REVISED CONDITIONS OF APPROVAL

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

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

CD1. Based on the Assessment of Avian Collision Risk prepared for the project as part of the CEQA review, the project shall reduce the high bird collision risk associated with the mid-rise building form through the treatment of its site and building features to comply with MM BIO-3.1 and MM BIO-4. of the MMRP. Compliance with these mitigation measures shall be subject to independent evaluation by a qualified third-party consultant ("Consultant"). The Consultant shall be approved by the Community Development Director prior to commencing the evaluation.

The Consultant shall be responsible for verifying that feature-related hazards (e.g., free-standing glass railings and transparent glass corners) within 60 feet of proposed exterior vegetation and 2) and storefront glazing adjacent to landscape vegetation located on the lower floors of the buildings and 3) lighting, illumination and resulting reflectivity between these features and vegetation are consistent with MM BIO-3.1 and MM BIO-4.1 of the MMRP.

The Consultant shall submit a report with their findings to the Community Development Director verifying that the building permit plans submitted implement MM BIO-3.1 and MM BIO-4.1 of the MMRP measures and industry best practices such as those identified *in Reducing Bird Collisions with Building and Building Glass Best Practices* issued by the US Fish and Wildlife Service, Division of Migratory Bird Management:

https://www.fws.gov/migratorybirds/pdf/management/reducingbirdcollisionswithbu ildings.pdf

or other equivalent best management practices acceptable to the City of Santa Clara. The Consultant's report shall be submitted concurrent with the submittal of a building permit application.

- CD2. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- CD3. Submit plans containing final architectural details for review and approval to the Planning Division as part of the building permit submittal. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan. Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the building permit submittal.
- CD4. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- CD5. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permit. Landscape plan to include type and size of proposed trees. Coordinate with the City Arborist for the type, location, installation and maintenance of large canopy street trees fronting the project site along the public right-of-way. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning Division review and approval. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- CD6. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- CD7. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- CD8. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and federal holidays.
- CD9. The applicant or designee shall pay the Specific Plan Fee within 60 days of adoption of the Specific Plan Fee to defray the cost of the City's preparation of the Tasman East Specific Plan and the Tasman East Environmental Impact Report.
- CD10. The Developer shall comply with the Mitigations Monitoring and Reporting Program (MMRP) identified in the Tasman East Specific Plan Environmental Impact Report (SCH No. 2016122027).

- CD11. Design the site to limit exposure from sources of TACs and fine particulate matter (PM2.5) emissions. The final site layout shall locate operable windows and air intakes as reasonably far as possible from the Union Pacific railroad line/Lafayette Street and Tasman Drive.
- CD12. Install air filtration at units that have predicted PM2.5 concentrations above 0.3 µg/m3. Air filtration devices shall be rated MERV13 or higher. Alternately, at the approval of the City, equivalent control technology may be used if it is shown by a qualified air quality consultant or heating, ventilation, and air conditioning (HVAC) engineer that it would reduce risk below significance thresholds.
- CD13. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- CD14. Ensure that any lease agreements and other property documents (1) require cleaning, maintenance, and monitoring of the affected units for air flow leaks; (2) include assurance that new owners and tenants are provided information on the ventilation system; and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.
- CD15. Require that, prior to building occupancy, an authorized air pollutant consultant or HVAC engineer verify the installation of all necessary measures to reduce cancer risk below 10 chances per million from any source and PM2.5 concentrations above 0.3 µg/m3 for any source and 0.8 µg/m3 for all sources.
- CD16. For areas of contiguous glazing on the ground floor greater than 99 square feet in size as described above, the glazing shall be treated/modified via any of the methods described in the TESP FEIR: fritting stenciling, frosting, adding ultraviolet patterns, or employing physical screens or grids. (Note: netting is not recommended given the high level of maintenance typically required, and the potential for unmaintained netting to trap birds.)
- CD17. Prior to issuance of building permit, include a note on project plans that all paving control joints shall be saw cut.
- CD18. Prior to issuance of building permit, demonstrate that all pathway and/or open space lighting utilizes Dark Sky compliant and efficient lamping.
- CD19. Prior to issuance of building permit, include signage for privately owned, publicly accessible open space.
- CD20. No more than 10 percent of the surface area of the façades on the southern and western sides of the building shall consist of untreated glazing between the ground and 60 feet above ground. The applicant shall include untreated glazing in the areas shown in Figures 7 to 9 of Appendix A; or
- CD21. No more than 10 percent of the surface area of façades within the areas indicated in red on Figures 7 to 9 of Appendix A. (i.e., heavily glazed areas on floors one and two and portions of floor three) on the southern and western sides of the building shall consist of untreated glazing. This alternative focuses on the areas indicated in red where collision is highest and would provide less flexibility regarding where unglazed treatment would occur.
- CD22. All glass railings and transparent glass corners shall be 100 percent treated adjacent to open space areas where landscape vegetation is proposed (i.e.,

