RESOLUTION NO. 25-9475

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A VESTING TENTATIVE SUBDIVISION MAP FOR THE PROPOSED DEVELOPMENT OF EIGHT SINGLE FAMILY HOUSING UNITS LOCATED AT 2303 GIANERA STREET, SANTA CLARA

WHEREAS, on November 29, 2023, VCI Companies ("Applicant") filed an application (PLN23-00577) to redevelop a 16,893 square-foot parcel, located at 2303 Gianera Street ("Project Site") with eight residential single family units;

WHEREAS, a separate application was opened (File No. PLN24-00262) for a Vesting Tentative Subdivision Map to subdivide the property into eight residential units and one common lot;

WHEREAS, the Owner simultaneously applied to rezone the Project Site from Low Density Residential (R2) to Planned Development (PD) and subdivide the land through a Vesting Tentative Subdivision Map application to allow the construction of eight two-story for-sale semi-attached single-family residences, associated on- and off-site improvements and a common lot to be used as a utility corridor, vehicle access, landscape open space, and bioretention areas to serve the development ("Project"), as shown on the attached Development Plans and Vesting Tentative Subdivision Map, incorporated herein by this reference;

WHEREAS, pursuant to Section 17.05.210 of the Code of the City of Santa Clara ("SCCC"), a Vesting Tentative Map shall be required for all divisions of land into five or more parcels;

WHEREAS, consistent with the proposed uses under the development plan, the proposal includes the division of the site into eight individual lots and one common lot, as shown on the proposed Vesting Tentative Subdivision Map, attached hereto and incorporated herein by this reference;

WHEREAS, on January 9, 2024, the Subdivision Committee determined that the application was complete and that the Vesting Tentative Subdivision Map be reviewed by the Planning Commission and the City Council in conformance with Section 17.05.300 of the SCCC as a Vesting Tentative Subdivision Map along with the Project;

WHEREAS, SCCC Section 17.05.300(h) requires that the City Council make a determination to deny, approve or conditionally approve a Vesting Tentative Map;

WHEREAS, the City, as Lead Agency, in tandem with Consultant 'David J. Powers' prepared an Initial Study ("IS") and a Negative Mitigation Declaration ("MND") for the Project in accordance with the California Environmental Quality Act ("CEQA") and the City circulated copies of the IS/MND for a 20-day review between November 8 and December 2, 2024 to the public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons, organizations and agencies; and the City sought the comments of such persons, organizations and agencies;

WHEREAS, the IS/MND identified possible impacts on the environment with Project development that with implementation of the mitigation measures specified in the Mitigation Monitoring and Reporting Program ("MMRP") for the Project would reduce the potentially significant effects to less than significant;

WHEREAS, the City through consultant 'David J. Powers' prepared written responses to the comments received during the Comment Period and included these responses in a Final Mitigated Negative Declaration ("MND");

WHEREAS, the Mitigation Monitoring and Reporting Program ("MMRP") has been prepared for implementation with Project development to reduce potentially significant impacts identified in the IS/MND for the Project, to less than significant;

WHEREAS, Section 17.05.300 (h) of the SCCC requires that the City Council consider the approval of a Vesting Tentative Subdivision Map for the division of land;

WHEREAS, on May 14, 2025, notices of the Planning Commission Hearing and City Council Hearing were mailed to all property owners within 1000 feet of the Project Site boundaries;

WHEREAS, on June 5, 2025, notice of the Planning Commission Hearing and City Council Hearing was posted at City Hall, the Central Park Library, the Mission Branch Library, the Northside Branch Library, and on the City's website;

WHEREAS, on June 11, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, at the conclusion of which, the Commission voted 7-0 to recommend approval to the City Council to approve a Vesting Tentative Subdivision Map to subdivide the property into eight residential units and one common lot; and

WHEREAS, on July 15, 2025, City Council held a duly noticed public hearing to consider the Project during which the City Council invited and considered any, and all verbal and written testimony and evidence offered in favor of and in opposition to the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. Vesting Tentative Map Findings. Pursuant to California Government Code Sections 66426 and 66428 and SCCC Section 17.05.300(h), the City Council finds and determines that:

A. The Vesting Tentative Map is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan in that the Vesting Tentative Map subdivides the existing 16,893 square-foot Project Site into eight residential units and one common lot, subject to conditions set forth in the Conditions of Vesting Tentative Map Approval, attached hereto and incorporated by this reference.

B. The design and improvements of the proposed subdivision are consistent with the City's General Plan, in that the Vesting Tentative Subdivision Map facilitates development of housing stock and construction of ownership housing opportunities for the community; and furthermore complies with General Plan Land Use and Transitional Goals and Polices of the General Plan by redeveloping a low density residential lot from a single family unit to eight single family units, meeting the density allowed and creating additional transition in scale and intensity of use from the existing surrounding Planned Development units.

C. The site is physically suitable for the proposed type of development, in that the Project is compatible with the adjacent uses and the zoning code.

D. The site is physically suitable for the proposed intensity of development, in that the Project Site is located in an urbanized area and is served by existing utilities and infrastructure.

E. The design of the subdivision and type of improvements are not likely to cause serious health problems, in that the proposed residential subdivision will implement Covenants, Conditions, and Restrictions for operation and maintenance of the building and site improvements and does not propose the use of hazardous materials.

F. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage and will not substantially or unavoidably injure fish or wildlife or their habitat in that the Project Site is located in an urbanized setting, is a developed site, and the project considered potential environmental impacts as addressed in a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;

G. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large or use of property within the proposed subdivision in that it is designed to avoid encroachment and conflicts with public easements in the site design.

H. The Tentative Subdivision Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities, in that it would allow flexibility in the development standards to maximize the benefits of green building standards for site and building design.

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3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves the Vesting Tentative Subdivision Map, substantially in the form on file as shown on the attached Vesting Tentative Subdivision Map and Conditions of Vesting Tentative Subdivision Map Approval, hereby incorporated by this reference.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 15TH DAY OF JULY, 2025, BY THE FOLLOWING VOTE:

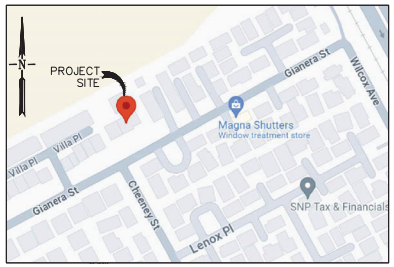
AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, Jain, and Park, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Vesting Tentative Subdivision Map
2. Conditions of Vesting Tentative Subdivision Map Approval

TENTATIVE TRACT MAP

2303 GIANERA STREET
SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA



LOCATION MAP
SCALE: 1" = 500'

BENCHMARK

VERTICAL DATUM: NAVD 88. ELEVATION WAS ESTABLISHED WITH GNSS OBSERVATION.

BASIS OF BEARINGS

THE BEARING N61°40'00"E BETWEEN FOUND MONUMENTS ON GIANERA STREET AS SHOWN ON 682 MAPS 23 AND 833 MAPS 47 WAS USED AS BASIS OF BEARING.

