

<b>DOCKETED</b>	
<b>Docket Number:</b>	21-SPPE-01
<b>Project Title:</b>	CA3 Backup Generating Facility-Vantage
<b>TN #:</b>	240967
<b>Document Title:</b>	Report of Conversation, City of Santa Clara on November 17, 2021
<b>Description:</b>	***This Document Supersedes TN 240938***
<b>Filer:</b>	Alicia Campos
<b>Organization:</b>	California Energy Commission
<b>Submitter Role:</b>	Commission Staff
<b>Submission Date:</b>	12/16/2021 1:06:08 PM
<b>Docketed Date:</b>	12/16/2021



**Siting, Transmission, and  
Environmental Protection Division**

**DOCKET NUMBER: 21-SPPE-01**

**PROJECT TITLE: CA3**

<input checked="" type="checkbox"/> <b>Telephone</b>	(408) 615-2457	<input type="checkbox"/> <b>Meeting Location:</b>	
<b>NAME:</b> Debby Fernandez, Associate Planner, City of Santa Clara		<b>DATE:</b> 11-17-21	<b>TIME:</b> 9:00 a.m.
<b>WITH:</b> Tatiana Inouye, Environmental Planner, Aspen Environmental Group			
<b>SUBJECT:</b> City Planning Division Review of Site Plan Changes			

**COMMENTS:**

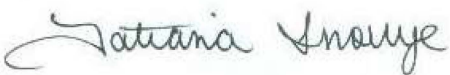
Debby Fernandez, City of Santa Clara Associate Planner, provided CEC staff with a copy of the city of Santa Clara November 2, 2021, Project Clearance Committee (PCC) meeting minutes for the CA3 project. Ms. Fernandez explained that the CA3 application was deemed incomplete, and Vantage will be resubmitting its application for a subsequent round of review.

As detailed in the attached PCC minutes, the following city departments have deemed the application incomplete:

- Planning Division
- Fire
- Public Works
- Streets Division
- Silicon Valley Power
- Water & Sewer

Staff inquired whether the modified CA3 site plan would remain consistent with the city's landscape setback requirements and maximum building height requirements. Ms. Fernandez confirmed that the modified site plan meets the required setbacks, and that the proposed height of the CA3 data center building (87.5 feet) would be considered a minor modification of the allowable height in an Light Industrial (ML) zone consistent with Section 18.90.020(a)(2) of the Zoning Ordinance in the Santa Clara City Code.

**Attachment:** City of Santa Clara PCC Minutes (November 2, 2021)

<b>cc:</b> Negar Vahidi, Executive Vice President, Aspen Environmental Group	<b>Signed:</b> 
	<b>Name:</b> Tatiana Inouye

# Attachment: City of Santa Clara PCC Minutes (November 2, 2021)



**City of  
Santa Clara**  
The Center of What's Possible

## City of Santa Clara Project Clearance Committee Minutes

**Tuesday, November 2, 2021**

There was not an in-person meeting due to COVID-19

### I. CALL TO ORDER

Department	Reviewer / Rep	Title	E-mail
Community Development – Building Division	Armand Lobao		
Community Development – Housing Division	Elaine Phung	Management Analyst	EPhung@SantaClaraCA.gov
Community Development - Planning Division	Adam Petersen	Contract Planner	APetersen@SantaClaraCA.gov
Community Development - Planning Division	Debby Fernandez	Associate Planner	DFernandez@SantaClaraCA.gov
Community Development - Planning Division	Elaheh Kerachian	Associate Planner	EKerachian@SantaClaraCA.gov
Community Development - Planning Division	Jeff Schwilk	Associate Planner	JSchwilk@SantaClaraCA.gov
Community Development - Planning Division	Nimisha Agrawal	Associate Planner	NAgrawal@SantaClaraCA.gov
Community Development - Planning Division	Rebecca Bustos	Senior Planner	RBustos@SantaClaraCA.gov
Community Development - Planning Division	Steve Le	Associate Planner	SLe@SantaClaraCA.gov
Community Development - Planning Division	Tiffany Vien	Assistant Planner I	TVien@SantaClaraCA.gov
<input type="checkbox"/> Fire	Andrew Hyatt	Fire Protection Engineer	AHyatt@SantaClaraCA.gov
<input type="checkbox"/> Fire	David Williams	Deputy Fire Marshal II	DWilliams@SantaClaraCA.gov
<input type="checkbox"/> Fire	Deborah Patton	Fire Prevention Specialist	DPatton@SantaClaraCA.gov
<input type="checkbox"/> Fire	Jignesh Maun	Fire Protection Engineer	JMaun@SantaClaraCA.gov
Parks & Recreation	Gina Saporito	Staff Analyst I	GSaporito@SantaClaraCA.gov
Police	Cuong Phan	Police Lieutenant	CPhan@SantaClaraCA.gov
Police	Jacob Thompson	Police Sergeant	JaThompson@SantaClaraCA.gov
Public Works – Land & Property Division	Viet Nguyen	Associate Civil Engineer	VNguyen@SantaClaraCA.gov
<input type="checkbox"/> Public Works – Streets Division	Chuck Quanz	Public Works Supervisor	CQuanz@santaclaraca.gov
<input type="checkbox"/> Public Works – Streets Division	Karin Hickey	Environmental Program Mngr	KHickey@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	Ahmed Aly	Principal Engineer	AAly@SantaClaraCA.gov

