



PLANNING COMMISSION SPECIAL MEETING AGENDA

Thursday, July 20, 2023 | 6:00 PM
CITY COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA 95020

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Annedore Kushner:
annedore.kushner@cityofgilroy.org

Commissioners:

Stefanie Elle:
stefanie.elle@cityofgilroy.org

Adriana Leongardt:
adriana.leongardt@cityofgilroy.org

Joan Lewis:
joan.lewis@cityofgilroy.org

Kelly Ramirez:
kelly.ramirez@cityofgilroy.org

Terence Fugazzi:
terence.fugazzi@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to at planningdivision@cityofgilroy.org. Please note that written comments will not be read out loud, but will be part of the written record.

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204 or by email at cityclerk@cityofgilroy.org.

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting record. Items received after 1:00pm deadline will be provided to the Planning Commission as

soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

5. CONSENT AGENDA

5.1. June 1, 2023 Planning Commission Regular Meeting Minutes

6. PUBLIC HEARINGS

6.1. McKim Headquarters, Architectural and Site Review, 8820 Muraoka Drive, AS 22-06

1. Staff Report:
Kraig Tambornini, Senior Planner
2. Open Public Hearing
3. Close Public Hearing
4. Possible Action:
Staff recommends that the Planning Commission adopt a resolution determining the project is exempt from further environmental review pursuant to CEQA Guidelines Section 15332 and approving the Architectural and Site Review permit application AS 22-06.

7. NEW BUSINESS

7.1. Planning Commissioner Training – An overview of the local land use and state laws that govern the City’s planning and development projects (presentation will be provided at the meeting)

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of August 3, 2023 at 6:00 PM

City of Gilroy
Planning Commission
Regular Meeting Minutes
Thursday, June 1, 2023 | 6:00 PM

1. OPENING

Tonight's meeting was called to order by Chair Bhandal at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Bhandal led the pledge of allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday, May 25, 2023 at 5:35 p.m.

Attendance	Attendee Name
Present	Stefanie Elle, Commissioner Adriana Leongardt, Commissioner Joan Lewis, Commissioner Kelly Ramirez, Commissioner Annedore Kushner, Vice Chair Manny Bhandal, Chair
Absent	Michelle Montez, Commissioner*

*Commissioner Montez submitted resignation in the morning of June 1, 2023.

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There being no speakers, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. May 4, 2023 Planning Commission Meeting Minutes

Motion made by Chair Bhandal; seconded by Commissioner Elle to approve the consent agenda.

RESULT: Pass [6 – 0]

MOVER: Chair Bhandal

SECONDER: Commissioner Elle

AYES: Commissioner Elle, Leongardt, Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

ABSENT: Commissioner Montez

6. PUBLIC HEARINGS

None.

7. NEW BUSINESS

7.1. Finding of Consistency for the Capital Improvement Program for Fiscal Year 2024 through Fiscal Year 2028 to Determine its Consistency with the City's General Plan and the California Environmental Quality Act (CEQA)

1. Staff Report:
Daryl Jordan
2. Open Public Comment
Chair Bhandal opened the item to public hearing.
3. Close Public Comment
There being no speakers, Chair Bhandal closed the public hearing.
4. Possible Action:
Staff has analyzed the proposed project, and recommends that the Planning Commission:
 - a) Receive report on proposed Capital Improvement Program (CIP) Fiscal Year 2024 through Fiscal Year 2028; and
 - b) Adopt a Resolution to make a Finding of Consistency with the General Plan. (roll call vote)

Motion made by Vice Chair Kushner; seconded by Commissioner Lewis to:

- a) Receive report on proposed Capital Improvement Project (CIP) Fiscal Year 2024 through Fiscal Year 2028; and
- b) Adopt a Resolution to make a Finding of Consistency with the General Plan.

RESULT: Pass [4 – 2]

MOVER: Vice Chair Kushner

SECONDER: Commissioner Lewis

AYES: Commissioner Lewis, Ramirez, Vice Chair Kushner, and Chair Bhandal

NAYS: Commissioner Elle and Leongardt

ABSENT: Commissioner Montez

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

None.

9. PLANNING DIVISION REPORT

Community Development Director, Sharon Goei, advised the Commission that Commissioner Montez has submitted her resignation from her position as a Planning Commissioner.

Community Development Director Goei advised the Commission that an email had been sent on May 22, 2023 regarding a virtual planning commissioner training opportunity on June 23, 2023 and to contact staff if they are interested in attending the training.

Community Development Director Goei informed the Commission that the regular Planning Commission meeting scheduled for Thursday, July 6, 2023 will be canceled and

there will be a special Planning Commission meeting on Thursday, July 20, 2023 at 6:00 p.m.

Community Development Director Goei shared with the Commission that Planning Technician Ariana Fabian manually bookmarked and organized the agenda packet for easier access to agenda items.

10. ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney, Jolie Houston, advised the Commission that training is being prepared for the Planning Commissioners for the upcoming zoning code update. This training will begin to take place at the Thursday, July 20, 2023 special Planning Commission meeting.

11. ADJOURNMENT

Chair Bhandal adjourned the meeting at 6:39 p.m.

Ariana Fabian

Ariana Fabian, Planning Technician



Community Development Department

Sharon Goei
DIRECTOR

7351 Rosanna Street, Gilroy, CA 95020-6197
Telephone: (408) 846-0451 | Fax: (408) 846-0429
cityofgilroy.org | planningdivision@cityofgilroy.org

DATE: July 20, 2023

TO: Planning Commission

FROM: Kraig Tambornini, Senior Planner

SUBJECT: McKim Headquarters, Architectural and Site Review, 8820 Muraoka Drive, AS 22-06

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution determining the project is exempt from further environmental review pursuant to CEQA Guidelines Section 15332 and approving the Architectural and Site Review permit application AS 22-06.

PROJECT DESCRIPTION:

The project proposes a 12,000 square foot facility (9,600 square foot building footprint) to accommodate offices and shop area, and an outdoor unpaved yard area (aggregate base rock) for parking of equipment and vehicles, with related landscaping, parking and site improvements on a 1.84 acre rectangular site in the M1 Limited Industrial, Murray-Las Animas Overlay District (APN 835-31-028).

The applicant intends to occupy this building as the McKim Corporation, a general engineering contractor specializing in asphalt paving and concrete work. Daily operations would consist of two (2) mechanics and eight (8) office staff to start, with an expansion planned up to 14 staff with business growth. The site and building design details are as follows:

- **Building Components.** Office area consists of 5,300 square feet in two floors for lobby, conference room, management, accounting and executive offices, and break room. Shop area consists of 6,700 square feet with 3 bays to work on machines and store construction materials. Civil sheet C1 provides site coverage details. Architectural Sheets A-2 and A-3 provide floor plan information.
- **Colors and Materials.** The building design proposes metal siding for the walls and parapet, painted in gray tones. Dark color “carbon” and “granite” stucco are proposed for the building entry feature and framing of the upper story windows. Two wood trellis structures on the front and street side façade would match the granite color used to frame the building entry clerestory windows. Anodized aluminum

storefront entryways and windows are shown as dark bronze in color. Wall pack lighting is proposed around the building for safety and security. Final details shall be reviewed with plans submitted for building permit to ensure they are a color that blends with the building and that lighting is not directed to shine outward toward streets or adjacent properties.

- **Parking and Yard Areas.** Parking for 14 vehicles is proposed for the use to accommodate existing and anticipated future parking needs based on the projected number of employees. An additional 24 parking spaces can be accommodated in the yard area should the use be replaced with a more intensive operation. Bicycle parking is proposed for long term and short term. See Civil site plan sheet 1 of 4 for location of parking.

The aggregate base yard area will be used to park equipment and crew/dump trucks. No fencing for screening or security is proposed for this area at this time.

- **Site Improvements.** A trash enclosure and perimeter landscaping are provided in compliance with City standards. The site is relatively flat and minimal grading will be needed to accommodate the building foundation and parking improvements. Site landscaping is provided for the building street frontage and along the rear side property line. Parking lot light standards will consist of LED lights on poles directed downward and away from adjacent properties and the street.

BACKGROUND:

Site History. The property is presently vacant and adjacent to light industrial subdivision development within Murray Las Animas overlay district. The overlay district requires public notification and Planning Commission review to assure compliance with the MA overlay design criteria.

Subject Property and Surrounding Land Uses: The property is vacant, situated between Forest Street and Muraoka Drive, in an existing light industrial subdivision. The site and surrounding land uses are as follows:

LOCATION	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant Industrial	Industrial Park	M1-MA
North	Vacant; approved for industrial use (AS 21-16)	Industrial Park	M1-MA
South	Light industrial complex	Industrial Park	M1-MA
East	Vacant; approved for new 12ksf industrial building (AS 21-01)	Industrial Park	M1-MA
West	Light industrial building	Industrial Park	M1-MA

Environmental Assessment: Section 15332 of the California Environmental Quality Act (CEQA) Guidelines exempts from further environmental review urban infill development of sites less than five (5) acres and that are consistent with the General

Plan and Zoning, have adequate utility infrastructure and services provided, and have no other environmentally sensitive characteristics. No further assessment is necessary for this proposal. A Notice of Exemption may be filed for the project. A Notice of Exemption is not mandated, and reduces the statute of limitations for legal challenges under CEQA, from 180 days to 35 days.

DISCUSSION AND ANALYSIS:

General Plan Consistency: The City's General Plan designates the subject site for light industrial uses, which supports the proposed project. As such, the proposal conforms to the goals and policies of the General Plan. The following specific goals and policies have been identified as applicable to the project. These are summarized and discussed as follows:

POLICY#	TITLE AND SUMMARY	ANALYSIS
LU 1.1	Pattern of Development. Ensure an orderly, contiguous pattern of development	Complies. The industrial infill project will continue landscape and frontage improvements consistent with the character of the area.
LU 5	Encourage, facilitate and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses	Complies. The project will provide a facility for new industrial use and employment.
LU 5.1	Ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping	Complies. The project has been subject to review for compliance with the City design standards.
LU 5.2	Encourage the development of well-designed industrial park areas to attract new light industrial development in Gilroy	Complies. The industrial building has been designed with details consistent with the industrial park.
M 3.2	Require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connections	Complies. The project provides required sidewalks on its frontage and bicycle parking facilities. The area is not designated as a bicycle/pedestrian linkage.
M 3.3	Fill gaps in the city's existing sidewalk network	Complies. See M 3.2 comments.
M 3.9	Require adequate short- and long-term bicycle parking for land uses	Complies. See M 3.2 comments.
M 5.3	Consider offering incentives as part of a multimodal system approach, for projects that incorporate travel demand management techniques and promote alternative modes	Not Applicable. The city does not yet have an incentive program, and this is a small project with less than 110 peak hour trips, thus does not require Vehicle Miles Traveled analysis.

POLICY#	TITLE AND SUMMARY	ANALYSIS
M 5.4	Apply useful and informative transportation performance metrics and thresholds, including vehicle miles traveled (VMT) when measuring transportation system impacts	Not Applicable. See M 5.3 above.
M 5.11	Maintain and implement a comprehensive on- and off-street parking system that serves the needs of businesses while supporting use of alternative transportation	Complies. The project provides vehicle and bicycle parking for the facility including additional parking plans for expansion.
M 5.16	Establish standards for landscaping and trees in new parking lots	Complies. The project complies with industrial landscaping standards established in the zoning code.
EP 2	Support efforts to increase employment in Gilroy by encouraging attraction and expansion of private sector businesses	Complies. The project will locate a new business and employer within the city.
EP 3	Maintain a supportive business climate to support expansion of existing businesses and attraction of new businesses	Complies. The use is permitted by right.

Zoning Code Conformance: The proposed development is located within the M1 Limited Industrial, Murray-Las Animas Overlay District. The Gilroy City Code (GCC) permits light industrial uses in the M1 zone. However, new development requires Architectural and Site Review permit approval to be granted by the Planning Commission when located within the overlay district. The project would comply with all applicable site and building standards as follows:

STANDARD	REQUIRED	PROPOSED	CONFORMS?
Lot Coverage	60% Max	22%	Yes
Front Yard	41 feet from curb face minimum (narrowest frontage)	41.93 feet	Yes
Street Side	31 feet from curb face minimum	46+ feet	Yes
Side Interior	None	63.31 feet	Yes
Rear	None	89.01 feet	Yes
Height	35 feet, 2 stories maximum	27 feet, 2 stories	Yes

Other Considerations: The project is subject to review for compliance with the Industrial Design Guidelines and Murray-Las Animas Avenue Design Policy. These design criteria, and additional zoning standards that apply to the project, including yards, accessory structures, parking and landscaping are addressed in the staff analysis below.

Architectural and Site Review (AS 22-06): The zoning code requires the Planning Commission to conduct a public hearing for new buildings within the Murray-Las Animas Avenue Overlay District, subject to review for compliance with the requirements of the overlay district policies and GCC Section 30.50.43 (Scope of Review), as follows:

a) Traffic Safety and Efficiency: The site layout provides adequate circulation for vehicles, parking, and traffic as follows:

- Circulation. The driveway and drive aisle have been reviewed by Engineering and Fire Protection staff to comply with the minimum standard (25 feet aisle), with adequate maneuvering and access for commercial vehicles to trash and loading areas. Proposed parking spaces (9' wide by 18' long) comply with the City's required parking stall dimensions.
- Parking (Vehicle): Standard parking calculation requires 35 total parking spaces for the facility, as designed; based on 1 space per 300 square feet of office area (18 spaces) and 1 space per 400 square feet of shop space (17 spaces). [Zoning 30.31 OFF-STREET PARKING REQUIREMENTS \(codepublishing.com\)](http://codepublishing.com)

The project proposes 14 spaces for the facility. An additional 24 spaces are planned for, through conversion of the outdoor yard area, should the occupancy change to a more intensive operation.

The applicant has provided the following parking justification for the use:

- (1) The proposed use is an Office and Shop for the McKim Corporation.
- (2) McKim Corporation is a grading and paving contractor currently with eight (8) employees, proposed to initially increase to 10 employees with eight (8) office and two (2) shop employees.
- (3) The proposed office space is being designed larger than currently needed for possible future expansion. The upper level could remain as mezzanine only if required.
- (4) The required parking calculation assumes that all the office space will be used.
- (5) The unused office space will remain empty at this time.
- (6) The proposed shop space will mainly provide storage for construction equipment that requires a covered storage area.
- (7) The proposed shop will also be used to repair McKim owned equipment and not to repair equipment from the general public.
- (8) The required shop parking calculation is for a repair garage that would repair vehicles for the general public. This shop will not be used in such a way and will not need all the required parking.
- (9) Only two (2) shop employees currently repair the equipment.

Staff is supportive of this proposal subject to conditions. The parking would be adequate for the current proposed staffing with 10 employees and future anticipated staffing with 14 employees. If use of the site increases, 24

additional required parking spaces can be provided, as shown on the plans. This parking capacity is more than sufficient for the proposed and potential users of the site. Staff notes that the shop area could be converted to warehouse space, which has a lower parking demand than the shop use.

A condition of approval is recommended to require additional parking to accommodate any intensification of the use. This condition would be triggered upon review of change in business license, tenant improvement, or code enforcement action should use of the site exceed the available on-site parking for the employees. The applicant has agreed to keep the upper floor level as unimproved mezzanine space, and obtain a subsequent tenant improvement permit at which time staff can evaluate the need for the additional parking. Staff has included a condition of approval to allow mezzanine only for the upper floor level.

- Bicycle Parking. The use will provide a minimum two (2) bike short term and one (1) covered long term bicycle parking space. This complies with building code requirements for such parking calculated based on 5% of vehicle parking. If parking is expanded, additional facilities will be required.

b) Signs: The building has adequate area to accommodate signage on the buildings. A separate sign permit will be required prior to installation of any future signs.

c) Site Development (Architectural and Site Design): The building meets all applicable site and building development standards as noted above. In addition, the project complies with the applicable design criteria as follows:

1. Industrial Policy:

- i. *Design Intent and Scale*. High quality industrial land uses in scale with the site and area are encouraged. The building is in scale and character with other buildings within the same industrial development, and proposes an efficient use of the site.
- ii. *Streetscape*. The development, as proposed and conditioned, would create an attractive streetscape with the building storefront facing Muraoka Drive. Landscaping along both street frontages and the project boundary meets City standards and contributes to the attractiveness of the site and area. No new fencing is proposed for the project.
- iii. *Circulation*. The site has adequate driveway access from the street frontages that comply with minimum aisle and parking standards, and which would provide access to trash and loading areas. The site plan would not create any safety conflicts with vehicles or pedestrians at intersections.
- iv. *Lighting and Utilities*. Light fixtures would be directed downward, and shielded to avoid creating glare. The trash enclosure is also placed in

a well-screened location and is well-designed. No outdoor storage uses are proposed or approved as a part of this project. If any is proposed in the future, a subsequent staff review shall be required to ensure compliance with the zoning code including section 30.50.44.

2. Murray-Las Animas Policy and Section 30.20.40:

- i. *Enhanced Landscaping.* As noted above, the landscaping along the site frontage exceeds minimum depth of 21 feet, and maximum paving allowance of 50% of the required setbacks. Approximately 14% of the site would be landscaped.
- ii. *Attractive Architecture.* As noted above, the building will be of an industrial design that proposes high quality finishes. The materials and style are appropriate for industrial use and comparable with other buildings in the area.
- iii. *Colors and Materials.* The building proposes neutral tones with three colors which complies with the applicable criteria. This location is not adjacent to residential and would continue the existing campus industrial character of the area.

d) Landscaping/Fencing/Trash Enclosure: The landscaping provides water efficient irrigation and planting in compliance with Gilroy City Code Article XXXVIII, and compliance with section 30.38.70 and the Industrial Design Guidelines. Drought tolerant plans are layered to provide interest and variety and integrated with bioswale planting. Combined landscaping exceeds standards covering 14% of the site area, more than 50% of the street frontages, and more than 5 feet of landscaping in side yard areas along the building and parking lot sides of the site.

The palette includes a total of 12 trees with seven (7) along the street frontage, two (2) at the parking lot entry and three (3) between parking and property line. Complementary shrubs and groundcover would be planted that would also be used to screen equipment along the side of the building. No new fencing is proposed and the trash enclosure would be well designed and located to screen trash areas.

The aggregate base outdoor yard area behind the building would be used to park equipment and trucks. No outdoor storage of materials or loading areas are proposed in this area. A condition of approval shall require subsequent review of fencing proposed for security or to screen any subsequent use as storage (pursuant to zoning code sections 30.34.20 and 30.50.44).

e) Drainage: The site is designed to drain to bioswales and stormwater systems in compliance with City standards.

f) Fire Protection: The building is designed to comply with fire access and

service requirements including provision of fire sprinkler systems as required by code.

- g) Environmental Impacts:** The infill site has no special or unique environmental constraints. The project would be subject to payment of fees in compliance with the Santa Clara Valley Habitat Plan. The industrial use would not create any potential objectionable noise, odors, or traffic.

Technical Advisory Committee (TAC): Project plans were routed to Engineering, Building, Police, and Fire representatives for internal review and comment. Recommendations of the TAC members have been incorporated into the project plans and/or are included as recommended conditions in attached resolution(s). No unique conditions have been established, and the project has been conditioned to assure plans submitted for building permit shall meet the applicable development standards.

