

ATTACHMENT B—Mitigation Compliance for Grading Permits under Review

Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-10952	PDC02-046 PDC15-051 PD15-061	Delmas Avenue	A Planned Development Permit to allow the development of a mixed-use development with up to 1.04 million square feet for office/retail and up to 325 multi-family attached residences on a 8.93-gross-acre site.	Mass excavation and temporary shoring for a new office and residential development	TDM Plan, Soils Remediation, Health and Safety Plan, Groundwater Control Plan, Vibration Monitoring, Tree Protection Plan, and Pre-construction Bird Survey.
3-18213	PDC07-018	Lands of Paz	Planned Development Rezoning to allow the demolition of one (1) existing single-family detached residence and the development of two (2) new single-family detached residences on a 1.67-gross-acre site.	Grading and retaining wall	Asbestos Dust Mitigation Plan
3-13430	PD11-032	Solaia	A Planned Development Permit to allow up to one single-family detached, and 37 single-family attached residences and associated site improvements, including the removal of existing site improvements and ordinance size trees, on a 4.67-gross-acre site.	Grading for the construction of up to one single-family detached, 37 single-family attached residences and associated site improvements	Asbestos Removal Plan and Biological Resources Plan
3-18752	PDC15-038 PD15-042	Montgomery 7 Apartments	Planned Development Rezoning request to change the zoning designation from LI – Light Industrial to DC(PD) – Planned Development to allow a 10-story mixed-use building that includes approximately 1,856 square feet of ground floor commercial space and up to 54 residential units on a approximately 0.103-gross-acre site located within the Downtown and Diridon Urban Village Plan growth areas.	Grading and Shoring for a 10-story, 54 multi-family-attached unit Apartment Building with Retail on Ground Floor	Pre-construction Bird Surveys and Archaeological Testing Plan
3-22121	H16-019	R & D Facility--PC	Site Development Permit to allow the development of an approximately 37,596-square-foot research and development facility on a vacant 2.45-gross-acre site.	Grading & Drainage Permit	Standard Environmental Conditions apply for Pre-construction Bird Surveys
3-05993	H10-022 , CP11-034	Bassett Street Senior Housing	Site Development Permit to allow the development of a 135-unit residential use in the DC Downtown Primary Commercial Zoning District on a 0.73-gross-acre site.	To allow grading and storm drainage installation for 135 multi-family-attached Senior Housing units	Site Management Plan, Archaeologist Testing Plan, and Arborist Report
3-01327	H16-010	Boutique Hotel	Site Development Permit to allow the demolition of an existing gas station and the development an 10-story, 173,043-square foot hotel with 175 guest rooms, public eating establishment, and Transportation Demand Management (TDM) measures to reduce parking requirements on a 0.5-gross-acre site.	Grading for the total site	Mitigation measures for construction air quality, bio (migratory birds), hazardous materials, and construction noise and vibration.
3-01480	PD14-055	Leigh Avenue Senior Apartments	Planned Development Permit for development of 64 multi-family residential dwelling units for senior affordable housing over a 7,500 square-foot dental office and a podium garage on a 0.97 gross acre site.	Grading and Drainage Permit	Construction Noise Measures
3-18939	PDC16-002	Orchard Office	Planned Development Rezoning from R-M Multiple Residence Zoning District to CP(PD) Planned Development Zoning District to allow up to 493 residential units, a minimum of 108,000 square feet of commercial space, and an approximately 43,583-square-foot publicly accessible park on a 10.6-gross-acre site.	To allow grading to construct a commercial building (3 of 3) on a 0.76 gross acre lot that is part of a 10.6 acre project site.	Preconstruction Bird Surveys and Tree Protection

