

CONDITIONS OF APPROVAL

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

GENERAL

- A. 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.
- B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A. 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

BUILDING DIVISION

- BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy for Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet
- BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- BD3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division will be routed to a contract consultant for review.
- BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (16' CBC Ch. 3), all building heights and areas (16' CBC Ch. 5), all proposed types of construction (16' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (16' CBC Ch. 7), all proposed interior finishes fire resistance (16' CBC Ch. 8), all fire protection systems proposed (16' CBC Ch. 9), and all means of egress proposed (16' CBC Ch. 10). All exit stairs shall be continuously min. 2 hr. rated until they exit the building. All parts of all structure supporting or connected to a 2-hr. stairway shall be min. 2 hr. rated. All treads, risers, and stair structure in all exit stairways shall be steel construction. Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

Note: The project shall be capable of being built 100% from within the property. Do not plan on crossing the west property line to build the project.

Note: provide a detailed photo survey of the neighboring property to the west prior to any construction.

Note: provide surveyors marks on the west side of the property, and surveyors marks on the neighboring property to the west if allowed by the owner, and provide a weekly surveyors report of any movement, until all below grade and on-grade concrete construction is complete.

- BD5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.
- BD6. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 16' CBC Ch. 11 as applicable.
- BD7. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 16' Cal. Green Building Standards Code (CGBSC). Provide Construction Waste Management (CWM) Plan per the 16' CGBSC guides on pp 59-63 of the CGBSC. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: <http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program>. Note: The Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: <https://www.greenhalosystems.com>. Note: Temporary Certificates of Occupancy will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

HOUSING & COMMUNITY SERVICES DIVISION

- H1. Project application was filed after August 1, 2019 and meets the Phase II incremental affordable housing requirements provided in section 17.40.115 of the Code of the City of Santa Clara, California. The affordability requirement is calculated on an incremental basis as provide in the table below:

Project Density	Incremental Affordable Housing Requirement (Phase II – project applications filed after August 1, 2019)
Density ≤ 120 DU/AC	15%
120 DU/AC < Density ≤ 140 DU/AC	12%
Density > 140 DU/AC	10%

The calculated affordable unit requirement for Parel 20 is 24.32 affordable units on site. This is based on the total net acreage of .91 and 185 proposed units for a total density of 203.30 DU/AC. The calculation of the affordable housing requirements on Parcel 20 results in a fractional unit (.32); the Applicant shall either pay an in-lieu fee of \$46,961.23 or provide an additional unit to satisfy the requirement.

The calculated affordable unit requirement for Parel 27 is 24.42 affordable units on site. This is based on the total net acreage of .91 and 186 proposed units for a total density of 204.40 DU/AC. The calculation of the affordable housing requirements on Parcel 27 results in a fractional unit (.42); the

Applicant shall either pay an in-lieu fee of \$63,019.52 or provide an additional unit to satisfy the requirement.

The Applicant shall provide units to affordable households made available at affordable rental prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income.

Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the AHA preparation which will be due prior to execution of the AHA. Additionally, there is an annual monitoring fee per affordable unit in the amount \$117. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved and must be paid prior to the issuance of the occupancy certificate of the building.

PLANNING DIVISION

- P1. 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.
- P2. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, trash enclosure details, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- P3. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project for both the private property and adjacent public right-of-way. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.
- P4. A master sign program shall be required for the project. This can be submitted as a separate architecture application and shall be approved prior to the occupancy of the building.
- P5. Prior to the issuance of the building occupancy, the proposed artwork on the building shall be finalized to the satisfaction of the Director of Community Development.
- P6. The project shall be consistent in all aspects of the Tasman East Focus Area Plan.
- P7. 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.
- P8. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- P9. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- P10. An erosion control plan shall be prepared, and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

