**RESOLUTION NO. 18-8583**

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO OVERRULE THE APPEAL AND UPHOLD THE ARCHITECTURAL REVIEW OF A TWO-STORY DATA CENTER FOR THE PROPERTY LOCATED AT 2305 MISSION COLLEGE BOULEVARD, SANTA CLARA, CALIFORNIA**

PLN2017-12535 (Architectural Review)

**BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:**

**WHEREAS,** on March 7, 2017, Clarke Michalak ("Applicant") filed an application for a development proposal to allow the development of a two-story 495,610 square foot data center on a 15.7 acre site at 2305 Mission College Boulevard ("Project Site");

**WHEREAS,** the Applicant applied for the demolition of an existing two-story 358,000 square foot office/R&D and construction of a two-story 495,610 square foot data center building with equipment yards and onsite improvements ("Project") as shown on the Development Plans, attached hereto and incorporated herein by this reference;

**WHEREAS,** on April 18, 2018, at a duly noticed public meeting, the Architectural Committee (AC) adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MND/MMRP) for the Project and approved the Architectural Review of a two-story 495,610 square foot data center at the Project Site;

**WHEREAS,** on April 24 and April 25, 2018, respectively, the firm representing Laborers International Union of North America, Lozeau Drury LLP, and the firm representing the California Unions for Reliable Energy, Adams Broadwell Joseph & Cardozo (collectively, the "Appellants"), filed timely appeals of the Planning Commission's actions. Only the second Appellant, Adams Broadwell, raised concerns relating to the architectural review; the first appellant focused only on issues related to the MND and MMRP;

**WHEREAS**, on June 13, 2018, the Planning Commission held a duly noticed public hearing to consider the appeal of the Architectural Committee approval of the MND, MMRP, and

Architectural Review, at the conclusion of which, the Planning Commission voted to overrule the appeals and uphold the Architectural Committee's actions;

**WHEREAS,** in the event the Applicant or others affected are not satisfied with the decision of the Planning Commission, he or she may within seven days after such decision appeal in writing to the City Clerk;

**WHEREAS**, on June 20, 2018, the same Appellants filed timely appeals of the Planning Commission's action;

**WHEREAS**, the June 20 appeals raised the same issues that the Appellants raised with the Planning Commission: Lozeau Drury did not raise any issues related to the architectural review, and Adams Broadwell Joseph & Cardozo alleged that the City could not make the findings that the Project complies with the standards of design required for architectural approval set forth in Chapter 18.76 of the City Code.

**WHEREAS,** on July 6, 2018, the notice of public hearing for the July 17, 2018, City Council meeting for this item was posted in three conspicuous locations within 300 feet of the project site and was mailed to property owners within a 300 foot radius; and

**WHEREAS**, on July 17, 2018, the City Council held a duly noticed public hearing to consider the appeal of the Planning Commission's approval of the MND, MMRP, and Architectural Review, at which time all interested persons were given an opportunity to provide testimony and present evidence, both in support of and in opposition to the appeal.

**NOW THEREFORE, BE IT FURTHER 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. That the City Council hereby overrules the Appellants' appeal and upholds the Planning Commission's June 13, 2018 decision, which in turn overruled the Appellants' previous appeal

and upheld the Architectural Committee's approval of the Architectural Review of the two-story 495,610 square foot data center at the Project Site.

3. That pursuant to SCCC Section 18.76.020, the City Council determines that the following findings exist to support architectural approval:

A. That any off-street parking area, screening strips and other facilities and improvements necessary to secure the purpose and intent of the Zoning Ordinance and the General Plan of the City are a part of the proposed development, in that the development provides adequate parking spaces on site for the proposed data center.

B. That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazards, in that (1) the design is a modern, pleasing architectural style that has been vetted by the Architectural Committee and subject to a public review process, and is consistent with the City's adopted Design Guidelines; (2) the proposed structure is comparable to the prior use on the site, a two-story, 358,000 sf office/R&D building and parking lot; and (3) there is no expansion of the parking or intensification of use that would cause increased traffic congestion or hazards; in fact, the proposed project will result in a significant reduction of vehicle trips compared to the prior development on the site.

C. That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the General Plan of the City, in that the development proposal is for a new data center, equipment yard, and substation that are consistent with the scale and general design characteristic of the surrounding industrial developments.

D. The granting of this approval will not materially affect adversely the health, comfort of general welfare of persons residing or working in the neighborhood of said development and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that the design is not out of scale with the surrounding Office/R&D and industrial developments, and the MND determined that with mitigation, the project would not result in any significant environmental impacts.

E. That the proposed development, as set forth in the plans and drawings and as conditioned, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, in that the development is a modern medium-scale data center facility that is allowed in the Light Industrial Zoning District.

4. That, based on the findings set forth in this Resolution and the evidence in the City Staff Report, the City Council hereby overrules the appeal and upholds the Planning Commission's approval of the Project as set forth herein, as detailed in the attached development plans and subject to the attached conditions of approval.

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5. 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 17th DAY OF JULY, 2018, BY THE FOLLOWING VOTE:

| | | |
|---|---|---|
| AYES: | COUNCILORS: | Davis, Kolstad, Mahan, O'Neill, and Mayor Gillmor |
| NOES: | COUNCILORS: | Watanabe |
| ABSENT: | COUNCILORS: | None |
| ABSTAINED: | COUNCILORS: | None |

ATTEST: _____
FOR JENNIFER YAMAGUMA
ACTING CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans
2. Conditions of Architectural Approval

# PROJECT RAPTOR

## 2305 MISSION COLLEGE BOULEVARD SANTA CLARA, CALIFORNIA 95054

### PROJECT TEAM

| CLIENT | GENERAL CONTRACTOR | ARCHITECT | STRUCTURAL ENGINEER | MECHANICAL ENGINEER | ELECTRICAL ENGINEER | CIVIL ENGINEER | LANDSCAPE ARCHITECT | GEOTECH ENGINEER |
|---|---|---|---|---|---|---|---|---|
| ALIGNED DATA CENTERS LLC<br>151 Bastian Avenue<br>Danbury, CT 06810 | SKANSKA USA BUILDING INC<br>1999 HARRISON ST #1500<br>OAKLAND, CA 94612<br>TEL: 510-420-1604<br>BOB FINLEY | CAC ARCHITECTS<br>400 BRANNAN STREET, SUITE NO. 1<br>SAN FRANCISCO, CA. 94107<br>TEL: 415-495-2000<br>TED MAHL | PEGUES ASSOCIATES<br>STRUCTURAL ENGINEERS<br>1999 HARRISON ST<br>MILPITAS, CA. 95035<br>TEL: 408-957-6120<br>MATT BRATTON | SOUTHLAND INDUSTRIES<br>MECHANICAL ENGINEERS<br>33225 MISSION AVENUE<br>UNION CITY, CA. 94587<br>TEL: 510 477 3300<br>TONY DAMOUNI | ALFATECH<br>1321 REDWOOD PARK DR #50<br>SAN JOSE, CA 95131<br>TEL: 408 487 1200<br>MARC FERRER | KIER & WRIGHT<br>3000 SCOTT BLVD #22<br>Santa Clara, CA 95054<br>TEL: 408-727-6665<br>MOHAMED MEHRIDI | TANGUCHI<br>LANDSCAPE ARCHITECTURE<br>1813 SOUTH CLAREMONT<br>SAN MATEO, CA. 94402<br>TEL: 650-638-0789<br>RICHARD TANGUCHI | CORNERSTONE EARTH GROUP<br>GEOTECHNICAL<br>1279 SPRINGBROOK ROAD STE. 101<br>WALNUT CREEK, CA.<br>TEL: 925 935 9400<br>MATTHEW SHAFFER |

