etc.
- MEP: Mechanical, Electrical, Plumbing, Fire Protection, Security, etc.
- Structural: Structural Steel, Steel Deck, Steel Joists, Steel Deck
- Architect: Architectural, MEP, Electrical, Mechanical, Plumbing, Fire Protection, Security, etc.
- MEP: Mechanical, Electrical, Plumbing, Fire Protection, Security, etc.
- Structural: Structural Steel, Steel Deck, Steel Joists, Steel Deck
- Architect: Architectural, MEP, Electrical, Mechanical, Plumbing, Fire Protection, Security, etc.
- MEP: Mechanical, Electrical, Plumbing, Fire Protection, Security, etc.

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
 49ERS PRESS LEVEL (EL=135'-3")
 SAN FRANCISCO, CA 94104

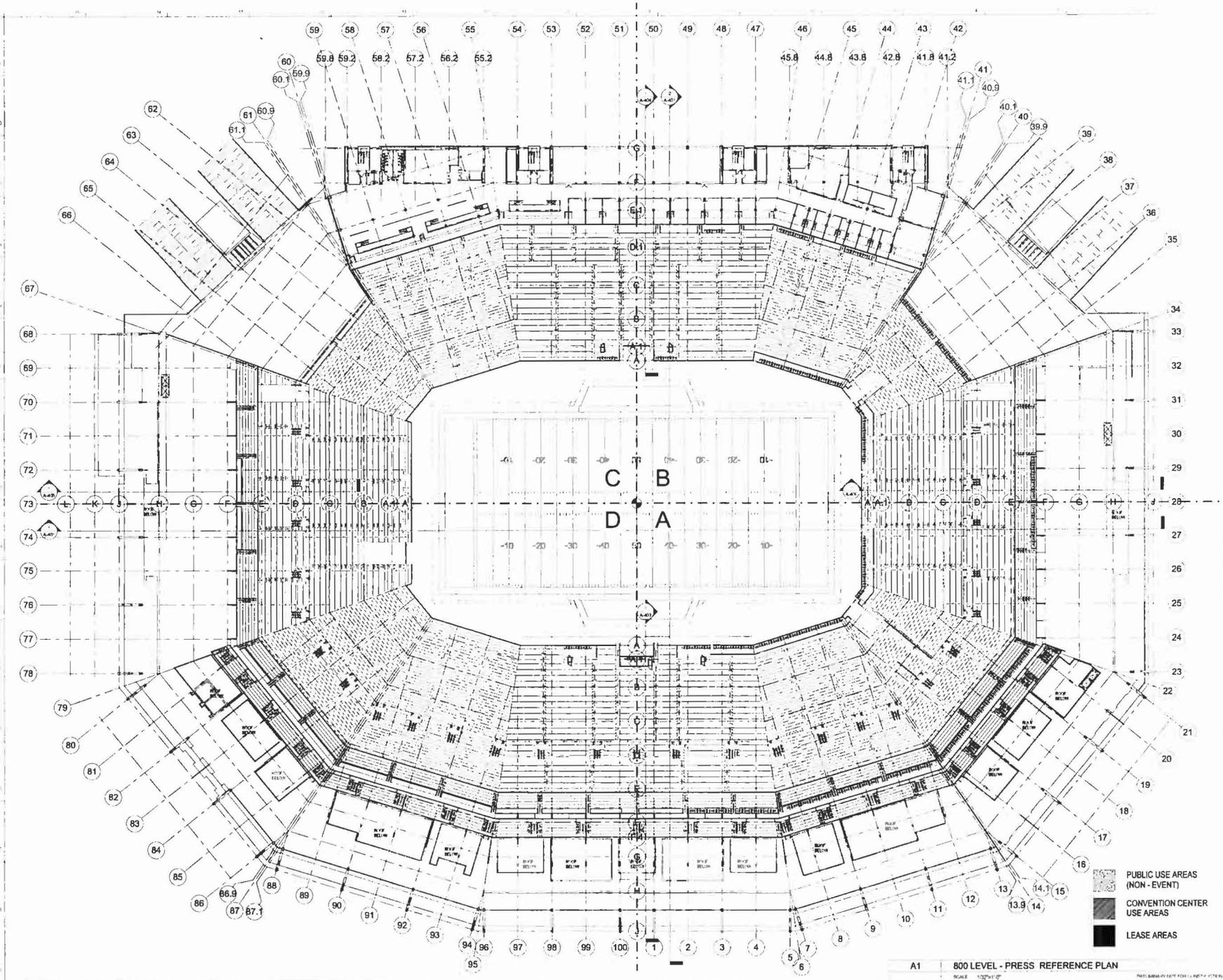


DATE: 08/27/2010
 PROJECT: 49ERS NEW STADIUM
 SHEET: A-108
 SCALE: 1/8"=1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

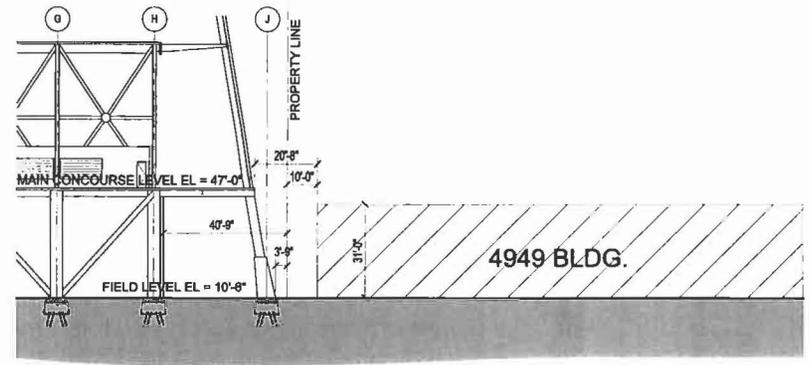
SHEET TITLE & NUMBER
PRESS LEVEL
(EL=135'-3")

A-108

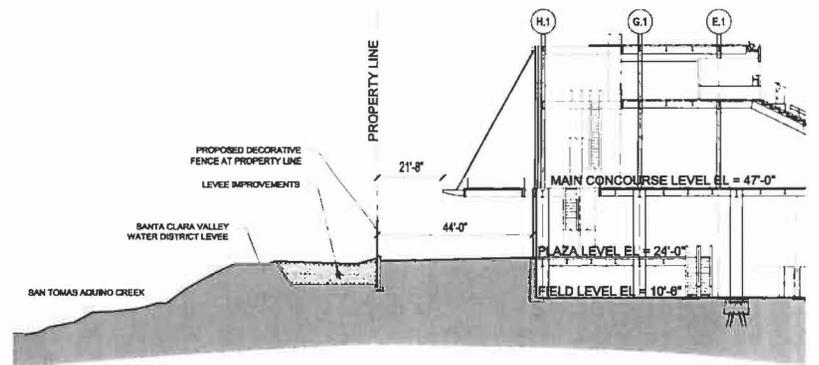
08/27/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



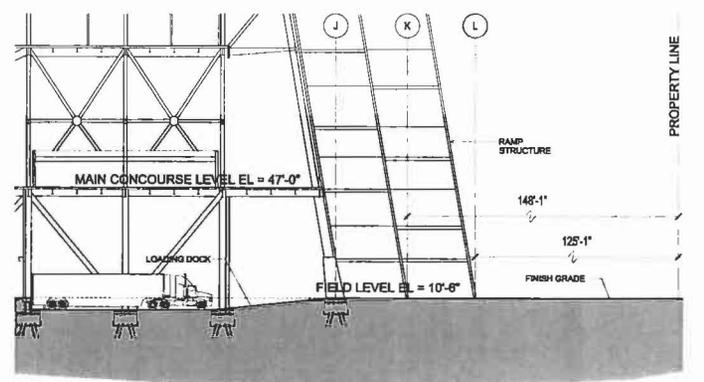
A1 800 LEVEL - PRESS REFERENCE PLAN
 SCALE: 1/8"=1'-0"



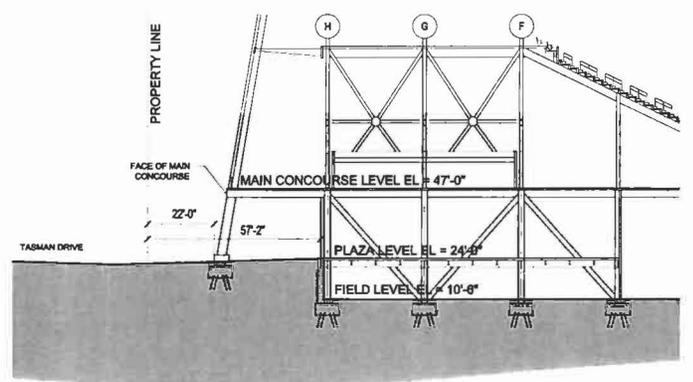
D EAST SECTION @ COL. LINE 90
 1/16" = 1'-0"



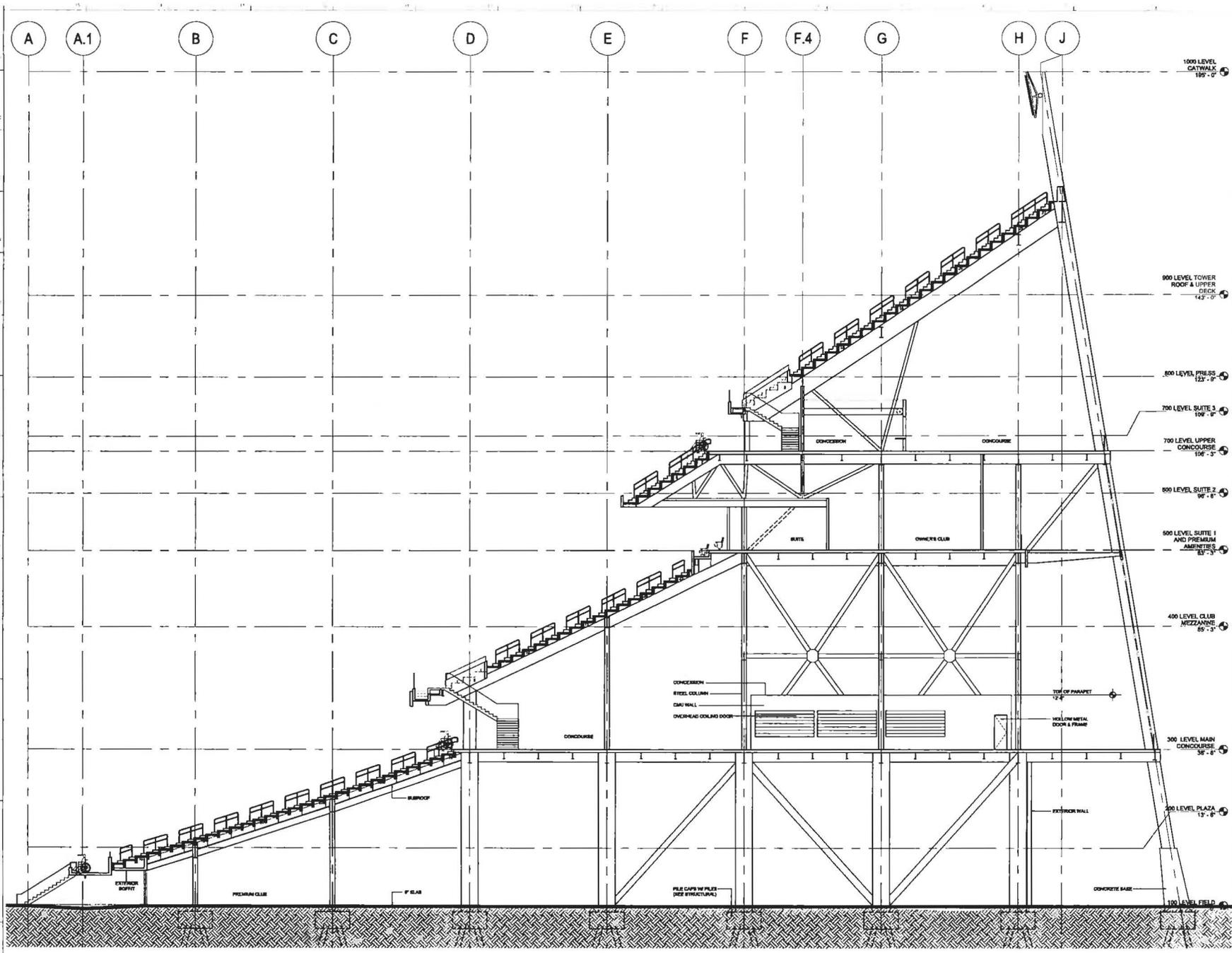
B WEST SECTION @ COL. LINE 59.9
 1/16" = 1'-0"