- P11. Commercial, industrial, and multi-family residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. 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.
- P12. The Final Storm Water Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third-party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.
- P13. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and stormwater BMPs consistent with the O&M agreement throughout the life of the project. Green infrastructure shall be installed within the public right-of-way consistent with RWQCB requirements.
- P14. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P15. 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.
- P16. 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 300 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 300 feet of a residential use and prohibited on Sundays and State and federal holidays.
- P17. The applicant shall pay the Specific Plan Fee for the project prior to the issuance of an approval by the Development Review Hearing. The fee is to defray the cost of preparation, adoption, administration of the specific plan.
- P18. The Developer shall comply with the Mitigations Monitoring and Reporting Program (MMRP) identified in the Tasman East Specific Plan Environmental Impact Report (SCH No. 2016122027).
- P19. For areas of contiguous glazing on the building façades, the window panels will be reduced in area and/or treated to render them birdsafe as described in the TESP FEIR such as the use of additional mullions, fritting, stenciling, ultra-violet patterns, etc.
- P20. All feature-related hazards (e.g., transparent glass corners, free-standing glass railings) adjacent to the open space area on the 4th floor, adjacent to the roof terrace on the 8th floor, glazing on the ground floor shall be treated with a bird-safe glazing treatment. Since the vegetated areas are large and would attract birds, all feature-related hazards on adjacent façades within 60 feet below this area shall be treated.
- P21. Prior to the issuance of the occupancy permit, the applicant shall prepare and receive approval on 20 percent vehicle miles traveled (VMT) reduction strategy, 10 percent of which would come from a Transportation Demand Management program (TDM).
- P22. On the annual anniversary of project occupancy, the Developer/Owner shall prepare and provide to the Planning Division an annual report outlining the performance of the TDM.
- P23. The Developer/ Owner shall develop and implement a Transportation Demand management (TDM) program.
- P24. Adequate lighting should be provided in all dedicated open space consistent with the Standards and Guidelines of Section 04.8 of the TEFAP. All exterior lighting shall be directed downwards (not upward into the sky) to the fullest extent (as feasible).

FIRE

The Fire Department's review was limited to verifying compliance per the 2019 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. To mitigate deficiencies noted during this review (150 feet hose reach, fire hydrant distribution, 400 feet hose reach from fire hydrant since the building is on the property line), the Design Team has the opportunity to submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department, when substantially completed architectural plans are submitted for Building permits. **The AMMA will be reviewed in conjunction with the Building permit set. Any discussions regarding mitigations during the Planning phase are not binding.** A separate AMMA shall be required for each building at the time of Building permitting.
The currently submitted AMMA's have not been reviewed and will only be reviewed at the time of Building permitting.
- F2. A new Fire hydrant in front of Parcel 20 should be relocated a few feet west of the current location so that there is adequate distance between the new fire hydrant and the existing fire hydrant (Sheet A01.2).
- F3. The mature height should be limited to 25 feet on aerial apparatus access roads as correctly shown on Sheet L02.1 & L03.1.
- F4. Prior to issuance of a 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.”
- F5. The Green wall (south elevation) shall meet all the California Building and Fire Code Requirements and is subject to further review during Building permitting.
- F6. **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.
- F7. **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.

- F8. Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F9. Designated 2-hr shaft and room for ERRCS, FACU, 2-way communication system and fire pump room are approved as shown on the plans.

PARKS & RECREATION

- PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act (MFA) provisions will apply. The project will generate an estimated 890 residents (2.4 persons/household x 371 units). Based on the MFA standard of 2.6 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 2.315 acres. The equivalent fee due in lieu of parkland dedication is therefore \$11,470,578.
- PR2. Application for Credit. Credit is dependent on the project meeting the minimum requirements outlined in City Code Chapter 17.35 section 17.35.070. It does not appear as if this project can meet the requirements. Are residents of each building able to access the private amenities in the both buildings, or would they be restricted to using the private amenities in the building in which they live?
- PR3. Dwelling Unit Tax. 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 56 studio units, 249 one-bedroom units, and 66 two-bedroom units for a total DUT of \$5,895.
- PR4. Final calculations will depend upon the actual number and type of units, the parkland dedication in-lieu fee schedule in effect at the time a project is deemed complete by Planning, and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

