DOCKETED	
Docket Number:	21-SPPE-01
Project Title:	CA3 Backup Generating Facility-Vantage
TN #:	239135
Document Title:	RECORD OF CONVERSATION PCC MINUTES
Description:	CITY OF SANTA CLARA ROC
Filer:	susan fleming
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	8/2/2021 11:10:02 AM
Docketed Date:	8/2/2021

Siting, Transmission and Environmental Protection Division		**FILE:**	
		PROJECT TITLE: **CA3 (21-SPPE-01)**	
☒ **Telephone**	(408) 615-2457	☐ **Meeting Location:**	
NAME: Debby Fernandez, Associate Planner, City of Santa Clara		**DATE:** 7-12-21	**TIME:** 10:37 a.m.
WITH:	Tatiana Inouye, Environmental Planner, Aspen Environmental Group		
SUBJECT:	City Planning Division Comments on Developer Application		

COMMENTS:

Staff contacted the City of Santa Clara Planning Division to discuss the CA3 Project's compliance with Light Industrial (ML) zoning requirements. Debby Fernandez, City Associate Planner, provided staff with the minutes (dated June 22, 2021) from the Project Clearance Committee's (PCC) review of the Developer Application (see attachment). The PCC minutes from June 22nd reflect the Planning Division's most recent comments on the CA3 Project Application. The PCC determined that the Developer Application is currently incomplete. As documented in the PCC minutes, the City Planning Division submitted the following comments regarding the CA3 Project:

- As proposed, the project would locate the generator yard and a drive/service lane at the front of the building that would require the removal of the existing mature canopy of trees along the property frontage. The property is zoned Light Industrial (ML) and has a 15' landscaped front yard setback requirement. **The proposed project does not provide the requisite landscape setback along the frontage. A Variance application would be required to reduce/eliminate the front landscaped setback and would not be supported by planning staff.** The City has asked the Applicant to redesign the frontage and to examine an alternate location for the generator yard. Noise studies would be required to substantiate the proposed location for the generator yard.

Ms. Fernandez explained to staff that the City Planning Division would prefer all mechanical equipment (e.g., generation yard) and the driveway that serves this equipment to be located at the rear of the facility and not encroach within the front yard. As proposed, the 10-foot-high masonry wall that would surround the generation yard would not be consistent with frontage landscaping requirements.

Ms. Fernandez also explained to staff that the CA3 Project is compliant with Light Industrial land use classifications and ML zoning requirements for the following:

- **Land Use Designation:** Although General Plan Figure 5.2-3 (Land Use Diagram Phase III: 2025-2035) illustrates that the land use classification for the site may shift from "Light Industrial" to "High Density Residential," the Applicant need only demonstrate consistency with the current land use designation and zoning at the time of the application filing and review.

- **FAR:** Although the FAR for the Project (1.61) would exceed the FAR for an ML zone (0.60), this exceedance would be allowed for a data center as it would be considered a "very low" employee trip generating use.
- **Height:** Although the Project would exceed the 70-foot height limitation for an ML zone, a minor modification to height (within 25% of height regulations) can be granted by the City Zoning Administrator. The additional height of the rooftop mechanical equipment and elevator parapet would be compliant with special height regulations if the equipment/parapet are set-back from the front wall face of the building.

Attachment: City of Santa Clara PCC Minutes (June 22, 2021)

cc: Negar Vahidi, Executive Vice President, Aspen Environmental Group	**Signed:** Tatiana Inouye
	Name: Tatiana Inouye

City of Santa Clara
Project Clearance Committee Minutes

Tuesday, June 22, 2021
Due to COVID-19, there was not an in-person meeting

I. CALL TO ORDER

Department	Reviewer / Rep	Title	E-mail
Community Development – Housing Division	Elaine Phung	Management Analyst	EPhung@SantaClaraCA.gov
Community Development - Planning Division	Debby Fernandez	Associate Planner	DFernandez@SantaClaraCA.gov
Fire	Andrew Hyatt	Fire Protection Engineer	AHyatt@SantaClaraCA.gov
Fire	Deborah Patton	Fire Prevention Specialist	DPatton@SantaClaraCA.gov
Parks & Recreation	Gina Saporito	Staff Aide II	GSaporito@SantaClaraCA.gov
Police	Cuong Phan	Police Lieutenant	CPhan@SantaClaraCA.gov
Public Works – Land & Property Division	Viet Nguyen	Associate Civil Engineer	VNguyen@SantaClaraCA.gov
Public Works – Streets Division	Rinta Perkins	Compliance Manager	RPerkins@SantaClaraCA.gov
Public Works - Traffic Division	Carol Shariat	Prin. Transportation Planner	CShariat@santaclaraca.gov
Silicon Valley Power	Krishn Patel	Asst. Electric Utility Engineer	KPatel@SantaClaraCA.gov
Water & Sewer	Roger Palacpac	Associate Civil Engineer	RPalacpac@SantaClaraCA.gov

II. TABLE OF CONTENTS - DEVELOPER APPLICATIONS

FOR PCC REVIEW

III. PCC REVIEW OF DEVELOPER APPLICATIONS

A. File: **PLN2021-14964CEC2-021-01093**

Location: 2590 Walsh Avenue; APN: 216-28-112
Applicant: Simon Casey
Owner: Vantage Data Centers
Request: **Architectural review** of the demolition of a 115,000 square feet single-story office and warehouse and the new construction of a 469,467 square feet four-story data center project consisting of 8 data center halls.
CEQA Determination: To be determined
Related Files: N/A
Applicant Present: N/A
Date Last Heard: N/A
Remarks: Staff reviewed the proposal as submitted, and noted the following:

REQUIREMENTS FOR PROJECT COMPLETENESS AND COMMENTS:
The project is deemed incomplete as submitted.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

BD1. No comments submitted.

