

**RECOMMENDED CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
CITY COUNCIL
MARCH 24, 2026**

Planning Application PLNG-2025-0230

510 and 920 De Guigne Drive

USE PERMIT: to demolish six industrial office buildings and construct 329 three-story townhomes and detached dwelling units which includes 41

Accessory Dwelling Units; and,

VESTING TENTATIVE MAP: to subdivide the existing two lots into 151 single family lots, 23 lots with 178 condominium units, and 30 common parcels.

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:

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

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 – EXERCISE AND EXPIRATION:

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

GC-3. 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 an inapplicable 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. This condition shall be interpreted consistent with Government Code sections 65914.2(c) and 66474.9. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-4. NOTICE OF FEE 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-5. ENVIRONMENTAL MITIGATION MEASURES:

The project shall comply with all mitigation measures required in the Land Use and Transportation Element of the Sunnyvale General Plan Environmental Impact Report (EIR). The Mitigation Monitoring and Reporting Program (MMRP) has been included as Attachment 7. The applicant shall be responsible for addressing all required mitigations that apply for each phase of the project. [COA] [PLANNING/PUBLIC WORKS] **MITIGATION MEASURE**

GC-6. 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 Sunnyvale Municipal Code

Section 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-7. TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN:

The project is subject to the Multi-Family Residential Transportation Demand Management (TDM) Plan program per Sunnyvale Municipal Code Chapter 19.45. The project must achieve the 10 points as provided on the approved TDM program. Verification of compliance is subject to approval by the Director of Community Development prior to occupancy and shall be demonstrated (when applicable) on building permit plans. [SDR] [PLANNING]

GC-8. PUBLIC IMPROVEMENTS:

The developer is required to install, per Sunnyvale Municipal Code Sections 18.08, all public improvements, which may include but not be limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signage, 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 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, to the satisfaction of the Department of Public Works. [COA] [PUBLIC WORKS]

If the developer desires to phase the off-site improvement construction without completing the entire project frontage improvements associated with the first building occupancy, a construction phasing plan for the off-site improvements shall be submitted for review and approval by the Department of Public Works prior to first building permit issuance. The first phase of the project shall at a minimum include the proposed public improvements along the first phase frontage, the multi-use path connecting Stewart Dr to Swegles Park, and the new midblock crossing at the southeast corner of the site crossing Stewart Dr. [COA] [PUBLIC WORKS]

GC-9. OFF-SITE CONSTRUCTION PHASING PLAN:

If the developer desires to phase the off-site improvement construction, the developer shall prepare a detailed off-site construction phasing plan for the subject property. The plan shall be subject to review and approval by the Department of Public Works prior to issuance of the encroachment permit. The plan shall have both exhibits and narratives that include, but not limited to, construction truck route, public vehicle

- access, pedestrian access, construction staging, limits of work and timeline for each of the phases. [COA] [PUBLIC WORKS]
- GC-10. 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 TM1.0 through TM 10.0 of the Vesting Tentative Map plan set dated 02/05/2026 are subject to change during the plan check process. See Improvement Plan Checklist and Improvement Plan Submittal Checklist at the following 2 links:
<https://www.sunnyvale.ca.gov/home/showpublisheddocument/1654/63782085658280000>
<https://www.sunnyvale.ca.gov/home/showpublisheddocument/1656/638097347304330000> [SDR] [PUBLIC WORKS]
- GC-11. ENCROACHMENT PERMIT:
Prior to any work in the public right-of-way, 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-12. FINAL MAP RECORDATION:
This project is subject to, and contingent upon the approval of a vesting tentative map and recordation of a Final Map. The submittal, approval and recordation of the Final Map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. All existing and proposed property lines, easements, dedications shown on the vesting tentative map are subject to City's technical review and approval during the department's review of the final map prior to any fine grading or building permit. Sheet TM 1.0 Vesting Tentative Map dated 02/05/2026 is subject to change during plan check process. [COA] [PUBLIC WORKS]
- GC-13. MAP PHASING:
If multiple maps are filed, all public improvement plans shall be approved prior to first map recordation. All public improvements necessary for any phase as determined by the phasing plan shall be completed prior to first building occupancy of that phase, unless otherwise approved by the Department of Public Works. [COA] [PUBLIC WORKS]
- GC-14. BMR OWNERSHIP HOUSING COMPLIANCE:
This project is subject to the City's Below Market Rate (BMR) Housing requirements as set forth in Sunnyvale Municipal Code (SMC) Chapter 19.67 and the BMR Program Guidelines in effect on October 17, 2024.

- Developer shall enter into a BMR Developer Agreement in a form provided by the City, to be recorded against the property before issuance of building permits or recordation of a final map, whichever occurs first. When dwelling units in the project are made available for sale, the project shall provide 15% of the total units in the project for sale as BMR homeownership units. For the subject project, that equals **49** moderate income dwelling units for sale in compliance with the BMR requirements set forth in SMC Chapter 19.67 and the BMR Program Guidelines. [SDR] [HOUSING]
- GC-15. BUILDING CODES AND PERMIT FEES:
The project is subject to payment of building permit fees based on the fee resolution effective on October 17, 2024. The project is subject to applicable building codes effective at the time of building permit submittal. [SDR] [BUILDING]
- GC-16. FUTURE HOME ADDITIONS/MODIFICATIONS:
Future home modifications/additions will be subject to the Sunnyvale Municipal Code development standards and objective design standards, as applicable. Home modifications/additions will be subject to the required permit procedures in place at that time, to ensure conformance with development standards, design guidelines, and compatibility with the subdivision and neighboring properties. [COA] [PLANNING]
- GC-17. SIGNS:
All new signs shall be in conformance with Title 19 of the Sunnyvale Municipal Code subject to approval by the Director of Community Development. [COA] [PLANNING]
- GC-18. SB 330 PRELIMINARY APPLICATION:
In accordance with state law (SB 330, Housing Crisis Act of 2019), except as required to comply with the California Environmental Quality Act, the project shall be subject only to the ordinances, policies, and standards adopted and in effect when the project's preliminary application was submitted (PLNG-2024-0680 – October 17, 2024).
Ordinances, policies, and standards includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of the City of Sunnyvale, as defined in Section 66000 of the Government Code, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. In the case of a fee, charge, or other monetary exaction, the project is subject to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction. [COA] [PLANNING]