PUBLIC NOTICING:

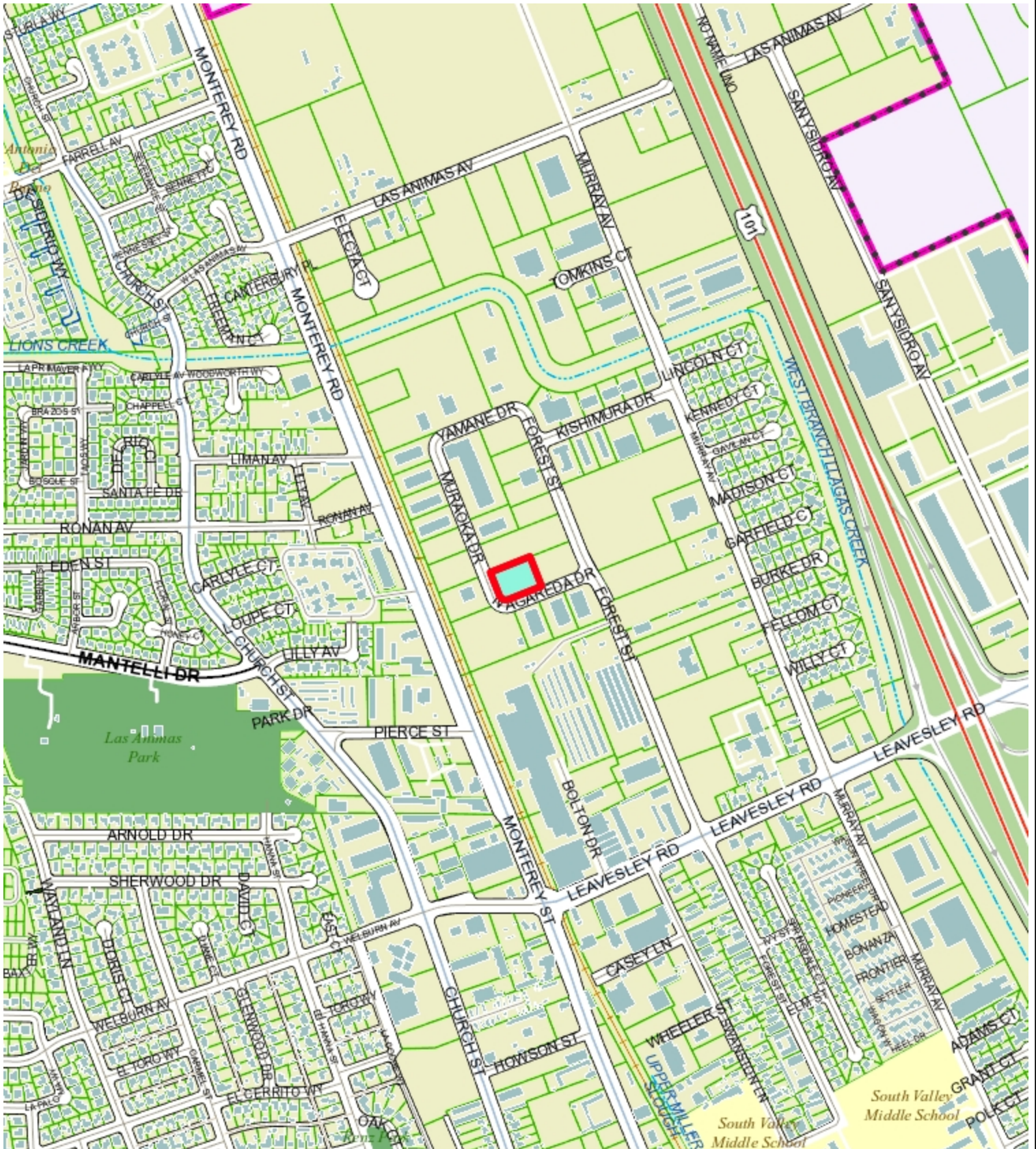
Property owner information and mailing labels were generated using current ownership data for residents within the overlay district and properties within 500 feet of the subject site. Notices of the Planning Commission meeting were mailed to the list of property owners, along with other interested parties and published in the Gilroy Dispatch at least 10 days prior to the meeting. In addition, the property has been posted with on-site signage notifying passersby of pending development, and the Planning Commission public hearing packets are available through the City's webpage.

APPEAL PROCEDURE:

In accordance with Section 30.51.50 of the Gilroy City Code, the Planning Commission's decision may be appealed, in writing, to the City Council within 20 days of adoption of the resolution. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fee before the end of the appeal period.

Attachments (Exhibits)

- A. Vicinity Map
- B. Project Plans (Architecture, Civil, Landscape, Photometric, Materials)
- C. Additional Parking Study
- D. Turning Study
- E. Recology Letter
- F. Photos
- G. Draft Resolution



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City of Gilroy, GIS Services

1: 8,853

Note: Map is for reference purposes only.



DATE: 6/9/2022

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2. SCALE

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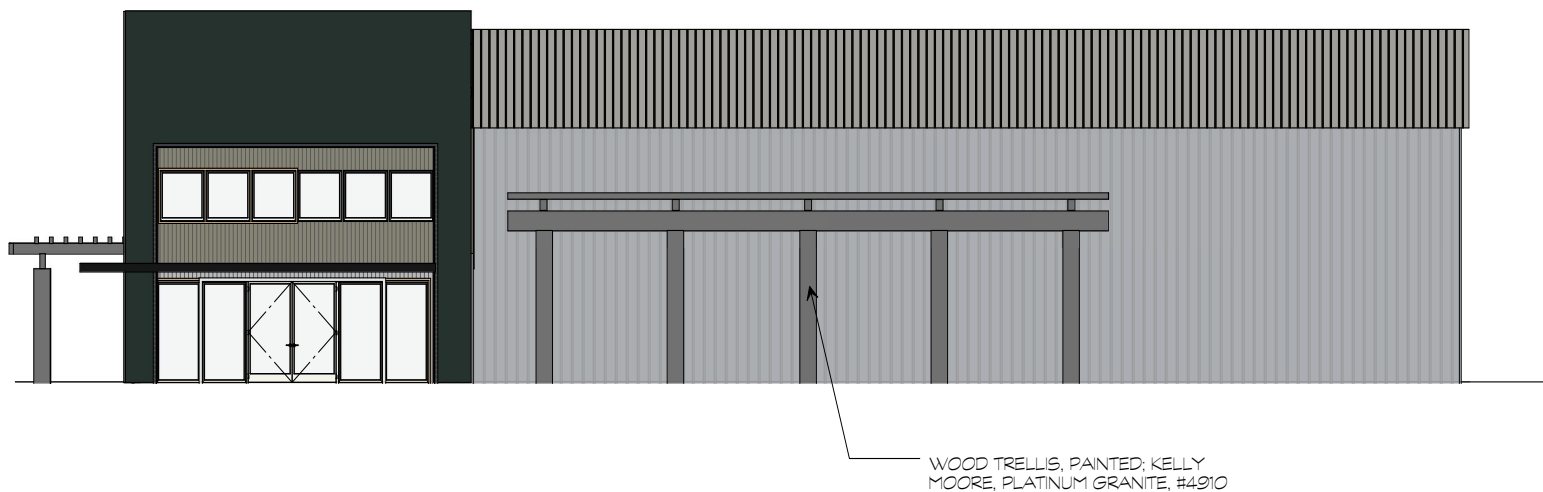
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7. SHEET:

A-2



DATE: 6/9/2022
SCALE:
JOB NUMBER:
SHEET: A-3



EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'

REVISIONS	
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SESHAT DESIGN
 COMMERCIAL | RESIDENTIAL | GREEN DESIGN
 408/778-4494 FAX 408/778-1112
 17545 Chesbro Lane Drive, Morgan Hill, CA 95037

NEW METAL BUILDING
 MCKIM CORPORATION HEADQUARTERS
 8820 MURAKA
 GILROY, CALIFORNIA

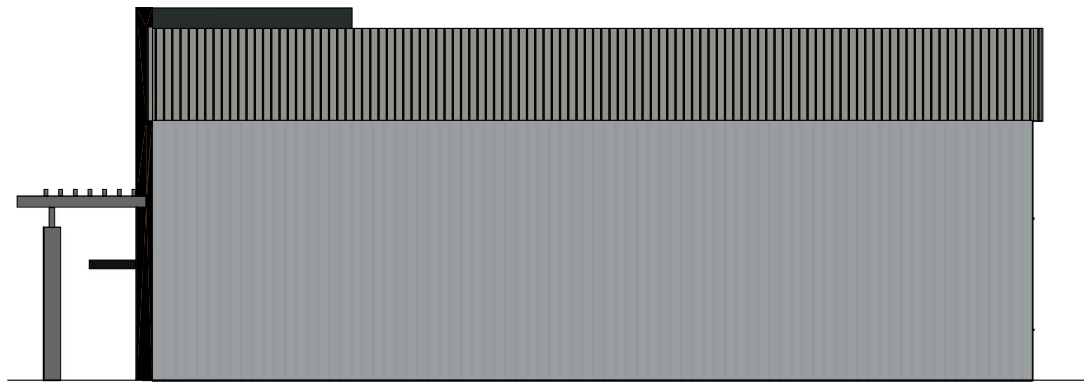
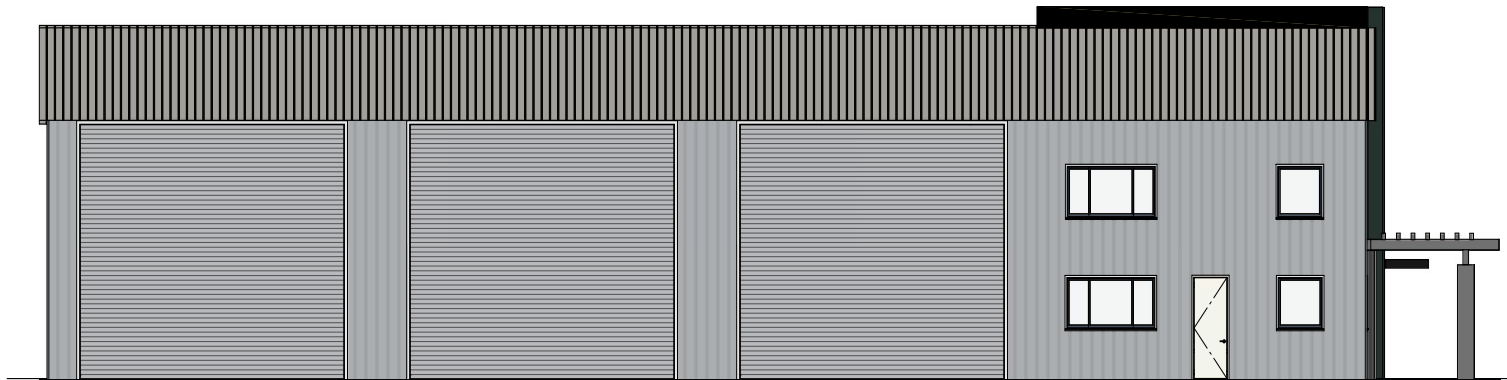
DATE
 6/9/2022

SCALE

JOB NUMBER

SHEET

A-4



EXTERIOR ELEVATIONS
SCALE 1/4" = 1'

REVISIONS	
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SESHAT DESIGN
COMMERCIAL | RESIDENTIAL | GREEN DESIGN
408/778-4444 | 408/778-1112
17545 Chesbro Lane, Irvine, CA 92614

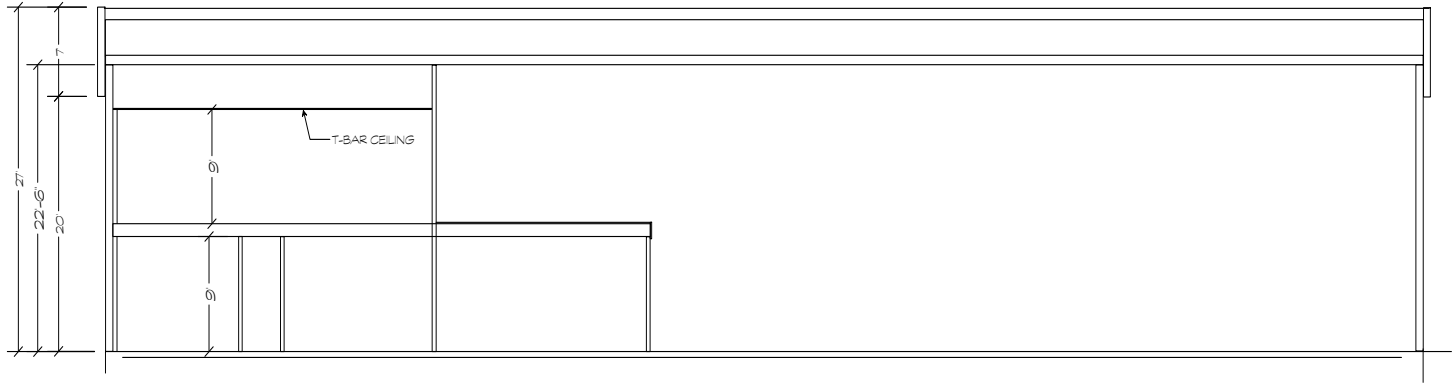
NEW METAL BUILDING
M&M CORPORATION HEADQUARTERS
8820 MURAOKA
GILROY, CALIFORNIA

DATE
6/9/2022

SCALE

JOB NUMBER

SHEET
A-5



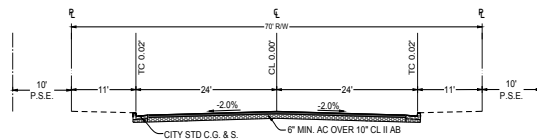
A SECTION
3/16" 1'-0"

REVISIONS	
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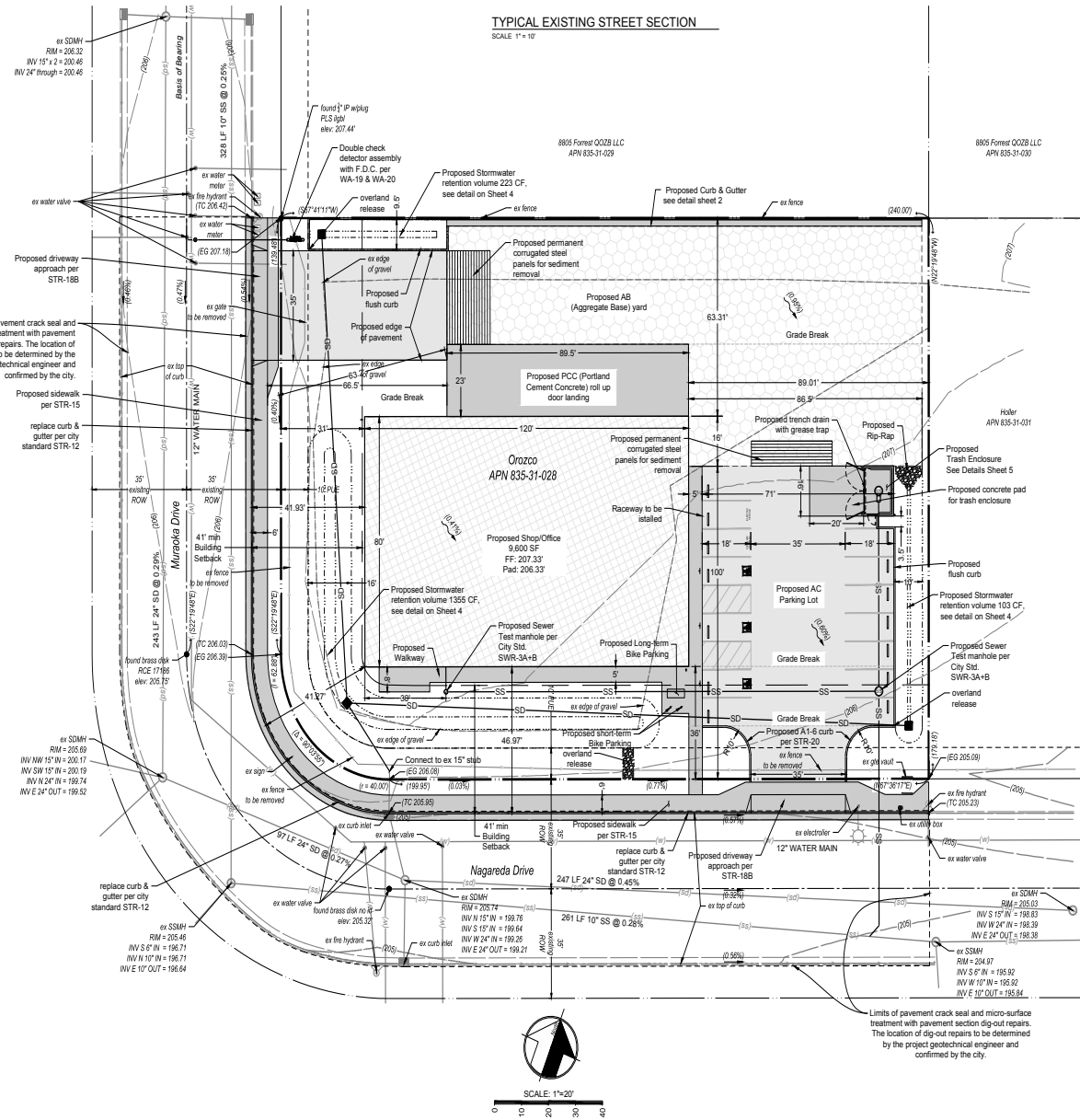
SESHAT DESIGN
 COMMERCIAL | RESIDENTIAL | GREEN DESIGN
 408/778-4494 FAX 408/778-1110
 17545 Chesbro Lane, Davis, Morgan Hill, CA 95095

NEW METAL BUILDING
 MKIM CORPORATION HEADQUARTERS
 8820 MURAOKA
 GILROY, CALIFORNIA

DATE 6/9/2022	SCALE	JOB NUMBER	SHEET
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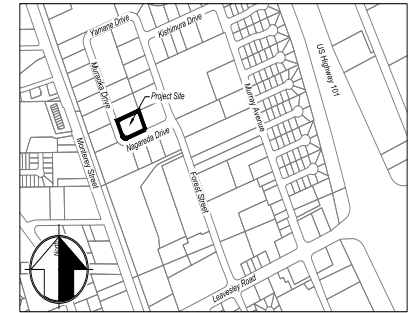
TYPICAL EXISTING STREET SECTION
SCALE 1"=10'



- Legend**
- Proposed AC
 - Proposed Structure
 - Proposed PCC (Portland Cement Concrete)
 - Proposed Caltrans Class II AB (Aggregate Basecourse)

Underground Service Alert Note

Covered surface evidence of utility lines including facilities, appurtenances, and markings were used in displaying the location of the underground features shown on these plans. Underground features depicted are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation.
Call USA North: 1.800.227.2600 021 011



VICINITY MAP

Applicant/Owner:

Santino Orozco
60 W. 4th Street #210
Gilroy, CA 95020
santino@mckimcorp.com
408-506-6242

Engineer:

David L. Faria, RCE 02432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidl@mheengineering.com

Project Information:

APN: 835-31-028
Land Use Designation: Industrial Park
Present Use: Vacant
Proposed Use: Industrial
Present Zoning: Limited Industrial
Sanitary Sewer: City of Gilroy
Gas and Electric: PGE
Water: City of Gilroy
Telephone: TBD
Existing Improvements: As Shown
Gross Area: 0.980 ac
Net Area: 0.980 ac
Proposed Building Area: 9,600 SF
Required Setback (Front): 41 ft
Required Setback (Side): 31 ft
Required Setback (Rear): none
Min # of parking spots: 36
of parking spots provided: 14

Boundary Note:

Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone:

The property lies in Zone X (100%) per FEMA Firm Panel 06085C0639H, effective May 16, 2008.

Fire Note:

Fire sprinklers to be a deferred submittal

Basis of Bearings:

The bearings shown on this map are based on the centerline of Muraoka Drive as found monumented and recorded as South 22° 19' 48" East, on that record of survey thereof filed July 12, 2018 in Book 916 of Maps Pages 14, Santa Clara County Records.