### PROJECT DATA

SCOPE OF WORK

New 2 level, 485,810 SF data center on a 15.7 acre site bordered by Mission College Boulevard, San Tomas Creek, Agnew Road and existing commercial buildings. The site development includes a generator yard, equipment yard, underground water storage and parking for 71 cars. Part of the site will be used for a Silicon Valley Power substation that will be dedicated to this project.

The building plan includes two data room floors, an equipment mezzanine level serving Level 1, infrastructure for a future second equipment mezzanine supporting Level 2, an equipment platform above the building roof and ancillary office space, loading docks and storage areas.

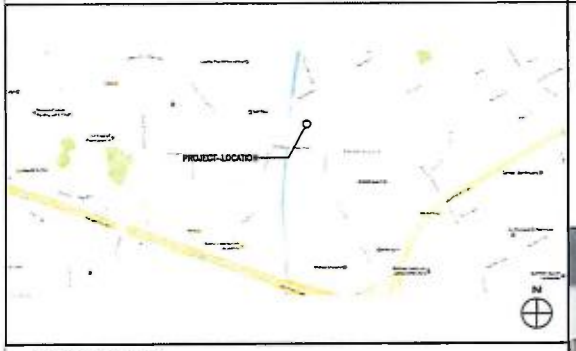
| | |
|---|---|
| ZONING DISTRICT | ML (LIGHT INDUSTRIAL) |
| HEIGHT LIMIT | 70' |

| | |
|---|---|
| TYPE OF CONSTRUCTION: | IIB |
| NUMBER OF STORIES | 2 |
| HEIGHT (TOP OF ROOF) | 56'-1" +/- |
| LEVEL 1 | 221,489 SF |
| LEVEL 1 MEZZANINE | 46,329 SF |
| LEVEL 2 | 202,870 SF |
| LEVEL 2 MEZZANINE | 44,922 SF |
| TOTAL | 485,810 +/- |
| TOTAL SITE AREA | 15.7 ACRES (684,980 +/- SF) |
| FAR | .72 |

### DRAWING INDEX



VICINITY MAP




MAIN ENTRANCE RENDERING

OVERALL AREA RENDERING

CAC ARCHITECTS
400 BRANNAN STREET, SUITE 1
SAN FRANCISCO, CA 94107
T: 415.495.2000
F: 415.817.1726

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2305 MISSION COLLEGE BLVD
SANTA CLARA, CA 95054

CAC PROJECT NO. 11222

REVISIONS

1 RESPONSE TO PCC COMMENTS 02/07/2017

KEY PLAN & NORTH ARROW

DATE 2017-02-06

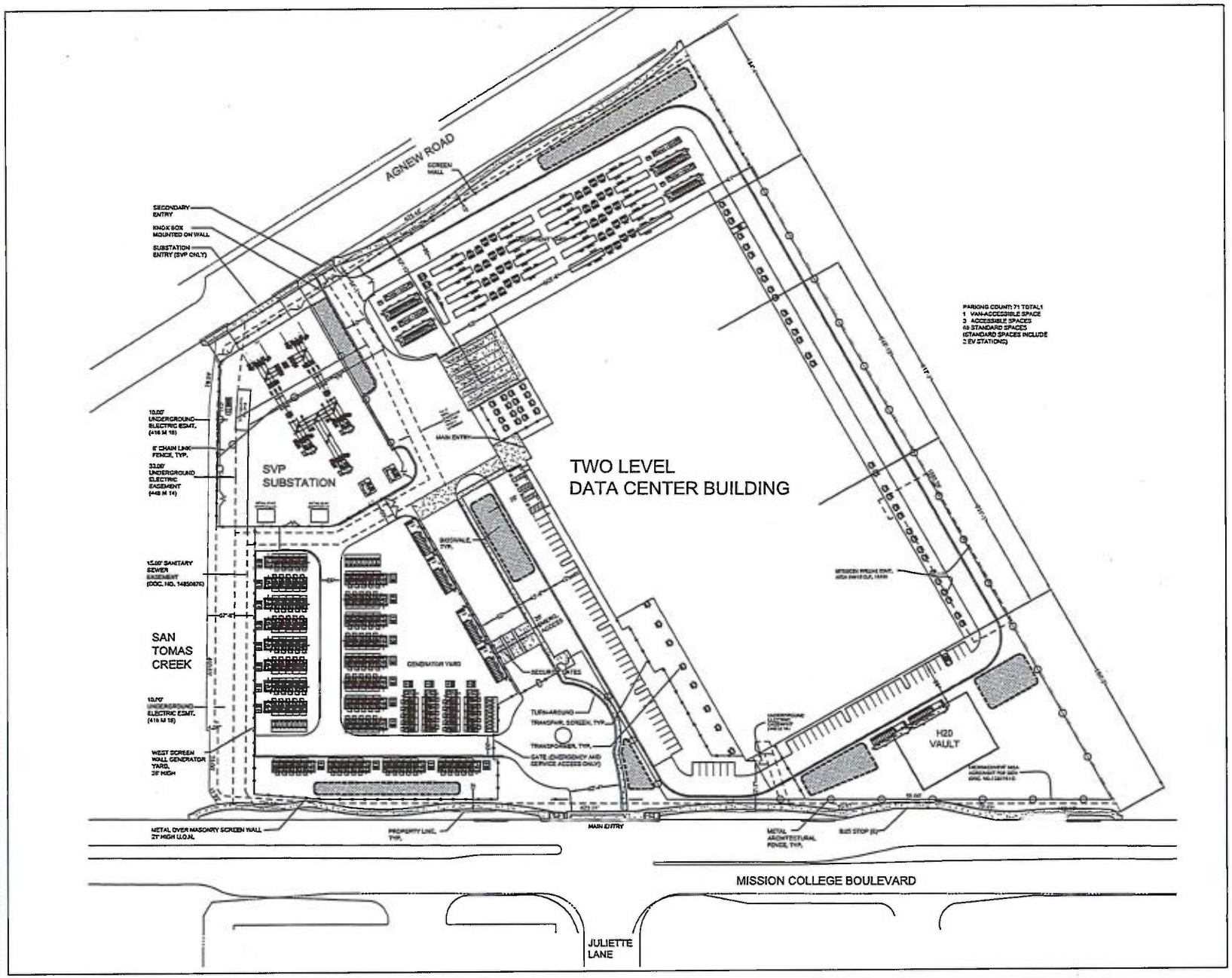
SCALE

DRAWING TITLE

COVER SHEET AND PROJECT DATA

SHEET NO.