C SOUTH SECTION @ COL. LINE 73
 1/16" = 1'-0"



A NORTH SECTION @ COL. LINE 29
 1/16" = 1'-0"



HNTB

Project: San Francisco 49ers Stadium
 49ers Stadium
 49ers Stadium
 49ers Stadium

Engineer: HNTB
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com

Architect: HOK
 1000 California Street, Suite 1000
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 Fax: 415.774.2001
 www.hok.com

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 Fax: 415.774.2001
 www.hok.com

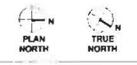
Structural Steel: HOK
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hok.com

MEP: HOK
 1000 California Street, Suite 1000
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Interior: HOK
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 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hok.com

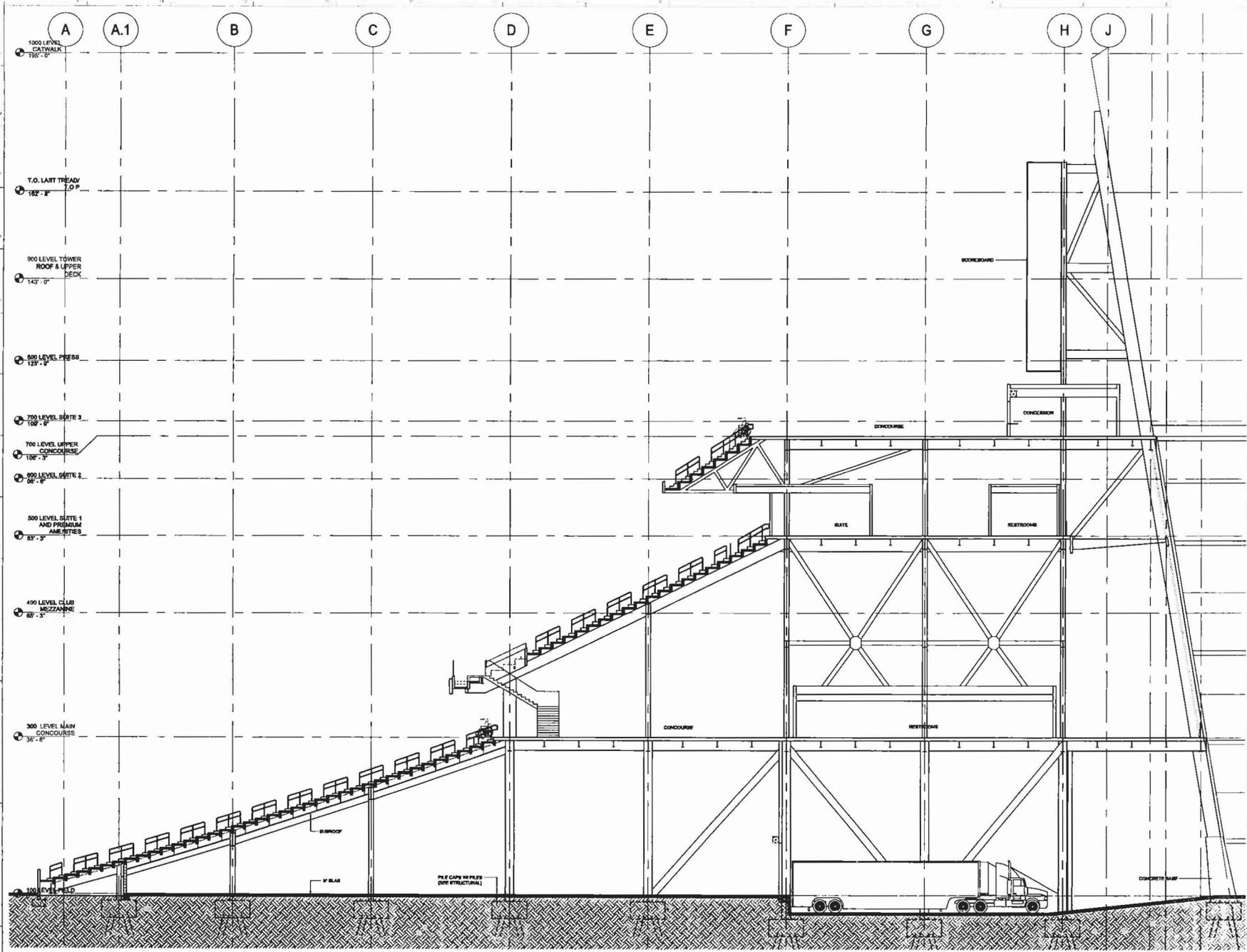
A1 EAST SECTION - LOOKING NORTH
 SCALE: 1/8" = 1'-0"

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
 49ERS Stadium
 49ERS Stadium



SHEET TITLE AND NUMBER
BUILDING SECTION - EAST - LOOKING NORTH
A-403

08/27/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

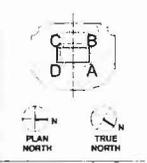


HNTB

San Francisco, California
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com

- Architect: Skidmore, OWINGS & Merrill, Inc.**
 100 Park Avenue
 New York, NY 10022
 Tel: 212.512.2000
 Fax: 212.512.2001
 www.skidmoreowings.com
- Architect of Record: Skidmore, OWINGS & Merrill, Inc.**
 100 Park Avenue
 New York, NY 10022
 Tel: 212.512.2000
 Fax: 212.512.2001
 www.skidmoreowings.com
- Structural Engineer: HNTB**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com
- MEP Engineer: HNTB**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com
- Interior Designer: Skidmore, OWINGS & Merrill, Inc.**
 100 Park Avenue
 New York, NY 10022
 Tel: 212.512.2000
 Fax: 212.512.2001
 www.skidmoreowings.com
- Architectural Model: Vertical Transportation**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com
- Steel Fabricator: The Gateway Fabricators, Inc., Lincoln**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com
- Steel Erection: HNTB**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com
- Site Engineer: HNTB**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com
- Construction Manager: HNTB**
 1000 Market Street, Suite 1000
 San Francisco, CA 94102
 Tel: 415.774.2000
 Fax: 415.774.2001
 www.hntb.com

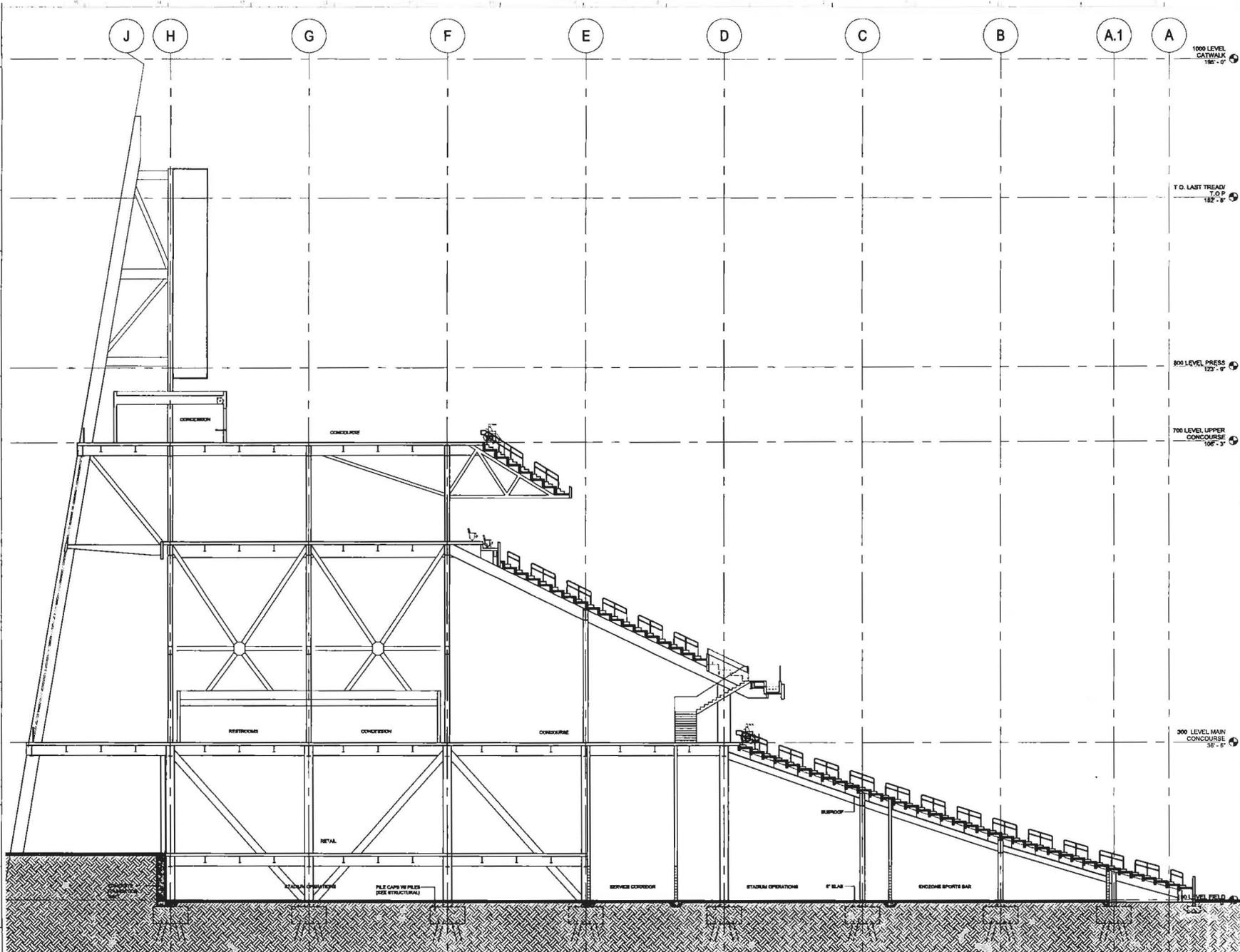
SAN FRANCISCO 49ERS NEW STADIUM
 49ERS STADIUM
 49ERS STADIUM
 49ERS STADIUM



SOUTH STADIUM SECTION LOOKING EAST
 SCALE: 1/8"=1'-0"