Benchmark:

Elevations shown on this plan are based on the top of a brass disk at the intersection of the northerly property line and westerly property line. Elevation 207.44' (assumed)

Impervious Area Summary		
Description	Area (SF)	
Proposed Shop	9600	0.22
Proposed Asphalt Concrete	8247	
Proposed roll up door landing	2059	
Proposed Concrete	1577	
Total Impervious Area	21483	

Parking Table	
Description	Quantity
ADA	3
Clean Air Vehicle	1
Electric Vehicle	1
General Parking	9
Total	14

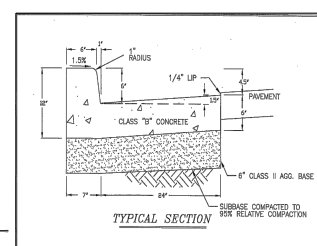
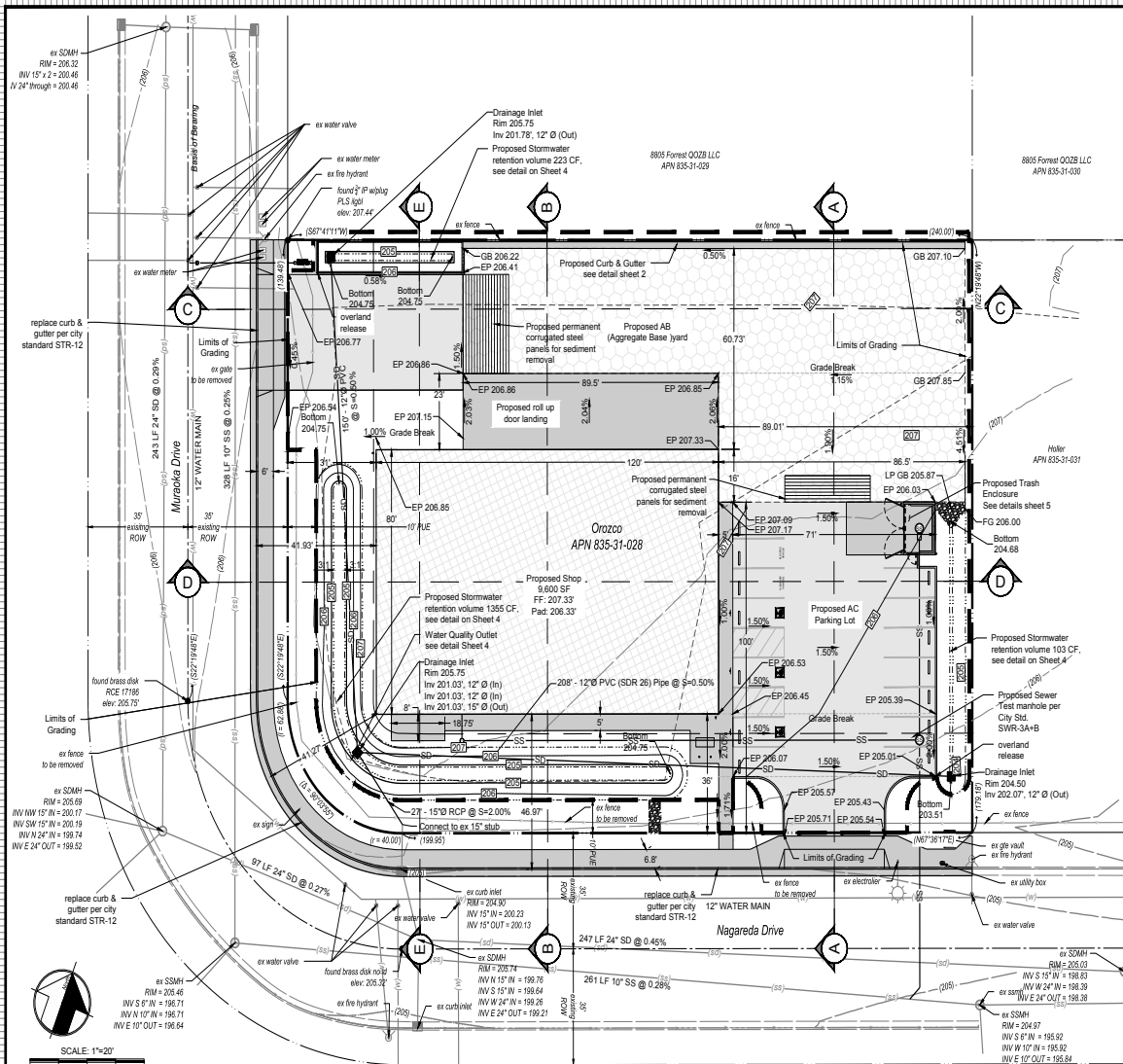
Lot Coverage		
Description	Area (SF)	Portion of Total Area
Building	9600	0.22
Hardscape	13602	0.32
AB Yard	13716	0.32
Retention basin	4587	0.11
Landscaping	1106	0.03
Total Area	42701	1.00



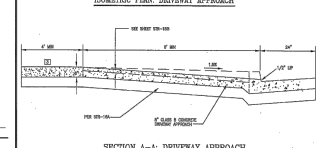
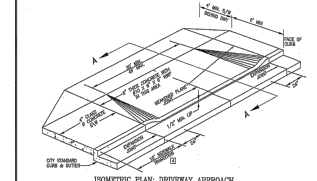
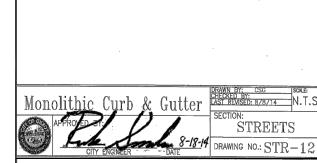
MH engineering Co.
10075 Vineyard Boulevard
Morgan Hill, CA 95037

Site Plan
8820 Muraoka Drive - APN 835-31-028

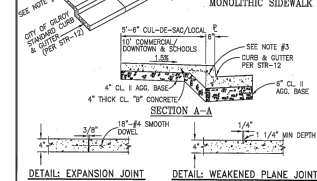
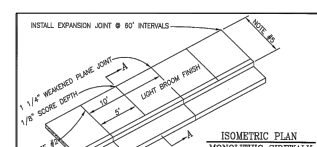
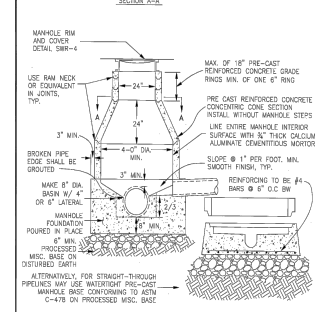
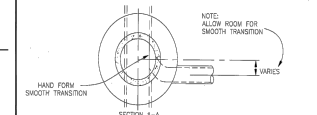
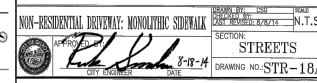
DATE: 3/17/2023
SCALE: 1"=20'
DRAWN BY: JDF
CHECKED BY: JDF
SHEET: 1
OF: 5



- NOTES:
- EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
 - ON EACH SIDE OF DRIVEWAY.
 - ON EACH END OF DRIVEWAY.
 - AT A MINIMUM DISTANCE OF 80 FEET.
 - ON 1/4\"/>
 - EXPANSION JOINTS SHALL BE PRE-POURED JOINT FILLER STRIP 2\"/>



- NOTES:
- WHEN DRIVEWAY AND GUTTER APPROACH ARE POURED SEPARATELY, USE ONE 1/4\"/>



- NOTES:
- EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
 - ON EACH SIDE OF DRIVEWAY.
 - ON EACH END OF DRIVEWAY.
 - AT A MINIMUM DISTANCE OF 80 FEET.
 - ON 1/4\"/>
 - A 1/4\"/>

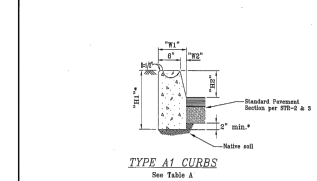
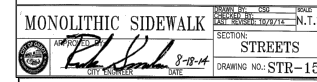


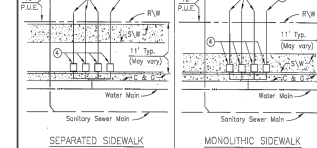
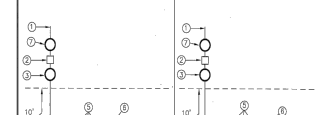
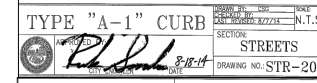
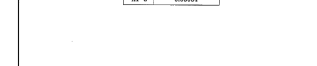
TABLE A

CURB DIMENSIONS

CURB TYPE	"W1"	"W2"	"W3"	"W4"
A1-6	1'-6"	6"	7'-6"	18"
A1-8	1'-4"	8"	6"	2"

CURB QUANTITIES

CURB TYPE	PER LINEAL FOOT
A1-6	0.0000
A1-8	0.0000



- LEGEND
- Sanitary sewer lateral.
 - Sanitary sewer meter box - remote reading sewer meter when approved by City.
 - Sanitary sewer test manhole.
 - Water meter boxes (See water meter detail).
 - Tenant services.
 - Irrigation services.
 - Owner operated sewer meter when approved by City.
 - Water meter boxes shall not be placed in driveways.

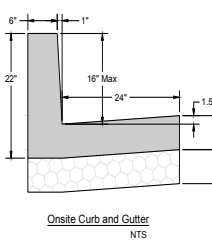


Impervious Area Summary

Description	Area (SF)
Proposed Shop	8600
Proposed Shop Landscaping	10200
Proposed Asphalt Concrete	2050
Proposed roll up door landing	1245
Proposed Sidewalk	1245
Total Impervious Area	23202

Earthwork Quantities

Description	CUT	FILL	NET	Max CUT	Max FILL
Proposed Shop	288	0	288 (CUT)	1.00	0.00
Proposed Shop Landscaping	98	0	98 (CUT)	1.66	0.00
Proposed AC Driveway	336	0	336 (CUT)	1.95	0.00
Proposed AS Yard	775	0	775 (CUT)	2.15	0.00
Proposed Drainage	584	0	584 (CUT)	4.52	0.00
Total	2081	0	2081 (CUT)		



FOR PLANS ONLY

FOR PLANS ONLY

MH Engineering Co.

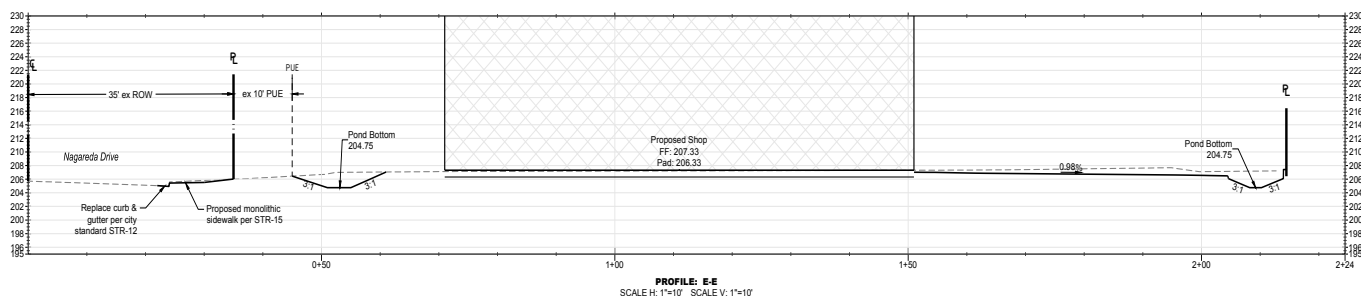
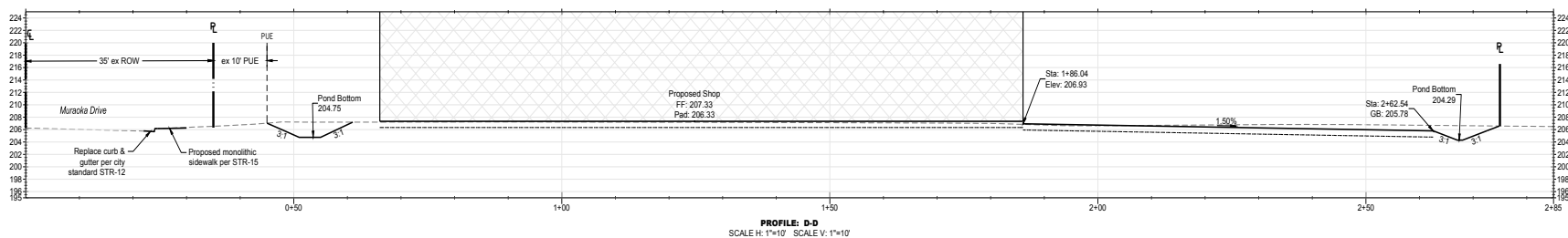
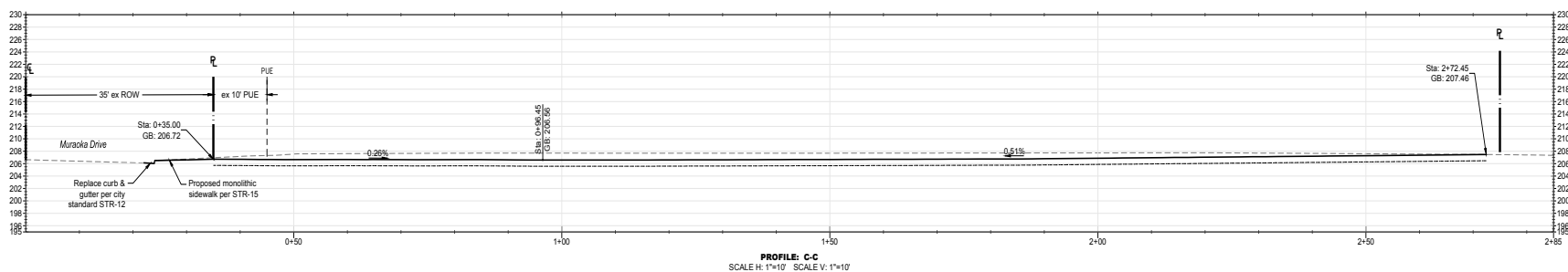
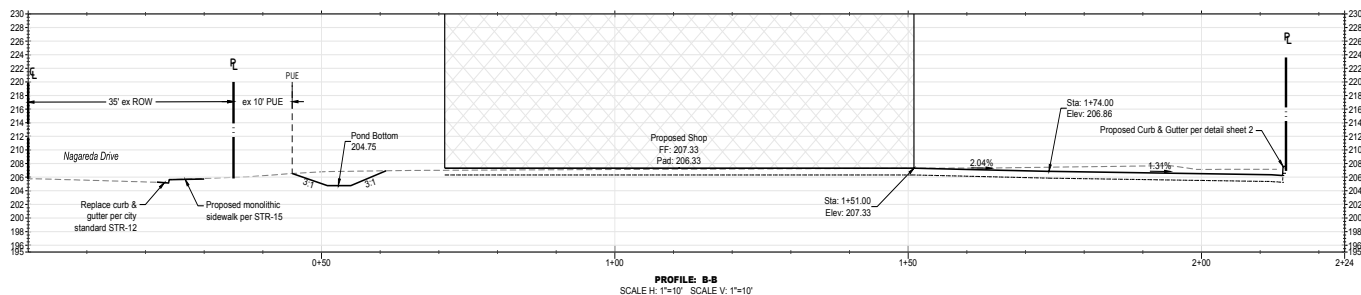
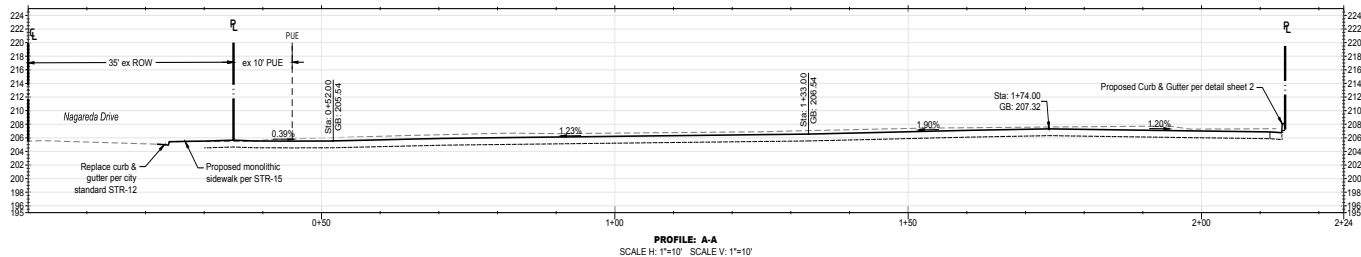
10077A Viewmont Boulevard
Menlo Park, CA 94027

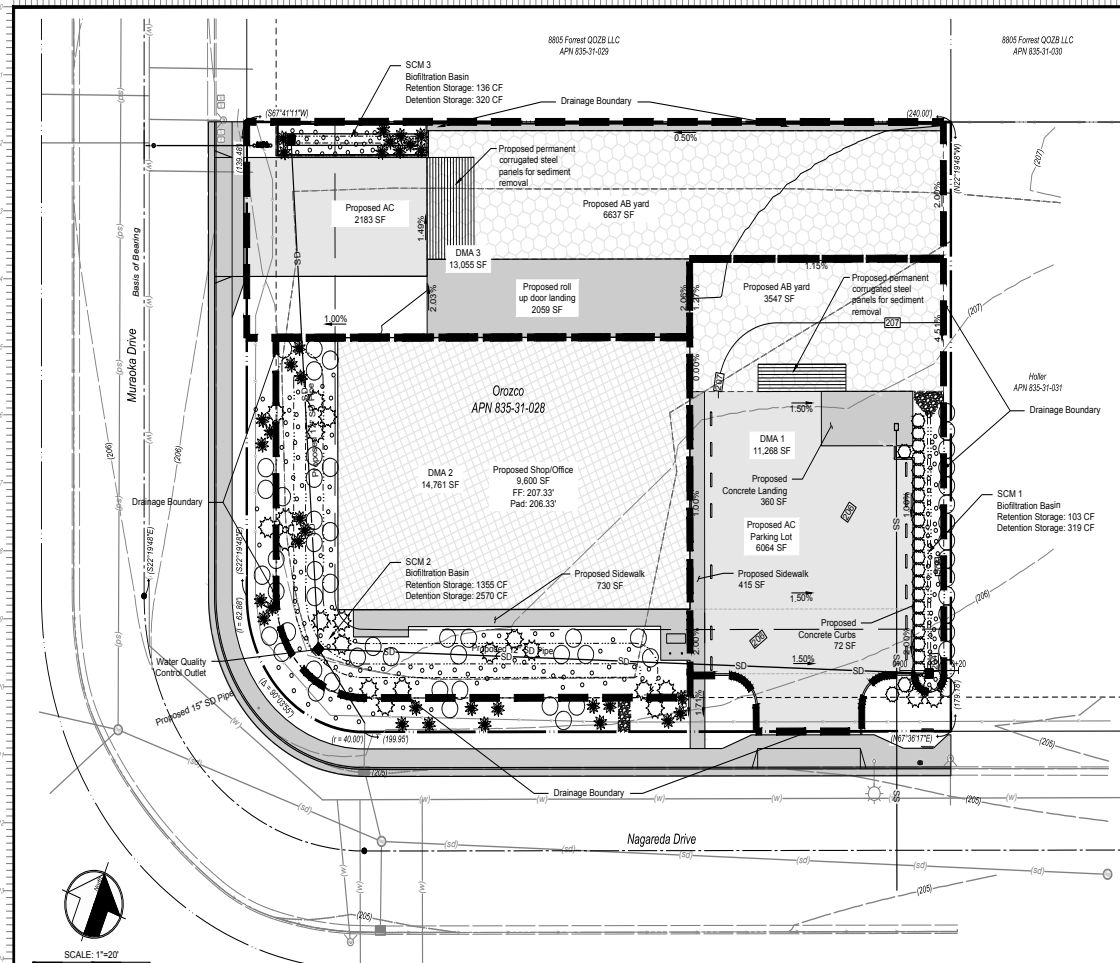
Grading & Drainage Plan

8820 Murakka Drive - APN 835-31-028

DATE: 3/17/2023
SCALE: 1"=20'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SHEET NO. **221156**
SHEET **2**
OF **5**





- Legend:**
- Drainage Boundary
- Soil Type per Geotechnical Report:**
- DMA-1 / SCM 1
 - Soil Description: Sandy Lean Clay
 - USGS Soil Classification: CL
 - Infiltration rate after Factor of Safety of 2: 0.6875 in/hour
 - DMA-2 / SCM 2
 - Soil Description: Clayey Sand with Gravel
 - USGS Soil Classification: SC
 - Infiltration rate after Factor of Safety of 2: 0.167 in/hour
 - DMA-3 / SCM 3
 - Soil Description: Clayey Sand with Gravel
 - USGS Soil Classification: SC
 - Infiltration rate after Factor of Safety of 2: 1.00 in/hour
- Depth to Groundwater per Geotechnical Report:**
- No ground water was encountered during the borings to a depth of 44.5 feet

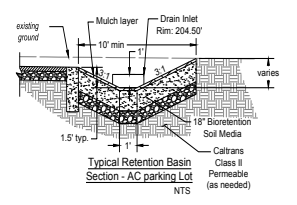
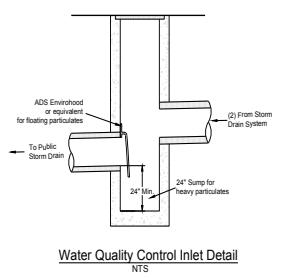
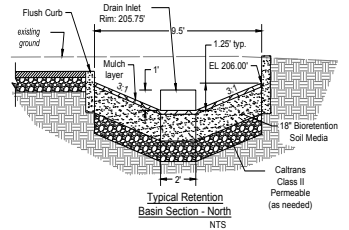
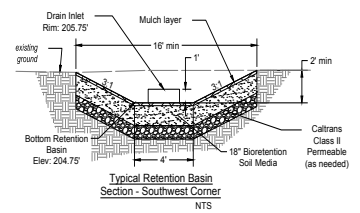
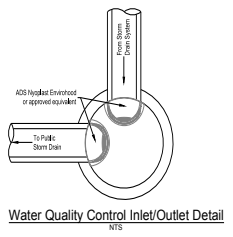
Source Control Measure Sizing Table

SCM	DMA	DMA Size	Impervious Area	Permeous Area	% Impervious	95th Percentile Depth	C Factor	Required Volume	Provided Volume
1	1	11,268 SF	6,911 SF	4,357 SF	61%	1.45	0.42	966 CF	1594 CF
2	2	14,761 SF	10,330 SF	4,431 SF	70%	1.45	0.49	966 CF	1594 CF
3	3	13,055 SF	4,242 SF	8,813 SF	32%	1.45	0.24		

See Stormwater Management Calculations Report for detailed calculations



- Planting Legend**
- Proposed 1 Gallon Callistemon 'Little John'
 - Proposed 1 Gallon Myoporum parvifolium
 - Proposed 5 Gallon Coleonema 'Compacta'
 - Proposed 5 Gallon Phormium 'Maori Queen'
 - Proposed 1 Gallon Calamagrostis 'Karl Foerster'



Stormwater Control Plan

8820 Muraoka Drive - APN 835-31-028

DATE: 3/17/2023
SCALE: 1"=20'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