### II. TABLE OF CONTENTS - DEVELOPER APPLICATIONS

- A. **PLN2021-14964 / 2590 Walsh Ave.**  
**APNs:** 216-28-112  
**Project Planner:** Debby Fernandez  
**Action:** Incomplete

### III. PCC REVIEW OF DEVELOPER APPLICATIONS

- A. **File:** **PLN2021-14964**  
**Location:** 2590 Walsh Avenue / APNs 216-28-112  
**Applicant:** Simon Casey  
**Owner:** Vantage Data Centers  
**Request:** Architectural review of the demolition of a 115,000 sq.ft. Single-story office building and warehouse to construct a 469,467 sq.ft. 4-story data center consisting of 8 data center halls and substation  
  
**CEQA Determination:** CEC - MND  
**Related Files:** CEQ2021-01093

Date Last Heard:

8.31.21

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 – ☒DEEMED COMPLETE ☐DEEMED INCOMPLETE

BD1. No Comment.

HOUSING & COMMUNITY SERVICES DIVISION – ☐DEEMED COMPLETE ☐DEEMED 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 \$2.22 per square foot. The estimated fees are calculated as follow: 479,022 sq ft (proposed) – 115,000 sq ft (existing to be demolished) x \$2.22 = \$808,128.84. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.

PLANNING DIVISION – ☐DEEMED COMPLETE ☒DEEMED INCOMPLETE

P1. Provide parking stall dimensions on site plan. Include EV charging spaces.

P1. Reach Code will be in effect as of January 1, 2021.

P2. Provide height of perforated metal wall panel on Sheet A211.02.

P3. Exterior staircases should be enclosed and integrated into building architecture.

**FIRE – ☐DEEMED COMPLETE ☒DEEMED INCOMPLETE**

F1. C6.1: The plans now show a conflict where the wire/electrical/general purpose easements and the EVAE overlap. This is not acceptable and needs to be revised where there are no such conflicts with EVAE. Please revise.

F2. C6.0: The proposed 60 KV power lines are too proximal to the proposed aerial apparatus access roadway/EVAE. Please revise.

F3. C6.1: It needs to be ensured that the overhead easement is for the protection of the underground, and that future overhead lines cannot be added. Please indicate.

F4. C6.1: Additional information is required on the proposed biotreatment area between the roadway (EVAE) and the building. Provide additional details.

F5. C6.1: It's not clear if the existing wire clearance easement above the EVAE is being replaced with an underground easement. It would not be acceptable to retain the wire clearance easement above the EVAE. Please explain/revise.

F6. Previous FD comment F3: Sheet C6: Not enough information was provided in response. Are the doors strictly for trash pick-up once or twice per week? If not, please revise plans to show doors do not encroach onto roadway in open position.

**PARKS & RECREATION – ☐DEEMED COMPLETE ☐DEEMED INCOMPLETE**

PR1. Not applicable.

**POLICE – ☒DEEMED COMPLETE ☐DEEMED INCOMPLETE**

PD1. No comments.