NOTE:

ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

UTILITY NOTE

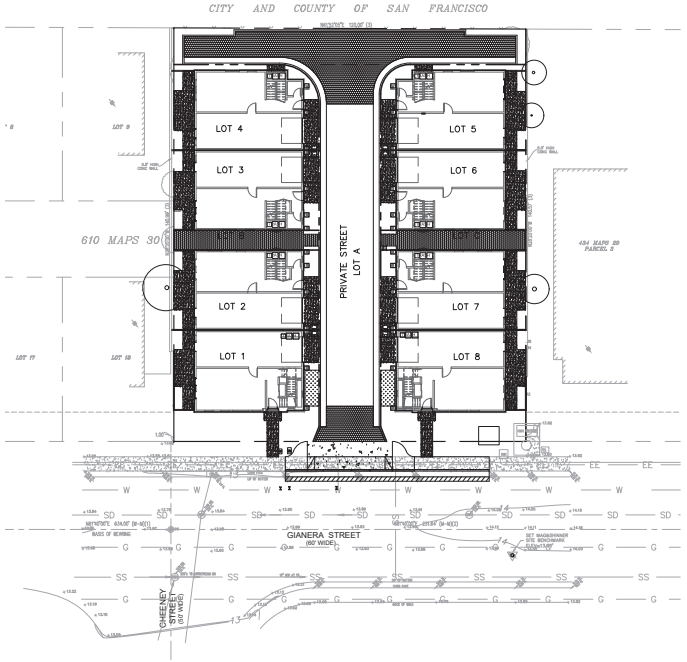
THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LEGEND

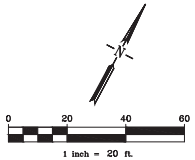
PROPOSED	DESCRIPTION	EXISTING
	TRACT / LOT BOUNDARY	
	LOT LINE	
	CENTER LINE	
	EASEMENT LINE	
	STORM DRAIN	
SS	SANITARY SEWER	SS
W	WATER	W
	CURB & GUTTER	EX C/G
	SIDEWALK	
	RETAINING WALL	
■	STORM WATER INLET	□
■	FIELD INLET	□
▶	DIRECTION OF FLOW	▷
●	MANHOLE	○
▲	FIRE HYDRANT	
●	BLOW OFF	
⋈	WATER VALVE	
	STREET LIGHT	
	FENCE	x x
	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	+525.2

ABBREVIATION

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL
CL	CENTER LINE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GE	GARAGE ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
P	PAD ELEVATION
PAE	PRIVATE ACCESS EASEMENT
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
RYE	RECIPROCAL YARD EASEMENT
SWK	SIDEWALK
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
WLE	WATER LINE EASEMENT



SITE PLAN



PROJECT DATA

1.	OWNER:	GIANERAL ST ESTATE LLC 1885 LUNDY AVE, SUITE 200 SAN JOSE, CA CONTACT: V.C.I. ARCHITECTURE PHONE: 650 210 8800
2.	SUBDIVIDER:	GIANERAL ST ESTATE LLC 1885 LUNDY AVE, SUITE 200 SAN JOSE, CA CONTACT: V.C.I. ARCHITECTURE PHONE: 650 210 8800
3.	CIVIL ENGINEER:	ZEM ENGINEERS INC. 39116 FREMONT HUB #1045 FREMONT CA 94538 510-513-7795 CONTACT: SIMON ZHANG
4.	ASSESSOR'S PARCEL NUMBERS:	104-06-037
5.	PROPERTY DESCRIPTION:	ALL OF PARCEL 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP OF A RESUBDIVISION OF PARCEL B, SHOWN UPON THE PARCEL MAP FILED IN BOOK 424 OF MAPS, PAGES 21 AND 22", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF THE SANTA CLARA, STATE OF CALIFORNIA ON JANUARY 18, 1979, IN BOOK 434 OF MAPS, PAGE(S) 29.
6.	EXISTING USE:	RESIDENTIAL
7.	PROPOSED USE:	RESIDENTIAL
8.	EXISTING ZONING:	PD APPROVED IN 2007 FOR R3-18D
9.	GENERAL PLAN LAND USE	RESIDENTIAL NEIGHBORHOOD
10.	PROPOSED ZONING:	PLANNED DEVELOPMENT
11.	GROSS AREA:	0.388± ACRES
12.	NET AREA:	0.388± ACRES
13.	TOTAL NUMBER OF EXISTING UNITS	1 RESIDENTIAL UNIT
14.	TOTAL NUMBER OF PROPOSED LOTS	11 LOT (8 SINGLE-FAMILY LOTS & 3 HOA LOT)
15.	TOTAL NUMBER OF PROPOSED UNITS:	8 SINGLE FAMILY HOMES
16.	UTILITIES a. WATER: b. SANITARY SEWER: c. STORM DRAIN: d. GAS AND ELECTRIC: e. TELEPHONE: f. CABLE TV:	 CITY OF SANTA CLARA CITY OF SANTA CLARA CITY OF SANTA CLARA PACIFIC GAS AND ELECTRIC AT&T COMCAST
15.	TOPOGRAPHIC INFORMATION SHOWN IS BASED ON FIELD SURVEY BY ZHEN'S LAND SURVEYING CORP. IN OCTOBER 2022.	
16.	FLOOD ZONE: THE PROPERTY IS WITHIN ZONE X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER, 06085C0064H, DATED MAY 18, 2009.	

SHEET INDEX

TM-01	TITLE SHEET
TM-02	EXISTING CONDITIONS AND DEMOLITION PLAN
TM-03	SITE PLAN
TM-04	LOTTING PLAN
TM-05	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-06	PRELIMINARY COMPOSITE UTILITY PLAN
TM-07	STORMWATER CONTROL PLAN
TM-08	STORMWATER CONTROL CALCULATIONS

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
	01/30/2024	SUBMITTAL
	03/28/2024	SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
SIMON ZHANG
No. 76988
CIVIL
STATE OF CALIFORNIA

TENTATIVE TRACT MAP
TITLE SHEET

2303 GIANERA STREET
SANTA CLARA, CA 95054

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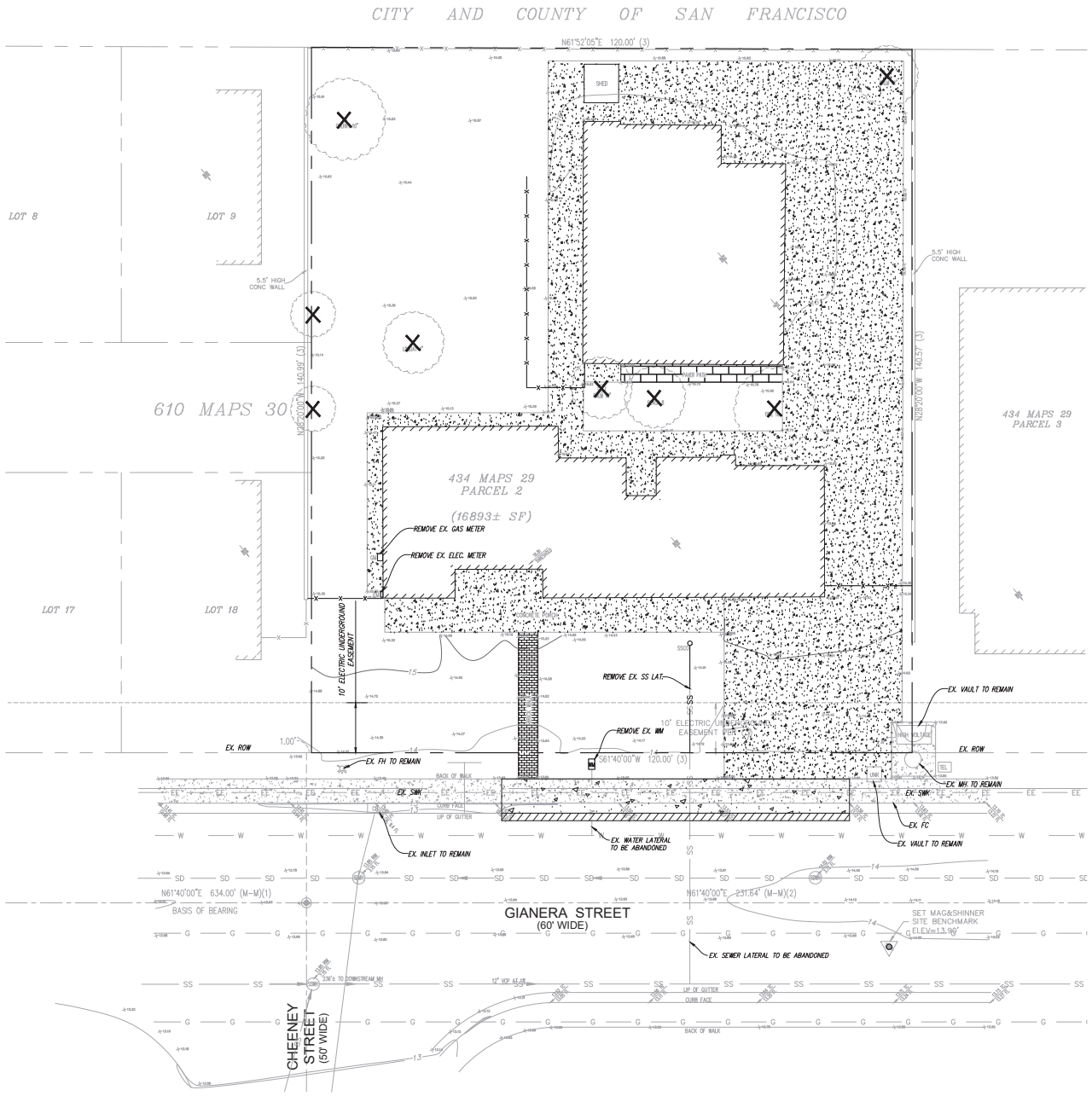
Scale	AS SHOWN
Drawn	JH
Job	C22.00.39
Sheet	TM - 01