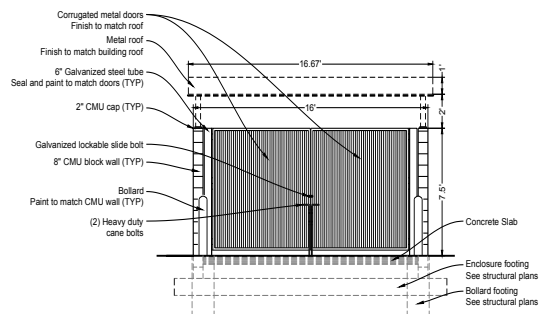
SHEET NO. **221156**

SHEET **4** OF **5**

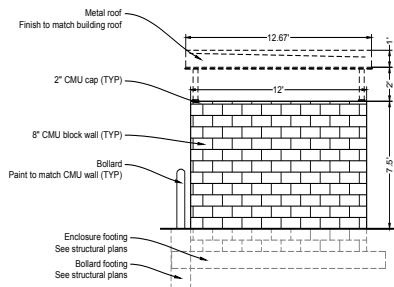
MH engineering Co.
10075 A Viewpoint Boulevard
Maguire Hills, CA 94027

FOR PLANCHUCK ONLY

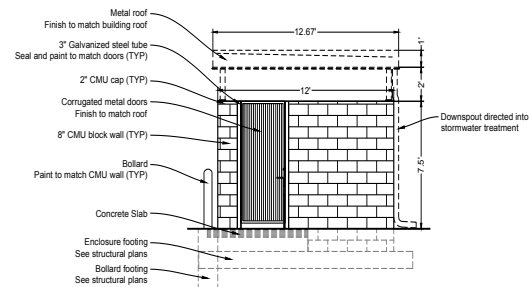
NO. 92432
EXP. 06-30-2025
FOR PLANCHUCK ONLY



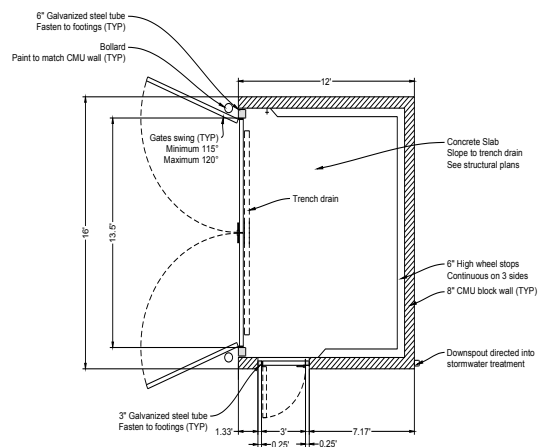
Trash Enclosure West Elevation
 1/4" = 1'



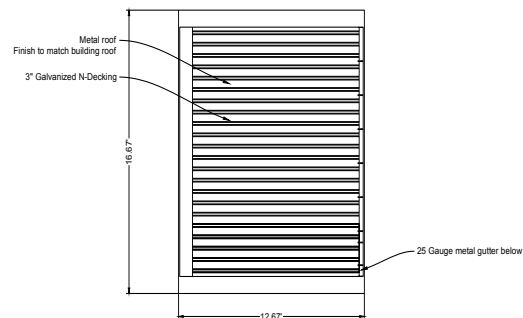
Trash Enclosure North Elevation
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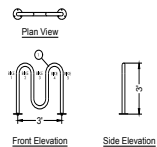
Trash Enclosure South Elevation
 1/4" = 1'



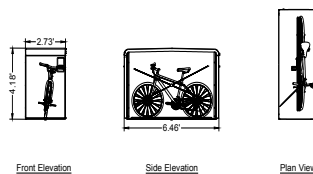
Trash Enclosure Floor Plan
 1/4" = 1'



Trash Enclosure Roof Plan
 1/4" = 1'



Bike Rack Detail
 1/4" = 1'



Bike Locker Detail
 1/4" = 1'

MAWA EPPT and ETWU Calculations

Project Name: Orozco
Project Location: 8820 Muraoka Dr. Gilroy, CA
Total Landscape Area: 12,314.0 sq. ft.
Date: 01-24-23

MAWA CALCULATION

MAWA = (Eto)(.62)(0.55(LA)) + (1-ETAF x SLA)

MAWA = Maximum Applied Water Allowance (gallons per year)

Eto = Reference Evapotranspiration (inches per year)

.62 = Conversion Factor (to gallons)

0.55 = ET Adjustment Factor (ETAF)

LA = Landscape Area including SLA (square feet)

0.45 = Additional Water Allowance for SLA

SLA = Special Landscape Area (square feet)

Eto =	43.6
Conversion	0.62
ETAF	0.55
LA =	12,314
SLA =	0
MAWA =	183,079.6 gallons per year
	24,475.9 cubic feet per year

MAWA with EPPT

MAWA = (Eto-EPPT)(.62)(0.55(LA)) + (1-ETAF x SLA)

EPPT= 25% of Annual precipitation

Eto =	43.6
EPPT=	9.82
ETAF=	0.55
LA =	12,314
SLA =	0
MAWA w/ EPPT =	141,865.7 gallons per year
	18,588.0 cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)(PF)(E)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)

Eto = Reference Evapotranspiration

PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)

LA = Landscape Area (High, Medium, and low water use areas) (square feet)

SLA = Special Landscape Area

.62 = Conversion Factor

E = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)

ET Adjustment Factor (ETAF), .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	43.6	Gilroy, Ca				
REGULAR LANDSCAPE AREAS						
Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF)(IE)	LA (sq. ft.)	ETAF x Area
1) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	630.0	233.3
2) Med Water Use - Trees	Drip	0.3	0.81	0.37037037	1,095.0	405.6
3) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,104.0	408.9
4) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,197.0	443.3
5) Low Water Use - Shrubs	Bubbler	0.4	0.81	0.49382716	196.2	98.3
6) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,197.0	443.3
7) Med Water Use - Trees	Bubbler	0.4	0.81	0.49382716	168.0	83.0
8) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	948.3	351.1
9) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,076.0	398.5
10) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,176.0	435.6
11) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,114.0	412.6
12) Med Water Use - Trees	Bubbler	0.4	0.81	0.49382716	140.3	69.1
13) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,150.0	428.9
14) Low Water Use - Shrubs	Drip	0.3	0.81	0.37037037	1,115.0	413.0
Total sq. ft. Totals					12,314	4,623
						122,351.9

SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (E)	ETAF (PF)(E)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
				1	0	0	0.0
Totals							
						0	0.0

ETAF CALCULATIONS

Regular Landscape Areas						
Total ETAF x Area	4,623.0					
Total Area	12,314.0					
Average ETAF	0.4					
Special Landscape Areas						
Total ETAF x Area	4,623.0					
Total Area	12,314.0					
Stippled ETAF	0.4					

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Karen Aitken

IRRIGATION KEY	
--- Main Line	SCH 40 2"
--- Sleeves	SCH 40 4" or contractor to locate and use existing if possible
--- Lateral Line	SCH 40 1"
--- Drip Line: Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.	
1300 Series Bubblers:	
-1 Bubbler per 15 Gallon Tree	
-2 Bubbler per 24" Box Tree	
Rainbird Drip Valve XCS-100-PRF	
Master Shut Off Valve behind meter	

Medium Flow Inline Pressure Regulator 40 PSI	
Rainbird Flow Sensor FS-200-P	Note: Provide a clear, unobstructed distance of at least 10xs the pipe's diameter upstream of the sensor and at least 5xs the pipe's diameter downstream of the sensor
FEBCO Backflow Preventer 1" 825Y	
Rainbird Controller 4 to 22- station ESP-Me	
New Irrigation 1" Water Meter	
Rainbird RSD Series Rain Shut Off	
Rainbird SMRT-Y Soil Moisture Sensor	

Rainbird Controller
22 station ESP-Me

Rainbird RSD
Rain Sensor

Rainbird Flow Sensor
FS-200-P

3/4" New Irrigation
Water Meter

FEBCO Backflow
Preventer

Rainbird Drip Valve
XCS-100-PRF

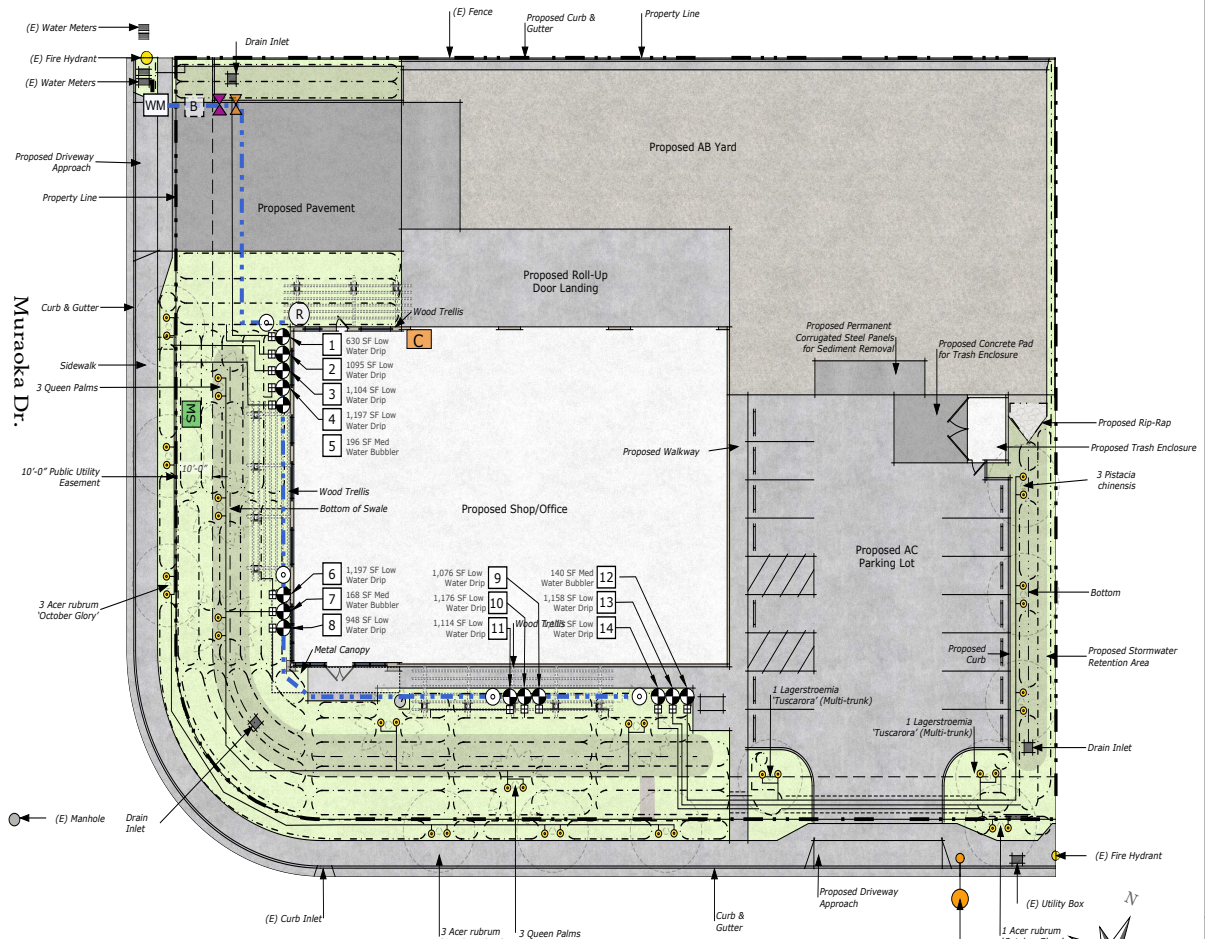
Netafim
Dripline

Netafim
Flush Valve

Rainbird 1300 Series
Bubbler

Rainbird SMRT-Y Soil
Moisture Sensor

Rainbird Flow Sensor
FS-200-P



REVISIONS	BY

Karen Aitken
ASSOCIATES
LANDSCAPE ARCHITECTS & DESIGN

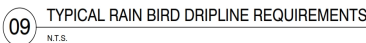
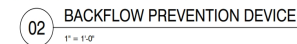
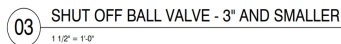
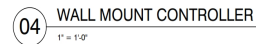
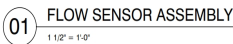
KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

OROZCO
8820 Muraoka Dr., Gilroy, CA.
IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 6-31-23
STATE OF CALIFORNIA

DATE 03-21-23
SCALE 1/16"=1'-0"
DRAWN SL-EM
JOB OROZCO

L-2



SHAPED



- KEY**
- 1 AREA WALL FIXTURE, 18" X 18"
 - 2 WALL SCONCE
 - 3 PHOTO MOUNTED FIXTURES, 18" X 18"
 - 4 MOUNTING HT. 10'
- NOTES**
- 1. BACK LIGHT SHIELDS REQUIRED FOR POLE MOUNTED FIXTURES
 - 2. ADD PHOTOCELL TO ALL PHOTO MOUNTED FIXTURES
 - 3. ADD PHOTOCELL TO ALL PHOTO MOUNTED FIXTURES
 - 4. ADD PHOTOCELL TO ALL PHOTO MOUNTED FIXTURES
- FIGURE SCHEDULE**
- | ID | MODEL | WATTAGE | TYPE | COMMENTS |
|----|------------------|---------|----------------|----------------|
| A1 | STONCO PW 48 LED | 48W | Area Luminaire | Area Luminaire |
| W1 | STONCO PW 48 LED | 48W | Wall Sconce | Wall Sconce |

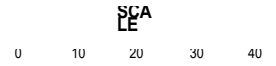
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Revision Schedule

#	Date	Description
1	10/20/22	Initial Design
2	11/01/22	Revised Design
3	11/15/22	Final Design

PLANNING EXTERIOR LIGHTING SITE PLAN

PLANNING
EXTERIOR
LIGHTING
SITE
PLAN
EO
10



STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO 4 (Exempt 01/21)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
This document is used to demonstrate compliance with requirements in §110.9, §130.6, §130.7, §140.7, and §141.0(b)(2), for outdoor lighting scopes using the prescriptive path.
Project Name: OROZCO Report Page: Page 1 of 6
Project Address: 8820 Muraoka Dr. Date Prepared: 02-07-2022

A. GENERAL INFORMATION
01 Project Location (City) Gilroy CA
02 Climate Zone 9S,020
04 Total Illuminated Hardscape Area (ft²) 33,400
03 Outdoor Lighting Zone per Table 24, Part 1 §130-31 or as designated by Authority Having Jurisdiction (AHJ):
☐ L2-0: Very Low - Undeveloped Parkland ☐ L2-2: Moderate - Rural Areas ☐ L2-4: High - Must be reviewed by CA Energy Commission for Approval
☐ L2-1: Low - Developed Parkland ☒ L2-3: Moderate-High - Urban Areas

B. PROJECT SCOPE
Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2), for alterations.
My project consists of:
01 ☒ New Lighting System Must Comply with Allowances from §140.7.
☐ Altered Lighting System Is your alteration increasing the connected lighting load (Watts)? ☐ Yes ☒ No
FOOTNOTES: 1. % of Existing Luminaires Being Altered + Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS
Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.
Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2).
Compliance Results
01 02 03 04 05 06 07 08 09
General + Per Sales + Ornamental Per Specific Existing = Total Allowed > Total Actual 07 Must be 08
Hardscape Application Frontage (See Table J) (See Table M) (See Table N) (See Table I) (See Table K) (See Table L) (See Table M) (See Table N) (See Table O)
1,684 = 1,684 > 1,684 COMPLIES
Controls Compliance (See Table H for Details) COMPLIES

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO 4 (Exempt 01/21)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: OROZCO Report Page: Page 4 of 6
Project Address: 8820 Muraoka Dr. Date Prepared: 02-07-2022

01 02 03 04 05
Area Description Shut-Off Auto-Schedule Motion Sensor Field Inspector
ALL FIXTURES Photocontrol Yes Yes ☐ ☐
*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
Ex: Not permitted by health & safety to be turned off. EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE (per §140.7)
Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7, while "Use or lose it" Allowances are per Table 140.7.2. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use or lose it" allowances shall not qualify for another "Use or lose it" allowance.
Calculated General Hardscape Lighting Power Allowance per Table 140.7.2 (L2.2 & 3)
01 "Use it or lose it" Allowances (select all that apply)
☒ General Hardscape Allowance ☐ Per Application ☐ Sales Frontage ☐ Ornamental ☐ Per Specific Area
Table (below) Table J Table K Table L Table M
02 03 04 05 06 07 08 09 10
Area Description Surface Type Illuminated Area (ft²) Allowed Density (W/ft²) Area Allowance (Watts) Perimeter Length (ft) Linear Wattage Allowance (LWA) (Watts) Total General Allowance (Watts) ABMA + LWA (Watts)
HARDSCAPE Concrete 33,400 0.03 1,002 830 0.4 332 1,334
Initial Wattage Allowance for Entire Site (Watts) 150
Total General Hardscape Allowance (Watts) 1,684

J. LIGHTING ALLOWANCE: PER APPLICATION
This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE
This Section Does Not Apply

C:\Users\kay\Documents\PROJECTS\CD\ValleyArchitects\Orozco.dwg

2/7/2022 3:32:51 PM

TITLE 24 EXTERIOR LIGHT

T24-1 8820 Muraoka Dr.

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO 4 (Exempt 01/21)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: OROZCO Report Page: Page 2 of 6
Project Address: 8820 Muraoka Dr. Date Prepared: 02-07-2022

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
No exceptional conditions apply to this project.
Selections made in Table O have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.
Selections made in Table P have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (or Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2), (or Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (i.e. do not include existing luminaires remaining or existing luminaires being moved).
Designed Wattage:
01 02 03 04 05 06 07 08 09 10
Name or Item Tag Complete Luminaire Description Watts per luminaire^{1,2} How Wattage is determined Total number luminaires³ Luminaire Status³ Excluded per §140.7(a) Design Watts Cutoff Req. ≥ 6,300 initial lumen output §130.2(b)⁴ Field Inspector
A1 AREA LED TYPE 4 ☐ Linear 101 Mfr. Spec² 9 New ☐ 909 Yes ☐ ☐
W1 WALL SCONCE ☐ Linear 30 Mfr. Spec² 8 New ☐ 240 No (<5,200 lumens) ☐ ☐
Total Designed Watts: 1,149
*NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
Ex: Luminaire is lighting a statue. EXCEPTION 2 to §130.2(b).

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO 4 (Exempt 01/21)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: OROZCO Report Page: Page 3 of 6
Project Address: 8820 Muraoka Dr. Date Prepared: 02-07-2022

L. LIGHTING ALLOWANCE: ORNAMENTAL
This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_comppliance_documents/Nonresidential_Documents/NRCL/
YES NO Form/Title Field Inspector
☐ NRCCLTO-01-E - Must be submitted for all buildings. ☐ ☐
☐ NRCCLTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance. ☐ ☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/2019/providers.html>
YES NO Form/Title Field Inspector
☐ NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires. ☐ ☐

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO 4 (Exempt 01/21)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: OROZCO Report Page: Page 5 of 6
Project Address: 8820 Muraoka Dr. Date Prepared: 02-07-2022

1. FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
1. For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.
2. Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
3. Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,300 unless exempted by §130.2(b).
G. CUTOFF REQUIREMENTS (BUG)
Table Instructions: Complete this table for fixtures of ≥ 6,300 initial luminaire lumens indicated on Table F as needed to comply with Cutoff Requirements. Maximum lumens can be found in Table 24, Part 11, Section 5.106.8.
01 02 03 04 05 06 07 08 09 10 11 12
Name or Item Tag Complete Luminaire Description Backlight Rating¹ Upright Rating¹ Glare Rating¹ Field Inspector
Mounting Height from Property Line² Max Allowable Backlight Rating³ Backlight Rating Per Design Lighting Type Max Allowable Upright Rating³ Upright Rating Per Design Mounting Height from Property Line² Max Allowable Glare Rating³ Glare Rating Per Design Pass Fail
A1 AREA LED TY > 2 Mft from Property Line No Limit B2 Area Lighting U0 U0 > 2 Mft from property line G3 G2 ☐ ☐
FOOTNOTES: Mounting Height is labeled Mft in this table
2. Authority having jurisdiction may ask for luminaire cut sheets or other documentation to confirm luminaire type, upright ratings and glare ratings used for compliance per §130.2(b).
3. BUG ratings with a lower number than the "Max Allowable" are compliant. Ex. If Max Allowable is Bug Rating is B4, then B0, B1, B2, B3 and B4 are all compliant.

