

**CONDITIONS OF APPROVAL
PLN2015-11411**

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

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- C2. Submit plans containing final architectural details for review and approval to the Planning Division as part of the building permit submittal. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan. Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the building permit submittal.
- C3. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- C4. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Coordinate with the City Arborist for the type, location, installation and maintenance of large canopy street trees fronting the project site along the public right-of-way. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning Division review and approval. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- C5. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C6. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- C7. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 500 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m.

Saturdays for projects within 500 feet of a residential use, and prohibited on Sundays and State and federal holidays.

- C8. Community Facilities District (CFD) is identified as funding and financing source in the Lawrence Station Area Specific Plan. The Developer, prior to the issuance of building permits, shall provide that the property is annexed to the CFD.
- C9. Prior to issuance of building permits for the construction of any new buildings on the site, developer shall be responsible for reimbursing the City for their share of the City's costs for the preparation of the Lawrence Station Area Specific Plan and the associated Environmental Impact Report, in accordance with the reimbursement plan approved by the City Council.
- C10. Prior to issuance of occupancy, the developer shall develop an on-site art piece in accordance with the LSAP to the satisfaction of the Director of Community Development.
- C11. The Developer shall comply with the Mitigations Monitoring and Reporting Program (MMRP) identified in the Lawrence Station Area Plan Environmental Impact Report (SCH No. 201502205) and said Mitigation Monitoring and Reporting Program (MMRP).

ELECTRICAL

- E1. Any low voltage box that is now in a drivable area due to curb line changing will need to be relocated behind curb or converted into a traffic rated box. To be completed in detailed design
- E2. 54" SD proximity to new SVP duct bank, must be below the SVP duct bank with at least 5' diagonal/vertical separation. If the SD is shallower than anticipated and does not meet the 5' diagonal/vertical separation than it must be relocated 5' horizontally away from the edge of the SVP conduits.
- E3. SVP Streetlights, secondary, UE (SVP Fiber), systems to be designed/re-evaluated during detailed design Phase. All associated pull boxes, and streetlight foundations will be required, as needed.
- E4. Refer to: High Density Residential Metering Requirements - DRAFT 04.24.2020
- E5. NOTE: 8'x10' space requirements in main electric room may be needed for SVP AMI Equipment
- E6. Additional un-utilized SVP transformers requested & installed for the customer will be required to be paid for in full through a special facility agreement.
- E7. Clearances: (All clearances are expected to be maintained throughout the detailed design)
 - a. EQUIPMENT
 - i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
 - ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
 - iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
 - iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
 - 1. Thirty (30) inches from side of equipment sides.
 - 2. Forty Eight (48) inches in front of access doors.
 - a. Barrier Pipes in front of access doors shall be removable.
 - b. CONDUITS
 - i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
 - ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
 - iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)

- iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
 - v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
 - vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
 - vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.
- c. VAULTS/MANHOLES
 - i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
 - ii. Five (5) foot minimum clearance is required between adjacent conduits.
 - iii. Minimum 36" from face of curb, or bollards required.
 - d. Poles (Electroliner, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
 - i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - e. Guy Anchors
 - i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
 - f. Trees
 - i. OH 1230 for Overhead Lines
 - ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities
- E8. Reference listed SVP standards for clearances.
- a. Installation of Underground Substructures by Developers
 - b. UG1250 – Encroachment Permit Clearances from Electric Facilities
 - c. UG0339 – Remote Switch Pad
 - d. OH1230 – Tree Clearances From Overhead Electric Lines
 - e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- E9. During demo and construction proper clearances must be maintained from Energized 60kv Line. Cranes and other equipment must be placed so they can't swing into energized lines. 20' working clearance required.
- E10. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- E11. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- E12. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- E13. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- E14. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- E15. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- E16. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of

the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

- E17. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- E18. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- E19. Any relocation of existing electric facilities shall be at Developer's expense.
- E20. Electric Load Increase fees may be applicable.
- E21. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
- E22. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- E23. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- E24. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- E25. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- E26. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- E27. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