POLICE

- PD1. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.
- PD2. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.
- PD3. Businesses with rear alley entrance doors shall be numbered with the same address numbers or suite numbers as the front doors. Numbers that are a minimum height of 4" are recommended.
- PD4. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.
- PD5. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD6. When there is an alley or driveway to the rear of the business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced and locked after hours. A 'Knox Box' or key coded system shall be used for police and fire emergency access.
- PD7. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- PD8. Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.
- PD9. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance)

- PD10. The applicant should consider the use of a non-transferrable parking permit for the tenants. The parking permit can be in the form of a windshield sticker, which should be limited and renewed every two years. This will prevent non-tenant vehicles using private-parking spaces during Levi Stadium events and improve the quality of life of the tenants.
- PD11. Applicant shall install signage to prevent thefts from vehicles in the parking lots. In addition, the use of quality lighting, installation of high-quality video cameras/recorders, and license plate readers are highly encouraged to prevent thefts from vehicles.
- PD12. The applicant will work with the police department and designate a "POLICE PARKING ONLY" marking and signage on the development. This will allow for a timely police response.

PUBLIC WORKS

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. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of subdivision map and/or issuance of building permits.
- E4. If the Council approves the Tasman East Specific Plan Public Infrastructure Fee (Fee), this Project would be subject to the Fee. The Fee is to be based on a per new residential unit basis. The Fee is subject to annual escalation per the Engineering News Record and is due prior to issuance of Building Permits. The City will reimburse the developer for the construction of the Tasman East Specific Plan Public Infrastructure improvements included within the scope of the Fee and if constructed with the Project. These improvements are to be included within the Encroachment Permit issued for the Project.
- E5. The City-approved Tasman East Focus Area Specific Plan (Specific Plan) requires the Primavera Lift Station to be relocated and Calle del Sol extended to Calle del Mundo. The Technical Memorandum prepared by the City's consultant, Woodard & Curran, for the "Primavera Lift Station Relocation Siting Study" (Study) dated February 6, 2019 identifies an area, fronting Lafayette Street, within this proposed development as Alternative 1 for the Primavera Lift Station relocation. The Study evaluated five alternatives and Alternative 1 is the top ranked Alternative. The City is currently evaluation the possibility of not relocating the Primavera Lift Station. However, until the City Council takes action on this matter, the property owners within the Specific Plan that have submitted projects through the Project Clearance Committee/Subdivision Committee should determine an area within their proposed developments for the Primavera Lift Station relocation in compliance with the City-approved Specific Plan.
- E6. If the developer submits for a Building Permit that causes the total dwelling units to equal or exceed the following thresholds for the total Building Permit submittals of dwelling units within the entire Tasman East Specific Plan area, the developer shall construct the following traffic mitigation improvements:
- 3,150 dwelling units - Lafayette Street and Calle Del Mundo (new traffic signal construction)
 - 3,600 dwelling units – Great America Parkway and State Route 237 (configuration of southbound approach to 1 right turn and 1 through right lane)
 - 3,600 dwelling units – Lafayette Street and Calle De Luna (traffic signal modification to convert westbound approach to 1 left turn and 1 right turn lane)
- The above traffic mitigation improvements shall be completed and placed into service prior to developer submitting any request for occupancy.