A0.0




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2305 MISSION COLLEGE BLVD
SANTA CLARA, CA 95054

CAC PROJECT NO. 11522

REVISIONS

1 RESPONSE TO POC COMMENTS

KEY PLAN & NORTH ARROW

DATE

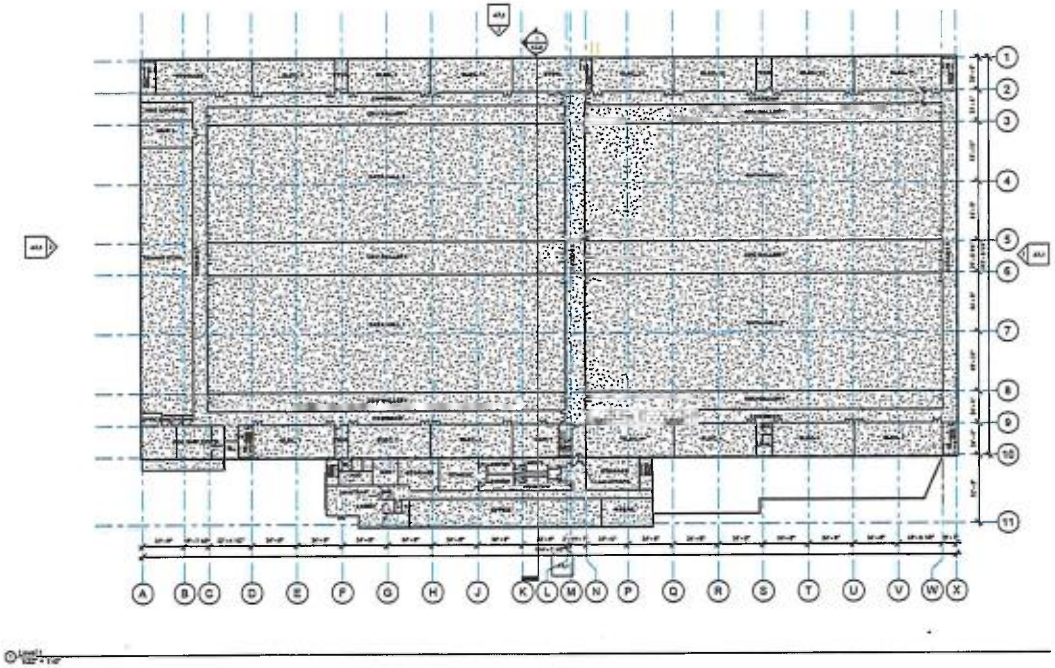
SCALE

DRAWING TITLE

ARCHITECTURAL SITE PLAN

SHEET NO.

A0.1




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2395 MISSION COLLEGE BLVD
SANTA CLARA, CA. 95054

CAC PROJECT NO. 17000

REVISIONS

1 RESPONSE TO PCC COMMENTS 04.04.17

KEY PLAN & NORTH ARROW

DATE 03.31.2017

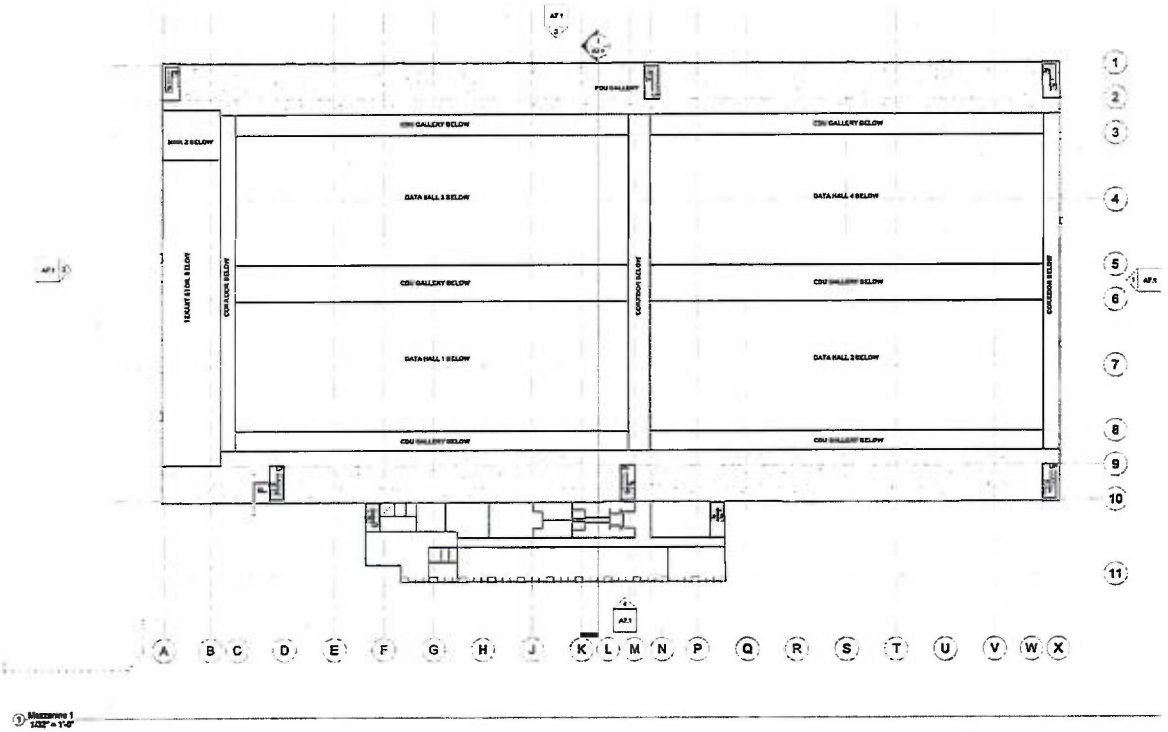
SCALE 1/32" = 1'-0"

DRAWING TITLE

LEVEL 1 PLAN

SHEET NO.

