

RWF Easement Agreements

1. Microsoft/RWF Master Utility Easement Agreement
2. Microsoft/RWF/Valley Water Agreement

November 18, 2025

Item 8.1

Jeff Provenzano

Director, Environmental Services

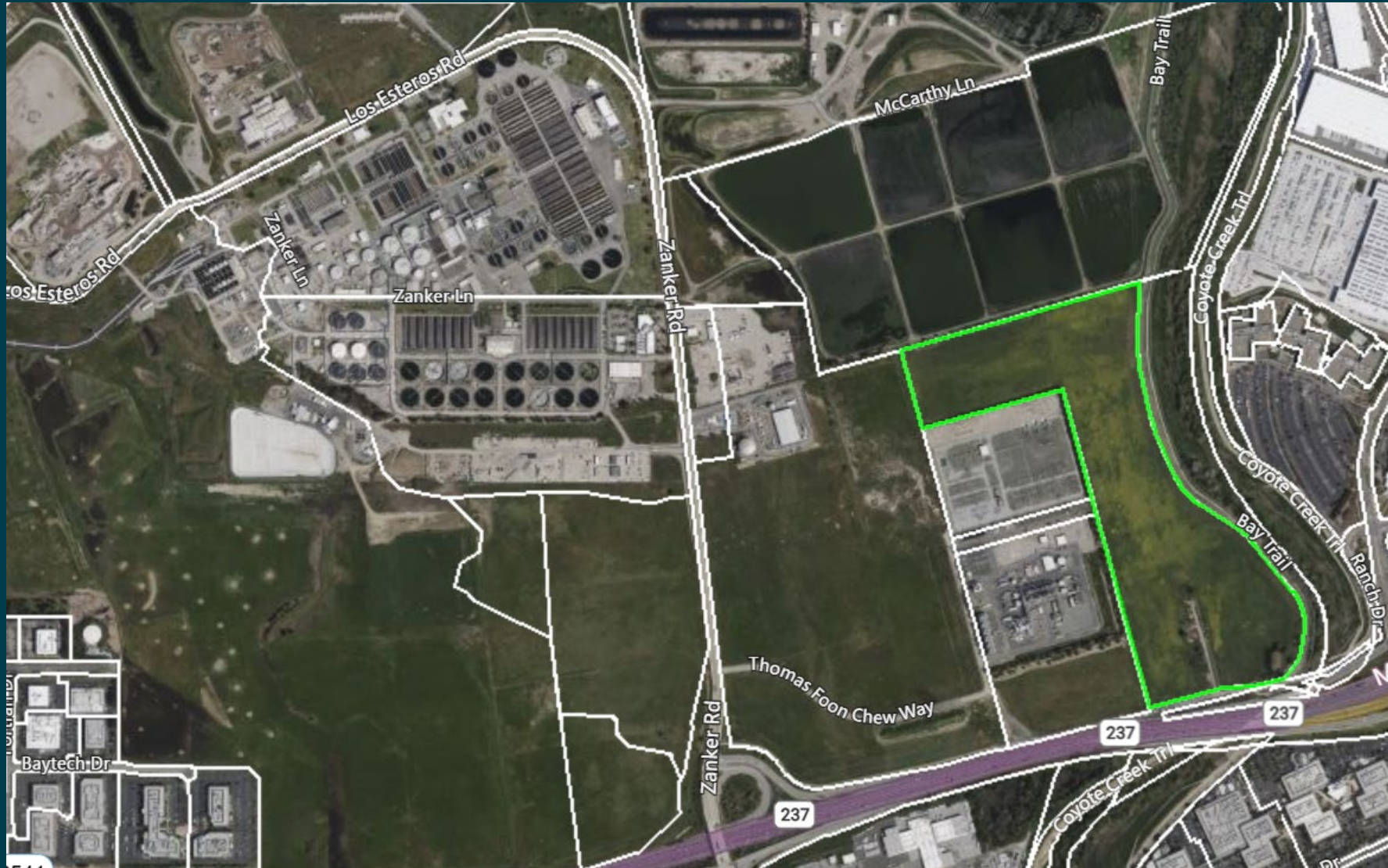
Jen Baker

Director, City Manager's Office of
Economic Development and Cultural
Affairs

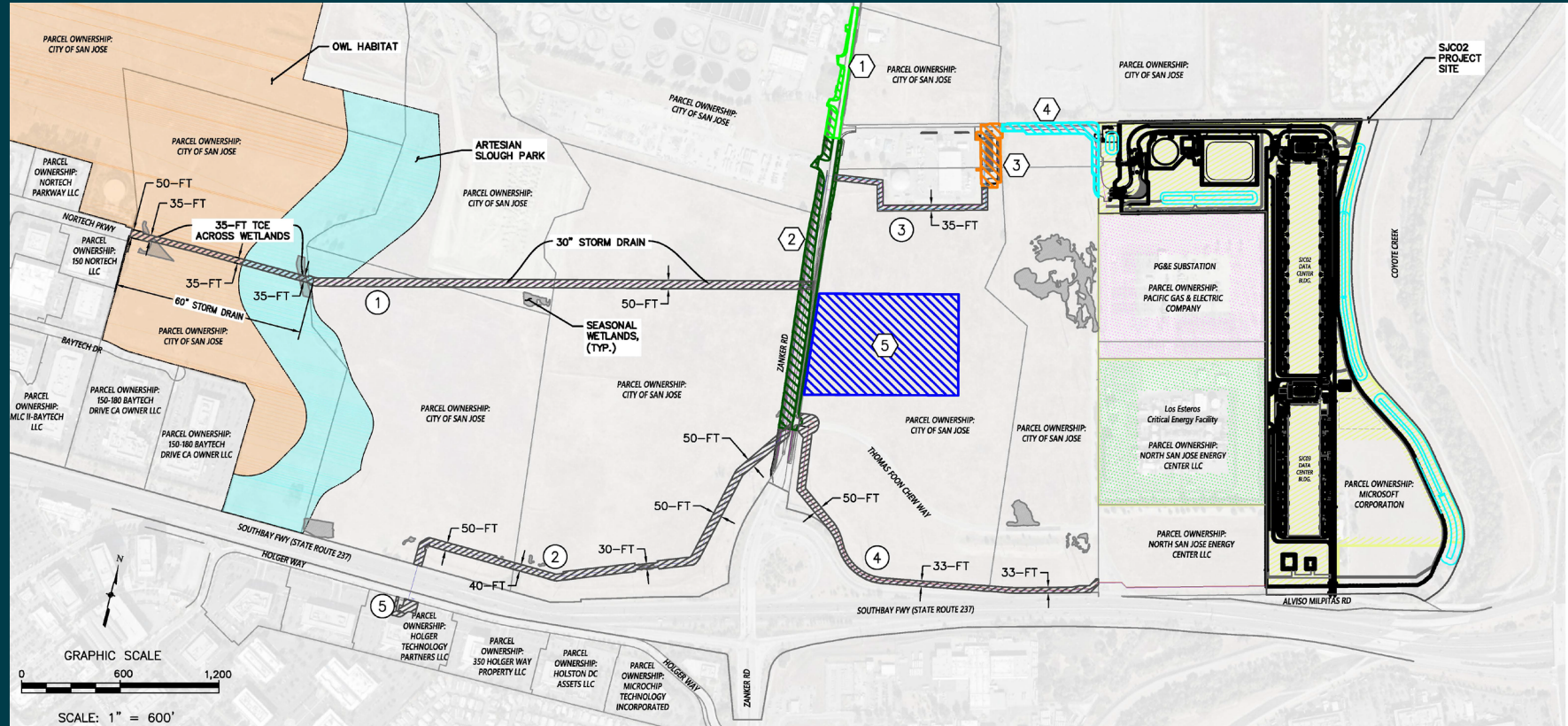
Kevin Ice

Assistant to the City Manager, City
Manager's Office of Economic
Development and Cultural Affairs

Microsoft Property & RWF



Master Utility Easement Plan – tentative



EASEMENT SUMMARY TABLE – OFFSITE UTILITIES (BUFFER LAND)

TEMPORARY CONSTRUCTION EASEMENT SUMMARY TABLE – ROADWAYS

NO.	DESCRIPTION	AREA (SQ.FT.)
①	ZANKER ROAD WIDENING IMPROVEMENT (NORTH OF MCCARTHY LANE)	20,910
②	ZANKER ROAD WIDENING IMPROVEMENT (MCCARTHY LANE TO THOMAS FOON CHEW WAY)	126,530
③	VALLEY WATER VISITOR CENTER	47,600
④	MCCARTHY LANE EXTENSION	49,480
