San José Environmental Standard Permit Conditions

Prepared by

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

In Consultation with

DAVID J. POWERS & ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS & PLANNERS

May 4, 2026

Environmental Standard Permit Conditions

Air Quality

Construction Emissions and Health Risk

Criteria: *The following condition applies to all construction projects.*

SPC AIR-1: Bay Area Air District Dust Control Best Management Practices. The permittee shall include the following measures on approved construction plans and implement the following Bay Area Air District (Air District) dust control requirements during construction of the project:

a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day.

b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d) All vehicle speeds on unpaved roads shall be limited to 15 miles-per-hour.

e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles-per-hour.

g) All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

h) Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a six to 12-inch compacted layer of wood chips, mulch, or gravel.

i) Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to no more than two minutes (a five-minute limit is required by the State airborne toxics control measure [Title 13, Sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at all access points to the site.

j) Low volatile organic compounds (i.e., reactive organic gases) coatings that are used shall comply with the Air District's Regulation 8, Rule 3: Architectural Coatings.

k) Maintain and properly tune all construction equipment in accordance with the manufacturer's specifications. Check all equipment by a certified mechanic and record a determination of running in proper condition prior to operation.

l) Post a publicly visible sign with the telephone number and contact information for the City of San José Code Enforcement Division regarding dust complaints. If Code Enforcement determines a violation exists, the contractor shall take corrective action within 48 hours. The Air District's phone number shall also be included to ensure compliance with applicable regulations.

Criteria: *The following Standard Permit Conditions (SPC AIR-2 and SPC AIR-3), applies to all residential, retail, commercial/office and mixed-use projects that are greater than six dwelling units (exclusive of Accessory Dwelling Units) or 10,000 square feet of commercial/industrial space and are located within 1,000 feet of sensitive receptors such as residences, schools, daycares, and elder care facilities.* [1] *Most projects that do not exceed 258,000 square feet of floor area for single-family and multi-family residential projects, mixed-use projects, commercial/office projects, or retail projects*[2] *and do not require significant excavation (such as that required for underground parking, a basement) will not have a significant construction air quality impact with implementation of SPC AIR-2 and SPC AIR-3.*

SPC AIR-2: Tier 4 Final Equipment. The permittee shall commit to using Tier 4 Final (or equivalent) equipment.

Construction Equipment Air Quality Controls. Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the permittee shall submit a Construction Operations Plan to the Director of Planning, Building and Code Enforcement or Director's designee that includes information in sufficient detail as to how the permittee and/or its contractor shall meet the following equipment requirements. The plan shall include the following information: 1) Type of equipment, 2) engine year and age, 3) number of years since rebuild of engine (if applicable), 4) type of fuel used, 5) engine horsepower, and 6) Verified Diesel Emission Control Strategy information, if applicable, and other related equipment data. The Construction Operations Plan shall be accompanied by a letter signed by a qualified air quality specialist confirming construction equipment will meet the criteria outlined below.

a) <u>Engine Requirements:</u> Verification that the equipment included in the plan meets the standards set forth below:
    i. All construction equipment (larger than 25 horsepower) shall, at a minimum, meet U.S. Environmental Protection Agency Tier 4 final or interim emission standards for particulate matter (PM_{10} and $PM_{2.5}$).

[1] Based on Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.
[2] Illingworth & Rodkin, Inc. *City of San José CEQA Guidance and Thresholds for Standard Conditions of Approval – Technical Air Quality Analysis.* December 1, 2025.

ii. Use of alternatively fueled or electric equipment that achieves a comparable reduction of diesel particulate matter, PM_{10}, and $PM_{2.5}$ as equipment that meets Tier 4 final or interim emission standards.

b) Exceptions: If Tier 4 equipment is not available, all construction equipment larger than 25 horsepower shall meet U.S. Environmental Protection Agency emission standards for Tier 3 engines and include particulate matter emissions control equivalent to California Air Resources Board Level 3 verifiable diesel emission control devices that altogether achieves a comparable reduction of diesel particulate matter, PM_{10}, and $PM_{2.5}$ as equipment that meets Tier 4 final or interim emission standards.

i. As an alternative to the measures above, the permittee may request a plan from a qualified air quality specialist that reduces on- and near-site construction diesel particulate matter emissions from the project that would result in a comparable reduction of DPM, PM_{10}, and $PM_{2.5}$ as equipment that meets Tier 4 final or interim emission standards. The plan shall be submitted to the City of San José Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any tree removal, demolition, grading, or building permits (whichever occurs earliest).

c) Limits on Idling Time: The permittee shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable State regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in English and Spanish in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.

d) Certification: A Certification Statement shall be provided by the permittee for documentation of compliance and for future review by the Bay Area Air District and City of San José Director of Planning, Building and Code Enforcement or the Director's designee, as necessary. The Certification Statement shall state that the permittee will ensure that their construction contractor will comply with the conditions above and acknowledges that this requirement is also a condition of project approval.

SPC AIR-3: Implement Enhanced Dust Control Best Management Practices. The permittee shall implement the following Bay Area Air District enhanced best management practices for dust control measures and include the measures on all approved construction plans:

a) Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.

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

Criteria: *Projects that exceed 258,000 square feet of floor area[3], would include subterranean parking, and/or require significant excavation or grading shall implement Standard Permit Conditions SPC AIR-1, SPC AIR-3, and shall submit a Construction Air Quality Health Risk Assessment from a qualified air quality specialist per SPC AIR-4, below. If the Construction Air Quality Health Risk Assessment required under SPC AIR-4 exceeds the Air District's limits or if the project is located within 200 feet of an elementary school, preschool, or daycare, then the permittee shall submit a Construction Air Quality Health Risk and Construction Criteria Pollutant Assessment under condition SPC AIR-5.*

SPC AIR-4: Construction Air Quality Health Risk Assessment. Prior to the issuance of any demolition, grading and/or building permits, the permittee shall retain a qualified air quality consultant to prepare an assessment demonstrating that none of the following would occur:

a) Total diesel particulate matter emissions are less than 65 pounds and the nearest receptors are single-family residences;
b) Total diesel particulate matter emissions are less than 24 pounds and the nearest receptors are multi-family residences; and
c) The nearest sensitive receptors are more than 200 feet downwind from the project.