H. OUTDOOR LIGHTING CONTROLS
Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (or unaltered) and luminaires which are removed and reinstalled (series only) do not need to be included in this table even if they are within the spaces covered by the permit application.
When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.
Mandatory Controls
Table Continued

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO 4 (Exempt 01/21)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: OROZCO Report Page: Page 6 of 6
Project Address: 8820 Muraoka Dr. Date Prepared: 02-07-2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete
Documentation Author Name: STEPHEN TOY PE
Company: ECD
Address: 23771 CLAYTON RD
City/State/Zip: GRASSVALLEY CA 95949
Signature Date: 02-07-2022
CEA/ HERS Certification Identification (if applicable):
Phone: 530-392-2307

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
Responsible Designer Name: STEPHEN TOY PE
Company: ECD
Address: 23771 CLAYTON RD
City/State/Zip: GRASSVALLEY CA 95949
Signature Date: 02-07-2022
License: E13982
Phone: 530-392-2307



Engineering Consulting Design

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OROZCO

8820 Muraoka Dr.

Gilroy, CA. 95020



Revision Schedule

#	Date	Description
---	------	-------------

Phas Brown
Checked
By: [Signature]
Date: 02/07/2022

PLANNING
NGSTO
ABAC
OROZCO
02/07/2022

ING
TITLE
24
EXTERIOR
RLTG

124
-1

60 W. 4th Street
Suite 210
Gilroy, California 95020

408-848-8700
408-848-8778
Info@mckimcorp.com
www.mckimcorp.com



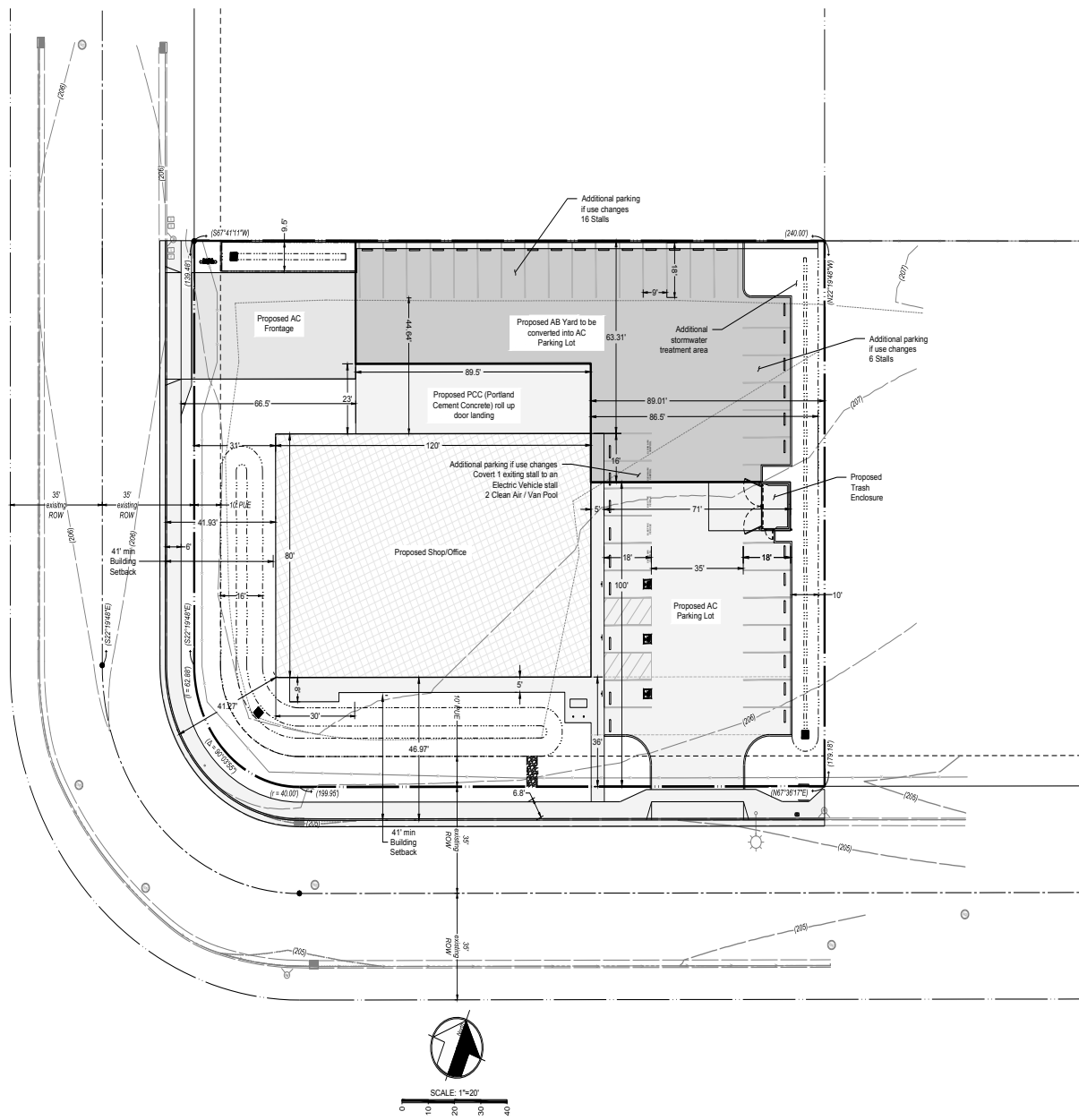
April 18, 2023

City of Gilroy
RE: McKim Corporation Headquarters – Material Sample Board

Dear City of Gilroy:

Below please find the Material Sample board we intend to use on the new proposed project located at 8820 Muraoka Dr, Gilroy, Ca 95020.

Item Description	Color Code / Color	Sample/Picture
Office Building (Stucco Panel Finish)	Carbon #407/ Kelly Moore	
Shop Space (Corrugated Metal)	Old Town Grey / Old Zinc Grey Kelly Moore	
Exterior Concrete – On Site Sidewalks/Curbs/Ramps	Davis Color, Light Gray (Carbon) (Iron Oxide) , Top Cast Finish	
Exterior Concrete – Off Site Sidewalks/Curbs/Ramps	Natural Grey Color (Lamp black), Medium Broom Finish	



Parking Calculation			
Description	Floor Area	Parking Rate	Required Parking
Office Space	6300 SF	1 Stall per 300 SF	18
Shop Space	6700 SF	1 Stall per 400 SF	17
Total			35

Parking Proposed for Use	
Description	Quantity
ADA	3
Clean Air Vehicle	1
Electric Vehicle	1
General Parking	9
Total	14

Additional Parking if Use Changes	
Description	Quantity
ADA	0
Clean Air Vehicle	2
Electric Vehicle	1
Additional General Parking	21
Total	24

Parking Reduction Justification:

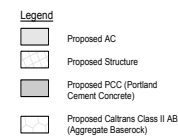
- The proposed use is an Office and Shop for the McKim Corporation.
- McKim Corporation is a grading and paving contractor with 8 employees. Six are office employees and two are shop employees.
- The proposed office space is being designed larger than currently needed for possible future expansion.
- The required parking calculation assumes that all the office space will be used.
- The unused office space will remain empty at this time.
- The proposed shop space will mainly provide storage for construction equipment that requires a covered storage area.
- The proposed shop will also be used to repair McKim owned equipment and not to repair equipment from the general public.
- The required shop parking calculation is for a repair garage that would repair vehicles for the general public. This shop will not be used in such a way and will not need all the required parking.
- Only 2 employees currently repair the equipment.

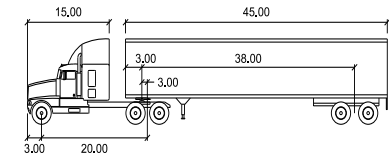
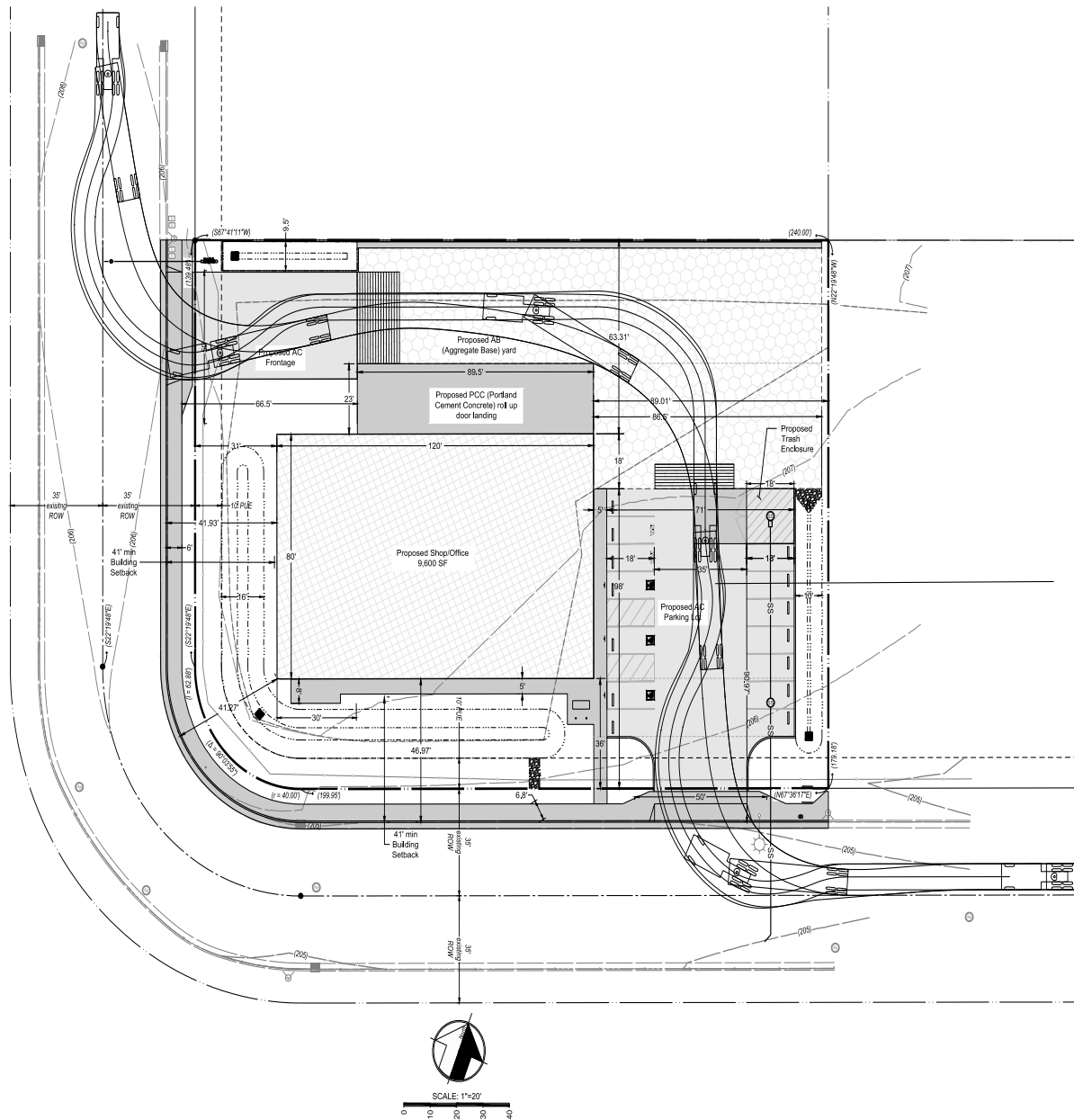


MH engineering Co.
16275 Vinyard Boulevard
Morgan Hill, CA 95037

Additional Parking Study
Muraoka Drive - APN 835-31-028

DATE:	3/20/2023	CHECKED BY:	DF
SCALE:	1"=20'	DRAWN BY:	DF
SHEET	1	CHECKED BY:	DF
NO.	221156		





California Vehicle (50Ft Radius)

	feet		
Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 26.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



Legend

	Proposed AC
	Proposed Structure
	Proposed PCC (Portland Cement Concrete)
	Proposed Caltrans Class II AB (Aggregate Base)

Notes

1. The largest truck for the proposed use has been modeled.
2. MCKM CORP. owns one of these trucks and it is proposed to be stored onsite.
3. The truck will leave an average of 3 times a month to deliver or pickup equipment.
4. The truck will allow and vehicles to leave the site prior to entering through the parking lot.
5. The truck route shown will be the only route for the truck. It will not enter from Muraoka Drive.
6. The volume of traffic on this industrial road is very low and the truck will wait for any vehicles to move prior to entering or existing the site.



ENCLOSURE AND NEW DEVELOPMENT APPROVAL FORM

Name of Project or Business: McKim Corporation

Address: 8820 Muraoka Drive, Gilroy CA, 95020

Sheet 1 of 4 of Orozco-Site Plan

This letter is to serve as notice that the above-mentioned development was reviewed by myself and is satisfactory to the needs of Recology South Valley to provide service. Currently the recommend container sizes are two 2yd bins and one 64gl cart. Once the final trash enclosure plans & details are provided, I will update the letter with the requested bin sizes. Service is possible at this location and will not encroach into the public right of way.

Once the project is complete contact Recology South Valley at **408-842-3358** or email us at customerservice055@recology.com to initiate service. A minimum of two-weeks' notice is required to allow adequate time to deliver carts.

Any modifications to the plans/project will require additional approvals by a Recology representative.

Thank you,

Lisa Patton

Lisa Patton

Name

June 30, 2022

Date

Operations Manager

Title

T: 408-846-4421 E: lpatton@recology.com

Contact Information

Muraoka Drive

APN 835-31-028



RESOLUTION NO. 2023-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GILROY APPROVING ARCHITECTURAL AND SITE REVIEW FOR A 12,000 SQUARE FOOT LIGHT INDUSTRIAL OFFICE AND SHOP FACILITY ON A 1.84 ACRE SITE LOCATED AT 8820 MURAOKA DRIVE, APN: 835-31-028 (FILE NUMBER AS 22-06)

WHEREAS, on March 9, 2022, Santino Orozco, submitted an application requesting architectural and site review of a new industrial facility for the McKim Headquarters Project a pavement contracting use on an in-fill site within the M1 Limited Industrial, Murray-Las Animas Avenue Overlay Combining zoning district (APN: 835-31-028); and

WHEREAS, on April 17, 2023 the application was accepted as complete for processing, after review of additional information and/or revisions provided on July 14, 2022, January 27, 2023, and March 22, 2023; and

WHEREAS, the project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32) which applies to urban in-fill development on sites less than five acres, served by existing facilities and utilities, consistent with the general plan and zoning, and that have no other environmental concerns; and

WHEREAS, on July 20, 2023, the Planning Commission held a duly noticed public meeting on the project, at which time the Planning Commission received and considered the staff report and all evidence received on the project, including written and oral public testimony; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings on this project is the Community Development Department, Planning Division.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Gilroy hereby grants approval of Architectural and Site Review AS 22-06 based on the following findings made pursuant to Gilroy City Code section 30.50.43 (Scope of Review) and subject to the conditions in Exhibit A:

- A. The proposed development is consistent with the intent of the goals and policies of the City of Gilroy 2040 General Plan (adopted November 2020) given the light industrial development is anticipated within the Industrial Park land use designation and is in substantial conformance with the applicable goals and policies including LU1.1, LU5, LU5.1, LU5.2, M.3.2, M3.3, M3.9, M5.3, M5.4, M5.11, M5.16, EP2 and EP3 as it results in orderly and attractive in-fill industrial development that will provide additional employment opportunities within the city, proposes durable materials and a color scheme that is compatible with the architecture and surrounding buildings, provides landscaping in compliance with

standards, lighting shielded to prevent glare, public sidewalks and bicycle facilities;

- B. The development as proposed and conditioned is consistent with the Zoning Ordinance Map Act given that it involves development of a legal lot in compliance with all applicable requirements of the M1 zoning district land use tables and site and building standards;
- C. The proposed Architectural and Site Review request is consistent with the Industrial Design Guidelines given that the in-fill project provides vertical and horizontal articulation of the building with varied colors and materials that complement the architecture, individual letter wall signage would be required, landscaping is provided for all yard areas which include trees on street frontage and side yard areas, adequate parking and access and fire lanes are provided and area, loading and unloading is available on-site and screened trash enclosure for waste materials is provided;
- D. The Architectural and Site Review request is consistent with the intent of the goals and policies of the Murray-Las Animas Avenue Overlay Combining District Policy given that the project provides landscaping that enhances the site appearance, and attractive architecture and building materials are upgraded with articulation, windows and trellis structures to provide a pedestrian scale façade consistent with the requirements of the policy for this location;
- E. Public utilities and infrastructure improvements needed to serve the proposed project are available to serve the site from the existing public streets; and
- F. There will be no significant environmental impacts as a result of this project which consists of expansion of an existing developed industrial site, which qualifies for an exemption from the California Environmental Quality Act (CEQA) pursuant to section 15332 of the CEQA guidelines, and the project will require payment of any required nitrogen deposition only habitat fees in compliance with the Santa Clara Valley Habitat Plan prior to issuance of a building permit.

PASSED AND ADOPTED this 20th day of July 2023 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Sharon Goei, Secretary
Community Development Director

Manny Bhandal, Chairperson

Attachment: Exhibit A (Conditions of Approval)

**EXHIBIT A
AS 22-06
8820 Muraoka Drive**

PLANNING CONDITIONS

The following GENERAL conditions authorize specific terms of the project ENTITLEMENT(S).

- | | |
|----|---|
| 1. | <p>APPROVED PROJECT: The approval for AS 22-06 is granted to construct a new industrial building with ancillary office and yard area, located on Assessor Parcel No. 835-31-028, as shown on Project Plans stamped approved in the Planning Division project file, as follows:</p> <ul style="list-style-type: none">a. Architectural Plans by Seshat Design for New Metal Buildings McKim Corporation Headquarters dated 6/9/22 consisting of floor plan and elevation sheets A-2, A-3, A-4, A-5 and Section A; with the exception that the second floor office space shall be limited to mezzanine use only, subject to a separate tenant improvement permit and parking review.b. Civil Plans by MH Engineering Co. for 8820 Muraoka Drive APN 835 31 028 dated 3/17/23 consisting of site plan, grading plan, sections, stormwater control plan, and details sheets 1 through 5.c. Landscape Plans by Karen Aitken & Associates Landscape Architects dated 3-21/23 consisting of planting plan, irrigation plan, and irrigation details sheets L-1, L-2 and L-3.d. Exterior lighting plan by ECD dated 2/7/22 sheet E010 and Title 24 exterior lighting sheet T24-1. <p>Build-out of the project shall conform to the plans, except as otherwise specified in these conditions. Any future adjustment or modification to the plans, including any changes made at time of building permit submittal, shall be considered by the Community Development Director or designee, may require separate discretionary approval, and shall conform to all City, State, and Federal requirements, including subsequent City Code requirements or policies adopted by City Council.</p> |
| 2. | <p>PERMIT EXPIRATION: The expiration date of this approval is one year from the decision date, July 20, 2024 during which time the applicant shall submit application for building permits and pursue construction diligently to completion. If any development for which architectural and site approval has been granted has not submitted complete application for building permits within one (1) year from the date of notification of approval, pursued issuance of the permit and/or initiated construction within 6 months of the permit issuance shall be deemed automatically revoked. Once issued construction shall be completed within one (1) year.</p> <p>Upon application, an extension of time may be granted by the Community Development Director or designee. Should Developer intend to request an</p> |

	extension to the permit expiration date, Developer must submit to the Planning Division a written application with applicable fees prior to the expiration date. Only timely requests may be considered pursuant to the City Code.
3.	COMPLIANCE WITH CONDITIONS: If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to permit revocation or enforcement actions pursuant to the City Code. All costs associated with any such actions shall be the responsibility of Developer, owner or tenant.
4.	INDEMNIFICATION: Developer agrees, as a condition of permit approval, at Developer's own expense, to defend, indemnify, and hold harmless the City of Gilroy ("the City") and its officers, contractors, consultants, attorneys, employees and agents from any and all claim(s), action(s) or proceeding(s) brought against the City or its officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void or annul the approval of this resolution or any condition attached thereto or any proceedings, acts or determinations taken, including actions taken under the California Environmental Quality Act of 1970, as amended, done or made prior to the approval of such resolution that were part of the approval process.
5.	SIGNS: No signs are approved as part of this application. Prior to issuance of a sign permit for this site, Developer shall propose well-designed, quality signs that comply with the allowances of the City Code and are to the satisfaction of the Community Development Director or designee.
6.	SIGNAGE: All signage advertising the development project or components thereof, including individual tenants or subdivisions, shall be installed or maintained onsite or offsite as allowed and in conformance with an approved sign permit.
7.	WATER LIMITATIONS: Developer shall be advised that the approval is subject to the drought emergencies provisions pursuant to the Gilroy City Code Chapter 27.98.
8.	OUTDOOR ACTIVITIES: Developer may use the aggregate base yard area behind the building for parking of work vehicles and equipment in an orderly manner. If the area is used for storage of materials or other items, screening shall be proposed subject to review by the Planning Division in compliance with zoning code section 30.34.20 and section 30.50.44. Screening shall match the predominant design and materials of the main structure on the project site.
9.	SINGLE-PHASE DEVELOPMENT: Construction of the project shall be done in a single-phase unless a phased construction project schedule is approved by the Community Development Director or designee.

