CONDITIONS OF APPROVAL
2354 Calle Del Mundo
PLN2019-14040

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

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

BUILDING DIVISION

BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: https://msc.fema.gov/portal/home. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
BD3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff

Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:https://www.santaclaraca.gov/our-city/departments-g-z/public-works/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.

BD5. During construction retaining a single company to install all fire rated penetrations is highly recommended.

BD6. The lobby shall be min.1 hour rated all sides and above.

BD7. The (south) stair shaft shall be min. 1 hour rated.

BD8. The elevator shaft shall be min. 1 hour rated.

BD9. The trash chute shafts shall be min. 1 hour rated.

BD10. The trash room shall be min. 1 hour rated all sides and above.

BD11. The (north) open stairway exterior walls within 10' shall be min. 1 hour rated.

BD12. The east building wall shall be min. 1 hr. rated with no openings, and shall be designed to be built without crossing the east property line, or a covenant shall be recorded with the neighboring 3311 Kifer Road property, maintaining a 5' clear space on the west side of the neighboring 3311 Kifer Road property.

BD13. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

BD14. 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.

BD15. 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/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: https://www.greenhalosystems.com.

BD16. Note: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO's.

HOUSING & COMMUNITY SERVICES DIVISION

H1. Project is subject to the Phase I incremental affordable housing requirements as set out the Tasman East Specific Plan, which requires a total of 7.48 affordable units to be provided on site. The Applicant shall provide units to affordable households made available at affordable rental prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of 100 percent of Area Median Income. The calculation of the affordable housing requirements results in a fractional unit; the Applicant shall either pay an in-lieu fee of $73,000.48 or provide an additional unit to satisfy the requirement. Fees must be paid prior to the issuance of the occupancy certificate of the building.

Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of $5,027 which will be due prior to execution of AHA.

PLANNING DIVISION

P1. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, trash enclosure details, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

P2. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project for both the private property and adjacent public right-of-way. Review and approval of the complete landscape plan, including water conservation calculations and irrigation

plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.

P3. A master sign program shall be required as part of architectural review of the project.

P4. 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.

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. The Final Storm Water Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third-party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.

P10. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and stormwater BMPs consistent with the O&M agreement throughout the life of the project. Green infrastructure shall be installed within the public right-of-way consistent with RWQCB requirements.

P11. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
P12. 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.
P13. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and prohibited on Sundays and State and federal holidays.
P14. The applicant shall pay the Specific Plan Fee for the project prior to the issuance of an approval by the Architectural Committee. The fee is to defray the cost of preparation, adoption, administration of the specific plan, including costs incurred pursuant to the California Environmental Quality Act (CEQA).
P15. 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), and shall be incorporated in the Conditions of Approval for this project.
P16. The Developer prior to the issuance of building permit shall enter into a deferred improvement agreement with the City on the future Greenway improvements.
P17. All relevant best management practices, conditions of approval, and mitigation measures identified in the TESP FEIR are incorporated by reference in the EIR Addendum and shall be required by the project.
P18. Prior to the issuance of the occupancy permit, the applicant shall prepare and receive approval on 20 percent vehicle miles traveled (VMT) reduction strategy, 10 percent of which would come from a Transportation Demand Management program (TDM).
P19. On the annual anniversary of project occupancy, the Developer/Owner shall prepare and provide to the Planning Division an annual report outlining the performance of the TDM.
P20. The Developer/ Owner shall develop and implement a Transportation Demand management (TDM) program.
P21. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified Initial Study / Mitigated Negative Declaration, and shall be incorporated in the Conditions of Approval for this project.

TESP Conditions of Approval

P22. 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 far as possible from the Union Pacific railroad line/Lafayette Street and Tasman Drive.
P23. Plant vegetation along the project site boundaries with Union Pacific rail road line/Lafayette Street and Tasman Drive and around outdoor use areas.
P24. 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.

P25. An ongoing maintenance plan for the building's HVAC air filtration system.

P26. All lease agreements and other property documents shall (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.

P27. Prior to building occupancy, an authorized air pollutant consultant or HVAC engineer shall 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.

P28. Utilize site planning by placing outdoor activity areas in courtyards, on shielded podium levels (sky gardens) or rooftops, or behind buildings adjoining Tasman Drive, Lafayette Street, and Lick Mill Boulevard. Development adjacent to existing and planned open space shall be designed to provide shielding.