SHEET TITLE & NUMBER
 BUILDING SECTION - SOUTH - LOOKING WEST
A-405

08/27/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE



HNTB

Howard S. Tang, Tampabay, Florida
 Bruce A. Johnson, San Francisco, California
 James R. Johnson, San Francisco, California
 James R. Johnson, San Francisco, California

James R. Johnson, Associate - Structural Engineer
 License No. 45123
 State of California

Flak & Flak - MEP Engineers
 License No. 45123
 State of California

Wheeler & Decker - Civil Engineers
 License No. 45123
 State of California

The Fire Consultant - Life Safety / Code Consultant
 License No. 45123
 State of California

DVY Associates - Curtain Wall
 License No. 45123
 State of California

The Concrete Partnership, Inc. - Landscape
 License No. 45123
 State of California

Perkins+Will - Vertical Transportation
 License No. 45123
 State of California

James J. Smith, Inc. - Food Service Consultant
 License No. 45123
 State of California

McMillan, Johnson, Probert & Williams, Inc. - MEP
 License No. 45123
 State of California

Davis & Walsh Prodn - Signage & Graphics
 License No. 45123
 State of California

United Engineering - Tuff Consultant
 License No. 45123
 State of California

700 LEVEL UPPER CONCOURSE
 106'-3"

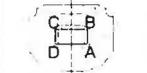
800 LEVEL PRESS
 123'-0"

T.O. LAST TREAD
 T.O.P.
 122'-8"

1000 LEVEL CATWALK
 185'-0"

300 LEVEL MAIN CONCOURSE
 36'-8"

49ERS
 SAN FRANCISCO
 49ERS NEW STADIUM
 49ERS CENTER, 2010
 SAN FRANCISCO, CA 94104



DATE: 08/27/2010
 TIME: 10:00 AM
 PROJECT: SAN FRANCISCO 49ERS NEW STADIUM
 SHEET: A-406
 DRAWN BY: J. JOHNSON
 CHECKED BY: J. JOHNSON
 SCALE: AS SHOWN

SHEET TITLE & NUMBER
 BUILDING SECTION - NORTH - LOOKING WEST
 A-406

A1 SOUTH SECTION - LOOKING WEST
 SCALE: 1/8" = 1'-0"
 THIS DRAWING NOT FOR CONSTRUCTION

08/27/2010 FINAL PLANNED DEVELOPMENT RESUBMITTAL PACKAGE

Table of Contents

1.0 PROJECT INFORMATION

1.1 PROJECT NAME: SAN FRANCISCO 49ERS NEW STADIUM

1.2 PROJECT NUMBER: 10000000000000000000

1.3 PROJECT LOCATION: 4900 CENTENNIAL BLVD, SAN FRANCISCO, CA 94134

1.4 PROJECT OWNER: SAN FRANCISCO 49ERS

1.5 PROJECT ARCHITECT: PERKINS+WILL

1.6 PROJECT ENGINEER: HNTB

1.7 PROJECT DATE: 08/27/2010

1.8 PROJECT STATUS: PRELIMINARY

1.9 PROJECT PHASE: PRELIMINARY DEVELOPMENT

1.10 PROJECT DESCRIPTION: PRELIMINARY DEVELOPMENT OF THE YOUTH SOCCER PARK ENTRY AND ASSOCIATED PARKING AND STADIUM FACILITIES.

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
 4900 CENTENNIAL BLVD
 SAN FRANCISCO, CA 94134

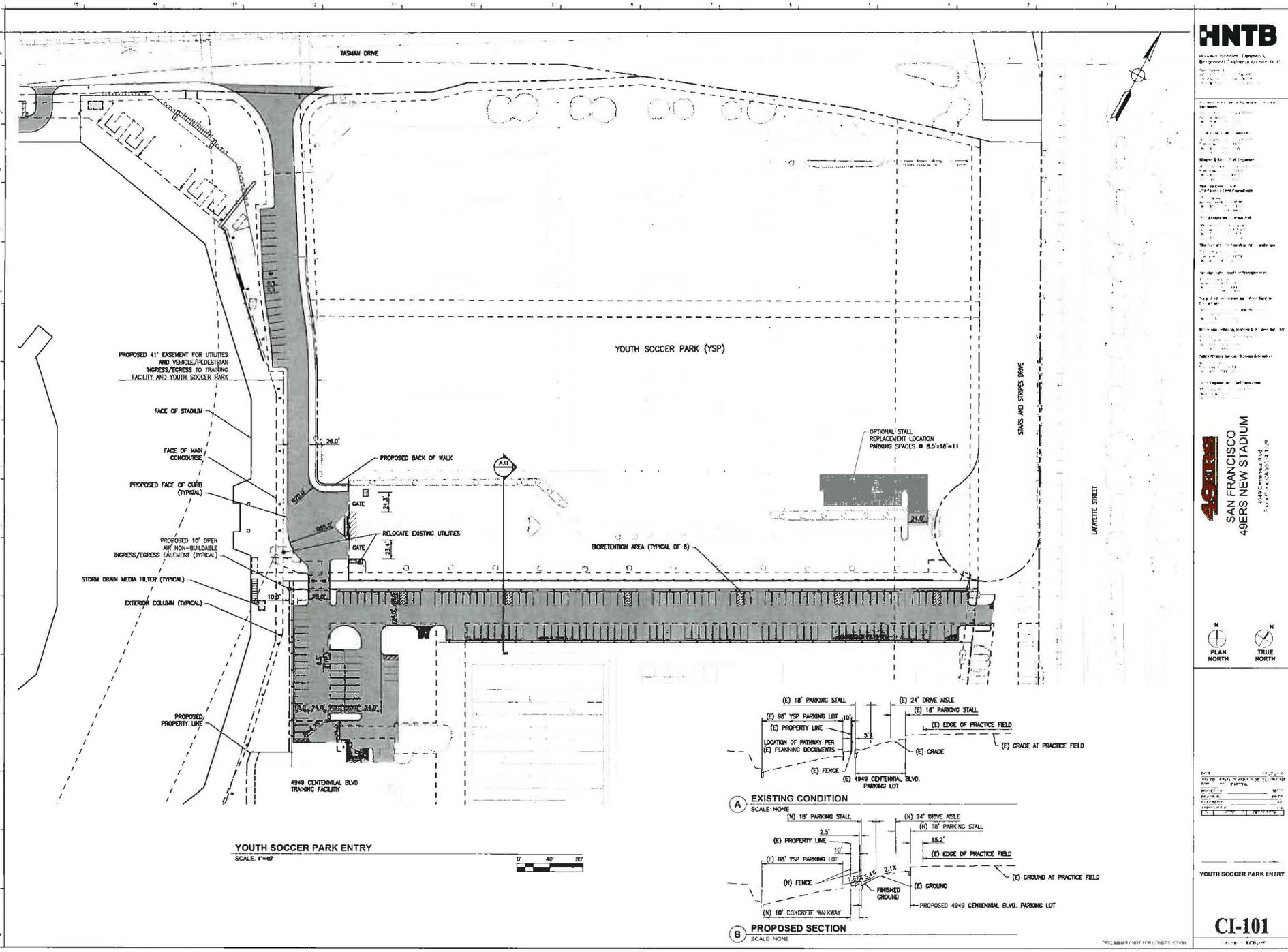


REVISIONS

| NO. | DATE | DESCRIPTION |
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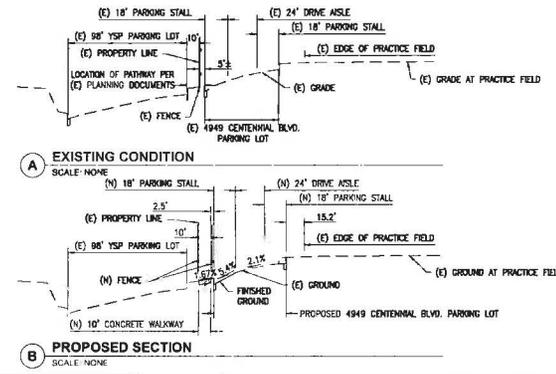
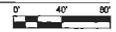
YOUTH SOCCER PARK ENTRY