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3-05216	H17-040	Trojan Storage	Site Development Permit to construct a 153,423-square-foot ministorage facility, in the HI-Heavy Industrial and LI-Light Industrial Zoning Districts, on a 2.57-gross-acre site.	Grading to construct a 153,423-squarefoot ministorage facility.	Construction Plan [Diesel Particulate Matter minimization]
3-24020	PDC15-018	Japantown CCA Building	Planned Development Zoning from R-M Residential Zoning to A(PD) Planned Development Zoning District to allow up to 600 residential units, up to 25,000 square feet of commercial space, and a private community center with indoor theatre (San Jose Taiko) on 5.25-gross-acre site.	Grading for a 60,000-sf building	Archaeological Monitoring Plan, Archaeological Treatment Plan, Pre-construction Nesting Bird Surveys
3-11062	CP10-010	Camden Car Wash	Conditional Use Permit to allow the addition of an automated carwash at an existing smog test facility on a 0.40-gross-acre site in the CN Neighborhood Commercial Zoning District.	Grading for the addition of a new automated carwash to an existing smog facility.	Cultural Resources, Noise Control Barrier Plan
3-05766	PT16-034	7th & Empire	Tentative Map to consolidate six lots into one lot and to create 97 residential condominium units and one commercial condominium unit on a 1.25-gross-acre site.	Grading Permit for 7th & Empire	Construction Equipment Plan [Air Quality], Pre-construction Nesting Bird Survey, Cultural Resources Treatment Plan, Soils Management Plan, Health & Safety Plan
3-22046	PDC16-041	Horning Street Ministorage	Planned Development Rezoning from the LI Light Industrial Zoning District to the CIC(PD) Planned Development Zoning District to allow ministorage, a retail store, a gasoline station with six fuel dispensers and canopy, drive-through carwash, and drive-through restaurant uses on an approximately 3.26-gross-acre site.	Grading for construction of a new Retail Store (3,814 sq.ft.), Gas Station and Canopy (3,870 sq.ft.), Drive-through Carwash (1,086 sq.ft.), Drive-through Restaurant (2,494 sq.ft.) with late night use till 2:00 a.m., and Mini Storage Buildings (Total of 92,116 sq.ft.) on an approxiamtely 3.26-Gross-acre site.	Construction Operations Plan [Equipment Tier 4 Requirements], Soils Management Plan, Health & Safety Plan, Pre-construction Nesting Bird Survey
3-18353	PDC16-018	Mixed Use at 270 Sunol Street	Planned Development Zoning to rezone from the RM(PD) Planned Development Zoning District to the RM(PD) Planned Development Zoning District to allow an approximately 7-story mixed-use development with up to 149 multi-family residential units and approximately 2,990 square feet of commercial space, on an approximately 1.3-gross-acre site.	Grading Permit to allow demolition of 17,301 square feet of five (5) buildings and the construction of 149 residential units and approximately 2,990 square feet of commercial space in a seven-story building with two (2) floors of above grade parking garage on a 1.30 gross acre site.	Construction Equipment [Tier 4] Requirements, TDM Requirements, Soils Management Plan, Health & Safety Plan, Pre-construction Nesting Bird Survey, Cultural Resources
3-18629	PDC12-018	Tract No. 10473	A Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 10 single-family detached homes and open space on the 7.95 gross acre site	Grading for 10 single family homes	Replacement native tree planting, Pre-construction Bat Survey, Pre-construction Bird Nesting Survey, Archaeological Discovery Plan, Verification of Removal of contaminated top soil, Noise Insulation Treatments

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3-05562	SP18-022	RiCloud Corp	A Special Use Permit to allow a data center in an existing 74,627-square foot building, to allow the industrial use to exceed the Noise Performance Standards for an industrial use adjacent to a commercially used property, the addition of a rooftop platform and an approximately 19,332 square foot utility yard with six back-up generators, and exterior building modifications on a 4.75-gross acre site.	Grading Permit for Data Center	Air Quality Emissions, Generator Permit, Pre-construction Bird Survey, Tree Protection Plan, Detailed Acoustical Study
3-18283	CPA13-072-02	Almaden Country Club	Conditional Use Permit Amendment to amend a previously approved permit (file no. CP13-072) to allow for the renovation and expansion of the existing pool house building, construction of a new approximately 1,087 square foot building, construction of retaining walls greater than two feet, reconfiguration of the outdoor recreational area and removal of 10 non-ordinance sized trees on an approximately 89.76 gross acre site	Grading for Exapansion and Renovation of Almaden Country Club	Pre-construction Nesting Bird and Raptor Surveys
3-03401	H18-037	Adobe	Site Development Permit to allow the construction of a new 1,329,213-square foot, 19-story above grade office building with a private pedestrian bridge connecting to existing office buildings to the south, removal of ordinance and non-ordinance size trees and extended and Saturday construction hours on a 2.49-gross acre site.	To construct a 100,000 sf building with a three level below grade garage	Pre-construction Bird Survey, Cultural Treatment Plan, Phase II Evaluation, Construction Dewatering Plan
3-14681	PDC15-059; PDC12-028; PDC07-098	Tract No 10390	Conforming Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to include data center as a permitted use, increase the allowable square footage for data centers from 260,000 square feet to 400,000 square feet, reduce the required parking for data center use, and remove the setback requirements for area A2 on a 78.4-gross-acre site	Grading between Raleigh Road and Coronado Avenue east of Tract No. 9952.	Archaeological Reports, Tree Protection and Removal Plan
3-24066	H17-058	970 McLaughlin Avenue	Site Development Permit to allow the demolition of 8 commercial buildings totaling 139,123 SF and construction of 223,727 SF industrial warehouse on a 10.69 gross acre site.	Grading permit to allow the demolition of 8 commercial buildings totaling 139,123 SF and construction of 223,727 SF industrial warehouse on a 10.69 gross acre site.	Pre-construction Nesting Bird Survey, Removal Action Work Plan (RAW) or Site Management Plan (SMP), vapor intrusion mitigation (VIM) system, Transportation Improvements
3-05146	SP18-054	6320 San Ignacio Avenue	Special Use Permit (SP18-054) to allow the demolition of the existing office building on-site and the construction of an approximately 74-foot-tall, 282,000-square foot data center and office building on an approximately 7.5-gross acre site.	Grading and Drainage Permit	Construction Noise Plan, Pre-construction Nesting Bird Survey
3-24052	H17-044	Hilton Garden Inn	Site Development Permit to allow the removal of 16 non-ordinance sized trees, 7 ordinance-sized trees, the demolition of an approximately 56,640 square foot existing 2-story office building and to allow the construction of an approximately 96,260 square foot, 5-story 150-room hotel with approxiamately 160 at grade parking stalls and site improvements on a 2.2 gross acre site	Grading for a 96,260 SF, 5-Story, 150 Room Hotel on a 2.2-acre site. Cut 2,765 CY. Fill 489 CY.	Construction Plans for Air Emissions, Pre-construction Nesting Bird Surveys, Site Management Plan,