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

- PS-1. SANITARY SEWER ANALYSIS:
As part of the 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 monitoring data may be required as needed. Any mitigation improvements needed shall be incorporated in the first plan check submittal. [COA] [PUBLIC WORKS]
- PS-2. BMR STANDARD PERMIT CONDITION:
The developer shall complete a "Table of Plan Types for New Developments" provided by the Housing Division and submit it with a site plan to the Housing Division for review before submitting building permit applications for the project. The site plan must describe the number, type, size and location of each unit on the site. This information will be used to complete the BMR Developer Agreement(s). [SDR] [HOUSING/BMR Administrative Guidelines]
- PS-3. RELOCATION OF PUBLIC ART IN PRIVATE DEVELOPMENT:
The removal and relocation of the public art installations on both existing parcels shall require consultation with the Library and Recreation Services Department (LRS) prior to issuance of a demolition or building permit. [COA] [PLANNING/LIBRARY AND RECREATION SERVICES]
- PS-4. SOIL, SOIL VAPOR, AND GROUNDWATER INVESTIGATION:
The project applicant has received approval from San Francisco Bay Regional Water Quality Control Board for a Site Management Plan related to Soil vapor quality of volatile organic compounds (VOCs) detected at the site from offsite sources. The applicant shall implement the Site Management Plan and submit additional Soil Vapor Investigation Reports, Vapor Intrusion Mitigation System (VIMS) Design Plan, and Operation Maintenance and Mitigation (OMM) Plan to and as requested by the Regional Water Quality Control Board. The project

applicant shall incorporate the recommendations and ensure the subsequent demolition, site grading, and construction activities are consistent with the plan. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

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. 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:

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- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7717.
 - 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-6. CONSTRUCTION MATERIAL AND STAGING:
All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]
- BP-7. DEMOLITION/CONSTRUCTION/RECYCLING WASTE REPORT FORM:
To mitigate the impacts of large projects on local waste disposal, recycling levels and the migration of PCBs, demolition waste weights/volumes including hazardous waste manifests for applicable structures with PCB concentrations greater than 50 ppm, construction weights/volumes, and recycling weights/volumes are to be reported to the City using Sunnyvale.wastetracking.com hosted by Green Halo. As part of the project's construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and submit these records through the website both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]
- BP-8. 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 with a separate Miscellaneous Plan Permit (MPP) 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. Where 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.
- k) Site fencing shall be covered with dust control measures such as shade cloth. Lifestyle graphics may be added subject to Planning approval. [COA] [PLANNING]

BP-9. FEES AND BONDS:

The following fees and bonds shall be paid in full at the times specified below. The fees are subject to Fiscal Year 2024-25 rates (with automatic

annual escalation as allowed by subsection (o)(2)(A) of Government Code Section 65589.5) due to the SB 330 Preliminary Application (PLNG-2024-0680) submittal date of October 17, 2024. (Prior to building permit issuance, the applicant, property owner and/or lessee shall enter into an agreement in a form provided by the City for the payment of the fees within the time specified above below (for fees that will be paid after building permit issuance), which agreement shall be recorded in the office of the county recorder and from the date of recordation shall constitute a lien for the payment of the fee and shall be enforceable against successors in interest to the property owner or lessee.

- a) PARK DEDICATION IN-LIEU – Pay Park Dedication In-lieu fees estimated at \$16,273,119.00, prior to approval of the Final Map. (SMC 18.10) [SDR] [PLANNING]
- b) EAST SUNNYVALE SENSE OF PLACE FEE – Pay Sense of Place fees estimated at \$1,196,573.00, towards sense of place improvements established by the Transportation Division, prior to the first occupancy permit. [SDR] [PLANNING]
- c) Prior to building permit issuance, the applicant, property owner and/or lessee shall enter into an agreement for the payment of the fees within the time specified above in a form provided by City, which shall be recorded in the office of the county recorder, and from the date of recordation, shall constitute a lien for the payment of the fee, and shall be enforceable against successors in interest to the property owner or lessee. [SDR] [PLANNING]

BP-10. GREEN BUILDING:

The plans submitted for building permits shall demonstrate the project achieves a minimum 90 points on the Green Point Rated checklist. Please refer to the following website: <https://sunnyvale.ca.gov/business/environmental/building.htm> [COA] [PLANNING/BUILDING]

BP-11. STORMWATER MANAGEMENT C.3 DATA FORM:

Submit the completed City of Sunnyvale and Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Data Form to the Planning Division prior to issuance of a Building Permit. [COA] [PLANNING]

BP-12. 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 as updated Stormwater Management Data Form. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

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- BP-13. STORMWATER MANAGEMENT PLAN THIRD-PARTY CERTIFICATION:
Third-party certification of the Stormwater Management Plan is required per the following guidance: City of Sunnyvale – Stormwater Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Stormwater Management Plan Requirements. The third-party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/ENVIRONMENTAL SERVICES]
- BP-14. PARKING MANAGEMENT PLAN:
A Parking Management Plan is subject to review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:
- a) A clear definition of “guest” as proposed by the property manager/homeowner’s association and subject to review and approval by the Director of Community Development.
 - b) The property manager/homeowner’s association are encouraged to specify that 25% to 75% of unassigned spaces be reserved for guest use.
 - c) Clearly indicate that unassigned spaces cannot be rented or reserved for a specific resident and will be available for parking on a first come, first serve basis without a fee or charge.
 - d) Tenants shall use their assigned parking spaces (garage) for vehicle parking prior to using unassigned parking spaces.
 - e) Prohibit tenants from parking RV’s, trailers, or boats in assigned spaces.
 - f) Notify potential residents that number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]
- BP-15. COMPACT SPACES:
Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]
- BP-16. PARKING LOT STRIPING:
Parking spaces should be marked in the following manner to encourage careful parking and increase usability of spaces.
- a) **Double lines**, one foot apart (as measured from the center) and four inches wide should mark the sides of each space.
 - b) Lines should be 16 feet long, with a rounded radius end. [COA] [PLANNING]
- BP-17. BICYCLE PARKING:
Provide the following minimum bicycle facilities at the main entrance and/or high visible areas per Sunnyvale Municipal Code Section 19.36.120(i):