HOUSING & COMMUNITY SERVICES DIVISION – ☐DEEMED COMPLETE ☐xDEEMED INCOMPLETE

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the Affordable Housing Ordinance requirements which may be met through payment of an impact fee of $2.14 per square foot. The estimated fees are calculated as follow: 469,467 sq ft (proposed) – 115,000 sq ft (existing to be demolished) x $2.14 = $758,559.38. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.
Information used to calculate impact fee is below, if this is incorrect, please provide corrections.
Proposed project: 469,467 sq ft
Total square foot of Existing buildings: 115,000 sq ft

H2. Applicant, please confirm the total square footage of the existing building which is being demolished.

PLANNING DIVISION

P1. Provide APN on G000.00.

P2. The building gsf is listed as 469,467 square feet while on Sheet AS100.01 it is listed as 450,778 square feet. Correct for consistency on both sheets. Provide the breakout for square feet of data center and the admin building.

P3. Provide property dimensions, street centerline to property line and face of curb to property line dimensions and building setback from property line fronting Walsh Ave.

P4. Identify/label features shown at southwest corner of project site below the substation.

P5. Identify/label attached structure along east building elevation.

P6. As proposed the project would locate the generator yard and a drive/service lane at the front of the building that would require the removal of the existing mature canopy of trees along the property frontage. The property is zoned Light Industrial (ML) and has a 15’ landscaped front yard setback requirement. The proposed project does not provide the requisite landscape setback along the frontage. A Variance application would be required to reduce/eliminate the front landscaped setback and would not be supported by staff. Redesign of the frontage is required and alternate location of the generator yard is to be examined. Noise studies would be required to substantiate the proposed location for the generator yard.

P7. Conflicts appear for the separation distance between the utilities and trees on Sheet C4. A minimum distance of 5’ with a root barrier is required between trees and utilities; otherwise 10’ separation is required. Provide a composite tree and utility plan and also show location of backflow devices.

P8. Provide tree removal plan.

P9. Show location of trash enclosure.

P10. Show location and details (height and materials) of property line fencing or walls, and site security fencing if proposed, to be installed or retained as part of landscape plan.

P11. Third party certification of the post construction stormwater plan is required to verify conformance with C3 requirements at this stage of the application and again prior to issuance of building permits.

P12. Top of roof height is inaccurately reflected. It is above the 84’3” marking. Please correct on Sheet A211.01 and A211.02.

P13. Payment of Modification fee application of $1,494.01 is required to increase maximum building height from 70’ to 87.5’.

P14. Submittal of applications and payment of Modification fees for off-site parking permits necessary to meet the on-site minimum parking standards for the data center use are required.
Photometric plan to show levels onto public right-of-way

FIRE

F1. In the Fire Department package please include an itemized response letter to each of the following items below.

F2. C6: Aerial apparatus roadway is not approved because the plans show guy wires and power pole(s). This is not compatible for aerial apparatus access roadways. Please revise.

F3. C6: Please show that any trees along aerial apparatus access roadway(s) have mature height of not greater than 25 feet.
F4. C6: 150 feet hose reach does not appear to extend to all portions of the perimeter of the building (ref: generator yard). This has the potential to be mitigated in the form of an Alternate Materials/Methods application directly with the Fire Department at time of building permit application.
F5. C6: Emergency Vehicle Access Easements (EVAE's) are required to be shown. Please show "EVAE's"/"future EVAE's", "separate instrument", etc.
F6. C6: It is not clear how fire trucks will ingress and egress with these gate widths shown. Since 12 feet width is not acceptable (minimum 20 feet required), please show fire truck ingress and egress is through minimum 20 feet wide gates (at all points). NOTE: It would be not acceptable for a fire truck to only have one way in, and one way out to/from the site.
F7. Show that the fire department connection (FDC) will be located along Walsh Avenue, in an approved location relative to a City hydrant (along Walsh Avenue).

PARKS & RECREATION

PR1. This City Code Chapter 17.35 applies to anyone who constructs or causes to be constructed a dwelling unit or dwelling units or who subdivides residential property. Since there is no residential component, this project is not subject to the Park and Recreational Land ordinance. Let us know if anything changes.

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

These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
PD4. 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.
PD5. All exterior doors should be adequately illuminated at all hours with their own light source.
PD6. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
PD7. 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.
PD8. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
PD9. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.

PD10. 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.
PD11. 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).
PD12. 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.

