

CONDITIONS OF APPROVAL

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

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

HOUSING & COMMUNITY SERVICES DIVISION

- H1. This Project is subject to the Housing impact fee as a condition of the time extension. An impact fee of \$21.36 per square foot on the net new gross square footage of the proposed project. The estimated fees are calculated as follow: 558,753 sq. ft. (proposed) minus 408,753 sq. ft. (existing) = 150,000 sf x \$21.36/sf= \$3,204,000. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building. Fees are based on the current Municipal Fee Schedule in effect at the time the project is approved and must be paid prior to the issuance of the occupancy certificate of the building.

PLANNING DIVISION

- P1. A final PCC meeting is required prior to Building permit application to confirm that the comments from all the departments have been addressed. At time of future PCC meeting, revise drawings to show the following requirements listed below for Planning:
 - a. Note the width of the existing sidewalk that will be protected and the width of the proposed landscape strip.
- P2. 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.
- P3. Submit plans for architectural review to the Architectural Committee 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. Major modifications to the architecture of buildings would require Architectural Committee review and approval.
- P4. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P5. 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.
- P6. 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.

- P7. 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.
- P8. 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.
- P9. 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.
- P10. A master sign program shall be required as part of architectural review of the project.
- P11. The Planning Division requires the replanting of specific trees by the Developer as a Condition of Approval. In conformance with the Santa Clara Community Design Guidelines and the project EIR, the following tree replacement standards shall be included in the final landscaping plans:
- Minimum fifteen (15) gallon street tree.
 - Minimum fifteen (15) gallon on private property.
 - Minimum twenty (24) or thirty-six (36) inch box to replace a mature tree which has been or is proposed to be removed.
- P12. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the Lake Park Office Development Project and shall be incorporated in the Conditions of Approval for this project.
- P13. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles travelled by at least 25% of which at least 10% is achieved through TDM measures.
- P14. The Developer shall submit the TDM plan to the Planning Division for review and approval prior to issuance of the occupancy permit.
- P15. Each calendar year, 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. The annual reporting requirement may be modified by future Council action, either as part of or separate from Climate Action Plan updates, or as alternative approaches to reducing vehicle miles travelled are developed in the future, subject to the discretion of the Director of Community Development.
- P16. The project shall include a set of specific standards for minimizing hazards to birds, to be implemented by the Project Developer. The development of the specific bird safety standards be tailored to the specific potential hazards to birds in that development area, taking into account the specific locations, types and heights of buildings, lighting, and landscaping. In addition, the project shall require enhanced protective measures for buildings in relation to existing landscape features to reduce conflicts with existing features that may serve as attractive bird habitat; minimizing the reflection of existing vegetation on building facades; or using soil berms, furniture, landscaping, or architectural features to prevent reflection of water in glazed building facades.
- The specific bird safety standards shall be based on the following bird-friendly building principles, to the extent applicable to the particular project:
- a. Reduce mirrors and large areas of reflective glass.

- b. Avoid transparent glass skyways, walkways, or entryways, free-standing glass walls, and minimize transparent building corners, or utilize glazing treatments to mitigate the hazard.
- c. Minimize funneling of open space toward a building façade.
- d. Strategically place landscaping to reduce reflection and views of foliage inside or through glass.
- e. Reduce potential light and glare by requiring low-profile, low-intensity lighting directed downward), requiring shielded fixtures for outdoor lighting), and requiring low-emissivity reflective coating on exterior glass surfaces.
- f. To the extent consistent with the normal and expected operations of the uses planned for the particular development, take appropriate measures to avoid use of unnecessary lighting at night, especially during bird migration season (February-May and August-November) through the installation of motion sensor lighting, automatic lighting shut-off mechanisms, or other effective measures to the extent feasible.

P17. The specific bird safety standards shall also provide for a monitoring program and placing signs around the buildings with phone numbers for authorized bird conservation organizations.