A1.1




3 Mezzanine 1
1/32" = 1'-0"

CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2305 MISSION COLLEGE BLVD
SANTA CLARA, CA. 95054

CAC PROJECT NO. 11222

REVISIONS

1 RESPONSE TO PCC COMMENTS 02/21/17

KEY PLAN & NORTH ARROW

DATE 02-21-2017

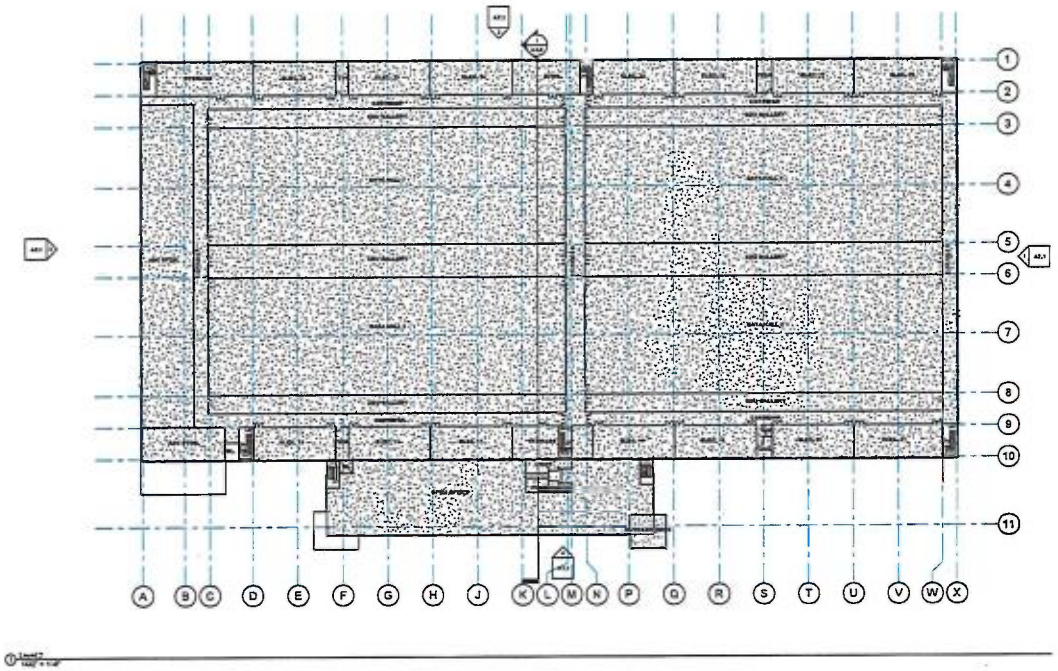
SCALE 1/32" = 1'-0"

DRAWING TITLE

LEVEL 1 MEZZANINE PLAN

SHEET NO.

A1.2




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2300 MISSION COLLEGE BLVD
SANTA CLARA, CA, 95054

CAC PROJECT NO. 11222

REVISIONS

1 RESPONSE TO PCC COMMENTS 01/09/17

KEY PLAN & NORTH ARROW

DATE 12-01-2017

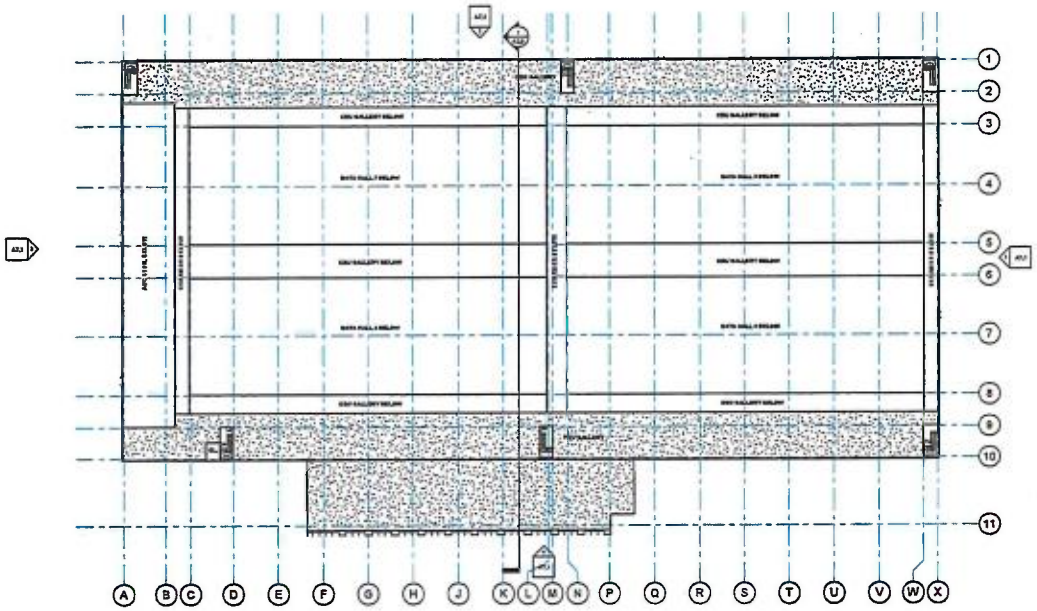
SCALE 1/32" = 1'-0"

DRAWING TITLE

LEVEL 2 PLAN

SHEET NO.

A2.1




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED DATA CENTERS

PROJECT RAPTOR

2365 MISSION COLLEGE BLVD
SANTA CLARA, CA. 95054

CAC PROJECT NO. 11222

REVISIONS

1 RESPONSE TO PCC COMMENTS 04/04/17

KEY PLAN & NORTH ARROW

DATE 02-21-2017

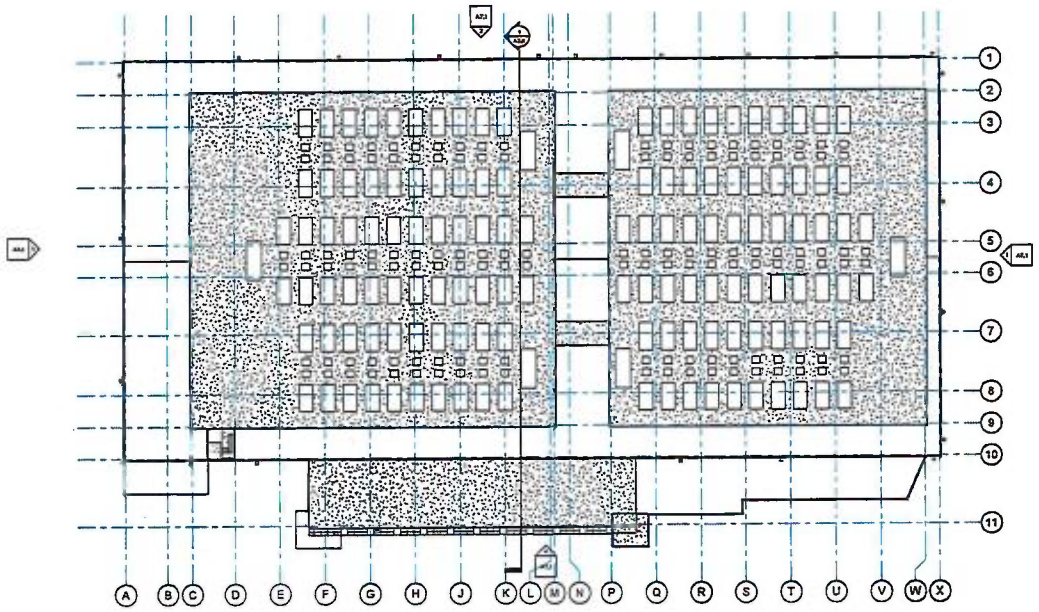
SCALE 1/32" = 1'-0"

DRAWING TITLE

LEVEL 2 MEZZANINE PLAN

SHEET NO.