CI-101

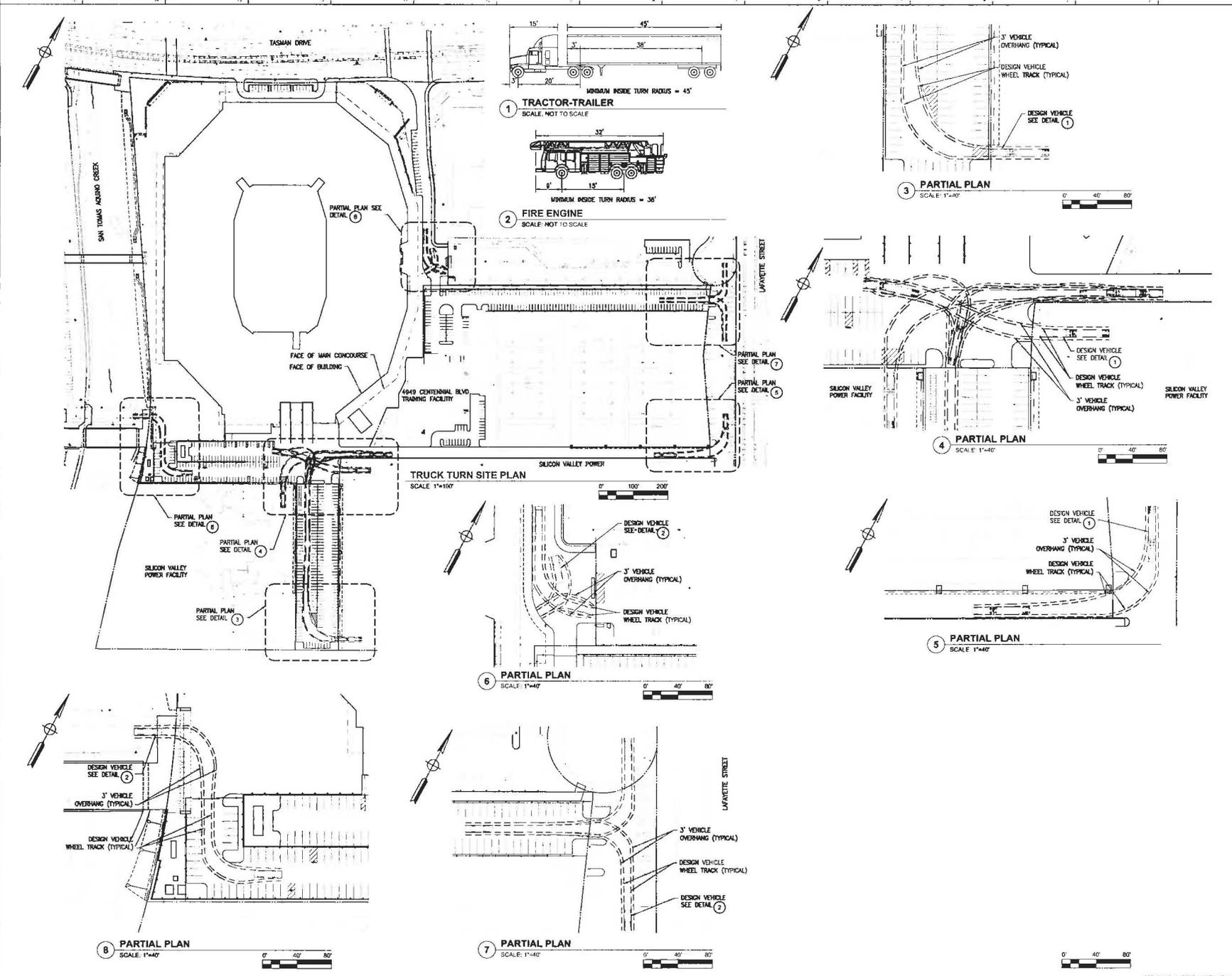


- PROPOSED 41' EASEMENT FOR UTILITIES AND VEHICLE/PEDESTRIAN INGRESS/EGRESS TO TRAINING FACILITY AND YOUTH SOCCER PARK
- FACE OF STADIUM
- FACE OF MAIN CONCOURSE
- PROPOSED FACE OF CURB (TYPICAL)
- PROPOSED 10' OPEN AIR NON-SUBSIDABLE INGRESS/EGRESS EASEMENT (TYPICAL)
- STORM DRAIN MEDIA FILTER (TYPICAL)
- EXTERIOR COLUMN (TYPICAL)
- PROPOSED PROPERTY LINE

YOUTH SOCCER PARK ENTRY
 SCALE: 1"=40'



PRELIMINARY NOT FOR CONSTRUCTION



CONSULTING ENGINEER: [Name]
 REGISTERED PROFESSIONAL ENGINEER: [Name]
 LICENSE NO.: [Number]
 DATE: [Date]
 PROJECT NO.: [Number]
 CLIENT: [Name]
 CONTRACT NO.: [Number]

PRELIMINARY NOT TO BE CONSIDERED

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1.0 Introduction

2.0 Project Description

3.0 Methodology

4.0 Findings

5.0 Recommendations

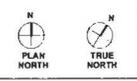
6.0 Summary

7.0 Appendix

8.0 References

9.0 Other Information

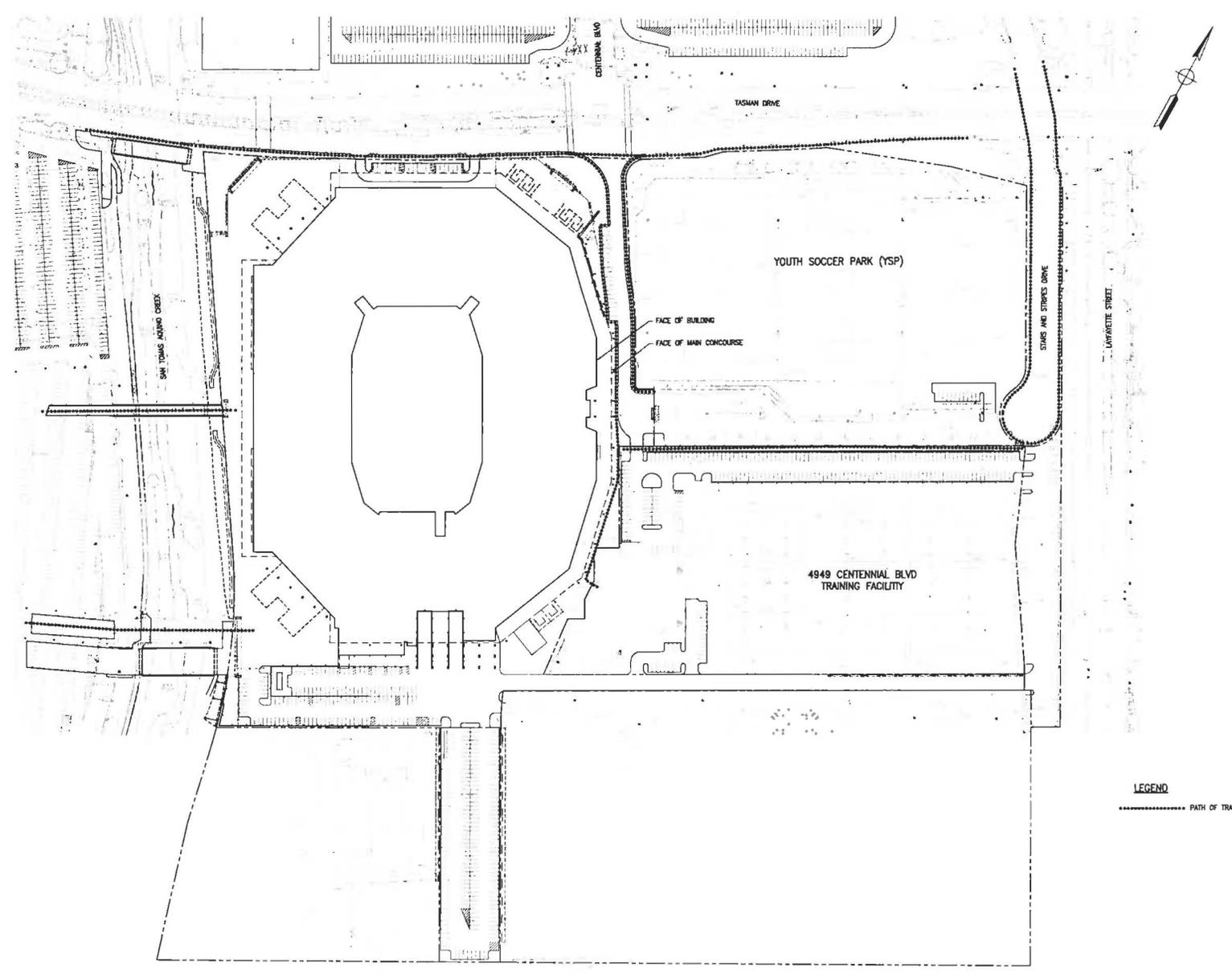
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SAN FRANCISCO
49ERS NEW STADIUM
 490 Centennial Blvd
 San Francisco, CA 94103



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ADA PATH OF TRAVEL

CI-401

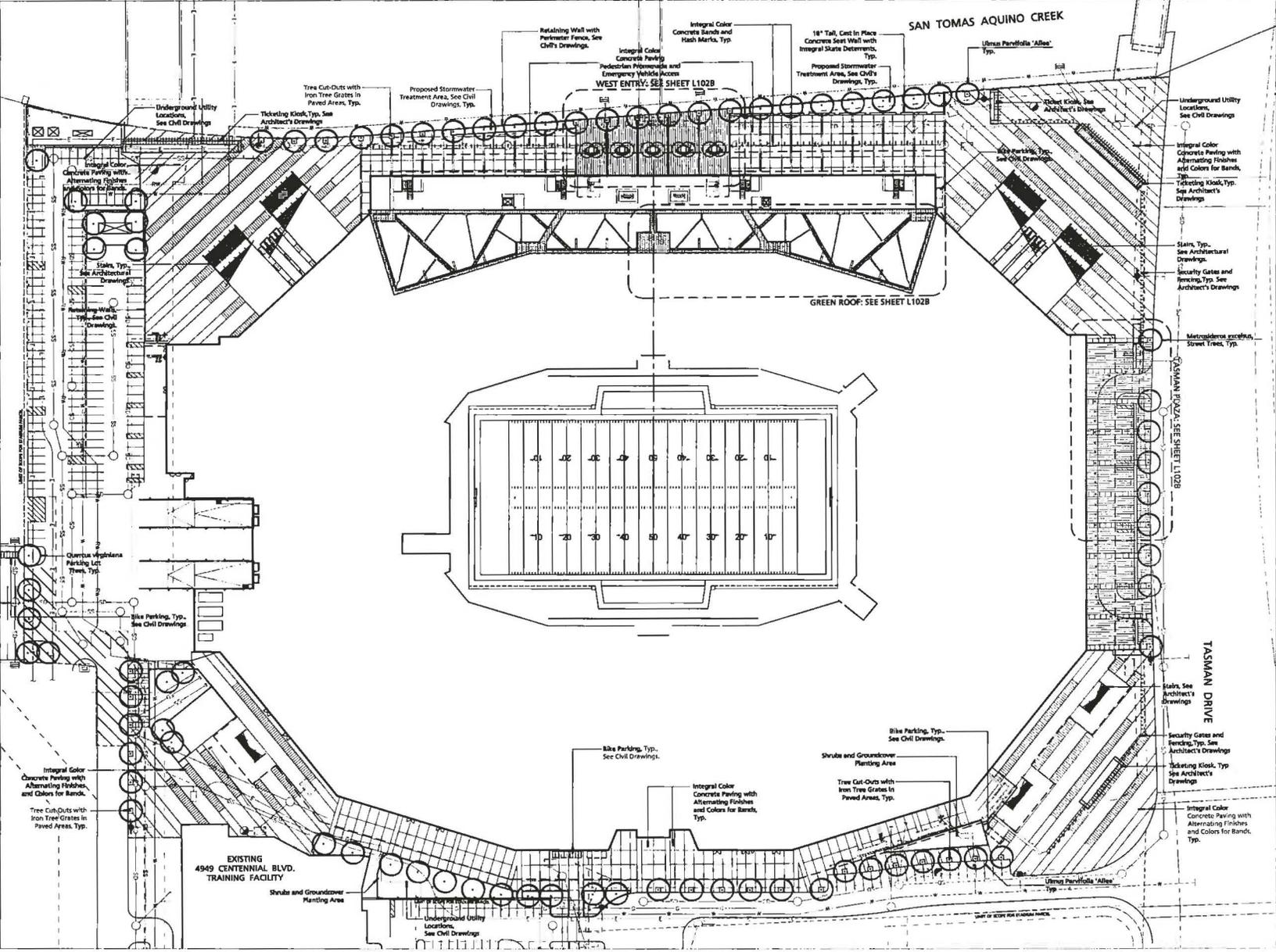


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ADA PATH OF TRAVEL
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PREPARED BY: HNTB
 CHECKED BY: [Name]
 DATE: 08/27/2010
 PROJECT: SAN FRANCISCO 49ERS NEW STADIUM
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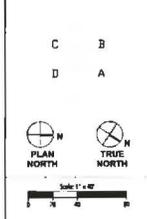


