

**RECOMMENDED CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
DECEMBER 12, 2018**

Planning Application 2018-7452

893-909 Kifer Road (APN 205-42-011), 917 Kifer Road (APN 205-42-008), 133-135 Commercial Street and 919-921 Kifer Road (APN 205-42-007), 155 Commercial Street (APN 205-42-006), 165 Commercial Street (APN 205-42-010), 167- 171 Commercial Street (APN 205-42-012), 181 Commercial Street (APN 205-42-003), 183 Commercial Street (APN 205-42-004), 193 Commercial Street (APN 205-42-002), No address (APN 205-42-001)

Design Review to redevelop nine industrial properties totaling 6.88 acres. Demolish nine existing industrial/office/R&D buildings (totaling 117,812 square feet) and construct a new four-story, office/R&D building totaling 172,740 square feet and 45% floor area ratio (FAR). The existing 161,800 square foot office/R&D building at 899 Kifer Road will remain.

Vesting Tentative Parcel Map to merge ten existing lots into one.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

<p>GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.</p>

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and

approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. ENTITLEMENTS – DISCONTINUANCE AND EXPIRATION:

The entitlements shall expire if discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. ENTITLEMENTS- EXERCISE AND EXPIRATION:

The approved entitlements shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-4. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-5. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

GC-6. PREVIOUS USES SUPERSEDED:

Once the allowed use as approved for this planning application is exercised, the previously approved planning applications shall be null and void with no further action required by any reviewing authority. [COA] [PLANNING]

GC-7. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed “Stormwater Management Plan Data Form”, and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-8. COMPLIANCE WITH TRAFFIC OPERATIONS STUDY RECOMMENDATIONS:

The applicant shall incorporate all recommendations in the final Traffic Operations Study for the project, subject to the review and approval of the Director of Public Works. [COA] [PUBLIC WORKS]

GC-9. SIGNAGE:

Signage is not approved as part of this permit. Signage shall be reviewed with a separate sign permit. [COA] [PLANNING]

GC-10. PUBLIC IMPROVEMENTS:

Developer shall install public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc.

All public improvements shall be designed and constructed in accordance with current City design standards, standard details and specifications, and Americans with Disabilities Act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works. The site development plan with sheet C-2.0 to C-3.0 dated 10/18/18 is subject to change during the plan check process.

The developer is required to complete the installation of all public improvements and other improvements deemed necessary by the Public Works Department, prior to occupancy of the first building, or to the satisfaction of the Public Works Department. [COA] [PUBLIC WORKS]

GC-11. OFF-SITE IMPROVEMENT PLANS:

Submit off-site improvement plans separate from the building on-site improvement plans as the off-site improvement plans are approved through a public works encroachment permit process. Sheets C-2.0 to C-3.0 dated 10/18/18 is subject to change during the plan check process. [SDR] [PUBLIC WORKS]

GC-12. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way or easement area, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California

Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

GC-13. RECORDATION OF PARCEL MAPS:

This project is subject to, and contingent upon recordation parcel map. The submittal, approval and recordation of the parcel map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. Parcel map shall be recorded prior to any grading or building permit issuance of any building located on that certain lot as shown on the corresponding parcel map. [COA] [PUBLIC WORKS]

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised as described below:

a) Screening for the transformer switchboard shall be provided, subject to the approval of Planning Division staff.
[COA] [PLANNING]

PS-2. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-3. WATER HYDRAULIC MODELING:

Hydraulic Modeling Report shall be finalized prior to first off-site improvement plan check submittal. Developer shall pay City a fee for Water System Hydraulic Modeling analysis to be conducted to ensure that water main servicing the proposed project would meet various City design guidelines and other statutory requirements for fire, domestic and irrigation flows in terms of pipe size, demands, pressure and velocity.

Upgrade of existing water main by the developer may be required as determined by the City and shall be incorporated into the first off-site improvement plan check submittal. Developer shall receive fair-share credit as determined by the City if upgrades of water main are required. Contact Environmental Services Department/Water Operations at 408-730-2744 for more information. [COA] [ENVIRONMENTAL SERVICES/PUBLIC WORKS]

PS-4. SANITARY SEWER ANALYSIS:

Prior to first off-site plan check submittal, submit a focused sanitary sewer analysis, to be reviewed and approved by the City, identifying the overall project impact to the City's existing sanitary sewer main(s). This includes, but is not limited to, the following:

- a) A detailed estimate of water consumption in gallons per day or estimate of sanitary sewer discharge in gallons per day; and
- b) Any incremental impact that will result from the new project in comparison to the existing sewer capacity of the immediate downstream mainline as needed, and allocation of wastewater discharge from the project site to each of the proposed laterals. Any deficiencies in the existing system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer as part of the off-site improvement plans. Sewer flow data may be required as needed. Any mitigation improvements needed shall be incorporated into the first plan check submittal. [COA] [PUBLIC WORKS]

MM: THE FOLLOWING CONDITION SHALL BE ADDRESSED AND MITIGATION MEASURES NOTED FOR PPSP PROGRAM EIR – MMRP AS RELEVANT TO THIS PROJECT

- MM-1. LAND USE AND TRANSPORTATION ELEMENT – MITIGATION, MONITORING & REPORTING PROGRAM (MMRP):
The project is subject to the Mitigation and Monitoring Reporting Program (MMRP) as required in the City of Sunnyvale Land Use and Transportation Element Environmental Impact Report (EIR). The LUTE MMRP has been included as Exhibit 1. [COA]
[PLANNING/PUBLIC WORKS]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR FOUNDATION BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S). THESE CONDITIONS SHALL ALSO BE COMPLIED WITH DURING CONSTRUCTION APPROVED UNDER ANY SUBSEQUENT PERMITS, IF APPLICABLE.

- BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA]
[PLANNING]
- BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of recycling and solid waste enclosures that are consistent with SMC 19.38.030. The solid waste disposal and recycling facilities within the enclosure area or within buildings shall be designed with adequate size, space, and clearance based upon the City's latest guidelines. The required solid waste and recycling enclosures shall:

- a) Match the design, materials and color of the main building they serve. **The final exterior appearance of the trash enclosures shall be subject to the review and approval of the Director of Community Development;**
- b) Be of masonry construction;
- c) Containers shall be metal or State Fire Marshall-listed non-metallic.
- d) Be screened from public view;
- e) All gates, lids and doors shall be closed at all times;
- f) Shall not conflict with delivery/receiving areas;
- g) Shall be consistent with the approved Solid Waste and Recycling Management Plan;
- h) Solid waste and recycling diversion systems shall be incorporated into the facilities and tenant improvements. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

- BP-6. **SOLID WASTE DISPOSAL AND RECYCLING PLAN:**
A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for nonresidential projects. [COA] [PLANNING/ENVIRONMENTAL SERVICES]
- BP-7. **LOADING AND DELIVERY AREA PLAN:**
A detailed loading and delivery area plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. The loading and delivery area plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for nonresidential projects. [COA] [PLANNING/TRAFFIC]
- BP-8. **ROOF EQUIPMENT:**
Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]
- BP-9. **MECHANICAL EQUIPMENT (EXTERIOR):**
Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]
- BP-10. **FEES AND BONDS:**
The following fees and bonds shall be paid in full prior to issuance of building permit.
- a) **TRANSPORTATION IMPACT FEE** - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at **\$317,992.20**, prior to issuance of a Building Permit. The actual fee paid will be the adopted fee rate in place at the time of building permit submittal. (SMC 3.50). [SDR] [PLANNING]
 - b) **HOUSING MITIGATION FEE** - Pay Housing Mitigation fee estimated at **\$700,062**, prior to issuance of a Building Permit. The actual fee paid will be the adopted fee rate in place at the time of building permit submittal. (SMC 19.75). [SDR] [PLANNING]

- c) ART IN PRIVATE DEVELOPMENT BOND – A bond, letter of credit, cash deposit or other similar security instrument for 1% of the construction valuation of the project will be required prior to issuance of a building permit. The bond will not be released until completion and installation of the artwork requirement including related landscaping, lighting, base work and commemorative plaque. [PLANNING] [SDR]

BP-11. ART IN PRIVATE DEVELOPMENT REVIEW:

An Art in Private Development application shall be submitted to the Director of Community Development subject to review and approval by the Arts Commission, prior to issuance of a Building Permit. The project shall provide publicly visible artwork per Chapter 19.52 of the Sunnyvale Municipal Code. [COA] [PLANNING]

BP-12. LANDSCAPE PLAN:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). The landscape plan shall include the following elements:

- a) New tree planting will be of a species that matures in large trees to provide screening;
- b) All areas not required for parking, driveways or structures shall be landscaped;
- c) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property;
- d) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size;
- e) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced in accordance with the City’s Tree Replacement standards;
- f) Provide minimum 15-foot wide landscape buffers along all public street frontages;
- g) Ground cover shall be planted so as to ensure full coverage 18 months after installation; and
- h) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.
[COA] [PLANNING]

BP-13. LANDSCAPE MAINTENANCE PLAN:

Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of

building permit. All landscaping within the corner and driveway vision triangles shall be properly maintained to ensure vision triangle clearance per Sunnyvale Municipal Code requirements. [COA] [PLANNING]

BP-14. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-15. STORMWATER MANAGEMENT CALCULATIONS:

Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]

BP-16. STORMWATER MANAGEMENT PLAN:

Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. The Stormwater Management Plan shall include an updated Stormwater Management Data Form. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

BP-17. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment

Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/ENVIRONMENTAL SERVICES]

BP-18. BEST MANAGEMENT PRACTICES - STORMWATER:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-19. CITY STREET TREES:

The landscape plan shall include street trees and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-20. EXTERIOR LIGHTING PLAN:

Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the

Director of Community Development. Driveway and parking area lights shall include the following:

- a) Sodium vapor/LED (or illumination with an equivalent energy savings).
 - b) Pole heights to be uniform and compatible with the areas. Light standards shall not exceed 24 feet.
 - c) Provide photocells for on/off control of all security and area lights.
 - d) All exterior security lights shall be equipped with vandal resistant covers.
 - e) Wall packs shall not extend above the roof of the building.
 - f) Lights shall have shields to prevent glare onto adjacent properties.
- [COA] [PLANNING]

BP-21. ONSITE PHOTOMETRIC PLAN:

Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]

BP-22. PARKING MANAGEMENT PLAN:

A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include, but not be limited to the following:

- a) Specify locations of car share spaces, electric car charging spaces, and bicycle parking;
- b) Assignment of parking to tenants/employees/customers;
- c) Specify the location and term of short-term parking;
- d) Allow the use of valet parking when appropriate on sites with limited parking;
- e) Employees shall be required to park onsite; and
- f) Provide adequate signage as determined by the Director of Community Development to direct traffic and pedestrians to parking areas. [COA] [PLANNING/TRAFFIC]

BP-23. TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM):

The property owner shall create and implement a TDM Plan to include a trip reduction program that results in reductions of peak hour vehicle trip rates that are not greater than the number that would be generated by development of the site at 35% floor area ratio (FAR), per SMC Section 19.45.030 (b)(2). The TDM plan shall incorporate a variety of incentives, services, and actions that meet the trip reduction goals.

Prior to issuance of a building permit, the property owner shall submit and have a TDM Form approved by the Department of Public Works for each project site and shall submit a TDM plan for the project file. Upon the City's request, the owner shall submit the most up to date TDM Plan to the Department of Public Works; the plan shall be submitted within five (5) calendar days of the City's request. It is the owner's responsibility to maintain an up-to-date and active TDM Plan at all times.

It is the responsibility of the property owner to inform the City when each site has reached 75% occupancy. The property owner shall also maintain their contact information and the Transportation Coordinator contact information up to date with the Sunnyvale Department of Public Works. [COA/PUBLIC WORKS/TRANSPORTATION]

BP-24. BICYCLE SPACES:

Provide a minimum of 36 Class I and 10 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as shown on the approved plans, subject to the review and approval by the Director of Community Development. [COA] [PLANNING]

BP-25. BICYCLE SUPPORT FACILITIES:

Indoor shower and locker facilities shall be provided for men and women, subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-26. CARPOOL PARKING:

A total of 39 (5 percent of all parking spaces) preferential parking spaces shall be reserved and so marked in the closest possible rows adjoining the building (allowing for visitor, disabled and pool van parking) for exclusive use by carpool vehicles carrying at least two employees per vehicle. [COA] [PLANNING]

BP-27. GREEN BUILDING:

The project shall meet the following green building requirements:

- a) Final plans shall incorporate a completed LEED green building checklist demonstrating the new building achieves a minimum LEED Gold level for Core and Shell, as verified by a qualified LEED consultant and shall be submitted to USGBC for formal certification.
- b) Subsequent building permit plans for interior tenant improvements for the new building shall incorporate a completed LEED green building checklist demonstrating the project design achieves a minimum LEED Gold level for Commercial Interiors, as verified by a qualified LEED consultant and shall be submitted for USGBC for formal certification.