A2.2




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2305 MISSION COLLEGE BLVD
SANTA CLARA, CA. 95054

CAC PROJECT NO. 11222

REVISIONS

1 RESPONSE TO PCC COMMENTS 01/09/17

KEY PLAN & NORTH ARROW

DATE 02-24-2017

SCALE 1/32" = 1'-0"

DRAWING TITLE

EQUIPMENT PLATFORM PLAN

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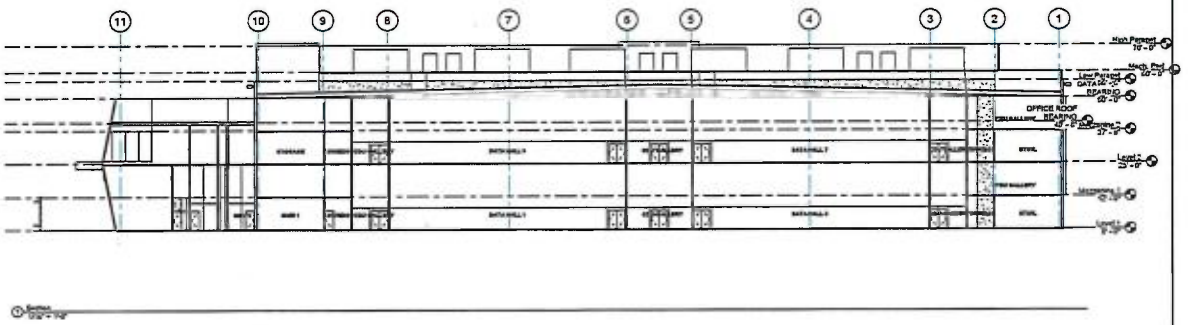
A2.3




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2325 MISSION COLLEGE BLVD
SANTA CLARA, CA. 95054

CAC PROJECT NO. 11222

REVISIONS

1 RESPONSE TO PCC COMMENTS 04/07/17

KEY PLAN & NORTH ARROW

DATE 02-21-2017

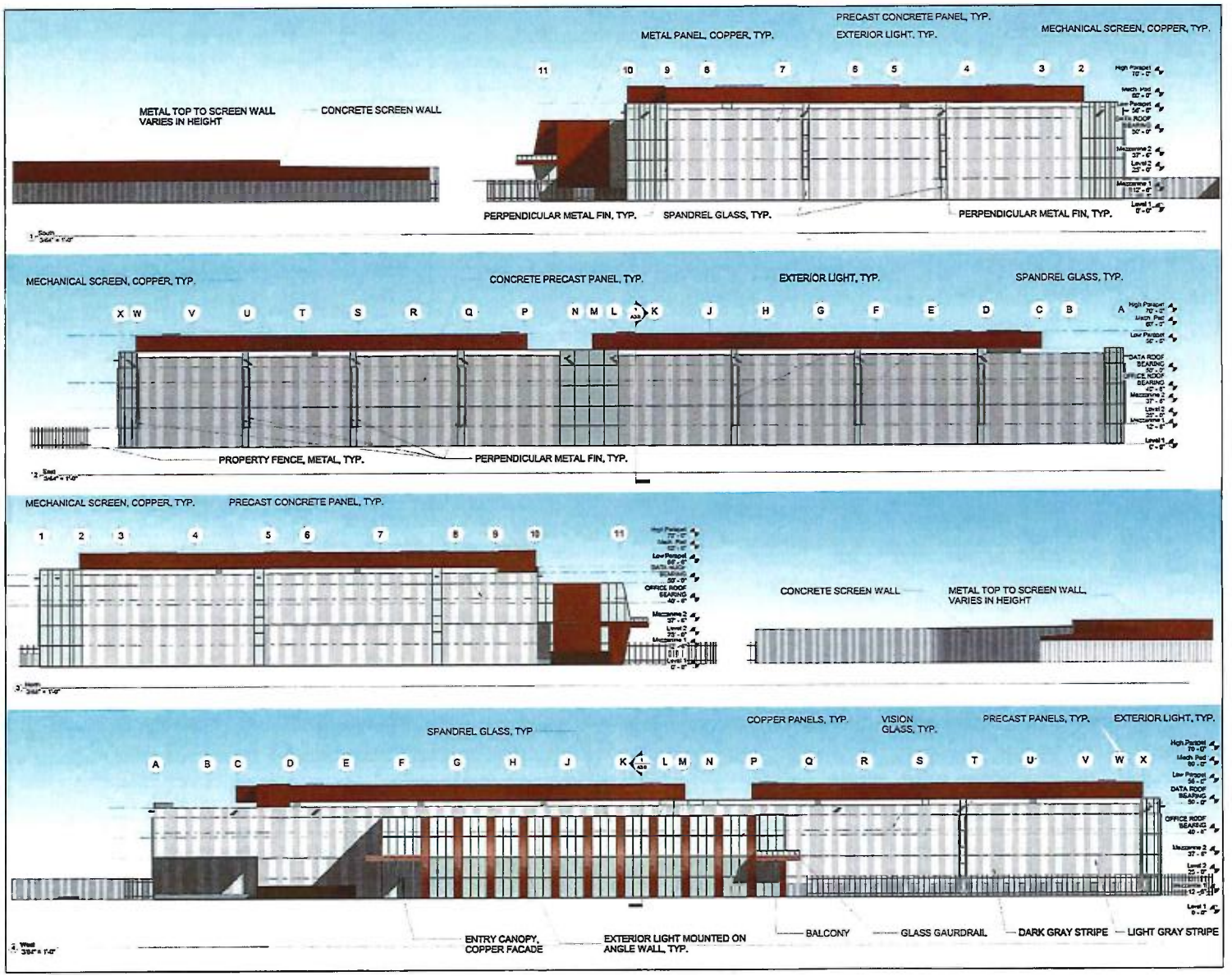
SCALE 1/16" = 1'-0"

DRAWING TITLE

BUILDING SECTION

SHEET NO.