If the Construction Air Quality Health Risk Assessment demonstrates that these conditions are satisfied, a Construction Air Quality Health Risk and Construction Criteria Assessment (SPC AIR-5) would not be required for the project. The applicant shall submit the Construction Air Quality Health Risk Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

SPC AIR-5: Construction Criteria Pollutant Emissions and Construction Health Risk Assessment. Prior to the issuance of any demolition, grading and/or building permits, the permittee shall

[3] Illingworth & Rodkin, Inc. *City of San José CEQA Guidance and Thresholds for Standard Conditions of Approval – Technical Air Quality Analysis.* December 1, 2025.

retain a qualified air quality consultant to prepare a site-specific Construction Criteria Pollutant Emissions and Health Risk Assessment that quantifies the construction criteria pollutant emissions and construction health risks in accordance with the latest Bay Area Air District guidance. If the Construction Criteria Pollutant Emissions and Construction Health Risk Assessment results in the project generating emissions above applicable Bay Area Air District thresholds, the permittee shall be required to implement the measures identified in the Construction Criteria Pollutant Emissions and Health Risk Assessment to reduce impacts below the Bay Area Air District thresholds. The permittee shall submit the site-specific Construction Criteria Pollutant Emissions and Health Risk Assessment and proof of compliance with the identified measures to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Standard Permit Conditions – Heavy Diesel Vehicle Traffic, Loading Docks, Truck Refrigeration Units, and Gasoline Distribution/Dispensing

Criteria: *The following condition applies to any industrial and commercial projects involving heavy diesel vehicle traffic, loading docks, and/or truck refrigeration units, and projects involving gasoline distribution or dispensing (such as gas stations) that are located within 1,000 feet of any sensitive receptor such as residences, schools, daycares, hospitals, and elder care facilities, per the Bay Area Air District's threshold.*

SPC AIR-6: Construction and Operational Emissions Health Risk Assessment. The permittee shall retail a qualified air quality consultant to prepare a site-specific Criteria Pollutant Emissions and Health Risk Assessment that quantifies criteria pollutant emissions and health risks from project construction and operation in accordance with the latest Bay Area Air District guidance. If the Criteria Pollutant Emissions and Health Risk Assessment results in the project generating emissions above applicable Bay Area Air District thresholds, the permittee shall be required to implement the measures identified in the Criteria Pollutant Emissions and Health Risk Assessment to reduce impacts below the Bay Area Air District thresholds. The applicant shall submit the site-specific Criteria Pollutant Emissions and Health Risk Assessment and proof of compliance with the identified measures to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Operational Emissions and Health Risk

Standard Permit Conditions – Operational Criteria and Local Carbon Monoxide

Criteria: *The following condition applies to any project that meets any of the following:*

a) *The project size exceeds the operational screening levels as shown in the current Bay Area Air District California Environmental Quality Act Air Quality Guidelines, as amended;*
b) *Operational activities include stationary engines (e.g., backup generators) and industrial sources (e.g., manufacturing, assembly, warehousing, etc.);*
c) *Operational activities would not overlap with construction-related activities;*
d) *Projects not consistent with an applicable congestion management program;*
e) *Traffic volumes would increase at affected intersections by more than 44,000 vehicles per hours; and*
f) *Traffic volumes would increase at affected intersections by more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited.*[4]

SPC AIR-7: Operational Criteria Pollutant Emissions and Health Risk Assessment. If a project exceeds the Single Land Use and Operational Criteria Air Pollutant and Precursor Screen Levels of the current Bay Area Air District California Environmental Quality Act Air Quality Guidelines, as amended, and/or if the daily traffic volumes generated by the project are in excess of 10,000 vehicles per day, then the permittee shall retain a qualified air quality consultant to prepare a site-specific Operational Criteria Pollutant Emissions and Health Risk Assessment. The applicant shall submit the site-specific Operational Criteria Pollutant Emissions and Health Risk Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

If the Operational Criteria Pollutant Emissions and Health Risk Assessment results in the project generating emissions and health risks above applicable Bay Area Air District thresholds, the permittee shall be required to implement the measures identified in the assessment to reduce impacts below the Bay Area Air District thresholds. The applicant shall submit proof of compliance with the identified measures to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of occupancy permits.

Standard Permit Conditions – Non-California Environmental Quality Act Effects

Criteria: *To implement General Plan Policy MS-11.1, the following condition (SCP AIR-8) applies to any project that introduces new sensitive receptors into an area that meets any of the following criteria:*

a) *The project would be located in an area identified by the Bay Area Air District as having a cancer risk and/or particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$)*

[4] Vertical mixing distributes pollutants through the atmosphere's height while horizontal mixing transports pollutants across a region. Examples include: tunnels, parking garages, bridge underpasses, natural or urban street canyons, below-grade roadways, etc.

concentration above the cumulative source threshold of 100 in one million and 0.8 micrograms per cubic meter (µg/m^3) or within 200 feet of a single source of diesel particulate matter (DPM)/$PM_{2.5}$ with a cancer risk or $PM_{2.5}$ concentration above the Bay Area Air District's single source thresholds of 10 in one million and 0.3 µg/m^3. Screening values are provided through the Bay Area Air District's GIS data files (i.e., raster files); or

b) *The project would be located within 1,000 feet of a permitted industrial facility, a land use involving heavy diesel vehicle traffic, and/or a gasoline distribution or dispensing facility.*