10.	PARKING FOR USE INTENSIFICATION. Parking for the use shall be provided for the maximum number of employees per shift. The plan for additional parking shall be implemented if/when the use changes and requires additional parking in compliance with the City parking standards.
11.	LIGHTING DETAILS. Plans for building permit shall include details for wall pack and parking light lighting which shall be compatible with the building architecture and directed downward and shielded to direct lighting to illuminate the walkways, entrances and parking areas without creating off-site glare.
<i>The following conditions shall be addressed prior to issuance of any BUILDING PERMIT, GRADING PERMIT or IMPROVEMENT PLAN, whichever is first issued, or as otherwise specified in the condition.</i>	
12.	CONDITIONS OF APPROVAL: Developer shall include a plan sheet(s) that includes a reproduction of all conditions of approval of this permit, as adopted by the decision-maker.
13.	EXISTING VIOLATIONS: Prior to issuance of building permits, Developer shall correct all violations of the City Code, if any, existing on the project property for which the City has open cases.
14.	COLORS AND MATERIALS: Plans submitted for building permit applications shall include all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (e.g. stucco with sand finish, plaster with smooth finish) to be used in construction.
15.	LANDSCAPE AND LIGHTING PLAN: Prior to issuance of grading permits, Developer shall submit a combined landscape and lighting plan to verify all project onsite lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on public property, including streets. Such lighting shall not conflict with drainage plans, landscape plans, tree locations, parking spaces, or any other such land use concerns.
16.	HABITAT PERMIT: Concurrent with or prior to an application for a grading permit, Developer shall have submitted and obtained a final Habitat Permit approval. The grading permit will be issued only after approval of the Habitat Plan permit and payment of assessed fees. The applicant shall be responsible for all costs associated with review and issuance of the permit, including application processing fee and consultant review deposit. The application shall consist of submittal of a Santa Clara Valley Habitat Plan <i>Application For Private Projects and Fees and Conditions Worksheet</i>. Applications for Private Projects shall be submitted electronically through the agency website]. See the Santa Clara Valley Habitat Agency website: https://www.scv-

	habitatagency.org for more information.
17.	FENCES AND WALLS: All fencing and walls are to be shown on construction drawings submitted for building permit review and comply Article XXXIV. The design and location must comply with all setback and height requirements.
18.	BICYCLE RACKS OR STORAGE: Plans for building permit shall show long term and short term bicycle racks in compliance with building code requirements. The racks shall be “inverted U,” style and should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
19.	LOADING ZONES: Prior to issuance of building permit, Developer shall identify loading areas and shall post a sign prohibiting storage or other non-loading activity within a designated loading zone.
20.	TRASH ENCLOSURE: Prior to building permit issuance, details of an opaque screen trash enclosure are to be shown on construction drawings and approved by the Community Development Director or designee. The trash enclosure should match the architectural design, color, and materials of the primary structure.
21.	SCREENING OF APPURTENANCES: Developer shall show on construction drawings details of screening for all exterior equipment, including but not limited to mechanical equipment, post indicator valves, backflow prevention devices, utility meters, mailboxes and address directories, etc. Ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berms, and landscaping. In addition to the above, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow. The final placement and design of these items shall be to the satisfaction of the Community Development Director or designee.
22.	ROOFTOP EQUIPMENT: Developer shall ensure rooftop mechanical equipment, including but not limited to heating and cooling systems, plumbing vents, ducts, antennas and other appurtenances protruding from the roof are recessed or otherwise screened from public street view. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Community Development Director or designee.
23.	ROOF AND BUILDING DRAINPIPES: Developer shall install all roof and building drainpipes and downspouts inside building elements and/or not be visible on any

	exterior building elevations.
24.	RAIN GUTTERS AND DOWNSPOUTS: Developer shall install all roof and building rain gutters and downspouts, vents, and flashing to integrate as closely as possible with building design elements, including matching the color of the adjacent surface.
25.	LANDSCAPE MULCH: As part of the Landscape Plan submittal, Developer shall clarify a minimum three (3) inch layer of mulch to be applied on all exposed soil surfaces, as required by the State Model Water Efficient Landscape Ordinance (MWELO).
26.	INVASIVE PLANT SPECIES: Developer shall not include any invasive plant species, such as those listed by the California Invasive Plant Council.
27.	LANDSCAPE DOCUMENTATION PACKAGE: Prior to issuance of building permits or initiation of the proposed use, whichever comes first, Developer shall submit a completed Landscape Documentation Package, including a soil analysis/management report along with appropriate application review fees, to the Community Development Department, including required documentation for compliance verification, and obtain approval of such plans.
28.	IRRIGATION SENSORS: Prior to issuance of building permits, developer shall (as part of the irrigation system) indicate on construction drawings sensors that suspend or alter irrigation operation during unfavorable weather conditions (e.g. automatic rain shut-off devices).
<i>The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first, or as otherwise specified in the condition.</i>	
29.	ON- AND OFF-SITE IMPROVEMENTS: Prior to occupancy, Developer shall complete all required offsite and onsite improvements related to the project, including structures, paving, and landscaping, unless otherwise allowed by the Community Development Director, or stated in these conditions.
30.	LANDSCAPE AND IRRIGATION INSTALLATION: Prior to issuance of certificate of occupancy or building permit final sign-off, Developer shall complete installation of all landscaping and irrigation in accordance with the approved plans.
31.	LANDSCAPE CERTIFICATE OF COMPLETION: Prior to occupancy or initiation of the proposed use, or completion of each build-out phase of development, Developer shall submit a signed Certificate of Completion, along with all necessary supporting documentation and payment to the Community Development Department, for compliance verification of the landscape installation. Developer is

	required under the Model Water Efficient Landscape Ordinance (MWELo) to provide a copy of the approved Certificate of Completion to the property owner or his or her designee.
32.	PLANNING INSPECTION: Inspection(s) by the Planning Division may be required for the foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.
33.	SITE CLEAN-UP: Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials, debris, and vehicles from the subject property.
<i>The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or as otherwise specified in the condition.</i>	
34.	CONSTRUCTION RELATED NOISE: To minimize potential construction-related impacts to noise, Developer shall include the following language on any grading, site work, and construction plans issued for the subject site: “During earth-moving, grading, and construction activities, Developer shall implement the following measures at the construction site: a. Limit construction activity to weekdays between 7:00 a.m. and 7:00 p.m., and on Saturdays between 9:00 a.m. and 7:00 p.m. Construction noise is prohibited on Sundays and City-observed holidays; b. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area; c. Construct sound walls or other noise reduction measures prior to developing the project site; d. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment; e. Prohibit all unnecessary idling of internal combustion engines; f. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists; and g. Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.”
35.	CONSTRUCTION RELATED AIR QUALITY: To minimize potential construction-related impacts to air quality, Developer shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) and shall include the following

	language on any grading, site work, and construction plans issued for the project site: “During earth-moving, grading, and construction activities, Developer shall implement the following basic control measures at the construction site: 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 onsite or offsite shall be covered; c. All visible mud or dirt tracked 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 or pathways shall be limited to 15 miles per hour; 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. Idling times shall 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]). Clear signage shall be provided for construction workers at all access points; g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator; and h. Post a publicly visible sign 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 Air District’s phone number shall also be visible to ensure compliance with applicable regulations.”
36.	DISCOVERY OF CONTAMINATED SOILS: If contaminated soils are discovered, the Developer will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: a. Contractor employees working on-site will be certified in OSHA’s 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; b. Contractor will stockpile soil during development activities to allow for proper characterization and evaluation of disposal options; c. Contractor will monitor area around construction site for fugitive vapor emissions with appropriate filed screening instrumentation; d. Contractor will water/mist soil as it is being excavated and loaded onto transportation trucks;

	e. Contractor will place any stockpiled soil in areas shielded from prevailing winds; and f. Contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
37.	DISCOVERY OF PALEONTOLOGICAL RESOURCES: In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with the Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
38.	DISCOVERY OF ARCHAEOLOGICAL RESOURCES: In the event of an accidental discovery of archaeological resources during grading or construction activities, Developer shall include the following language on any grading, site work, and construction plans issued for the project site: “If archaeological or cultural resources are discovered during earth-moving, grading, or construction activities, all work shall be halted within at least 50 meters (165 feet) of the find and the area shall be staked off immediately. The monitoring professional archaeologist, if one is onsite, shall be notified and evaluate the find. If a monitoring professional archaeologist is not onsite, the City shall be notified immediately and a qualified professional archaeologist shall be retained (at Developer’s expense) to evaluate the find and report to the City. If the find is determined to be significant, appropriate mitigation measures shall be formulated by the professional archaeologist and implemented by the responsible party.”
39.	DISCOVERY OF HUMAN REMAINS: In the event of an accidental discovery or recognition of any human remains, Developer shall include the following language in all grading, site work, and construction plans: “If human remains are found during earth-moving, grading, or construction activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Santa Clara County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of,

	with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”
40.	LANDSCAPE MAINTENANCE: For the life of the project, Developer shall maintain landscaping and irrigation in accordance with the approved plans, except as otherwise permitted or required by law. Significant changes to the number, placement, and selection of plant species may require a modification to this approval, to be determined by the Community Development Director or designee.

<u>BUILDING DIVISION - Standard Conditions of Approval</u>	
41.	CONDITIONS OF APPROVAL: All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawing submitted for a building permit.
42.	PRE-CONSTRUCTION MEETING: A pre-construction meeting shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing conditions of approval, pre-occupancy requirements / temporary certificate of occupancy and construction-site procedures. This meeting shall be held prior to the issuance of any permit issued by the building department. The applicant shall be represented by his design and construction staff, which includes any sub-contractors. Departments having conditions of approval for the project will represent the City.
43.	CONSTRUCTION MANAGEMENT PLAN: The project developer shall provide a Construction Management Plan (CMP). The CMP shall be submitted to as part of the building permit and/or Grading Permit and shall be incorporated into the plans for review and approval by the Building Official before issuance of a building permit. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. This plan shall be updated as project conditions warrant. The construction plan shall be designed to minimize the loss of public parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities. The CMP shall include but not be limited to:

	The proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates). It shall include the hours of construction, the construction waste Management plan, show the location of all staging/storage types, the travel routes and turn-around locations, any road and/or lane closures and a phasing plan.
44.	TEMPORARY FENCING: Temporary fencing along the perimeter of a building site, during construction is required to ensure security, public safety, and/or noise/dust mitigation. "Temporary" shall mean the placement of fencing in a manner that is not permanently attached to the ground, or attached to any other structure or material that is itself permanently attached to the ground. Temporary construction fences consisting of chain-link or plywood, no more than 6-feet in height above the ground and shall not require any permits or special authorization. Unless letters of permission from adjacent property owners or a City encroachment permit have been obtained, temporary construction fencing shall be placed only on the property that contains the subject construction project. All temporary construction fencing shall be thoroughly removed from the project site upon completion of construction. Temporary construction fences proposed in excess of 6-feet in height will require review and permitting by the Building Department (discretionary review is not required for temporary fences).
45.	JOB SITE SIGNAGE: Prior to construction, A 24 inch by 36 inch weatherproof sign shall be located so it is clearly readable from the public right-of-way and shall include the following information: - Address of the project site. - Permitted hours of construction and of deliveries/off-haul. - Name, e-mail address and direct phone number of the General Contractor. - Name, e-mail address and direct phone number of the person responsible for managing the project. - Name and phone number of person to call in case of an emergency. - Code Enforcement complaint telephone number (408-846-0264).
46.	CONSTRUCTION ACTIVITIES: The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction: Unless otherwise provided for in a validly issued permit or approval, construction activities shall be limited between the hours of seven am and seven pm Monday through Friday and nine am to seven pm on Saturday.
47.	FINAL GRADING AND DRAINAGE PLAN: At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades (with accurate

	elevations above sea level indicated) and on-site drainage control measures to prevent storm water runoff onto adjoining properties.
48.	PAD ELEVATION CERTIFICATION: The applicant and/or developer shall submit a pad elevation certification letter prepared by a licensed land surveyor or registered civil engineer to the Building Official certifying that the pad elevation(s) and building location (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.
49.	SITE SURVEY: The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc.
50.	PERMIT CARD: The stamped, approved, job copy of the plans and permit card shall be located onsite at all times.
51.	TITLE 24: The building(s) covered by this approval shall be designed and constructed to the Title 24 Building Standards, including Building, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building and both State and Federal accessibility requirements in effect and as amended by the City of Gilroy at the time of building permit submittal.
52.	GREEN BUILDING STANDARDS: The building shall be designed to include the green building measures specified as mandatory in the application checklists contained in the California Green Building Standards Code. The applicant shall incorporate the checklist along with a notation on the checklist to specify where the information can be located on the plans, details, or specifications, etc. All measures will be verified by the Building Inspector at final inspection.
53.	GEOTECHNICAL REPORT: The applicant shall provide a stamped, signed, and dated soil investigation report containing design recommendations to the Building Official. The classification shall be based on observation and any necessary tests of materials disclosed by boring or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, seismically induced soil liquefaction, soil instability, and expansiveness. Additionally, the applicant shall submit a stamped, signed, and dated letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following: - The plans and specifications substantially conform to the recommendations in the soil investigation. - The Geotechnical Engineer or Civil Engineer who prepared the soil investigation has been retained to provide soil site observation and provide periodic and final reports to the City of Gilroy.

	Prior to final inspection for any building or structure, the Geotechnical Engineer or Civil Engineer who prepared the soil investigation shall issue a final report stating the completed pad, foundation, finish grading and associated site work substantially conform to the approved plans, specifications and investigations.
54.	STORMWATER POLLUTION PREVENTION PLAN: The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the Best Management Practices (BMPs), thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders. The project developer is responsible for implementing the following BMPs. These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City. - The project developer shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures. - All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the vegetated areas are established before October 15. No grading shall occur between October 15 and May 1 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Building Official. Such measures shall be maintained until such time as permanent landscaping is in place. - Gather all sorted construction debris on a regular basis and place in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution. - Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access

	routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping. e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding. f. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain. g. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain. h. Concrete wash area: 1) locate wash out area away from storm drains and open ditches; 2) construct a temporary pit large enough to store the liquid and solid waste; 3) clean the pit by allowing concrete to set; 4) break up the concrete; and then 5) recycle or dispose of properly.
55.	PRE-MANUFACTURED TRAILER: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday. A building permit is required for the installation of a pre-manufactured trailer.
56.	PORTABLE TOILETS: Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor. A containment pan is required under all portable toilets.
57.	CONSTRUCTION STORAGE: All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The placing of portable restroom facilities in the City right-of-way will not be permitted.
58.	CONSTRUCTION SITE MAINTENANCE: All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site at the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
59.	DEMOLITION PERMIT: Demolition permit(s) shall be issued in accordance with Section 6.1 of the Gilroy Municipal Code. Safeguards during construction shall be

	provided in accordance with Chapter 33 of the California Building Code.
60.	PLAN MODIFICATIONS: Acceptance of the plans does not release the developer from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the public interest requires a modification or a departure from these accepted plans, the City shall have the authority to require such modifications and shall specify the manner in which the same is to be made.
61.	BICYCLE PARKING: Short-term bicycle parking. Provide bicycle racks for 5 percent of new visitor parking spaces added, with a minimum of one two-bike capacity inverted U-rack, or equivalent as approved by the Community Development Director. Long-term bicycle parking. Provide secure bicycle parking for 5 percent of the tenant-occupant parking spaces with a minimum of one bicycle parking facility.

FIRE SAFETY CONDITIONS

The following conditions apply to NEW CONSTRUCTION, based on the provisions for fire safety during building construction. The building owner and general contractor are responsible for compliance with the provisions below.

62.	If a gate is to be installed it shall comply with setback and fire department access requirements. Contact Jonathan Crick at Jonathan.crick@cityofgilroy.org if needed.
63.	The building must be equipped with fire protection systems (e.g. a commercial (NFPA 13) overhead fire sprinkler system, an underground fire water supply (NFPA 24), and a fire alarm system as required by the current codes and standards. The fire sprinkler system must be designed for the highest expected hazard/commodity classification using the hydraulic calculation method.
64.	A fire hydrant flow test must be requested to design adequate fire protection systems. Contact Jonathan Crick at Jonathan.crick@cityofgilroy.org to request a fire hydrant flow test. The fee is \$300.00.
65.	Double Detector Check Assembly shall use the specifications found at the City of Gilroy's website for Standards and Specifications: Standard Details & Specifications Gilroy, CA - Official Website (cityofgilroy.org)
66.	On building plans indicate uses proposed inside the building specifying if there will be any high-piled storage (12 and higher) or any storage tanks.
67.	A sewer test manhole shall be installed on the property (see City Specifications) and in an area that can be readily accessed by an inspector (minimum of one for each building). For tenants with industrial waste treatment systems, a separate

	sewer test manhole may be required. Show all utilities on future plans.
68.	The trash enclosure shall be equipped with the following: 1) a noncombustible roof (e.g. metal), 2) a sloping floor draining to a floor drain, 3) A Vandal-Proof floor drain, 4) a small 40 pound grease trap plumbed to the sanitary sewer system.

PUBLIC WORKS CONDITIONS OF APPROVAL

The following conditions authorize the specific terms and are a part of the project ENTITLEMENT(S); and which shall be addressed on the construction plans submitted for any BUILDING PERMIT, GRADING PERMIT or SUPERSTRUCTURE, and shall be satisfied prior to issuance of whichever permit is issued first, or if another deadline is specified in a condition, at that time.

69.	PAYMENT OF PUBLIC WORKS PLAN CHECK AND INSPECTION FEE: At the time of first improvement plan submittal, the applicant shall submit a \$10,000.00 (Ten thousand dollar) initial deposit for project plan check and construction inspection. This deposit will be credited/accounted toward final plan check and inspection fee for the project. In addition, the applicant shall submit a detailed project cost estimate prepared by the project engineer, to approval of the City Engineer, with the initial project plan submittal. The cost estimate shall be broken out into on-site and off-site improvements. Prior to plan approval, the applicant shall pay 100% of the plan check and inspection fee based on the approved project cost estimate. Public Works will not sign-off on the issuance of the project building permit without full payment of this plan check and inspection fee. (<i>PUBLIC WORKS</i>).
70.	PLAN SUBMITTAL: The Engineering project plans shall be submitted, in full, with the building permit plans. Improvement plans are required for both on-site and off-site improvements, and the improvement plan set cover sheet shall include an index referencing on-site and off-site improvements. All improvements shall be designed and constructed in accordance with the City of Gilroy Municipal Code and Standard Specifications and Details and are subject to all laws of the City of Gilroy by reference. The improvement plans shall include all civil project plans including, but not limited to, site plans, grading plans, utility plans, joint trench, off-site plans, lighting (photometric) plans, and landscaping plans within the public right-of-way. The plan shall clearly identify both public and private utilities. The improvement plans shall be submitted with the Public Works Engineering submittal checklist provided by the City, and available on the City website. In addition: a. A complete set of improvement plans shall consist of Civil site design, landscape site design, Electrical, Joint Trench. Any walls or structural

- features part of the landscape design shall also be included;
- b. Improvement plans are required for both on-site and off-site improvements. A separate plan set for each shall be prepared, or at the approval of the City Engineer, onsite and offsite sheets can be combined into one plan set;
 - c. The improvement plan submittal, including utility sheets, shall show appropriate line types and labels to identify different type of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, etc. shall be relocated/installed behind the back of sidewalk;
 - d. Improvement plans (as second sheet in plan set) shall contain Approved Conditions of Approval;
 - e. Improvement plans shall include General Notes found in the City of Gilroy General Guidelines;
 - f. Improvement plans shall be completed per the Public Works Engineering submittal checklist, which can be found in the City's website. At first submittal, a completed checklist shall be included in the submittal package and shall show which items have been included.
 - g. The improvement plan cover sheet shall include a table summarizing all facilities (Streets, Utilities, Parks, Landscaping, etc.), showing the ownership of all facilities, access rights to, and the maintenance responsibilities of all facilities;
 - h. Improvement and grading plans shall show existing topo and features at least 50' beyond the project boundary. The plan shall clearly show existing topo, label contour elevations, drainage patterns, flow lines, slopes, and all other property encumbrances;
 - i. If the project has excess fill or cut that will be off-hauled to a site or on-hauled from a site within the city limits of Gilroy, an additional Haul Permit is required. A statement indicating the need to obtain a Haul Permit must be added as a general note to the Grading and Drainage Plan;
 - j. All grading and improvement plans shall identify the vertical elevation datum, date of survey, and surveyor;
 - k. A Title Report shall be submitted with first submittal improvement plans. An existing site plan shall be submitted showing all existing site conditions and title report easements. The plan shall include bearing and distance information for all right-of-way and easements;
 - l. The plan shall show any proposed easements to be dedicated for any needed purpose, or any easement expected to be abandoned through separate instrument. This includes PUE, PSE, EVAE, Cross-Property Access Easement, Landscape Easement, Drainage Easement, Pole Line Easement, etc.;
 - m. To ensure the plans are coordinated and there are no conflicts between disciplines, the applicant shall provide a "composite exhibit" showing Civil, Landscape, Electrical, and Joint Trench design information (as a separate sheet titled "Composite Plan") to confirm that there are no conflicts;
 - n. All Solid Waste Vehicle circulation movements shall be modeled and shown on a separate plan sheet. The circulation plan shall be prepared to the City