A3.0




CAC ARCHITECTS

PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2305 MISSION COLLEGE BLVD
SANTA CLARA, CA. 95054

CAC PROJECT NO. 11222

REVISIONS

KEY PLAN & NORTH ARROW

DATE 10-21-2017

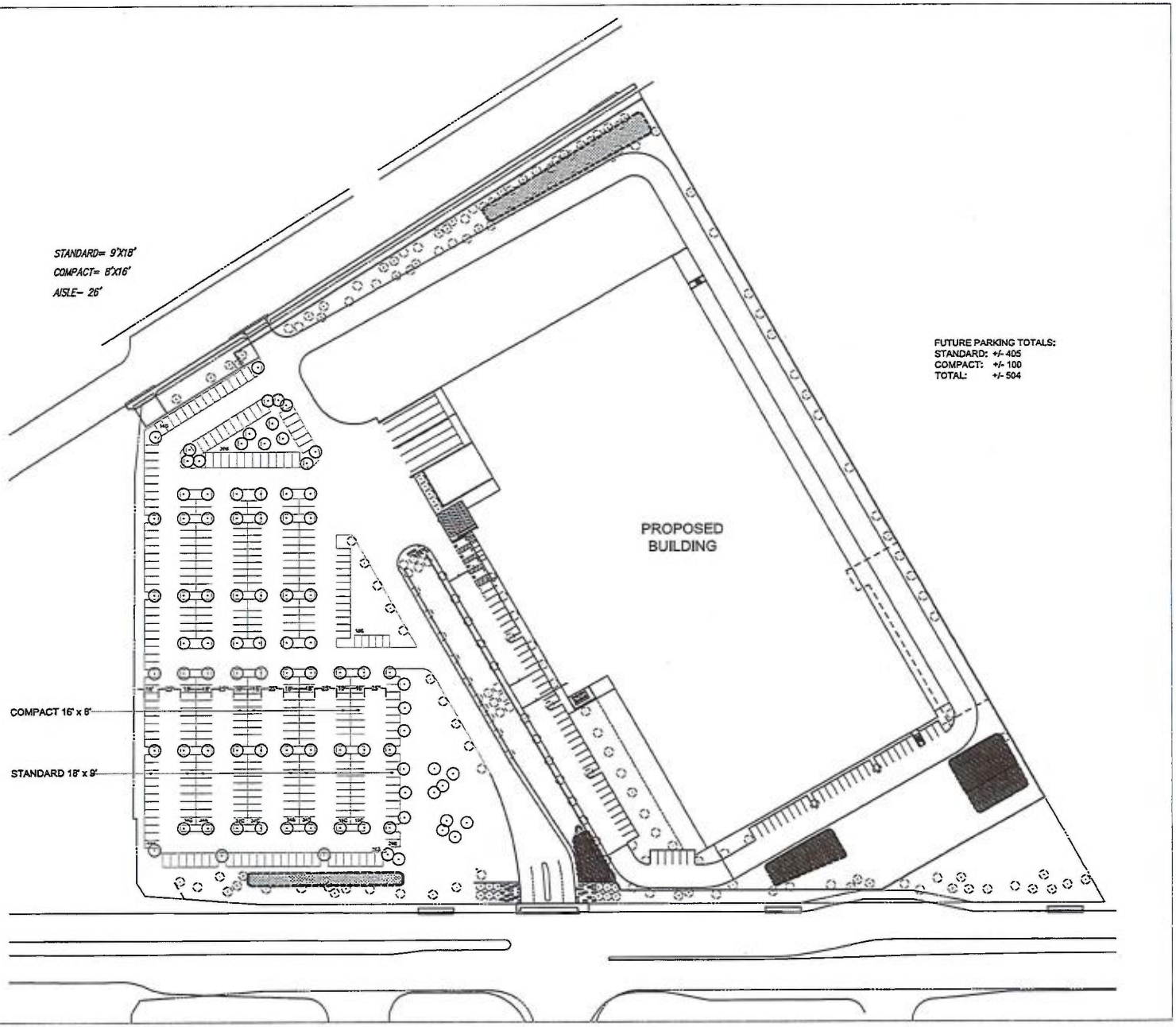
SCALE 3/64" = 1'-0"

DRAWING TITLE

ELEVATIONS

SHEET NO.

A7.1




CAC ARCHITECTS
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PROJECT TEAM

AGENCY APPROVAL

PROJECT

ALIGNED

ALIGNED DATA CENTERS

PROJECT RAPTOR

2305 MISSION COLLEGE BLVD
SANTA CLARA, CA 95054

CAC PROJECT NO. 11222

REVISIONS
1 RESPONSE TO PCC COMMENTS 05/04/2017

KEY PLAN & NORTH ARROW

DATE 2017-02-09

SCALE

DRAWING TITLE

ALTERNATE PARKING PLAN

SHEET NO.

A8.0

**CONDITIONS OF APPROVAL**
**2305 Mission College Boulevard**
**PLN2017-12535**

## CONDITIONS OF APPROVAL

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

## GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

## ATTORNEY'S OFFICE

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

## COMMUNITY DEVELOPMENT

C1. 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, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

C2. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 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 storm water pollution prevention plan is also required with the NOI.

C3. Comply with all requirements of Building and associated codes (the CBC. CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

C4. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the 2305 Mission College Boulevard Data Center Project Initial Study / Mitigated Negative Declaration, and shall implement it as Conditions of Approval for this project.

C5. 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.

C6. 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.

C7. 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.

C8. 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.

C9. 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. 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.

C10. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.

C11. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, a 1:1 with 36" box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.

C12. Site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval.

C13. 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.

C14. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

C15. Minor changes to the project would be subject to Planning Division review and approval prior to issuance of building permits.

C16. 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 and Sundays 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. following on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.

C17. 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.

C18. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

C19. All haul trucks transporting soil, and sand, or other loose material off-site shall be covered.

C20. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

C21. All vehicles speeds on unpaved roads shall be limited to 15 mph.

C22. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building, pads shall be laid as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

C23. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code or Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

C24. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in property condition prior to operation.

C25. Install construction screening around the perimeter of the project site.

C26. Post a publicly visible sign with the telephone number and person to contact at the construction firm regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

C27. A qualified archaeologist will be on site to monitor the initial excavation of native soil ones all pavement and engineered soil is removed from the project site. After monitoring the initial excavation, the archaeologist will make recommendations for further monitoring if ti is determined that the site has cultural resources. Recommendations for monitoring during excavation in native soils shall be implemented during site redevelopment. If the archaeologist determines that no resources are likely to be found on site, no additional monitoring will be required. A letter report summarizing the results of the initial monitoring during the site clearing and any recommendations for further monitoring shall be provided to the Director of Planning and Inspection prior to issuance of building permits.

C28. In the event that prehistoric or historic resources are encountered during construction on the site, all activity within a 50-foot radius of the find will be stopped, the Director of Planning and Inspection will be notifies, and a qualified archaeologist or paleontologist will examine the fine and make appropriate recommendations. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documentation any data recovery during monitoring would be submitted to the Director of Planning and Inspection.