FIRE

- F1. The Fire Department's review was limited to verifying compliance per the 2019 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.
- F2. A final PCC meeting is required prior to Building permit application to confirm that Fire Department water supply and access can be met. At time of future PCC meeting, revise drawings to show the following requirements listed below.
- F3. In the Fire Department package please include an itemized response letter to each of the following items below. The response letter shall be signed, dated, and indicate the sheet number(s) to reference. Drawing changes shall be clouded and indicated with a delta symbol with revision number. The title block shall be updated with the revision number and date.
- F4. The drawing package shall have a "Fire Department Water Supply and Access Plan" which will show all the components contained in the SCFD "Fire Department Access Standard". Refer to standard located at <http://santaclaraca.gov/home/showdocument?id=54434>. This one plan will show the following (not an all-inclusive list, refer to standard):
 - a. Call out the construction type for the parking garages and the construction type for the office building.
 - b. The designated fire access lanes of a minimum of 26 feet in width (referring to private street that has no name south of the building). Call out the width on the drawings. NOTE: Islands cannot be used where it reduces the width of the fire department access road. The required 26 feet must be maintained along the entire length of the access road. Update plans with the name of the private street if there is one.
 - c. The required number and distribution of hydrants based on the current edition of the California Fire Code Appendix B, Table B105.1(2) and Appendix C, Table C102.1 for the square footage and construction type. NOTE: No reduction in fire flow is allowed for the number and spacing of hydrants. Revise drawings to show the required number fire hydrants both on-site private and public hydrants. In addition, the calculation for determining the number of hydrants shall be shown on the drawings. Please show the average spacing (dimensioned) on the drawings. If the number of hydrants cannot be met, mitigations will be required.
 - d. Call out any existing City hydrants.
 - e. Call out the designated aerial access roads as "Aerial Access" with the required minimum and maximum setbacks **dimensioned on the plans** as outlined in the Emergency Access Guidelines. Buildings or facilities greater than 30 feet in height shall have fire apparatus access constructed for use by aerial apparatus. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. **Landscaping, overhead wiring, etc. shall be shown to confirm that there are no conflicts. Show an elevation of the ladder**

truck in relation to the building and any obstacles. NOTE: Aerial access cannot be mitigated.

- f. Does the private road shown south of the building belong to the same owner(s)? Or will this be a shared Emergency Vehicle Access? If there is already a shared EVAE indicate that it has been recorded and provide documentation showing that it has been recorded as a shared EVAE.
- g. Indicate the mature height of any existing or proposed new trees along the designated aerial access roads. The maximum height of any trees shall not exceed 25 feet. This information shall also be reflected on the landscaping plans.
- h. Show the hose reach as required per the guidelines. Hose reach is to be shown along a normal path a firefighter would walk. Do not use circles to indicate hose reach.
- i. Revise drawings to show proper Santa Clara City Fire Department apparatus and proper turning radius in accordance with SCFD guidelines. Drawings currently show Santa Clara County Fire apparatus.

F5. Revise drawings to indicate the fire flow requirements based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.2. 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 1,000 gallons per minute for the prescribed duration at a residual pressure of 20 psi. Provide information that the fire flow can be met.

F6. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

- i) The automatic sprinkler system demand, including hose stream allowance.
- ii) The required fire flow.

Provide a water supply curve on the plan.

The following is informational only:

F7. 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 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. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and two-way communications systems for elevator landings/areas of refuge, including but not limited to

pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System and Two-Way Elevator Landing Communications standards.

- F9. All gates installed on designated fire department access roads are required to be electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, EMS) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.
- F10. FDCs shall be located on the street for which the address is named and located on the same street as the lobby.
- F11. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

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. 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. Crime-deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD3. 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
 - Wall mounted lights/10' high
- PD4. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- PD5. 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.
- PD6. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD7. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- PD8. 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.
- PD9. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
- PD10. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- PD11. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.
- PD12. 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).

