

DOCKETED

Docket Number:	22-SPPE-03
Project Title:	Martin Backup Generating Facility (MBGF)
TN #:	250687
Document Title:	Martin Properties Responses to Data Request Set 2 - MBGF
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
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Docketed Date:	6/20/2023



RESPONSE TO CEC STAFF DATA REQUEST SET 2 (1-11)

Martin Backup Generating Facility (22-SPPE-03)

SUBMITTED TO: CALIFORNIA ENERGY COMMISSION
SUBMITTED BY: **Martin Avenue Properties LLC**

June 2023



INTRODUCTION

Attached are Martin Properties' responses to California Energy Commission (CEC) Staff Data Request Set No. 2 (1-11) for the Martin Backup Generation Facility (MBGF) Application for Small Power Plant Exemption (SPPE) (22-SPPE-03). Staff issued Data Request Set No. 2 on April 28, 2023.

The Data Responses are grouped by individual discipline or topic area. Within each discipline area, the responses are presented in the same order as Staff presented them and are keyed to the Data Request numbers (1-11). Additional tables, figures, or documents submitted in response to a data request (e.g., supporting data, stand-alone documents such as plans, folding graphics, etc.) are found in Attachments at the end of the document and labeled with the Data Request Number for ease of reference.

For context, the text of the Background and Data Request precede each Data Response.

GENERAL OBJECTIONS

Martin Properties objects to all data requests that require analysis beyond which is necessary to comply with the California Environmental Quality Act (CEQA) or which require Martin Properties to provide data that is in the control of third parties and not reasonably available to Martin Properties. Notwithstanding this objection, Martin Properties has worked diligently to provide these responses swiftly to allow the CEC Staff to prepare the Draft Environmental Impact Report (DEIR).

AIR QUALITY

BACKGROUND: Construction Fugitive Dust Impact Modeling

The SPPE application in Table 34 and Table 35 of the Air Quality and Greenhouse Gas Technical Report (11/8/2022; TN# 247329) and the ambient air quality impact dispersion modeling data provided electronically do not address the fugitive dust emissions (PM10 and PM2.5) during the demolition and construction phases of the project. As such, the application does not fully quantify impacts to or demonstrate compliance with National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) during demolition and construction for the combined effects of construction equipment exhaust and fugitive dust. CEC staff needs the ground-level impacts of PM10 and PM2.5 with fugitive dust to determine compliance with NAAQS and CAAQS during the demolition and construction.

DATA REQUESTS

1. Please update the criteria air pollutants ambient impact analysis for the construction-phase to quantify the PM10 and PM2.5 impacts for the 24-hour and annual averaging periods, including fugitive dust and construction equipment exhaust.

RESPONSE TO DATA REQUEST 1

The project's criteria air pollutant ambient impact analysis has been updated to account for particulate matter emissions from both construction exhaust and fugitive dust during construction (which includes a phase for demolition). Construction emission sources were characterized by area sources covering the full construction site; see Response to Data Request 2 for additional details on the assumed modeling parameters. This analysis used meteorological data for KSJC station at an anemometer height of 7.9 meters, per CEC Data Request Set 1, Request 21.

The modeled emission rates are summarized in **Table 1A** and reflect the maximum 24-hour emission rates during any single phase of construction. This is conservative as the maximum particulate matter 24-hour emission rates occur during a short ten-day site preparation phase and the chances of these activities occurring during worst-case meteorology is low. The results of the updated ambient impact analysis are summarized in **Table 1B**. The background column shows the highest concentration, or the three-year average of the highest concentration for the 24-hour PM2.5 standard, from 2019 to 2021 from the 158B Jackson Street station in San Jose, California.

As seen in **Table 1B**, the PM10 24-hour and annual background concentrations are already above the limiting standards. The maximum modeled 24-hour PM10 concentration of 15.7 µg/m³ during construction would exceed the U.S. EPA PM10 SILs of 5 µg/m³ for 24-hour impacts at the project fence line. The annual modeled PM10 concentration of 0.47 µg/m³ would not exceed the U.S. EPA PM10 SILs of 1 µg/m³ for annual impacts.

The PM10 impacts would decrease rapidly as distance increases from the areas of ground disturbance. The 24-hour PM10 impacts would be below the U.S. EPA PM10 SIL of 5 µg/m³ for all locations 300 feet beyond the fence line. Furthermore, the 24-hour PM10 impacts would be well below the SIL at the nearest sensitive residential receptors, which are located 1,500 feet southwest of the site boundary.

The cumulative PM2.5 24-hour impact of 39 µg/m³ during construction would result in an exceedance of the 24-hour PM2.5 NAAQS at the project fence line. The annual cumulative PM2.5 concentration of 11.5 µg/m³ would not result in an exceedance of the annual PM2.5 CAAQS.

Similar to the PM10 impacts, the PM2.5 impacts would decrease with distance from the property boundary. The 24-hour PM2.5 impacts would be below the U.S. EPA PM2.5 SIL of 1.2 µg/m³ for all locations 700 feet beyond the fence line and well below the SIL at the sensitive residential receptors located 1,500 feet southwest.

Table 1A: Modeled PM10 and PM2.5 Emissions Rates

Scenario	Source	Emission Rate (g/s/m ²)	
		PM ₁₀	PM _{2.5}
24-Hour	Off-road and On-road Diesel Exhaust	7.1E-08	7.1E-08
	Fugitive Dust	2.9E-06	1.5E-06
Annual	Off-road and On-road Diesel Exhaust	2.1E-08	2.1E-08
	Fugitive Dust	2.2E-07	8.1E-08

Table 1B: Updated Ambient Air Quality Standards Analysis

Pollutant	Averaging Time	Project Impact	Background	Total Impact	Limiting Standard	Percent of Standard
		µg/m ³	µg/m ³	µg/m ³	µg/m ³	
PM ₁₀	24-hour	15.7	134	150	50	299%
	Annual	0.47	24.8	25	20	126%
PM _{2.5}	24-hour	5.6	33.3	39	35	111%
	Annual	0.19	11.5	12	12	97%

Emily Weissinger with Ramboll, will provide updated modeling files upon receipt of a Staff request to upload them to a secure server. Ms. Weissinger's email address is EWeissinger@ramboll.com.

2. Please describe the modeling assumptions of the source parameters (e.g., initial dimension and release height of area/volume sources, or stack height, diameter, temperature, and velocity of point sources) used in the dispersion modeling for fugitive dust during demolition and construction.

RESPONSE TO DATA REQUEST 2

Source parameters used in the modelling of particulate matter emissions during demolition and construction can be found in **Table 2** below.

Table 2: PM10 and PM2.5 Modeling Parameters

Source	Source Type	Area (m ²)	Release Height (m)	Sigma Z (m)
Off-road and On-road Diesel Exhaust	Area	29,850	5.0	1.4
Fugitive Dust	Area	29,850	2.0	1.0

TRANSPORTATION

BACKGROUND: FAA Regulations Compliance, Sight Distance, and VMT Reductions

The SPPE application indicates that the project would be constructed using cranes that may exceed the final building height, may alter curb striping along Martin Avenue, and may be operated by staff proposed to work on a 4-40 (4-day, 40-hour work week) schedule. To provide clarification and aid staff analysis for compliance with Federal Aviation Administration (FAA) regulations (14 CFR, Section 77.5 et. seq), site access and driveway sight distance, and the anticipated VMT reductions from implementation of a 4-40 work schedule, CEC staff requires complete descriptions of construction equipment and built structure heights, the proposed allocation of curb space frontage, and staff and visitor roles.