C29. In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the site shall be stopped. The Santa Clara County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(s) of the CEQA Guidelines.

C30. Appropriate handling and disposal of impacted soil and/or groundwater, if encountered during construction activities, shall be performed as outlined in the Site Management Plan prepared for the site. The Site Management Plan (SMP) shall include management practices for handling contaminated solid or other materials if encountered during construction or cleanup activities and measures to minimize dust generation, stormwater runoff, and tracking of soil off-site. The SMP also shall outline health and safety requirements to minimize exposure of on-site workers to hazardous materials during demolition construction.

C31. Prior to the start of any construction activity that involves below ground work (e.g. mass grading or utility trenching), information regarding site risk management procedures (e.g. a copy of the SMP) will be provided to the contractors for their review.

C32. Each contractor shall prepare a health and safety plan (HSP) and injury and illness prevention (IIPP). The purpose of these documents is to provide general guidance to the work hazards that may be encountered during each phase of site construction activities.

C33. Construction activities conducted in areas formerly used for the storage and/or use of hazardous materials at the site (Hazardous Materials Zones) will be controlled by the general contractor's Site Safety Officer. Unauthorized personnel and visitors will not be allowed access to these areas.

C34. Contractors whose vehicles and construction equipment contact soil that is suspected of being contaminated are required to clean the equipment upon leaving the Hazardous Materials Zones. If soils suspected for being contaminated is present, a decontamination area will be established near the construction exist of each Hazardous Materials Zones.

C35. The Developer prepared a Transportation Demand Management (TDM) Plan in the MND to reduce vehicle trips. The development must reduce vehicle miles traveled (VMT) of residents and employees by 25 percent, half of which (a 10 percent VMT reduction) must result from TDM measures.

C36. Each calendar year following final occupancy of the building, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM measures as a means to achieve the identified overall trip reduction targets. If the annual targets are being met or exceeded, the Director of Community Development would have the discretion to require less frequent annual reporting.

**ENGINEERING**

E1. On-street parking shall not be counted toward on-site parking requirements.

E2. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.

E3. Show and comply City's Driveway Triangle of Safety requirement at all existing and proposed driveways

E4. All traffic striping, messages, and symbols shall be thermoplastic.

E5. Existing non-ADA compliant frontage shall be replaced with current City Standard frontage improvements.

E6. All proposed walkway, sidewalk, driveways and curb ramps shall be ADA compliant.

E7. Driveways should be CSC ST-8 and comply with Driveway's Triangle of Safety.

E8. Provide six Class I bicycle lockers and four Class II bicycle racks. Should the project be converted to a use other than a data center, bicycle parking would be subject to the standard based the use and the Santa Clara Valley Transportation Authority's guideline.

E9. Provide a minimum of 5' wide sidewalk.

E10. Provide ADA curb ramp on each side of the driveway on Mission College Blvd. at Juliette Ln. May require signal mod & relocation of inlet/pullbox. (FYI - The SE & SW corners are being modified by other projects)

E11. Modify median islands on Mission College Blvd. at Juliette Ln. to be provide a clear crossing path.

E12. Provide traffic signal easement at the driveway on Mission College Blvd. for detector loops.

E13. No decorative pavement within the easement area at the driveway on Mission College Blvd.

E14. New Storm drain lateral and manhole connection along the street right-of-way is not allowed. Use existing storm drain lateral, as possible.

E15. Obtain site clearance through Engineering 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 Engineering Department at (408) 615-3000 for further information.

E16. 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 Engineering 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.

E17. 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.

E18. Submit public improvement plans prepared in accordance with City Engineering 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 final map and/or issuance of building permits.

E19. 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.

E20. With the Boulevard Style street section, required trees to be planted at the 4' wide planter strip will be conflict with the existing utilities. Any utilities that are in conflict (does not have the minimum clearance from proposed trees) shall be relocated to satisfy City's clearance between utilities and trees and between utilities in accordance with the City Design Criteria and the Boulevard Style street section.

E21. Placement of proposed utilities shall meet the City's minimum clearance requirements between utilities to utilities and utilities to tree(s).

E22. 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.

E23. Dedicate required any on-site easements for any new public utility/facility/sidewalk, by means of subdivision map or approved instrument at time of development.

E24. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E25. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E26. Provide minimum 5' wide sidewalk separated by a 4' wide planter strip along the property frontage on Agnew Road.

E27. Provide minimum 5' wide sidewalk along Mission College Boulevard.

E28. All proposed driveways shall be City standard ST-8 driveways.

E29. On street parking shall not be counted towards on-site parking requirements.

E30. All proposed on-site driveways and paths shall accommodate fire truck/engine turning template.

E31. Show and comply with City's driveway Triangle of Safety (sight distance) requirement at proposed driveways No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety obstruction areas. Remove portions of the existing fence within the driveway triangle of safety.

E32. All traffic striping, messages, and symbols shall be thermoplastic.

E33. All proposed walkways, sidewalks, driveways, and curb ramps shall be ADA compliant.

E34. Provide 61 Class I and 20 Class II bicycle parking spaces (VTA Bicycle Technical Guidelines, Table 10-3, Office Building).
E35. Provide ADA curb ramp on each side of the driveway on Mission College Boulevard at Julliette Lane. May require signal mod and relocation of inlet/pullbox.
E36. Modify median islands on Mission College Boulevard at Julliette Lane to provide a clear crossing path.
E37. Provide traffic signal easement at the driveway on Mission College Boulevard for detector loops.
E38. No decorative pavement within the easement area t the driveway on Mission College Boulevard.
E39. Provide on-site crane staging area for loading of mechanical units.

**ELECTRICAL**

EL1. 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.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL4. 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.
EL5. 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.
EL6. 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).
EL7. 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. 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.
EL8. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
EL9. 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.
EL10. Any relocation of existing electric facilities shall be at Developer's expense.
EL11. Electric Load Increase fees may be applicable.
EL12. 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)).

EL13. 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)).

EL14. 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.

EL15. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

EL16. 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.

EL17. 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.

EL18. 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.

EL19. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.

EL20. All meter rooms are to have direct, outside access through only ONE door. Meters must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

EL21. 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.

EL22. 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**

W1. Prior to issuance of Building Permits, the applicant shall submit plans showing existing sanitary sewer laterals and a clean out at the property line for each sanitary sewer lateral. For pipe sizes 8-inch or greater, a sanitary sewer manhole is needed.

W2. Prior to issuance of building permit, the applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the proposed 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).

W3. If bio-retention areas are proposed for this project, they shall not be located closer than five feet from any water service and no water facilities shall cross any bio-retention areas.

W4. The City shall have access at all times to any on-site public water or sewer utilities.