### **PUBLIC WORKS**

ENGINEERING – ☐DEEMED COMPLETE ☒DEEMED INCOMPLETE

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. Clarify private communication duct bank across Walsh Avenue (there is a 2nd line adjacent to "T" line). Landscape plan still shows a duct bank run near southern property line. Provide duct bank cross section with conduit size and number of conduits. Combine private utilities crossing public right-of-way into a single encroachment path. Duct bank runs shall be within the same horizontal alignment with one duct bank significantly deeper to provide communication redundancy.
- E3. Show storm drain main in private communication duct bank utility profile.
- E4. Walsh Avenue was 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. Submit Pavement Preservation Ordinance Exemption Request during the Encroachment Permit process for City consideration. A more robust pavement treatment may be necessary if pavement cuts cannot wait until after 12/31/2024.

**STREETS DIVISION – ☐DEEMED COMPLETE ☒DEEMED INCOMPLETE**

**Landscape**

L1. No additional comments.

**Solid Waste**

SW.1 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.

- Show the path of travel for the trash/recycling collection truck on the plan. Concrete pad required at collection site per Solid Waste guidelines.
- With the security gate, how will collection vehicles access the trash enclosure?
- Provide additional details of the trash enclosure. J-hooks required to secure doors while servicing.

**Stormwater**

ST1. No additional comments

**SILICON VALLEY POWER – ☐DEEMED COMPLETE ☒DEEMED INCOMPLETE**

SVP1. See Comments on pdf titled "2590 Walsh – C4.0 SVP Markups 11.2.2021". Corresponding letters shown on markups.

- a. Labels on the drawing indicating new proposed locations for 60KV pole do not point to any poles shown on the C4.0 drawing.
- b. There is a conflict between the electrical duct bank and the 60KV control building & a 60KV transmission pole. The electrical duct bank should be 5' away from the building foundation & 5' from the 60KV pole foundation.

**WATER & SEWER – ☒ ~~DEEMED COMPLETE~~ ☒DEEMED INCOMPLETE**

W1. 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](mailto: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. The on-site review process can be 3-6 months or longer. It is recommended that the applicant submit this application as soon as possible.

### **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. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- BD2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- BD3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices [http://www.scvurppp-w2k.com/nd\\_wp.shtml](http://www.scvurppp-w2k.com/nd_wp.shtml). All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): [http://www.scvurppp-w2k.com/construction\\_bmp.shtml](http://www.scvurppp-w2k.com/construction_bmp.shtml), and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems

proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
- The grade level lobbies shall be min. 1 hour rated all sides and above.
- All stair shafts shall be min. 1 hour rated.
- All elevator shafts shall be min. 1 hour rated.
- All trash chute shafts shall be min. 1 hour rated.
- Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
- Any trash rooms shall be min. 1 hour rated all sides and above.

BD5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

BD6. Informational: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

## HOUSING & COMMUNITY SERVICES DIVISION

H1. 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 \$2.22 per square foot. The estimated fees are calculated as follow: 479,022 sq ft (proposed) – 115,000 sq ft (existing to be demolished) x \$2.22 = \$808,128.84. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.

## PLANNING

- P1. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, trash enclosure details, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- P2. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project for both the private property and adjacent public right-of-way. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.
- P3. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development or his/her designee.
- P4. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with a minimum 24-inch box and/.or a 1:1.5 with 36-inch box specimen trees on-site where possible and off-site, or equal alternative as approved by the Director of Community Development. Fee amount per off-site tree replacement is set per the City's Municipal fee schedule.
- P5. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without a City review and approval.
- P6. 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.

- P7. 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.
- P8. 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.
- P9. Commercial, industrial, and multi-family residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
- P10. 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.
- P11. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and stormwater BMPs consistent with the O&M agreement throughout the life of the project. Green infrastructure shall be installed within the public right-of-way consistent with RWQCB requirements.
- P12. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P13. 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.
- P14. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 300 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and prohibited on Sundays and State and federal holidays.
- P15. The Developer shall incorporate green building measures such as rooftop solar photovoltaic (PV) systems, rough-ins for electric vehicle charging, use of efficient lighting and irrigations, and recycled water, as feasible, to the satisfaction of the Director of Community Development.
- P16. All roof equipment shall be screened from public streets and public rights-of-way. Screening shall be designed to be architectural style and material that is compatible with the building.
- P17. Off-site parking permits shall be required to achieve requisite on-site parking requirement of 1 space per 4,000 sq.ft. of gross floor to be shared among Vantage users and made part of the Modification application to reduce onsite parking requirement.
- P18. Developer shall comply with all construction and on-going mitigation measures described and identified and the Mitigated Negative Declaration prepared under the California Environmental Quality Act, as adopted by the California Energy Commission (SCH Number 2020040254), and as administered to satisfaction of the Director of Community Development. The mitigation measures contained in the MND shall be included in all construction plan sets.