DATA REQUESTS

3. Please provide a description and site plan of the maximum height to which cranes, or other construction apparatuses will extend during project construction and operation, for use in the discussion of project compliance with FAA regulations (14 CFR, Section 77.5 et. seq).

RESPONSE TO DATA REQUEST 3

For prior SPPE Applications, this information was not necessary to complete a CEQA analysis. Compliance with 14 CFR, Section 77.5 et. seq. will be performed through the filing of the appropriate Notice of Construction with the FAA by the contractor and approval of the specific types of construction equipment will be limited by the FAA in its consideration of the Notice. CEQA encourages agencies to rely on the enforcement of existing laws by other agencies, especially those with exclusive authority over the subject, such as the FAA. In this case, the CEC can simply acknowledge the requirement and rely on FAA's enforcement.

4. Please provide a detailed description of the staff types eligible for a 4-40 schedule for reference in the discussion about vehicle miles traveled (VMT) analysis and measures proposed for inclusion in the project's Transportation Demand Management (TDM) Plan. The SPPE Application – Part I, Section 4.17.2.b notes that a 4-40 schedule would be proposed to reduce project VMT. Please clarify whether staff and visitor roles mentioned in the application (i.e., Data Center Operations, Security, Janitor, Tenant Personnel, Visitors) have varying degrees of compatibility with a 4-40 schedule.

RESPONSE TO DATA REQUEST 4

The CA3BGF and CA3DC project, which was granted an SPPE in late 2022, provided the same analysis and the same TDM features as proposed for this project. Martin Properties will apply the TDM to all employees identified, except visitors.

BACKGROUND: Site Access and Circulation

The SPPE application indicates that project construction would entail connecting to an existing water line in the Union Pacific Railroad (UPRR) right-of-way and may involve other activities that would encroach on the Martin Avenue right-of-way. The application also indicates there are two driveways serving the project though three are shown on the site plan, and there is a discrepancy in the indicated automobile parking spaces.

The application also indicates that security staff may be shared with other nearby data center sites and may park elsewhere when reporting for work, and that the Santa Clara Fire Department would review the fire access and hydrant plan and provide requested changes to the site plan for the project to implement. CEC staff requires confirmation of the extent to which construction activities would impact traffic operations on Martin Avenue, the purpose of and vehicle access control to be implemented at the center driveway on Martin Avenue, the number of automobile parking spaces provided, the extent to which security staff would be shared among Vantage data center sites in the area, and whether the Santa Clara Fire Department has provided input on the current site plan. This will enable CEC staff to understand and analyze the adequacy of site access and circulation throughout project construction and operation as well as the vehicle miles traveled (VMT) implications of project operations.

DATA REQUESTS

5. Please provide a description, and site plan diagram if available, of the extent to which construction activities, including connecting to the existing buried water line east of the site within the UPRR right-of-way, would impact use of the Martin Avenue right-of-way. Useful context includes, but is not limited to, the extent, frequency, and timing of lane closures required during construction phases. If this information is not ready, please confirm if the project will develop a construction plan to comply with local ordinances).

RESPONSE TO DATA REQUEST 5

The information is not available at this time and will be available as part of the final design. However, Martin Properties confirms that the final design will include a construction plan to comply with local ordinances.

6. Please confirm whether security personnel would be shared with other Vantage data center sites within the area and may be expected to park at those sites when reporting for work.

RESPONSE TO DATA REQUEST 6

Martin Properties no longer intends to share parking with other Vantage campuses. As discussed in the SPPE Application, the number of parking spaces far exceeds the anticipated employment and visitors that would be on-site at the same time.

7. Please confirm the purpose of the 16-foot-wide center driveway on Martin Avenue shown on site plans as well as the type of vehicle access control (e.g., gate) to be installed in this location and, if applicable, truck turning movements for access to and from this driveway. This driveway is noted on site plans but excluded from project narratives and no truck turning movements are shown for this driveway.

RESPONSE TO DATA REQUEST 7

The purpose of this driveway is to provide access to the SVP substation. The Civil Plan has been revised (See Appendix TRANS DR-7) as follows:

- Shifted the island in the east driveway to accommodate truck manoeuvres.
- The center drive aisle (into the substation) has been revised per the PCC comment stating it cannot be a curb return entrance and is to be CSC standard apron driveway entry.

Also included for reference is the updated Truck Turn (sheet C7) illustrating:

- Loading trucks enter/exiting east driveway providing clearance from the Martin Avenue south side curb;
- SVP service truck entering/exiting the center driveway entrance.

In addition we provide the following response relating to the City's future Class IV separated bikeway on Martin Avenue.

Please see updated sheet C7 illustrating the revised truck manoeuvring for the east side driveway to be more than 10.0' clear from the south side of Martin Avenue. The 2018 Santa Clara Bicycle Master Plan illustrates a "future Class IV bike lane" along Martin Ave. Currently, the existing condition allows for stopping/parking for vehicles less than 20.0' long along our project frontage. The assumption is that if/when the future Class IV bicycle lane (which would be 10.0' wide – 7.0' wide lane with 3.0' wide separator) is installed, then the existing parallel parking along project frontage would be removed.

8. Please confirm the number of vehicle parking spaces on site. The SPPE application mentions 92, yet only 87 are included on the site plan. Please also indicate the number of accessible parking spaces if this differs from the one regular accessible space and one van accessible space shown on the site plan.

RESPONSE TO DATA REQUEST 8

The project will provide a total of 84 on-site parking spaces, including 1 accessible and 1 van accessible parking space. As estimated parking demand per Client ranges from 17 to 30 vehicles, the proposed 84 parking spaces will be more than sufficient to support operations.

9. Please confirm that the project will not contain any short-term bicycle parking spaces.

RESPONSE TO DATA REQUEST 9

Short-term bicycle parking spaces have been provided adjacent to the building's main entrance. Please refer to Sheet Note 36 on AS101.01, contained in Appendix TRANS DR-9.

10. Please confirm whether the Santa Clara Fire Department has reviewed the site plan to ensure fire protection design features are incorporated and adequate emergency access is provided; if this has occurred, provide a description of the department's requested changes to the site plan.

RESPONSE TO DATA REQUEST 10

The City of Santa Clara Fire Department has reviewed the "ISSUED FOR PCC REVIEW" drawing set provided to the City of Santa Clara 11/17/2022 and provided comments, Attached as Appendix TRANS DR-10. Martin Properties is currently working on responses to the PCC Comment and related revisions, which will be submitted to the CEC when completed as a Supplement to this Data Response.