- For the proposed 329 primary dwelling units, provide 658 Class I secured bicycle parking located in private garages and 30 Class II bicycle parking,

Bicycle parking in Public Right-of-Way does not count toward bicycle parking required for the proposed development. Clearly indicate the location and number of spaces on building permit plans. Please install these bicycle racks within property, not within the public right of ways. [COA] [PUBLIC WORKS]

BP-18. FINAL MAP:

This project is subject to, and contingent upon recordation of one or more final maps. The submittal, approval and recordation of the final map shall be in accordance with the provisions of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. Final map(s) shall be recorded prior to any building permit issuance of any building located on that certain lot as shown on the corresponding final map, with exception of demolition or rough grading permits. [COA] [PUBLIC WORKS]

BP-19. 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-20. 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 meet city noise and objective zoning requirements to have minimal visual and noise impacts to neighbors. Individual exterior mechanical equipment/air conditioning units shall not be located between the face of the building and street and all units shall be screened. [PLANNING] [COA]

BP-21. MECHANICAL EQUIPMENT (NOISE):

Prior to issuance of a building permit, the impacts of mechanical equipment noise on nearby noise-sensitive uses shall be assessed by a qualified acoustical consultant and determine specific noise reduction measures necessary, if any, to reduce noise to comply with the City's noise level requirements. Design planning shall take into account the noise criteria associated with such equipment and utilize site planning to locate equipment in less noise-sensitive areas. Other controls could include, but shall not be limited to, fan silencers, enclosures, and mechanical screening. The acoustical report and associated noise mitigation measures shall be subject to the review and approval by the Director of Community Development. [COA] [PLANNING]

BP-22. 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) Certified Arborist to prepare tree protection and preservation plans for protected trees proposed to be preserved onsite, including recommendation regarding grading, trenching, and construction methods to be adhered to and a long-term maintenance plan.
- b) All areas not required for parking, driveways or structures shall be landscaped.
- c) Provide trees at minimum 30 feet intervals along side property lines.
- d) A minimum of 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 with a specimen tree per the City’s Tree Replacement Standards. If replacement standards are not met, an in-lieu fee for each tree shall be paid.
- f) Ground cover shall be planted so as to ensure full coverage eighteen months after installation. [COA] [PLANNING]

BP-23. 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. [COA] [PLANNING]

BP-24. 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 added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-25. UNDERGROUND UTILITIES:

All service drops shall be undergrounded per Sunnyvale Municipal Code Chapter 19.38.095. [COA] [PLANNING/PUBLIC WORKS]

BP-26. 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 (or illumination with an equivalent energy savings).
- b) Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 15 feet along the eastern property line of the project and eight feet in height on the southern periphery of the project near residential uses.
- 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 residential properties.
- g) Up-lighting and spotlights are prohibited for bird-safe purposes. [COA] [PLANNING]

BP-27. 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-28. BMR DEVELOPER AGREEMENT:

Before issuance of building permits or recordation of a final map for the project, whichever occurs first, the developer shall enter into a BMR Developer Agreement with the City to establish the method by which the development will comply with the applicable BMR requirements. The form of the BMR Developer Agreement will be provided by the City, with tables regarding unit characteristics and timing of completion to be completed by the Developer, and is subject to the approval of the Community Development Director or his/her designee, consistent with the SMC. The completed BMR Developer Agreement must be executed by both parties and recorded against the property, and will run with the land.

In the event that any Below Market Rate dwelling unit(s) or any portion thereof in the development is destroyed by fire or other cause, all insurance proceeds therefrom shall be used to rebuild such units,

which will remain subject to the terms of the Developer Agreement and the BMR requirements. Grantee hereby covenants to cause the City of Sunnyvale to be named an additional insured party to all fire and casualty insurance policies pertaining to said assisted units. [SDR] [HOUSING/BMR Administrative Guidelines]

BP-29. BUILDING PERMIT ISSUANCE:

The existing 10-foot PG&E easement (L993 OR 1531) running through the center of the existing 920-950 De Guigne Dr property shall be quitclaimed prior to issuance of Building Permits for Parcels I, 100, 22, 23, 24, and 5 within Phase 1 of the project, unless otherwise approved by PG&E.

The existing 10-foot PG&E & AT&T easement (8356 OR 734) extending into the existing 920-950 De Guigne Dr property shall be quitclaimed prior to issuance of the Building Permits for Parcels I and 100 within Phase 1 of the project, unless otherwise approved by PG&E and AT&T.

The following existing easements shall be quitclaimed prior to issuance of the Building Permits for Parcels 153, 75, 76, 77, I, O, Q, R, S, U, DD, 169, and 170 within Phase 1 of the project, unless otherwise approved by PG&E and AT&T:

- a) 5-foot PG&E & AT&T easement (Doc 4973801)
- b) 5-foot AT&T easement (7154 OR 227)
- c) 10-foot PG&E & AT&T easement (Doc 10783668)
- d) 5-foot PG&E & AT&T easement (7110 OR 459)
- e) 5-foot PG&E & AT&T easement (6197 OR 589 & 590)
- f) 3-foot PG&E & AT&T easement (7077 OR 669)

The existing PG&E easement (Doc 14092481) and the existing PG&E and Pacific Bell easement (L157 OR 480) shall be quitclaimed prior to issuance of any Building Permit for proposed lots located within the existing 920-950 De Guigne Dr property, unless otherwise approved by PG&E and Pacific Bell.