1 OF 8



LEGEND

- REMOVE EX. STRUCTURES
- REMOVE EX. SIDEWALK, C&G
- REMOVE EX. ON-SITE PAVER
- REMOVE EX. ON-OITE CONCRETE PAVEMENT
- EX. SIDEWALK TO REMAIN
- SAWCUT
- REMOVE EX. TREE
- REMOVE EX. FENCE

0 10 20 30

1 inch = 10 ft.

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
	01/30/2024	SUBMITTAL
	03/28/2024	SUBMITTAL

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TENTATIVE TRACT MAP
EXISTING CONDITION & DEMOLITION PLAN

2303 GIANERA STREET
SANTA CLARA, CA 95054

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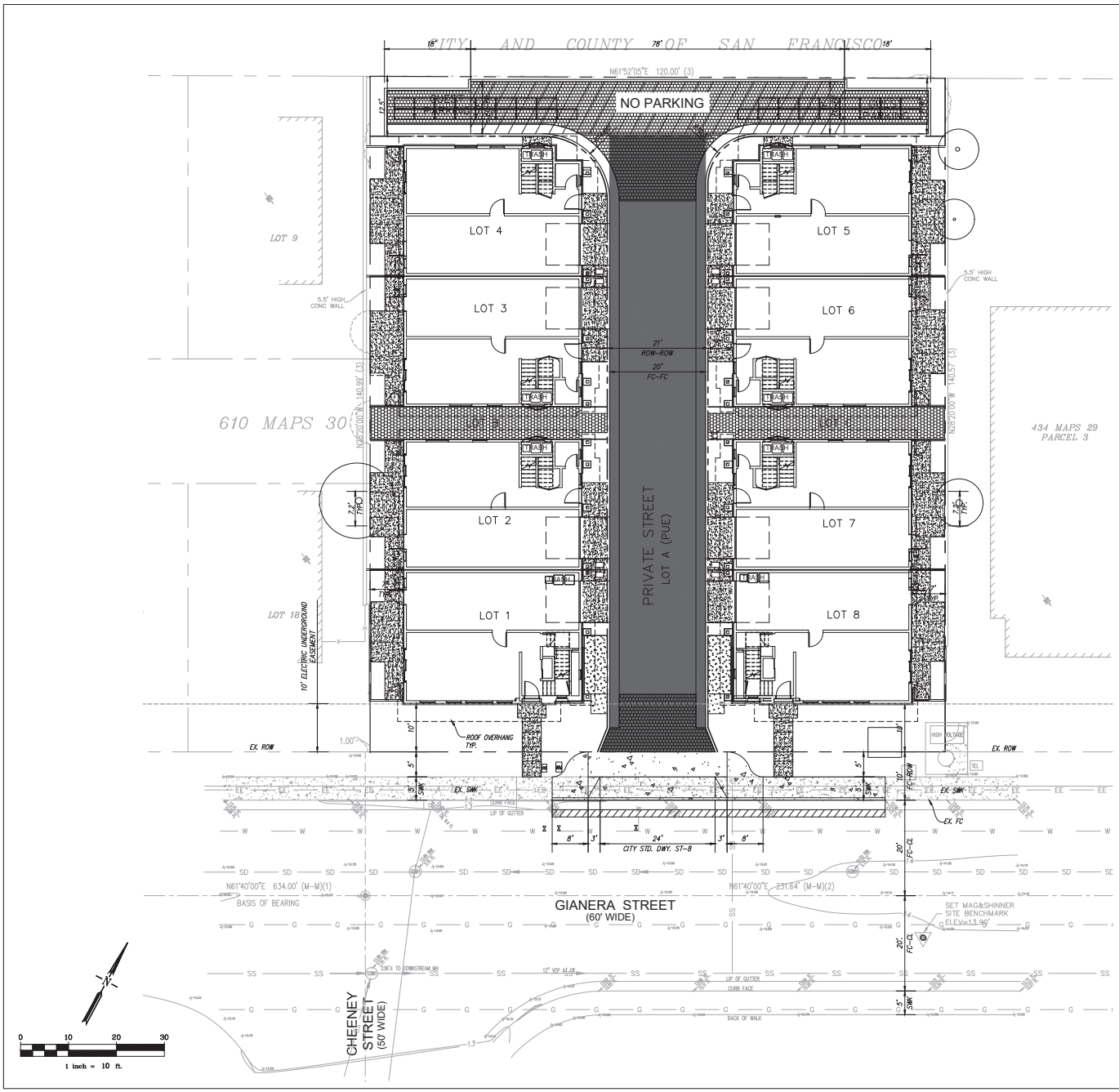
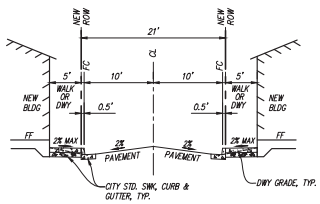
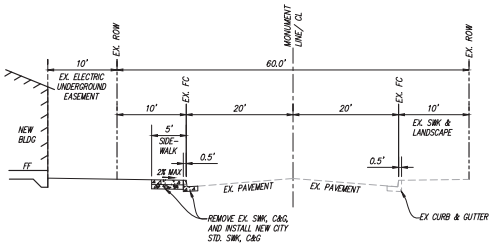




TYPICAL PRIVATE STREET SECTION
WITH WALK / DWY
N.T.S.



TYPICAL GIANERA STREET SECTION
N.T.S.

LEGEND

- NEW EVAE FOR FIRE ACCESS
- NEW CITY STD. CONC. DRIVEWAY & SIDEWALK
- EX. CONC. CURB AND SIDEWALK
- SAW CUT AND CONFIRM
- STORM WATER TREATMENT AREA
- FIRE LADDER PAD

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
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	03/28/2024	SUBMITTAL

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TENTATIVE TRACT MAP
SITE PLAN