PUBLIC WORKS

ENGINEERING

E1. Developer shall submit complete sanitary sewer (SS) information (i.e., building use, square footage, point of connection to the public system, 24-hour average and peak SS flow graphs for the peak day showing average daily and peak daily SS flows, full day diurnal curve for peak summer and winter days, and extreme weather discharge with frequency of extreme weather event). Developer shall also provide seasonal peak, if it differs from daily peak. For a $8,844 fee, the proposed development impact to the modeled trunk sanitary sewer system will be evaluated using the existing Sanitary Sewer Hydraulic Model for the trunk sanitary sewer system. If there is not enough capacity in the existing modeled trunk sanitary sewer system, the developer will be required to upgrade the sanitary sewer system as determined by the City. The required sanitary sewer upgrades will be at developer's expense. The sanitary sewer evaluation may change based on pending development applications and future projects. The sanitary sewer evaluation does not guarantee or in any way reserves or holds sanitary sewer capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.
E2. The sanitary sewer mains serving the site not included in the Sanitary Sewer Hydraulic Model shall be monitored in the field by the developer at developer's expense to evaluate proposed development impact to said sanitary sewer mains. If there is not enough capacity in the sanitary sewer system, the developer will be required to upgrade the sanitary sewer system as determined by the City. The required sanitary sewer upgrades will be at developer's expense. The sanitary sewer flow monitoring analysis performed by developer's Civil Engineer may change based on pending development applications and future projects. The sanitary sewer flow monitoring analysis does not guarantee or in any way reserves or holds sanitary sewer capacity until Developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.
E3. The downstream 12" sanitary sewer main at manhole No. 24 of Block Book page 63 on Corvin Drive is to have its flow monitored for at least 7 days. The application for development cannot be accepted as complete until this investigation is complete and accepted by the City Engineer. An Encroachment Permit (EP) is required to allow Developer to monitor the sanitary sewer flows.
E4. Reduce northern sanitary sewer lateral to 6" with a "Tap-Tite" connection to main as possible. Sanitary sewer lateral is to be perpendicular to the sanitary sewer main.
E5. Show storm drain overland release path with limits of ponding.
E6. Verify 18" storm drain lateral size is required. If 18" lateral is required, increase storm drain main to 21". Confirm that there is no conflict with the proposed storm drain main and the existing sanitary sewer main.
E7. Connect southern storm drain lateral to existing catch basin. Upsize existing lateral as needed.
E8. Construct 5' minimum detached sidewalk with landscape strip along entire frontage.
E9. Combine private utilities crossing public right-of-way into a single encroachment path. Provide conduit size and number of conduits. The private crossing is to be deep to go under all existing utilities via direction bore.
E10. Show general purpose easement shown on B211 P644

E11. Clarify if SVP substation shall be dedicated in fee title or via easement.
E12. Driveways shall be City standard ST-8.
E13. Walsh Avenue is planned to be slurry sealed with the City's 2021 pavement maintenance program. Per the City pavement moratorium (Ordinance No. 1998), no pavement cuts are permitted until after 12/31/2024. Refer to https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance for more information.
E14. The two-way drive aisle parallel to Walsh Avenue must be a minimum width of 22 feet (20 feet of pavement with one-foot clearance on each side). Please specify if this drive aisle meets this requirement.

STREETS DIVISION

Landscape

L1. Submit copy of complete landscape and automatic irrigation plans for review and comment by City staff. Plans are to include all existing trees with 4" or larger diameter (measured 30" above ground) on development property and adjacent property if they may be impacted. Trees are to be correctly labeled with specie name and correctly plotted as to exact location on the plans. Trees are to be noted as to whether they are proposed to be saved or removed. City tree preservation specifications are to be included on all plans where existing trees are to be saved during construction.
L2. 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.
L3. No cutting of any part of private trees, including roots, shall be done without following City Tree Preservation specifications and Tree Removal Permit or approval from the City Arborist.
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 and 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.
L7. Prior to submitting any project for Street Department review, applicant shall provide a site plan showing all existing trees (including size and species), proposed trees (including size and species), existing stormwater drainage facilities, proposed stormwater drainage facilities, proposed locations of solid waste containers and, if applicable, a statement on the site plan confirming compliance with Fire Department standard condition.

Solid Waste

SW1. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
SW2. 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.

Stormwater

ST1. For projects that create and/or replace 10,000 square feet or more of impervious surface area (Provision C.3 Regulated Projects), the applicant shall develop a preliminary Stormwater Management Plan and complete the City's C.3 Data Form. The Plan sheets should detail location of site design measures, drainage management areas (DMAs), location and ID number of treatment measures, runoff flow lines and entry points, sizing calculations, DMA summary table and stormwater treatment measure

details (Each DMA must be correlated to its treatment measure. Include identification numbers). For more information, please refer to the 2016 C.3. Stormwater Handbook.

- Sheet C.5: Biomod Modular Bioretention unit (proposed for TCM-5) is not recognized a low-impact development (LID) facility per Water Board staff's determination (see attached). Provide an alternate TCM.
- Show that utility layout will not conflict with bioretention facilities TCM-1 and TCM-2 (i.e. fire equipment, backflow preventer, etc.).
- Show the runoff flow lines and entry points for each TCM.

ST2. The Preliminary 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 and the associated C.3 Data Form the consultant reviewed.*

- Missing 3rd party review letter on the C.3 design.

ST3. Developer shall select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices. Provide the list of plant materials for the stormwater treatment facilities (refer to Appendix D of the SCVRUPPP C.3 Stormwater Handbook). These plants are not in the approved list for bioretention facilities.