HNTB

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 Los Angeles, California 90015
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 Fax: (925) 938-9993
- Site Planning
 DVF Associates - Carlini Hall
 4848 Sycamore Street
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 Ph: (626) 279-0002
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 Ph: (626) 279-0002
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 4848 Sycamore Street, Suite 100
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 Ph: (626) 279-0002
- Signage
 Signs With Style - Design & Graphics
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- Construction Management
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 Los Angeles, CA 90015
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49ERS SAN FRANCISCO NEW STADIUM 49ERS NEW STADIUM



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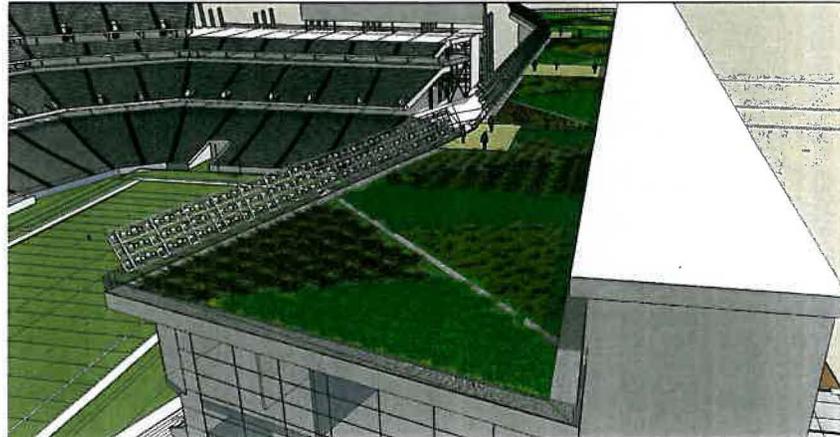
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03-27-2010 Final Planned Development Resubmittal



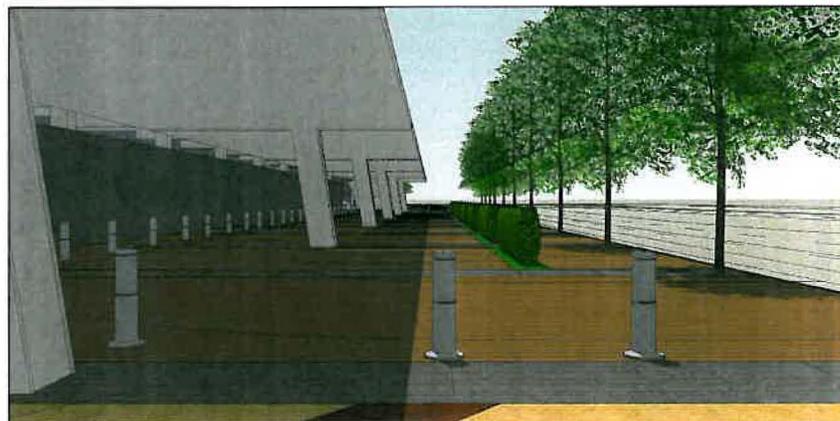
West Stadium Entrance looking West



Green Roof looking Southwest



Tasman Plaza Streetscape



Tasman Plaza looking North

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Professional Services/Architecture/Structure

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SHEET TITLE & NUMBER
 LANDSCAPE
 PERSPECTIVES

L200

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PLANTING NOTES

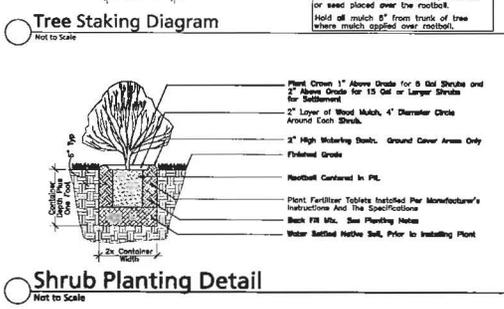
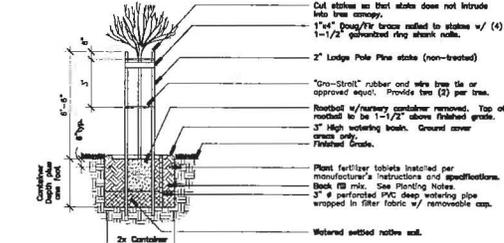
- THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY**
- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
 - Assume 15 gallon plants for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots (not flats) for any unlabelled ground cover. All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
 - The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sq ft and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
 - All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 8 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 5-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
 - Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
 - The General Contractor is to provide an agricultural soil analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedures.
 - All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
 - Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
 - All trees are to be staked as shown in the staking diagrams.
 - All tree trunks shall be cut 6" above tree stake holes have been installed to the depth indicated in the staking diagrams. Single stakes of conforma per tree staking diagram.
 - Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
 - The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
 - The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
 - All planting areas, including pots but not lawn areas, shall be top-dressed with a 3" layer of Pro-Chip Diagnostic Mulch by BFI Organics, 408.945.2844. Submit sample to Landscape Architect for review prior to ordering. Total all mulch at (6) inches from tree trunks where mulch is applied over the rootball of trees.
 - All street trees to be installed in accordance with the standards and specifications of the City of Santa Clara, CA.
 - Trees shall be planted to antipeta settlement.
 - Plant material requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications. See specifications for materials.
 - All trees noted with "deep root" and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications for materials.
 - Ground cover shall be planted as shown on the plan, including under shrubs and in law watering basins.
 - The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
 - The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
 - The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.

TREE PROTECTION/PRUNING NOTES

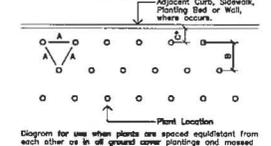
- All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
- Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
- Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet or no more than 12 foot spacing. The fence shall enclose the entire area under the drip-line. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence to be erected before construction begins and remain in place until time for relocation.
- No materials or topsoil shall be stored within the tree enclosure area.
- No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealer. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange sheath.
- No grading or trenching shall be permitted within the fenced zone or under the drip-line except as specifically noted on the plans.
- No soil alterations shall be applied under pavement near existing trees.
- Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutriflex 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per acre of tree cover.
- Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
- A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the "drip-line" in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
- Irrigation can be provided by means of a soil needle, "soaker" or permeable hoses. When using "soaker" or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to the feeder root depths.
- Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
- Tree Pruning Notes.** All trees shall be pruned in compliance with the following industry standards:
 - A. All specifications for working on protected trees shall be written and administered by a qualified arborist.
 - B. All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSI A300-1995 and ANSI33-1994.
 - C. All specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture), An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.