The existing Pacific Bell easement (Doc 14709945) shall be quitclaimed prior to issuance of any Building Permit for proposed lots located within the existing 510 De Guigne Dr and 935-945 Stewart Dr property, unless otherwise approved by Pacific Bell.

The existing 3-foot PG&E & AT&T easement (7077 OR 669) and existing 5-foot PG&E & AT&T easement (7110 OR 459) along the eastern property line shall be quitclaimed prior to issuance of any Building Permit for the multi-use path, unless otherwise approved by PG&E and AT&T.

Sheets TM 2.0 and 2.1 Vesting Tentative Map and TM 10.0 Preliminary Phasing Plan dated 02/05/2026 are subject to change during plan check process.

[COA] [BUILDING/PUBLIC WORKS]

BP-30. SOLID WASTE DISPOSAL AND RECYCLING DESIGN PLAN:

A detailed solid waste disposal and recycling design 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 applicable City requirements and guidelines for residential/multi-family projects. [COA] [PLANNING/ENVIRONMENTAL SERVICES]

BP-31. ON-SITE PRIVATE WATER METER(S):

The developer shall install individual private water meters for each residence, and for each ancillary building on-site. [COA] [BUILDING]

BP-32. NOISE REDUCTION VERIFICATION:

The project acoustical consultant shall review the final construction drawings and confirm that all recommended measure to meet City of Sunnyvale noise standards for interior and exterior noise (including, but not limited to sound walls, STC-rated windows and doors, habitable ventilation with windows closed, noise attenuation in roof, wall, and floor-to-ceiling construction) have been incorporated into the drawings. [COA] [PLANNING]

BP-33. PUBLIC ACCESS PATHWAY:

Along the proposed public pedestrian access easement (multi-use path) through the property, provide wayfinding signage indicating that the pathway is available for the public to use. Verbiage, sign locations, etc. shall be reviewed during building permit review. Pathway shall be owned and maintained by the Homeowner's Association (HOA). [COA] [PUBLIC WORKS/PLANNING]

BP-34. NESTING BIRDS:

All construction and clearing activities shall be conducted outside of the avian nesting season (January 15-August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to three days before initiation of construction activities, including tree removal and/or site preparation involving removal of vegetation.

The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant

shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and USFWS, as necessary. The City shall be notified if altered exclusion zone widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.

A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to initiation of construction activities, including tree removal and/or site preparation involving removal of vegetation. [COA] [PLANNING]

BP-35. CONSTRUCTION AIR QUALITY REQUIREMENTS:

Prior to the issuance of grading or building permits, the Bay Area Air District's (BAAD) (formerly Bay Area Air Quality Management District (BAAQMD) basic construction mitigation measures from Table 5-2 and 5-3 of the BAAQMD 2022 CEQA Air Quality Guidelines (or subsequent updates) shall be noted on the construction documents, including the following:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- g) All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- h) Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- i) All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- j) Publicly visible signs shall be posted facing Stewart Drive and DeGuigne Drive with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAD's

phone number shall also be visible to ensure compliance with applicable regulations.

- k) Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.
- l) Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
- m) Plant vegetative ground cover (e.g. fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- n) Install sandbags or other erosion measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- o) Minimize the amount of excavated material or waste materials stored at the site.
- p) Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days. [COA] [PLANNING]

BP-36. HAZARDS AND HAZARDOUS MATERIALS:

Prior to issuance of a demolition permit, the Applicant shall retain a qualified Phase II/Site Characterization Specialist to conduct Phase II testing on any structure suspected of containing lead or asbestos prior. Removal of lead paints and Asbestos Containing Materials (ACMs) must be completed in accordance with an approved Health and Safety Plan prepared by a qualified Lead and ACMs Specialist. Disposal of lead paints and asbestos containing materials must be done at an approved disposal facility. [COA] [PLANNING]

BP-37. CONSTRUCTION NOISE:

Prior to issuance of a demolition, grading or building permit, the Applicant shall include the following in the Construction Management Plan:

- a) Require posted signs at the construction site that include permitted construction days and hours, a day and evening contact number for the job site and a day and evening contact number for the City in the event of problems.
- b) Notify the City and neighbors within 100 feet in advance of the schedule for each major phase of construction and expected loud activities.
- c) When feasible, locate noisy stationary equipment (e.g., generators, pumps, compressors) and material unloading and staging areas away from the sensitive adjacent uses (school and residences).
- d) Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. If feasible, impact tools shall be shrouded or shielded with intake and exhaust port mufflers when used near noise-sensitive receptors.
- e) Avoid unnecessary idling of equipment and engines and to a maximum of 15 minutes near noise sensitive receptors.

- f) The general contractor shall designate a “noise disturbance coordinator” responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of any noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator shall be posted at the construction site.
[COA] [PLANNING]

BP-38. ARCHAEOLOGICAL RESOURCES:

Prior to the issuance of grading or building permits, the project applicant is required to include information on the improvement plans that if, during the course of grading or construction, cultural resources (i.e. prehistoric or historic sites) are discovered, work will stop in that area and within 100 feet of the find until a qualified archeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures as part of a treatment plan in consultation with the City and all other appropriate agencies. The treatment plan shall include measures to document and protect the discovered resource. Consistent with CEQA Guidelines Section 15126.4(b)(3), preservation in place will be the preferred method of mitigating impacts to the discovered resource. Pursuant to Government Code Section 6254.10, information on the discovered resource shall be confidential. [COA] [PLANNING]

BP-39. CULTURAL RESOURCES:

In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site within a 50-foot radius of the remains or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, the Coroner shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. Once the reburial has taken place, then the GPS location, description of location, and depth is recorded on standard Archaeological Site Forms, photographed, and copies shall be sent to the CHRIS/NWIC, NAHC, the permitting agency, and the applicable Tribe for their records, so that future projects can avoid the reburial location.