⑤	CONSTRUCTION STAGING AREA	549,440

NOTE:
1. TOTAL AREA OF PERMANENT EASEMENT WITH CONSTRUCTION AREA INCLUDED IS 697,998 SQ. FT.

NO.	UTILITIES	TEMPORARY CONSTRUCTION EASEMENT (TCE)		PERMANENT EASEMENT	
		WIDTH (FT.)	AREA (SQ.FT.)	WIDTH (FT.)	AREA (SQ.FT.)
①	30"/60" STORM DRAIN	35/50	60,428	35	146,283
②	12" FIRE WATER	30/40/50	48,928	30	84,476
③	6" POTABLE WATER 12" FIRE WATER 15" STORM DRAIN	35	6,103	30	35,427
④	8" RECYCLED WATER 16" STORM DRAIN FORCE MAIN 6" SANITARY SEWER FORCE MAIN	50/33	22,481	30	84,207
⑤	12" FIRE WATER / HOLGER WAY		10,618		815
TOTAL			148,558		351,208

LEGEND

- PROPOSED SJC02 DEVELOPMENT AREA (ESTIMATED MAXIMUM EXCAVATION DEPTH 35-65 FT BGS)
- PROPOSED OFFSITE ROAD AND UTILITY IMPROVEMENTS (ESTIMATED EXCAVATION DEPTH OF 15 FT BGS)
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER (DOMESTIC)
- PROPOSED WATER (FIRE)
- PROPOSED RECYCLED WATER

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