## **FIRE**

- F1. Fire apparatus access roadways shall be provided so that all portion of an exterior wall of the first story of the buildings are located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, or the project team will be required to mitigate the lack of compliance. If these conditions can not be met the project team will be required to complete an Alternative materials, design and methods of construction and equipment application. The required mitigation measure will be determined by the Fire Department.
- F2. At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F3. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F4. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F5. Prior to the start of construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F6. At time of Building Permit application, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:
  - a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
  - b. Fire apparatus access roadways shall have a “minimum” width of a fire apparatus access roadway for Engines is 20 feet. The “minimum” width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and the sides of the building requiring access shall be approved by the Fire Department. Trees, overhead wiring, etc. shall not conflict with any means of fire department access.
  - c. Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
  - d. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
  - e. Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater.
  - f. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.
  - g. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
  - h. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

- i. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.
- F7. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F8. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:
  - a. **Step 1 – Hazardous Materials Closure (HMCP):** This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
  - b. **Step 2 – Site Mitigation:** Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
    - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
    - Department of Toxic Substances Control (DTSC)
    - State Water Resources Control Board
    - Santa Clara County, Department of Environmental Health.
  - c. **Step 3 – Community Development, Building Division Demolition Application:** For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading:

- Oversight agency case number; and
- Oversight managers contact name, phone number.

## **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.

## **POLICE**

PD1. None.



## **PUBLIC WORKS**

### **ENGINEERING**

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. 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 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.
- E11. The project shall comply with the mitigations identified, if any, in the VMT analysis.
- E12. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
- E13. A gated entrance must be placed at a minimum 25 feet from the property line.
- E14. All proposed driveways shall be City standard ST-9
- 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. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E18. All traffic striping, messages, and symbols shall be thermoplastic.
- E19. Provide on-site crane staging area for loading of mechanical units.
- E20. Provide trash pickup location on-site.

## STREETS DIVISION

### Landscape

- L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
- L2. No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with 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 of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

### 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](#), the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.
- ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3<sup>rd</sup> party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3<sup>rd</sup> 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. Include the [SCVURPPP Countywide Construction BMPs Plan Sheet](#) with the plans.
- ST5. Include [the C.3 Treatment Facilities Construction Notes](#) on the Improvement Plans and/or Stormwater Control Plans.
- ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3<sup>rd</sup> party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3<sup>rd</sup> 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.
- ST7. Stormwater treatment facilities must be designed, installed, and maintained 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. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.
- ST8. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or [KaHickey@santaclaraca.gov](mailto: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>.
- ST9. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST10. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST11. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

- ST12. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST13. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.
- ST14. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST15. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

## **SILICON VALLEY POWER**

- SVP1. Marshalling Termination Cabinet required for Control interface between Customer and SVP wiring.
- SVP2. Project energization/loading/ramp up schedule will need to be approved by SVP.
- SVP3. 60KV Control Building Requirements
- i. Battery Room needs to be 10' Long, with access to the control room.
  - ii. IT Communication room required to be 10' long with access door to outside, and no access to battery or control room.
  - iii. Storage Room needs to be 8' long with access from outside only.
  - iv. Control room needs to be 30' long
  - v. Total length of control room will be 58' long by minimum of 15' 6" wide.
  - vi. Foundation needs to extend 1 foot outside perimeter of control room.
  - vii. Stairs need to be metal fabricated per SVP spec.
  - viii. SVP to design control room.
- SVP4. Need to run SCD model to see if higher impedance or reactors need to be designed to mitigate increase in SCD.
- SVP5. T8365 Is to be removed from site & new temporary power or interim power is to be designed for the site. Max allowable Temporary power at 277/480V is 2000KVA. Max allowable interim power at 12KV is 9MVA (This is total power allowed between two 12KV services. Each service can be loaded up to a maximum of 4.5MVA).
- SVP6. Applicant Design Process (ADP) available to Developer to expedite electric substructure design. Reach out to <Wendy Stone> [westone@svpower.com](mailto:westone@svpower.com) to initiate ADP process.
- SVP7. Applicant Design Process for design and construction of dedicated customer electric substation required to serve customer load.
- a. Single parcel with electric demand greater than 13.5 MW are required to take service at 60kV.
  - b. Maximum electric demand allowed is 99 MVA.
  - c. Customer shall design (with exception of City-owned control building), procure, and construct Substation Facilities, to provide 60kV service to the Customer Premises, at its own financial risk, per SVP's standards and requirements.
  - d. SVP shall own, operate and maintain all City-owned Substation Facilities and Transmission Facilities, SVP control building and all equipment therein.
  - e. Customer shall obtain all land use entitlements, and provide any property rights, including easements, to the City, necessary to construct, complete, and maintain the Substation Facilities.
  - f. Customer is responsible for all costs of electric transmission facility extensions to service Substation Facility.
  - g. Interconnection Study is required to be performed by SVP to assess requirements of interconnect. The cost of the study is \$75,000 per interconnection. Requirements will consider the following:
    - i. System capacity of SVP's electric transmission system to serve customer load.
    - ii. System capacity of PG&E's electric transmission system to serve customer load.
      1. This is determined by studies performed by the California Independent System Operator (CAISO) in its yearly Transmission Planning Process (TPP).
      2. Any mitigation measures identified, and/or construction schedules required by PG&E to serve customer load ramp will be communicated by SVP to the