P29. Prior to issuance of a Demolition Permit, the applicant shall excavate test pits along the western property line to confirm the type, dimension, and depth of the neighboring foundation. Based on the test pit findings and the proposed excavation depths along the western property line, the applicant shall develop a demolition and construction plan including augmentation to the adjacent foundation if deemed necessary to protect the neighboring building and its foundation during construction to the satisfaction of the Director of Community Development.

P30. Prior to issuance of a Demolition Permit, the applicant shall prepare and submit a final geotechnical investigation that includes drilling additional borings and/or cone penetration tests to supplement existing subsurface information and provide final geotechnical conclusions and recommendations regarding geotechnical aspects of the project, including appropriate foundation type(s) and design capacities, ground settlement(s) from weight of proposed building and seismic events, site grading and fill placement, and excavation support, to the satisfaction of the Director of Community Development. The applicant shall incorporate all necessary measures to ensure the protection of the adjacent property (5191 Lafayette Street) as determined by the Director of Community Development. Adjustments to these measures can be made during construction if it is deemed necessary or if unforeseen conditions arise after construction begins as determined by the Director of Community Development.

FIRE

The Fire Department's review was limited to verifying compliance per the 2019 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.

F1. **Available Fire Flow**. At the time of Building permitting, SCFD may request updated fire flow data if deemed necessary by the plan reviewer.

F2. **Aerial Access**. Aerial access is proposed on Calle Del Mundo. This is the only street frontage for the building. The maximum mature height of the tree shall be limited to 25 feet on aerial access road. The aerial access road shall not have any overhead utility and power lines.

F3. **Mitigations**. The project site has deficiencies related to 150 feet hose reach, 400 feet fire hydrant distance, lack of fire hydrant distribution on all sides of the building, lack of fire department access to all sides of the building since the building is being built on and/or very close to the property lines. The Design Team shall update the plans to comply with minimum code requirements or submit an Alternate Materials and Method Application (AMMA). The AMM application shall be directly submitted to the Fire Department for review at the time of building permitting review.
The following potential mitigations were discussed with SCFD during the PCC process and are provided for reference on Sheet AP5.00.

a. Sprinkler density to be increased by 0.05 gpm/sf (no change required to Hazard classification, not to exceed maximum density for extra hazard 2 Per NFPA-13).
b. Fire flow reduction only 50% instead of 75% as allowed by CFC Table B105.2.
c. Smoke detection in corridor on all levels.
d. Emergency voice/alarm communication system (EVACS) provided in lieu of horn and strobe fire alarm. (Reduced egress width factors cannot be used).
e. Pressurized stairways meeting Section 909 requirements including standby power requirements.
f. Both stairs to serve the roof via a penthouse.
g. Fire Service Access Elevator.

However, these mitigations are not binding and shall be reviewed for approval via the AMMA process at Fire/Building Permitting stage. Additional and/or different mitigations may be requested when the construction plans are submitted for review.

F4. Prior to issuance of a Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project.

Step 1 – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the

facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

Step 2 – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.

- Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
- Department of Toxic Substances Control (DTSC)
- State Water Resources Control Board
- Santa Clara County, Department of Environmental Health.

Step 3 – Community Development, Building Division Demolition Application: For most projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

F5. A room has been designated (see Sheet AP1.01) for housing the Fire Alarm Panel, Emergency Responder Radio Coverage System (ERRCS) and 2-Way Elevator Landing Communication System. Per SCFD requirements all these three systems are required to be in the same room and the designated room has to be 2-hr rated. Also, a 2-hr dedicated shaft (typically 24" x 24") is required from the designated room all the way up to the roof to run the ERRCS cables. These items were acknowledged by the design team.

F6. **Construction Site Security**. Construction projects exceeding three stories in height, or when determined necessary by the fire code official shall have an electronic security system installed, except for R-3 occupancies during construction. The electronic data is required to be maintained 24-hours a day, seven days a week. The data is required to be maintain for minimum of 30-days off-site and made available to the fire department upon request. The electronic security camera layout plan shall be incorporated in the construction safety plan and is required to be approved prior to the start of construction.