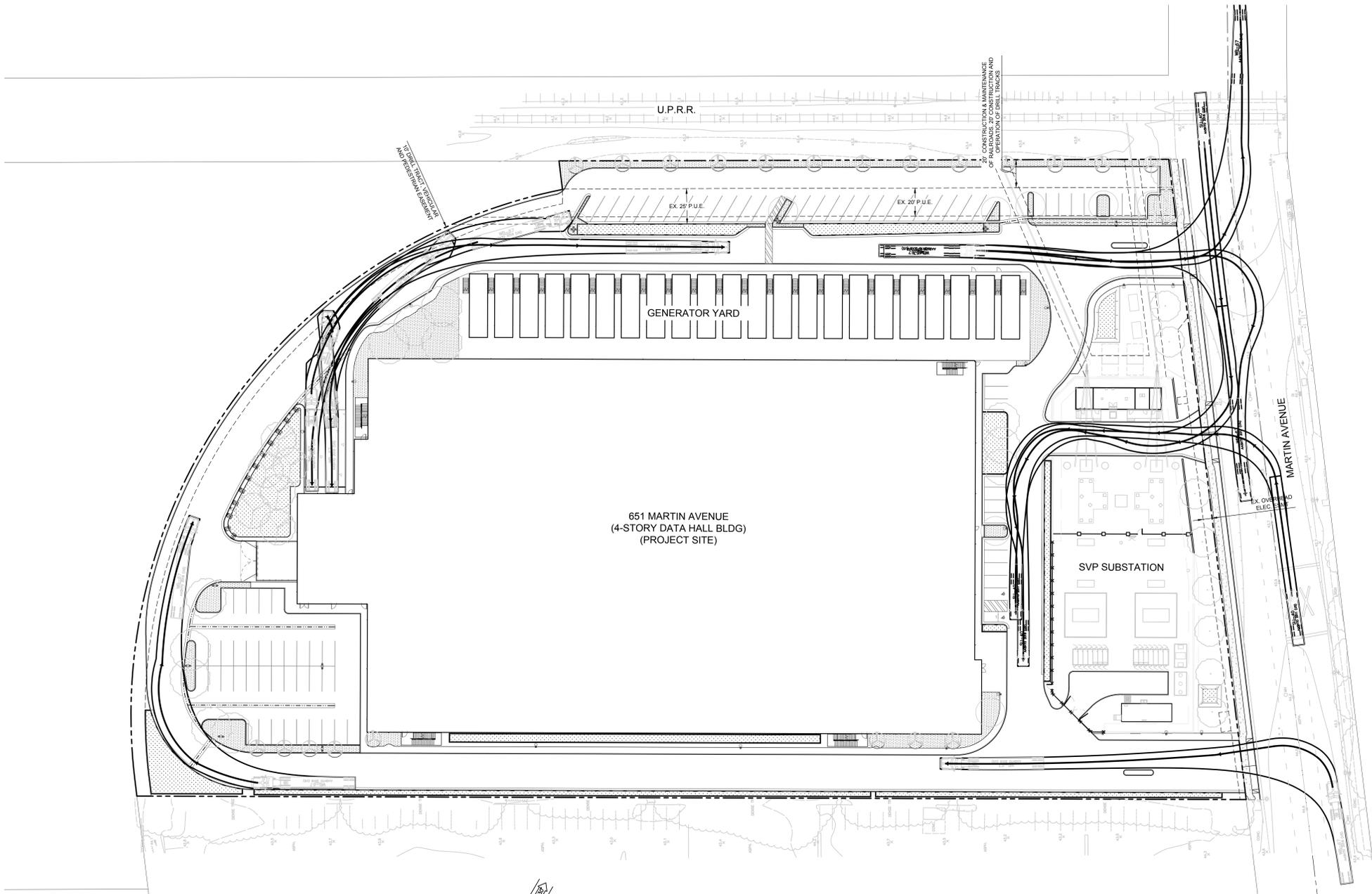
11. Please provide a detailed description and site plan indicating the proposed curb striping for Martin Avenue adjacent to the project frontage for use in the discussion about site access and driveway sight distance. Please show the extent of each type of curb striping (e.g., red – no parking or stopping, white – passenger loading, yellow – commercial loading, blue – ADA accessible parking, green - parking) proposed by the project.

RESPONSE TO DATA REQUEST 11

This information is not required to fulfill the CEC's CEQA obligations. Final Design will address the specific City code compliance as part of the ongoing PCC Process and through the issuance of Building Permits. Marking placement, type and color have no bearing on whether the project will have a significant impact on transportation.

ATTACHMENT TRANS DR-7

Revised Civil Plan – Truck Entrance Modifications



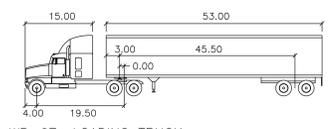
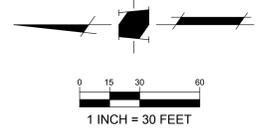
651 MARTIN AVENUE
(4-STORY DATA HALL BLDG)
(PROJECT SITE)

GENERATOR YARD

SVP SUBSTATION

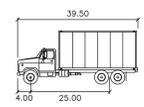
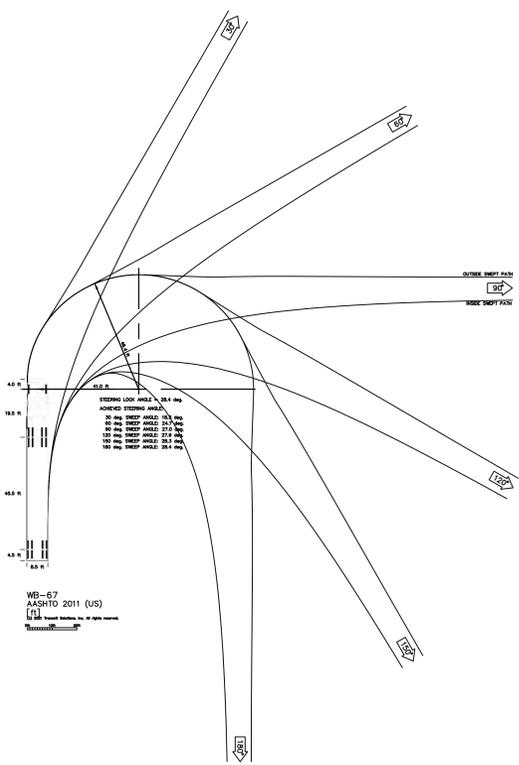
U.P.R.R.

MARTIN AVENUE



WB-67 LOADING TRUCK

feet			
Tractor Width	: 15.00	Lock to Lock Time	: 19.50
Tractor Track	: 4.00	Steering Angle	: 28.4
Tractor Lock to Lock Time	: 19.50	Articulating Angle	: 75.0
Trailer Width	: 3.00		
Trailer Track	: 8.50		
Trailer Length	: 45.50		



SU-40 SVP SERVICE TRUCK

feet	
Width	: 39.50
Track	: 4.00
Lock to Lock Time	: 25.00
Steering Angle	: 31.8

- OWNER
MARTIN AVENUE PROPERTIES
- CONTRACTOR
DPR CONSTRUCTION
1450 Veterans Blvd.
Redwood City
CA 94063
650.474.1450
- ARCHITECT
SHEEHAN NAGLE HARTRAY ARCHITECTS
130 East Randolph
Suite 3100
Chicago, IL 60601
312.653.2900
- LANDSCAPE
[Logo]
1345 Pauline Drive
Sunnyvale, CA 94087
408.481.9020
- CIVIL
HMT
1570 Oakland Road
San Jose, CA 95131
408.487.2200
- STRUCTURAL
PEOPLES ASSOCIATES
6111 Johnson Ct
Suite 100
Pleasanton, CA 94588
408.957.9220
- MEP, FP, FA
SYSSA HENNESSY GROUP
425 California Street
Suite 400
San Francisco, CA 94104
415.288.0080

PROGRESS SET
NOT FOR
CONSTRUCTION

No.	Description	Date
A	ISSUED FOR PCC REVIEW	11-17-2022

651 MARTIN AVENUE
651 MARTIN AVENUE
SANTA CLARA, CA
95050
APN: 224-04-071

ISSUED FOR PCC REVIEW

SITE ACCESS-WB67

C7

SCALE: Scale as Noted

© SHEEHAN NAGLE HARTRAY ARCHITECTS, LTD.