- E28. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*
- E29. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.
- E30. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- E31. High Rise Metering and Multi-Floor Infrastructure Requirements
 - a. Refer to: High Density Residential Metering Requirements - DRAFT 04.24.2020
 - b. Refer to: SVP Fiber 0403 - Fiber Optic Cable and Splice Testing
- E32. In residential buildings where multiple 120/208V transformers are required a subtractive metering scheme may be used. A 277/480V transformer may be placed and private step down transformers in the building may be used to step down the voltage to 120/208V. In this scheme a minimum of two transformers/services are need. One transformer/service is needed for residential loads. One transformer/service is needed for any house loads/commercial spaces.
- E33. High Rise Metering and Multi-Floor Infrastructure Design Package (email to kpatel@svpower.com)
 - a. If meter rooms are placed above grade a design package with the following must be submitted to SVP for review and approval during the design stage.
 - i. Clear descriptions indicated the "Main building electric room", "Main floor electric room(s)", & the "sub floor electric room(s)".
 - ii. For each meter room the dimensions of the room, location of SVP communication equipment & meters, working spaces around the meters & communication equipment, and number of meters must be detailed.
 - iii. Step Down transformer rooms with 480V to 120/208V conversions must be shown
 - iv. Exhibits showing communication infrastructure design and wiring diagrams per SVP requirements. Reach out to SVP for draft copy of these standards.
 - v. Exhibits showing access routes and locations to each meter room inside the building. All points of entry shall be shown. Meter rooms shall be within 100' of an elevator.
 - vi. Drive up location next to the ground floor main building electric room, parking stalls for loading/unloading equipment (for example meters, etc.)
- E34. SVP's largest 120/208V transformer is 750KVA.
- E35. SVP's largest 277/480V transformer is 2000KVA.
- E36. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.
- E37. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a

Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

- E3. All work within County right-of-way shall require encroachment permit from Santa Clara County.
- E4. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E5. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the Public Works Director.
- E6. Execute and record irrevocable offer of right-of-way dedication to City of Santa Clara for land along Lawrence Expressway. Ensure sufficient right-of-way is provided to accommodate future Lawrence Expressway improvements. Land dedicated shall be certified to be free of contamination prior to City acceptance of the offer. Provide documentation showing that the right-of-way requirement has been coordinated with the County.
- E7. Dedicate required on-site easements for sidewalk and any new public utilities by means of subdivision map or approved instrument at time of development.
- E8. The project shall provide sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E9. All proposed sidewalks, walkways, and driveway(s), shall be per ADA compliant County standard.
- E10. Connect sidewalk to pedestrian ramp connecting Central Expressway and Lawrence Expressway.
- E11. This development shall comply with the requirements of the Lawrence Station Area Plan and implement the mitigations identified in the TIA and EIR.
- E12. Provide ADA walkway connecting the proposed buildings to public sidewalk.
- E13. All traffic signing, messages, and symbols shall be thermoplastic.
- E14. Provide loading/unloading zone on-site
- E15. Provide trash pick-up/drop-off on-site.
- E16. Provide minimum 5' wide sidewalk along Lawrence Expressway and Central Expressway property frontages.
- E17. Provide minimum 5' wide sidewalk with a 4.5' wide planter strip along Ryder Street north-south and east-west property frontages.
- E18. Install fence within the planter strip along Ryder Street property frontages.
- E19. Pavement treatment shall be 2" overlay with digouts for the half street width of Ryder Street from Lawrence Expressway to Central Expressway. Slurry seal shall be for the opposite half street width.
- E20. Coordinate with Summerhill properties to construct a grade separated bicycle/pedestrian crossing connecting the Summerhill property to the Westlake property across Ryder Street. City requires the Developer or its successors to allow for construction of the grade separated crossing of Ryder Street or associated pedestrian circulation to be on Developer's private property, in coordination with the City, County, and Summerhill or its successors. Developer expressly consents to cooperate in the development of the crossing and allow the landing of said grade-separated crossing and associated pedestrian circulation on the subject property.
- E21. Coordinate the proposed duckout along Ryder Street south with Santa Clara County. Provide documentation of County approval and review with the encroachment permit.