	Engineer's satisfaction, and modeled using AutoTurn swept analysis software, and shall include all turning and street circulation movements; o. All Emergency Vehicle circulation movements shall be modeled and shown on a separate plan sheet. The circulation plan shall be prepared to the City Engineer's satisfaction, and modeled using AutoTurn swept analysis software, and shall include all turning and street circulation movements; p. All utility boxes exposed to traffic or in a driveway, including sanitary sewer and/or water meter boxes, shall have traffic-rated boxes and lids; q. All on-site recycled water system improvements, including appurtenances, shall be located within a PSE. (<i>PUBLIC WORKS</i>)
71.	UTILITY PLANS: A utility plan shall be provided for all projects as specified within these conditions of approval. To ensure coordination between the applicant and the relevant utility company: a. The applicant shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television, and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). b. The applicant shall negotiate any necessary right-of-way or easement with PG&E, or any other utilities, subject to the review and approval by the Engineering Division and the utility companies. c. A "Will Serve Letter" shall be provided for each utility company expected to service the subdivision. Early coordination with the utility companies is necessary to obtain this letter. Coordination of City utilities shall be through the Engineering Division. d. A note shall be placed on the joint trench composite plans which states that the plan agrees with City Codes and Standards and that no underground utility conflict exists. (<i>PUBLIC WORKS</i>)
72.	UTILITY RESPONSIBILITIES: Storm and sewer utilities in private areas shall be privately owned and privately maintained. The water system in Gilroy is owned and maintained by the City. Conversely, public utilities within utility easements on private property remain the responsibility of the individual utility companies to maintain. The plans shall note the inspection, ownership and maintenance responsibility for each utility shown on the plans within a Table of Responsibilities on the project cover sheet of the improvement plans submitted with the initial plan submittal. The table shall include the list of streets, the responsible party for inspection of the improvements, who is responsible for the ownership of the utility, and who is responsible for the maintenance of the utility. An example of this table, including the types of utilities to be listed, can be provided by the Engineering Division upon request. (<i>PUBLIC WORKS</i>)

73.	PREPARATION OF ELECTRICAL PLANS: The project electrical plans shall be prepared by a registered professional engineer experienced in preparing these types of plans. The applicant shall submit, with the improvement plans submitted with the initial plan submittal, a letter from the design Electrical or Civil Engineer that states the electrical plan conform to City Codes and Standards, and to the approved improvement plans. The letter shall be signed and stamped by the professional engineer that prepares the improvement plans. <i>(PUBLIC WORKS)</i>
74.	EXISTING FACILITIES PROTECTION: All existing public utilities shall be protected in place and if necessary, relocated as approved by the City Engineer. No permanent structure is permitted within City easements without the approval of the City of Gilroy. <i>(PUBLIC WORKS)</i>
75.	CONDITIONS OF APPROVAL: As a stand-alone document, submit detailed responses of how the development will comply with each Condition of Approval.
76.	WATER QUALITY: Project design shall comply with the Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements. The applicant shall submit the Source Control Checklist as well as the appropriate Performance Requirements Checklist found in Appendix A of the manual at the time of the initial submittal for building permit. The manual can be found at the following site: www.cityofgilroy.org/261/Storm-Water-Management <i>(PUBLIC WORKS)</i>
77.	DEVELOPER STORM WATER QUALITY RESPONSIBILITY: The developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations, or a project stop order. <i>(PUBLIC WORKS)</i>
78.	BEST MANAGEMENT PRACTICES (BMP): The applicant shall perform all construction activities in accordance with Gilroy Municipal Code Section 27C, Municipal Storm Water Quality Protection and Discharge Controls, and Section E.10, Construction Site Storm Water Run-Off Control Program of the Regional NPDES Permit. Detailed information can be located at: www.flowstobay.org/documents/business/construction/SWPPP.pdf . This sheet shall be printed and included in all building construction plan sets permitted for construction in the City of Gilroy. <i>(PUBLIC WORKS)</i>
79.	FIRE DEPARTMENT HYDRANT FLOW TEST: The applicant shall perform a Fire Hydrant flow test to confirm the water system will adequately serve the development and will modify any part of the systems that does not perform to the standards established by the City. Applicant shall coordinate with Fire Department for the Fire Hydrant flow test. The flow test results shall be submitted with the initial plan submittal. <i>(PUBLIC WORKS)</i>
80.	WATER CONSERVATION: The project shall fully comply with the measures required by the City's Water Supply Shortage Regulations Ordinance (Gilroy City

	Code, Chapter 27, Article VI), and subsequent amendments to meet the requirements imposed by the State of California's Water Board. This ordinance established permanent voluntary water saving measures and temporary conservation standards. <i>(PUBLIC WORKS)</i>
81.	MASTER PLANS: Refer to the latest 2022 City Master Plans and check that the development is in conformance with the Master Plans, City Standards, City Specifications, & City General Guidelines. The Developers engineer shall confirm in writing this project is in conformance with Master Plans at first improvement plans submittal. If the project is not in conformance with the Master Plans, the Developers engineer shall design and construct all items to be in conformance with the Master Plans, City Standards, City Specifications, & City General Guidelines.
82.	PROJECT STUDIES: The applicant shall submit, for City approval, any applicable water, sewer, storm drain, and traffic studies for the development deemed appropriate by the City Engineer. These studies shall provide the supporting hydraulic calculation for pipe sizing per the City Standard Design Guidelines. The study shall be reviewed and approved by Engineering. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, the applicant will be required to mitigate the impact by removing and replacing or upsizing of the existing utilities to accommodate the appropriate level of project flows to the approval of the City Engineer. The improvements shall be addressed on the construction drawings, to the approval of the City Engineer, prior to the issuance of the first City permit. <i>(PUBLIC WORKS)</i>
83.	IMPACT FEES: The project is subject to the City's Street Tree, Storm, Sewer, Water, Traffic, and Public Facilities Development Impact Fees. The City's latest impact fee schedule is available on the City's website. Payment of all Impact Fees is required at first building permit issuance. Fees shall be based on the current fee schedule in effect at the time of fee payment, consistent with and in accordance with City policy. Note that impact fees increase at the beginning of each fiscal year, July 1. Specific fee language is provided further in these conditions of approval. <i>(PUBLIC WORKS)</i>
84.	STORMWATER MANAGEMENT PLAN: At first improvement plan submittal, the applicant shall submit a Storm Water Management Plan (SWMP) prepared by a registered Civil Engineer. The SWMP shall analyze the existing and ultimate conditions and facilities, and the study shall include all off-site tributary areas. Study and the design shall be in compliance with the City's Stormwater Management Guidance Manual (latest edition). Existing off-site drainage patterns, i.e., tributary areas, drainage amount, and velocity shall not be altered by the development. The plan shall be to the approval of the City Engineer and shall be approved prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
85.	STORMWATER CONTROL PLAN: At first improvement plan submittal, the applicant shall submit a design level Stormwater Control Plan Report (in 8 ½ x 11 report format), to include background, summary, and explanation of all aspects of stormwater management. The report shall also include exhibits, tables, calculations, and all technical information

	supporting facts, including but not limited to, exhibit of the proposed site conditions, which clearly delineates impervious and pervious areas on site. The plan shall provide a separate hatch or shading for landscaping/pervious areas on-site including those areas that are not bio-retention areas. This stormwater control plan report format does not replace or is not in-lieu of any stormwater control plan sheet in the improvement plans. The stormwater control plan shall include a signed Performance Requirement Certifications specified in the Stormwater Guidance Manual. At applicant's sole expense, the stormwater control plan shall be submitted for review by an independent third party accepted by the City for compliance. Result of the peer review shall be submittal and approved by the City Engineer prior to the issuance of the first building permit. <i>(PUBLIC WORKS)</i>
86.	REPAIR OF PUBLIC IMPROVEMENTS: The applicant shall remove and replace any and all existing improvements that are non-standard, damaged and all new improvements that are damaged during construction or removed because of the applicant's operations. The applicant shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions. Any identified damaged to the existing facilities shall be remove and replaced to the satisfaction of the City Engineer. Said repairs shall be completed prior to the first occupancy of the project. <i>(PUBLIC WORKS)</i>
87.	SIGHT DISTANCE: At first improvement plan submittal, provide sight distance plans that clearly show standard sight distance will be provided and no items obstruct sight distance for driveways, roadways, intersections, etc. Please note that private signs, fences, walls, buildings, landscape features, above ground utilities, guardrail, barriers, railing, art, etc. will not be allowed within sight distance triangles. Provide all Sight Distance plans per Caltrans, AASHTO, and NCHRP Requirements for all project frontage access points, driveways, roadways, and offsite mitigation measure locations. These calculations shall be done as part of the first improvement plan submittal because it is important to ensure the development meets sight distance standards and all roadways, intersections, driveways, and access points to these facilities are safe for motorists and pedestrians. Sight distance plans shall be approved by the City Engineer prior to first permit issuance. <i>(PUBLIC WORKS)</i>
88.	ELECTROILER DISTANCE TO DRIVEWAY: The existing electrolier is adjacent to the proposed driveway on Nagareda shall not conflict with sight distance of the driveway. At initial plan submittal the plans shall be updated to show the existing electrolier outside of the sight distance triangle per previous COA requirements. <i>(PUBLIC WORKS)</i>
89.	DRIVEWAY DESIGN: Driveway grades shall be designed to keep a standard design vehicle from dragging or "bottoming out" on the street or driveway, and to keep water collected in the street from flowing onto the lots. The details of such design shall be provided on the site civil improvement plans at first improvement plan submittal to the satisfaction of the City Engineer. <i>(PUBLIC WORKS)</i>

90.	GRADING & DRAINAGE: Adjust grade breaks and/or field inlets to capture and direct all stormwater into the stormwater treatment areas prior to entering the public right of way and storm drain facilities. On-site stormwater facilities need to be sized to account for off-site impervious improvement areas. <i>(PUBLIC WORKS)</i>
91.	GRADING & DRAINAGE: All grading activity shall address National Pollutant Discharge Elimination System (NPDES) concerns. There shall be no earthwork disturbance or grading activities between October 15 th and April 15 th unless otherwise approved by the City Engineer. If approved, the applicant shall submit a Winterization Erosion Control Plan to the City Engineer for review and approval. This plan shall incorporate erosion control devices and other techniques in accordance with Gilroy Municipal Code § 27C to minimize erosion. Specific measures to control sediment runoff, construction pollution and other potential construction contamination shall be addressed through the Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall supplement the Erosion Control Plan and project improvement plans. These documents shall also be kept on-site while the project is under construction. A Notice of Intent (NOI) shall be filed with the State Water Resources Control Board, with a copy provided to the Engineering Division before a grading permit will be issued. A project WDID# shall be added to the grading plans prior to plan approval. <i>(PUBLIC WORKS)</i>
92.	GEOTECHNICAL ENGINEER: Prior to building permit issuance, the applicant's Geotechnical Engineer shall review the final grading, pavement design and drainage plans to ensure that said designs are in accordance with the recommendations or the project geotechnical study, and the peer review comments. The applicant's Geotechnical Engineer's approval shall then be conveyed to the City either by letter, or by signing the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the City of Gilroy for each phase of construction, stating that all grading activities were performed in conformance with the requirements of the project's geotechnical report. The applicant shall add this condition to the general notes on the grading plan. Certification of grades and compaction are required prior to Building Permit final. This statement must be added as a general note to the Grading and Drainage Plan. <i>(PUBLIC WORKS)</i>
93.	FINISH FLOOR ELEVATION: <i>(specifically for projects in the flood zone)</i> Site design, including building finished floor elevations, shall comply with the 1995 Uvas Creek Overflow Floodplain Delineation Project prepared by Schaaf & Wheeler Consulting Civil Engineers. The project will be required to have a hydrologist

	review the project grading, to confirm this project does not have cumulative impacts to floodwaters. The City will require a review letter by Schaaf & Wheeler (Contact Caitlin Gilmore at 415-823-4964, Schaaf & Wheeler) be submitted to the approval of the City Engineer prior to the issuance of the building permit. (<i>PUBLIC WORKS</i>)
94.	ENCROACHMENT PERMIT: The applicant must obtain an encroachment permit prior to the first building permit submittal and prior to any work being done in the City's right-of-way. Refer to the following link for encroachment permit requirements: https://www.cityofgilroy.org/244/Encroachment-and-Transportation-Permits Submit the encroachment permit at first improvement plan submittal to Weston.hill@cityofgilroy.org The applicant shall have off-site improvement plans prepared for all work in the public right-of-way by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans. All design assumptions and criteria shall be submitted with each submittal. Final construction plans shall be approved by the City Engineer, and released for construction, with the issuance of the encroachment permit. Right-of-way improvements shall include, but not limited to, the following items: (<i>PUBLIC WORKS</i>) a. STREET TREES: The applicant shall plant street trees along the project frontage to match the City of Gilroy's Street Tree Plan in effect at the time of construction. The street tree plans shall be per City Standard. Trees shall be placed behind the back of sidewalk along Muraoka & Nagareda because sidewalk along project frontage will be monolithic per City Standard. b. FRONTAGE LANDSCAPING: The landscaping area between the Muraoka & Nagareda back of curb and the sidewalk shall be a minimum of 4.5' wide per City Standard. Coordinate with the planning department for additional landscaping requirements fronting the project within private property. c. TREE GRATES (Where applicable): The applicant shall install City Standard Tree Grates as specified in the approved plans. Tree grates shall be 4'x6', model OT-T24 by Urban Accessories, and shall be black power coated. The tree grates shall be shown on the improvement plans to be located to the approval of the City Engineer. d. STREET MARKINGS: The applicant shall install necessary street markings of a material and design approved by the City Engineer and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs, and handicap markings. All permanent pavement markings shall be thermoplastic and comply with Caltrans Standards. Color and location of painted curbs shall be shown on the plans and are subject to approval by the City Engineer. Any existing painted curb

or pavement markings no longer required shall be removed by grinding if thermoplastic, or sand blasting if in paint.

- e. **SIDEWALK:** The applicant shall install a new City Standard 6-ft sidewalk along the entire project frontage per City Standard Drawings.
- f. **CURB AND GUTTER:** At first improvement plan submittal, show the removal and replacement of any damaged and non-City Standard curb and gutter along the project frontage. Removal and replacement limits shall be from expansion joint to expansion joint per City standard. Show the removal and replacement of curb and gutter for locations where existing utilities need to be removed where they cross the curb and gutter. Also show the removal and replacement of curb and gutter where new utilities will cross the curb and gutter. The actual amount of curb and gutter to be replaced shall be determined by the Public Works Construction Inspector and confirmed by the City Engineer in the field prior to construction. New curb and gutter shall be constructed per the City Standard Drawing STR-12.
- g. **DRIVEWAY APPROACHES:** The applicant shall install City Standard Commercial driveway approaches as shown on the approved plans. The new commercial driveway approach shall be constructed per the City Standard Drawing.
- h. **SEWER LATERAL:** The applicant shall install a sewer lateral and main line connection to the sewer main located in Muraoka. Connection to the City main will be with a Manhole.
- i. **SEWER TEST MANHOLE:** The applicant shall install standard sanitary sewer manholes and test manholes, per approved plans and in accordance with the City Standard Drawing.
- j. **SANITARY (STORM) SEWER MANHOLE(S):** The applicant shall install standard sanitary sewer, per approved plans and in accordance with the City Standard Drawing.
- k. **STORM WATER CATCH BASIN(S):** The applicant shall install standard storm water catch basins, in accordance with the City Standard Drawing.
- l. **STREET LIGHT(S):**
 - i. *Cobra Head.* The applicant shall provide and install standard aluminum electrolier street light(s) per City Standard Drawing EL-1 to EL-5. The applicant is responsible for all PG&E service fees and hook-up charges. Any new service point connection required to power the new lights shall be shown on the construction drawings along with the conduit, pull boxes and other items necessary to install the street lights. An Isometric lighting level needs to be provided by the

	designer/contractor. A separate light study may be required by the City Engineer. The new street light shall have 32' mounting height per Standard Drawing EL-3, with mounting arm length per Standard Drawing EL-4, the Fixture shall be Leotek GC1 or GC2 series in an approved configuration per detail EL-2 or approved equal. The arm shall be installed at the location as shown on the approved plans. m. FIRE HYDRANTS: The applicant shall install new fire hydrants along the project frontage. Spacing shall meet City and Fire Marshall requirements.
95.	SANITARY SEWER MANHOLE: The proposed connection to the sanitary sewer main in the public right of way shall be accomplished through a manhole per City Standards. <i>(PUBLIC WORKS)</i>
96.	POTHOLE REQUIREMENTS: The applicant is required to confirm the location of existing utility lines along the project frontage by potholing. Prior to any potholing, applicant shall submit a pothole plan for City review and approval. Applicant shall provide the pothole result to the City Engineer prior to final design. <i>(PUBLIC WORKS)</i>
97.	EASEMENTS: Show and label the locations of the existing and proposed Easements on all plans. Identify what easements will be preserved or adjusted. Easements that cannot be located on the project parcel shall be formally confirmed by a written letter from the developer's land surveyor. All relevant references shall be included as part of this written letter for Engineering to review and approve. <i>(PUBLIC WORKS)</i>
98.	UTILITIES: All new services to the development shall be "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, AT&T (phone) Company and local cable company regulations. Transformers and switch gear cabinets shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted to the City prior to installation. <i>(PUBLIC WORKS)</i>
99.	STREET CUT MORATORIUM: Muraoka and Nagareda Street are going to be a part of the latest Street Cut Moratorium. The project is proposing to make new pavement cuts into the newly resurfaced street which reduces the City Pavement Condition Index. The project shall grind and pave the entire width of Muraoka and Nagareda Street (Lip of Gutter to Lip of Gutter) to the satisfaction of the City Engineer with a minimum 2.5" hot mix AC, and with pavement section dig-outs and repairs. Extent of pavement resurfacing at a minimum shall be from the intersection of Forest and Nagareda to the intersection of Yamane and Forest. Extent of the dig-outs and repairs to be determined by the Developers Geotechnical Engineer and City Engineer.