- S7 – Dwarf Yeddo Hawthorn
- S11 – New Zealand Flax
- G2 – Carpet Rosemary

SILICON VALLEY POWER

SVP1. Agreements/Studies that need to be completed:
   a. Substation agreement required to serve load.
   b. System Interconnection Study required to analyze impact and need for any additional electric system improvements. SVP charges fee for study. Customer is responsible for cost of mitigating impacts.

SVP2. Electric Utility Infrastructure **must** be included in Civil Composite Drawings (C4) with profiles showing clearances.

SVP3. Applicant Design Process (ADP) available to Developer to expedite electric substructure design. Reach out to <Wendy Stone> westone@svpower.com to initiate ADP process after being deemed complete from PCC. (informational comment)

SVP4. See Comments on pdf titled "2590 Walsh – SVP Comments 06.22.2021" C1.0 plans
   a. Show and label SVP MH#499
   b. Label all existing SVP Transmission poles with Identification number
   c. Label existing on-site transformer with ID#8365.
   d. Show and label existing SVP Vault V#173

SVP5. Clarify if existing on-site transformer T#8365 will be used for construction power.

SVP6. Clarify if interim power is needed for the site and the number of services requested. Maximum of 2 services can be requested and each service can be loaded up to a maximum of 4.5MVA. Upon energization of interim feeds T#8365 will be removed. Energization date of interim services is dependent on interconnection study.

SVP7. See Comments on pdf titled "2590 Walsh – SVP Comments 06.22.2021" C4.0 plans
   a. Show electric utility plan per markups provided on C4.0 plans with profiles showing clearances
   b. Place the following equipment:
      i. 2 – vaults per UG1000 PG 26
      ii. 2 – 3 phase transformer pads per UG1000 PG 15
      iii. 2 – manholes per UG1000 PG 25
      iv. Tie in points to existing Utility infrastructure are shown on the markups. (MH499 and V173)

SVP8. Substation Layout, Size & access should be approved by SVP prior to PCC approval. Independent access to the SVP portion must be provided without going through the existing SVP substation along the west side of the parcel. Emergency exit only doors need to be shown on the plans. Existing

clearances in the existing substation to the fence line are at minimum values. Caution must be taken during construction to keep clear of the existing facilities. Cranes, aerial work platforms, and similar equipment must maintain a minimum of 20 foot clearance from all SVP transmission and substation facilities at all times. SVP substation design and construction standards are evolving. Substation designers of previous SVP substations should not rely on previous designs and related requirements as being the standards and designs utilized on this project.

SVP9. All new Transmission poles for the substation should be shown on the plans. Tentative locations are fine at this stage, if exact locations are unknown.

SVP10. Project energization/loading/ramp up schedule will need to be approved by SVP.

SVP11. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)

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

SVP12. 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

WATER & SEWER

ST1. 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 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.

ST2. The applicant shall submit all completed SBWR Proposed Use Request Applications for review and questions to Compliance Division of Water and Sewer Utilities at watercompliance@santaclaraca.gov or (408) 615-2002. All on-site recycled water plans shall be reviewed, approved, and signed by the City of Santa Clara, SBWR, and Department of Drinking Water. All three entities must individually review and approve a plan set for Final Approval.

ST3. The applicant shall complete a Water Supply Assessment (WSA) form to determine if a WSA is required for the project. Applicants can contact Diane Asuncion, Compliance Manager, at 408-615-2009 for the form and any questions.

ST4. 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 and electric 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).

ST5. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

ST6. 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.

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

BUILDING DIVISION

BD1. No conditions submitted.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the Affordable Housing Ordinance requirements which may be met through payment of an impact fee of $2.14 per square foot. The estimated fees are calculated as follow: 469,467 sq ft (proposed) – 115,000 sq ft (existing to be demolished) x $2.14 = $758,559.38. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.
Information used to calculate impact fee is below, if this is incorrect, please provide corrections.
Proposed project: 469,467 sq ft
Total square foot of Existing buildings: 115,000 sq ft

H2. Applicant, please confirm the total square footage of the existing building which is being demolished.

PLANNING DIVISION

P1. Conditions to be provided following submittal and review of revised plan submittal.

FIRE

F1. Pending responses to other section.

PARKS & RECREATION

PR1. This City Code Chapter 17.35 applies to anyone who constructs or causes to be constructed a dwelling unit or dwelling units or who subdivides residential property. Since there is no residential component, this project is not subject to the Park and Recreational Land ordinance. Let us know if anything changes.

POLICE

PD1. 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.

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)

PD2. 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. 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.

E6. 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.

E7. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E8. 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.

E9. Execute right-of-way encroachment agreement for private improvements within the public right-of-way. Pay all appropriate processing fees.

E10. A VMT analysis shall be conducted for this project in accordance with the City transportation policy: https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update. If the project is exempt from doing a VMT analysis, this must be provided to the City.

E11. A traffic study is not required for this project as it won't generate over 100 net new trips in the AM or PM peak hour.

E12. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.

E13. If parking entrance will be gated, install the gate a minimum of 25 feet from the property line.

E14. All proposed driveways shall be City standard ST-8.

E15. Provide a minimum of 2 Class I bicycle locker spaces and 4 Class II bicycle rack spaces at the main entrance and/or high visible areas.

E16. Show and comply with City's driveway triangle of safety requirements on site plan at all driveways per City Standard Detail TR-9. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways order to allow an unobstructed view of oncoming traffic.