customer. Any PG&E identified mitigations and/or construction schedules are not controlled by SVP nor is SVP responsible for any delays caused by these project schedules.

- iii. Determine when to include customer load ramp in SVP's load forecast to the California Energy Commission (CEC).
- iv. Determine when customer will be allowed to energize facilities, and allowed ramp schedule.
- v. Customer must enter into a Funding Agreement for SVP to perform the System Interconnection Study.
- h. SVP requires a Funding Agreement to enable the Applicant/Developer to work with SVP Engineering Division personnel to create a functional Substation and Transmission Line extension during the project's Customer Engagement Process for receiving entitlements from the City. The funding agreement allows for pre-design work only, and is not in any way an endorsement of the project receiving entitlements from the City.
- i. SVP requires a Substation Agreement upon the Applicant receiving full entitlements from the city, including but not limited to a completed CEQA. The purpose of the Substation Agreement is to set forth the mutual obligations of the Parties with respect to supplying Customer with initial interim electric power and then with permanent capacity and transmission infrastructure for the Premises.

SVP8. Emergency exit only doors need to be shown on the plans for the substation. 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. 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
- SVP10. 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
- SVP11. 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.
- SVP12. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- SVP13. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP14. 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.
- SVP15. 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.
- SVP16. 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).
- SVP17. 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.
- SVP18. 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.

- SVP19. 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.
- SVP20. Any relocation of existing electric facilities shall be at Developer's expense.
- SVP21. Electric Load Increase fees may be applicable.
- SVP22. 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)).
- SVP23. 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)).
- SVP24. 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.
- SVP25. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP26. 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.
- SVP27. 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.
- SVP28. 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.
- SVP29. 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.*
- SVP30. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.



- SVP31. 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.
- SVP32. 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.
- SVP33. 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. Development Impact Analysis: 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.
- W2. Recycled Water Main: The applicant shall extend a new 12" DIP recycled water main from the point of connection in Walsh to the project frontage.
- W3. Recycled Water Services: Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs. No Potable Water services to the public main shall be allowed for temporary water use.
- W4. Onsite Recycled Water Review: Prior to issuance of Building Permits, 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](mailto: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.
- W5. On-site Recycled Water Construction: Construction and installation of all on-site recycled water system equipment shall 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.
- W6. On-site Recycled Water Inspection: 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](mailto: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.
- W7. Potable Water Redundancy: All onsite industrial water use that requires uninterrupted service shall install a potable water back-up supply source that complies with all recycled water separation requirements.
- W8. Potable Water Main: The applicant shall upgrade the existing 12" AC water main along Walsh with a new 12" DIP pipe water main. The water main upgrade shall extend the entire length of the property's frontage.
- W9. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and 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.
- W10. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. 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. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W11. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. 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). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W12. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services 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 and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W13. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W14. Existing Services: 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. 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.
- W15. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, 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.
- W16. 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).
- W17. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.



- W18. Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W19. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W20. Record Drawings: 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 public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W21. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.
- Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:
- prohibiting the installation of new potable water irrigation services, new irrigation connections, construction, and dust control.
  - restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at [www.santaclaraca.gov/waterconservation](http://www.santaclaraca.gov/waterconservation)

## LOCATION MAP PLN2021-14964



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