ATTACHMENT TRANS DR-9

Short-Term Bicycle Parking Spaces

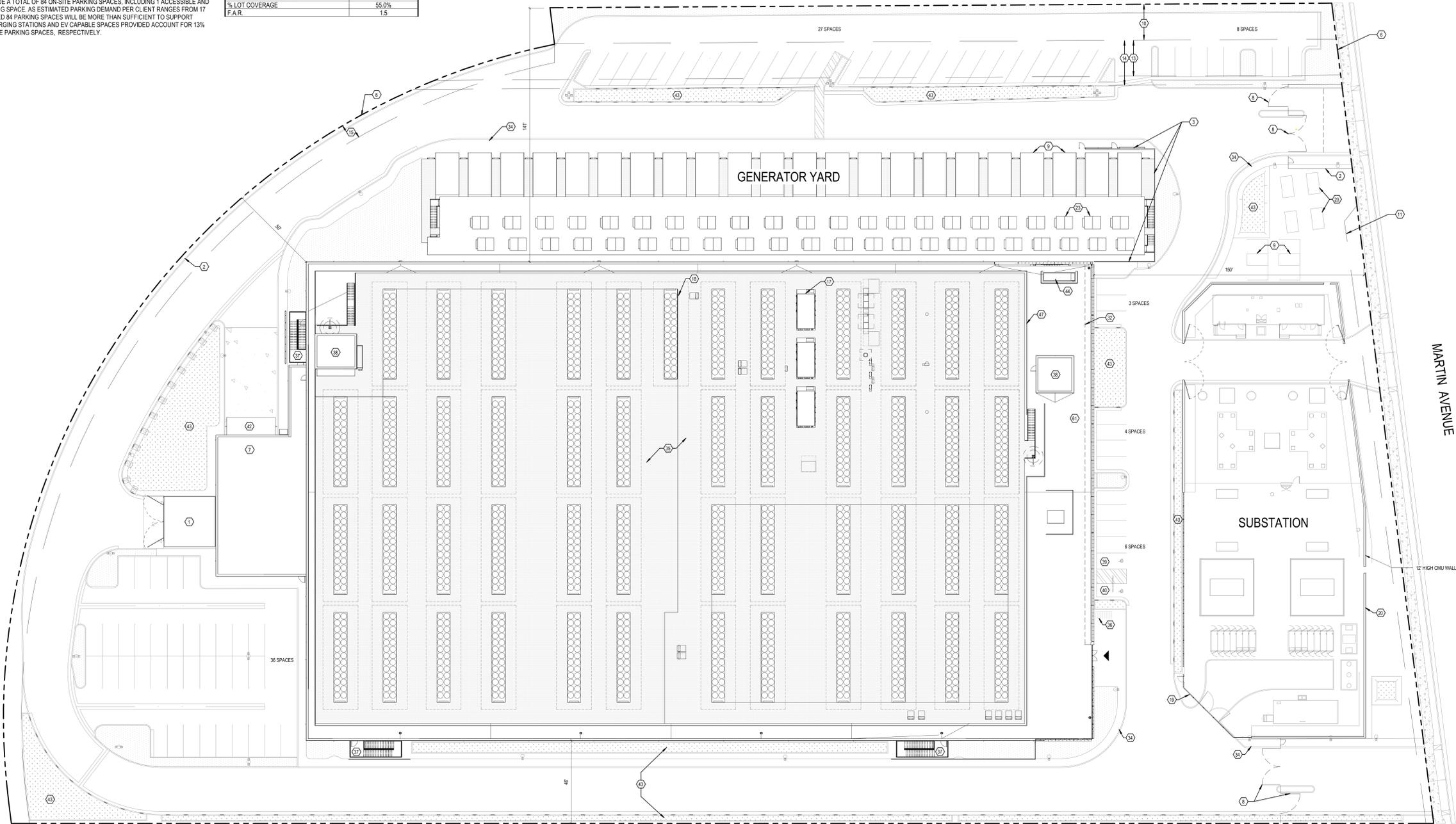
PARKING DATA					
BUILDING	AREA	ZONE	RATIO	REQUIRED	PROVIDED
651 MARTIN AVE	468,175 SF	MH	1:4000	117	84

DESIGNATED PARKING DATA		
DESIGNATED PARKING TYPE	REQUIRED FOR 84 SPACES	PROVIDED
ACCESSIBLE STALLS PROVIDED ON-SITE	4 (1 VAN)	4 (1 VAN)
EV CHARGING STATIONS PROVIDED ON-SITE	4	4
EV CAPABLE SPACES (INCLUDING EVCS)	17	17
CLASS I BICYCLE PARKING	60	60
CLASS II BICYCLE PARKING	20	20

THE PROJECT WILL PROVIDE A TOTAL OF 84 ON-SITE PARKING SPACES, INCLUDING 1 ACCESSIBLE AND 1 VAN ACCESSIBLE PARKING SPACE. AS ESTIMATED PARKING DEMAND PER CLIENT RANGES FROM 17 TO 30 VEHICLES, PROPOSED 84 PARKING SPACES WILL BE MORE THAN SUFFICIENT TO SUPPORT OPERATIONS. THE EV CHARGING STATIONS AND EV CAPABLE SPACES PROVIDED ACCOUNT FOR 13% AND 20% OF TOTAL ON-SITE PARKING SPACES, RESPECTIVELY.

651 MARTIN AVE - NET SQUARE FOOTAGE			
LEVEL	DATA ROOM	SUPPORT	TOTAL
LEVEL 01	49,744	63,949	113,693
LEVEL 02	49,744	61,069	110,813
LEVEL 03	49,744	61,069	110,813
LEVEL 04	49,744	61,069	110,813
ROOF	0	0	0
TOTAL AREA	198,976	247,156	446,132

SITE DATA	
TOTAL SITE AREA	312,237 SF
TOTAL SITE AREA ACRES	7.17 ACRES
% LOT COVERAGE	55.0%
F.A.R.	1.5



1 ARCHITECTURAL SITE PLAN
3/64" = 1'-0"

GENERAL NOTES

PARKING
PER CITY OF SANTA CLARA TITLE 18 ZONING SECTION 18.74.020.D.2 DATA CENTERS, ONE SPACE PER FOUR THOUSAND (4,000) SQUARE FEET OF GROSS FLOOR AREA RESULTING IN A MINIMUM OF 117 PARKING SPACES.