2303 GIANERA STREET
SANTA CLARA, CA 95054

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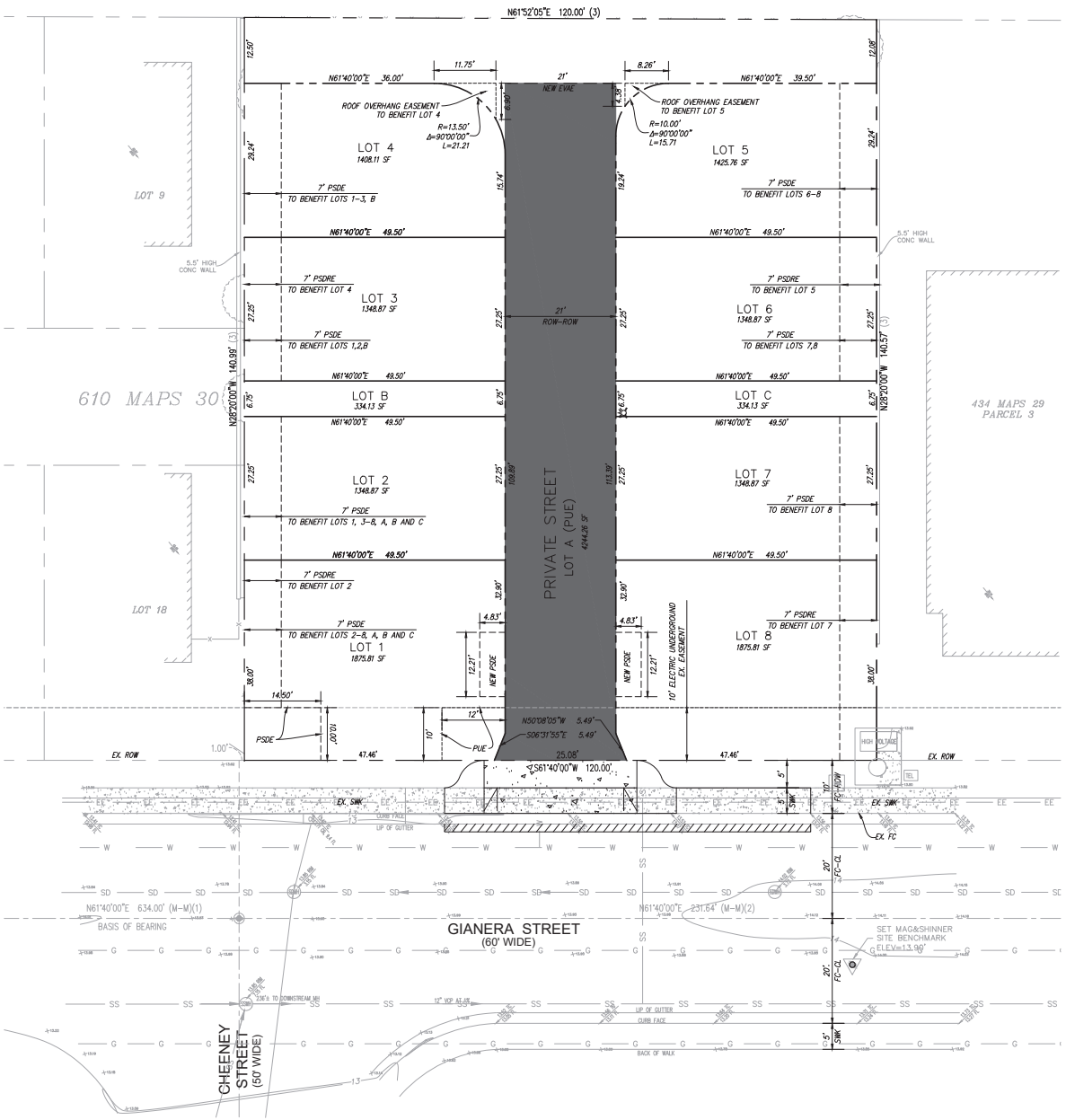

LEGEND

- NEW EVAE AREA
- NEW INTERIOR LOT LINE
- SUBDIVISION BOUNDARY LINE
- NEW PRIVATE STREET ROW
- NEW PRIVATE EASEMENT, SEE PLAN FOR TYPES
- NEW EVAE
- EX. EASEMENT
- EVAE — EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE — PRIVATE STORM DRAIN EASEMENT
- PSDRE — PRIVATE STORM DRAIN OVERLAND RELEASE EASEMENT
- PUE — PRIVATE UTILITY EASEMENT FOR WATER, SEWER, STORM DRAIN, AND JT

0 10 20 30

1 inch = 10 ft.

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
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STATE OF CALIFORNIA

TENTATIVE TRACT MAP
LOTTING PLAN

2303 GIANERA STREET
SANTA CLARA, CA 95054

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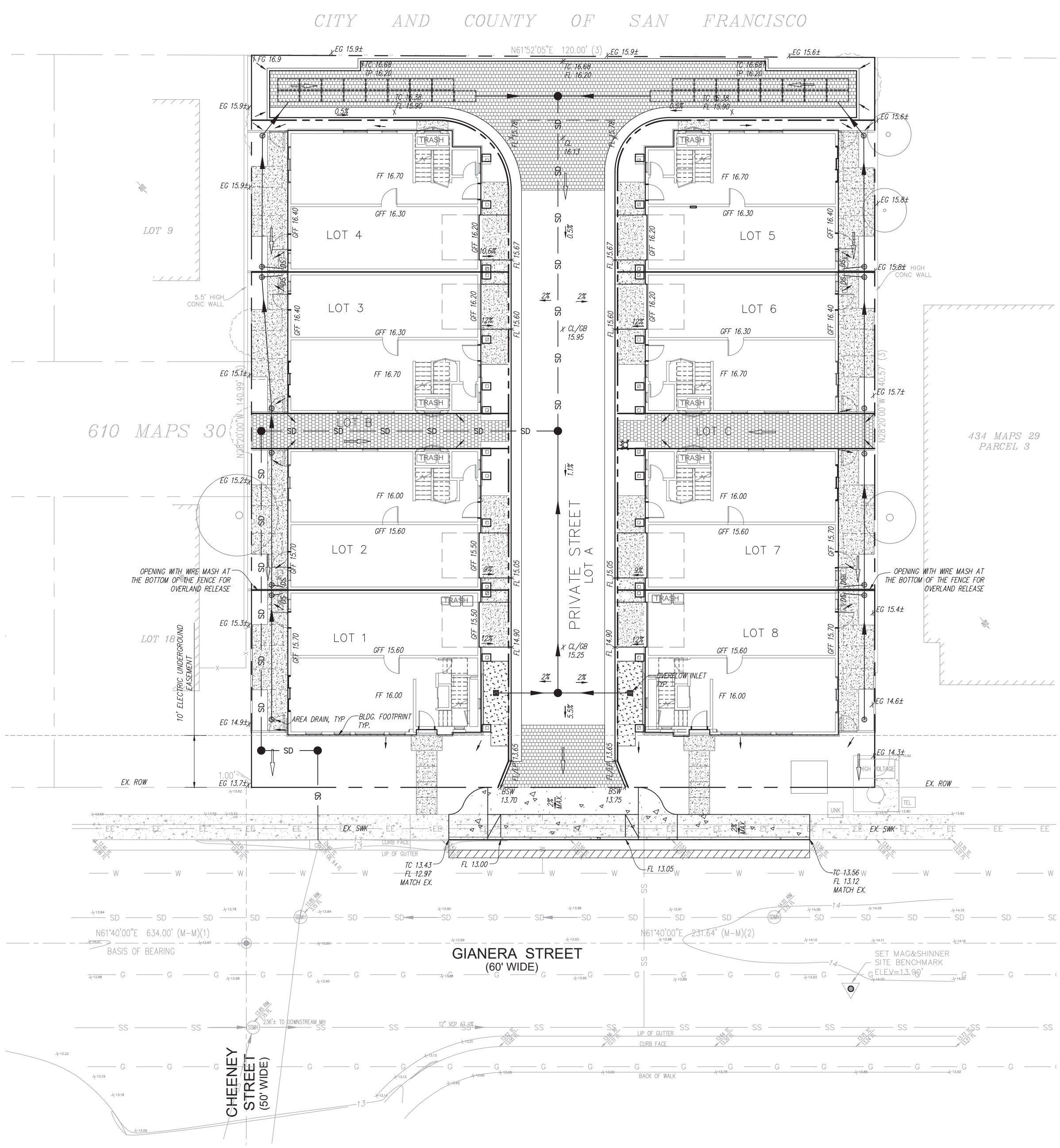

LEGEND

- NEW CITY STD. CONC. DRIVEWAY & SIDEWALK
- EX. CONC. CURB AND SIDEWALK
- SAW CUT AND CONFIRM
- STORM WATER TREATMENT AREA
- DRAINAGE PATTERN
- X% GRADING SLOPE
- OVERLAND RELEASE

0 10 20 30

1 inch = 10 ft.