SPC AIR-8: Health Risk on New Infill Project Receptors. Prior to issuance of grading permit, the permittee shall retain a qualified air quality consultant to prepare a site-specific Health Risk Assessment, which shall evaluate the health risk exposure of future infill project receptors from existing sources of toxic air contaminants within 1,000 feet of the project site. If the site-specific Health Risk Assessment demonstrates that the health risk exposures for future infill project receptors would not exceed the Bay Area Air District thresholds, then no additional action is required. However, if the site-specific Health Risk Assessment demonstrates that health risks to future infill project receptors would exceed the Bay Area Air District thresholds, on-site design features shall be identified and incorporated to reduce the level of toxic air contaminant pollutants to below Bay Area Air District thresholds. The permittee could include, among other options, the following measures to minimize long-term increased cancer risk exposure for future infill project receptors:

a) Installation of air filtration and fresh air ventilation system intakes. The California Building Code requires the installation of an air filtration device system with a Minimum Efficiency Reporting Value (MERV) of at least 13 in all new residential units. A qualified air quality consultant shall confirm whether MERV13 is adequate or if MERV16 filtration is required.
b) While MERV filtration would reduce indoor particulate matter concentrations, it would not reduce emissions from gasoline dispensing facilities to a less than significant level. Any infill project near gasoline dispensing facilities shall require design modifications to meet the Bay Area Air District's thresholds.
c) As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning air filtration system shall be required that includes regular filter replacement.
d) The use agreement and other property documents shall: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, and (2) include assurance that new owners or tenants are provided information on the ventilation system.
e) The permittee shall submit proof of compliance with these measures to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of occupancy permits.

Biological Resources

Standard Permit Conditions – Nesting Migratory Birds

Criteria: *To implement General Plan Policies EC-5.1 and EC-5.2 addressing the direct and indirect impacts of project construction on nesting migratory birds, the following condition applies to all construction project areas that meet any of the following:*

a) *Project includes vegetation removal (including tree removal); and/or*
b) *Project is located within 300 feet of natural habitats such as riparian areas, vegetated open space, or other undeveloped lands that may support nesting birds.*

Nesting bird surveys are not required for projects located entirely within developed or paved areas that lack vegetation or other high-quality nesting habitat, such as sites surrounded by existing buildings, parking lots, or other hardscape surfaces, and that are not adjacent to natural habitats or riparian areas.

Note that if night-time construction is proposed near sensitive habitat, additional measures may be required. These measures will be identified in a project-specific biological resources study.

SPC BIO-1: Nesting Migratory Birds. Demolition, removal of vegetation (including trees), grading, and construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay area extends from February 1st through August 31st, inclusive.

If demolition, vegetation removal, and/or construction cannot be scheduled to start outside of nesting season, a qualified biologist shall complete pre-construction surveys to identify any active nests (i.e., nests containing eggs or young) of protected bird species that may be disturbed during project implementation. This survey shall be completed no more than seven days prior to the initiation of demolition/vegetation removal/construction activities. During this survey, the qualified biologist shall inspect all vegetation, structures, and other possible nesting substrate (including the ground) in the construction areas, and within 300 feet (for raptors) and 100 feet (for non-raptors) of construction areas to the extent access permits, for active nests (i.e., nests with eggs or young). If an active nest is found during the pre-construction surveys, the biologist shall designate a construction-free buffer zone to be established around the nest. The buffer zone is typically 300 feet for raptors and 100 feet for non-raptors, though the buffer zone may be modified by the biologist depending on the species and project site conditions. The buffer would ensure that active nests of raptors and other protected birds shall not be disturbed directly or indirectly during project construction.

Prior to any vegetation removal, or issuance of any demolition or grading permits (whichever occurs first), the permittee shall submit the biologist's report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning, Building and Code Enforcement or Director's designee.

During the nesting season, if demolition/construction activities, including vegetation removal, are delayed or paused and the time period between the pre-construction survey and start or restart of demolition/construction activities exceeds seven days, a new pre-construction survey shall be performed prior to resuming any work on the site. New pre-construction surveys would not be required for projects outside of the nesting season or sites that are completely cleared. The results of this survey shall be provided to the Director of Planning, Building and Code Enforcement or Director's designee for review and approval prior to the restarting of demolition/construction activities.

Standard Permit Conditions – Roosting Bats

Criteria: *The following condition applies to development projects that are greater than six dwelling units (exclusive of Accessory Dwelling Units) or 10,000 square feet of commercial/industrial space[5]; and the site includes one or more of the following:*

a) *A trees or trees of more than 38 inches in circumference at a height of 54 inches above natural grade slope and the site is located within a half-mile of agricultural fields or natural areas such as riparian areas, vegetated open space, or parks where bats could forage;*
b) *The project is within 250 feet of a bridge that provides weep holes, soffit vents, or crevices that may support roosting bats.*
c) *The project includes demolition of a building with one or more of the following features:*
    i. *A vacant building (that has been unoccupied for at least three months), particularly if it is in disrepair and thus provides holes, crevices, or other bat ingress/egress points.*
    ii. *A building with an attic or loft, or with very high ceilings (e.g., warehouse), even if occupied/in use, if there is potential for the presence of holes or crevices that may provide bat ingress/egress points.*

SPC BIO-2: Roosting Bats. A pre-activity habitat assessment and survey for roosting bats shall be conducted within 14 days prior to any removal of trees or removal/substantial renovation of buildings, bridges, or other structures that could support bats, or prior to construction activities within 250 feet of potential bat roost sites. The habitat assessment and survey shall be conducted by a qualified biologist. If the biologist determines that no trees, buildings, or other structures provide suitable bat roost sites, no actual bat survey or other measures would be necessary. If the biologist determines that suitable roost sites are present, the biologist will conduct a visual survey to look for bats and evidence of their presence (e.g., guano or urine staining). If the visual survey cannot adequately determine whether bats are present, a dusk

[5] Based on Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.

survey will be conducted during suitable weather conditions for bat activity to determine whether bats enter or exit the roost. If no active roosts are found, then no further measures are warranted. If a roost is present, a qualified biologist shall determine the species and number of individuals present and implement further measures as described below.

Prior to the commencement of project activities that could disturb roosting bats, the permittee shall submit the biologist's report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning, Building and Code Enforcement or Director's designee.

If demolition/construction activities, including vegetation removal, that could disturb roosting bats are delayed and the time period between the pre-construction survey and start of demolition/construction activities exceeds 14 days, a new pre-construction survey shall be performed. The results of this survey shall be provided to the Director of Planning, Building and Code Enforcement or Director's designee.