PLANT PALETTE

| KEY | SIZE | BOTANICAL NAME | COMMON NAME | SPACING/COMMENTS | QUANTITY |
|---|-------|--------------------------------------|----------------------------|-------------------------------|----------|
| ARS MAR | 3 Gal | Arbutus Menziesii | Strawberry Tree | Low Water Use | 10 |
| MET EXC | 3 Gal | Metrosideros excelsa | New Zealand Christmas Tree | Low Water Use | 11 |
| CAL CIT | 3 Gal | Callistemon citrinus | Lemon Bottlebrush | Low Water Use | 10 |
| LAC TUS | 3 Gal | Leptospermum lauro-cuneatum | Crape Myrtle | Low Water Use | 10 |
| LND PLO | 3 Gal | Leptospermum lauro-cuneatum | Callitris Inverloch | Native/Low Water Use | 10 |
| PNS CHA | 3 Gal | Phoradendron chinensis | Christmas Tree | Native | 18 |
| QUC AGR | 3 Gal | Quercus agrifolia | Coast Live Oak | Native/Low Water Use | 10 |
| ULM PAR | 3 Gal | Ulmus parvifolius 'Atena' | Upright European Elm | Low Water Use | 14 |
| * 24" Box minimum unless otherwise noted on plans | | | | | |
| SHRUBS | | | | | |
| KEY | SIZE | BOTANICAL NAME | COMMON NAME | SPACING/COMMENTS | QUANTITY |
| AH | 3 Gal | Albizia julibrissin | Blue Hibiscus | 42" O.C. Low Water Use | 24 |
| ALU | 3 Gal | Arbutus unedo 'Compacta' | Strawberry Tree | 36" O.C. Low Water Use | 53 |
| AM | 3 Gal | Arctostaphylos 'Howard McLean' | Maryland | 48" O.C. Native/Low Water Use | 51 |
| CE | 3 Gal | Calluna vulgaris 'Tussock' | Elizabeth Bush | 36" O.C. Native/Low Water Use | 81 |
| CK | 3 Gal | Conoclinium 'Siskiyout' | Siskiyout California Lilac | 42" O.C. Native/Low Water Use | 18 |
| DL | 3 Gal | Dialium 'Lemon Drop' | Fairlight Lily | 30" O.C. Low Water Use | 80 |
| EC | 3 Gal | Echium candicans | Field of Madonnas | 60" O.C. Low Water Use | 48 |
| ER | 3 Gal | Euphorbia characias wulfenii | Cocksfoot | 30" O.C. Low Water Use | 48 |
| HO | 1 Gal | Hemerocallis hybrida | Evergreen Daylily | 18" O.C. Low Water Use | 71 |
| IV | 3 Gal | Ilex vomitoria 'Nana' | Dwarf Yaupon Holly | 36" O.C. Low Water Use | 45 |
| JE | 3 Gal | Juncea procera 'EPA Blue' | California Gray Rush | 24" O.C. Native | 80 |
| LR | 3 Gal | Lawsonia inermis 'Greenes' | Lawsonia | 30" O.C. Low Water Use | 50 |
| LA | 3 Gal | Lawsonia inermis 'Greenes' | Tree Lawsonia | 60" O.C. Low Water Use | 71 |
| LH | 5 Gal | Lonicera chrysantha | Fringe Flower | 36" O.C. Low Water Use | 25 |
| MU | 3 Gal | Muhlenbergia 'Regal Mist' | Purple Deer Grass | 24" O.C. Native/Low Water Use | 72 |
| PS | 3 Gal | Phormium 'Sea Jade' | New Zealand Flax | 30" O.C. Low Water Use | 29 |
| PH | 3 Gal | Phormium tenax 'Red' | New Zealand Flax | 30" O.C. Low Water Use | 20 |
| PR | 3 Gal | Phormium tenax 'Straw Hat' | New Zealand Flax | 42" O.C. Native/Low Water Use | 22 |
| RB | 5 Gal | Rhus integrifolia | Lamsonia Berry | 60" O.C. Native/Low Water Use | 43 |
| RV | 5 Gal | Rhus virens/fulva | California Perfume | 60" O.C. Native/Low Water Use | 1.8 |
| RO | 1 Gal | Rosa californica | California Rose | 48" O.C. Native/Low Water Use | 48 |
| *H2 used as or noted on plans as groundcover | | | | | |
| GREEN ROOF SHRUBS, PERENNIALS, AND GRASSES | | | | | |
| KEY | SIZE | BOTANICAL NAME | COMMON NAME | SPACING/COMMENTS | QUANTITY |
| ARC | 1 Gal | Arctostaphylos 'Pacific Mist' | Isoberry | 36" O.C. Native/Low Water Use | 212 |
| AD | 1 Gal | Adiantum c. 'Norton' | Mountain Soapbush | 36" O.C. Native/Low Water Use | 55 |
| BP | 1 Gal | Baccharis pilularis | Coyote Bush | 36" O.C. Native/Low Water Use | 182 |
| CA | 2 Gal | Calamagrostis ovalifolia 'Silvatica' | Feather Reed Grass | 36" O.C. Low Water Use | 32 |
| CP | 2 Gal | Cleome purpurascens | Orchard Rock Rose | 36" O.C. Low Water Use | 29 |
| EC | 1 Gal | Echium candicans | Pacific Red Grass | 24" O.C. Low Water Use | 48 |
| CA | 1 Gal | Cymus americanus 'Glossum' | Blue Lyme Grass | 24" O.C. Low Water Use | 91 |
| EB | 1 Gal | Eriogonum glaucum | Beach Aster | 18" O.C. Native/Low Water Use | 272 |
| BS | 2 Gal | Helictotrichon sempiternum | Blue Dot Grass | 24" O.C. Low Water Use | 68 |
| LD | 1 Gal | Limonium sibiricum | Sea Lavender | 24" O.C. Native/Low Water Use | 110 |
| NP | 1 Gal | Nolina pauciflora | Purple Hedgegrass | 30" O.C. Native/Low Water Use | 50 |
| PL | 1 Gal | Pennisetum setosum | Football Pennant | 24" O.C. Native/Low Water Use | 95 |
| PF | 1 Gal | Phlox paniculata | Jarumelon Sage | 36" O.C. Low Water Use | 82 |
| RR | 1 Gal | Rhus typhina 'Ven Taylor' | Flame Tree | 36" O.C. Low Water Use | 63 |
| SL | 2 Gal | Silene acaulis | Cheerful Sage | 30" O.C. Native/Low Water Use | 48 |
| SR | 1 Gal | Saxifraga hypnoides | Blue-eyed Grass | 18" O.C. Native/Low Water Use | 70 |
| ZALU | 1 Gal | Zauschneria c. 'Evan's Choice' | California Fuchsia | 24" O.C. Native/Low Water Use | 201 |
| *H2 used as or noted on plans as groundcover | | | | | |
| GROUNDCOVERS | | | | | |
| KEY | SIZE | BOTANICAL NAME | COMMON NAME | SPACING/COMMENTS | QUANTITY |
| CEA | 1 Gal | Caenothus glaucus 'Emily Brown' | Paint Red Caenothus | 36" O.C. Native/Low Water Use | 88 |
| DST | 1 Gal | Dielsia repens | Freeway Daisy | 18" O.C. Low Water Use | 201 |
| RDS | 1 Gal | Ruscus acrifolius 'Irene' | Rosemary | 24" O.C. Low Water Use | 120 |
| RUM | 1 Gal | Rumex crispus | Lachertail Fern | 24" O.C. | 111 |
| TRA | 1 Gal | Trachypogon daniellii | Star Jasmine | 24" O.C. | 136 |
| VNES | | | | | |
| KEY | SIZE | BOTANICAL NAME | COMMON NAME | SPACING/COMMENTS | QUANTITY |
| CL | 5 Gal | Claytonia virginica | Claytonia | Native/Low Water Use | 8 |
| CM | 5 Gal | Claytonia virginica | Claytonia Morning Glory | Native | 8 |
| DB | 5 Gal | Delicata buccinatoria | Blood-Red Turnip Vine | Native | 13 |



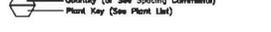
PLANT SPACING DIAGRAM



PLANT QUANTITY DIAGRAM

| SPACING 'A' | SPACING 'B' | SPACING 'C' | NO. OF PLANTS/SQUARE FOOT |
|-------------|-------------|-------------|---------------------------|
| 8" O.C. | 8.00" | 2.00" | 6.25 |
| 8" O.C. | 8.00" | 2.50" | 4.80 |
| 8" O.C. | 8.00" | 3.00" | 3.70 |
| 8" O.C. | 8.00" | 3.50" | 2.70 |
| 8" O.C. | 8.00" | 4.00" | 1.96 |
| 8" O.C. | 8.00" | 4.50" | 1.48 |
| 8" O.C. | 8.00" | 5.00" | 1.10 |
| 8" O.C. | 8.00" | 5.50" | 0.82 |
| 8" O.C. | 8.00" | 6.00" | 0.62 |
| 8" O.C. | 8.00" | 6.50" | 0.48 |
| 8" O.C. | 8.00" | 7.00" | 0.37 |
| 8" O.C. | 8.00" | 7.50" | 0.29 |
| 8" O.C. | 8.00" | 8.00" | 0.23 |
| 8" O.C. | 8.00" | 8.50" | 0.18 |
| 8" O.C. | 8.00" | 9.00" | 0.14 |
| 8" O.C. | 8.00" | 9.50" | 0.11 |
| 8" O.C. | 8.00" | 10.00" | 0.09 |
| 8" O.C. | 8.00" | 10.50" | 0.07 |
| 8" O.C. | 8.00" | 11.00" | 0.06 |

PLANT CALLOUT SYMBOL



See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub masses. Where shrub massing is shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distances from curb, sidewalk, adjacent planting bed or curb curbs.

HNTB

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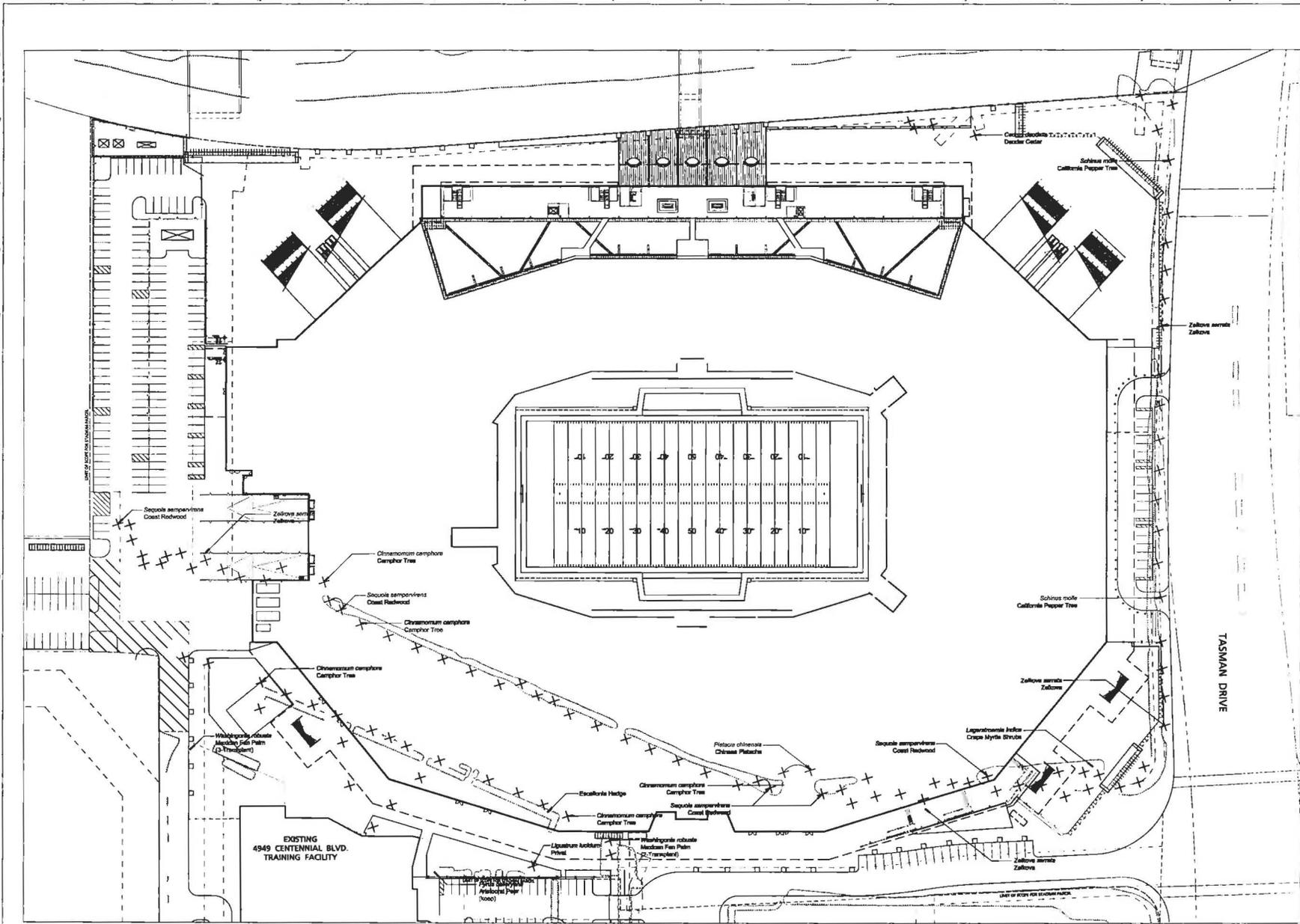
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49ERS
SAN FRANCISCO
NEW STADIUM
 49ERS Stadium
 49ERS Stadium
 49ERS Stadium

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------|
| 1 | 08/28/20 | Final Planning |
| 2 | 08/28/20 | Final Planning |
| 3 | 08/28/20 | Final Planning |
| 4 | 08/28/20 | Final Planning |

SHEET TITLE & NUMBER
LANDSCAPE NOTES AND DETAILS
L300



TREE DISPOSITION LEGEND

Based upon information from the Topographic Survey provided by the Civil Engineer.