All measures shall be printed on all construction documents, contracts, and project plans, and reviewed by the Community Development Director prior to issuance of grading and building permits. During

construction, the project applicant and contractor shall be responsible for, implementing these measures. [COA] [PLANNING]

BP-40. PALEONTOLOGICAL RESOURCES:

Prior to the issuance of grading or building permits, the project is required to include information on the improvement plans that if, during the course of grading or construction, fossils are discovered, work shall be halted immediately within 50 feet of the discovery, the City of Sunnyvale Community Development Department shall be notified, and the significance of the find and recommended actions must be determined by a qualified paleontologist. In addition, prior to the commencement of a project site preparation, all construction personnel shall be informed of the potential to discover fossils and the procedures to follow. [COA] [PLANNING]

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

EP-1. EAST SUNNYVALE SENSE OF PLACE PLAN:

This project is in the East Sunnyvale Sense of Place adopted November 2015, therefore, the developer shall comply with applicable design requirements as identified in the East Sunnyvale Sense of Place Plan or as amended and approved by the City, in effect on October 17, 2024. [COA] [PUBLIC WORKS]

EP-2. 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/stripping 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 and the initial Engineering and Inspection plan review fee. 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 TM 1.0 through TM 10.0 of Vesting Tentative Map plan set dated 02/05/2026 are subject to change during plan check process. See Improvement Plan Checklist and Improvement Plan Submittal Checklist at the following 2 links:

<https://www.sunnyvale.ca.gov/home/showpublisheddocument/1654/63782085658280000>

<https://www.sunnyvale.ca.gov/home/showpublisheddocument/1656/638097347304330000> [COA] [PUBLIC WORKS]

EP-3. UPGRADE OF EXISTING PUBLIC 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

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- identified in the herein project conditions (such as backflow preventers, sign posts, etc.), shall be upgraded to current City standards and as required by the Department of Public Works. [COA] [PUBLIC WORKS]
- EP-4. BENCHMARKS:
The improvement plans shall be prepared by using City's latest benchmarks (NAVD88) available on City's website sunnyvale.ca.gov/home/showpublisheddocument/1590/637997914061100000 Plans based on NGVD29 will not be accepted. [COA] [PUBLIC WORKS]
- EP-5. 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-6. 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-7. POTHOLING OF EXISTING UTILITIES:
Concurrent with the initial submittal of off-site improvement plans, obtain an encroachment permit for potholing purposes to locate existing utilities. Use pothole information to identify possible conflicts between existing utilities and proposed new dry utilities, sewer and storm drain laterals, and water laterals 4" and larger. Potholing shall be performed during design after proposed locations of new laterals are not likely to change. Accurate elevations and locations of existing crossings shall be shown in profiles along gravity or pressure laterals 4" and larger. It is strongly recommended that both the top and bottom elevations of fiber and electrical duct banks are potholed. [COA] [PUBLIC WORKS]
- EP-8. EXISTING UTILITY ABANDONMENT/RELOCATION:
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-9. 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-10. 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 the 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-11. 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-12. RE-USE OF EXISTING CITY UTILITY SERVICE LINES:
The re-use of existing City water service laterals is not allowed. Existing sewer laterals must be abandoned or replaced unless the City allows them to be re-used. [COA] [PUBLIC WORKS]
- EP-13. PUBLIC FIRE HYDRANTS AND FIRE HYDRANT LATERALS:
Remove and replace existing fire hydrant (FH) barrels and existing fire hydrant lateral(s) along the entire project frontage with Clow 865 for mains 10" and larger. New fire hydrant laterals and barrels must be located outside of existing and proposed tree driplines, or as determined by Department of Public Works. Hydrants shall be located per City standard detail 2B and 2B-2. Public fire hydrants shall be maintained a minimum of 3 horizontal feet from trees, vines, shrubs, bushes, and other obstacles. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PROTECTION]
- EP-14. DOMESTIC WATER SERVICE LATERAL:
Install new radio-read domestic water meter(s) and reduced pressure principle assembly (RPPA) backflow preventer(s) (BFP) at each public domestic water lateral in accordance with current City standards. BFPs must adhere to the City's Cross-Connection Control Program. A backflow installation permit and tag(s) are required. For water meter size two (2) inch or larger, provide meter sizing calculations to the Department of Public Works for approval of meter size. For domestic

water meters 3” and larger, provide 2 mainline isolation valves immediately adjacent to the water lateral (3 valves connected to the tee). Sheets TM 6.0 and 6.1 Preliminary Utility Plans dated 02/05/2026 are subject to change during plan check process. [COA] [PUBLIC WORKS]

EP-15. IRRIGATION WATER SERVICE LATERAL:

Install new radio-read irrigation water meter(s) and reduced pressure principle assembly (RPPA) backflow preventer(s) (BFP) at each irrigation lateral in accordance with current City standards. BFPs must adhere to the City’s Cross-Connection Control Program. A backflow installation permit and tag(s) are required.

All landscape and irrigation systems, located in the public park strip areas, shall be connected to the water system metered to the property owner. Install backflow preventer enclosure where applicable. BFPs must adhere to the City’s Cross-Connection Control Program. A backflow installation permit and tag(s) are required. [SDR] [PUBLIC WORKS]

EP-16. SEWER ACCESS STRUCTURE AT UPSTREAM END OF LATERAL:

For all sewer laterals 6” and larger, install a new manhole immediately inside private property and outside of any easement. [SDR] [PUBLIC WORKS]

EP-17. NEW SEWER LATERAL CCTV VIDEO:

The contractor shall provide a CCTV video of new sewer laterals. Video must clearly show the front of the property before camera is inserted into the pipe. [COA] [PUBLIC WORKS]

EP-18. C.3 STORMWATER TREATMENT IN THE PUBLIC RIGHT OF WAY:

Per the Municipal Regional Stormwater Permit 3.0 Provision C.3, all impervious area created or replaced in the public right-of-way must be treated. Treatment measures for public stormwater must be located on-site, on private property. Treatment measures shall be identified and included in the Stormwater Management Plan, required per BP COAs above.