If an occupied roost is found in a tree or structure that would be disturbed or removed by proposed activities, the project may be redesigned to avoid the disturbance of the structure. If avoidance is not feasible, the following measures shall be implemented.

a) If an active maternity roost is present within a tree or structure to be demolished or disturbed, or close enough to construction areas to be indirectly disturbed, and the project cannot be redesigned to avoid removal or disturbance of the occupied roost, disturbance shall not take place during the maternity season (generally March 15th through August 31st), and an appropriate disturbance-free buffer zone (also determined by the qualified biologist) shall be observed during this period to avoid disturbing the roosting bats. If active roosts are found in trees, a two-day tree removal process may be implemented to encourage day-roosting bats to vacate the trees before removal. On Day 1, the process would involve using chainsaws to remove small branches and limbs that do not provide roosting habitat (e.g., crevices). On Day 2, the remainder of the tree would be removed. The combination of chainsaw noise, vibration, and the physical alteration of the tree is expected to prompt day-roosting bats to abandon the roost after emerging for nightly foraging. Trimmed trees must be fully removed the following day to prevent reoccupation by the bats. The permittee shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers] and shall comply with all requirements and conditions of the permits/authorizations. The permittee shall submit evidence of the approved permits/authorizations to the Director of Planning, Building and Code Enforcement or Director's designee, along with evidence demonstrating compliance with any regulatory

permit/authorization conditions of approval prior to issuance of demolition or grading permits.

Following the maternity season, bats can be excluded as described below.

b) If disturbance of an active bat roost cannot be avoided, the individuals shall be safely evicted. Eviction of bats will occur only outside the maternity season (between approximately September 1st and March 14th) unless a qualified biologist determines that the roost is not a maternity roost or that all young from the current season are volant (i.e., capable of flight). Exclusion methods, which would be identified by the qualified biologist, may include the installation of one-way doors, use of ultrasonic deterrence devices, changing air flow and temperature regimes in the roost space, or other methods that would not trap bats or involve handling bats. One-way doors and/or deterrence devices shall be installed under the supervision of a qualified biologist and shall be left in place for a minimum of two weeks with a minimum of five fair-weather nights with no rainfall and temperatures no colder than 50 degrees Fahrenheit. A qualified biologist will verify through surveys that no bats remain in the roost prior to commencement of activities that may disturb bats.

   Note: Because bats cannot be evicted from a maternity roost during the maternity season, if work activities begin during the maternity season, it is advisable that initial surveys for bats be conducted during the non-maternity season prior to the start of project activities to provide time for bats to be excluded prior to the start of the maternity season.

c) If a project will result in the permanent loss of a pallid bat maternity roost; a pallid bat nonbreeding roost of five or more individuals; a roost of at least 10 big brown bats; or a roost supporting at least 20 individuals of other non-special-status bats, the permittee will provide an alternative bat roost and install it in an appropriate location as close as feasible to the project site prior to the initiation of project activities. A qualified biologist will design and determine an appropriate location for the alternative roost structure, based on the location of the original roost, habitat conditions in the vicinity, and areas of project disturbance. The roost structure may be built to specifications determined by a qualified biologist or may be purchased from an appropriate vendor (although the qualified biologist must determine that the roost is appropriate for the bat species being impacted).

   The permittee shall retain a qualified biologist to monitor the roost for up to three years (or until occupancy is determined, whichever occurs first) to determine use by bats. If, by the end of Year 3, bats are not using the structure, a qualified biologist shall identify an alternative roost design and/or location for placement of the roost to increase the potential for bat occupancy, and the alternative approach shall be implemented.

Standard Permit Conditions – Santa Clara Valley Habitat Plan

Criteria: *The following condition applies to all projects located in areas covered by the Santa Clara Valley Habitat Plan. This applies to all of San José except for limited areas near Alviso. Check the Santa Clara Valley Habitat Agency's Geobrowser map to confirm (https://scv-habitatagency.org).*

SPC BIO-3: Santa Clara Valley Habitat Plan. The project may be subject to applicable Santa Clara Valley Habitat Plan (SCVHP) conditions and fees (including the nitrogen deposition fee) prior to issuance of any ground disturbance permits. The permittee shall submit the SCVHP Coverage Screening Form to the Director of Planning, Building and Code Enforcement or the Director's designee for approval and payment of all applicable fees prior to the issuance of any demolition, grading, or building permits. The SCVHP and supporting materials can be viewed at https://scv-habitatagency.org.

Cultural Resources

Archaeological and Tribal Cultural Resources

Criteria: *The following condition applies to all construction projects (General Plan Policies ER-10.2 and ER-10.3).*

SPC CUL-1: Human Remains. If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The permittee shall immediately notify the Director of Planning, Building and Code Enforcement or the Director's designee and the qualified archaeologist, who shall then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission will then designate a Most Likely Descendant. The Most Likely Descendant will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or their authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

a) The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being given access to the site.
b) The MLD identified fails to make a recommendation; or

c) The landowner or their authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Criteria: *The following condition applies to all projects within areas mapped as archaeologically sensitive in the City of San José's General Plan. This information is available on the City's public GIS viewer and in the AMANDA information field (General Plan Policies ER-10.2 and ER-10.3).*

SPC CUL-2: Subsurface Cultural Resources. If prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director of Planning, Building and Code Enforcement or the Director's designee and the City's Historic Preservation Officer shall be notified, and a qualified archaeologist in consultation with a Native American Tribal representative registered with the Native American Heritage Commission for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3 shall examine the find. The archaeologist in consultation with the Tribal representative shall 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and (2) make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to the Director of Planning, Building and Code Enforcement or the Director's designee, the City's Historic Preservation Officer and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials.

