

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

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3-02802	PD14-013	Samaritan Medical Center	Planned Development Permit to construct a 69,250 square foot medical office building with a parking structure on a 2.24 gross acre site.	Grading Permit to construct a 69,250 SF medical office building with an associated parking garage.	Noise Logistics Plan, Construction Emissions Minimization Plan, Preconstruction Bird Surveys and Tree Protection, Soil Investigation Report and SMP (if needed), Asbestos Dust Mitigation Plan, Lead Removal Plan including Worker Training Program
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-feet 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
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]
3-06800	PD16-034 PDC16-013	Top Golf	Master Planned Development Permit to demolish existing commercial structures, remove six ordinance size trees, and allow the development of an approximately 72,000-square-foot indoor/outdoor entertainment facility (Topgolf) with a late-night use and entitle a future phase 110,000-square-foot commercial/retail building and a 200-room hotel on an approximately 39.9-gross-acre site.	Construction of a 72,000-square-foot Topgolf facility, 110,000 square feet of commercial space and a 200-room hotel	Construction Operations Plan [Equipment Tier 4 Requirements], Congdon's tarplant Survey, Burrowing Owl Survey, Pre-construction Nesting Bird Survey, California Department of Food and Agriculture Form 66-079 "Certificate of Quarantine Compliance (CQC)--Invasive Weed Species, HCP Conditions for Construction Impacts to streams and wetlands, Wetland Delineation, Bird Safe Design, Cultural Resources Treatment Plan, Soils Management Plan, Health & Safety Plan, Noise Logistics Plan, NSJADP-Traffic Impact Fees
3-18854	PDC07-098, PDC09-004, GP07-02-01	Coleman Highline Ph1..2	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.	To allow grading of up to approximately 260,000 square feet of office, amenity building, and a 4-story parking structure on an approximately 30 gross acre site	Archaeological report, Owl survey, Raptor and nesting bird survey, Site Safety plan, TDM Plan, and Noise Report

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3-05857	SP15-031	IBX Data Center	Special Use Permit to allow removal of nine ordinance-size trees and four non-ordinance-size trees on-site, three off-site trees, and the development of three data center buildings totaling 579,000 square feet on a 18.56-gross-acre site.	TO ALLOW GRADING FOR ONE DATA CENTER (SV12), STORMWATER TREATMENT FACILITY AND HYDROMODIFICATION CONTROL AT GREAT OAKS DRIVE. THIS GRADING IS A PART OF A LARGER FUTURE DEVELOPMENT CONSISTING OF 3 DATA CENTER BUILDINGS (SV13 & SV14).	Pre-construction Nesting Bird Survey, Tree Preservation Plan, Subsurface Archaeological Presence/Absence Survey, Noise Logistics Plan,
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
3-03021	PDC15-018	Japantown Mixed Use	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.	Mass grading for Japantown mixed-use project.	Archaeological Monitoring Plan, Archaeological Treatment Plan, Pre-construction Nesting Bird Surveys
3-05986	CP17-020	Almaden Gas Station	Conditional Use Permit to allow a 1,190-square-foot drive-through car wash at an existing gas station, conversion of service bays to a 1,626-square-foot 24-hour retail convenience store, replacement of existing fuel island canopy with a new 2,109-square-foot canopy over four existing gas dispensers, and allow the Residential Zoning District noise standard of 55 decibels to be exceeded, on a 0.85-gross-acre site in the CN Commercial Neighborhood Zoning District.	Expansion of an existing gas station with a convenience market to a 1,968 SF of convenience market with 8 gas pumps and carwash.	Pre-construction Nesting Bird Survey, Archeological Presence/Absence Survey, Site Management Plan, and Health & Safety Plan
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.	TO ALLOW GRADING FOR THE CONSTRUCTION OF A NEW RETAIL STORE (3,814 SQUARE FEET), GASOLINE STATION WITH SIX FUEL DISPENSERS AND CANOPY (3,870 SQUARE FEET), DRIVE-THROUGH CARWASH (1,086 SQUARE FEET), A DRIVE-THROUGH RESTAURANT (2,494 SQUARE FEET) WITH LATE-NIGHT USE TO 2:00 A.M., AND MINI-STORAGE BUILDINGS (TOTAL OF 92,116 SQUARE FEET) ON AN APPROXIMATELY 3.26-GROSS-ACRE SITE.	Construction Operations Plan [Equipment Tier 4 Requirements], Soils Management Plan, Health & Safety Plan, Pre-construction Nesting Bird Survey

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3-18882	PDC14-038	1707 Ringwood Avenue	Planned Development Permit to develop four single-family residences, in conjunction with PT17-044 for subdivision of one lot into four residential condominiums, on a 0.36-gross-acre site in the A(PD) Planned Development Zoning District (PDC14-038).	Grading & Drainage Permit for 1707 Ringwood Avenue	Biological Resources (nesting birds), Cultural resources, Soils Management Plan, Biological Resources (nesting birds),
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