All stormwater treatment and infrastructure constructed for conveyance of stormwater to the stormwater treatment shall be privately maintained. The perpetual maintenance of the slot drains shall be the sole responsibility of the property owner. These slot drains will be formally reviewed by Public Works Department during the off-site improvement plan review. [SDR] [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 subject to approval by the Public Works Department 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 new storm drain lateral shall be 12 inches and the main line shall be minimum 15 inches diameter in the public right-of-way. [COA] [PUBLIC WORKS]
- EP-21. **CATCH BASIN TRASH CAPTURE DEVICES AND BADGE/STENCILING:**
Pursuant to SMC 12.60.130, install full trash capture devices on the project site, in accordance with the construction phasing plan, prior to connecting to the City's storm drain collection system, the developer or HOA, 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 that read "NO DUMPING". Stencils may be borrowed and returned by coordinating with the Environmental Services Department by calling 408-730-7738. [COA] [PLANNING/ENVIRONMENTAL SERVICES]
- EP-22. **UTILITY METER/VAULT:**
No existing or new utility meters or vaults shall be located within the 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. **STREET LIGHTS:**
The developer shall remove existing and install new marbelite streetlights on Stewart Drive and new decorative pedestrian scale lighting on De Guigne Drive along the project frontage. The new marbelite streetlight on Stewart Drive shall have a staggered spacing of 120-150 feet, using the existing streetlight on the south side of Stewart Drive east of De Guigne Drive as a reference point. The new decorative pedestrian scale lighting on De Guigne Drive shall have a staggered spacing of 37-45 feet, using the existing decorative pedestrian scale lighting on the north side of De Guigne Drive as a reference point. The new decorative pedestrian scale lighting along De Guigne Drive shall be installed per the requirements in the East Sunnyvale Sense of Place Plan. Provide a minimum 17.5-foot horizontal clearance to adjacent street trees.

The developer shall be responsible to install, replace or upgrade service pedestal, streetlights, conduits, wires and pull boxes along the project frontage to current City standards, unless otherwise directed by the City. The developer may be required to connect the new streetlights to

the existing unmetered service pedestal or install a new one. All LED fixtures and streetlight poles types shall be of the same make and model (current approved manufacturer is Philips Lumec). 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.

Upon Completion of the streetlight improvements, developer shall provide drawings to the City in AutoCAD format. [COA] [PUBLIC WORKS]

EP-24. DRIVEWAY APPROACHES:

Remove existing driveway approaches and install new driveway approaches per City Standard detail 5C-6 along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and City standard details and specifications. All unused driveway approaches shall be replaced with new curbs, gutters, and sidewalks per current City standards. [COA] [PUBLIC WORKS]

EP-25. DRIVEWAY VISION TRIANGLE:

Comply with the driveway extended vision triangle requirements at all driveway approaches on DeGuigne Drive and Stewart Drive per SMC 19.34.060. Show location of sidewalk relative to the driveway vision triangle. [COA] [PUBLIC WORKS]

EP-26. STREETSCAPE IMPROVEMENTS:

Along project frontage on De Guigne Dr, remove existing concrete curb, gutter and sidewalk and install new concrete curb and 1-foot gutter per East Sunnyvale Sense of Place Plan standards and modified City Standard Detail 9C-1. Install a detached 6-foot-wide sidewalk with 5-foot-wide park-strip (not including 6-inch curb).

Along project frontage on Stewart Dr, remove existing concrete curb, gutter and sidewalk and install new concrete curb and 1-foot gutter per East Sunnyvale Sense of Place Plan standards and modified City

Standard Detail 9C-1. Install a detached 6-foot-wide sidewalk with 4-foot-wide park-strip (not including 6-inch curb).

The perpetual maintenance of sidewalk improvements along the project frontages shall be the sole responsibility of the property owner. [COA] [PUBLIC WORKS]

EP-27. ROOT BARRIER:

Install a continuous root barrier along new sidewalk adjacent to City trees per City standard details and specifications. [SDR] [PUBLIC WORKS]

EP-28. DECORATIVE PAVEMENT:

Any and all proposed decorative pavement and vertical curb pertaining to on-site development shall not be located within the City right-of-way. [COA] [PUBLIC WORKS]

EP-29. SIGNING AND STRIPING PLANS:

The developer shall install new striping configuration along the entire width of De Guigne Drive. The new roadway configuration shall be 8 feet wide on-street parking on the west/north side, 2 – 6 feet bike lanes with 2 feet buffers and 2 -10 feet wide travel lanes. 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-30. 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-31. SLURRY SEAL:

Developer shall be responsible to install Type II slurry seal on De Guigne Dr and Stewart Dr from lip of gutter to lip of gutter along project frontage and including the De Guigne Dr and Stewart Dr intersection . Sheets TM 3.0 and TM 3.1 Preliminary Site Plans dated 02/05/2026 are subject to change during plan check process. [COA] [PUBLIC WORKS]

EP-32. CITY STREET TREES:

The developer shall install required street trees in proposed park-strips within the public right-of-way along the project frontage as follows: De Guigne Dr: *Lophostomon confertus* - Brisbane Box; Stewart Dr: *Quercus suber* - Cork Oak, evergreen. 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 spaced approximately 35 feet apart. No street trees are to be planted within 10' of a sanitary sewer lateral and within any existing or proposed Public Utility Easement. Sheets TM 3.0 and TM 3.1 Preliminary Site Plans and TM 6.0 and TM 6.1 Preliminary Utility Plans dated 02/05/2026 are subject to change during plan check process. [SDR] [PUBLIC WORKS]

EP-33. MULTI-USE PATH / ENTRY PLAZA

Developer shall provide a multi-use bike and pedestrian path along the eastern project boundary connecting Stewart Dr to Swegles Park. An entry plaza shall be installed at the path's connection to Stewart Dr. The shared-use path and the entry plaza shall be privately owned and maintained, publicly accessible, and constructed in conformance with the East Sunnyvale Sense of Place Plan standards.