- Existing Tree proposed to be removed

HNTB

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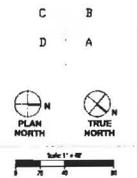
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49ERS
 SAN FRANCISCO
 49ERS NEW STADIUM
 4949 Centennial Blvd
 San Francisco, CA 94108-1208



| | |
|-------------|---------------------------|
| DATE | 08/27/2010 |
| DESIGNED BY | Final Planned Development |
| DRAWN BY | plm_santia |
| CHECKED BY | |
| APPROVED BY | |
| PROJECT NO. | |
| DATE | |
| BY | |
| NO. | |
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| NO. | |
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| NO. | |

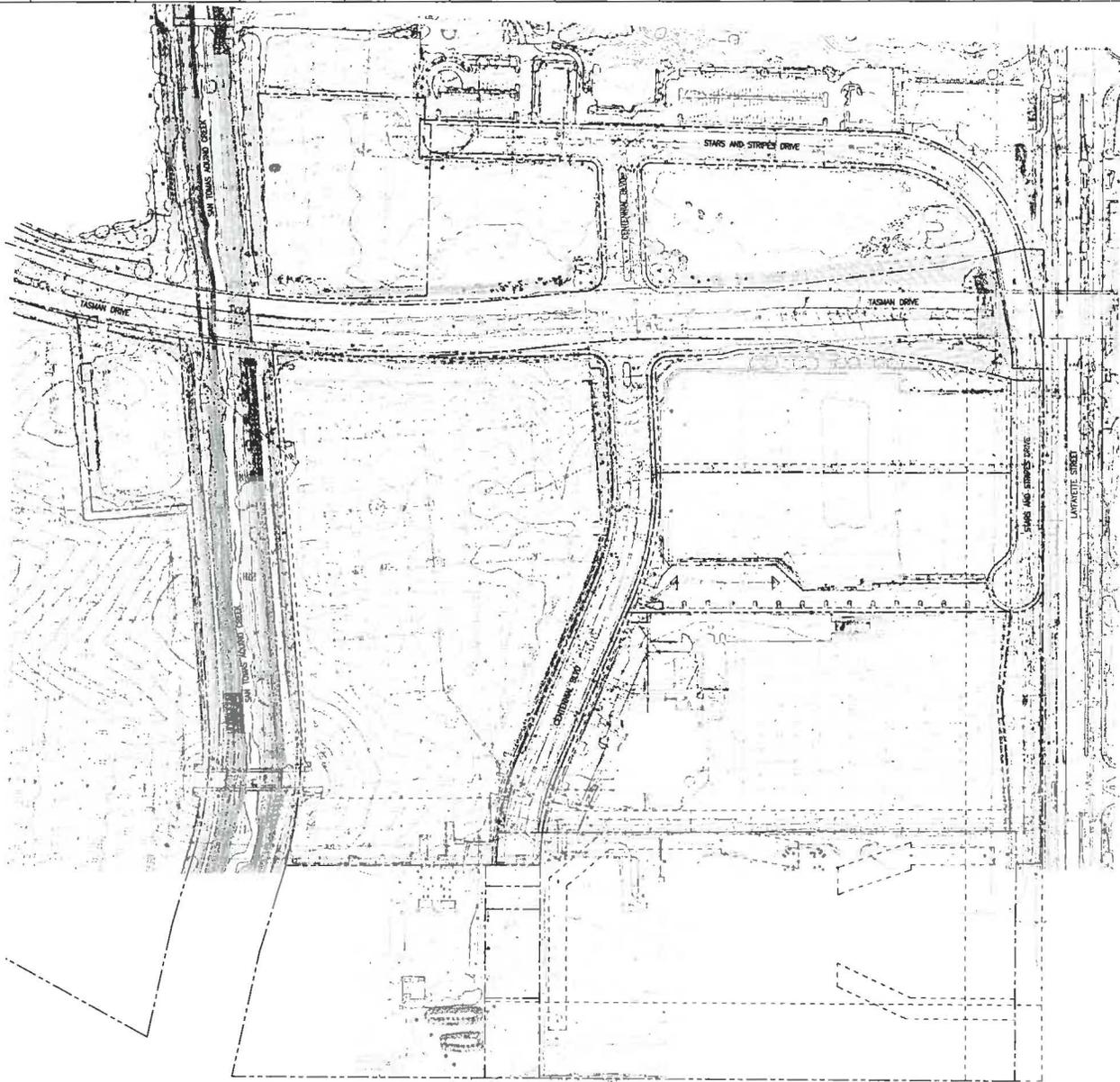
SHEET TITLE & NUMBER
 TREE DISPOSITION PLAN
L500

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EXHIBIT "T-Map"

TENTATIVE SUBDIVISION MAP

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EXISTING SITE TOPOGRAPHY AND PROPERTY LINES
SCALE 1"=100'



HNTB

Hunter Nelson Tammen & Bergendoff - Architects Inc.
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Project: SAN FRANCISCO 49ERS NEW STADIUM
Phase: TENTATIVE SUBDIVISION MAP SUBMITTAL
Map No: TM-2
Scale: 1"=100'
Date: 08/17/2010

49ERS
SAN FRANCISCO
49ERS NEW STADIUM
49ERS COMPANY, INC.
100 CALIFORNIA STREET, SUITE 1000
SAN FRANCISCO, CA 94109



| | |
|----------|-------------------------------------|
| DATE: | 08/17/2010 |
| BY: | TM-2 |
| FOR: | TENTATIVE SUBDIVISION MAP SUBMITTAL |
| PROJECT: | 49ERS NEW STADIUM |
| CLIENT: | 49ERS COMPANY, INC. |
| SCALE: | 1"=100' |

EXISTING SITE TOPOGRAPHY AND PROPERTY LINES

TM-2

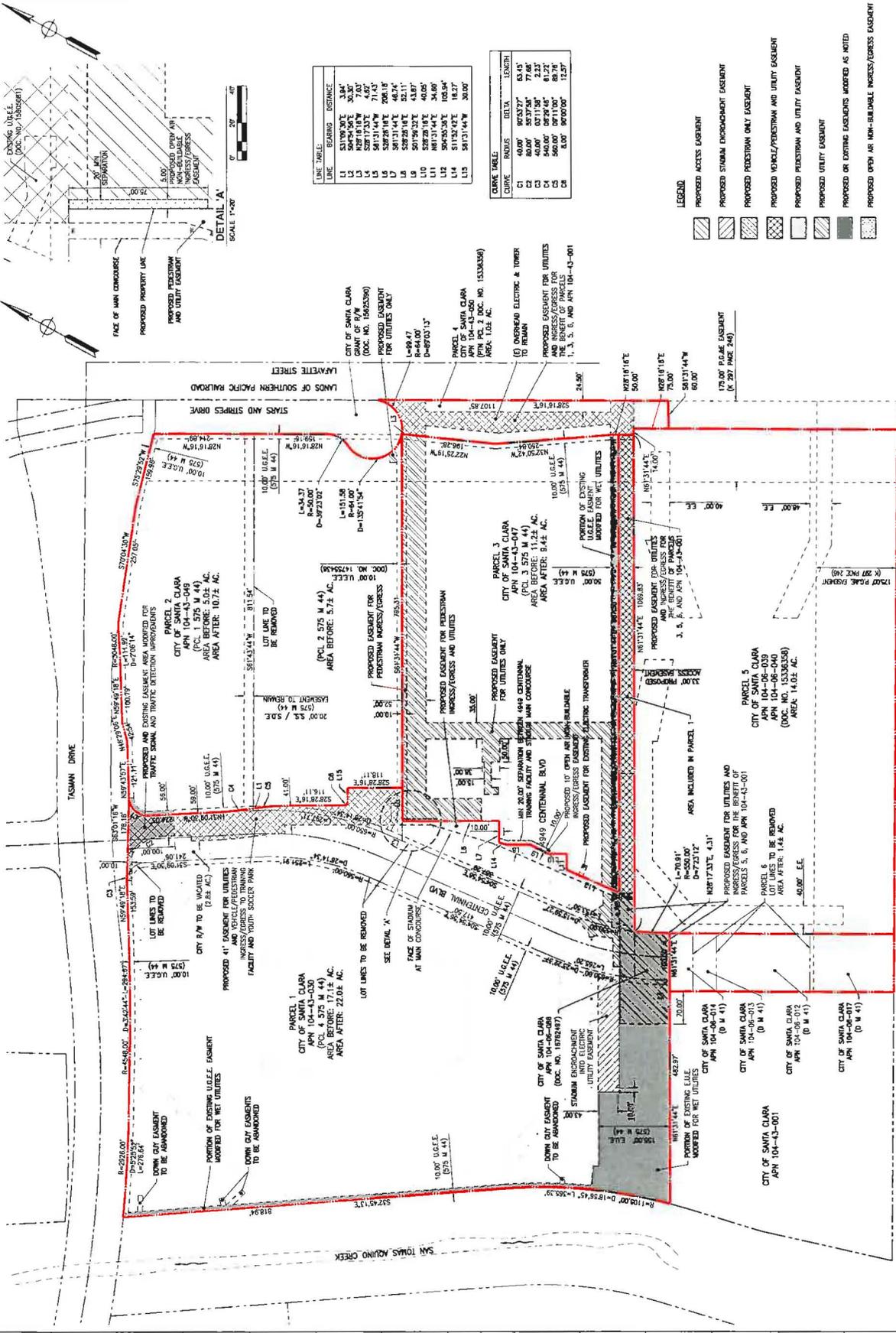
| | |
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| DATE | 08/17/2010 |
| PROJECT | 49ERS NEW STADIUM |
| PREPARED BY | HNTB |
| CHECKED BY | |
| SCALE | 1"=100' |



49ERS
SAN FRANCISCO
49ERS NEW STADIUM



HNTB
HNTB CONSULTANTS, INC.
1000 CALIFORNIA STREET, SUITE 1000
SAN FRANCISCO, CA 94108
TELEPHONE: (415) 774-2000
FAX: (415) 774-2001
WWW.HNTB.COM



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S31°19'30"E | 3.84' |
| L2 | S24°24'00"E | 50.30' |
| L3 | S28°17'33"E | 4.87' |
| L4 | S41°31'14"W | 71.13' |
| L5 | S28°28'18"E | 48.25' |
| L6 | S28°28'18"E | 32.11' |
| L7 | S28°28'18"E | 43.87' |
| L8 | S28°28'18"E | 40.05' |
| L9 | N81°31'14"E | 36.80' |
| L10 | N15°32'42"E | 18.27' |
| L11 | S13°17'14"W | 30.00' |

CURVE TABLE

| CURVE | ADIUS | DELTA | LENGTH |
|-------|--------|-----------|--------|
| C1 | 40.00' | 90°00'00" | 62.83' |
| C2 | 40.00' | 90°00'00" | 62.83' |
| C3 | 40.00' | 90°00'00" | 62.83' |
| C4 | 40.00' | 90°00'00" | 62.83' |
| C5 | 40.00' | 90°00'00" | 62.83' |
| C6 | 40.00' | 90°00'00" | 62.83' |