W5. A Water Supply Assessment (WSA) is required for the project. The applicant shall work with the City's Water Compliance team to coordinate the WSA. Contact Mike Vasquez, Compliance Manager, at (408) 615-2006. Note that it takes a maximum of 90 days to process WSA applications within receipt of all relevant data.

W6. Recycled water is available at the subject property. If irrigation services are proposed, applicant should tie into the recycled water system (rather than potable water system) to service the landscaping water use on the parcel.

W7. If recycled water will be used onsite for irrigation and applicable industrial water uses, the applicant shall coordinate with Mike Vasquez, Compliance Manager, for water compliance and recycled water inquiries. Mike may be reached at (408)-615-2006.

W8. 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.

W9. The parcel is located in two different pressure zones. If a private onsite fire service loop is proposed, it must be tapped on the same main.

W10. The applicant shall submit composite utility plans showing all proposed and existing utilities (including electrical, gas, water, and sewer) and landscaping (trees and shrubbery) so that the Water Department can verify conflicts for proposed water service locations.

W11. The applicant must indicate the disposition of all existing water services on the plans. The applicant must properly abandon all existing water services on the property that will not be used per Water & Sewer Utilities standards.

W12. 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 sewer utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

W13. 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.

W14. 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.

W15. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts so the Water Division can verify the appropriate size of all proposed water meters.

W16. All fire hydrants that are located within the frontage of the project site shall be relocated 2' behind the back of walk, in the landscape area, per Water and Sewer Utilities standard detail no. 18.

W17. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. The applicant must properly abandon all existing services on the property that will not be used per Water & Sewer Utilities standards, and indicate existing main size, type, and connecting laterals. The applicant has the option to reuse existing water services for landscaping by upgrading it with approved backflow prevention. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.

**POLICE**

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.

PD3. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.

PD4. 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.

PD5. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Hostile vegetation is encouraged along the fence and property lines and under vulnerable windows.

PD6. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below: White light source, Pedestrian Scale, Full cut-off or shoebox design, Unbreakable exterior, Tamperproof Housings, and Wall mounted lights/10' high

PD7. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD8. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

PD9. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. For retail uses, especially where there is cash on hand, robbery and cash security protocols should be established. Applicants are encouraged to contact the

Santa Clara Police Department's Community Services Unit (408-615-4859) for assistance.

PD10. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.

PD11. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

PD12. For each individual address (unit, suite, etc.), phone company records (specifically '911' patch) shall reflect the actual address the phone is located.

PD13. For commercial settings, consider having a specific designation of a work station should a 911 call be placed. Having a generic 911 call from a switchboard makes emergency response difficult if responders have to try and locate where the call came from. If the phone line was tied to a workstation (i.e. work station 317), responders could go directly to the work station to address the emergency call.

PD14. 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).

**FIRE**

F1. The new data center building does not have access on all four sides of the building (ref: the Agnew Road side). Therefore an AMM is required to be provided to SCFD prior to building permit issuance to mitigate lack of access/hose reach.

F2. Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration. Based on the plans indicating type IIB construction and 495,600 square feet floor area, the hydrant spacing required is an average spacing of 200 feet along the roadways.

F3. Sheets C3.0 and A-0.1 do not have matching gate widths. 20 foot wide gates shall be provided for both the ingress and exit of a fire truck for each location. The entrance at Mission College Blvd. shall allow 20 width for fire truck ingress and egress, and the same requirement pertains to the entrance located at Agnew Road. Please refer to SCFD Access standard.

F4. Prior to Building Permit Issuance, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.

F5. Prior to the Start of Construction Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

F6. Prior to the issuance of the Building Permit, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:

a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior

wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.

b. Fire apparatus access roadways shall have a "minimum" width of a fire apparatus access roadway for Engines is 20 feet. The "minimum" width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, and positioned parallel to one entire sides of the building. The side of the building shall be approved by the Fire Prevention and Hazardous Materials Division.
c. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
d. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
e. Fire apparatus access roadways shall have a "minimum" inside turning radius for fire department access roadways shall be 36 feet or greater.
f. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for the turning around.
g. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.
h. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roadways. When multiple fire apparatus access roadways are required the roadways shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
i. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.

F7. 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.

F8. Prior to issuance of a Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. The development projects Phase I and/or Phase II environmental documents will be the project guiding documents:

a. **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 developers due diligence. The hazardous materials closure plans demonstrates 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.
b. **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.

c. **Step 3** – Community Development, Building Division Demolition Application: For the majority of 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."

**STREETS**

SOLID WASTE

ST1. Projects greater than 5,000sqft shall recycle at least 50% of construction and demolition waste. Applicant shall track and report on project recycling. This may be done through the City's online tracking tool at http://santaclara.wastetracking.com.

ST2. In the event of new zoning designation, project proponents shall contact the Street Division at 408-615-3080 to verify if property falls within exclusive franchise area. If so, this may result in having to use the City's exclusive franchise hauler and rate structure for solid waste services.

ST3. All new solid waste enclosures shall meet the following specifications:

a. Enclosure shall drain to the sanitary sewer, or be covered and located 25 feet or more from any storm drain inlet.

b. Entrance shall have a slope with a minimum gradient of 2 percent but no greater than 4 percent to prevent outside stormwater runoff from entering the enclosure. Stormwater inside enclosure(s) shall drain into the sanitary sewer.

c. Enclosure shall have a minimum 10-inch wide, 3-inch tall curb along interior walls or 6-inch diameter bollards or angle irons to prevent wall damage.

d. A double, swinging gate with bollards or J-hooks shall be installed at the front of the enclosure to provide a minimum of 120-degree swing area and a minimum unobstructed inside opening of 12 feet.

STORMWATER

ST4. Projects that create and/or replace 10,000 sq. ft. or more of impervious area (Regulated Projects) shall develop a Stormwater Management Plan and complete the SCVURPPP C.3 Data Form.

ST5. Stormwater Management Plans and any associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants. A copy of the consultant's approval letter shall be provided to the Public Works Department, Street Division. (preliminary evaluation performed by Schaaf & Wheeler and included in current submittal package)

ST6. Stormwater Control Measures shall be inspected upon installation for conformance to plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants. A copy of the consultant's approval letter shall be provided to the Public Works Department, Street Division.

ST7. Property owners shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed Stormwater Control Measures in perpetuity. Applicants shall contact Karin Hickey at 408-615-3097 to complete the agreement. The most recent version of the I&M Agreement can be found on the City's website at http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources

ST8. Developer shall install an appropriate stormwater pollution prevention message such as "No dumping – flows to bay" on any storm drains on private property upon construction.

Projects with active building permits over 1 acre in size shall file a Notice of Intent (NOI) with the California State Water Resources Control Board and develop a Stormwater Pollution Prevention Plan (SWPPP). Active projects will be inspected by the City once a month during the wet season (October - April).