F7. **Fire protection**. All wood frame construction projects exceeding three stories in height, except R-3 occupancies shall be provided with a listed fire alarm system provided with linear heat detection during construction. The fire alarm system is required to be monitored by a listed monitoring company. A permit for the installation and subsequent modifications of the system are required. The design and installation shall comply with the fire department's fire alarm for construction sites standard.

F8. Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless

an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

F9. **Mechanical Car Stackers**. The details of car stackers have to be provided to the SCFD for further review and discussion. Additional requirements such as smoke control in the garage, early warning fire detection systems, and/or increased sprinkler density (Ordinary Hazard to Extra Hazard) may be required depending on the design of the car stackers.

F10. **Fire Pump Room**. The fire pump room shall require direct access from the street side or shall be accessed via a 1-hr/2-hr rated corridor and shall be located as close as practically possible to the designated room where the FACU will be located.

F11. Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches.

F12. All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.

F13. Fire apparatus access roadways shall have a “minimum” inside turning radius of 36 feet or greater.

F14. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.

F15. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.

F16. The FDC shall be on the street front for which the building street name is assigned. The FDC shall not be wall mounted.

F17. Fire Department Preemptive device. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (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.

PARKS & RECREATION

PR1. This memo assumes the Project is not a subdivision and the Mitigation Fee Act (MFA) provisions will apply. The project will generate an estimated 214 residents (2.4 persons/household x 89 units). Based on the MFA standard of 2.6 acres/1,000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.5554 acres. The equivalent fee due in lieu of parkland dedication is therefore $2,751,702. 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. Application for Credit. Developer has not requested credit and it is unlikely the project could achieve the requirements needed to qualify for credit.

PR3. Dwelling Unit Tax. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix

includes 11 studios, 53 one-bedroom units 6 two-bedroom units, 12 three-bedroom units, and 7 four-bedroom units for a total DUT of $1,590.

PR4. The City will accept a fee in lieu of parkland dedication for this 89-unit development – the equivalent fee due is $2,751,702.

PR5. In lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.

PR6. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

POLICE

None.

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. If the Council approves the Tasman East Specific Plan Public Infrastructure Fee (Fee), this Project would be subject to the Fee. The Fee is to be based on a per new residential unit basis. The Fee is subject to annual escalation per the Engineering News Record and is due prior to issuance of Building Permits. The City will reimburse the developer for the construction of the Tasman East Specific Plan Public Infrastructure improvements included within the scope of the Fee and if constructed with the Project. These improvements are to be included within the Encroachment Permit issued for the Project.

E5. The City-approved Tasman East Focus Area Specific Plan (Specific Plan) requires the Primavera Lift Station to be relocated and Calle del Sol extended to Calle del Mundo. The Technical Memorandum prepared by the City's consultant, Woodard & Curran, for the "Primavera Lift Station Relocation Siting Study" (Study) dated February 6, 2019 identifies an area, fronting Lafayette Street,

within this proposed development as Alternative 1 for the Primavera Lift Station relocation. The Study evaluated five alternatives and Alternative 1 is the top ranked Alternative. The City is currently evaluation the possibility of not relocating the Primavera Lift Station. However, until the City Council takes action on this matter, the property owners within the Specific Plan that have submitted projects through the Project Clearance Committee/Subdivision Committee should determine an area within their proposed developments for the Primavera Lift Station relocation in compliance with the City-approved Specific Plan.

E6. If the developer submits for a Building Permit that equals or exceeds the following thresholds for the total Building Permit submittals of dwelling units within the entire Tasman East Specific Plan area, the developer shall construct the following traffic mitigation improvements:
- 3,150 dwelling units - Lafayette Street and Calle Del Mundo (new traffic signal construction)
- 3,600 dwelling units – Great America Parkway and State Route 237 (configuration of southbound approach to 1 right turn and 1 through right lane)
- 3,600 dwelling units – Lafayette Street and Calle De Luna (traffic signal modification to convert westbound approach to 1 left turn and 1 right turn lane).
- The above traffic mitigation improvements shall be completed and placed into service prior to developer submitting any request for occupancy.

E7. City will determine cost sharing of public improvements for the Tasman East Specific Area Plan.

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. 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.

E10. Storm drain lateral may be an angled connection to existing storm drain main manhole in street. Place property line cleanout.

E11. Storm drain lateral shall be sized to convey the entire 100-year storm event within the pipe.