E17. Provide 5' min. sidewalk along Walsh frontage.

E18. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.

E19. Provide on-site crane staging area for loading of mechanical units.

E20. Provide trash pickup location on-site.

STREETS DIVISION

Landscape

L1. No conditions submitted.

Solid Waste

SW1. The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.

SW2. 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. 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.

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. 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. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

ST6. 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.

ST7. 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.

ST8. 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.

ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST10. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST11. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

SILICON VALLEY POWER

SVP1. 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.

SVP2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP4. 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.

SVP5. 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.

SVP6. 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).

SVP7. 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.

SVP8. 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.

SVP9. 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.

SVP10. Any relocation of existing electric facilities shall be at Developer's expense.

SVP11. Electric Load Increase fees may be applicable.

SVP12. 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)).

SVP13. 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)).

SVP14. 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.

SVP15. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

SVP16. 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.

SVP17. 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.

SVP18. 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.

SVP19. 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.

SVP20. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP21. 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.

SVP22. 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.

SVP23. 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. 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. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W3. 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.

W4. 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.

W5. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12’’ minimum vertical clearance is maintained.

W6. The applicant shall indicate the pipe material and the size of existing water and sewer main(s) on the plans.

W7. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.

W8. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18.

W9. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants.

W10. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s). Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area.

W11. 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) and services crossing parcel lines are prohibited.

W12. 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.

W13. 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.

W14. The applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

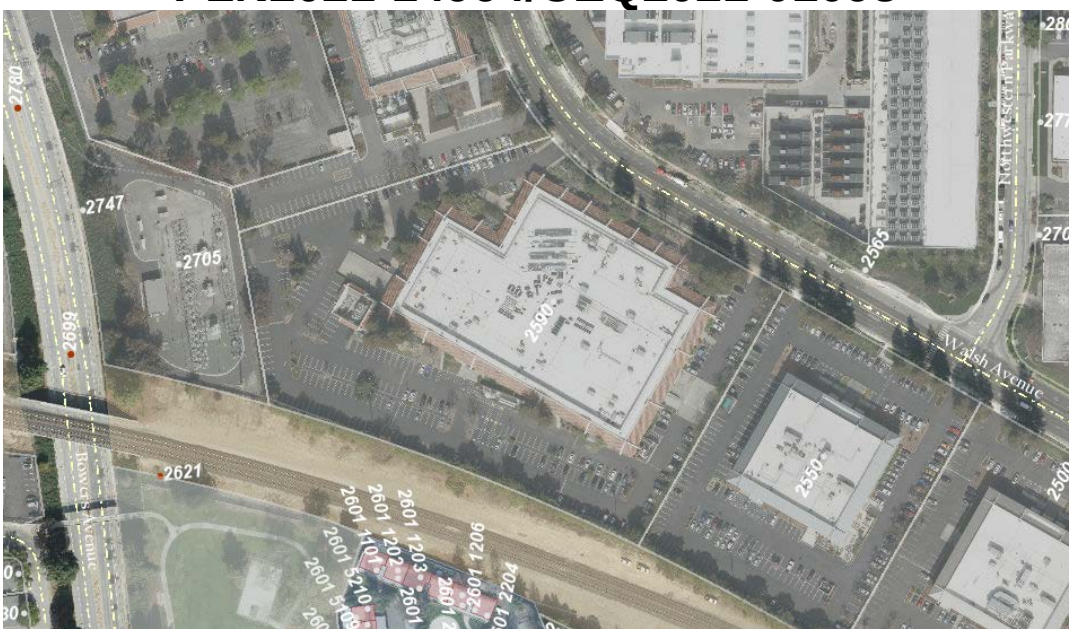
W15. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W16. Construction and installation of recycled water system equipment should not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.

W17. Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email watercompliance@santaclaraca.gov or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.

a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.

LOCATION MAP
PLN2021-14964/CEQ2021-01093



B. File: **PLN2019-14051**

Location:	312 Brokaw Road, 1240 & 1290 Coleman Avenue ; APNs: 230-05-045, -049 & -050
Applicant:	Rachel Lambert, Mogul Hospitality Partners, Santa Clara LLC
Owner:	Kevin Wennergren
Request:	Use Permit to allow construction of a 396-room, 6-story hotel (five-stories over I parking level) totaling 211,645 square feet (excluding parking garage) and Modification to increase maximum building height from 70 feet to 86 feet and 297 stacked parking stalls where 396 spaces are required. Use Permit includes the sale and service of distilled spirits on-site (Type 47 ABC License).
CEQA Determination:	Initial Study/Mitigated Negative Declaration
Related Files:	N/A
Applicant Present:	N/A
Date Last Heard:	3/2/21
Remarks:	Staff reviewed the proposal as submitted, and noted the following:

REQUIREMENTS FOR PROJECT COMPLETENESS AND COMMENTS:

The project is deemed complete as submitted.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

BD1. No comments submitted.

HOUSING & COMMUNITY SERVICES DIVISION

H1. Deemed Complete.

PLANNING DIVISION

P1. Deemed Complete.

FIRE

F1. See Conditions of Approval below

POLICE

PD1. No comments submitted.

PUBLIC WORKS

ENGINEERING

E1. No comments.

STREETS DIVISION

Landscape

L1. No comments.