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	11/29/2023	SUBMITTAL
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TENTATIVE TRACT MAP
PRELIMINARY GRADING AND DRAINAGE PLAN

2303 GIANERA STREET
SANTA CLARA, CA 95054

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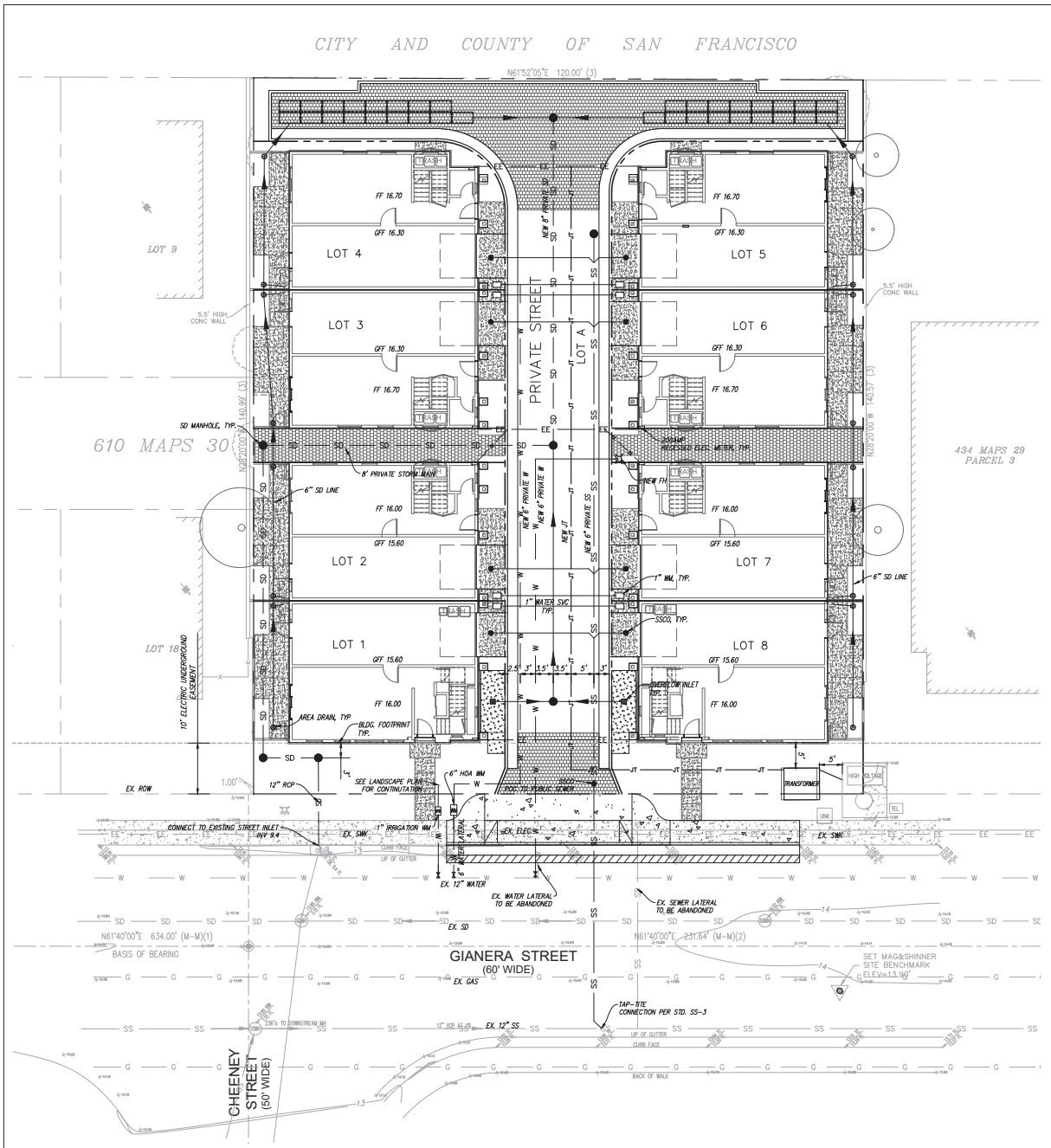

LEGEND

- NEW CITY STD. CONC. DRIVEWAY & SIDEWALK
- EX. CONC. CURB AND SIDEWALK
- SAW CUT AND CONFIRM
- STORM WATER TREATMENT AREA

NOTE

1. UTILITY SIZING ARE PRELIMINARY AND WILL BE STUDIED LATER
2. JT LAYOUT BY JT CONSULTANT

UTILITY SUMMARY TABLE			
TYPE	DESCRIPTION	EXIST OR NEW	SIZE
WATER	LATERAL	EXISTING TO BE ABANDONED	UNKNOWN
WATER	PRIVATE MAIN	NEW	6"
WATER	SERVICE LINE	NEW	1"
STORM DRAIN	PRIVATE MAIN	NEW	8"
STORM DRAIN	PRIVATE SD	NEW	6"
SEWER	LATERAL	EXISTING TO BE ABANDONED	6"
SEWER	PRIVATE SS	NEW	6"

0 10 20 30

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STATE OF CALIFORNIA

TENTATIVE TRACT MAP
PRELIMINARY COMPOSITE UTILITY PLAN

2303 GIANERA STREET
SANTA CLARA, CA 95054

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Date	03/28/2024
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Sheet	TM - 06

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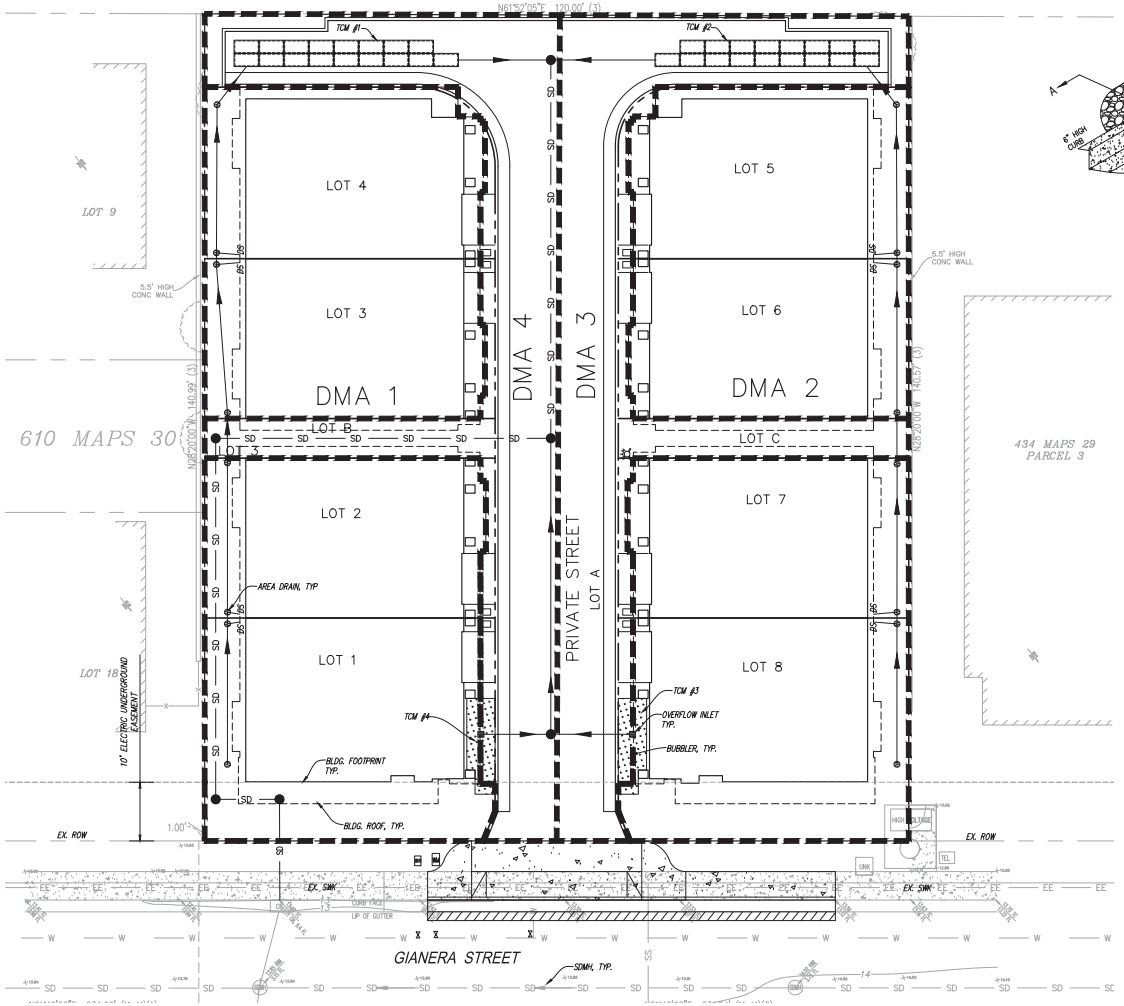
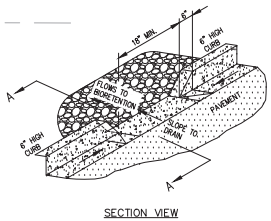
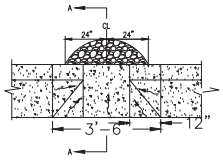
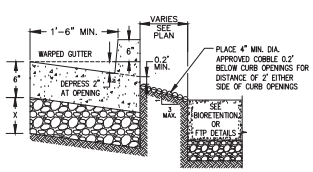