- c) For the existing headquarters building to remain, all new tenant improvements (and other building modifications that require a building permit) shall include a LEED checklist indicating the points that are achieved, appropriate to the scope of the project, with the goal that the building could eventually meet the standard for a LEED Gold building. [COA] [PLANNING]

BP-28. DEMOLITION/CONSTRUCTION/RECYCLING WASTE REPORT FORM: To mitigate the impacts of large projects on local waste disposal and recycling levels, demolition waste weights/volumes, construction weights/volumes, and recycling weights/volumes are to be reported to the City, per City's "waste & recycling reporting form" (electronic copy available) or a similar chart approved by the City. As part of the project's construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and forward a complete report to the Department of Environmental Services, Solid Waste Division both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]

BP-29. CONSTRUCTION MANAGEMENT PLAN:
The project applicant shall implement a Construction Management Plan (CMP) to minimize impacts of construction on surrounding residential uses to the extent possible. The CMP shall be subject to review and approval by the Director of Community Development prior to issuance of a demolition permit, grading permit, or building permit. The CMP shall identify measures to minimize the impacts of construction including the following:

- a) Measures to control noise by limiting construction hours to those allowed by the SMC, avoiding sensitive early morning and evening hours, notifying residents prior to major construction activities, and appropriately scheduling use of noise-generating equipment.
- b) Use 'quiet' models of air compressors and other stationary noise sources where such technology exists.
- c) Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- d) Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or other noise-sensitive land uses.
- e) Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.
- f) Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible. Obtain approval of proposed construction vehicle truck routes from the Department of Public Works.

- g) Manage construction parking so that neighbors are not impacted by construction vehicles. When the site permits, all construction parking shall be on-site and not on the public streets.
 - h) Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.
 - i) Notify all adjacent business, residents, and noise-sensitive land uses of the construction schedule in writing. Notify nearby residences of significant upcoming construction activities at appropriate stages in the project using mailing or door hangers.
 - j) Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. [COA] [PLANNING]
- BP-30. CONSTRUCTION MATERIAL AND STAGING:
All construction-related materials, equipment, and construction worker parking shall be managed onsite and not located in the public rights-of-way or public easements. [COA] [PUBLIC WORKS]
- BP-31. BIOLOGICAL RESOURCES—BIRD NESTING:
Construction activities shall avoid the nesting season to the extent feasible.
- a) If construction would commence anytime during nesting/breeding season of native bird species (typically February through August in the region), a qualified biologist shall conduct a preconstruction survey of the project vicinity for nesting/breeding birds at least 30 days prior to the start of construction activities. The survey shall determine if active raptor nests or other species protected by the Migratory Bird Treaty Act are present within the construction zone or within 250 ft. of construction for raptors and 50 ft. of the construction zone for other migratory birds. The survey area shall include all trees and shrubs within that zone that have the potential to support nesting birds.
 - b) If active nests are found in areas that could be directly affected or are within 250 ft. of construction for raptors and 50 ft. for other migratory birds, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. Once the young have fledged, tree removal and other construction activities may commence.
 - c) Any construction buffer zone must be implemented and maintained during construction activities. [SDR] [PLANNING]

BP-32. VAPOR BARRIER:

A subsurface vapor intrusion barrier that meets the requirements of the Bay Area Regional Water Quality Control Board shall be integrated into the building design and installed during construction. The final details of the system shall be included in the construction plans, reviewed by the City prior to building permit issuance. [COA] [PLANNING]

BP-33. FIRE PREVENTION CONDITIONS:

Prior to building permit issuance, the following Fire Prevention conditions shall be satisfied:

- a) Provide an approved NFPA 13 fire sprinkler system per SMC 903.2.
- b) All new buildings are required to be protected throughout by an approved automatic fire sprinkler system in accordance with NFPA 13 (2013 edition). (16.52 SMC and Section 903 CFC).
- c) An approved fire alarm system installed in accordance with the CFC Section 907 and NFPA 72 is required. Such system may also require an occupant notification system be provided throughout the occupancy.
- d) Approved emergency responder radio coverage is required throughout the building and project site. Radio retransmission equipment may be required in areas lacking sufficient coverage. Refer to CFC Section 510 and SMC.
- e) Wherever a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other locations, the developer of the structure is required to provide and install radio retransmission equipment necessary to restore communication capabilities. Such equipment shall be located in an approved space or area within the new structure. (SMC 510)
- f) Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection.
- g) Knox boxes (key boxes) may be required in accordance with Sunnyvale Fire Prevention guidelines
- h) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems.
- i) Provide a written Fire Protection Construction Plan prior to bringing any combustible material onto the construction site.
- j) Provide an electronic version of the plans to assist with Fire Department "Pre-Fire Survey" maps. [COA][FIRE PREVENTION]

BP-34. BUILDING ADDRESSING:

The building permit plans shall include the following address information as specified by the Department of Public Safety:

- a) Address numbers shall be easily readable from the street with a minimum of 12" height.

- b) Rear entrance doors shall be numbered with the same address numbers or suite number with a minimum 4" height.
- c) Rooftop addressing (for police helicopter) shall be applied in a contrasting color, with a minimum size of 1'X4' for high-rise buildings.
- d) Industrial and commercial buildings shall have doors clearly marked with numbers corresponding to the appropriate alarm zone.
- e) Each distinct unit within the building shall have its address displayed on or directly above both the front and rear doors. [SDR] [PUBLIC SAFETY]

BP-35. PARCEL MAP:

This project is subject to, and contingent upon recordation of parcel map to remove the existing property lines and vacate the existing Public Utility Easements, Anchor Easement and Wire Clearance Easements. The submittal, approval and recordation of the parcel map(s) shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. Parcel map shall be recorded prior to any grading or building permit issuance of any building located on that certain lot as shown on the corresponding parcel map. [COA] [PUBLIC WORKS]

BP-36. EXISTING EASEMENT QUITCLAIMS:

Prior to building permit issuance, multiple existing private easements (electric easements, etc.) shall be quitclaimed by separate recorded instruments. [COA] [PLANNING/PUBLIC WORKS]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. COMPLETE OFF-SITE IMPROVEMENT PLAN SET:

A complete plan check set applicable to the project, which may include street improvement plans, streetscape plans, streetlight plans, photometric analysis, signing/striping plans, erosion control plans, traffic signal plans and traffic control plans shall be submitted as part of the first off-site improvement plans, including on-site and off-site engineering cost estimate. Joint trench plans may be submitted at a later date. No partial sets are allowed unless otherwise approved by the Department of Public Works. Sheets C-2.0 to C-3.0 dated 10/18/18 is subject to change during the plan check process. See Improvement Plan Checklist and Improvement Plan Submittal Checklist at the following 2 links:

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=24002>

<https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23625> [COA] [PUBLIC WORKS]

EP-2. BENCHMARKS:

The improvement plans shall be prepared by using City's latest benchmarks (NAVD88) available on City's website <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23803> Plans based on NAVD29 will not be accepted. [COA] [PUBLIC WORKS]

EP-3. UPGRADE OF EXISTING IMPROVEMENTS:

As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions (such as public fire hydrant barrels, sign posts, etc.), shall be upgraded to current City standards and as required by the Department of Public Works. [COA] [PUBLIC WORKS]

EP-4. UTILITY CONNECTION:

This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS]

EP-5. UTILITY CONNECTION TO THE MAIN:

All sanitary sewer laterals connecting to the existing main line shall be at a new sanitary sewer manhole. All storm drain laterals connecting to the main shall be at a new storm drain manhole, except where a pipe to pipe connection is permitted if the mainline is 36" or larger, or a junction structure is permitted where the point of connection is within close vicinity of an existing down-stream manhole. Pursuant to City design standards, any new and retrofitted manholes require Sewpercoat, Mainstay or Sancon calcium aluminate cementitious mortar coating of the interior. [SDR] [PUBLIC WORKS]

EP-6. POTHOLING OF EXISTING DRY UTILITIES:

Concurrent with the initial submittal of off-site improvement plans, obtain an encroachment permit for potholing purposes to locate existing dry utilities. Use pothole information to identify possible conflict between the proposed location of City trees and existing utilities, proposed joint trench, and proposed connection of gravity utilities. Potholing is to take place in a timely manner so that this does not hold up the review of the improvement plans. [COA] [PUBLIC WORKS]

EP-7. EXISTING UTILITY ABANDONMENT:

- Developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed of to the satisfaction of the City. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes and procedures, including abandonment by other utility owners. [COA] [PUBLIC WORKS]
- EP-8. MODIFICATIONS TO EXISTING PUBLIC UTILITIES:
Developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the sidewalk area, caused by the development. [COA] [PUBLIC WORKS]
- EP-9. DRY UTILITIES:
Submit dry utility plans and/or joint trench plans (PG&E, telephone, cable TV, fiber optic, etc.) to the Public Works Department for review and approval prior to issuance of any permits for utility work within any public right-of-way or public utility easements. Separate encroachment permits shall be required for various dry utility construction. [SDR] [PUBLIC WORKS]
- EP-10. WET UTILITIES:
All wet utilities (water, sanitary sewer, storm drain) on private property shall be privately owned and maintained. The fire and domestic water systems shall be privately owned and maintained beyond the meter. [COA] [PUBLIC WORKS]
- EP-11. RE-USE OF EXISTING CITY UTILITY SERVICE LINES:
The re-use of existing City water service lines is not allowed. Re-use of existing City sanitary sewer and storm drain service lines and appurtenances is subject to City's review and approval. Developer's contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Developer's contractor shall replace any deficient facilities as deemed necessary by Public Works Department. Sheets C-2.0 to C-3.0 dated 10/18/18 is subject to change during the plan check process. [COA] [PUBLIC WORKS]
- EP-12: SEPARATE AND INDEPENDENT UTILITY SERVICE LINES:
Each building shall have separate and independent utility service lines tapped to the main. [COA] [PUBLIC WORKS]

- EP-13. **SEPARATE DOMESTIC/FIRE PROTECTION SERVICE LINE:**
Provide separate fire and domestic service lines to each building. Provide separate fire service tap(s) to the street main for on-site fire hydrants. Install reduced pressure detector assembly (RPDA) behind the street right-of-way. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PREVENTION]
- EP-14. **PUBLIC FIRE HYDRANTS:**
Remove and replace the existing fire hydrant barrel(s) along project frontage on Kifer Road with current City standard Clow-Rich 865. New fire hydrant location shall be per current City standard detail 2B and 2B-2. Public fire hydrant shall be maintained free and clear of all trees, vines, shrubs, bushes, ivy, etc. for a minimum of three feet. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]
- EP-15. **WATER METER:**
Each building shall have its own domestic water service connection to the water main with domestic radio-read water meter and reduced pressure backflow prevention devices per current City standards. For water meter sizes three (3) inches or larger, provide meter sizing calculations to Public Works Department for approval of meter size, as part of the off-site improvement plan submittal. If the buildings water demand requires a water meter 3" or larger, installation of dual meters and a cut-in tee are required per City standard detail 12B and 12B-1. Provide separate fire service taps with separate reduced pressure detector assembly in accordance with current City standards. Install new radio-read water meter(s) for each point of connection to the water main. Install new backflow prevention devices on the discharge side of water service line on private property. Install backflow preventer enclosure where applicable. [SDR] [PUBLIC WORKS]
- EP-16. **IRRIGATION SERVICE LINE AND BACKFLOW PREVENTORS:**
Install a separate irrigation water service line (separate from the domestic water service line) with a meter and backflow prevention device.
- All landscape and irrigation systems, located in the treewell areas shall be connected to the water system metered to the property owner. Install new reduced pressure backflow prevention devices on the discharge side of irrigation line on private property. Install backflow preventer enclosure where applicable. Backflows must adhere to City's Cross-Connection Program. Backflow inspection permit and tags are required for all backflow devices.
- EP-17. **SANITARY SEWER AND STORMDRAIN MANHOLES:**

Install new sanitary sewer and storm drain manholes at the street right-of-way lines and at the point of connection at main for all existing and proposed sanitary sewer laterals to be used for the project. [SDR] [PUBLIC WORKS]

EP-18. SANITARY SEWER VIDEO:

The contractor shall make a video copy of the interior of the new sanitary sewer mainline installed prior to it is put into service. [COA] [PUBLIC WORKS]

EP-19. SANITARY SEWER AND STORM DRAIN TRIBUTARY PATTERN:

This project is required to follow the existing sanitary sewer and storm drain tributary pattern. Any deviations would require additional analysis and be subject to approval by the Department of Public Works as part of the off-site improvement plan review process. This project shall not cause any negative impact on the drainage pattern for adjacent properties. [COA] [PUBLIC WORKS]

EP-20. STORM DRAIN DESIGN

Provide storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full. The project impact to the existing storm drain main shall retain 1' below the lowest public street gutter flow elevation. The new storm drain main line shall be minimum 15 inches diameter.