- PD13. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.
- PD14. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system.
- PD15. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:
2585 El Camino Real (Coded key pad access)
3555 Monroe Street (Knox box key access)
- PD16. This is for the sliding entry gate into the private parking lot:
The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. 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.
- E5. 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.
- E6. Developer shall complete the required SS capacity improvements (approximately 600 LF of the existing 12" SS line from the intersection of Tasman Drive and Old Ironsides Drive to the Tasman Lift Station to be upsized to a 24" line to meet the City's maximum d/D criteria of 0.75). Prior to the City approving any occupancy permit of the proposed project, the SS improvements must be completed, in service, and accepted by the City. After City acceptance of the SS improvements installed by Developer, City would reimburse the Developer up to an amount to be determined.
- E7. 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.
- E8. A pump system and backflow preventive device shall be provided for the on-site storm drain lateral serving the below street grade parking. The backflow prevention device shall be located in a private structure outside the street right-of-way and maintained by the property owner. Force main delivery

from the on-site storm drain pump system shall not flow directly through the curb face, nor into City storm drain system.

- E9. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
- E10. 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.
- E11. 6" sanitary sewer laterals shall connect to sanitary sewer main using "Tap-Tite" connection 5' minimum downstream from existing manholes.
- E12. Storm drain laterals shall connect to existing manholes or catch basins. Remove new proposed manhole connections to storm drain main.
- E13. No bioretention areas are permitted in public easements. Remove and relocate outside of easements.
- E14. Dedicate required on-site easements for any new public utilities, sidewalk and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E15. 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 building permit issuance.
- E16. Developer shall pay applicable processing fee for City to prepare and record the Release of Interest document to clear title of several covenants, between City and property owner, for deferral of installation of sidewalks and associated public improvements along property frontage.
- E17. Entire street width along Bunker Hill Lane, and Old Ironsides Drive frontage shall be reconstructed.
- E18. Entire street width along Patrick Henry Drive frontage shall be cape sealed with digouts.
- E19. Entire street width along Tasman Drive frontage shall be slurry sealed.
- E20. Along property frontage where sidewalk currently does not exist, install minimum 5' wide ADA compliant sidewalk.
- E21. The applicant shall comply with the mitigations identified in the Traffic Impact Analysis.
- E22. Provide bus pad and passenger pad on the west side of Old Ironsides Dr. north of Tasman Dr. Provide bus pad and passenger pad on the east side of Patrick Henry Dr. north of Tasman Dr.
- E23. Provide ADA walkway connecting the proposed buildings to public sidewalk.
- E24. Show and comply with City's driveway Triangle of Safety requirement at all driveways. Show and comply with City's Intersection Visibility Obstruction Clearance at the southeast corner of Patrick Henry/Bunker Hill and at the southwest corner of Bunker Hill/Old Ironsides. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.
- E25. For the current proposed 150,000 SF building, provide the following minimum bicycle parking spaces at the main entrance and/or high visible areas: 19 Class I and 7 Class II.

STREETS DIVISION

Landscape

- L1. The Developer is to supply and install city street trees per City specifications; spacing, specie, and size (15-gallon minimum) to be determined by City Arborist.
- L2. No cutting of any part of private trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at (408) 615-3080 and a certified arborist (Certification of International Society of Arboriculture).
- L3. Applicant is advised to contact Street Department to obtain required tree removal permits in the event trees are removed. Please contact the City Arborist at (408) 615-3080 to facilitate plan review.
- L4. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site. Provide 48-inch box trees for screening adjacent to the existing residential properties, type to be determined by City Arborist.
- L5. Landscaping shall be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

- L6. All trees, existing and proposed, must maintain minimum of ten (10) feet from any existing or proposed Water Department facilities. Existing trees that conflict must be removed by developer. Trees shall not be planted in water easements or public utility easements.

Solid Waste

- SW1. Solid Waste management comments shall be addressed at the final PCC meeting prior to obtaining a building permit.
- SW2. The applicant shall complete and provide the [Solid Waste Management Report](#), which includes the estimation of trash and recycling materials generated from the project. Use the City's [Solid Waste Guidelines for New and Redevelopment Projects](#) as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
- SW3. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.
- SW4. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the [General Notes for the Construction & Demolition \(C&D\) Waste Management](#) into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW6. Project applicant shall contact the Dept. of Public Works 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.
- SW7. 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.
- SW8. 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.