Criteria: *The following conditions are frequently requested by Native American tribes during tribal consultation related to Assembly Bill (AB) 52, Senate Bill (SB) 18, or AB 130. Changes to these conditions or additional measures may be required based on the outcome of tribal consultation.*

SPC TCR-1: Retention of a Qualified Archaeologist for Archaeological/Native American Monitoring. Prior to issuance of any demolition, tree removal, grading, or building permits, whichever occurs first, the permittee shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology (codified in 36 Code of Federal Regulations Part 61; 48 Federal Register 44738-44739) to monitor all ground disturbance and ensure that any required measures related to archaeological resources are carried out. The permittee shall provide the contract agreement with the Archaeologist to the Director of Planning, Building and Code Enforcement or the Director's designee to demonstrate compliance.

SPC TCR-2: Tribal Cultural Resources Awareness Training and Monitoring. Prior to issuance of any tree removal, demolition or grading permits, whichever occurs first, the permittee shall be required to submit evidence that a Cultural Awareness Training has been provided to construction personnel prior to ground disturbance, such as copies of worker sign-in sheets to confirm attendance. The training shall be facilitated by a qualified project archaeologist in

collaboration with a Native American representative registered with the Native American Heritage Commission for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3. Documentation verifying that Cultural Awareness Training has been conducted including training attendance logs and training materials shall be submitted to the Director of Planning, Building and Code Enforcement or the Director's designee. Cultural Awareness Training shall be provided to any construction personnel who join the project after the original training session in accordance with the requirements of this condition. In addition, a qualified archaeologist in collaboration with a Native American monitor registered with the NAHC for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3, shall be present during applicable earthmoving activities (e.g., trenching, initial or full grading, lifting of foundation, boring on site, or major landscaping, etc.). If the consulting tribe or Native American representative registered with the NAHC for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in PRC Section 21080.3 does not respond to a request for monitoring within 30 days, then earthmoving activities can proceed.

SPC TCR-3: Final Disposition of Cultural Materials. For any archaeological materials recovered from the projects site during construction, the following shall apply:

a) Disposition of Native American archaeological materials shall be determined through consultation with a Native American representative registered with the Native American Heritage Commission for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3, the Director of Planning, Building and Code Enforcement or the Director's designee, and the Qualified Archaeologist. Disposition of human remains and associated grave goods shall be determined through consultation between the Most Likely Descendant and the landowner.
b) Disposition of significant historic-era archaeological materials shall include the following options, in order of preference. Final disposition of these materials shall take into account input from descendant communities.
    i. Curation at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR 79.9.
    ii. Curation at a non-accredited repository as long as it meets the minimum standards set forth by 36 CFR 79.9.
    iii. Donation of the collection to a public, non-profit institution with a research interest in the materials.
    iv. Donation to a local school or historical society in the area for educational purposes.

Historic Resources/Built Environment

Criteria: *For any project that would result in the demolition of a structure listed on the City's Historic Resources Inventory, but the structure is not a historic resource under CEQA (such as a Structure of Merit), the following conditions SPC HIS-1 through SPC HIS-4 shall apply (General Plan Policy LU-14.4).*

The following conditions may also be included as part of the mitigation measures in an EIR for any project that would result in the demolition of a CEQA historical resource (i.e., a listed or eligible National Register or California Register property, Candidate City Landmark, designated City Landmark). Additional project-specific mitigation measures may also be required.

SPC HIS-1: Historic Resources Mitigation Action Plan. Prior to issuance of any demolition, grading, or building permits (whichever occurs first), the permittee shall prepare and submit a Historic Resources Mitigation Action Plan (Action Plan) that outlines the specific steps, methodology and timing for how the following requirements will be approached and prepared. The Action Plan shall include roles and responsibilities between the permittee, City staff, and outside individuals, groups, firms, and consultants. The Action Plan shall be reviewed and approved by the Director of Planning, Building and Code Enforcement or the Director's designee in coordination with the City's Historic Preservation Officer prior to its implementation.

SPC HIS-2: Historic American Building Survey Documentation. Prior to issuance of any demolition, grading or building permits (whichever occurs first), the permittee shall submit Historic American Building Survey documentation for review and approval by the Director of Planning, Building and Code Enforcement or the Director's designee in coordination with the City's Historic Preservation Officer. The documentation shall be prepared by a qualified architectural historian meeting the Secretary of the Interior's Professional Qualification Standards. The documentation package shall be prepared in accordance with the guidelines established for the Historic American Building Survey documentation consistent with the Secretary of the Interior's Standards for Architectural and Engineering Documentation and shall consist of the following components:

a) Drawings – Prepare sketch floor plans of the building.
b) Photographs – Photograph the exterior and interior, if it retains character-defining features, with digital photography, specifically 2000 x 3000 pixels (preferred) or 1200 x 1600 pixels (acceptable), no less than 2.0 megapixels for a digital camera in JPEG or TIF file format. The City of San José reserves the right to reduce either the file size or pixel size as needed. Photographs must provide an authentic visual representation of the historic integrity and significant features of the property, including setting if applicable, and reflect the qualities discussed in the written data. Photographs must be keyed to the sketch floor plans. The number of photographs will increase depending on the size or the complexity of the property.

c) Written Narrative History and Description – Provides the essential historical context, significance, and construction details of a structure and explains why a building is historically or architecturally important, detailing its role in local, State, or national history.

Following review and approval by the Director of Planning, Building and Code Enforcement or the Director's designee in coordination with the City's Historic Preservation Officer, the documentation shall be submitted to the San José Library's California Room, History San José, the Northwest Information Center at Sonoma State University, and/or the Library of Congress as applicable. Following submittal, the permittee must provide proof of receipt and acceptance.

SPC HIS-3: Relocation/Salvage. Prior to issuance of any demolition, grading or building permits (whichever occurs first), the permittee, shall advertise the availability of the building(s) for relocation or salvage of architectural features and materials for a period of no less than 60 days. The advertisement must include notification in a newspaper of general circulation, on a website, and a sign placed adjacent to the public right-of-way on the project site to maximize visibility. The advertisement shall be reviewed and approved by the Director of Planning, Building and Code Enforcement or the Director's designee in coordination with the City's Historic Preservation Officer prior to posting. The permittee shall provide evidence (i.e., proof of publication, website documentation date and time stamped photographs, etc.) to the Director of Planning, Building and Code Enforcement or the Director's designee that this condition has been met.