BUILDING HEIGHT
THE PROJECT SITE IS ZONED AS MH. THE MAXIMUM BUILDING HEIGHT UNDER THE MH ZONING DESIGNATION IS 70 FEET WITH A PREVIOUSLY APPROVED MODIFICATION ALLOWING AN INCREASE IN HEIGHT UP TO 25 FEET. BUILDINGS UNDER THIS DESIGNATION ARE REQUIRED TO HAVE AT LEAST 15-FOOT SETBACK DISTANCE FROM THE STREET. THIS ZONING DESIGNATION ACCOMMODATES INDUSTRIES OPERATING SUBSTANTIALLY WITHIN AN ENCLOSED BUILDING. THE PREVIOUSLY APPROVED ALLOWABLE HEIGHT OF THE PROPOSED BUILDINGS TO THE TOP OF THE ROOF WOULD BE APPROXIMATELY 87 FEET ABOVE GROUND SURFACE (62.25 FEET ABOVE GROUND SURFACE TO THE TOP OF THE ROOF SCREEN). THE PROPOSED BUILDINGS WOULD BE SET BACK FROM THE STREET BY MORE THAN 15 FEET.

AIRPORT OPERATION
THE PROJECT SITE IS LOCATED APPROXIMATELY 0.25 MILES WEST OF NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT. AND IS WITHIN THE AIRPORT INFLUENCE AREA. THE HEIGHT OF THE PROPOSED BUILDINGS TO THE TOP OF THE METAL SCREEN WOULD BE APPROXIMATELY 102.25 FEET ABOVE THE GROUND SURFACE. AIRPORT SAFETY HAZARDS ASSOCIATED WITH THE NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT WERE EVALUATED ACCORDING TO AIRPORT SAFETY ZONES AND FEDERAL AVIATION REGULATIONS PART 77 AIRSPACE SURFACES. THE PROJECT SITE SITS WITHIN THE AIRPORT'S TRAFFIC PATTERN ZONE AND WITHIN ONE OF ITS TURNING SAFETY ZONES. THE PROPOSED PROJECT WOULD NOT INTRUDE UPON THE PART 77 AIRSPACE SURFACE FOR THE NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT, WHICH ESTABLISHES A MAXIMUM STRUCTURE HEIGHT OF 210 FEET ABOVE MEAN SEA LEVEL FOR THE PROJECT SITE. IN ACCORDANCE WITH FAA REQUIREMENTS, THE PROJECT APPLICANT WOULD COMPLETE AND SUBMIT ALL NECESSARY NOTICES AND DOCUMENTATION TO THE FAA TO OBTAIN THE NECESSARY APPROVALS FOR CONSTRUCTION IN COMPLIANCE WITH FAA'S NOTICE OF PROPOSED CONSTRUCTION REQUIREMENTS. DUE TO COMPLIANCE WITH APPLICABLE REGULATIONS SET FORTH BY THE NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT AND THE FAA, THE PROJECT WOULD NOT RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS OR OBSTRUCT AIRPORT OPERATIONS.

SHEET NOTES

- NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET.**
- TRASH ENCLOSURE AND STAGING AREA (SHADED AREA). STAGING AREA TO BE MINIMUM 8 INCH THICK REINFORCED CONCRETE CAPABLE OF WITHSTANDING 80,000 POUNDS. SEE CIVIL DRAWINGS.
 - IF TALL STEEL PALISADE PERIMETER SECURITY FENCE.
 - GENERATOR YARD SCREEN.
 - VERTICAL CABLE TRAM SCREEN.
 - GENERATOR, TYP.
 - PROPERTY LINE.
 - LOADING DOCK.
 - SECURITY GATE.
 - SWITCHGEAR.
 - RAILROAD MAINTENANCE EASEMENT.
 - PROPOSED OVERHEAD ELECTRICAL EASEMENT.
 - EXISTING ELECTRICAL POLE, TYP.
 - 20' PUBLIC UTILITY EASEMENT.
 - 25' PUBLIC UTILITY EASEMENT.
 - 10' VEHICULAR AND PEDESTRIAN EASEMENT.
 - AIR HANDLING UNIT, TYP.
 - ROOFTOP CHILLER, TYP.
 - SUBSTATION SECURITY FENCE.
 - SUBSTATION GROUND FENCE CMU WALL STACKED BOND TYP.
 - CONTROL ENCLOSURE.
 - MEDIUM VOLTAGE BOARD.
 - TRANSFORMER.
 - EV CHARGING SPACE.
 - EV CAPABLE SPACE.
 - SWITCHING STATION (SHADED AREA).
 - NEW 80KV POLE WITH 2-WAY DISCONNECT SWITCH.
 - NEW 80KV TURN POLE WITH 1-WAY SWITCH.
 - NON-CONDUCTIVE FENCE.
 - FRONT YARD SETBACK.
 - SWITCHGEAR.
 - FAÇADE AT LEVEL 1 DASHED, LEVEL 2-4 OVERHANG SIDEWALK.
 - STAIR TO GENERATOR YARD WALKING PLATFORM.
 - SIDEWALK.
 - DUNNAGE PLATFORM.
 - CLASS II BICYCLE PARKING SPACES, BLEND A BIKE STAND BY NOLA.
 - EXIT STAIR.
 - ELEVATOR PENITHOUSE.
 - ACCESSIBLE PARKING SPACE.
 - ACCESSIBLE VAN PARKING SPACE.
 - ENTRY GATE CARD READER.
 - CANOPY.
 - BIORETENTION.
 - STAIR ACCESS ROOF HATCH.
 - TRASH COLLECTION TRUCK WITH DASHLINE INDICATING TRAVEL PATH.
 - 24" WIDE SLUING GATE.
 - ALUMINUM SCREEN WALL FOR ROOFTOP UNIT.
 - ENTRY GATE OPERATOR.
 - IF SOLID SPLIT FACE CONCRETE MASONRY CAP.
 - ENTRY GATE EXIT LOOP. PROVIDE SHADOW LOOP.
 - PROVIDE PHOTO EYE AND CONTACT EDGE SAFETY DEVICES AS REQUIRED BY UL325 & ASTM F 2200.
 - OPTICOM DETECTOR MOUNTED 7' MIN ABOVE ROAD PER SCFD EMERGENCY APPARATUS ACCESS STANDARDS.
 - KNX SWITCH. SEE CUTSHEET FOR KNX KEY SWITCH FOR EMERGENCY OVERRIDE IN SHEET AREA 10.
 - DAWT CRANE.
 - IF CHAINLINK FENCING.
 - TEMPORARY ACCESS STAIR TO ALL LEVELS OF GEN YARD.
 - STANDARD ACCESSIBLE PARKING SPACE.
 - STANDARD ACCESSIBLE EVCS PARKING SPACE.
 - VAN ACCESSIBLE PARKING SPACE.
 - VAN ACCESSIBLE EVCS PARKING SPACE.
 - CLASS I LONG-TERM BICYCLE PARKING INTERIOR AT LEVEL 1.
 - CONCRETE STAIR AND LANDING. REFER TO DETAIL 11A400.D.K.
 - CONCRETE RAMP AND LANDING. REFER TO DETAIL 11A400.D.K.
 - ENTRY GATE CARD READER.
 - PEDESTRIAN CANOPY.
 - TEMPORARY GUARDRAIL UNTIL ERECTION OF NEXT PHASE.
 - CONCRETE HOUSEKEEPING PAD FOR GENERATOR.
 - GENERATOR YARD CONCRETE MAT SLAB.
 - OIL SEPARATOR TANK. SEE PLUMBING DRAWINGS.
 - PROPOSED SVP UNDERGROUND EASEMENT.
 - ILLUMINATED DRIVEWAY ENTRY MONUMENT SIGNAGE.
 - ILLUMINATED BUILDING ADDRESS SIGNAGE.
 - ACCESSIBLE PATH TO PUBLIC TRANSPORTATION.
 - IF TALL GROUND FACE CMU NOISE BARRIER WALL.
 - 10' SVP OVERHEAD EASEMENT.
 - CMU WALL FOOTING SHOWN DASHED.