- E22. Provide minimum 5' wide shoulder along north-south Ryder Street property frontage, 11' wide southbound lane, 10' turn lane, 11' northbound lane and 6' shoulder along Ryder Street for a curb to curb distance of 43'. Provide documentation showing that the sections have been coordinated with and approved by the County.
- E23. Provide minimum 6' wide shoulders, 7' wide median island and 11' wide lanes along east-west Ryder Street for a curb to curb distance of 41'.
- E24. Provide ADA compliant curb ramp at southwest corner of Ryder Street and Central Expressway. Provide a receiving ADA compliant curb ramp at the pork chop at Ryder and Central.
- E25. Provide an ADA compliant curb ramp at the northeast corner of Ryder Street and Lawrence Expressway. Provide a receiving ADA compliant curb ramp at the pork chop at Ryder Street and Central Expressway.
- E26. Per the reduced parking requirements in the LSAP, the Project shall provide 1 space/unit for 1-bedroom units and 2 spaces/unit for the 2/3-bedroom units for a minimum of 464 parking spaces.
- E27. For the proposed 328 unit project, provide 110 Class I bicycle lockers and 22 Class II bicycle rack spaces at the main entrance and/or high visible areas of each building.

HOUSING

- H1. This application is currently under the Exempt Project status because the application was filed prior to August 1, 2018, however, the Project must receive planning approval by December 1, 2020 or it will be subject to the requirements of the Citywide Affordable Housing Requirements under Chapter 17.40 of the Santa Clara City Code.

FIRE

The Fire Department's review was limited to verifying compliance per the 2016 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.

- F1. **Required Fire Flow.** The Required Fire Flow as shown on Sheet C6 is acceptable. However, this shall be reviewed again to confirm that the calculations reflect the final construction type and size of the building as submitted for Fire/Building permits. A 50% reduction has been proposed by the design team in lieu of code allowed 75% reduction.
- F2. **Available Fire Flow.** The Available Fire Flow as shown on Sheet C6 is acceptable. However, updated fire flow results may be requested at the time of fire sprinkler permit, if deemed required by SCFD.
- F3. **Fire Hydrant Requirements.** The fire hydrant distribution as shown on Sheet C6 is acceptable. However, this shall be reviewed again to confirm that the requirements reflect the final construction type and size of the building as submitted for fire/building permits. FYI - Operational permits shall be required for private fire hydrants. A minimum of 1000 gpm shall be provided at each of the fire hydrants serving this site including the private fire hydrants on the EVAE.
- F4. **Fire Department Access Gate.** A 6-foot wide fire department access gate with a knock box as shown on Sheet C6 at the corner of S. Ryder St and Lawrence Expressway is acceptable. The area in front of the gate shall be maintained and clear of any obstacles (including trees, bushes, etc.) at all times to provide clear access to fire department in case of emergency.
- F5. **Emergency Vehicle Access Easement (EVAE).**
 - The interior access roads located within the project's property lines shall be recorded as an EVAE. No other instruments will be considered as substitutions (such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways). The recordation shall be completed prior to issuance of the Fire/Building Permit.

- The EVAE as shown on Sheet C6 is acceptable. A letter from CA Licensed Geotechnical PE, indicating that the EVAE is designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000 pounds shall be provided prior to issuance of the Fire/Building permit.
- The EVAE connection to Central expressway as shown on Sheet C6 shall be completed before the building construction commences, for SCFD site access. All approvals from County and/or other appropriate agencies shall be obtained prior to issuance of Fire/Building permit.
- The two vehicle gates provided at the entrances and exits of the EVAE shall be automatic gates and shall be provided with TOMAR Strobe Switch or 3M OPTICOM Detector or other methods as determined by SCFD prior to issuance of Fire/Building Permit.