If during the 60-day advertisement period the permittee or a third party agrees to relocate the building, the following measures are required:

a) Prior to relocation, the permittee or third party shall engage a building mover who has experience moving similar historic structures. The building(s) must be reinforced/stabilized before the relocation.
b) For projects that include demolition of a CEQA historical resource (i.e., a listed or eligible National Register or California Register property, Candidate City Landmark, designated City Landmark), prior to relocation, the permittee or third party shall consult with the City's Historic Preservation Officer to determine the feasibility of the receiver site for the building(s) within the City of San José.
c) For projects that include demolition of a CEQA historical resource (i.e., a listed or eligible National Register or California Register property, Candidate City Landmark, designated City Landmark), following relocation, the permittee or third party must rehabilitate the building(s), as needed, in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to preserve and reuse the buildings. The permittee or third party must submit a letter report prepared by a qualified architectural historian and/or historic architect documenting that the relocation and rehabilitation of the building/s was completed in conformance with the Secretary of the Interior's Standards

for the Treatment of Historic Properties. The letter report must be reviewed and approved by the Director of Planning, Building and Code Enforcement or the Director's designee in coordination with the City's Historic Preservation Officer.

d) If the permittee or a third party does not agree to relocate the building(s) within the 60-day advertisement period or another agreed upon period of time, the building(s) shall be made available for salvage to third parties that will reuse the historic building materials and features. Building(s) shall not be salvaged prior to the end of the advertising period. The permittee or a third party must submit a letter report documenting the materials and features salvaged to the Director of Planning, Building and Code Enforcement or the Director's designee.

SPC HIS-4: Commemoration and Public Interpretation. Prior to the issuance of any demolition, grading or building permits (whichever occurs first), the permittee shall retain a qualified architectural historian meeting the Secretary of the Interior Professional Qualifications Standards to develop concepts for an on-site commemorative and interpretive program including, but not limited to, an exhibit and/or display with interpretive text and historic photographs; public art or sculpture; video; interactive media; and/or oral histories. The concept program and design shall be included in the Action Plan (SPC HIS-1) and reviewed and approved by the Director of Planning, Building and Code Enforcement or the Director's designee in coordination with the City's Historic Preservation Officer.

Prior to the issuance of any occupancy permits, the design for the commemoration and public interpretation shall be fully developed, in consultation with the City's Historic Preservation Officer, and a detailed implementation plan shall be submitted to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval. The final approved design for the commemoration and public interpretation program shall be implemented by the permittee and shall be installed on private property in a suitable publicly accessible location on the site as agreed upon by the City.

Geology and Soils

Standard Permit Conditions – Seismic Hazards

Criteria: *The following condition applies to all projects. If the project already has a site-specific Geotechnical Report, then SPC GEO-1 does not need to be included as a Standard Permit Condition and project-specific conditions identified in the Geotechnical Report shall be required. Letter bullet e) should only be included for projects where groundwater could be encountered.*

SPC GEO-1: Seismic Hazards. A Geotechnical Report shall be submitted, reviewed, and approved by the City Geologist. The Geotechnical Report shall determine the site-specific soil conditions and identify the appropriate design and construction techniques to minimize risks to people and structures, including but not limited to: foundation, earthwork, utility trenching, retaining and

drainage recommendations. The investigation should be consistent with State of California guidelines for the preparation of seismic hazard evaluation reports (California Geological Survey Special Publication 117A, 2008, and the Southern California Earthquake Center report 1999). A recommended minimum depth of 50 feet should be explored and evaluated in the investigation. The City Geologist will review the Geotechnical Report and issue a Geologic Clearance.

a) All excavation and grading work shall be scheduled in dry weather months or construction sites shall be weatherized.
b) Stockpiles and excavated soils shall be covered with secured tarps or plastic sheeting.
c) Ditches shall be installed to divert runoff around excavations and graded areas if necessary.
d) The project shall be constructed in accordance with the standard engineering practices in the California Building Code, as adopted by the City of San José. A grading permit from the San José Department of Public Works shall be obtained prior to the issuance of a Public Works clearance. These standard practices would ensure that the future building on the site is designed to properly account for soils-related hazards on the site.
e) If dewatering is needed, the design-level geotechnical investigations to be prepared for individual future development projects shall evaluate the underlying sediments and determine the potential for settlements to occur. If it is determined that unacceptable settlements may occur, then alternative groundwater control systems shall be required.

Standard Permit Conditions – Paleontological Resources

Criteria: *The following condition applies to all projects that involve substantial ground-disturbing activities (such as construction of subterranean parking garages) and include excavation of at least 10 feet below the ground surface.*

SPC GEO-2: Paleontological Resources. If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, the Director of Planning, Building and Code Enforcement or Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The permittee shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of Planning, Building and Code Enforcement or the Director's designee.

Hazards and Hazardous Materials

Criteria: *The following condition applies to any project with ground disturbance (General Plan Policies EC-6.4, EC-7.1, EC-7.2, EC-7.3, EC-7.4, and EC-7.5).*

SPC HAZ-1: Environmental Site Assessment and Remediation. Prior to the issuance of any demolition or grading permits, the permittee shall retain a qualified environmental professional to conduct a Phase I Environmental Site Assessment (ESA) to identify risks due to hazardous materials, past spills, or other environmental concerns associated with the project site. If further investigation is necessary based on the result of the Phase I ESA, the permittee shall retain a qualified environmental professional to conduct a Phase II soil, soil vapor and/or groundwater investigation to determine if the soil, soil vapor, and groundwater from former uses of the site have resulted in contamination concentrations above established Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs).