Solid Waste

SW1. The applicant shall prepare Post-Construction Solid Waste Generation Estimation and Collection Form and include garbage/recycling staging area, path of travel for service vehicles and garbage enclosure details. Transfer the information provided in the table (Sheet A113 of the Plans).

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

GUESTROOM WASTE COLLECTION SUMMARY						
SOLID WASTE CALCULATIONS						
# UNITS	C.Y. / WK / UNIT	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK
396	0.33	130.68	0.25	32.67	20 C.Y.	3
RECYCLING CALCULATIONS						
# UNITS	CY / WK / UNIT	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK
396	0.33 (.5)	65.34	0.25	16.33	20 C.Y.	2
ORGANICS CALCULATIONS						
# UNITS	GAL / WK / UNIT	TOTAL GAL /WK	GAL/200 = C.Y. /WK	2 C.Y. BIN SIZE	2 C.Y. BINS	# PICKUPS / WEEK
396	4	1584	7.92	4	2	2

PUBLIC SPACES / MEETING ROOMS / HOTEL ADMIN. / BACK OF HOUSE COLLECTION SUMMARY							
SOLID WASTE CALCULATIONS							
TOTAL AREA	LBS / WK PER 100 SF	TOTAL LBS / WK	LBS TO C.Y.	TOTAL C.Y.	COMPACTION	TOTAL C.Y./ WEEK	# PICKUPS / WEEK
16,541	2.5	413	0.09	37.22	0.25	9.3	3*
RECYCLING CALCULATIONS							
TOTAL REFUSE	RECYCLE FACTOR	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK		COMP. CAPACITY	# PICKUPS / WEEK
413	.50	18.58	0.25	4.65		20 C.Y.	2**

- Sheet C-2 (Demolition Notes): Include Construction & Demolition (C&D) Waste Management general notes (see attached file).

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.

- Confirm that pavers can sustain at least 60,000 lbs. of truck weight and loads. Turning wheels can put a concentrated pressure upon the pavement.

Stormwater

ST1. No comments.

SILICON VALLEY POWER

SVP1. Deemed Complete.

WATER & SEWER

W1. No comments.

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

BUILDING DIVISION

BD1. No conditions submitted.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the Affordable Housing requirements which may be met through payment of an impact fee of $5.34 per square foot. The estimated fees are calculated as follow: 242,711 sq ft (proposed) - 17,341 sq ft (existing to be demolished) x $5.34 = $1,203,475.80. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.

Information used to calculate impact fee is below:
First Floor: 50,108
Second Floor: 38,831
Third Floor: 38,443
Fourth Floor: 38,443
Fifth Floor: 38,443
Sixth Floor: 38,443
Total Proposed Sq ft: 242,711 sq ft (includes parking)

Total square foot of Existing buildings: 17,341 sq ft
Commercial building: 10,865 sq ft
Restaurant: 2,547 sq ft
Restaurant: 3,929 sq ft

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, lighting and signage.

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. 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. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

P3. 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.

P4. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the Developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.

P5. Comply with all requirements of Building and associated codes (the CBC. CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

P6. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage designs for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

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. 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.

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. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property

P11. 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.

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. 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.

P14. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.

P15. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, a 1:1 with 36" box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.

P16. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P17. Minor changes to the project would be subject to Planning Division review and approval prior to issuance of building permits.

P18. All roof equipment shall be screened from public right-of-way. Screening shall be designed to be architectural style and material that is compatible with the building.

P19. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays and Sundays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 A.M. to 6:00 P.M. following on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.

P20. The project shall comply with the mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Dual Branded Hotel Project.

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. The project is based on all existing overhead utilities along Coleman and Brokaw being removed and relocated underground.

F3. At time of Building permit application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department to mitigate deficiencies in fire apparatus access roads, and hose reach. NOTE: Plans submitted did not accurately indicate the mitigations for this project. The mitigations will be as follows:

a. Proved a fire sprinkler density increase of 0.05-gpm per square foot above the NFPA base design (entire project). The fire sprinkler design shall utilize the Density/Area method outlined in NFPA 13.
b. Provide Fire Emergency Voice Alarm Communication System (EVACS) system per NFPA 72 for the entire project. The reduced egress width factors allowed by CBC and CFC cannot be used for the means of egress sizing.
c. Provide at least 2 stairways with penthouses to the roof.

F4. Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1(2) can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

F5. Prior to Building Permit Issuance, construction documents for proposed fire apparatus access roads, location of fire lanes and fire hydrants shall be submitted to the Fire Prevention and Hazardous Materials Division for review and approval.

F6. The access roads located within the project's property lines shall be recorded as an EVAE. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F7. At time of Building Permit application, the fire access roadway leading to the entrance of the building will need to be modified to meet SCFD guidelines found at https://www.santaclaraca.gov/home/showpublisheddocument?id=54434

F8. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches.

F9. 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.

F10. Fire apparatus access roadways shall have a "minimum" inside turning radius of 36 feet or greater.

F11. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations

F12. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.

F13. The FDC shall be on the street front for which the building street name is assigned.

F14. 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.

F15. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and the 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 Standard.

F16. Prior to issuance of any Building Permit, including but not limited to demolition, a Phase II environmental analysis of the subject property(s) is required to be submitted for review and approval.

F17. The sprinkler system for the car stackers will require an Extra Hazard Group 2 density.

