

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	Air quality measures on plan, asbestos standards, in door noise ventilation installment
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.

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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-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 Plan
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	Achaeological Monitoring Plan, Archaeological Treatment Plan, Pre-construction Nesting Bird Surveys
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

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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 Treatment Plan.
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	PD15-031 PDC15-059	Equinix SV11 [Istar]	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 and Drainage for Equinix SV11	Construction Equipment Plan (for Air Quality), Archaeological Monitoring, Site Management Plan and Health & Safety Plan
3-16680	PDA08-069-01 PD08-069, PD08-025	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 bounded by Sierra Road, Berryessa Road, and Mercado Way.	Transportation improvements, construction air quality measures, Archaeological presence/absence testing & Monitoring.
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 Existing Conditions and Monitoring Report for three buildings (the Moir Building, the Armory and the St. Claire Club)

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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
		Trache II [Hunter Properties]-Rough Grading		Rough pad grading for the construction of a 576,892-square foot, eight-story office building (Building 7), two two-story amenity buildings (Amenity Buildings 4 and 4A) with floor areas of 43,870 square feet and 2,380 square feet on a 19.47-gross acre site	Site Management Plan, Pre-construction Burrowing Owl & Nesting Bird Surveys
		Trache II -Fine Grading	Site Safety Plan, Cultural Resources Report, Biological Resources Report, Air Quality, Construction Waste Diversion, and Noise measures on the Grading and Construction Plans.	Final grading for the construction of a 576,892-square foot, eight-story office building (Building 7), two two-story amenity buildings (Amenity Buildings 4 and 4A) with floor areas of 43,870 square feet and 2,380 square feet on a 19.47-gross acre site.	Site Management Plan, Pre-construction Burrowing Owl & Nesting Bird Surveys
	PD19-012; PDC19-007; PDC19-004; PDC08-017	Tranche II-Garage 4	Site Safety Plan, Cultural Resources Report, Biological Resources Report, Air Quality, Construction Waste Diversion, and Noise measures on the Grading and Construction Plans.	Grading for the construction of a four story, 508,296 square foot, parking structure on a 19.47-gross acre site.	Site Management Plan, Pre-construction Burrowing Owl & Nesting Bird Surveys
		Element Hotel	Planned Development Permit Amendment to allow a new 5-story, 115,392-square foot hotel with 175 guest rooms, lounge, other amenities and 70 associated on-site parking spaces on a 1.873-gross acre site	Grading and Drainage Permit for the hotel site	Site Management Plan, Pre-construction Burrowing Owl & Nesting Bird Surveys
3-08223	CP18-029	San Jose Behavioral Hospital Expansion-Phase I	Conditional Use Permit to allow expansion of up to 59,365 square feet for an existing behavioral hospital in two phases (Phases I and II) and addition of up to 88 beds for a total of up to 168 patient beds, and associated site circulation, parking and landscape improvements on a 6.9-gross acre site.	Grading & Drainage Permit	Pre-Construction Raptor Survey, Cultural Treatment Plan
3-24370	PD18-044	Transfer Facility at 1605 Industrial Avnue	Planned Development Permit to allow the demolition of existing buildings, relocation of one billboard and construct a one-story, 180,500 square foot industrial warehouse building on an approximately 10.96-gross acre site.	Grading for Industrial Building and Parking Lots on a 10.96 gross acre site.	Shallow soil sampling, SMP, construction vibration plan, TDM
3-24384	H18-027	Industrial project at 96 Montecito Vista Drive	Site Development Permit to allow the construction of an approximately 80,260 square foot industrial building with site improvements including surface parking, and landscaping a 4.6-gross acre site	Grading for a 82,620 sq.ft. Industrial Building at the Southwest corner of total project site.	Construction AQ plan, consult w/SCCDEH, mechanical noise confirmation

