

DOCKETED

Docket Number:	22-SPPE-01
Project Title:	Bowers Backup Generating Facility
TN #:	250001
Document Title:	GI Partners Supplemental Responses to Data Request 28 - BBGF
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	5/4/2023 11:03:07 AM
Docketed Date:	5/4/2023



SUPPLEMENTAL RESPONSES TO CEC DATA REQUEST 28

Bowers Backup Generating Facility (22-SPPE-01)

SUBMITTED TO: CALIFORNIA ENERGY COMMISSION

SUBMITTED BY: **GI Partners**

May 2023



INTRODUCTION

Attached is GI Partners' Supplemental Response to California Energy Commission (CEC) Staff Data Request Set No. 1 (DR-28) for the Bowers Backup Generating Facility (BBGF) Application for Small Power Plant Exemption (SPPE) (22-SPPE-01).

LAND USE

SUPPLEMENTAL RESPONSE TO DATA REQUEST 28

Staff requested information associated with the proposed General Plan Amendment to conform the General Plan designation of the BBGF and BDC to the Zoning Ordinance in Data Request 28. To clarify other land use actions, GI Partners provides the following information related to the lot-line adjustment. GI Partners is proposing a lot-line adjustment as shown on the Figure included in Attachment LU DR-28. The purpose of the lot line adjustment is to straighten the rear/east property line to eliminate the notch from the adjoining property. It is needed to make the truck movements work for the loading dock.



EXHIBIT "A"
LOT LINE ADJUSTMENT

PARCEL ONE

REAL PROPERTY in the City of Santa Clara, County of Santa Clara, State of California, being all of Parcel A as shown on that certain Parcel Map filed for record on August 20, 1975, in Book 360 of Maps, pages 26, Santa Clara County Records;

and, in addition thereto, the following area:

REAL PROPERTY in the City of Santa Clara, County of Santa Clara, State of California, being a portion of Parcel 1 as shown on that certain Parcel Map filed for record on September 29, 1977, in Book 405 of Maps, pages 4, Santa Clara County Records, described as follows:

BEGINNING at the northeasterly corner of Parcel A as shown on that certain Parcel Map filed for record on August 20, 1975, in Book 360 of Maps, pages 26, Santa Clara County Records; Thence along the general easterly line of said Parcel A, the following two courses:

1. Thence South 17°05'35" East, 105.00 feet;
2. Thence North 72°54'25" East, 35.00 feet;

Thence along the northerly prolongation of the easterly line of said Parcel A, North 17°05'35" West, 105.00 feet, to the general westerly line of said Parcel 1;

Thence along said general westerly line, South 72°54'25" West, 35.00 feet, to the POINT OF BEGINNING.

Containing 226,693 square feet or 5.20 acres, more or less.

PARCEL TWO

REAL PROPERTY in the City of Santa Clara, County of Santa Clara, State of California, being all of Parcel 1 as shown on that certain Parcel Map filed for record on September 29, 1977, in Book 405 of Maps, pages 4, Santa Clara County Records;

excepting therefrom, the following area:

REAL PROPERTY in the City of Santa Clara, County of Santa Clara, State of California, being a portion of Parcel 1 as shown on that certain Parcel Map filed for record on September 29, 1977, in Book 405 of Maps, pages 4, Santa Clara County Records, described as follows:

BEGINNING at the northeasterly corner of Parcel A as shown on that certain Parcel Map filed for record on August 20, 1975, in Book 360 of Maps, pages 26, Santa Clara County Records; Thence along the general easterly line of said Parcel A, the following two courses:

1. Thence South 17°05'35" East, 105.00 feet;
2. Thence North 72°54'25" East, 35.00 feet;

Thence along the northerly prolongation of the easterly line of said Parcel A, North 17°05'35" West, 105.00 feet, to the general westerly line of said Parcel 1;

Thence along said general westerly line, South 72°54'25" West, 35.00 feet, to the POINT OF BEGINNING.


Containing 111,373 square feet or 2.56 acres, more or less.

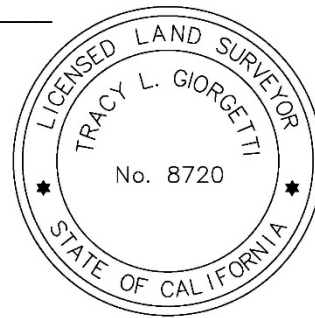
As shown on Exhibit "B" attached hereto and made a part hereof.