Stormwater

- ST1. Stormwater management comments shall be addressed at the final PCC meeting prior to obtaining a building permit.
- ST2. Stormwater treatment facilities shall be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the [C.3 Data Form](#), and the Special Project narratives/worksheet (as appropriate). Bioretention facilities #1, 2, 6 and a portion of bioretention facility #5 are located within public electric

utility easement, which is not allowed. The use of interceptor trees credit is limited to what is allowed by the SCVURPPP C.3 Stormwater Handbook.

- ST3. If on-site treatment measures are not feasible, the project may consider an alternative compliance approach through the City's alternative compliance program.
- ST4. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party review letter shall be submitted with the Plan.
- ST5. 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 DPW Code Enforcement staff once per month during the wet season (October – April). The applicant shall prepare an Erosion and Sediment Control Plan.
- ST6. The applicant shall 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 Building or Grading Permits. Include the [SCVURPPP Countywide Construction BMPs Plan Sheet](#) with the plans.
- ST7. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or RPerkins@santaclaraca.gov
- ST8. **Porous Pavement and Interceptor Trees** shall be inspected by a 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.
- ST9. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.
- ST10. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. **For porous pavement and underground vault, inspection of these facilities is to be done annually.**
- ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST12. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST13. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

SILICON VALLEY POWER

- SVP1. A final PCC meeting is required prior to Building permit application to confirm that SVP substructure and utility design can be incorporated with all appropriate clearances. At time of future PCC meeting, revise drawings (C2.0, C2.1, C4.0 & C4.1) to show the following requirements listed below shall be provided.
- SVP2. Electric Utility Infrastructure **must** be included in Civil Composite Drawings (C4) with profiles showing clearances. To be completed prior to applying for the building permit.

- SVP3. Comments for C2.0 & C2.1 Plans (See Markups Provided – if markups have not been received email kpatel@svpower.com for a copy)
- Label PB-625
 - Label PB-624
 - Label Existing Transformer TX#8417 (To Remain).
- SVP4. Comments for C4.0 & C4.1 Plans (See Markups Provided – if markups have not been received email kpatel@svpower.com for a copy)
- Place the following new equipment as shown
 - 4 – 5'x10' Manholes Per UG1000 PG 25 (see comments SVP4. (d))
 - 3 – 8'x10' Vaults Per UG1000 PG26 (see comment SVP4. (c))
 - Additional Transformer Pad for Low Voltage Systems 120/208V
 - Additional Transformer Pads for Parking Garages/ 4-story building (See comment SVP4. (b).)
 - If only 1 service is requested for the development – a 12KV service may be utilized. 1 – 12KV service is capable of providing 4.5MVA. Any demand load exceeding this value would require a second 12-KV Service. 12KV switchgear is customer owned and maintained. Customer Gear must be placed outdoors with an 18' width clear drive up access to the gear, 10' working space behind the gear, and 5' side clearances.
 - 12KV Gear Requirements are as follow:
 - Redundant CT's & PT's for each main
 - Redundant Relays for each service
 - No Capacitive Tripping & DC Battery Sized for 4 hours of operation
 - Protection coordination study with SVP Feeder Relay Breakers shall be completed prior to service energization.
 - The quantity and location of the vaults shown may change depending on the location of the 12KV gear. Final placement/locations of all equipment should be worked out with appropriate clearances prior to applying for the building permit.
 - The quantity and location of the manholes shown may change depending on the location of the 12KV gear and placement of SVP Vaults. Final placement/locations of all equipment should be worked out with appropriate clearances prior to applying for the building permit.
- SVP5. Show SVP Duct bank profiles per UG1000 PG 34. If you are installing a joint trench the profile is shown on UG1000 PG35. Trench is required along the frontages of your development and not necessarily the whole parcel.
- SVP6. This project load will be part of SVP system interconnection study and any shared costs identified with the system upgrades will be applicable to this project.
- SVP7. All streetlights along the projects frontage to be replaced in detailed design with new foundations and associated streetlight pull boxes. This applies to the frontages of your development and not necessarily the whole parcel.
- SVP8. All secondary, and SVP Fiber systems to be designed in detailed design with all associated pull boxes. This applies to the frontages of your development and not necessarily the whole parcel.
- SVP9. Show 10' easement around the SVP trench. No other utilities, equipment or trees may be placed inside the UGEE.
- SVP10. All Trees outside of the UGEE must be per the standard SD-1235. Some species of trees may require further separation from the SVP duct bank (and equipment) than what is allocated by the UGEE.
- SVP11. PB 639 and VDS 2014 to be replaced with a standard SVP Vault per UG1000 PG 26.
- SVP12. Clearances:
- EQUIPMENT
 - Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
 - 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