- F6. **Aerial Fire Apparatus Access Road.** The Aerial Fire Apparatus Access Road as shown on Sheet C6 is acceptable. The “minimum” clear width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and positioned parallel to one entire side of the building. **Overhead utility, power lines and other obstructions such as trees** shall not extend over the aerial fire apparatus access road. Trees are limited to 25 feet mature height on aerial access road.
- F7. Ladder access to upper floor as shown on Sheet A.08 is acceptable in addition to the two roof access doors from Level 6 corridor. The type, design and size of the ladder shall be approved at the time of Fire/Building permits.
- F8. **Pedestrian Bridge.** The pedestrian bridge on East Ryder Street shall be a minimum 16 feet clear height.

For Information Only.

- F9. Prior to issuance of a Fire/Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project.
- **Step 1 – Hazardous Materials Closure (HMCP):** This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer’s due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
 - **Step 2 – Site Mitigation:** Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
 - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
 - Department of Toxic Substances Control (DTSC)
 - State Water Resources Control Board
 - Santa Clara County, Department of Environmental Health.
 - **Step 3 – Community Development, Building Division Demolition Application:** For most projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is

clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed.”

- F10. Prior to the issuance of the Fire/Building Permit, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:
- The EVAE shall have a clear width of 26 feet.
 - Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches.
 - All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000 pounds.
 - Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater. Please indicate the turning radii on all fire apparatus access turns, inlets and outlets to the property
 - FYI. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by SCFD.
- F11. SCFD requires the 2-way elevator landing communication system, ERRCS equipment and fire alarm system to be located in the same room. Since this building does not require a Fire Command Center, it is recommended that a room be designated for locating all the fire systems mentioned above. ERRCS headend equipment is required to be housed in a 2-hr rated room and shaft for the ERRCS wiring to the roof is also required to be 2-hr rated. This comment has been acknowledged by the design team.
- F12. Prior to the start of Construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite.
- F13. Construction Site Security. Construction projects exceeding three stories in height, or when determined necessary by the fire code official shall have an electronic security system installed, except for R-3 occupancies during construction. The electronic data is required to be maintained 24-hours a day, seven days a week. The data is required to be maintain for minimum of 30-days off-site and made available to the fire department upon request. The electronic security camera layout plan shall be incorporated in the construction safety plan and is required to be approved prior to the start of construction.
- F14. Fire protection. All wood frame construction projects exceeding three stories in height, except R-3 occupancies shall be provided with a listed fire alarm system provided with linear heat detection during construction. The fire alarm system is required to be monitored by a listed monitoring company. A permit for the installation and subsequent modifications of the system are required. The design and installation shall comply with the fire department’s fire alarm for construction sites standard.

PARKS AND RECREATION

- PR1. The memo assumes the Project is not a subdivision and the Mitigation Fee Act provisions will apply.
- PR2. The project does not meet the requirements to qualify for credit. City will accept a fee in lieu of parkland dedication for this 328-unit development – the equivalent fee due in lieu of parkland dedication is \$10,053,528.
- PR3. In lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.
- PR4. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 21 studios, 171 one-bedroom units, 126 two-bedroom units, and 10 three-bedroom units for a total DUT of \$5,650.