If the on-site development will be phased, this multi-use path and its connections to Stewart Dr and Swegles Park shall be completed as a part of the first phase of the project. [COA] [PLANNING / PUBLIC WORKS]

EP-34. ENHANCED MID-BLOCK CROSSWALK:

Developer shall install a new mid-block lighted crosswalk along Stewart Drive connecting the new multi-use path to the north and the sidewalk to the south. The new mid-block crosswalk shall have a combination of hi-visibility continental crosswalk and bicycle crossing with appropriate signs and markings per the latest CA MUTCD Standards. Developer shall construct a 10 feet wide curb ramp on the north side to accommodate bicyclists and 5 feet wide curb ramp on the south side of the crosswalk. The crosswalk shall be equipped with a Rectangular Rapid Flashing Beacon (RFFB) system with new streetlights on both sides. Streetlights shall comply with City standards and the East Sunnyvale Sense of Place Plan. [COA] [PUBLIC WORKS]

EP-35. SANTA CLARA VALLEY TRANSPORTATION AUTHORITY (VTA) BUS STOP:

There is an existing VTA bus stop along the project frontage on Stewart Drive. The developer shall relocate the bus stop to the east, closer to the new midblock crossing on Stewart Drive. The developer shall install a new bus stop sign and a 40-foot bus stop passenger loading zone, per the latest VTA Bus Stop and Passenger Facility Design Criteria and Standards. [COA] [PUBLIC WORKS]

EP-36. VTA COORDINATION:

There are existing VTA bus stops along the project frontage. Developer shall notify VTA of the proposed improvement plans to determine if any

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- VTA routes will be impacted during construction. Developer shall work directly with VTA on these construction impacts by emailing bus.stop@vta.org or calling 408-321-5800 a minimum of 2 weeks in advance to any work at the bus stop area. [COA] [PUBLIC WORKS]
- EP-37. PROTECTION OF EXISTING TREES:
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-38. 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 Public Works Department. All existing streetlight conduits, streetlight wires, streetlight pull boxes, traffic detector loops, and traffic signal conduits shall be protected in place during construction. Any damaged streetlight conduits, streetlight wires, streetlight pull boxes, traffic detector loops, and traffic signal conduits shall be replaced within 7 days at the expense of the developer. [COA] [PUBLIC WORKS]
- EP-39. 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 & GIS format. Developer shall pay the record drawing fee. [COA] [PUBLIC WORKS] (SMC 13.08.160(a))
- EP-40. SPEED MANAGEMENT TOOL IMPROVEMENTS: **[CONDITION ADDED]**
As part of the off-site improvement plan review and approval, the developer shall include the following speed management improvements:
- a. Install quick-build bulb-out at the northeast corner of De Guigne Drive and Santa Real Avenue using an impact-recovery curbing system with delineators.
 - b. Install in-pavement "Yield to Pedestrians" sign at centerline of the Santa Real Avenue crosswalk on the east leg of the De Guigne Drive and Santa Real Avenue intersection.
 - c. Reconfigure westbound/southbound De Guigne Drive between the De Guigne Drive/Santa Real Avenue intersection and Stewart Drive from its existing layout of parking lane, bicycle lane, buffer, and travel lane to a 6-foot bicycle lane, 2-foot buffer, 8-foot parking lane, and 10-foot travel lane.
 - d. Install impact-recovery delineators at 6-foot spacing within the striped buffer along the existing bicycle lanes on De Guigne Drive

between Stewart Drive and the De Guigne Drive/Santa Real Avenue intersection.

Final design and implementation shall be approved at the discretion of the Director of Public Works.[COA] [PUBLIC WORKS]

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

- TM-1. FINAL MAP COMPLIANCE WITH VESTING TENTATIVE MAP:
The final map shall be substantially the same as the vesting tentative map. Any alteration of the vesting tentative map after the vesting tentative map is approved is subject to additional approval by the City and may require a public hearing. Sheet TM 1.0 of Vesting Tentative Map submittal dated 02/05/2026 is subject to change during plan check process. [COA] [PLANNING/PUBLIC WORKS]
- TM-2. TITLE 18 AND SUBDIVISION MAP ACT:
The submittal, approval and recordation of the final map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. [COA] [PUBLIC WORKS]
- TM-3. 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 shall be delineated on the map or recorded concurrently with the map with a separate instrument. (SMC 18.16.010 (c), Subdivision Map Act §66475 and §66499.20-1/2 for public easements) 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]
- TM-4. PUBLIC ACCESS EASEMENT:
Developer shall dedicate a minimum 20-foot-wide public access easement over the multi-use path along the eastern side of the property, from the path's connection to Stewart Dr running north to the path's connections to Swegles Park as shown on Sheet TM 1.0 Vesting Tentative Map dated 02/05/2026. [COA] [PUBLIC SAFETY/PUBLIC WORKS]
- TM-5. STREET EASEMENT DEDICATION:
Developer shall dedicate a 1-foot-wide street dedication along De Guigne Dr in the form of a street easement. Future right-of-way line is dimensioned 12-feet from the face of curb along De Guigne Dr. [COA] [PUBLIC WORKS]