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3-13530	CP14-056	Arco Gas Station at Mt. Vista	Conditional Use Permit for the demolition of an existing convenience store and auto repair shop, and construction of a new 2,600 square foot convenience store with off-sale of beer and wine, a new fuel island canopy and site improvements on a 0.66 gross acre site	Grading permit to construct a new gas station and convenience store	Site Management Plan (SMP), Health & Safety Plan (HSP)
3-16680	PDA08-069-01 PD08-069	Flea Market Safeway	Planned Development Permit Amendment to amend a previously approved but not yet constructed Planned Development Permit (File No. PD08-069) for a revised site layout, grading & drainage, landscape, & architectural plans to allow a commercial shopping center including a reduction of square footage from 118,580 to 101,000 square feet, a fuel station, off-sale of alcohol, late night, and drive-through use on 9.67 gross acre site. Planned Development Permit to allow for the construction of a 118,580 square foot commercial shopping center on a 9.6 acre portion of a 58.0 gross acre site	Preliminary Mass Grading for a future commercial site.	Transportation improvements, construction air quality measures, presence/absence testing
3-09290	AD19-107 PD15-053	America Center	Major permit Adjustment for parking changes, landscape changes, addition of glass wall to existing seating area, coordinating new stormwater runoff to existing stormwater facilities, and addition of decorative roof over existing trash enclosure. Planned Development Permit to allow the construction of a 192,350 square foot commercial office building and expansion of existing stand-alone parking garage on 70.5 gross acre site	Grading and Drainage Permit to allow Parking and Landscape changes, Addition of Glass Wall to Existing Seating Area, New Stormwater Runoff Facilities, and Decorative Roof over existing Trash Enclosure.	Pre-construction Burrowing Owl & Nesting Bird Surveys
3-06679	HA14-009-02 H14-009	Parkview Towers	Site Development Permit Amendment to allow one 19-story high rise tower with 154 units, one 12-story high rise tower with 62 units, 5 townhouses, up to 18,000 square feet of commercial, and rehabilitation of a vacant church through Historic Preservation Permit with all amenities and below grade parking and Saturday construction hours from 8:00 a.m. to 5:00 p.m. and up to six occurrences of 24-hour construction staging and concrete pouring on a 1.52 gross acre site, AND Site Development Permit to allow an 19-story, 220 residential unit and 18,537 square feet of commercial use on 1.52 gross acre site.	Grading and Drainage Permit	Update the prior reports supporting Mitigation Compliance
3-18854	PDC07-098, PDC09-004, GP07-02-01	Coleman Highline Ph1.2 Garage Structure	Planned Development Permit Amendment to allow modifications to a previously approved Planned Development Permit (File No. PD12-019-01), including a proposed increase of 40,022 square feet to Office Buildings 3 and 4 (adding a 6th floor to Building 3), adding another level to Parking Structure 1 (approx. height 42 feet), a new Amenity Building 2 and associated site improvements, and removal of five ordinance-size trees, on a 19.7 gross acre site.	Grading and Drainage Permit	Site Management Plan, Pre-construction Burrowing Owl & Nesting Bird Surveys