EP-21. CATCH BASIN TRASH CAPTURE DEVICES AND BADGE/STENCILING:

Pursuant to SMC 12.60.130, install full trash capture devices on each of the project site, prior to connecting to the City's storm drain collection system. The developer shall be responsible for perpetual maintenance of those trash capture devices. All storm drain inlet facilities located in the public right-of-way shall be stenciled and/or have a badge that read "NO DUMPING" as supplied by the Environmental Services Department. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

EP-22. UTILITY METER/VAULT:

No existing or new utility meters or vaults shall be located within the new driveway approach areas. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement, if any. [COA] [PUBLIC WORKS]

EP-23. DRIVEWAY APPROACHES:

Remove existing driveway approaches and install new driveway approaches along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and per city standard details and

specifications. All unused existing driveway approaches shall be replaced with new curb, gutter and sidewalk. [COA] [PUBLIC WORKS]

EP-24. CURB RAMP:

Install a new directional curb ramp at northwest corner of Kifer Road and Commercial Street fronting project site and facing towards east crossing Commercial Street, or as deemed necessary by the Department of Public Works. Additional re-grading of asphalt may be required to ensure there are no localized low points and positive surface runoff occurs along the flow line. [COA] [PUBLIC WORKS]

EP-25. STREETSCAPE IMPROVEMENTS:

On Kifer Road, San Lazaro Avenue: Remove existing curb and gutter along project frontage (excluding the existing Moose Lodge frontage) and install new curb, 2-foot wide gutter and 10-foot wide sidewalk with 4'x5' treewells per City detail 9C-2A.

On Commercial Street: Remove existing curb and gutter along project frontage and install new curb and 2-foot wide gutter along project frontage and a new 10-foot wide sidewalk with 4'x5' treewells from Kifer Road to the proposed driveway approach (approximate 560 linear feet) per City detail 9C-2A, or as approved by the Director of Public Works. [COA] [PUBLIC WORKS]

EP-26. STREET PAVEMENT:

Grind minimum 2" of existing asphalt concrete at minimum 10 feet on both sides of trenches (or as deemed necessary) and overlay with minimum 2" of new asphalt concrete, unless otherwise approved by the Department of Public Works with alternatives.

On Commercial Street and San Lazaro Avenue: Apply Type II slurry seal, from lip of gutter to street centerline along project frontage.

On Kifer Road: Apply Type III slurry seal, from lip of gutter to entire first travel lane along project frontage, or as directed by the Department of Public Works. [SDR] [PUBLIC WORKS]

EP-27. PHOTOMETRIC ANALYSIS:

Concurrent with the initial submittal of off-site improvement plans, the developer is required to provide a photometric analysis based upon LED fixtures for Kifer Road, San Lazaro Avenue as well as Commercial Street so as to determine that the street lighting meets current City's Roadway Lighting Design Criteria. Roadway, sidewalk and crosswalk Illuminance calculations shall be calculated separately from each other.

The roadway and sidewalk illuminance values required to be met for Kifer Road, between Wolfe Road and Commercial Street, including intersection of Wolfe Road and Kifer Road, are:

- a. Minimum Average Illuminance ≥ 1.1 fc
- b. Uniformity Ratio (Avg/Min) ≤ 4.0
- c. Max/Min ratio ≤ 20
- d. Desirable lighting level for marked crosswalks is 2.2fc. However, if this is not achievable the developer shall install at least one safety light on each side of the crosswalk.

The roadway and sidewalk illuminance values required to be met for entirely Commercial Street and entirely San Lazaro Avenue are:

- a. Minimum Average Illuminance ≥ 0.8 fc
- b. Uniformity Ratio (Avg/Min) ≤ 6.0
- c. Max/Min ratio ≤ 20
- d. Desirable lighting level for marked crosswalks is 2.2fc. However, if this is not achievable the developer shall install at least one safety light on each side of the crosswalk.

Illuminance values for marked midblock crosswalks are as follows:

- a. Minimum Maintained Average Horizontal Illuminance at pavement ≥ 0.5 fc
- b. Minimum uniformity ratio (Avg/Min) ≤ 4.0
- c. Minimum vertical illuminance at 5 ft above pavement ≥ 0.2 fc

The limits of the photometric analysis shall be for the entire segment required with all streetlights being LED fixtures on both sides of the street. The photometric analysis shall identify if existing streetlights would need to be relocated and/or new streetlights would need to be installed for the entire street block.

The developer shall upgrade all existing streetlight fixtures along the project frontage to current LED fixtures. All LED fixtures shall be of the same make and model as determined from the photometric analysis (LED fixtures shall be manufactured by Phillips, or approved equal and meet the current City of Sunnyvale LED roadway lighting specifications). Developer shall also relocate existing streetlights or install new ones and upgrade conduits, pull boxes and conductors along the project frontage and side streets based upon City approved photometric analysis, unless otherwise directed by the City. Streetlight fixture pole types along Kifer Road, Commercial Street and San Lazaro Avenue shall be in accordance with latest City requirements.

If the photometric analysis shows the need to relocate or install new street lights, the developer will be responsible to also replace all existing streetlight conduits, wires and pull boxes with new ones along the entire project frontage per City's current standards.

For photometric analysis: LLF factor to be used is 0.95. The LED fixture should have an efficiency of at least 90 lumens/watt and should have the International Dark-Sky Association (IDA) fixture seal of approval (FSA) and be on their IDA-Approved™ Products list. Along with the

photometric analysis the developer shall provide cut sheets for proposed fixture, ies files used to perform analysis, test results from certified independent lab, and electronic copy of the photometric analysis in AGi32 format. All LED fixtures shall have a 10 year warranty.

Submit separate streetlight plans concurrently with the off-site improvement plan review to include installation of new conduits, existing and/or new locations of power source connection and new service pedestal, conductors, pull boxes, voltage drop and load calculations, and any other streetlight equipment as required to be installed by the Developer per latest City standard details and specifications and National Electric Code.

Developer shall comply with City street light design guidelines and plan check submittal requirements as provided by the City upon request.

Obtain PG&E's approval for new service pedestal, if required, prior to Encroachment Permit issuance.

EP-28. SIGNING AND STRIPING PLANS:

Submit a signing and striping plan in accordance with the latest edition of the CA MUTCD to City for review and approval by the Public Works Department. [SDR] [PUBLIC WORKS]

EP-29. TRAFFIC CONTROL PLAN:

Submit a traffic control plan with the off-site improvement plans for review and approval. Per the City's Temporary Traffic Control Checklist, the traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-30. CITY STREET TREES:

The developer shall install required street trees along the project frontage as follows: Commercial Street, Kifer Road and San Lazaro Avenue: Shumardii Oak. Street trees and frontage landscaping shall be included in the detailed landscape and irrigation plan subject to review and approval by the Department of Public Works prior to issuance of encroachment permit. New street trees shall be 24-inch box size or 15 gallon size. The city tree spacing should be approximately 30 feet apart. No trees are to be planted within 10' of a sanitary sewer lateral. [SDR] [PUBLIC WORKS]

EP-31. PROTECTION OF EXISTING TREES:

Per City Arborist's consideration, it is accepted with all the existing trees to be removed and / or transplanted shown on sheet L0.2, Existing Tree Disposition Plan, dated 10/18/18. No utility trench shall be allowed within 15' radius of an existing mature tree. Boring, air spade or other

excavation method as approved by the City Arborist shall be considered to protect existing mature tree. Consult with the City Arborist prior to adjusting locations of utility lines. [SDR] [PUBLIC WORKS]

EP-32. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:

Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction to City's satisfaction by the Department of Public Works. All existing traffic detector loops and conduits shall be protected in place during construction. Any damaged detector loops shall be replaced within 7 days at the expense of the developer. [COA] [PUBLIC WORKS]

EP-33. APPROVAL FROM SANTA CLARA COUNTY:

Prior to any plan check submittal, developer shall coordinate with the Santa Clara County for the proposed drain lateral and traffic control plan in Santa Clara County's right-of-way. Alternative arrangement may be considered to the City's satisfaction with consent from the Santa Clara County. [COA] [PUBLIC WORKS]

EP-34. GREEN BIKE LANE INSTALLATION:

Install green bike lanes along Kifer Road per City Standards. This includes the existing Detail 39A on the east side of Commercial Street and the receiving side along the project frontage. Bike lane shall be 6-foot wide.

EP-35. PAVEMENT MAINTENANCE FEE:

Prior to encroachment permit issuance, developer shall pay to the city one-time pavement maintenance fee of \$10,000. [COA] [PUBLIC WORKS]

EP-36. TRAFFIC SIGNAL INSTALLATION:

This project meets the traffic signal peak hour warrant at the intersection of Commercial Street and Kifer Road. Developer shall provide funding the cost of design and construction of a new traffic signal prior to issuance of the first building permit. City will monitor the status of the intersection for a period of 10 years and install the traffic signal using developer's funds at such time deemed necessary. If at the end of the 10-year period, a signal is not necessary per the direction of the Public Works Director, the funds will be refunded to the developer. [COA] [PUBLIC WORKS]

EP-37. VTA COORDINATION:

There is an existing VTA bus stop fronting the project (or within 100' of the project site); therefore, developer shall provide written statement to the City for VTA's requirements, subject to City's concurrence.

Developer shall coordinate with VTA for temporary bus stop location or bus rerouting as approved by VTA prior to Encroachment Permit issuance. VTA contact is Robert Daniels, Service & Operations Planning, (408) 321-5780.

EP-38. RECORD DRAWINGS:

Stamped and signed hard copy record drawings of the off-site improvements (including off-site street, sewer, water, storm drain and landscaping plans) shall be submitted to the City prior to encroachment permit sign-off. In addition, streetlight record drawings shall be in AutoCAD format. Developer shall pay the record drawing fee. [COA] [PUBLIC WORKS]

PM: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP.

PM-1. TITLE 18 AND SUBDIVISION MAP ACT:

The submittal, approval and recordation of the parcel map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 subdivision requirements. [COA] [PUBLIC WORKS]

PM-2. RESERVATION/ABANDONMENT OF EASEMENTS:

Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project site shall be delineated on the map or recorded concurrently with the map with a separate instrument, unless otherwise approved by the Department of Public Works. Quitclaim deed is required for abandonment of private easements prior to map recordation. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. [COA] [PUBLIC WORKS]

PM-3. UTILITY COMPANY APPROVAL:

Obtain approval letters from various utility companies for the parcel map in regards to any existing or new easements associated with the project. [COA] [PUBLIC WORKS]

PM-4. EMERGENCY VEHICLE ACCESS EASEMENT:

Developer shall dedicate a minimum 26'-wide and 24'-wide emergency vehicle ingress-egress easement. The Vesting Tentative Map dated August 2018 is subject to change during the plan check process. [COA] [PUBLIC SAFETY/PUBLIC WORKS]

PM-5. STREET EASEMENT DEDICATION:

- This project requires a minimum of 11' street right-of-way measured from the face of the curb along project frontage on Commercial Street, Kifer Road and San Lazaro Avenue. Developer shall provide additional street dedication as needed. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. Developer shall execute the easement deeds prior to encroachment permit issuance.
- PM-6. PUBLIC WORKS DEVELOPMENT FEES:
Developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees, off-site improvement plan check and inspection fees, prior to map recordation or any permit issuance, whichever occurs first. The exact fee amount shall be determined based upon the fee rate at the time of fee payment. [COA] [PUBLIC WORKS]
- PM-7. DEVELOPMENT AGREEMENT AND IMPROVEMENT SECURITIES:
Developer shall execute a Development Agreement and provide improvement securities and/or cash deposit(s) for all proposed public improvements prior to parcel map recordation or any permit issuance, whichever occurs first. [COA] [PUBLIC WORKS]
- PM-8. OFF-SITE IMPROVEMENT COST ESTIMATE:
Provide an itemized engineer's estimate for all off-site public improvements for the entire project with breakdowns corresponding to each construction phases (in accordance with City approved phasing plan). [COA] [PUBLIC WORKS]

PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- PF-1. COMPLETION OF PUBLIC IMPROVEMENTS:
Developer shall complete all required public improvements in accordance with City approved plans, prior to any building occupancy. [COA] [PUBLIC WORKS]
- PF-2. NEW PUBLIC EASEMENTS LOCATED ON-SITE:
Any new easements required for public use purpose shall be either shown on the recorded parcel map or on a separate recorded Easement Deed deemed necessary by the Department of Public Works prior to any building occupancy. [COA] [PUBLIC WORKS]
- PF-3. LANDSCAPING AND IRRIGATION:

- All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]
- PF-4. **PARKING LOT STRIPING:**
All parking lot striping, guest spaces, electric vehicle, and carpool spaces shall be striped as per the approved building permit plans and Public Works standards prior to occupancy. [COA] [PLANNING/PUBLIC WORKS]
- PF-5. **IRRIGATION METERS:**
For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building. [COA] [PLANNING]
- PF-6. **NOISE REDUCTION VERIFICATION:**
Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished office building. Such test results shall be furnished to the Director of Community Development prior to occupancy of the buildings. [COA] [PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

- DC-1. **BLUEPRINT FOR A CLEAN BAY:**
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]
- DC-2. **TREE PROTECTION:**
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]
- DC-3. **CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:**
OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.
OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
 - b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
 - c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
 - d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes.
- [COA] [PLANNING]

DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]

AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

AT-1. DELIVERY HOURS:

Delivery hours for the approved use shall comply with SMC 19.42.030:
a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]

AT-2. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-3. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-4. EXTERIOR EQUIPMENT:

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air

- conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]
- AT-5. **LANDSCAPE MAINTENANCE:**
All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]
- AT-6. **PARKING MANAGEMENT:**
On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]
- AT-7. **PARKING LOT MAINTENANCE:**
Parking lots shall be maintained in accordance with the approved plans and as follows:
a) Clearly mark all employee and customer spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
b) Maintain all parking lot striping and marking.
c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
d) Require signs to direct vehicles to additional parking spaces on-site, as needed. [COA] [PLANNING]
- AT-8. **UNENCLOSED STORAGE:**
Unenclosed storage area(s) shall be fully screened to the highest point of any stored or stacked materials, equipment and/or supplies of any kind. The design and method of enclosure is subject to approval by the Director of Community Development. Any modification or expansion of unenclosed uses shall be subject to review and approval by the Director of Community Development. [COA] [PLANNING]
- AT-9. **BMP MAINTENANCE:**
The project applicant, owner, landlord, or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]
- AT-10. **BMP RIGHT OF ENTRY:**
The project applicant, owner, landlord, or HOA, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for

the storm water treatment best management practices contained in the approved Storm Water Management Plan.[SDR] [PLANNING]

AT-11. TENANT LEASE AGREEMENTS:

Any new lease agreements shall include the following provisions:

a) Tenants shall be notified of their responsibility and shall agree to implement and manage the approved Transportation Demand Management Program.

b) Tenants shall be notified of their responsibility and shall agree to construct all tenant improvements to meet a minimum of LEED Gold standard and maintain facilities consistent with LEED Gold standards and USGBC certification. [COA] [PLANNING]

AT-12. TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN ANNUAL REVIEW AND REPORTING:

The property owner shall comply with the Annual Review and Reporting requirements set forth in the TDM Program Guidelines, including applicable fees for review. [COA] [PLANNING/TRANSPORTATION]

AT-13. TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM) COMPLIANCE:

In order to measure compliance, the City will administer annual driveway trip counts once the project site(s) reaches 75% occupancy. All costs associated with the counts will be paid for by the property-owner; the City will invoice the owner prior to the completion of the counts. The counts will be conducted per the Transportation Demand Management (TDM) Program at the City's discretion. Delay in funding traffic counts shall be taken into account in determination of trip reduction compliance. Failure to fund traffic counts shall result in application of maximum penalty.

If the first annual driveway trip counts result in more trips than allowable per this section, the property-owner may be given a six-month grace period, at the City's discretion, to adjust their TDM program. At the end of the six-month grace period the City will administer new driveway trip counts at the cost of the property owner. If the site continues to be non-compliant with the maximum allowable trips per this section, the property owner shall pay non-compliance penalties per the City's TDM program in place at the time of the penalties are applied; no additional grace periods will be granted. Such penalties shall be applied every year thereafter that the development is not in compliance with the maximum allowable trips generated.

When sites are found to be non-compliant with the maximum allowable trips, the property owner shall cause the TDM plan to be adjusted.
[COA] [PLANNING/TRANSPORTATION]

Exhibit 1 – The Land Use and Transportation Element (LUTE) Mitigation Monitoring and Reporting Program follows on the next page.

**Land Use and Transportation Element
 Final Environmental Impact Report
 Mitigation Monitoring and Reporting Program**

1. Statutory Requirement

When a lead agency makes findings on significant environmental effects identified in an environmental impact report (EIR), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. Administration of the Mitigation Monitoring and Reporting Program

The City of Sunnyvale (City) is the lead agency responsible for the adoption of the MMRP. The City is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

3. Mitigation Measures and Reporting Program

Table A-1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the impact analysis sections of the Draft EIR.

**TABLE A-1
 LAND USE AND TRANSPORTATION ELEMENT MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party
Air Quality				
MM 3.5.3	The following will be added as policies to the Environmental Management Chapter of the General Plan: NEW POLICY: Prior to the issuance of grading or building permits, the City of Sunnyvale shall ensure	<ul style="list-style-type: none"> Policy added to the Green Development Section of the LUTE 	<ul style="list-style-type: none"> As a motion by the city council to add this policy when adopting the LUTE 	<ul style="list-style-type: none"> City of Sunnyvale Planning Department

TABLE A-1
LAND USE AND TRANSPORTATION ELEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party
	<p>that the Bay Area Air Quality Management District's (BAAQMD) basic construction mitigation measures from Table 8-1 of the BAAQMD 2011 CEQA Air Quality Guidelines (or subsequent updates) are noted on the construction documents.</p> <p>NEW POLICY: In the cases where construction projects are projected to exceed the BAAQMD's air pollutant significance thresholds for NO_x, PM₁₀, and/or PM_{2.5}, all off-road diesel-fueled equipment (e.g., rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, tractors) shall be at least California Air Resources Board (CARB) Tier 3 Certified or better.</p>			
MM 3.5.5	<p>The following will be added as policies to the Environmental Management Chapter of the General Plan:</p> <p>NEW POLICY: In the case when a subsequent project's construction span is greater than 5 acres and/or is scheduled to last more than two years, the subsequent project applicant shall be required to prepare a site-specific construction pollutant mitigation plan in consultation with Bay Area Air Quality Management District (BAAQMD) staff prior to the issuance of grading permits. A project-specific construction-related dispersion modeling acceptable to the BAAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If BAAQMD risk thresholds (i.e., probability of contracting cancer is greater than 10 in one million) would be exceeded, mitigation measures shall be identified in the construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contracts include all identified measures and that the measures reduce the health risk below BAAQMD risk thresholds. Construction pollutant mitigation plan measures shall include but not be limited to:</p> <ol style="list-style-type: none"> 1. Limiting the amount of acreage to be graded in a single day. 2. Restricting intensive equipment usage and intensive ground disturbance to hours outside of normal school hours. 	<ul style="list-style-type: none"> • Environmental Management Chapter of the General Plan amended to include the policy 	<ul style="list-style-type: none"> • As a motion by the city council to amend when adopting the LUTE 	<ul style="list-style-type: none"> • City of Sunnyvale Planning Department