- E7. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E8. 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.
- E9. Street treatment to be determined by City and included in the public improvement infrastructure fee.
- E10. 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 City Engineer.
- E11. Joint trench is to be located outside of pavement blacktop, preferably under proposed sidewalk. Vault structures are to be moved out of black top or on-site within underground electric easements. Vault manholes shall be outside of the sidewalk, as possible.
- E12. Dedicate required on-site easements for any new public utilities, greenway, street/public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E13. Dedicate a sidewalk easement(s) for the sidewalk and driveway portions within private property and pay the easement preparation fee.
- E14. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.
- E15. Execute an easement encroachment agreement for all private improvements within public easements through Public Works Department and pay all appropriate fees.
- E16. Install barricades at proposed ADA curb ramps until crossings are constructed.
- E17. On Calle del Mundo property frontage, provide 30 feet from existing street centerline to property line consisting of 21 feet from existing street centerline to curb face and 9 feet from curb face to property line. The 9 feet shall consist of 4-foot landscaping/street life and 5-foot sidewalk areas.
- E18. On Calle del Mundo property frontage, install thermoplastic markings for 5-foot wide Class II bicycle lane westbound, 10-foot wide vehicle lane westbound, 12-foot two-way left turn lane, 10-foot wide vehicle lane eastbound, and 5-foot wide Class II bicycle lane eastbound. Install R26(CA) signs on both sides of the street.
- E19. At southwest corner of Calle del Mundo and future Lick Mill Boulevard intersection, construct curb with 20 to 35-foot radius and one curb ramp facing north to cross Calle Del Mundo. Radius shall be determined based on design vehicle turn template.
- E20. At southwest corner of Calle del Mundo and future Lick Mill Boulevard intersection, install double yellow along curve and painted median island to transition to two-way left turn lane. Install R26S(CA) signs on both sides along corner.
- E21. On Calle de Luna (future Lick Mill Boulevard) property frontage, provide 30 feet from existing street centerline to property line consisting entirely of the street. Provide a 13-foot easement along property line consisting of 3 feet from property line to curb face, a 4-foot landscaping/street life area, and a 6-foot sidewalk area. This results in a total of 33 feet from existing street centerline to curb face.
- E22. At Greenway and future Lick Mill Boulevard intersection, construct one curb ramp facing east to cross Calle de Luna. Construct curb ramp, improvements, and utilities to provide areas for future Pedestrian Hybrid Beacon (HAWK) pull boxes, poles, and cabinets.
- E23. At northwest corner of future Lick Mill Boulevard and Calle de Luna intersection, construct curb with 20 to 35-foot radius and two curb ramps. Radius shall be determined based on design vehicle turn template. Construct curb ramps, improvements, and utilities to provide areas for future traffic signal pull boxes, poles, and cabinets.
- E24. At northwest corner of future Lick Mill Boulevard and Calle de Luna intersection, install double yellow along curve and painted median island to transition to two-way left turn lane. Install R26S(CA) signs on both sides along corner.
- E25. On Calle de Luna property frontage, provide 30 feet from existing street centerline to property line consisting of 24 feet from existing street centerline to curb face and 6 feet from curb face to property line. The 6 feet shall consist of 5-foot landscaping/street life and 1-foot sidewalk areas. Provide a 6-

foot easement along property line consisting of a 6-foot sidewalk area. This results in a total 7-foot sidewalk area.

- E26. Joint trench from northerly curb of Calle del Mundo to southerly curb of Calle de Luna shall include one 4-inch conduit for traffic signal purposes. The conduit shall connect to 17"x30"x22" pull boxes at the following locations: (1) north of northerly curb of Calle del Mundo, (2) end of curb return at southwest corner of Calle del Mundo and future Lick Mill Boulevard intersection, (3) curb ramp at Greenway and future Lick Mill Boulevard intersection, (4) east of easterly curb of future Lick Mill Boulevard, (5) beginning of curb return at northwest corner of future Lick Mill Boulevard and Calle de Luna intersection, (6) end of curb return at northwest corner of future Lick Mill Boulevard and Calle de Luna intersection, (7) south of southerly curb of Calle del Luna.
- E27. Construct proposed driveways per City Standard Detail ST-8.
- E28. Structures and landscaping within 10 feet of proposed driveways must be below 3 feet or greater than 10 feet in height for sight line visibility
- E29. Provide loading/unloading/trash service zone on-site
- E30. If parking entrance will be gated, install gate at least 40 feet from property line.
- E31. Provide bicycle parking as follows: 177-unit building to have 89 Class I spaces and 10 Class II spaces and 183-unit building to have 92 Class I spaces and 10 Class II spaces

STREETS DIVISION

Landscape

- L1. Follow City of Santa Clara's Trees Preservation general notes.
- L2. Follow City of Santa Clara's Arborist general notes.

Solid Waste

- SW1. 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.
- SW2. 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://santaclaraca.wastetracking.com/>.
- SW3. 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.
- SW1. 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 **Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclaraca.wastetracking.com/>.
- SW2. 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.
- SW3. 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.