- LEGEND
- PROPOSED ACCESS EASEMENT
 - PROPOSED STADIUM ENCROACHMENT EASEMENT
 - PROPOSED PEDESTRIAN ONLY EASEMENT
 - PROPOSED VEHICLE/PEDESTRIAN AND UTILITY EASEMENT
 - PROPOSED PEDESTRIAN AND UTILITY EASEMENT
 - PROPOSED UTILITY EASEMENT
 - PROPOSED OR EXISTING EASEMENTS ADDRESSED AS NOTED
 - PROPOSED OPEN AIR NON-BUILDABLE INGRESS/EGRESS EASEMENT

SCALE 1"=100'

TENTATIVE SUBDIVISION MAP

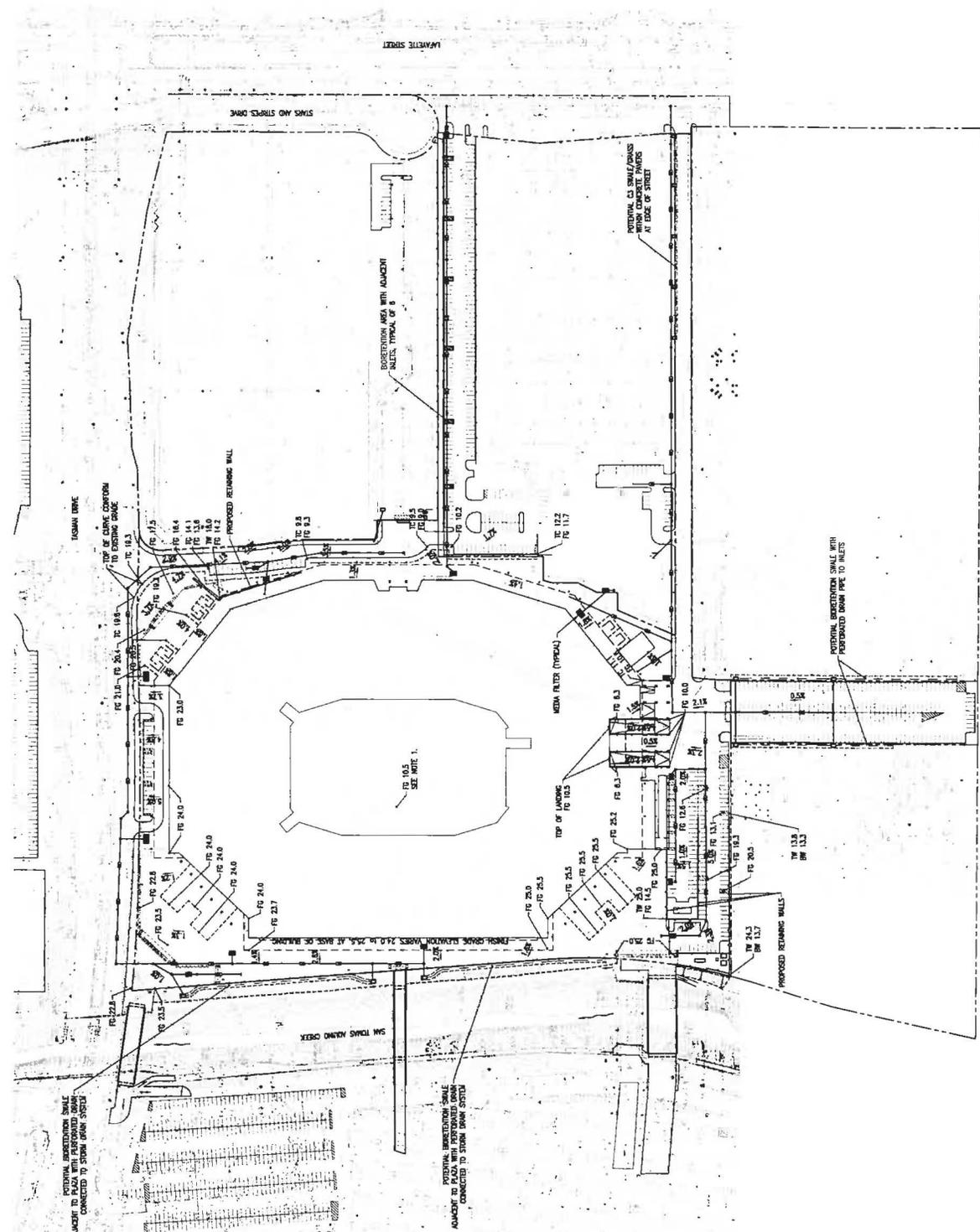
CITY AND COUNTY OF SAN FRANCISCO



| | |
|-------------|-------------------|
| PROJECT: | 49ERS NEW STADIUM |
| DATE: | 08/17/2010 |
| DRAWN BY: | ... |
| CHECKED BY: | ... |
| SCALE: | AS SHOWN |

PRELIMINARY GRADING AND DRAINAGE PLAN

TM-4



PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE: 1"=40'



- NOTE:**
1. LOWEST ELEVATION OF STADIUM IS ELEVATION 10.3 PER CITY PLAN. PER 100-YEAR FLOOD PROTECT SITE IS 6.2 PER CITY PLAN. SITE IS 1.5-FEET ABOVE 100-YEAR FLOOD ELEVATION.

POTENTIAL SUBSTITUTION SWALE ADJACENT TO PLAZA WITH PERFORATED DRAIN CONNECTED TO STORM DRAIN SYSTEM

POTENTIAL SUBSTITUTION SWALE ADJACENT TO PLAZA WITH PERFORATED DRAIN CONNECTED TO STORM DRAIN SYSTEM

PROPOSED RETAINING WALLS

POTENTIAL SUBSTITUTION SWALE WITH PERFORATED DRAIN PIPE TO INLETS

MEDIA FILTER (TYPICAL)

SUBSTITUTION SWALE WITH ADJACENT INLETS, TYPICAL OF 8'

PROPOSED RETAINING WALL

TOP OF ASHES SYSTEM TO EXISTING GRADE

TOSCANI DRIVE

STANS AND STREETS DRIVE

LAFAYETTE STREET

SAN THOMAS AQUINO CHURCH

FO 10.3 SEE NOTE 1.

FINISH-SIDE ELEVATION MARKS 24.0 TO 24.5, AT BASE OF BUILDING

TOP OF LANDING

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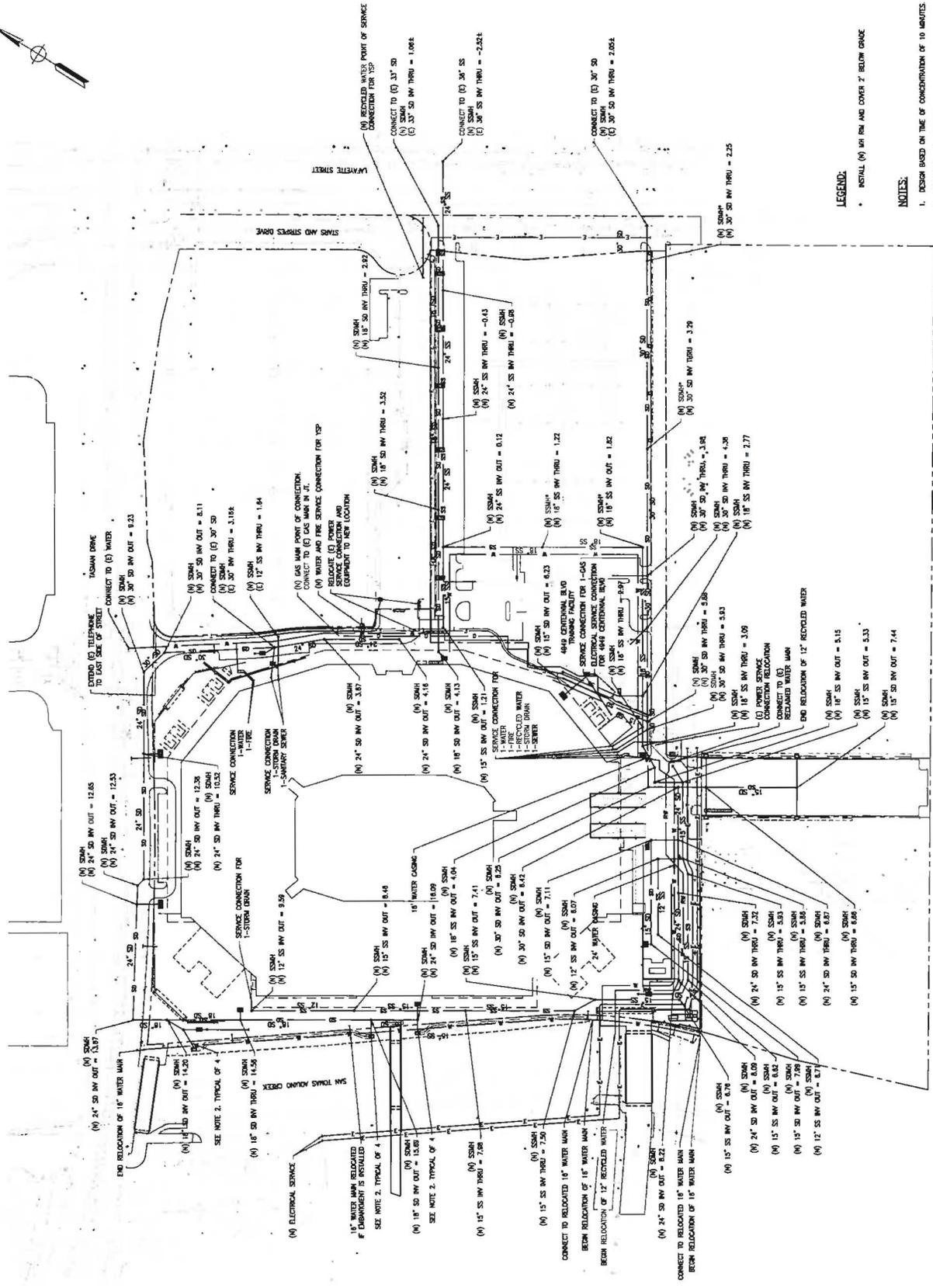
FO 135.0



SAN FRANCISCO
49ERS NEW STADIUM
49ERS CENTER BLVD
5000 CALIFORNIA BLVD



PROJECT NO. 08-00000000-0000
DATE: 08/17/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=40'



LEGEND:

- INSTALL (M) 18\"/>

NOTES:

1. DESIGN BASED ON TIME OF CONCENTRATION OF 10 MINUTES.
2. DOWN FOR WATER HEADINGS.

COMPOSITE UTILITY PLAN
SCALE: 1"=40'



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