TABLE A-1
LAND USE AND TRANSPORTATION ELEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party
	<p>Notifying affected sensitive receptors one week prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocation of outdoor activities) can be implemented. The written notification shall include the name and telephone number of the individual empowered to manage construction of the project. In the event that complaints are received, the individual empowered to manage construction shall respond to the complaint within 24 hours. The response shall include identification of measures being taken by the project construction contractor to reduce construction-related air pollutants. Such a measure may include the relocation of equipment.</p>			
<p>MM 3.5.6</p>	<p>The following will be added as policies to the Environmental Management Chapter of the General Plan:</p> <p>NEW POLICY: The following measures shall be utilized in site planning and building designs to reduce TAC and PM_{2.5} exposure where new receptors are located within 1,000 feet of emissions sources:</p> <ul style="list-style-type: none"> • Future development that includes sensitive receptors (such as residences, schools, hospitals, daycare centers, or retirement homes) located within 1,000 feet of Caltrain, Central Expressway, El Camino Real, Lawrence Expressway, Mathilda Avenue, Sunnyvale-Saratoga Road, US 101, State Route 237, State Route 85, and/or stationary sources shall require site-specific analysis to determine the level of health risk. This analysis shall be conducted following procedures outlined by the BAAQMD. If the site-specific analysis reveals significant exposures from all sources (i.e., health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a hazard Index greater than 10, or annual PM_{2.5} exposures greater than 0.8 µg/m³) measures shall be employed to reduce the risk to below the threshold (e.g., electrostatic filtering systems or equivalent systems and location of vents away from TAC sources). If this is not possible, the sensitive receptors shall be relocated. • Future nonresidential developments identified as a permitted stationary TAC source or projected to generate more than 100 heavy-duty truck trips daily will be evaluated through the CEQA process 	<ul style="list-style-type: none"> • Environmental Management Chapter of the General Plan amended to include the policy 	<ul style="list-style-type: none"> • As a motion by the city council to amend when adopting the LUTE 	<ul style="list-style-type: none"> • City of Sunnyvale Planning Department

TABLE A-1
LAND USE AND TRANSPORTATION ELEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party
	<p>or BAAQMD permit process to ensure they do not cause a significant health risk in terms of excess cancer risk greater than 10 in one million, acute or chronic hazards with a hazard Index greater than 1.0, or annual PM_{2.5} exposures greater than 0.3 µg/m³ through source control measures.</p> <ul style="list-style-type: none"> For significant cancer risk exposure, as defined by the BAAQMD, indoor air filtration systems shall be installed to effectively reduce particulate levels to avoid adverse public health impacts. Projects shall submit performance specifications and design details to demonstrate that lifetime residential exposures would not result in adverse public health impacts (less than 10 in one million chances). 			
MM 3.5.7	<p>The following will be added as a policy and actions to the Environmental Management Chapter of the General Plan: NEW POLICY: Avoid Odor Conflicts. Coordinate land use planning to prevent new odor complaints. NEW ACTION: Consult with the BAAQMD to identify the potential for odor complaints from various existing and planned or proposed land uses in Sunnyvale. Use BAAQMD odor screening distances or city-specific screening distances to identify odor potential. NEW ACTION: Prohibit new sources of odors that have the potential to result in frequent odor complaints unless it can be shown that potential odor complaints can be mitigated. NEW ACTION: Prohibit sensitive receptors from locating near odor sources where frequent odor complaints would occur, unless it can be shown that potential odor complaints can be mitigated.</p>	<ul style="list-style-type: none"> Environmental Management Chapter of the General Plan amended to include the policy 	<ul style="list-style-type: none"> As a motion by the city council to amend when adopting the LUTE 	<ul style="list-style-type: none"> City of Sunnyvale Planning Department
Greenhouse Gases and Climate Change				
MM 3.13.1	<p>Upon adoption of the Draft LUTE, the City will update the Climate Action Plan to include the new growth projects of the Draft LUTE and make any necessary adjustments to the CAP to ensure year 2020 and 2035 greenhouse gas emission reduction targets are attained.</p>	<ul style="list-style-type: none"> Update Climate Action Plan 	<ul style="list-style-type: none"> With or prior to completion of the next biennial monitoring and implementation report for the Climate Action Plan 	<ul style="list-style-type: none"> City of Sunnyvale sustainability coordinator and Planning Department
Noise				
MM 3.6.3	<p>The following will be included as a policy or implementation measure to the Safety and Noise Chapter of the General Plan:</p>	<ul style="list-style-type: none"> Safety and Noise Chapter of the General 	<ul style="list-style-type: none"> As a motion by the city council to amend when 	<ul style="list-style-type: none"> City of Sunnyvale

TABLE A-1
LAND USE AND TRANSPORTATION ELEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party
	<p>New development and public projects shall employ site-specific noise attenuation measures during construction to reduce the generation of construction noise and vibration. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City. Measures specified in the Noise Control Plan and implemented during construction shall include, at a minimum, the following noise control strategies:</p> <ul style="list-style-type: none"> • Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds; • Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and • Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures. • Noise and vibration reducing pile-driving techniques shall be employed during construction and will be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above peak particle velocity (PPVs) of 0.25 inches per second at nearby structures). These techniques shall include: <ul style="list-style-type: none"> - Installing intake and exhaust mufflers on pile-driving equipment; - Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible; - Implementing "quiet" pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; - Using cushion blocks to dampen impact noise, if feasible based on soil conditions. Cushion 	<p>Plan amended to include the policy</p>	<p>adopting the LUTE</p>	<p>Planning Department</p>

TABLE A-1
LAND USE AND TRANSPORTATION ELEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements of Measure	Compliance Method	Verification/Timing	Responsible Party
	<p>blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon and micarta (a composite material); and</p> <ul style="list-style-type: none"> - At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities. 			
Transportation and Circulation				
MM 3.4.7a	<p>The following roadway improvements shall be included in the City's fee program:</p> <ul style="list-style-type: none"> • Restripe the westbound leg to one left turn lane, one shared through-right lane, and one right turn lane. <p>Or</p> <ul style="list-style-type: none"> • Convert the intersection to a two-lane roundabout. 	<ul style="list-style-type: none"> • Update the City's Transportation Impact Fee Program to include the improvement 	<ul style="list-style-type: none"> • With adoption of the 2016-17 Fee Schedule 	<ul style="list-style-type: none"> • City of Sunnyvale Public Works Department
MM 3.4.7b	<p>The following roadway improvements shall be included in the City's fee program:</p> <p>Construction of an exclusive southbound right turn lane for the length of the segment. The northbound leg will also require a second left turn lane. The eastbound inner left turn lane will require restricting the U-turn movement to allow for a southbound overlap right turn phase. Depending on the extent of the median on the north leg that could be removed, the north leg will be widened between 3 and 11 feet. The north leg will be realigned to accommodate the southbound right turn. There is existing right-of-way on the northeast quadrant of the intersection. The second northbound left turn lane will need to be the same length as the existing left turn lane. Right-of-way acquisition would be required from the southwest quadrant. The south leg will need to be realigned. The south leg will be widened by 10 feet.</p>	<ul style="list-style-type: none"> • Update the City's Transportation Impact Fee Program to include the improvement 	<ul style="list-style-type: none"> • With adoption of the 2016-17 Fee Schedule 	<ul style="list-style-type: none"> • City of Sunnyvale Public Works Department