SECTION VIEW

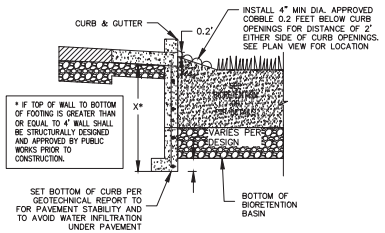


PLAN VIEW

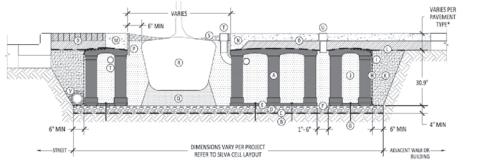


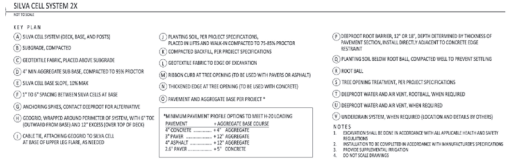
A–A

CURB OPENING
N.T.S.



CURB ADJACENT TO BIORETENTION
N.T.S.





TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Media Filter					Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	
1	1	Onsite	Subsurface Infiltration System	LID	3. Flow-Volume Combo	6,086	5,040	_	1,047	36.03%	_	_	_	_	_	_	_	_	Silva Cells for the Subsurface Infiltration System
2	2	Onsite	Subsurface Infiltration System	LID	3. Flow-Volume Combo	6,086	5,040	_	1,047	36.03%	_	_	_	_	_	_	_	_	Silva Cells for the Subsurface Infiltration System
3	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,361	2,137		224	13.97%	_	70	5.0						
4	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	2,361	2,137	_	224	13.97%	_	70	5.0	_	_	_	_	_	
					Totals:	16,894	14,353	0	2,541	100.00%									

LEGEND

NEW ON-SITE CONC. PAVEMENT

NEW STORM WATER TREATMENT AREA

DMA BOUNDARY

SD — NEW X" SDR-35 PVC. WITH A PIPE SLOPE OF 0.5% MIN., UNLESS NOTED.

DS NEW RAINWATER DOWNSPOUTS SEE ARCH. PLANS

0 10 20 30

1 inch = 10 ft.

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
	01/30/2024	SUBMITTAL
	03/28/2024	SUBMITTAL

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CIVIL
STATE OF CALIFORNIA

TENTATIVE TRACT MAP
STORMWATER CONTROL PLAN

2303 GIANERA STREET
SANTA CLARA, CA 95054

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Job C22.00.39

Sheet
TM - 07
7 OF 8

SIZING FOR VOLUME BASED TREATMENT

DMA # 1
A= 6086.42 s.f.
Impervious Area = 5309.54 s.f. % Imperviousness= 87.24%

MAPsite = 15 Correction Factor= 1.0791
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): X Not Applicable (100% Impervious): X

Are the soils outside the building footprint graded/compacted? yes Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type: Silt Loam to Clay

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.50890366 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.52520206 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.50890366 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5491766 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 278.54 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,086 sq. ft
Impervious Area = 5,310 sq. ft
Pervious Area = 777 sq. ft
Equivalent Impervious Area = 78 sq. ft Total Equivalent Impervious = 5,387 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.7458831 hrs

Estimate the Surface Area = 154 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 176.19416 cu. ft
Volume in Ponding Area = 102.34913 cu. ft
Depth of Ponding = 0.6646047 ft Depth of Ponding = 8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 2
A= 6086.42 s.f.
Impervious Area = 5309.54 s.f. % Imperviousness= 87.24%

MAPsite = 15 Correction Factor= 1.0791
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): X Not Applicable (100% Impervious): X

Are the soils outside the building footprint graded/compacted? yes Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type: Silt Loam to Clay

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.50890366 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.52520206 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.50890366 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5491766 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 278.54 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,086 sq. ft
Impervious Area = 5,310 sq. ft
Pervious Area = 777 sq. ft
Equivalent Impervious Area = 78 sq. ft Total Equivalent Impervious = 5,387 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.7458831 hrs

Estimate the Surface Area = 154 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 176.19416 cu. ft
Volume in Ponding Area = 102.34913 cu. ft
Depth of Ponding = 0.6646047 ft Depth of Ponding = 8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 3
A= 2360.5 s.f.
Impervious Area = 2137 s.f. % Imperviousness= 90.53%

MAPsite = 15 Correction Factor= 1.07914
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): X Not Applicable (100% Impervious): X

Are the soils outside the building footprint graded/compacted? yes Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type: Silt Loam to Clay

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.52726139 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.54451557 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.52726139 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.56898711 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 111.92 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 2,361 sq. ft
Impervious Area = 2,137 sq. ft
Pervious Area = 224 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = 2,159 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.84493553 hrs

Estimate the Surface Area = 70 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 82.9772864 cu. ft
Volume in Ponding Area = 28.947219 cu. ft
Depth of Ponding = 0.4135317 ft Depth of Ponding = 5 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 4
A= 2360.5 s.f.
Impervious Area = 2137 s.f. % Imperviousness= 90.53%

MAPsite = 15 Correction Factor= 1.07914
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): X Not Applicable (100% Impervious): X

Are the soils outside the building footprint graded/compacted? yes Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type: Silt Loam to Clay

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.52726139 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.54451557 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.52726139 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.56898711 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 111.92 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 2,361 sq. ft
Impervious Area = 2,137 sq. ft
Pervious Area = 224 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = 2,159 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.84493553 hrs

Estimate the Surface Area = 70 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 82.9772864 cu. ft
Volume in Ponding Area = 28.947219 cu. ft
Depth of Ponding = 0.4135317 ft Depth of Ponding = 5 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

deeproot

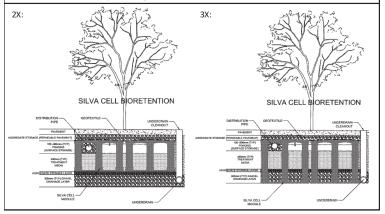
Silva Cell® Stormwater Design Tool

Only enter data in shaded cells
Outputs for design

Design Parameter	Input
Project name:	Gianera_DMA1
Project location & address:	2303 Gianera St
Purpose for Silva Cell design:	
Your name:	ZEM Engineers
Contact email:	

Design Parameter	Value	Notes
Drainage Area, DA (ac)	0.14	DA from project plans (1 ac is 43,560 ft²)
Treatment Volume, T_V (ft³)	176	T_V from stormwater calculations
Silva Cell Configuration	2X	Select one: 2X, 3X
Ponding / Surface Storage (in)	8	Select value between 0" to 12"
Treatment Media Depth (in)	23	Determined by SC configuration and surface storage
Permeable Paving Storage (in)	0	Min 0", Max. 12"
Aggregate Storage (in)	0	Min 0", Max. 12"
Gravel Drainage Layer Depth (in)	0	Minimum 0" depth