If the Phase II results indicate soil, soil vapor and/or groundwater contamination above ESLs, the permittee shall enter into a regulatory oversight agreement with the Santa Clara County Department of Environment Health (SCCDEH), RWQCB, or the Department of Toxic Substances Control (DTSC). The permittee shall meet with the regulatory oversight agency and perform additional soil, soil gas and/or groundwater sampling and testing, as required, to adequately define the known and suspected contamination. A Site Management Plan (SMP), Corrective Action Plan (CAP), Remedial Action Plan (RAP), or other equivalent plan shall be prepared and submitted to the regulatory oversight agency for their approval. The plan shall include a Health & Safety Plan (HASP) and shall establish remedial measures and/or soil management practices to ensure construction worker safety and the health of future workers and visitors. Evidence of regulatory oversight and the approved plan shall be provided for review to the Director of the City of San José Department of Planning, Building and Code Enforcement, and the Environmental Compliance Officer in the City of San José's Environmental Services Department.[6]

Hydrology and Water Quality

Standard Permit Conditions – Construction-related Water Quality

Criteria: *The following condition applies to all projects except for projects located near or adjacent to riparian/riparian vegetation. If a project is located near or adjacent to riparian/riparian vegetation, then letter bullet f) should be removed and an equivalent method should be included instead.*

SPC HYD-1: Construction-related Water Quality. Construction-related water quality measures shall include the following:

a) Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.

[6] The permittee should take into account project timeline/budget at an early stage in the process, as regulatory oversight will require additional time due to the agency's process.

b) Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
c) All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
d) Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
e) All trucks hauling soil, sand, and other loose materials shall be covered and all trucks shall maintain at least two feet of freeboard.
f) All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
g) Vegetation in disturbed areas shall be replanted as quickly as possible.
h) All unpaved entrances to the site shall be filled with rock to remove mud from tires prior to entering City streets. A tire wash system shall be installed if requested by the City.
i) The permittee shall comply with the City of San José Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.

Noise and Vibration

General Plan Policy EC-1.7 provides a screening method for determining whether a significant construction noise impact would occur. To further clarify this General Plan Policy, City of San José will use the Federal Transit Administration's (FTA) thresholds of 80 A-weighted average noise levels (dBA L_{eq}) at residential receptors and 85 dBA L_{eq} at commercial and office receptors from the Transit Noise and Vibration Impact Assessment Manual to assess noise and vibration impacts from project construction as it provides a reasonable, yet conservative threshold to protect noise-sensitive receptors.[7]

Construction Noise

Standard Permit Conditions – Construction Noise

Criteria: *The following condition applies to all construction projects within 500 feet of residential uses or schools and within 200 feet of commercial or office uses if construction would include substantial noise generating activities (such as building demolition, grading, excavation, use of impact equipment, or building framing) occurring for 12 months or less) (General Plan Policy EC-1.7).*[8]

[7] Illingworth & Rodkin, Inc. *Environmental Review Handbook, San José, CA – Construction Noise Limits Review*. November 18, 2025.
[8] If construction occurs for more than 12 months and would not include substantial noise generating activities, the identified Standard Permit Condition would still apply. For example, if a project anticipates construction over a period of 13 months, but the last month would include interior work and paving, the Standard Permit Condition

SPC NOI-1: Construction Noise Reduction Measures. Noise minimization measures include, but are not limited to, the following:

a) Pile driving is prohibited.
b) Limit construction to the hours of 7:00 A.M. and 7:00 P.M., Monday through Friday for any on-site or off-site work within 500 feet of any residential unit (San José Municipal Code Section 20.100.450). Construction outside of these hours may be approved through a development permit based on a site-specific "Construction Noise Mitigation Plan" and a finding by the Director of Planning, Building and Code Enforcement or Director's designee that the Construction Noise Mitigation Plan is adequate to prevent noise disturbance of affected residential uses.
c) Construct solid plywood fences around ground level construction sites adjacent to operational businesses, residences, or other noise-sensitive land uses.
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 unnecessary idling of internal combustion engines (no more than two minutes).
f) Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses.
g) Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
h) Utilize "quiet" air compressors and other stationary noise sources where technology exists.
i) Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.
j) If complaints are received or excessive noise levels cannot be reduced using the measures above, erect a temporary noise control blanket barrier along surrounding building facades that face the construction sites.
k) Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., beginning work too early, bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the noise disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

would still apply because the interior work and paving activity would not generate a substantial noise increase to noise-sensitive receptors.

Standard Permit Conditions –Enhanced Measures for Extended Construction Hours

Criteria: *The following condition applies to any project that includes extended construction hours occurring between the hours of 7:00 A.M. and 10:00 P.M. on weekdays and Saturdays and meets the following:*

a) *Would not require substantial pile foundations or special equipment; and*
b) *Have a construction schedule for more than 12 months but less than three years.*

SPC NOI-2: Enhanced Noise Reduction Measures for Extended Construction Hours. The permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Construction Noise Assessment. In addition, to implementing the standard Construction Noise Reduction Measures (SPC NOI-1), the permittee shall include, but are not limited to, the following enhanced Construction Noise Reduction Measures:

a) Construct solid plywood fences around ground level construction sites located adjacent to operational businesses, residences, or other noise-sensitive land uses. Typically, a temporary eight-foot-tall noise barrier fence having a minimum surface density of two pounds per square foot (lbs/ft^2), such as 3/4-inch plywood, would provide a minimum attenuation of five A-weighted decibel for adjacent land uses when construction activities occur at the ground level, assuming no cracks or gaps.
b) If complaints are received or excessive noise levels cannot be reduced using the measures above, temporary noise control blanket barrier along surrounding building facades that face the construction sites shall be erected.
c) Substitute nail guns for manual hammering, where feasible.
d) Substitute electrically powered tools for noisier pneumatic tools, where feasible.
e) The contractor shall use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate intake and exhaust mufflers and shall be in good mechanical condition to minimize noise created by faulty or poorly maintained engines or other components. Utilize “quiet” air compressors and other stationary noise sources where technology exists.