floors one and four adjacent to the pool deck). Since the vegetated areas on floors four and eight are relatively large and could attract birds, all glass railings and transparent glass corners within 60 feet above and below these areas shall be treated. Glass corners are considered "transparent" when they have extensive glazing on either side such that birds are likely to see through the corners to the other side of the building. Glass railings and transparent glass corners where treatment is required is shown on Figures 7 to 9 of Appendix A. In addition, all glass railings and glass corners surrounding the community garden shall be treated. Corners at residential dwelling spaces are not considered to be "transparent" if they include a minimum of 20 inches or more of opaque materials at each corner.

- CD23. The glazing on floor three (below the fourth floor pool deck) shall be treated with a bird-safe glazing treatment so that 1) no more than 10 percent of the surface area consists of untreated glazing on the southern and western sides of the building and 2) any untreated glazed areas (i.e., the 10 percent untreated areas on the south and west sides of the building) are broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. The areas that shall be treated are shown on Figures 7 to 9 of Appendix A.
- CD24. No more than 10 percent of the surface area of the building's combined façades within 12 vertical feet above and/or below the fourth floor pool deck and above the eighth floor viewing terrace and community garden shall have untreated glazing. The façade below the eighth floor terrace and above the fourth floor pool deck (residential units) would have opaque wall panels broken up by small individual windows which reduces glazing at the top of the building where the eighth floor green roof is proposed and above the pool deck. All remaining untreated glazed areas within 12 feet above and below the fourth floor pool deck and above the eighth floor viewing terrace and community garden shall be broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. In addition, any glazing surrounding the terrace (i.e., on the eastern and western sides of the terrace) and community garden shall be treated.
- CD25. All glazed façades adjacent to landscape vegetation within the public park on the ground floor, the pool deck on the fourth floor, and the community garden and view terrace on the eighth floor shall be treated with a bird-safe glazing treatment such that no more than 10 percent of the surface area consists of untreated glazing and all remaining untreated glazed areas shall be broken up into sections no greater than 24 square feet in size by mullions or bird-safe glazing treatments. The areas that shall be treated are shown on Figures 7 to 12 of Appendix A. In addition, landscaped vegetation with flowers and fruits and the Coast live oak trees shall be removed from any planted areas located immediately adjacent to untreated glazed areas.

- CD26. The project shall comply with the exterior Leadership in Energy and Environmental Design (LEED) Pilot Credit 55 lighting requirement as follows:
 - Exterior building fixtures that are not necessary for safety, building entrances, and circulation shall be automatically shut off from midnight until 6:00 AM. Manual override capability may be provided for occasional after-hour use.
 - Exterior up-lighting in the project design shall be avoided.

BUILDING

- BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet
- BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <u>https://msc.fema.gov/portal/home</u>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- BD3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurpppw2k.com/nd wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurpppw2k.com/construction bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:

https://www.santaclaraca.gov/our-city/departments-g-z/publicworks/environmental-programs/stormwater-pollution-prevention and will be routed to a contract consultant for review.

BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

-During construction retaining a single company to install all fire rated penetrations is highly recommended.

The grade level lobby shall be min.1 hour rated all sides and above.

All stair shafts shall be min. 1 hour rated.

All elevator shafts shall be min. 1 hour rated.

All trash chute shafts shall be min. 1 hour rated.

Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room. Any trash rooms shall be min. 1 hour rated all sides and above.

- BD5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting <u>must</u> be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.
- BD6. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 19' CBC Ch. 11 as applicable.
- BD7. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 19' Cal. Green Building Standards Code (CGBSC). Provide Construction Waste Management (CWM) Plan per the 19' CGBSC guides on pp 59-63 of the CGBSC. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: http://santaclaraca.gov/government/departments/public-works/environmentalprograms/commercial-garbage-recycling/construction-demolition-debrisrecycling-program. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: https://www.greenhalosystems.com.
- BD8. Note: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

ENGINEERING – PROPERTY AND TRAFFIC

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. If the Council approves the Tasman East Specific Plan Public Infrastructure Fee (Fee), this Project would be subject to the Fee. The Fee is to be based on a per new residential unit basis. The Fee is subject to annual escalation per the Engineering News Record and is due prior to issuance of Building Permits. The City will reimburse the developer for the construction of the Tasman East Specific Plan Public Infrastructure improvements included within the scope of the Fee and if constructed with the Project. These improvements are to be included within the Encroachment Permit issued for the Project.
- E4. The City-approved Tasman East Focus Area Specific Plan (Specific Plan) requires the Primavera Lift Station to be relocated and Calle del Sol extended to Calle del Mundo. The Technical Memorandum prepared by the City's consultant, Woodard & Curran, for the "Primavera Lift Station Relocation Siting Study" (Study) dated February 6, 2019 identifies an area, fronting Lafayette Street, within this proposed development as Alternative 1 for the Primavera Lift Station relocation. The Study evaluated five alternatives and Alternative 1 is the top ranked Alternative. The City is currently evaluating the possibility of not relocating the Primavera Lift Station. However, until the City Council takes action on this matter, the property owners within the Specific Plan that have submitted projects through the Project Clearance Committee/Subdivision Committee should determine an area within their proposed developments for the Primavera Lift Station relocation in compliance with the Cityapproved Specific Plan.
- E5. If the developer submits for a Building Permit that causes the total dwelling units to equal or exceed the following thresholds for the total Building Permit submittals of dwelling units within the entire Tasman East Specific Plan area, the developer shall construct the following traffic mitigation improvements:
 - 3,150 dwelling units Lafayette Street and Calle Del Mundo (new traffic signal construction)
 - 3,600 dwelling units Great America Parkway and State Route 237 (configuration of southbound approach to 1 right turn and 1 through right lane)
 - 3,600 dwelling units Lafayette Street and Calle De Luna (traffic signal modification to convert westbound approach to 1 left turn and 1 right turn lane)

The above traffic mitigation improvements shall be completed and placed into service prior to developer submitting any request for occupancy.

- E6. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E7. 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.
- E8. 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.
- E9. Dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee. Sidewalk easement shall be 1' behind proposed back-of-walk if there is landscaping behind sidewalk and/or at the proposed back-of-walk with a cold joint if there is hardscape concrete behind sidewalk.
- E10. 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.
- E11. File a Lot-Line-Adjustment application prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges with all required fees to combine or reconfigure the subject parcels and record the approved Lot-Line-Adjustment with the County Recorder, all to the satisfaction of the City Engineer, prior to issuance of building permits. Lot-Line-Adjustment planning application must be submitted and approved by Planning via Subdivision Committee prior to submission to Public Works.
- E12. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.
- E13. 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
- E14. On Calle De Mundo, provide 60-foot of right of way (30 feet from existing street centerline) consisting of 42-foot curb to curb street width (21 feet from existing street centerline) and 9-foot parkway width consisting of 5-foot sidewalk and 4-foot landscape strip. Along the project frontage, install thermoplastic markings for 5-foot wide Class II bicycle lane westbound, 10-foot wide vehicle lane westbound, 12-foot two-way left turn lane, 10-foot wide vehicle lane eastbound, 5-foot wide Class II bicycle lane eastbound (or 8-foot wide parking lane as an interim condition).