- PR5. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

STREETS

STORMWATER

- ST1. For projects that create and/or replace 10,000 square feet or more of impervious surface area (Provision C.3 Regulated Projects), the applicant shall develop a preliminary Stormwater Management Plan and complete the City's [C.3 Data Form](#). The Plan sheets should detail location of site design measures, drainage management areas (DMAs), location and ID number of treatment measures, runoff flow lines and entry points, sizing calculations, [DMA summary table](#) and stormwater treatment measure details (Each DMA must be correlated to its treatment measure. Include identification numbers). For more information, please refer to the [2016 C.3. Stormwater Handbook](#).
- [Sheet C5]: Provide details for the pervious pavement (DMA-6) and specify if it is porous pavers, porous concrete/asphalt, etc.
 - Who is responsible for maintaining the Flogard T-series trash capture devices? This device and its maintenance need to be included in the Operations & Maintenance (O&M) Agreement. Refer to ST12 of the Conditions below.
 - [For reference]: Refer to ST3 of the Conditions below for vaults, porous pavement and full trash capture devices installation and inspection (during construction).
- ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the [C.3 Data Form](#), prepare and submit for approval an Erosion and Sediment Control Plan. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party concurrence letter shall be submitted to the Dept. of Public Works. Insert the [C.3 Construction Checklist](#) to the improvement plans.
- ST2. The Final Stormwater Management Plan, the Landscape Planting Plan, Special Project narratives and worksheet (if appropriate) and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party review letter shall be submitted with the Plan.
- ST3. **Porous Pavement, Vaults, Interceptor Trees and Trash Full Capture Devices** shall be inspected by the third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. The number, location and species of the interceptor trees shall be confirmed during the construction.
- ST4. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).
- ST5. This project shall comply with the City's Storm Drains and Discharges Ordinance (Chapter 13.20 of the Municipal Codes) which requires the implementation of [Best Management Practices \(BMPs\)](#) during and post-construction through site design measures, source controls and stormwater treatment controls to minimize stormwater pollutant discharges. Insert the [SCVURPPP Countywide Construction BMPs Plan](#) into construction plans and details in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit.

- ST6. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov
- ST7. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook. Select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).
- ST8. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity and maintenance information on the post-construction treatment control measures shall be provided prior to the issuance of a Public Works clearance. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov or download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>.
- ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property prior to the issuance of a Public Works clearance.
- ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST12. Developer shall purchase and install full trash capture devices for all storm drain inlets downstream of a trash staging area, which must be maintained by the property owner in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the O&M Agreement.
- ST13. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

SOLID WASTE

- ST14. The applicant shall complete and provide the [Solid Waste Management Report](#), which includes the estimation of trash and recycling materials generated from the project. Use the City's [Solid Waste Guidelines for New and Redevelopment Projects](#) as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
- Recycling rate should be higher than garbage rate. Should account for at least 75cy per week. Can accommodate with a larger bin or more frequent pickups. As of January 1, 2021, all food scraps will be collected with garbage and material sent to a mixed waste processing facility. No need to have separate bins for food scraps/compost. Estimated garbage capacity will need to be adjusted. I am assuming landscape company will self-haul landscape waste to compost facility.
- ST15. The applicant shall complete and provide the [Solid Waste Management Report](#), which includes the estimation of trash and recycling materials generated from the project. Use the City's [Solid Waste Guidelines for New and Redevelopment Projects](#) as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
- ST16. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and

construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.

- ST17. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the [General Notes for the Construction & Demolition \(C&D\) Waste Management](#) into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- ST18. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Acknowledgement portion of the Solid Waste Management Plan for New Development and Redevelopment form noting the service haulers used for this project.
- ST19. Prior to obtaining a Temporary or Final Certificate of Occupancy, weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.
- ST20. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
- ST21. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.
- ST22. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

WATER

- W1. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W2. The applicant shall upgrade the existing 10" cast iron pipe water main along Ryder Street with a new 12" ductile iron pipe water main. The water main upgrade shall extend the entire length of the property's frontage.

- W3. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W4. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W5. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- W6. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.
- W7. The applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W8. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited.
- W9. The buildings within a parcel must have their own dedicated service (fire, water, and irrigation). Different types of building use (retail, residential, commercial, etc.) shall be served by separate water meters.
- W10. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.
- W11. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.
- W12. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W13. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.
- W14. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18.
- W15. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W16. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.
- W17. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically

disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

- W18. Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W19. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

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