OWNER
MARTIN AVENUE PROPERTIES

CONTRACTOR
DPR CONSTRUCTION
1450 Veterans Blvd.
Redwood City
CA 94063
650.474.1450

ARCHITECT
SHEEHAN NAGLE HARTRAY ARCHITECTS
130 East Randolph
Suite 3100
Chicago, IL 60601
312.653.2900

LANDSCAPE
RED UNIVERSTY
1345 Pauline Drive
Sunnyvale, CA 94087
408.481.9020

CIVIL
HMH
1570 Oakland Road
San Jose, CA 95131
408.487.2200

STRUCTURAL
PEOPLES ASSOCIATES
6111 Johnson Ct
Suite 100
Pleasanton, CA 94588
408.957.9220

MEP, FP, FA
SYSKA HENNESSY
425 California Street
Suite 400
San Francisco, CA 94104
415.288.9060

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
A	ISSUED FOR PCC REVIEW	11-17-2022

651 MARTIN AVENUE
651 MARTIN AVENUE
SANTA CLARA, CA
95050
APN: 224-04-071

ISSUED FOR PCC REVIEW

ARCHITECTURAL SITE PLAN

AS101.01

SCALE: Scale as Noted



ATTACHMENT TRANS DR-10

City of Santa Clara PCC Comments



Tuesday, February 7, 2023 Meeting Date

I. APPLICATION

A. **PLN22-00629/ 651 Martin Avenue**
Action: Incomplete

Page 1

II. PCC REVIEW OF DEVELOPER APPLICATION

A. File: **PLN22-00629**
Location: 651 Martin Avenue; APN(s): 224-04-071
Description: **Architectural Review** for the construction of a new four-story 468,175 square foot data center.
Date Last Heard: N/A
Project Planner: Tiffany Vien

COMMENTS FOR PROJECT COMPLETENESS:

The project is deemed incomplete as submitted.

COMMUNITY DEVELOPMENT

BUILDING DIVISION – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: David Tran

BD1. In new construction of buildings where elevators are required by Section 11B-206.2.3, and which exceed 10,000 square feet (929 m2) on any floor, an accessible means of vertical access via ramp, elevator or lift shall be provided within 200 feet (60,960 mm) of travel of each stair.

BD2.

HOUSING & COMMUNITY SERVICES DIVISION – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: Elaine Phung

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of \$2.59 per square foot. The estimated fee will be provided once applicant provides the two data below:

1. Applicant to provide square footage of existing buildings to be demolish.
2. Applicant to provide square footage of each of the new construction building.

The fee is determined by the net square footage of the existing building to be demolished minus the square footage of the proposed new construction building multiply by the \$2.59 per square foot. Please note that Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

PLANNING DIVISION – DEEMED COMPLETE DEEMED INCOMPLETE

- P1. Applicant to work with SVP to relocate the proposed substation to not be street facing.
- P2. Applicant to provide more details regarding the proposed exterior materials of the building.
- P3. Applicant to incorporate more architectural features and a mix of materials to pose the data center as an office building and to create the appearance of an active ground floor.
- P4. Applicant to provide renderings of the proposed data center and elevations of the substation.
- P5. Applicant to provide a tree removal and replacement plan that includes the total number of trees to be removed/replaced, tree species, and size.

FIRE – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: Jake Tomlin

- F1. A fire department closure permit is required for the existing buildings prior to business vacation. Failure to comply may result in enforcement action.
- F2. A Phase II environmental assessment is required to be submitted to CRRD for review.
- F3. Provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met in accordance with the California Fire Code as amended (maximum reduction is twenty-five percent). The most restrictive of the Water and Fire departments will apply.
- F4. Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building.
- F5. The “minimum” width of aerial roadways for aerial apparatus roadways is 26 feet. The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. Plans need to reflect compliance.
- F6. The minimum inside turning radius shall be 30 feet and must be incorporated into the plans.
- F7. Dual entries and exits are required to have a minimum clear width of 20 feet on each side of any island or other barrier.
- F8. Overhead utility and power lines and/or easements cannot be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards. All electrical utilities in these zones must be undergrounded. Additional connection details from the substation are required.
- F9. Trees at full development must not exceed 30’ in height and not impair aerial apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access. Provide additional details on the building connection to the substation.

PARKS & RECREATION – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by:

PR1. N/A

POLICE – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: John Terry

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. 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).

PD11. 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 – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: Viet Nguyen

- E1. Developer shall submit complete sanitary sewer (SS) information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows, extreme weather). Developer shall also provide seasonal peak, if it differs from daily peak. For a \$9,109.32 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. Provide grading plans showing the overland release for the 100-year storm event and any localized flooding areas. No overland release is permitted to flow to neighboring properties.
- E3. Sanitary sewer lateral between cleanout and manhole shall be VCP or SDR-26 minimum with minimum 2% slope.
- E4. Connect proposed storm drain laterals to existing storm drain main manhole or to inlets.
- E5. Provide calculations to verify 18" SD laterals are necessary.
- E6. Show all existing and proposed easements.
- E7. **Cancel covenant running with the land deferring frontage improvements (SC6390, 10825884).**
- E8. Driveways shall be City standard ST-8 or ST-9.
- E9. On Sheet C2, confirm call out for 5 foot landscape strip with 4 foot sidewalk as Section B on C3 is the opposite (5 foot sidewalk with 4 foot landscape strip).
- 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. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
- E12. If parking entrances will be gated, install the gate a minimum of 25 feet from the property line.
- E13. **ST-10 curb-return driveway shall not be used for the middle driveway.**
- E14. On site plan, please also show if middle driveway is one way or two way.
- E15. The project shall maintain a minimum driveway throat depth of 25' for the eastern driveway on Martin. **All throat lengths measured from face of curb.** Please confirm the minimum distance is provided between face of curb and first parking stall adjacent to eastern driveway.
- E16. Provide width of all driveways.