- E15. Keep area of proposed Rectangular Rapid Flash Beacon (RRFB) clear for future installation including ADA curb ramp.
- E16. Provide ADA walkway connections to the proposed buildings and City Park from the sidewalk.
- E17. Construct driveways per City Standard Detail ST-8.
- E18. Structures and landscaping within 10-foot driveway visibility triangles must be less than 3 feet or greater than 10 feet tall. See diagram below.



- E19. Provide loading/unloading/trash service zone on-site.
- E20. If the parking garage will be gated, install gate minimum 25 feet from property line.
- E21. All signing and striping shall be thermoplastic.
- E22. Install R26(CA) "No Parking" signs along Calle Del Mundo property frontage.
- E23. For the proposed 301-unit project, provide 100 Class I bicycle spaces and 20 Class II bicycle spaces (VTA Bicycle Technical Guidelines). Class I and II are defined in SCMC 18.74.075. Bicycle racks in public right of way shall not be used to satisfy bicycle parking requirements

ELECTRICAL

- EL1. 11' drive-able path through the park on the west side of the site is to be evaluated further in the detailed design stage for access to SVP's 230KV Manhole. A larger staging area next to the 230KV manhole may be needed.
- EL2. SVP U/E box next to MH-3. (See attached As-Built "UG-NR_SS_P04-Layout1" for approximate location). Box may need to be converted into a traffic rated box during detailed design, if it is not a traffic rated box currently.
- EL3. Ductbank/easements through park along the west side of this site will be required during detailed design. This duct bank shall connect the frontage improvements to the existing pole line.
- EL4. Any encroachments into the UGEE easement is at developers/property owner's risk. Future maintenance on SVP substructure which may result in damages/removal of fencing would be the responsibility of the property owner to restore bearing any costs associated with that work.
- EL5. 12' & 10' UGEE along North property line (to remain). All private improvements (fencing) encroaching into this easement with foundations must be 5' away from the edge of the existing SVP 230KV manhole/duct bank. Any fencing must start to the east side of the existing SVP 230KV Manhole (5' away from the end of the manhole). Fence cannot be in installed on the sides of the manhole.
- EL6. Transformers underneath building overhangs must have 30' vertical clearance above them to operate a crane. Building walls directly above the transformer **may not** have any openings or windows. Reference Standard (UG-1225 Sheet 9).

- EL7. SVP duct bank along Calle Del Mundo Frontage must be 4' away from a 5' deep root barrier. The tree must be 6' away from the edge of the SVP Ductbank. All tree types should be per SD-1235 or equivalent.
- EL8. Building foundations/pillars must be 3' away from SVP transformer pads
- EL9. Street lighting systems (along with SVP Secondary and UE systems) shall be designed in the detailed design stage. Including all new streetlight foundations and associated Streetlight pull boxes.
- EL10. Private Electrical service conduits cannot go into the same SVP Trench.
- EL11. Clearances:
 - a. EQUIPMENT
 - i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
 - ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
 - iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
 - iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
 - 1. Thirty (30) inches from side of equipment sides.
 - 2. Forty-Eight (48) inches in front of access doors.
 - a. Barrier Pipes in front of access doors shall be removable.
 - b. CONDUITS
 - i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
 - ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
 - iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
 - v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
 - vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
 - vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.
 - c. VAULTS/MANHOLES
 - i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.