General section of Silva Cell® System designed for bioretention



Credits / Accountable in design	Value	Notes
Permeable Paving Storage	No	Select 'Yes' if layer is accepted as part of credit calculation
Aggregate Storage	No	Select 'Yes' if layer is accepted as part of credit calculation
Silva Cell Surface Storage	Yes	Select 'Yes' if layer is accepted as part of credit calculation
Filter Media	Yes	Select 'Yes' if layer is accepted as part of credit calculation
Gravel Drainage Layer	No	Select 'Yes' if layer is accepted as part of credit calculation

Void Ratios (V_R)	Value	Notes
Permeable Paving Storage	0.35	Typical value used - 0.35
Aggregate Storage	0.40	Typical value used - 0.40
Ponding / Surface Storage	0.92	See SC2 Tech Sheet for additional documentation
Treatment Media	0.25	Typical value used - 0.25
Gravel Drainage Layer	0.40	Typical value used - 0.40

Design Parameter	Value	
Design Storage Depth (in)	13.1	Surface Storage + Aggregate Storage
Design Surface Area, SA (ft²)	161	T_V / Design Storage Depth
Number of Silva Cell Units (ea)	17	Each SC unit = 9.5 ft2
SA/DA percentage	2.6%	Percentage area of Silva Cell (SA) to drainage area (DA)
Soil Volume (ft³)	309	Calculated from Surface Area and Filter Media Depth

deeproot

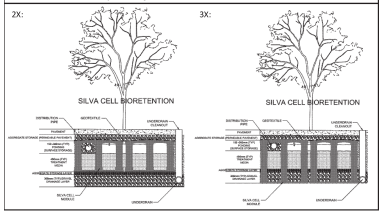
Silva Cell® Stormwater Design Tool

Only enter data in shaded cells
Outputs for design

Design Parameter	Input
Project name:	Gianera_DMA2
Project location & address:	2303 Gianera St
Purpose for Silva Cell design:	
Your name:	ZEM Engineers
Contact email:	

Design Parameter	Value	Notes
Drainage Area, DA (ac)	0.14	DA from project plans (1 ac is 43,560 ft²)
Treatment Volume, T_V (ft³)	176	T_V from stormwater calculations
Silva Cell Configuration	2X	Select one: 2X, 3X
Ponding / Surface Storage (in)	8	Select value between 0" to 12"
Treatment Media Depth (in)	23	Determined by SC configuration and surface storage
Permeable Paving Storage (in)	0	Min 0", Max. 12"
Aggregate Storage (in)	0	Min 0", Max. 12"
Gravel Drainage Layer Depth (in)	0	Minimum 0" depth

General section of Silva Cell® System designed for bioretention



Credits / Accountable in design	Value	Notes
Permeable Paving Storage	No	Select 'Yes' if layer is accepted as part of credit calculation
Aggregate Storage	No	Select 'Yes' if layer is accepted as part of credit calculation
Silva Cell Surface Storage	Yes	Select 'Yes' if layer is accepted as part of credit calculation
Filter Media	Yes	Select 'Yes' if layer is accepted as part of credit calculation
Gravel Drainage Layer	No	Select 'Yes' if layer is accepted as part of credit calculation

Void Ratios (V_R)	Value	Notes
Permeable Paving Storage	0.35	Typical value used - 0.35
Aggregate Storage	0.40	Typical value used - 0.40
Ponding / Surface Storage	0.92	See SC2 Tech Sheet for additional documentation
Treatment Media	0.25	Typical value used - 0.25
Gravel Drainage Layer	0.40	Typical value used - 0.40

Design Parameter	Value	
Design Storage Depth (in)	13.1	Surface Storage + Aggregate Storage
Design Surface Area, SA (ft²)	161	T_V / Design Storage Depth
Number of Silva Cell Units (ea)	17	Each SC unit = 9.5 ft2
SA/DA percentage	2.6%	Percentage area of Silva Cell (SA) to drainage area (DA)
Soil Volume (ft³)	309	Calculated from Surface Area and Filter Media Depth

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
	01/30/2024	SUBMITTAL
	03/28/2024	SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
JI JIANG
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STATE OF CALIFORNIA

TENTATIVE TRACT MAP
STORMWATER CONTROL CALCULATIONS

2303 GIANERA STREET
SANTA CLARA, CA 95054

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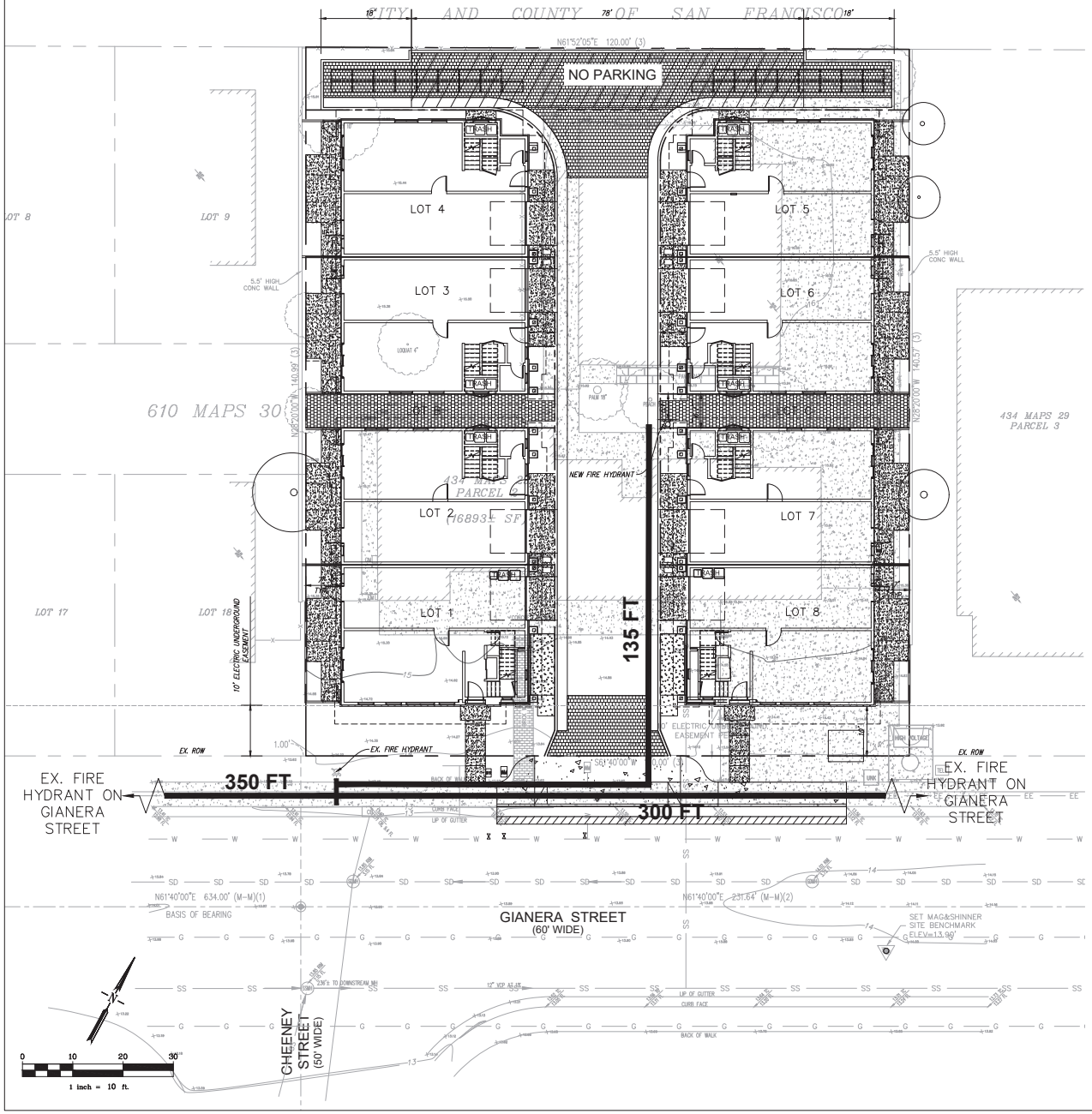
Date 03/28/2024
Scale AS SHOWN
Drawn JH
Job C22.00.39
Sheet
TM - 08
8 OF 8