F18. Trees along Coleman and Brokaw shall not exceed 25 feet in height at mature growth.

F19. Prior to issuance of a Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. The development projects Phase I and/or Phase II environmental documents will be the project guiding documents:

a. **Step 1** – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developers due diligence. The hazardous materials closure plans demonstrates that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
b. **Step 2** – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
    - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
    - Department of Toxic Substances Control (DTSC)
    - State Water Resources Control Board
    - Santa Clara County, Department of Environmental Health.

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

F20. Photovoltaic systems require review and approval by the fire department in accordance with the CFC.
F21. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

POLICE

PD1. Applicant shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4813) for Alcohol Beverage Control (ABC) licensing review.
PD2. The business shall undergo a 6 month and 1 year review, including a check for ABC violations and police service calls.

PUBLIC WORKS

ENGINEERING

E1. Obtain site clearance through the 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 the 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. Any work within the City of San Jose public right-of-way requires a City of San Jose encroachment permit.
E4. 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.
E5. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, 24-hour average and peak SS flow graphs for the peak day showing average daily and peak daily SS flows, full day diurnal curve for peak summer and winter days, and extreme weather discharge with frequency of extreme weather event) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity

in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, “Final Approval” shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

E6. The sanitary sewer (SS) mains serving the site not included in the Sanitary Sewer Hydraulic Model at Martin Avenue and Reed Street were monitored in the field by the developer. The field monitoring information along with the SS discharge information submitted by the developer were analyzed by developer’s Civil Engineer and determined that said SS mains currently have enough conveyance capacity to accommodate the proposed development. The Civil Engineer’s results may change based on pending development applications and future projects. The Civil Engineer’s results do not guarantee or in any way reserve or hold SS conveyance capacity until the Developer has final approval for the project.

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

E8. All unused existing sanitary sewer laterals are to be abandoned per City standards.

E9. Sanitary sewer lateral shall be minimum 2% slope from property line cleanout/manhole to City main.

E10. 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.

E11. 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.

E12. 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.

E13. File a Lot-Line-Adjustment application prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to combine or reconfigure the subject parcels and record the approved Lot-Line-Adjustment with the County Recorder, all to the satisfaction of the City Engineer. The submittal shall include 7 copies of the legal description, plat, title report, closure calculations, and all required fees. Lot-Line-Adjustment shall be recorded prior to building permit issuance.

E14. Dedicate required on-site easements for any new public utilities, emergency vehicle access and/or sidewalk by means of subdivision map or approved instrument at time of development.

E15. Proposed sidewalk easements shall be 1’ behind proposed back of walk if landscaped area is behind sidewalk and shall be at back of walk with a cold joint if hardscape is behind public sidewalk.

E16. 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.

E17. Dissolve existing covenant running with the land for private construction over public easements (SC13,454 & 11,664).

E18. Non-standard improvements within existing and proposed easements shall require easement encroachment agreement. Obtain approval letters from all utilities prior to submitting easement encroachment agreement and pay all appropriate fees.

E19. Entire width of Brokaw Road along property frontage shall require cape sealing with dig outs.

E20. Entire width of property frontage on Coleman Avenue shall require 2” grind and overlay with dig outs, including the intersection of Brokaw Road and Coleman Avenue.

E21. All proposed sidewalk, walkway, and driveways shall be ADA compliant per City Standard.

E22. Implement all traffic improvements and/or mitigation measures identified in the EIR/TIA.

E23. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E24. Construct bus stop and passenger pad on Coleman Avenue per VTA Figure 3.
E25. Provide bicycle parking as 14 Class I spaces and 4 Class II spaces. Class I and II are defined in SCMC 18.74.075.
E26. Construct proposed driveway on Brokaw Road per City Standard Detail ST-8.
E27. Construct proposed driveways on Coleman Avenue per City Standard Detail ST-8. One-way driveways may be minimum 12-feet width instead of 24 feet. Curb radius type driveways may be approved by the Transportation Manager.
E28. Any landscaping or improvements within 10 feet of a driveway shall be less than 3 feet or greater than 10 feet tall.
E29. Construct minimum 5-foot wide sidewalk on Brokaw Road and Coleman Avenue frontage.
E30. On Brokaw Road, between Coleman Avenue and 100 feet east of Coleman Avenue, install thermoplastic markings for southwest direction to provide one 10-foot left turn lane, one 10-foot shared through/left lane, and one 11-foot right turn lane. The through/left lane shall have a shared roadway bicycle marking. Provide one 16-foot northeasterly travel lane.
E31. On Brokaw Road, between 100 feet east of Coleman Avenue and prolongation of project parcel easterly boundary, transition to existing striping.
E32. On Brokaw Road, at 160 feet east of at Coleman Avenue install R28S(CA) signs to restrict parking on both sides of the street.
E33. On Coleman Avenue frontage, install thermoplastic markings for northwest direction to provide three travel lanes, center two-way left turn lane, and minimum 7-foot wide (including gutter) bicycle lane. Install R26(CA) signs to restrict parking on north side of the street.
E34. At northeast (project frontage) corner of Coleman/Brokaw, reconstruct curb ramp to be Case A per Caltrans Standard Plan A88A.
E35. At northeast (project frontage) corner of Coleman/Brokaw, reconstruct curb island passageway per Caltrans Standard Plan A88B.
E36. At northeast (project frontage) corner of Coleman/Brokaw, construct new foundation adjacent to existing and furnish/install new Type P controller cabinet. Construct foundation and furnish/install new Type III service cabinet. Relocate all equipment and cables from existing controller cabinet and remove/demo existing cabinet and foundation. [Meet City Standard Detail TR-2 and TR-3].
E37. At northeast (project frontage) corner of Coleman/Brokaw, install Type 15TS pole and foundation complete. Pole shall use straight luminaire arm to meet for overhead clearance. [Pedestrian Master Plan Policy 2.C.3: Follow City lighting standard for roadways, sidewalks, and pedestrian crossings]
E38. On Brokaw Road, between Coleman Avenue and 100 feet east of Coleman Avenue, install thermoplastic markings for southwest direction to provide one 10-foot left turn lane, one 10-foot shared through/left lane, and one 11-foot right turn lane. The through/left lane shall have a shared roadway bicycle marking. Provide one 16-foot northeasterly travel lane.