- ii. Five (5) foot minimum clearance is required between adjacent conduits.
- iii. Minimum 36" from face of curb, or bollards required.
- d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
 - i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
- e. Guy Anchors
 - i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
- f. Trees
- i. OH 1230 for Overhead Lines
- ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities
- EL12. Reference listed SVP standards for clearances.
 - a. Installation of Underground Substructures by Developers
 - b. UG1250 Encroachment Permit Clearances from Electric Facilities
 - c. UG0339 Remote Switch Pad
 - d. OH1230 Tree Clearances From Overhead Electric Lines
 - e. SD1235 Tree Planting Requirements Near Underground Electric Facilities
- EL13. 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.
- EL14. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL15. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL16. 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.
- EL17. 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.
- EL18. 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).
- EL19. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it's own meter, located on the structure. A double hasp locking

arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

- EL20. 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.
- EL21. 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
- EL22. Any relocation of existing electric facilities shall be at Developer's expense.
- EL23. Electric Load Increase fees may be applicable.
- EL24. 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)).
- EL25. 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)).
- EL26. 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.
- EL27. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- EL28. 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.

- EL29. 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.
- EL30. Transformers and Switch devices can only be located outdoors. Reference Standard UG-1225 for all working and clearance requirements.
- EL31. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- EL32. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.
- EL33. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- EL34. High Rise Metering and Multi-Floor Infrastructure Requirements
 - a. Refer to: High Density Residential Metering Requirements DRAFT 04.24.2020
 - b. Refer to: SVP Fiber 0403 Fiber Optic Cable and Splice Testing
- EL35. In residential buildings where multiple 120/208V transformers are required a subtractive metering scheme may be used. A 277/480V transformer may be placed and private step down transformers in the building may be used to step down the voltage to 120/208V. In this scheme a minimum of two transformers/services are need. One transformer/service is needed for residential loads. One transformer/service is needed for any house loads/commercial spaces.
- EL36. High Rise Metering and Multi-Floor Infrastructure Design Package (email to kpatel@svpower.com)
 - a. If meter rooms are placed above grade a design package with the following must be submitted to SVP for review and approval during the design stage.
 - i. Clear descriptions indicated the "Main building electric room", "Main floor electric room(s)", & the "sub floor electric room(s)".
 - ii. For each meter room the dimensions of the room, location of SVP communication equipment & meters, working spaces around the meters & communication equipment, and number of meters must be detailed.
 - iii. Step Down transformer rooms with 480V to 120/208V conversions must be shown
 - iv. Exhibits showing communication infrastructure design and wiring diagrams per SVP requirements. Reach out to SVP for draft copy of these standards.

- v. Exhibits showing access routes and locations to each meter room inside the building. All points of entry shall be shown. Meter rooms shall be within 100' of an elevator.
- vi. Drive up location next to the ground floor main building electric room, parking stalls for loading/unloading equipment (for example meters, etc.).
- EL37. SVP's largest 120/208V transformer is 750KVA.
- EL38. SVP's largest 277/480V transformer is 2000KVA.
- EL39. 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.
- EL40. 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 AND SEWER

- W1. If the applicant would like to inquire about recycled water use, the applicant shall coordinate with Water & Sewer Utilities Compliance Division at (408)-615-2006.
- W2. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W3. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W4. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W5. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- W6. Applicant shall submit plans showing proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited.

- W7. Individual buildings within a parcel must have their own dedicated service (fire, water, and irrigation). Different types of building use (retail, residential, commercial, etc.) shall be served by separate water meters.
- W8. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.
- W9. The applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W10. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.
- W11. 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.
- W12. Utility infrastructure (water, recycled water, and sewer) improvements are needed for the whole Tasman East development. Mechanism for payment and construction is still being assessed. Applicant to indicate new water and recycled water utilities along property frontage on the plans.
- W13. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project.
- W14. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12" minimum vertical clearance is maintained.
- W15. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.
- W16. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants.
- W17. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W18. Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W19. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

<u>POLICE</u>

PD1. Applicant shall install signage to prevent theft from vehicles in the parking lots. In addition, the use of quality lighting, installation of high-quality video cameras/recorders, and license plate readers are highly encouraged to prevent thefts from vehicles.