E12. Dedicate required on-site easements for any new public utilities and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E13. 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.

E14. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.

E15. 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.
E16. 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.
E17. The project shall pay its fair share of the traffic mitigations identified in Tasman East Specific Plan EIR/TIA. The project will pay its fair share towards the 100% project mitigations identified in the Tasman East Specific Plan/TIA.
E18. Construct driveway per City Standard Detail ST-8.
E19. Proposed improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet in height to meet triangle of safety requirements.
E20. 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. Note: Roadway striping will be completed as part of 2343 Calle Del Mundo Project.
E21. Furnish and install R28(CA)(L) and R28(CA)(R) signs at westerly and easterly ends of project frontage. Signpost and footing shall be installed per City Standard Detail TR-1.
E22. Provide loading/unloading zone on-site.
E23. Provide trash pick-up/drop-off on-site.
E24. Bike parking spaces within the public right of way cannot be used to satisfy on-site bike parking requirements.
E25. For the proposed 110 unit multi-family project, provide: 45 Class I bicycle lockers and 6 Class II bicycle rack spaces.

STREETS DIVISION

Landscape

None.

Solid Waste

SW1. The applicant shall complete and provide the Solid Waste Management Report, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
SW2. 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.
SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for

discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW4. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW5. 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.

SW6. 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.

SW7. 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.

SW8. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

Stormwater

ST1. 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).

ST2. 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.

ST3. 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.

ST4. 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.

ST5. 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

ST6. Porous Pavement, Vaults, Interceptor Trees and Trash Full Capture Devices 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.

ST7. 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.

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. 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.

ST9. 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.

ST10. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST11. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST12. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST13. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SILICON VALLEY POWER

SVP1. Must maintain Approach Clearances from OH Electrical lines on South side of property during construction. 10' for 12kV Overhead Lines.

SVP2. Decorative pavements over SVP substructure & surrounding SVP pads will be replaced with standard materials (asphalt/concrete) in the event of maintenance.

SVP3. All streetlight foundations, Secondary and Fiber Pull boxes needed along the projects frontage shall be designed during detailed design.

SVP4. 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

SVP5. Clearances: (To be maintained throughout detailed design)

a. EQUIPMENT
    i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
    ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
    iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
    iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
        1. Thirty (30) inches from side of equipment sides.
        2. Forty Eight (48) inches in front of access doors.
            a. Barrier Pipes in front of access doors shall be removable.
b. CONDUITS
    i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or

proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)

ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)

iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)

iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).

v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)

vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).

vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES
   i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
   ii. Five (5) foot minimum clearance is required between adjacent conduits.
   iii. Minimum 36" from face of curb, or bollards required.

d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
   i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)

e. Guy Anchors
   i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).

f. Trees
   i. OH 1230 for Overhead Lines
   ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

SVP6. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.

SVP7. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
SVP8. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
SVP9. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
SVP10. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
SVP11. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
SVP12. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have 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.
SVP13. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from 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.
SVP14. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements
SVP15. Any relocation of existing electric facilities shall be at Developer's expense
SVP16. Electric Load Increase fees may be applicable
SVP17. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries,

transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

SVP18. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

SVP19. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

SVP20. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

SVP21. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

SVP22. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

SVP23. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

SVP24. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*

SVP25. SVP does not utilize any sub-surface (below grade) devices in it's system. This includes transformers, switches, etc.

SVP26. All interior meter rooms are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP27. 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

SVP28. 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.

SVP29. 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

SVP30. 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.

a. Exceptions may be made in the case where residential and house loads each have their own main meter in the instances where project loads do not justify two SVP transformers.

SVP31. High Rise Metering and Multi-Floor Infrastructure Design Package

SVP32. 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.).

SVP33. SVP’s largest 120/208V transformer is 750KVA.

SVP34. SVP’s largest 277/480V transformer is 2000KVA.

WATER & SEWER

W1. 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.

W2. 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.

W3. 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.

W4. 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.

W5. 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.

W6. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

W7. 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.

W8. 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.

W9. 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).

W10. 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.

W11. 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.

W12. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.

W13. Meters and Backflow Preventer Devices are a single assembly. Maintain 5’ clearance around all water utility appurtenances, including building foundation.

W14. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements. No overhang or building foundation shall encroach into water utilities and easements.