STREETS DIVISION

Landscape

L1. The Developer is to supply and install city street trees per City specifications; spacing, specie, and size (36-inch box minimum) to be determined by City Arborist.
L2. No cutting of any part of private trees, including roots, shall be done without following City of Santa Clara's Tree Preservation specifications and securing approval and direct supervision from the City Arborist and without direct supervision of a certified arborist (Certification of International Society of Arboriculture).
L3. 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.
L4. 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.

L5. 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.

L6. Prior to submitting any project for Street Department review, applicant shall provide a site plan showing all existing trees (including size and species), proposed trees (including size and species), existing stormwater drainage facilities, proposed stormwater drainage facilities, proposed locations of solid waste containers and, if applicable, a statement on the site plan confirming compliance with Fire Department standard conditions.

Solid Waste

SW1. 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/.

SW2. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.

SW3. 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 so as 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.

SW4. 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. 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, prepare and submit for approval an Erosion and Sediment Control Plan.

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 City once per month during the wet season (October – April).

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. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

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 inspection letter (with the signed C.3 Construction Inspection checklist as an attachment) shall be submitted to the Public Works Department (Contact Rinta Perkins, Compliance Manager for a copy of the C.3 Construction Inspection checklist).* 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. 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.

ST7. 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.

ST8. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST9. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.

ST12. 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. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook

SILICON VALLEY POWER

SVP1. Electric tie-in points shown on C-5.1 Plan across Brokaw Road & Coleman Ave are developer's responsibility (design & construction).

SVP2. All street lighting foundations, Fiber (UE), and secondary systems/pull boxes are to be designed in detailed design.

SVP3. Informational – Applicant Design Process available to expedite SVP Developer Work Drawing.

SVP4. All clearance variances to be identified/approved in detailed design. Minimum clearances shall not be less than 3' to edge of SVP conduits/equipment pads.

SVP5. Clearances: (To be Maintained throughout detail 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. 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

SVP7. 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.

SVP8. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP9. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP10. 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.

SVP11. 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.

SVP12. 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).
SVP13. 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.
SVP14. 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.
SVP15. 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.
SVP16. Any relocation of existing electric facilities shall be at Developer’s expense.
SVP17. Electric Load Increase fees may be applicable.
SVP18. 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)).
SVP19. 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)).
SVP20. 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.
SVP21. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
SVP22. 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.
SVP23. 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.
SVP24. 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.

SVP25. 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.*

SVP26. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP27. 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.

SVP28. 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.

SVP29. 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. 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 form 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.

W2. Per City Code, Applicant shall use recycled water for irrigation purposes. Prior to issuance of Building Permits, 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.

W3. For facilities involving commercial kitchen and food preparation, applicants shall comply with all FOG requirements and coordinate with Water and Sewer Utilities Department, Compliance Division- Diane Asuncion at (408) 615-2009 and provide all information required for review and approval.

W4. 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 upon public water utilities.

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. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters greater than 2". 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).

W7. 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.

W8. 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.

W9. The applicant shall show all disconnection, abandonment, and disposition of all existing water, recycled 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 Department Standards and install a new service to accommodate the water needs of the project.

W10. 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 in a landscape area within public right-of-way whenever possible.

W11. 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 and electric 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).

W12. 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 connected to the existing water main in the public right-of-way. Tapping on existing fire service line(s) is prohibited. The submitted Plans show only one water service connection for both the domestic and irrigation services. There is an existing 1-inch water meter and service; please indicate whether the existing water line will be used for the proposed project or to be abandoned or removed.

W13. Prior to issuance of Building Permits, provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained for open cut trenching per City Standard Detail 32.

W14. The applicant shall indicate the pipe material and the size of existing water, recycled water, and sewer mains in public right-of-way as well as the proposed water, recycled water, and sewer services to the proposed project on the plans.

W15. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.

W16. Fire hydrants shall be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present per City Standard Detail 18. Fire hydrant shall be located in landscaped area within public right-of-way. Location of the proposed fire hydrants shall be approved by the Fire Department and the Water and Sewer Utilities Department.

W17. 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 in a landscape area within public right-of-way.

W18. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector

assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities Department.

W19. No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

W20. 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 Department.

LOCATION MAP
PLN2019-14051/CEQ2020-01073

PREPARED: _____
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