<u>FIRE</u>

- F1. The Fire Department's review was limited to verifying compliance per the 2016 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.
- F2. At time of Building Permit application an AMMA shall be submitted to mitigate the lack of Fire Department access, fire hydrant spacing, and hose reach. The Design Team shall commit to the following mitigations:
 - a. Provide an automatic wet standpipe system.
 - b. Provide three rated stairwells to the roof with penthouse. All stairwells to be pressurized in accordance with CBC/CFC 909.
 - c. Proved a fire sprinkler density increase of 0.05-gpm per square foot above the NFPA base design to include attic spaces. The fire sprinkler design shall utilize the Density/Area method outlined in NFPA 13 to include the residential portions (no 4- head calculation allowed).
 - d. Provide a full voice-evacuation. The reduced factors cannot be used for the means of egress sizing.
 - e. Maximum allowable reduction in Fire-Flow (due to fire sprinklers) is limited to 50% of the value in CFC Appendix B, Table B105.1(2).
 - f. Provide a 200 square foot fire command center (separate from the fire pump room) located on the ground floor. The room shall have access from the exterior and the location will be approved by the SCFD.
 - g. Provide Class 1 standpipes for the interior court.
- F3. At time of Building Permit application, 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 an 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.
- F4. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow <u>before the reduction</u>.
- 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. 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. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental 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 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.
- 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."
- F8. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

STREETS

STORMWATER

- ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the <u>C.3 Data Form</u>, prepare and submit for approval an Erosion and Sediment Control Plan. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the <u>SCVURPPP List of Qualified Consultants</u>, and a 3rd party concurrence letter shall be submitted to the Dept. of Public Works. Insert the <u>C.3 Construction Checklist</u> to the improvement plans.
- ST2. The Final Stormwater Management Plan, the Landscape Planting Plan, Special Project narratives and worksheet (if appropriate) and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the <u>SCVURPPP List of Qualified</u> <u>Consultants</u>, and a 3rd party review letter shall be submitted with the Plan.
- ST3. **Porous Pavement, Vaults, Interceptor Trees and Trash Full Capture Devices** shall be inspected by the third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. The number, location and species of the interceptor trees shall be confirmed during the construction.

- ST4. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October April).
- ST5. This project shall comply with the City's Storm Drains and Discharges Ordinance (Chapter13.20 of the Municipal Codes) which requires the implementation of <u>Best</u> <u>Management Practices (BMPs)</u> during and post-construction through site design measures, source controls and stormwater treatment controls to minimize stormwater pollutant discharges. Insert the <u>SCVURPPP Countywide Construction BMPs Plan</u> into construction plans and details in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit.
- ST6. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is approved. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov
- ST7. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook. Select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).
- ST8. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity and maintenance information on the post-construction treatment control measures shall be provided prior to the issuance of a Public Works clearance. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov or download the most recent version of the Agreement, visit the City's stormwater resources website O&M at http://santaclaraca.gov/stormwater.
- ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property prior to the issuance of a Public Works clearance.
- ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST12. Developer shall purchase and install full trash capture devices for all storm drain inlets downstream of a trash staging area, which must be maintained by the property owner in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the O&M Agreement.
- ST13. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.
- SOLID WASTE
- ST14. The applicant shall complete and provide the <u>Solid Waste Management Report</u>, which includes the estimation of trash and recycling materials generated from the

project. Use the City's <u>Solid Waste Guidelines for New and Redevelopment</u> <u>Projects</u> as specified by the development type. Contact the Public Works Department at <u>Environment@santaclaraca.gov</u> or (408) 615-3080 for more information.

