CONDITIONS OF REZONING APPROVAL

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

GENERAL

G1. 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.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. 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.

BUILDING

B1. 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.

B2. 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. Note: all equipment within the property lines shall be installed above the flood elevation.

B3. 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 will be routed to a contract consultant for review.

B4. 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.

B5. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 16' California Building Code Chapter 11 as applicable.

B6. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 16' California. Green Building Standards Code (CGBSC). Provide a Construction Waste Management (CWM) Plan per the 16' CGBSC guides on pp 59-63 of the CGBSC.

B7. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: https://www.greenhalosystems.com/ .

B8. Temporary Certificates of Occupancy (TCO) 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, Public Works / Engineering, Fire Prevention, Santa Clara Water, Silicon Valley Power (SVP), and any other applicable agencies such as the Santa Clara County Health Department, with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT

C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

C2. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and stormwater collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

C3. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the Developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.

C4. Developer shall employ green building standards and materials in the site design and construction of the campus development project designed to meet the LEED version 4D

checklist for Core and Shell Office Buildings and exceed State Title 24 California Energy Code requirements for building construction.

C5. Enhancements to the landscape plan will be required prior to submittal for architectural review and approval that includes additional screening of the trash enclosure area and plantings along the Central Expressway frontage of the project site. Installation of trees in consultation with SVP for siting and height restriction will also be required and incorporated as part of the revised landscape plan for Planning approval.

C6. Submit plans for final architectural review to the Planning Department for review and approval prior to issuance of building permits. Include color palette and materials board.

C7. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10' feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of 5' feet from the public water, storm and sewer facility with the tree behind the TRB, and specified on the plan. Use of super-soil may be required with the installation of trees where electric, water and sewer utilities are in proximity.

C8. Landscape plan to include type and size of proposed trees on-site. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way.

C9. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development. Installation of approved landscape plan is required prior to issuance of occupancy permits for the Phase II office building.

C10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative and shall require Planning Division review and approval.

C11. Submit a lighting plan, including light fixture details, for Planning Division review and approval.

C12. It shall be the developer's responsibility through his engineer to provide certification to certify that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and stormwater collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Official prior to issuance of building permits.

C13. The project will be required to comply with the City's Urban Runoff Pollution Prevention Program, including best management practice measures for construction and post-construction activity, including reducing runoff to public storm drain facilities from rooftops and paved surfaces.

C14. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

C15. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

C16. The project shall comply with the mitigation measures identified in the Environmental Impact Report for the Lawson Lane Project and the Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project.

C17. The project shall comply with the conditions set forth in the Development Agreements for the Lawson Lane Project.

C18. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

C19. The developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Planning and Inspection for review and approval prior to issuance of any demolition or building permit.

C20. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles travelled by 20 percent of which 10 percent is achieved through TDM measures. The initial TDM plan shall be completed by a qualified (as determined by the Director of Community Development) third-party consultant prior to the issuance of an occupancy permit. Said plan shall be reviewed and approved by the Director of Community Development. Each calendar year, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM measures as a means to achieve the identified overall trip reduction targets.

C21. The total parking required for the project as shown on the development plans shall incorporate 6% of the parking spaces with EV charging facilities. Nine percent (9 %) of the total parking spaces must be prewired for future electrical charging facilities.

ENGINEERING

E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. The sanitary sewer (SS) discharge 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) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

E4. 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.

E5. Construct driveway(s) in the public right-of-way to County of Santa Clara standard. Any proposed non-standard driveway will require approval of the County and the developer's execution of an agreement to maintain the driveway.

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. Unused driveways in the public right-of-way shall be replaced with County of Santa Clara standard curb, cutter, and sidewalk.

E8. All proposed sidewalks, walkways, and driveway(s) shall comply with ADA requirements.

E9. Show and comply with City's driveway vision triangle requirements at proposed driveway. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.

E10. Construct minimum 5' wide sidewalk along property frontages along Lawson Lane, Central Expressway and San Tomas Expressway. Provide a minimum 5' wide ADA compliant walkway connecting the Central Expressway and San Tomas Expressway sidewalk along the southern property line adjacent to the embankment within private property. Dedicate public access easement for proposed walkway on private property.

E11. Execute covenant running with the land for deferral of ADA sidewalk improvements along Central Expressway frontage.

E12. Provide ADA walkway connecting the proposed buildings to public sidewalk.

E13. Construct ADA curb ramp at southeast corner of San Tomas Expressway/Lawson Lane and receiving ADA curb ramp at pork chop island. Construct ADA curb ramp at northwest corner of Central Expressway/Lawson Lane and receiving ADA curb ramp at pork chop island.