	The applicant may apply for an encroachment permit to establish necessary utility connections, driveway, curb, and gutter, etc. prior to the commencement of street cut moratorium. Applicant may reach out to Land Development directly to apply for encroachment permit. <i>(PUBLIC WORKS)</i>
100.	SITE LIGHTING STANDARDS: The applicant shall submit a photometric plan for on-site lighting showing lighting levels to Illuminating Engineering Society (IES) Standards. The plan shall comply with the requirement of an average of 1 foot-candle with a 4:1 minimum to average ratio and a minimum lighting of 0.3 foot-candle. This lighting standard is applicable to all publicly-accessibly parking lots, driveways, circulation areas, aisles, passageways, recesses, and publicly-accessible grounds contiguous to all buildings. Private, interior courtyards not accessible to the public are not required to meet this standard. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the City Engineer or their designee and shall be addressed on the construction plans submitted for any demolition permit, building permit, or grading permit and shall be satisfied prior to issuance of whichever permit is issued first. Any subsequent building permits that include any site lighting shall also meet these requirements. <i>(PUBLIC WORKS)</i>
101.	STREET LIGHTING STANDARDS: The applicant shall submit plans for street/sidewalk showing lighting levels to Illuminating Engineering Society (IES) Standards. The plan shall comply with lighting requirements as follows: • Collector Streets .60fc average 4/1 average to minimum uniformity .15fc minimum • Local streets .40fc average 6/1 average to minimum uniformity .07fc minimum • Low volume intersection .70fc average 4/1 average to minimum uniformity .18fc minimum The applicant shall submit a photometric plan identifying how these lighting levels are being met given the site geometrics, using City Standard street lights, and a Type III lighting distribution. The width of the street and lighting levels shall determine the lighting spacing. Street lights and pull boxes shall be installed in the planter strip if one is present, or behind the back of walk where feasible so as to maintain sidewalk clear of obstructions to the approval of the City Engineer. The photometric plan shall be approved prior to the issuance of the building permit. <i>(PUBLIC WORKS)</i>
102.	FENCES AND OTHER PERMANENT STRUCTURES WITHIN CITY RIGHT-OF-WAY: The applicant shall locate all project fencing and foundation of a permanent nature within the project's property and outside of the City right-of-way and outside of the Public Easement. <i>(PUBLIC WORKS)</i>

103.	DOMESTIC WATER: At first improvement plan submittal, show the installation of domestic water service per City Standards. Water meter shall be located at the back of sidewalk within the Public Easement. Install backflow preventer on private property completely outside of the public right of way and completely outside of public easement per City Standards. Existing services not being used along the project frontage shall be removed up to the main line.
104.	LANDSCAPE WATER: At first improvement plan submittal, show the installation of landscaping water service per City Standards. Water meter shall be located at the back of sidewalk within the Public Easement. Install backflow preventer on private property completely outside of the public right of way and completely outside of public easement per City Standards. Existing services not being used along the project frontage shall be removed up to the main line.
105.	FLOOR DRAINS: All floor drains shall be plumbed to connect to the sanitary sewer system and shall not be connected to stormwater collection system. The plumbing connections shall be shown on the plans to the approval of the City Engineer. (PUBLIC WORKS)
106.	STORM DRAIN INLETS AND WATERWAYS: Per the City's Clean Water Program's requirements, the applicant shall mark with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City standards on all storm inlets surrounding and within the project parcel. (PUBLIC WORKS)
107.	LOADING DOCKS: Per Gilroy Municipal Code Section 27C.8 <i>Prohibition of Discharges from Industrial or Commercial Activity</i> , the applicant shall cover loading docks to minimize run-on to and run-off from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from covered loading dock areas shall be drained to the onsite storm water facilities. (PUBLIC WORKS)
108.	GARBAGE/RECYCLE STORAGE AND SERVICE: The applicant shall provide an adequate area for the purposes of storing garbage and recycling collection containers for scheduled servicing by the franchise solid waste collection service. The containers shall be placed at the service location allowing enough room for the truck to safely approach the containers. The collection containers shall be brought to the service area on the day of service and returned to the storage enclosure by the property owner. The containers are not to be in public view prior to, or beyond the scheduled service times. The applicant shall obtain a review letter from the City's franchise solid waste collection service provider (Recology) confirming serviceability and site accessibility of the solid waste pickup as designed and shown on the project plans and provide to the City Engineer for approval. Contact Lisa Patton, Operations Manager 408-846-4421. No public right of way areas to be used for solid waste pickup. Provide confirmation that the garbage truck can fully access the site and does not have to "back up" into City Right of Way or Easement. There can be no interruption to the City Right of Way or easements due to solid

	waste pickup. (<i>PUBLIC WORKS</i>)
109.	UNDERGROUND FRONTAGE UTILITY LINES (if applicable): The applicant must underground all overhead utilities, and remove all related utility poles, along the project frontage from utility pole to utility pole. The applicant shall be responsible for the coordination with all utility companies existing on the poles and coordinate for their undergrounding or relocation as necessary so that the project frontage is free from utilities to the approval of the City Engineer. The applicant shall submit plans for this undergrounding work with the civil plans submitted with the first building permit. Permitting for this undergrounding work shall occur prior to the issuance of the first building permit unless otherwise approved by the City Engineer. (<i>PUBLIC WORKS</i>)
110.	OVERHEAD UTILITY CLEARANCE (if applicable): For projects that have overhead utility lines on-site that travel over new buildings, the applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification) and shall be confirmed satisfactory with the utility company. The letter shall be to the approval of the City Engineer. (<i>PUBLIC WORKS</i>)
111.	DRAINAGE: Drainage designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site shall be implemented according to the requirements of the Stormwater Management Guidance Manual for Low Impact Development & Post Construction Requirements (June 2015) and shall also be, subject to the approval of the City Engineer. Where necessary, sidewalk drains per the City Standard Drawing shall be provided to direct the water under the sidewalk and through the curb. No increase to the peak discharge shall be permitted downstream. In addition, discharge must conform to any non-point source permit issued by the Regional Water Quality Control Board. Drainage improvements made on-site shall conform to standard engineering practices and shall not allow any site drainage to impact adjacent properties. All drainage capacity calculations shall be performed by a licensed Civil Engineer, whose signed engineer's stamp shall appear on the calculations sheets and shall be submitted to the City for review and approval with the project civil plans. For projects that include permanent structural controls for water quality protection, the O&M (operation and maintenance) procedures for such control features shall be submitted in a site-specific Stormwater Control Plan (SWCP) which shall be reviewed and approved prior to occupancy. A formal O&M Agreement shall specify the owner's responsibility to ensure their ongoing effective operation and maintenance. Such O&M responsibility requirements shall be recorded on the property deed. If the project is proposing to connect to an existing storm drain system within or

	downstream from the site, the design engineer shall provide calculations with the final design plans to demonstrate that the downstream drainage system has adequate capacity to accommodate the additional site flows being added to the system for the design storm per City Standards. The calculations shall be to the approval of the City Engineer prior to the issuance of the first building permit. <i>(PUBLIC WORKS)</i>
112.	STORMWATER: The project shall prepare a hydraulic study to evaluate the stormwater impacts and impacts to surrounding discharge locations and receiving waters. Stormwater detention shall be designed to not exceed existing condition discharge rates under stormwater events range of events, such as the 2-yr., 10-yr., and 25-yr. events. Refer to the City of Gilroy General Guidelines Section 7 #13 “A 24-hour, 25-year storm, total rainfall of 4.79 inches shall be used if a reasonable outlet is provided (detention). If no disposal other than evaporation, percolation or irrigation is provided (retention), a 24-hour, 100-year storm, total rainfall of 5.59 inches, shall be used. 25% of the total basin volume shall be considered as freeboard.” https://www.cityofgilroy.org/260/Standards-Specifications
113.	STORMWATER MANAGEMENT: At Developer’s sole expense, Developer shall submit results from a third-party review of the project’s stormwater design. The results shall confirm that the project is complying with requirements set in the City of Gilroy Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. <i>(PUBLIC WORKS)</i>
114.	BIO RETENTION LANDSCAPING: The bioretention facilities shall be clear of proposed trees. At initial plan submittal, all plans shall be updated to show the bio retention facilities free of trees. <i>(PUBLIC WORKS)</i>
115.	SITE LANDSCAPING COORDINATION: The site landscaping needs to be coordinated between the stormwater treatment area and the overall site landscaping plan area. The landscaping within the stormwater treatment area will not count towards the site landscaping requirement. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sewer facilities cannot be aligned through stormwater treatment facilities. It is the applicant’s responsibility to coordinate the civil stormwater treatment facilities and the plans from the project landscaper. <i>(PUBLIC WORKS)</i>
116.	PARKING LOTS: The applicant shall submit plans for all required off-street parking lots showing proper grading, drainage, ramps profile, and parking dimensions in conformance with City parking standards. The plans shall be approved by the City Engineer prior to the issuance of the first City permits. <i>(PUBLIC WORKS)</i>
117.	BICYCLE PARKING: The applicant shall provide both long-term bicycle lockers

	and short-term bicycle racks on-site, as shown on the approved site plan, to the approval of the Community Development Director and City Engineer. (<i>PUBLIC WORKS</i>)
118.	PERMITS REQUIRED BY OTHER AGENCIES: The applicant shall obtain all applicable permits from federal, state, and local agencies as required to construct the proposed improvements. The applicant is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, UPRR, Fish and Wildlife, Regional Water Quality Control Board, Santa Clara County Roads and Airports, Santa Clara Valley Water District or Habitat Permit. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to the Public Works Department prior to issuance of any required City permits. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost. A copy of these permits shall be provided to the satisfaction of the City Engineer prior to the issuance of the building permit. (<i>PUBLIC WORKS</i>)
119.	STREET TREE DEVELOPMENT IMPACT FEE: The applicant shall pay a fee to prove funding towards additional tree planting in the City. The fee is based on the amount of added hardscape the project is adding. The estimated impact fee, based on the approved plans, is \$1,472.00. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. (<i>PUBLIC WORKS</i>)
120.	STORM DEVELOPMENT IMPACT FEE: The applicant shall pay a fee proportional to the project's share of storm drainage flowing off-site and shall be used to enhance the City's storm drainage system based on the recommendations of the adopted Storm Drainage Master Plan. The estimated impact fee, based on the approved plans, is \$1,169.00. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. (<i>PUBLIC WORKS</i>)
121.	SANITARY SEWER DEVELOPMENT IMPACT FEE: The applicant shall pay a fee proportional to the project's share of the increase amount of sewage generated by the project, which shall be used to enhance the City's sewer system based on the adopted Sewer Master Plan. The estimated impact fee, based on the approved plans, is \$20,502.00. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. At first improvement plan submittal, applicant's engineer shall submit a calculation for sanitary sewer and water generation per the City's Master

	Plan design criteria. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. <i>(PUBLIC WORKS)</i>
122.	WATER DEVELOPMENT IMPACT FEE: The applicant shall pay a fee proportional to the project's share of impact to the City's water system, and the water needs of the development. The fee shall be used to fund improvements identified in the City's Water Master Plan. The estimated impact fee, based on the approved plans, is \$5,598.54. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. At first improvement plan submittal, applicant's engineer shall submit a calculation for water generation per the City's Master Plan design criteria. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. <i>(PUBLIC WORKS)</i>
123.	TRANSPORTATION IMPROVEMENT FEE: The applicant shall pay a fee proportional to the project's share of transportation improvements needed to serve cumulative development within the City of Gilroy. The funds shall be used to fund improvements identified in the City Traffic Circulation Master Plan. The estimated impact fee, based on the approved plans, is \$54,768.00. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. <i>(PUBLIC WORKS)</i>
124.	PUBLIC FACILITIES IMPACT FEE: The applicant shall pay a fee proportional to the project's share of the increase to the use of City Public facilities. The estimated impact fee, based on the approved plans, is \$14,496.00. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the City Council in place at the time of the building permit submittal. The fee shall be collected by the Public Works Department and paid prior to issuance of the first building permit. <i>(PUBLIC WORKS)</i>
125.	LANDSCAPE MAINTENANCE AGREEMENT: The developer will be required to enter into a landscape maintenance agreement for the maintenance of landscape in the public right of way along the project frontage.
126.	ELEVATION CERTIFICATE: (specifically for projects in the flood zone) An elevation certificate per FEMA requirements must be complete by a Land Surveyor or Civil Engineer. The elevation certificate shall be submitted, to the approval of the City Engineer, prior to the first building occupancy. <i>(PUBLIC WORKS)</i>
127.	RECORD DRAWINGS: The applicant shall submit one full set of original record

	drawings and construction specifications for all off-site improvements to the Department of Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The applicant shall also provide the City with an electronic copy of the record drawings in the AutoCAD Version being used by the City at the time of completion of the work. The applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. <i>(PUBLIC WORKS)</i>
128.	STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT: The applicant shall execute a Stormwater Management Facilities Maintenance Agreement with the City Engineer as specified in Chapter 7.39.210-230 of the Stormwater Management and Discharge Control ordinance. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The City-Standard Stormwater BMP Operation and Maintenance Agreement will be provided by Public Works Engineering. The agreement shall include the following: - This Agreement shall also provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner. - All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s) or other legal entity approved by the City. - Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans. - The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved Stormwater Runoff Management Plan. This agreement shall be executed prior to the first occupancy of the building. <i>(PUBLIC WORKS)</i>
129.	STORMWATER MANAGEMENT FACILITIES INSPECTION: The Stormwater Management Facilities Maintenance Agreement work shall require inspections be performed which shall adhere to the following: - To comply with the State Stormwater requirements and the NPDES permit, the applicant shall secure a QSD or QSP to maintain all erosion control and BMP measures during construction. The applicant's QSD or QSP shall provide the City weekly inspection reports to the approval of the City Engineer. - Stormwater facility inspections shall be done at least twice per year, once in Fall by October 1st, in preparation for the wet season, and once in Winter by March 15th. Written records shall be kept of all inspections and shall

	include, at minimum, the following information: 1. Site address; 2. Date and time of inspection; 3. Name of the person conducting the inspection; 4. List of stormwater facilities inspected; 5. Condition of each stormwater facility inspected; 6. Description of any needed maintenance or repairs; and 7. As applicable, the need for site re-inspection. c. Upon completion of each inspection, an inspection report shall be submitted to Public Works Engineering no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report. d. Before commencing any grading or construction activities, the applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) permit and provide evidence of filing of a Notice of Intent (NOI) with the State Water Resources Control Board. e. The applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order. f. Sequence of construction for all stormwater facilities (bioswales, detention/retention basins, drain rock, etc.) shall be done toward final phases of project to prevent silting of facilities and reduce the intended use of the facilities. g. Prior to final inspection, all stormwater facilities will be tested by a certified QSP or QSD to meet the minimum design infiltration rate. All tests shall be made at on 20 ft x 20ft grid pattern over the surface of the completed stormwater facility unless otherwise approved by the City Engineer. All soil and infiltration properties for all stormwater facilities shall be evaluated by the geotechnical engineer. Percolation tests (using Double Ring Infiltrometer Testing with appropriate safety factors) at horizontal and vertical (at the depth of the stormwater facility) shall be conducted for each stormwater facility. A 50% safety factor shall be applied to the calculated percolation test and shall be used as the basis for design (the design percolation rate). The geotechnical report shall include a section designated for stormwater design, including percolation results and design parameters. Geotechnical engineer shall provide recommendations for bio retention facilities based on the shallow groundwater table of 6.5-ft. (<i>PUBLIC WORKS</i>)
130.	REGIONAL BOARD STORMWATER REVIEW: This project may be subject to an audit by the Central Coast Regional Board. City may be required to provide the project stormwater design and storm water management plan for Regional Board review and comment. Prior to building permit issuance, the project shall receive approval or acknowledgment by the Regional Board. The project may need to provide the Regional Board any and all necessary documents (including reports, technical data, plans, etc.) for the Regional Board approval. (<i>PUBLIC WORKS</i>)

The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or if another deadline is specified in a condition, at that time.

131. **PUBLIC WORKS CONSTRUCTION ACTIVITIES:** The City shall be notified at least ten (10) working days prior to the start of any construction work, and at that time the contractor shall provide a project construction and phasing schedule, and a 24-hour emergency telephone number list. The schedule shall be in Microsoft Project, or an approved equal, and shall identify the scheduled critical path for the installation of improvements to the approval of the City Engineer. The schedule shall be updated weekly. The approved construction and phasing schedule shall be shared with Gilroy Unified School District (GUSD) to avoid traffic impacts to surrounding school functions. An approved construction information handout(s) shall also be provided to GUSD to share with school parents. (*PUBLIC WORKS*)
- a. All work shown on the improvement plans shall be inspected to the approval of the City Engineer as applicable. Uninspected work shall be removed as deemed appropriate by the City Engineer.
 - b. Construction activities related to the issuance of any Public Works permit shall be restricted to the weekday between 7:00 a.m. and 7:00 p.m., Saturday 9:00 a.m. to 7:00 p.m. for general construction activities. No work shall be done on Sundays and on City Holidays unless otherwise approved by the City Engineer. Please note that no work shall be allowed to take place within the City right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under the issuance of a Public Works encroachment permit may be performed on the weekend unless prior approvals have been granted by Public Works. The City Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Signs outlining the project construction times shall be posted at conspicuous locations on site where it is visible to the public. The signs shall be per the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation.
 - c. The allowed hours of Public Works construction activities may be waived or modified through an exemption, for limited periods, if the City Engineer finds that the following criteria are met:
 - i. Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or,

- ii. Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.
 - iii. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
 - iv. The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
 - v. The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity.
 - vi. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
 - vii. The City Engineer may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Public Works Construction Inspector ten (10) working days prior to the requested date of waiver.
- d. The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:
- i. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
 - ii. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.
 - iii. Further, water trucks shall be present and in use at the

construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project.

- iv. Watering on public streets and wash down of dirt and debris into storm drain systems will not be allowed. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the Construction Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the City Engineer. Recycled water shall be billed at the municipal industrial rate based on the current Santa Clara Valley Water District's municipal industrial rate. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be metered and billed at the current portable fire hydrant meter rate.
- v. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.
- vi. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems.
- vii. Site dirt shall not be tracked into the public right-of-way, and shall be cleaned immediately if done, or the project may risk being shut down. Mud, silt, concrete, and other construction debris shall not be washed into the City's storm drains.
- viii. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
- ix. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
- x. Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of

	the City Engineer, for any lane or sidewalk closures. The traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans. The Traffic Control Plan shall be prepared by a licensed engineer in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way. xi. During construction, the applicant shall make accessible any or all City utilities as directed by the City Engineer. xii. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The applicant shall require the soils engineer submit to daily testing and sampling reports to the City Engineer.
132.	HERITAGE TREE PROTECTION MEASURES: (if applicable) The applicant shall submit a tree protection plan showing how all on and off-site heritage trees will be protected during construction. All approved and installed Heritage Tree protection measures shall be installed prior to any site activities and maintained throughout the period of construction. The Project Arborist shall complete inspections on an as-need basis during the construction period and shall submit a monthly report of his/her findings in a letter sent by fax or email to the City Planner assigned to this project. (<i>PUBLIC WORKS</i>)
133.	PROJECT CLOSE-OUT: Prior to City acceptance of property improvement agreements, the applicant shall comply with all City construction close-out procedures to the approval of the City Engineer. Refer to the City's website for a copy of these procedure. Prior to final inspections, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director and City Engineer. A letter indicating that all project conditions have been met shall be submitted prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies. In addition, the applicant shall submit a detailed project cost estimate of all public improvements constructed on-site and within the public right-of-way. The cost estimate shall be prepared by the project engineer and be to the approval of the City Engineer. The cost estimate shall be broken out into on-site and off-site improvements based on the format provided by the City. Until such time as all improvements required are fully completed and accepted by

	City, the applicant shall be responsible for the care maintenance of and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss, or damage, regardless of cause, happening or occurring to the work or Improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the applicant. <i>(PUBLIC WORKS)</i>
134.	HOLIDAY CONSTRUCTION MORATORIUM: Due to concerns for businesses within the vicinity of the Gilroy Outlets and within the Downtown area during the holiday season (November 20 to January 1), there shall be no construction activities within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the City Engineer. This prohibition shall apply to Leavesley Road east of US101, and Camino Arroyo in the vicinity of the Gilroy Outlets. For the Downtown, the prohibition shall be along Monterey Road between 4th Street and 8th Street, and for one block east and west of Monterey in the specified restricted zone. <i>(PUBLIC WORKS)</i>
135.	MATERIAL HAULING ROUTE AND PERMIT: For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route and receive a haul permit that conforms to City of Gilroy Standards to the approval of the City Engineer. Note that the City requires a Haul Permit be issued for any hauling activities. The project sponsor shall require contractors to prohibit trucks from using “compression release engine brakes” on residential streets. A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on-site. Any job-related dirt and/or debris that impacts the public right-of-way shall be removed immediately. No wash down of dirt into storm drains will be allowed. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Mud, silt, concrete, and other construction debris shall not be washed into the City’s storm drains. Violation of such may be cause for suspension of work. <i>(PUBLIC WORKS)</i>
136.	CONSTRUCTION WORKER PARKING: The applicant shall provide a construction-parking plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-

	site material deliveries. Said plan shall be approved by the City Engineer prior to issuance of City permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the City permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer (§15.40.070). <i>(PUBLIC WORKS)</i>
137.	SITE WATER DISCHARGE: In accordance with the City's Municipal Code, Prohibition of Illegal Discharges (Gilroy Municipal Code Section 27C.7), the City Engineer may approve the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the City Engineer. <i>(PUBLIC WORKS)</i>
138.	ARCHITECTURAL COPPER: Per Gilroy Municipal Code Section 27C.7 <i>Prohibition of Illegal Discharges</i>, the applicant shall follow the specific best management practices for the installation of the Architectural Copper. For detailed information please distribute the flyer to all construction personnel involved in the fabrication and installation of the Architectural Copper that is located at: http://flowstobay.org/files/newdevelopment/flyersfactsheets/ArchitecturalcopperBMPs.pdf <i>(PUBLIC WORKS)</i>
<i>The following conditions shall be complied with AT ALL TIMES that the use permitted by this entitlement occupies the premises</i>	
139.	POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): In accordance with Gilroy Municipal Code Chapter 27D <i>Post Construction Storm Water Pollution Prevention</i> all projects that meet the criteria described in the Storm Water Guidance Manual for Low Impact Development and Post-Construction Requirements shall prepare a storm water control plan (SWCP) and shall meet the requirements of the design standards and selection of best management practices and shall be selected and designed to the satisfaction of the City Engineer or designee. Requirements shall include: a. Owner/occupant shall inspect private storm drain facilities at least two (2) times per year and sweep parking lots immediately prior to and once during the storm season. b. The applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private storm drain facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair in the event that the treatment facility is no longer able to meet performance standards or has deteriorated. Any

	abatement activity performed on the applicant's property by City staff will be charged to the applicant at the City's adopted hourly rate. c. Label new and redeveloped storm drain inlets with the phrase "No Dumping: Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org. d. All process equipment, oils fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum-based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times. e. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system. (<i>PUBLIC WORKS</i>)
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Community Development Department

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TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Kraig Tambornini, Senior Planner
DATE: July 20, 2023
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its June 1, 2023 meeting.

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
6/12/2023	AS 23-05	8000 Santa Teresa Blvd	3,000 square foot interior addition to an existing office building (former bank)
6/6/2023	AS 23-04	2273 Banyan Ct	New Single Family Residence in the Hillside Residential Zone District
6/1/2023	AS 22-30	2121 Columbine Ct	Gated entry approved for a private street entering Gilroy Country Oaks Estates (Residential PUD)

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>