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- TM-6. EMERGENCY VEHICLE ACCESS EASEMENT:
This project requires a minimum 22-foot-wide dedication of an emergency vehicle ingress and egress easement on and over private roadways. [COA] [PUBLIC WORKS]
- TM-7. PUBLIC UTILITY EASEMENT PARTIAL VACATION:
The Developer shall coordinate with the City to discuss a partial vacation of the existing 10-foot public utility easement (695 M 3) located along the property's De Guigne Dr frontage. [COA] [PUBLIC WORKS]
- TM-8. UTILITY COMPANY APPROVAL:
Obtain map approval letters from the utility companies in regards to any existing or new easements associated with their facilities.. [COA] [PUBLIC WORKS]
- TM-9. PUBLIC WORKS DEVELOPMENT FEES:
The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to 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 in effect on October 17, 2024. Utility frontage and connection fees shall be paid prior to building occupancy. [COA] [PUBLIC WORKS]
- TM-10. SUBDIVISION IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITIES:
The developer shall execute a subdivision improvement agreement and provide improvement securities and/or cash deposit(s) for all proposed public improvements prior to map recordation or any permit issuance, whichever occurs first. Provide an itemized engineer's estimate for all off-site public improvements for the entire project for determination of security amount. If the public improvements will be phased pursuant to COAs GC-2 and GC-3, separate subdivision improvement agreements and securities and/or cash deposit(s) for proposed public improvements in that phase are required for each phase. [COA] [PUBLIC WORKS]
- TM-11. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs):
Any proposed deeds, covenants, conditions, restrictions and by-laws relating to the subdivision are subject to review and approval by the City. The CC&R's shall include the following provisions:
- a) All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.
 - b) The Homeowners Association shall maintain parkstrip landscaping and sidewalk in perpetuity along the public street fronting the project site. (SMC 13.08.370 and 13.08.380)

- c) The developer shall maintain all private utilities and landscaping for following installation of such improvements until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units. (Subdivision Improvement Agreement)
- d) Homeowners are prohibited from modifying drainage facilities and/or flow patterns of their lots without first obtaining permission from the City.
- e) There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the storm water management. (SMC 12.60.200)
[COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

TM-12. PUBLIC/PRIVATE STREETS:

All streets, both public and private, shall be shown on the Final Map. Street names shall be approved by the Director of Community Development. Private streets shall be designated as "Terrace". [COA] [PUBLIC WORKS] (SMC 18.12.190)

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. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. PARKING LOT STRIPING:

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

PF-3. 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 units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. [COA] [PLANNING]

PF-4. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (RECORDATION):

The Developer/Owner shall submit a copy of the recorded CC&Rs and a letter from the Developer/Owner either indicating that the recorded CC&Rs are in conformance with the approved draft CC&Rs or summary of changes shall be provided to the Director of Community Development prior to release if utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

PF-5. HOA ESTABLISHMENT:

The developer shall submit to the Planning Division the names, addresses and telephone numbers of the officers of the homeowners association, architectural review committee or similar committee, at the time the organization is granted autonomy. Until such information is supplied, the developer shall remain a Responsible Person for purposes of maintaining all common property. The chairperson, secretary or principal officer of any committee or association shall notify the City of any change in officers and provide the names, addresses and telephone numbers of the new officers or associated representative, within thirty (30) days after the change becomes effective. [COA] [PLANNING]

PF-6. COMPLETION OF PUBLIC IMPROVEMENTS:

Developer shall complete all required public improvements as required and in accordance with City approved plans and phasing plans as described in COAs GC-2 and GC-3, prior to building occupancy. [COA] [PUBLIC WORKS]

PF-7. BMR COMPLETION 60-DAY ADVANCE NOTICE:

The Developer/Owner must provide a written "Notice of Intent to Sell" to the Affordable Housing Manager for each BMR unit(s) to be provided in the development at least sixty (60) days (but no more than ninety (90) days) prior to the request for a certificate of occupancy or receipt of a DRE report for the unit, whichever is later. Upon receipt of this Notice, the Housing Division will inform the developer of the current maximum BMR sales price applicable to the unit, based on number of bedrooms, as published in the BMR Program Guidelines and updated annually. The developer must also request and pass a site inspection by the Affordable Housing Manager to verify that the BMR units have been completed in compliance with the BMR Development Agreement. [COA] [HOUSING]

PF-8. PAYMENT OF DEFERRED FEES:

Payment of Fees and Bonds shall be made per the agreements for Condition of Approval BP-9. [COA] [PLANNING/CITY ATTORNEY]

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:

- a. 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.
- b. Construction equipment must be maintained per manufacturer’s specifications.
- c. Planning and Building staff will work with project application to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:
 - i. Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
 - ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
 - iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.
 - iv. 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] [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.
[SDR] [PLANNING]

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- AT-2. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-3. 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-4. UNENCLOSED STORAGE (PROHIBITED):
Unenclosed storage of any kind shall be prohibited on the premises. [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:
The parking lot shall be maintained as follows:
- a) Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
 - b) Clearly mark all assigned, guest, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - c) Maintain all parking lot striping and marking.
 - d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]
- AT-8. RECREATIONAL VEHICLE STORAGE PROHIBITED:
Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]

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- 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. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES:**
The multi-family residential use shall participate in the Multi-Family Residential Transportation Demand Management (TDM) Plan program per Chapter 19.45 of the Sunnyvale Municipal Code (SMC). [SDR] [PLANNING]
- AT-12. **HOA REVIEW AND APPROVAL:**
In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require consent of the board of directors of the homeowners association, architectural review committee or similar committee; applications for physical modifications on privately owned property shall require the individual property owner's signature. Individual property owners submitting an application for physical modifications on private property shall comply with any approval processes outlined as such in the conditions, covenants & restrictions (CC&Rs) of their respective development. [COA] [PLANNING]
- AT-13. **HOA RESPONSIBILITIES:**
The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]
- AT-14. **SOLID WASTE RECYCLING MANAGEMENT:**
Waste and recycling services for residential uses shall be maintained under a master account held by the applicant, owner or landlord. The account holder will be responsible for ensuring adequate services and that all locations, private sidewalks and streets are kept free of litter and stains. Requirements shall be specified in the approved documents

and be submitted for approval by the City. [COA] [ENVIRONMENTAL SERVICES]

END OF CONDITIONS