E14. Obtain permits from the County of Santa Clara for work within the County right-of-way: Lawson Lane, San Tomas Expressway and Central Expressway.

E15. Execute Agreement with County of Santa Clara to assume maintenance responsibility for nonstandard improvements including, but not limited to, the curb return driveways, decorative pavement installed within the public right-of-way and/or County easements.

E16. The Developer shall construct a private, grade-separated pedestrian overcrossing across the north-south portion of Lawson Lane connecting the east and west parcels of the Lawson Lane development. Lawson Lane is a County of Santa Clara roadway facility. The construction of the overcrossing shall require the Developer to obtain the necessary permits, approvals, and agreements from the City and County of Santa Clara for the overcrossing prior to commencing construction.

- Prior to the occupancy of the proposed 2230 Lawson Lane building, the pedestrian overcrossing shall be completed, fully operational and placed in service.
- In the event the Developer cannot obtain the necessary permits, approvals, and agreements in a timely manner, due to no fault of the Developer, the Developer, City and County of Santa Clara will explore alternatives, temporary or permanent, to allow occupancy of 2230 Lawson Lane, as determined and approved by the City and County of Santa Clara.

E17. The Project shall be required to pay the appropriate regional fees and fair share fees per the requirements of the Mitigation Monitoring or Reporting Program (MMRP) including but not limited to the fair share fees for the intersections of San Tomas Expressway/Walsh Avenue, San Tomas Expressway/El Camino Real, San Tomas Expressway/Benton Street and San Tomas Expressway/Homestead Road.

E18. For the current overall proposed site development west of Lawson Lane, provide the following minimum bicycle parking spaces at the main entrance and/or high visible area: 486,074 SF of office: 61 Class I bicycle spaces and 20 Class II bicycle spaces

ELECTRICAL

EL1. 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. SVP will do exact design of required substructures after plans are submitted for building permits.

EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

EL4. 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.

EL5. 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 SVP Standard MS-G7, Rev. 2.

EL6. 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).

EL7. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL8. 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 an 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.

EL9. 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 public utility easements or electric easements.

EL10. Any relocation of existing electric facilities shall be at Developer's expense.

EL11. Electric Load Increase fees may be applicable.

EL12. 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)).

EL13. 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)).

EL14. 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.

EL15. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

EL16. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only public 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.

EL17. 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.

EL18. 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.

EL19. 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.*

EL20. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL21. 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.

EL22. High Rise Metering and Multi-Floor Infrastructure Requirements

a. Meter rooms located inside shall be approved by SVP Meter Department during the design phase or be located outside.

b. All residential meter centers shall be modular grouped installations with individual breakers, and on the approved meter base list. Such equipment shall be referred to SVP Meter Department prior to making commitments for the purchase and installation of such equipment.

c. All meter locations shall be subject to SVP Meter Department approval.

d. Customer shall provide a dedicated 20-amp circuit outlet near the 36" plywood board.

e. Customer will supply 36" plywood board floor to ceiling in meter room that will be used for radiating communication cable. This board shall have 36" front working clearance at all times.

f. Meter rooms shall have a 4" Hilti "Speed Sleeve" or an equivalent sleeving product with a 4hr stop cloth centered in front of the 36" plywood board.

g. Any floor that the SVP communication cable will pass through that does not have a meter room, the communication cable shall have continuous piece of 4" schedule 40 PVC conduit.

h. All conduits shall not have more than 360 degrees of cumulative turn for one vertical stack of meter rooms. The only openings allowed in conduit are in electrical meter rooms. (No pulling points in conduit).

i. Conduit shall continue to the roof into an SVP approved CT cabinet (32"x32"x15") on the roof. Customer shall provide a dedicated 20-amp circuit outlet in CT cabinet. From the CT cabinet the customer shall provide 2" conduit to a structure 36" taller than any other structure on the roof. Conduit shall also continue to lowest floor electric meter room.

j. Lowest floor meter room shall have an SVP approved CT cabinet installed with a 2" conduit that runs to the exterior of the building. The point at which it exits the building must be between 8' and 10' with an 8" x 8" x 6" 3R NEMA rated enclosure.

k. Before any bus duct is energized all meter sockets shall be covered, sealed, and tagged with a transparent plastic cover plate provided by the customer, or all main disconnects will be locked out with SVP lock.

l. A location near the door for installation of a key box, a key fitting the meter room door for the key box, and a sign on the exterior door stating "Meter Room #xx". If multiple meter rooms are needed, each meter room door shall have a dedicated key box with key. If the door locks are changed, contact SVP to coordinate the exchange of keys.

m. Customer shall install SVP 4" UE conduit in front of the 36" plywood board at the Ground Level Meter room. SVP 4" UE conduit will be run outside to a designated UE box determined by SVP.

n. Each meter room shall have access directions to each meter room, 24hr contact information for building security and building maintenance, and Meter Room Number placed on the wall that is visible from any location in the room.