- ST15. 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 <u>http://santaclara.wastetracking.com/</u>.
- ST16. 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 <u>General Notes for the Construction & Demolition (C&D) Waste Management</u> 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.
- ST17. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Acknowledgement portion of the Solid Waste Management Plan for New Development and Redevelopment form noting the service haulers used for this project.
- ST18. Prior to obtaining a Temporary or Final Certificate of Occupancy, weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.
- ST19. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
- ST20. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.
- ST21. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

PARKS AND RECREATION

- PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act (MFA) provisions will apply. The project will generate an estimated 722 residents (2.4 persons/household x 301 units). Based on the MFA standard of 2.6 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 1.8782 acres. The equivalent fee due in lieu of parkland dedication is therefore \$9,306,318. 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.
- PR2. Stormwater management for the park shall be the required size and not larger. It should also be in an area that would not take away from recreational uses and occupy the least amount of recreation space, generally shown in Area 'A' below.



- PR3. Final park design shall include more natural grass than in the entitlement plan set, increasing the grass areain a northerly direction towards the gold area shown in the picture above at the top of the picture (the gold area between the grass and the building).
- PR4. Private stormwater management shall not be in the public park parcel.
- PR5. Private utilities shall not be in the public park parcel.
- PR6. Transformers shall not be in the public park parcel.
- PR7. Reduce the amount of hardscape, or soften the hardscape, in the plaza between the natural grass, the public sidewalk, and the neighboring pathway that goes around the off-leash dog area (the bottom left area of the picture above).
- PR8. Tables on the community room patio, described as café seating on the plans, should be combination dining/game tables.
- PR9. The area along the building which is included in the Great Lawn calculations (Sheet L5.1 plan set date 7.27.2020) shall be at least 4' from the building using the portion of the building that jets out the farthest as the point to measure from and the park parcel property line shall be a straight line. It is okay if there is no setback along the community room.
- PR10. Park plans as submitted are considered a "conceptual design" and developer will present public park schematic design plans to the Parks Department for review and approval.
- PR10. Park plans as submitted are considered a "conceptual design" and developer will present public park schematic design plans to the Parks Department for review and approval. Under no circumstances shall the final park design for the 2263 Calle Del Mundo include any physical improvements within the 2343 Calle Del Mundo Property except to provide up to three pedestrian connections to the 2343 Calle Del Mundo eastern loop pathway and as agreed to by all parties (2343 Calle del Mundo owner, 2263 Calle del Mundo owner and City). Said connections shall be a maximum of five feet wide, be installed parallel to Calle Del Mundo, and be located so as to not impact the 2343 Calle Del Mundo Park plan. Revised 11/4/20
- PR11. Schematic design plans to be presented by developer to the Parks & Recreation Commission for their review and recommendation(s).
- PR12. Submit soil reports for proposed public park areas.

- PR13. Developer to submit park construction plans to the City for review and approval after review, comments and approvals received from the Parks and Recreation Department and the Parks and Recreation Commission, and prior to starting park construction.
- PR14. Developer to enter into a Park Improvement Agreement and a Park Maintenance Agreement which will be submitted to Council for approval before park construction begins.
- PR15. Developer will maintain park in perpetuity at sole cost to Developer.
- PR16. Developer will provide City with as-built plans (PDF and CAD files) and GIS/Enterprise Asset Management System (EAMS) data for the public park facilities. The base map and design elements/assets should meet the City data dictionary definitions for each asset.
- PR17. The enclosed off-leash dog area shall be extended to replace/include the area currently labeled as the accent paved patio with table seating and removing the accent paved patio and table seating. You may include a couple of benches inside the dog area, but not table seating. This area shall be devoted to the dogs. There should be a "double door" entry (i.e. enter through one door, close that door, then enter the second door before entering the off-leash dog area).
- PR18. The ground floor lounge breakout plaza is not eligible for credit against the parkland dedication requirement.
- PR19. The ground floor BBQs should be separated so different groups can BBQ at the same time without feeling like they are in each other's space.
- PR20. The 4th floor BBQs near the pool should be separated so different groups can BBQ at the same time without feeling like they are in each other's space. It appears as if there is another BBQ location near the firepit with overhead lights. If so, that would satisfy this condition.
- PR21. The 4th floor BBQs on the community room patio should be separated so different groups can BBQ at the same time without feeling like they are in each other's space.
- PR22. 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 57 studio units, 160 one-bedroom units, 80 two-bedroom units, and 4 three-bedroom units for a total DUT of \$4,955.
- PR23. 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.
- PR24. Prior to issuance of building permit, the final park plans shall include an ADA compliant pathway from Calle Del Mundo to the designated public community room on the first floor, adjacent to the western property line, to the satisfaction of the Parks and Recreation Department Director, or designee.