STREETS DIVISION – DEEMED COMPLETE DEEMED INCOMPLETE

Landscape

Reviewed by: Karin Hickey

- L1. Submit copy of complete landscape plans for review and comment by City staff. Plans are to include a site plan showing location of all existing trees with 4" or larger diameter (measured 30" above ground) on development property and adjacent property if they may be impacted (include size and species), proposed trees (including location, size and species), existing stormwater drainage facilities, proposed stormwater drainage facilities, and proposed locations of solid waste containers. Provide a table of trees removed and trees proposed – include sizing and species of proposed trees. For trees that are saved, 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.
 - Duplicate table included on existing tree list – 1-21 listed twice (33 trees total). Tree at NE corner not identified.
- L2. Include [City of Santa Clara Tree Preservation/City Arborist specifications](#) on all improvement plans.
- L3. 2:1 tree replacement for all trees to be removed from the site. If replacement ratio cannot be met, developer must pay city in-lieu fees set by the Department of Public Works. Minimum tree replacement size will be a 24-inch box for all on-site plantings, with all Street trees to be a minimum 36-inch box. Street tree selection shall be per City specifications; spacing, and specie to be determined by City Arborist.
- L4. No cutting of any part of **public trees**, including roots, shall be done without following City tree preservation specifications and securing approval and direct supervision from the City Arborist at (408)

615-3080. Applicant is advised to contact City Arborist to obtain required tree removal permits in the event trees are removed.

- L5. No cutting of any part of **private trees**, including roots, shall be done without direct supervision of a certified arborist (Certification of International Society of Arboriculture).
- L6. 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.
- L7. All trees, existing and proposed, must maintain minimum of ten (10) feet from any existing or proposed Water Department facilities or five (5) feet with root barrier. Existing trees that conflict with utilities must be removed by developer at developer's expense. Trees shall not be planted in water easements or public utility easements.

Solid Waste

Reviewed by: Karin Hickey

- SW1. The applicant shall complete and provide [Post-Construction Solid Waste Generation Estimation and Collection Form](#), which includes the solid waste estimations (garbage and recycling) generated post-construction. Attachments shall include site plan which includes path of travel for solid waste collection vehicles, details of solid waste enclosures, staging areas for solid waste collection, etc. 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.

Stormwater

Reviewed by: Karin Hickey

- ST1. For projects that create and/or replace 5,000 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). As of July 1, 2022 (with the adoption of the [Municipal Regional NPDES Permit, MRP 3.0](#), tree interceptor credit is not allowed.
 - **Projects that clear PCC prior to June 30, 2023 are subject to MRP 2.0 which have specific conditions for projects that create and/or replace 10,000 more of impervious surface area. After June 30, 2023, threshold decreases to 5,000 square feet and all provisions of MRP 3.0 apply.**
 - **C.3 Data form and 3rd party review received – pending verification from City consultant.**
- ST2. New road, sidewalk and bike lanes installed as part of private parcel development shall be required to treat its stormwater runoff effective July 1, 2023. Refer to Provision C.3.b.ii.(4) of [MRP 3.0](#). **This comment does not apply if project clears PCC prior to June 30, 2023.**
- ST3. 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. **Pending verification**
- ST4. For projects that request LID reduction credits under Special Project status, the applicant shall provide completed [worksheet](#) and [narrative description of the infeasibility](#) (technical, economic, or otherwise) of treating 100% of the project's stormwater runoff via on-site LID treatment measures. Alternative mitigation measures may be required if project cannot provide 100% LID-based treatment on-site. Refer to MRP 3.0 for changes to Special Project provisions.
- ST5. **Permeable Pavement, Media Filter Vaults and Tree Wells** shall be clearly noted on both the Stormwater Management Plan and the Summary Table for respective Drainage Management Area (DMA). Include details, calculation, and prescribed maintenance on the Plan. If an alternative

compliance arrangement within the project is to be used, Applicant shall note the DMAs to be mitigated and the location of the control measures.

- ST6. **Permeable pavement** installed on vehicular aisle or driveway shall be designed in such to support at least 60,000 lbs. weight load of trash collection trucks.
- ST7. Applicant 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).
- ST8. Multi-family residential, commercial, and industrial development projects are required to install full trash capture devices to collect litter and debris from their project areas (**that are not treated by stormwater treatment facilities**), prior to connecting to the City's storm drain collection system. Only full trash capture devices that have been certified by the [State Water Resources Board](#) will be deemed as satisfactory for meeting this requirements. Maintenance and inspection of full trash capture devices shall be addressed in the Operations & Maintenance (O&M) agreement.
- ST9. Applicant shall prepare a stormwater management plan/LID report that summarizes the requirements listed in the [SCVURPPP C.3 Stormwater Handbook](#) for project implementation. Measures for site design, stormwater treatment, and hydromodification management, shall be addressed where applicable (see chapters 4-7 of handbook). O&M, alternative compliance methods, and C.3 appendix items shall be included as needed (see chapters 8-9 and appendices of handbook).

SILICON VALLEY POWER – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: Krishn Patel

SVP1. Deemed Incomplete

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

SVP3. Applicant Design Process available to Developer to expedite electric substructure design. (informational comment)

SVP4. No 12KV interim power is available for this site in the interim which waiting for substation energization. A maximum of 2000KVA would be available for construction power only.

SVP5. Applicant Design Process for design and construction of dedicated customer electric substation required to serve customers 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.
- SVP6. See pdf titled "651 Martin – SVP Markups 02.07.2023". Corresponding letters are shown on plan set. Address all comments on next submittal.
- a. Show and locate existing transmission pole # BROCCA25.
 - b. Show and locate existing transmission pole # BROCCA24.
 - c. Show and locate existing transmission pole # BROCCA23.
 - d. Show and locate existing transmission pole # BROCCA22.
 - e. Show and locate existing transmission pole # KRSDCJ21.
 - f. Show and locate existing transmission pole # KRSDCJ20.
 - g. Transmission lines have a 10' wire zone where no trees are allowed. See standard #OH1230
 - h. Design Substation for 115KV to be energized at 60KV. All transformers need to have primary dual rating of 115KV and 60KV. See SD-5040 for 60KV Single Customer Junction Design Guide. **SVP can't serve their load until at least 2029 or later depending on CAISO approved project schedules, and SVP identified Statement of Work identified in the System Impact Study.**
 - i. Provide 8' clearance between Concrete masonry unit (CMU) perimeter wall and control room building on all sides. Show turning radius for line trucks.
 - j. All trees are within 40' border zone of existing transmission line and must have a fully mature tree height of less than 10 feet.
 - k. Show substation gates for SVP entry only. SVP side of substation requires 2 points of entry like shown.
 - l. Customer switchgear can not be within SVP easement area. No 12KV interim services will be provided to this site. Max transformer size will be 2000 KVA at 277/480V to be used for construction/temporary power.

- m. Show two transformer pads per UG1000 PG 15. Each pad must be 5' apart from each other with a 5' Underground Electrical Easement around all pads.
 - n. Show new switch vault per UG1000 PG 26. Provide 5' easement around vault and it can not be placed within sidewalk areas.
 - o. Purple line represents a distribution underground trench per UG1000 PG 34 or PG35 for a joint trench configuration. Please shown 10' underground electrical easement for this trench. Edge of trench should be 5' clear off all other utilities and 3'-6" clear of all transmission poles. All other utilities, walls, foundations, etc may not be placed within the SVP easement.
 - p. Show new switch vault per UG1000 PG 26. Provide 5' easement around vault and it can not be placed within sidewalk areas.
 - q. All trees are within 40' border zone of existing transmission line and must have a fully mature tree height of less than 10 feet.
 - r. Show new proposed transmission pole for tie in to existing 60KV lines.
- SVP7. Substation location, size & access is pending SVP's transmission team's review.
- SVP8. 60KV transmission line routing and intercepts into existing 60KV overhead systems is pending SVP's transmission team's review.
- SVP9. Reach out to Wendy Stone westone@SantaClaraCA.gov for projects assigned Key Customer Representative to coordinate communications/meetings with appropriate SVP personnel.
- SVP10. Reach out to SVP MAP Request svpmaprequest@SantaClaraCA.gov for all SVP as-builts/record documents required for the parcel.
- 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

SVP13.