EL23. 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.

EL24. 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

W1. 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).

W2. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or reclaimed water mains to ensure a 12'' minimum vertical clearance is maintained.

W3. The applicant must indicate the pipe material and the size of existing water and sewer main(s) on the plans.

W4. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000.

W5. 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.

W6. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants.

W7. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W8. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W9. 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.

W10. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities.

W11. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

W12. 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.
W13. 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.
W14. Applicant must clearly identify between public and private water mains, indicating which services and mains belong to public and private streets. No public mains should be shown on private property or streets.

POLICE

PD1. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
PD2. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.
PD3. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571.
PD4. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.
PD5. 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.

FIRE

F1. To mitigate lack of code compliance FD access, hydrants, and hose reach, Alternative Materials/Methods applications (FIR2019-1220 – Parking Structure), (FIR2019-1221 – Office Building) have been submitted to our office and approved.
F2. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and the Two-way Communications Systems for Elevator Landings/Areas of refuge, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
F3. 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.

F4. 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 building plans. The required number of fire hydrants shall be based on the fire-flow before the reduction.

F5. 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.

F6. 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.

F7. 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.

F7. Fire apparatus access roadways shall have a "minimum" inside turning radius for fire department access roadways shall be 36 feet or greater

The Following is Informational Only:

F8. Any changes in construction type, height of building or project layout will require additional requirements and possible additional mitigations.

F9. Prior to issuance of a Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. The development projects Phase I and/or Phase II environmental documents will be the project guiding documents:

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

F10. Prior to bringing combustibles on site, a FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION shall be applied for and approved by the Santa Carla Fire Department.

STREETS

ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the SCVURPPP C.3 Data Form, prepare and submit for approval an Erosion and Sediment Control Plan. *Project's contractor, sub-contractors and if applicable, Qualified SWPPP Practitioner (QSP) shall attend a pre-construction meeting prior to the start of construction, which will be coordinated through the Building Division.*

ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.

ST3. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).

ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

ST5. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party inspection letter (with the signed C.3 Construction Inspection checklist as an attachment) shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or rperkins@santaclaraca.gov

ST6. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.

ST7. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater.

ST8. Developer shall purchase and install full trash capture devices for all storm drain inlets on-site downstream of trash staging areas, which must be maintained by the property owner in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the O&M Agreement.

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

ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

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

ST12. 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.

ST13. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.

ST14. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST15. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook.

ST16. Developer shall select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).

ST17. 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.

ST18. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department. All plans shall comply with the City's Development Guidelines for Solid Waste Services as specified by development type. Contact the Public Works Department at Environment@santaclaraca.gov or at (408) 615-3080 for more information.

ST19. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked

ST20. 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.

ST21. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report. Additionally, project applicant shall obtain a GreenHalo account number and create a project diversion portal through www.SantaClara.WasteTracking.com. Construction and demolition weight tickets shall

be submitted quarterly (no later than 30 days after the end of the period) through GreenHalo for review and approval by City staff.

ST22. If the mandatory diversion goal is not met, project applicant shall pay a penalty which will be calculated based on the project square footage multiplied by the difference between the 65% diversion goal and the actual project diversion percentage, multiplied by $1.00 per square foot (www.SantaClara.WasteTracking.com).

ST23. Mission Trail Waste Systems is the only hauling contractor permitted to place and collect debris boxes at properties within the City of Santa Clara, except for those specifically zone industrial. For projects within Industrial Zoned areas, a list of approved Non-Exclusive Franchise haulers can be found at www.SantaClaraCa.gov/SolidWaste. The use of debris haulers outside these parameters is a violation of City Code Section 8.25.200 and may result in an administrative citation and a delay of work.

ST24. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.

ST25. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.

ST26. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

HOUSING & COMMUNITY SERVICES

H1. This Project is subject to the Affordable Housing requirements which may be met through payment of an impact fee of $20.00 per square foot based on building type-office greater than 20,000 square feet. The estimated fees are calculated as follow: 242,089 square foot (proposed office and common building expansion) minus 0 square foot (existing) = $4,841,780. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.

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