- SW4. 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.
- SW5. 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.
- SW4. 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.

Stormwater

- 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 SCVURPPP 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 installed for the project without the written approval from the City, installing the corresponding resizing of other 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.

SILICON VALLEY POWER

- SVP1. All secondary, streetlight, & UE boxes are to be designed and placed during detailed design. All boxes will be non-traffic rated and must be placed behind front of curb.
- SVP2. All streetlight foundations (as required) to be designed and placed during detailed design.
- SVP3. Existing pole line is to remain in place until SVP can underground, per new substructure provided by the developer.
- SVP4. Clearances: **(To be maintained throughout 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 (Electrolier, 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

SVP5. 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

SVP6. 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.

SVP7. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP8. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP9. 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.

SVP10. 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.

SVP11. 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)

SVP12. 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 its 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.

SVP13. 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 an 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.

- SVP14. 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.
- SVP15. Any relocation of existing electric facilities shall be at Developer's expense.
- SVP16. Electric Load Increase fees may be applicable.
- SVP17. 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)).
- SVP18. 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)).
- SVP19. 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.
- SVP20. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP21. 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.
- SVP22. 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.
- SVP23. 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.
- SVP24. 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.*
- SVP25. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

- SVP26. 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.
- SVP27. 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
- SVP28. High Rise Metering and Multi-Floor Infrastructure Design Package
- 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.).
- SVP29. 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 needed. One transformer/service is needed for residential loads. One transformer/service is needed for any house loads/commercial spaces.
- a. Exceptions may be made in the case where residential and house loads each have their own main meter in the instances where project loads do not justify two SVP transformers.
- SVP30. SVP’s largest 120/208V transformer is 750KVA.
- SVP31. SVP’s largest 277/480V transformer is 2000KVA.
- SVP32. 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.
- SVP33. 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.

WATER & SEWER

- W1. If the applicant would like to inquire about recycled water use, the applicant shall submit all required information for review and approval by Water and Sewer Utilities Department, Compliance Division- Diane Asuncion at (408) 615-2009. Applicant shall show the proposed recycled water mains on plans.
- W2. 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 Department 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 Certificate 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.
- W3. 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 greater than 2-inch. 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).
- W4. 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) and/or having services cross parcel lines are prohibited.

- W5. Prior to issuance of Building Permits, provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained for open cut trenching.
- W6. 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 Department.
- W7. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.
- W8. No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) shall be allowed over sanitary sewer and/or water utilities and easements.
- W9. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W10. 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).
- W11. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities Department.
- W12. The applicant shall show the size and pipe materials of all existing water, recycled water, fire, and sewer mains and lateral services on the plans, and the disconnection, abandonment, and disposition of all existing water, recycled water, fire, and sewer mains and lateral services on the plans. If the existing services will not be used, the applicant shall bear the cost of properly abandoning these services to the mains per Water & Sewer Utilities Department Standards and installing new services to accommodate the utilities needs of the project.
- W13. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water & Sewer Utilities Department can verify conflicts for proposed water services.
- W14. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. 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 and electric utilities, 7' from street curb, 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).
- W15. All new water meters and backflow prevention devices shall be located in a landscape area within public right-of-way. Applicant shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Department Standard Details.
- W16. Applicant shall submit plans showing the size and pipe materials of 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 Department. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately connected to the existing water main in the public right-of-way. Tapping on existing fire service line(s) is prohibited.
- W17. The applicant shall upgrade the existing 12-inch asbestos cement water main along Calle Del Mundo and Calle De Luna with a new 12" ductile iron pipe. The water main upgrade shall extend the entire length of the property's frontage.
- W18. Utility infrastructure (water, recycled water, and sewer) improvements are needed for the whole Tasman East development. Mechanism for payment and construction is still being assessed. Applicant to indicate new water and recycled water utilities along property frontage on the plans.

W19. Applicant shall include in the project design plans a summary table with the size and type of existing and proposed domestic, irrigation and fire service and identify the existing services to be used or to be abandoned.