FIRE FLOW/HYDRANT CALCULATION:

BUILDING TYPE: V-A RESIDENTIAL

NUMBER OF STORIES: 2

OCCUPANCY GROUP: R3

AUTOMATIC SPRINKLER SYSTEM: NFPA 13D (PER CFC 903.3.1.1)

TOTAL AREA OF LARGEST BUILDING (LOT 1 & 8): 4,987.5 SQFT

FIRE FLOW CALCULATIONS (PER CFC APPENDIX B):
PER TABLE B105.1(2) TYPE V-A 4,987.5 SQFT FIRE FLOW=1,500 GPM FOR 2 HOURS
HOUSE SPRINKLER SYSTEM NFPA 13D THEREFORE PER B105.1(1):
FIRE FLOW = 750 GPM FOR 1 HOUR

REQUIRED HYDRANTS (PER CFC APPENDIX C):
FIRE FLOW = 750 GPM

TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[a, b, c, f, g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d, f, g]
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more[e]	200	120

ONE (1) HYDRANT REQUIRED FOR 750 GPM FIRE FLOW FOR 1 HOUR WITH SPACING NOTED ABOVE IN TABLE C102.1

DESIGN CONCLUSIONS:

DISTANCE FROM EXISTING HYDRANT TO FURTHEST LOT'S FRONTAGE (LOT 4 AND 5)
= 185 FEET (MAX 250 FEET PER CFC)

DISTANCE BETWEEN FIRE HYDRANTS
= 350 FEET AND 300 FEET (MAX 500 FEET PER CFC)

REV	DATE	DESCRIPTION
	11/29/2023	SUBMITTAL
	01/30/2024	SUBMITTAL
	03/28/2024	SUBMITTAL

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

TENTATIVE TRACT MAP
FIRE EXHIBIT

2303 GIANERA STREET
SANTA CLARA, CA 95054

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Date	03/28/2024
Scale	AS SHOWN
Drawn	JH
Job	C22.00.39
Sheet	TM - 09

Conditions of Subdivision Map Approval

PLN24-000262 / 2303 Gianera Street

Vesting Tentative Map (PLN24-00262) for the creation of eight individual lots and one common lot for development of the proposed residential project (File No. PLN23-00577)

CONDITIONS OF APPROVAL

GENERAL

G1. **Subdivision Expiration.** This subdivision shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this subdivision is the date this subdivision is approved by the Decision-making body and the appeal period has exhausted. The expiration date is two years after the City Council decision made on July 15 2025. The expiration date is July 15, 2027.

G2. **Conformance with Plans.** The lot design on the subdivision map shall be designed in conformance with the subdivision map, as approved by the decision-making body.

G3. **Conditions of Plans.** All conditions of approval for this subdivision shall be reprinted and included within the first three sheets of the subdivision map sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.

G4. **Necessary Relocation of Public Facility.** 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.

G5. **Indemnify and Hold Harmless.** The owner or designee 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, attorney's fees, injuries, costs, and liabilities 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 owner or designee's project.

G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Non-combustable exterior wall, floor, and roof finishes are strongly encouraged.

   a. During construction retaining a single company to install all fire related penetrations is highly recommended.
   b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
   c. All stair shafts shall be minimum 1-hour rated.
   d. All elevator shafts shall be minimum 1-hour rated.
   e. All trash chute shafts shall be minimum 1-hour rated.
   f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
   g. Any trash rooms shall be minimum 1-hour rated all sides and above.

G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
   a. Chapter 15.36 – Energy Code for "all electric" provisions for new construction.
   b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

OPERATIONAL CONDITIONS

P1. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.

P2. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

P3. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

P4. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.

DURING CONSTRUCTION

P5. **Construction Hours.** Construction activity 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 shall not be allowed on recognized State and Federal holidays.

P6. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P7. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

MITIGATION MEASURES

P8. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - HOUSING DIVISION

H1. **Residential Rental or Ownership Project with Fewer than 10 Units.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed 8 units for-sale residential development. To satisfy the affordable housing requirements, the Applicant may elect to either provide:

a) One dwelling unit: Unit shall be provided at an affordable housing cost for a household earning up to one hundred percent (100%) of area median income (AMI). Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for- sale residential unit. Affordable units shall be reasonably dispersed throughout the project and shall on average contain the same number of bedrooms and shall be comparable to the design of the market-rate units in terms of appearance, material and finished quality of the market rate units in the project. Affordable units shall have the same access to the project amenities and recreational facilities as market-rate units; or

b) Pay an in-lieu fee: In-lieu fee shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of the last unit at completion. The Initial Market Value of the last unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant. Any in-lieu fee payment due to the City by the Applicant shall be paid prior to receipt of the occupancy certificate of the last unit at completion.

H2. **Affordable Housing Agreement.** Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $XX which will be due prior to execution of the AHA (per Municipal Fee schedule).

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

H3. **Impact Fee.** In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of $X.XX per square foot. The fee is determined by the net square footage of the existing building to be demolished minus the square footage of the proposed new construction building multiply by the $X.XX per square foot. Please note that the impact fee provided here is an estimate and may change if the proposed square footage changes. The Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: 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.

F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight mangers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

F3. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.

F4. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.

F5. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the "minimum" unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The "minimum" width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The "minimum" 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. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.

- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed alone fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to "be recorded" with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE's) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F6. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

F7. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

F8. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.

F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.

F10. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.

F11. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

F12. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R

legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.

F13. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PARKS & RECREATION DEPARTMENT

PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 21 residents (2.98 persons/household x 7 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.0626 acres. The equivalent fee due in lieu of parkland dedication is therefore $415,716.

PR2. Any in-lieu fees imposed under this Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.

PR3. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.

PR4. 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 8 three-bedroom units for a total DUT of $200.

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, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

E1. **Site Clearance.** 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. **Easement.** 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.

E3. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.

DURING CONSTRUCTION

E4. **Encroachment Permit.** 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 submitted within a Single Encroachment Permit to be reviewed and 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.

E5. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E6. **Encroachment Permit.** 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.

E7. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E8. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.

E9. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E10. **Easement.** Dedicate 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.

E11. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

TRAFFIC
DURING CONSTRUCTION

TR1. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

STREETS DIVISION
Right of Way Landscape

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

L1. **Tree Preservations Specifications.** Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.

L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

L4. **No Public Root Cutting.** No cutting of any part of ***public***, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

PRIOR TO FINAL OF BUILDING PERMIT

L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, 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. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

SW3. **Construction Waste Diversion.** 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/.

SW4. **Authorized Service Haulers.** 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.

SW5. **Exclusive Franchise Hauling Area.** 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 is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual 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.

Stormwater

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

ST1. **Final Stormwater Management Plan.** 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, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.

ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan 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 (on design) shall be submitted with the Plan.

ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.

ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.

ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:

a. Direction of roof runoff into cisterns or rain barrels

b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.

ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).

ST12. **Stormwater Control Measure Inspection.** At critical construction phases, 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.

ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.

ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

ST15. **Amendments to Operation & Maintenance Agreement.** 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.

ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST17. **Outdoor Storage Areas.** 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.

PRIOR TO FINAL OF BUILDING PERMIT

ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be

prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.

ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.

ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

W1. **Related Approvals:** Applicant shall comply with all related City approvals, entitlements, permits, or requirements associated with the subject property, unless explicitly superseded or revised by the Director of Water and Sewer Utilities.

W2. **Existing Services.** The applicant shall show all existing water and sewer services, meters, and mains on the plans and indicate their sizes on the proposed site plan or on a composite utility plan. If the existing services will not be used, then the applicant shall properly abandon these services at the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. 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.

W3. **Separate Services.** Applicant shall provide separate water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way services for each parcel to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Services cannot cross a different parcel than the one it serves. No parcel shall be created that requires an easement from an adjacent parcel in order to be served. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.

W4. **Easements.** 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.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

SVP = Silicon Valley Power

FD = Fire Department

ST = Stormwater

SW = Solid Waste

L = Right of Way Landscape

E = Engineering

H = Housing

W = Water and Sewer

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.