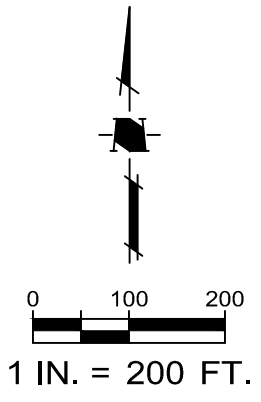
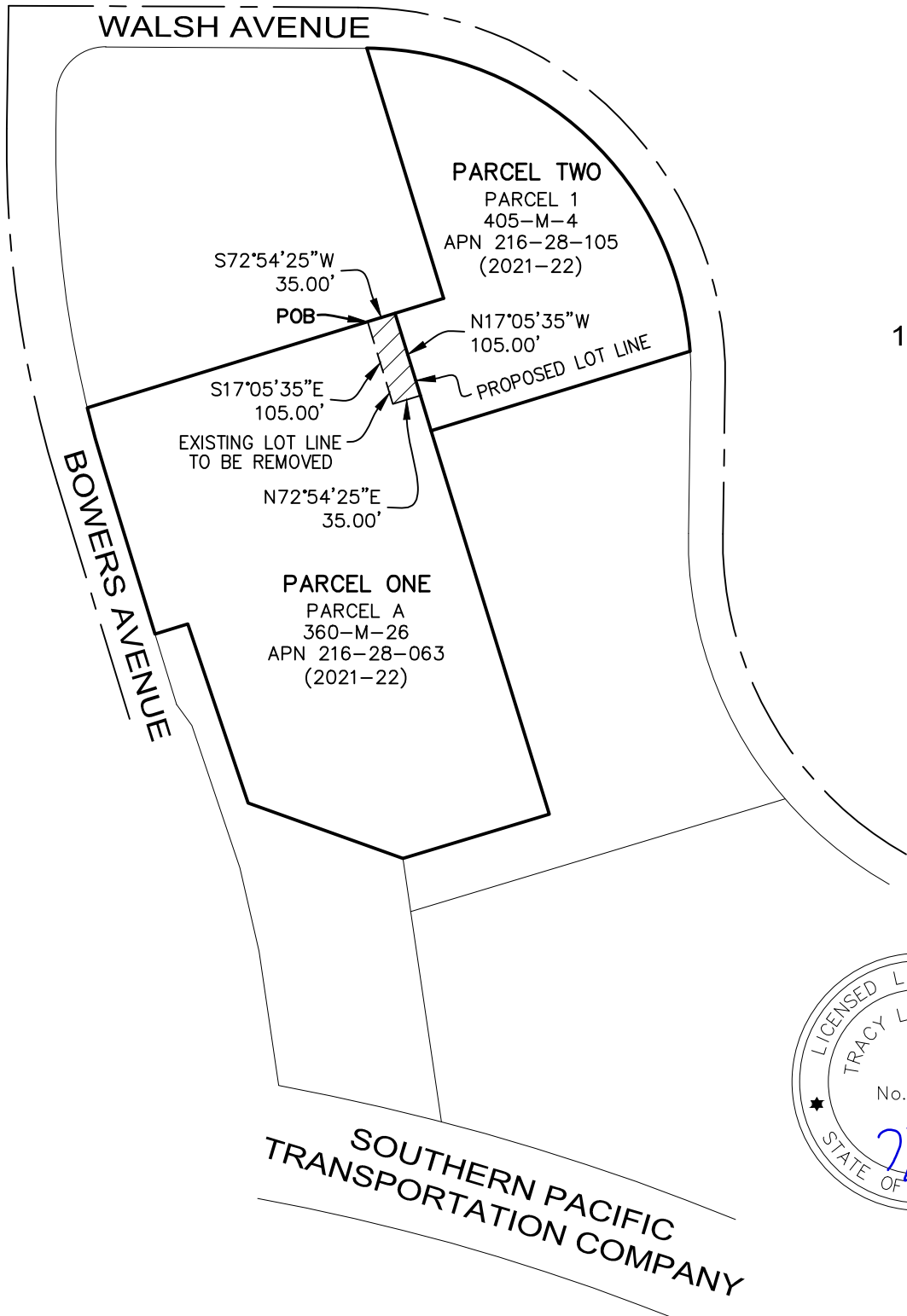
END OF DESCRIPTION

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

Date: 11-8-21

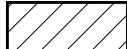

Tracy L. Giorgetti, LS 8720





SOUTHERN PACIFIC
TRANSPORTATION COMPANY

LOT (SQ. FT.)	PARCEL ONE	PARCEL TWO
EXISTING	223,018	115,048
PROPOSED	226,693	111,373

LEGEND
 POB POINT OF BEGINNING
 PROPERTY TO BE TRANSFERRED

SHEET 1 OF 1

Date: 2021-11-08
 Designed: LK
 Drawn: RF
 Checked: TG
 Proj. Engr.: MS
 600300PL01



1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMMHca.com

EXHIBIT "B"
 PLAT TO ACCOMPANY DESCRIPTION:
 LOT LINE ADJUSTMENT
 SANTA CLARA CALIFORNIA