WATER & SEWER – DEEMED COMPLETE DEEMED INCOMPLETE

Reviewed by: Ahmed Aly

- W1. Water Supply Assessment: The applicant shall complete a Water Supply Assessment (WSA) form to determine the projects demands and whether a WSA is required for the project. Applicants can contact Diane Asuncion, Compliance Manager, at 408-615-2009 for the form and any questions.
- W2. Development Impact Analysis: A development impact analysis is required for this development. This study will analyze the development's impact on the potable water system using the City's hydraulic modeling program for a fee paid by the Developer.

The applicant shall submit a hydraulic modeling request form and pay a hydraulic modeling fee through the Accela permitting system to initiate the study.

The study 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

- W3. Recycled Water Use: Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, **the project is required to use recycled water** for all non-potable

uses where recycled water is made available and where provided for by Recycled Water regulations.

This project is required to extend and connect to the City's existing Recycled Water System.

- W4. Onsite Recycled Water Review: The applicant shall submit all completed SBWR Proposed Use Request Applications to the Compliance Division of Water and Sewer Utilities at watercompliance@santaclaraca.gov for review and approval. **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. Contact the Compliance Division of Water and Sewer Utilities via email or by phone at (408) 615-2002 for more information.
- W5. Recycled Water Design: 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.
- W6. 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.
- W7. Composite Utility Plan: Make the following revisions to the composite utility plan:
- Add labeling for all existing facilities and indicate if they will remain or be removed.
 - Label the uses for all services (e.g. 8" DW, 1" DW, 8" RW, etc.)
 - **Add RW service for dual plumbing (toilets, urinals, etc.)**
 - **Label the RW service for cooling.**
 - Add DW service for redundant source of water for cooling system if not already supplied. If so, then label this use.
 - Show the nearest valves that will be used for shutdowns on the plan view for the potable water and recycled water lines. Use break lines if needed to show valve on plan view and label distance.
 - Add clearance notes that requires 5 ft minimum clearance from driveways.

CONDITIONS OF APPROVAL

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city

staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.

- a) Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

- BD2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD4. No construction code review or analysis 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. 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. 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.

BD7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.

BD8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.

- Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
- Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of \$2.59 per square foot. The estimated fee will be provided once applicant provides the two data below:

1. Applicant to provide square footage of existing buildings to be demolish.
2. Applicant to provide square footage of each of the new construction building.

The fee is determined by the net square footage of the existing building to be demolished minus the square footage of the proposed new construction building multiply by the \$2.59 per square foot. Please note that Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building (all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved).

PLANNING DIVISION

- P1. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, trash enclosure details, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- P2. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project for both the private property and adjacent public right-of-way. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.
- P3. Minor changes to the building, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Amendment 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.

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 an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

- 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. Aerial 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. N/A

POLICE

PD12. 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.

PD13. 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. Contact Sergeant John Terry at 408-615-4870 or email jterry@santaclaraca.gov to obtain information on Police Knox box program.

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 submitted within a Single Encroachment Permit to be reviewed and 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/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. 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. All work within the UPRR right-of-way requires UPRR encroachment permit.
- E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E6. 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.
- E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E8. 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.
- E9. 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.
- E10. Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E11. Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E12. If requested, Developer/property owner shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.
- E13. Pavement treatment shall be 2" grind and overlay with digouts for the full street width of Martin Avenue along the project frontage.
- E14. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
- E15. The project shall comply with the mitigations identified, if any, in the VMT analysis.
- E16. All proposed driveways shall be City standard ST-8.
- E17. Class I bicycle parking spaces shall be 5% of tenant vehicle parking and Class II bicycle parking spaces shall be 5% of visitor vehicle parking per 2019 California Building Code 5.106.4.
- E18. Class I and Class II bicycle parking, as defined in SMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

- E19. Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- E20. Provide 5' min. sidewalk along Martin Avenue frontage.
- E21. Maintain street signage along Martin Avenue.
- E22. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E23. Slurry Seal half width of Martin Avenue along project frontage. All traffic striping, messages, and symbols shall be thermoplastic.
- E24. Provide on-site crane staging area for loading of mechanical units.
- E25. Provide trash pickup location on-site.
- E26. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E27. If parking entrances will be gated, install the gate a minimum of 25 feet from the property line.

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 public or 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.
- L4. Tree replacement ratio shall be 2:1 with minimum box size replacements. If project can't meet the 2:1 replacement ratio, in-lieu fees must be paid prior to issuance of building permit.

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, individual 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. This property falls within the City's non-exclusive franchise hauling area. The applicant is required to use one of the City's approved non-exclusive franchise haulers and rate structure for any hired debris boxes. For an up to date list of approved non-exclusive franchise haulers visit www.santaclaraca.gov/cd. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.
- SW7. All refuse from all properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). 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, 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 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.
- ST3. For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI 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. 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 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. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.
- ST7. Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater 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 (the date of such document shall not be older than 3 months).
- ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.
- ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
- ST11. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@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>. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

- ST12. 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.
- ST 13. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST14. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST15. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST16. 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.
- ST17. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST18. 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. 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. High Rise Metering and Multi-Floor Infrastructure Requirements
- Refer to UG0250 – High Density Residential Metering Requirements
 - Refer to FO-1901 – Fiber Optic Splicing and Testing Methods
- SVP23. 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.
- SVP24. 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. Recycled Water Use: Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. **This project is required to extend and connect to the City's existing Recycled Water System.**
- W2. Recycled Water Design: 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.
- W3. 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.
- W4. 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 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.
- Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W5. **Potable Water Main: The applicant shall replace the existing AC water main on Martin Avenue with a new 12" DIP water main. The water main replacement shall begin and end at a valve connection and shall extend, at a minimum, the entire length of the property's frontage or as determined by the Development Impact Analysis.**
- W6. **Recycled Water Main: The project shall install a new 8" recycled water main extending from the point of connection on Martin Avenue to the project site.**
- W7. 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.

- W8. 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.
- W9. 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.
- W10. 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.
- W11. City Standard Meters and Backflows: All meters and backflows for all water services (new and existing) shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W12. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If existing services will be used, all existing meters and backflow devices shall be upgraded to meet current City standards. 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.
- W13. 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.
- W14. Water Usage: 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).
- W15. Landscaping: All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be California native, non-invasive, low water-using or moderate water-using. High water-using plants and nonfunctional turf are prohibited.
- W16. 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.

- W17. Easements: 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.
- W18. 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.
- W19. 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.
- W20. 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:

- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
- b. 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

PREPARED: _____
Lucy Garcia
As Needed Office Specialist II