Project Unit Type: Multi Fam Dwelling	Mitigation Fee Act
Persons/Dwelling Type	2.4
Multi Family Project Units	301
Total New Residents	722
Parkland Dedication Required (acres):	1.8782
R/1,000 x 2.6	
Equivalent In Lieu Fee	\$9,306,318

Table 1. Computation of Parkland Dedication

Table 2. Public Parkland Dedications Proposed, Service Level

Parkland Proposed	Square Feet	Acres	Type of Dedication	
Mini Park	10,494	0.2409	Fee Title	
Community Room &	3,442	0.079	Easement	
Terrace				
Total to be dedicated:	13,936	0.3199		
Total Proposed Dedicated	Public Parkland	\$1,290,904		
	Value:			

Table 3. Credit for Proposed Private Onsite Park & Recreation "Active Rec Uses"

	Sq. Ft.	Acres	
Groundfloor:			
Off Leash Dog Area	1637	0.0376	
Outdoor Fitness	3237	0.0743	
Park Lounge	1361	0.0312	
Lounge/Pool Tables Room	1284	0.0295	
Fitness Room	2186	0.0502	
Fitness Terrace	492	0.0113	
Second Floor:			
Game Room/Music Room	665	0.0153	
Fitness Studio	1202	0.0276	
Third Floor:			
Game/Theater Lounge	1704	0.0391	
Fourth Floor:			
Pool & Deck	6818	0.1565	
Outdoor Lounge	700	0.0161	
Outdoor Game Area	594	0.0136	
Outdoor Dining Area	553	0.0127	
Game Room	508	0.0117	
Community Room	2876	0.0660	
Outdoor Fireplace Lounge	875	0.0201	
Outdoor Games	1921	0.0441	
Eighth Floor:			
Community Garden	419	0.0096	
Quiet Park-like Area	374	0.0086	
Fire Terrace	503	0.0115	
Club Room	1278	0.0293	
Total	31187	0.7160	
	Credit at 50% for Private Active		
	Recreation & Equivalent Value	0.3580	\$ 1,444,439
	Balance Due in lieu of Parkland		• • • • · · · · ·
	Dedication		\$ 6,570,975

HOUSING & COMMUNITY SERVICES

H1. This Project is subject to the Phase I incremental affordable housing requirements as set out the Tasman East Specific Plan, which requires 26.65 affordable units to be provided on-site. The Applicant has elected to satisfy the Affordable Housing obligations of this project on the Parcel 24 Site. In order to ensure that the affordable units are provided concurrently with the market rate units, the City will not issue a Temporary Certificate of Occupancy for the Parcel 60/61 Project until such time as a building permit is issued for the Parcel 24 Project, unless otherwise approved by the Community Developer Director, or unless Developer elects to default to the original requirement to construct 26.65 units on-site for this Project and 40.99 affordable units provided on-site for the Station Project (i.e., construct inclusionary units as part of this Project and the Station Project at the standard levels of affordability).