SVP13. 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

SVP14. 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.

SVP15. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

- SVP16. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP17. 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.
- SVP18. 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.
- SVP19. 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).
- SVP20. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement, or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- SVP21. 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.
- SVP22. 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
- SVP23. Any relocation of existing electric facilities shall be at Developer’s expense
- SVP24. Electric Load Increase fees may be applicable.
- SVP25. 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)).
- SVP26. 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)).
- SVP27. 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.
- SVP28. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP29. 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.

- SVP30. 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.
- SVP31. 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.
- SVP32. 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.*
- SVP33. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.
- SVP34. 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.
- SVP35. SVP's largest 120/208V transformer is 750KVA.
- SVP36. SVP's largest 277/480V transformer is 2000KVA.
- SVP37. 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.
- SVP38. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER & SEWER

- W1. A final PCC meeting is required prior to Building permit application to confirm that Water Department conditions can be met. At time of future PCC meeting, revise drawings to show the following requirements listed below.
- W2. The proposed development impact to the potable water system will be analyzed using the City's hydraulic modeling program for a fee paid by the Developer. This will determine projected available fire flow capacity and residual pressure from public fire hydrants and on-site fire system connection points at the City's main during a fire event. If there is a deficiency in the existing potable water distribution or storage infrastructure, the developer will be required to upgrade the potable water system as determined and approved by the City. The required potable water system upgrades will be at the developer's expense. The evaluation may change based on pending development applications and future projects. The potable water hydraulic analysis does not guarantee or in any way reserves or holds distribution capacity until developer has Final Approval for the project.
- W3. The applicant shall upgrade the existing 12" asbestos cement water main along Bunker Hill Lane with a new 12" ductile iron pipe. The water main upgrade shall extend the entire length of the property's frontage.
- W4. No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) shall be allowed over sanitary sewer and/or water utilities and easements.
- W5. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

- W6. 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).
- W7. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water & Sewer Utilities Department can verify conflicts for proposed water services.
- W8. The applicant shall include in the project design plans a summary table with the size and type of existing and proposed domestic water, irrigation, fire, and sewer services and identify the existing services to be used or to be abandoned.
- W9. A dedicated fire service line with an approved backflow prevention device, shall be used for on-site fire hydrants and fire service demand.
- W10. The applicant shall submit plans showing the size and pipe materials of proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities Department. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately connected to the existing water main in the public right-of-way. Tapping on existing fire service line(s) is prohibited.
- W11. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Department Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Certificate of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W12. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so that the Water and Sewer Utilities Department can verify the appropriate size of all proposed water meters greater than 2-inch. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W13. If the backflow prevention device were to be located on private property, 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. If the applicant would like to inquire about recycled water use, the applicant shall submit all required information for review and approval by Water and Sewer Utilities Department, Compliance Division- Diane Asuncion at (408) 615-2009.
- W15. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W16. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.
- W17. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. Applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, 7' from street curb, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

The map shows the Bunker Hill area in San Diego. Key streets include Patrick Henry Drive to the west, Bunker Hill Lane running horizontally across the middle, and Tasman Drive to the south. Old Ironsides Drive runs vertically to the east of the main development. The proposed Bunker Hill Station is marked with a green dot at the intersection of Bunker Hill Lane and Old Ironsides Drive. Surrounding areas include various commercial and residential buildings, parking lots, and other streets like Betsy Ross Drive to the north and Great America Parkway to the east. The map is oriented with North at the top.