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Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-24151	SP17-037	Page Street Housing	Special Use Permit to allow the demolition of three single-family residences and the construction of a six-story multifamily building with 82 affordable housing studio apartments (Single Room Occupancy living facility) ; alternative parking arrangements with a combination of parking lifts and typical garage spaces; and the removal of 23 trees on a 0.7-gross acre site.	Grading for construction of a six-story multifamily building with 82 affordable housing studio apartments (Single Room Occupancy living facility); alternative parking arrangements with a combination of parking lifts and typical garage spaces.	Construction AQ; nesting bird surveys; SCCDEH approval of hazardous reports; construction noise barrier fence; heavy vibration; noise controls during construction.
3-13123	H16-004	Commercial Project at 1096 Lincoln Avenue	Site Development Permit to allow the removal of four non-ordinance sized trees and the construction of an approximately 9,400 square feet commercial building and utilization of uniform parking spaces on a vacant 0.50 gross acre site	Grading Permit for Construction of approximately 9,400 sq.ft. Building and Parking spaces.	Nesting bird surveys, focused mapping and work plan, SMP, health safety plan.
3-06743	PD16-016	Commercial Project at 780 South Winchester Boulevard	Planned Development Permit to allow the removal of ten (10) ordinance size trees, demolition of an existing commercial restaurant, allow the construction of a 4-story building with approximately 10,809 square feet of commercial/retail space, 84,000 square feet of mini-storage use, and two on-site resident caretaker unit on an approximately 1.17 gross acre site.	To allow Grading and Installation of Stormwater Treatment Facilities for a Commercial/Retail Mini-Storage Development on an 1.17 acres site.	Preconstruction Nesting Bird Surveys, Design level Geotechnical Analysis
3-18570	H17-064 C17-038 SP18-020	Platform 16 Akatiff at 440 W. Julian Street	Site Development Permit to demolish industrial buildings and construct three 6-story office buildings totaling 1,023,000 square feet and below-grade parking on a 5.38 gross acre site	Mass Excavation and Shoring for Platform 16.	Construction Equipment for Air Quality, Preconstruction Nesting Bird Surveys, Archaeological Treatment Plan, Soils and Groundwater Management Plan (Hazardous Materials Remediation), Soil Vapor Intrusion Investigation
		Platform 16 Akatiff at 440 W. Julian Street		Fine Grading for Platform 16.	
3-22009	SP16-034	Motel at 1036 North 4th Street	Special Use Permit to allow the demolition of an existing 6,565-square foot motel, the removal of three Ordinance-size trees, the construction of a four-story, 59 room hotel with alternative parking arrangement (car lifts and tandem parking), and outdoor uses within 150 feet of residential uses, on 0.4-gross acre site in the CP Commercial Pedestrian Zoning District	Grading for the motel	AQ emissions reduction plan; nesting bird survey; construction equipment use plan for vibration/noise control.

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Grading Permit No.	Planning Permit No.	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required
3-22046	PD15-013 PDC10-022	Evergreen Circle Costco	Planned Development Permit to allow up to 310,000 square feet of commercial and up to 250 single-family detached residences on a 80.89 gross acre site, AND Planned Development Rezoning from the R-1-8 Single-Family Residence and CO - Commercial Office Zoning Districts to the A(PD) Planned Development Zoning District to allow: up to 344,000 square feet of commercial/retail; 250 residential dwelling units; and 17 acres of public parkland on an approximately 81.0 gross acre site	Grading Permit for Costco portion of the Evergreen Circle Project.	Bus stops and buicycle facilities, tree replacement, archeo testing, geotechnical investigation, construction noise measures, TIF and school impact fees
3-06948	PD15-013 PDC10-022	Arcadia/Evergreen Part 1	Planned Development Permit to allow up to 310,000 square feet of commercial and up to 250 single-family detached residences on a 80.89 gross acre site, AND Planned Development Rezoning from the R-1-8 Single-Family Residence and CO - Commercial Office Zoning Districts to the A(PD) Planned Development Zoning District to allow: up to 344,000 square feet of commercial/retail; 250 residential dwelling units; and 17 acres of public parkland on an approximately 81.0 gross acre site	Grading for Commercial portion of the Evergreen Circle Project. Project proposes to cut 5111 CY and Fill 1057 CY.	Bus stops and buicycle facilities, tree replacement, archeo testing, geotechnical investigation, construction noise measures, TIF and school impact fees
3-01552	H17-019	Spartan Keyes Senior Housing (Virginia Studios)	Site Development Permit to allow the construction of a six-story below market rate senior housing with 301 studio units and to allow three concessions and waivers (building height, private and common open space, vehicle and motorcycle parking) on an approximate 1.72-gross acre site.	Grading Plan for Virgina Studio on NW/C of E. Virginia Street and 7th Street.	Construction AQ; Nesting Bird Surveys; SCCDEH approval of hazardous reports.
3-24083	PD17-024	1508 Murphy Avenue	Planned Development Permit to allow the demolition of an existing single-family residence, removal of four ordinance-size trees, and allow the construction of up to five single-family detached residences on an approximately 0.45-gross acre site.	Grading for Five (5) Residential Condominium Units on an approximately 1.45 gross acre site at the SE/C of Murphy Avenue and Ringwood Avenue.	Preconstruction Nesting Bird surveys, Phase II, Site Management Plan