The applicant shall submit the site-specific, quantitative Construction Noise Assessment to the Director of Planning, Building and Code Enforcement or the Director’s designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Standard Permit Conditions – Construction Noise Logistics Plan with Expanded Measures

Criteria: *The following condition applies to any project that includes construction within the City’s standard construction hours or extended construction hours up to 7:00 A.M. to 10:00 P.M. on*

weekdays and Saturdays; and one of the following applies:

a) *Requires pile foundations utilizing drilling methods; and/or*
b) *Has a construction schedule for more than three years with extensive phasing work.*

SPC NOI-3: Construction Noise Logistics Plan with Expanded Measures. Thes permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Construction Noise Assessment and a Construction Noise Logistics Plan (Plan). The Plan shall be submitted to the Director of Planning, Building and Code Enforcement of the Director's designee prior to the issuance of any demolition, grading, or building permit before start of construction. In addition, to implementing the Construction Noise Reduction Measures in SPC NOI-1 and SPC NOI-2 and, as part of the Plan, the permittee shall include, but is not limited to, the following expanded Construction Noise Reduction Measures:

a) List of equipment expected to be used during each phase of construction and the quantity of equipment in each phase.
b) Construction noise levels estimated at 50 feet and at the receiving property lines during each phase of construction.
c) Project-specific mitigation measures to be implemented during each construction phase that would reduce construction noise levels at the receiving property lines to meet 80 dBA Leq at noise-sensitive receptors or 85 dBA Leq at office and commercial receptors. Where these thresholds cannot be met, the Plan shall demonstrate that all reasonable and feasible efforts are being made to reduce construction noise levels to the greatest extent possible.
d) Identify the "disturbance coordinator" for the project, who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., a bad muffler) and require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
e) The construction schedule should be posted conspicuously at the construction site to notify the surrounding receptors of upcoming and ongoing construction activities.

The applicant shall submit the site-specific, quantitative Construction Noise Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Standard Permit Conditions – Noise Logistics Plan with Expanded Measures for Nighttime Construction, Sunday or Holiday Construction, or Pile Driving.

Criteria: *The following condition applies to any project that include impact or vibratory pile driving for pile foundations, regardless of length of construction.*

SPC NOI-4: Pile Driving. If the project includes impact or vibratory pile driving for pile foundations, the permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Construction Noise Assessment and a Construction Noise Logistics Plan (Plan). The Plan shall be submitted to the Director of Planning, Building and Code Enforcement of the Director's designee prior to the issuance of any demolition, grading, or building permit before start of construction. In addition, to implementing the Construction Noise Reduction Measures in SPC NOI-1 to NOI-3 and, as part of the Plan, the permittee shall include, but is not limited to, the following expanded Construction Noise Reduction Measures for pile driving:

a) Limit all pile driving activities to the hours between 7:00 A.M. and 7:00 P.M. Monday through Friday to reduce excessive noise on sensitive days and during sensitive times of day.
b) If impact pile driving is proposed, foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile. Pre-drilling foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows needed to seat the pile.
c) If impact pile driving is proposed, multiple-pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving activities would be reduced.
d) Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
e) The permittee shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall include a procedure for coordinating with adjacent residential land uses to schedule construction activities to minimize noise disturbance.
f) To minimize adverse effects of construction noise on the surrounding neighborhoods near the project site, the following measures will be utilized to identify, mitigate, respond to, and track any complaints that may arise pertaining to construction noise:
    i. Property owners and occupants located within 500 feet of construction activities shall be notified at least 14 calendar days prior to pile driving activities;
    ii. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the complaint manager and City Code Enforcement unit shall be posted;
    iii. A complaint log that records received complaints and how complaints were addressed shall be maintained and submitted to the City for review upon the City's request;
    iv. If reliable noise complaints are received during pile driving activities, noise levels shall be monitored at the location from which the noise complaints originated

by a qualified acoustical professional. Hourly-average (L_{eq}) noise level measurements should be made for activities representative of those that generated the complaint. If the measured noise levels during this test are found to exceed 80 A-weighted average noise levels, dBA L_{eq}, at noise-sensitive property lines or 85 dBA L_{eq} at office or commercial property lines, an acoustical professional should be retained to specify additional noise attenuation measures to reduce noise levels to City Standards. These measures may include operational considerations, the use of additional ground-level noise barriers, or noise control blanketing of the building structure.

The applicant shall submit the site-specific, quantitative Construction Noise Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Criteria: *The following condition applies to any project that include nighttime construction hours (10:00 P.M. to 7:00 A.M.), regardless of length of construction.*

SPC NOI-5: Nighttime Construction. The permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Construction Noise Assessment and a Construction Noise Logistics Plan (Plan). The Plan shall be submitted to the Director of Planning, Building and Code Enforcement of the Director's designee prior to the issuance of any demolition, grading, or building permit before start of construction. In addition to implementing the Construction Noise Reduction Measures in SPC NOI-1 to NOI-3 and, as part of the Plan, the permittee shall include, but is not limited to, the following expanded Construction Noise Reduction Measures for nighttime construction:

a) Limit the active equipment to as few pieces of equipment as possible.
b) To the extent consistent with applicable regulations and safety considerations, operation of back-up beepers shall be avoided near sensitive receptors during nighttime hours, and/or the work sites shall be arranged in a way that avoids the need for any reverse motions of trucks or the sounding of any reverse motion alarms during nighttime work. If these measures are not feasible, equipment and trucks operating during the nighttime hours with reverse motion alarms must be outfitted with SAE J994 Class D alarms (ambient-adjusting, or "smart alarms" that automatically adjust the alarm to five A-weighted decibel (dBA) above the ambient near the operating equipment).
c) Nighttime concrete pouring to the location farthest from the nearest noise-sensitive receptor or a minimum distance of 225 feet from the nearest noise-sensitive receptor shall be limited, where feasible. Concrete trucks and pumps along roadways with noise-sensitive receptors during all nighttime activities shall be restricted.
d) If nighttime construction noise continues to result in excessive disruption to nearby neighbors, a construction noise monitoring plan shall be implemented, which includes a provision for noise monitoring at the nearby receptors to confirm that nighttime

construction noise levels meet nighttime noise level thresholds at the nearest sensitive uses. Construction monitoring shall occur for the first two days of construction for period of nighttime construction work to demonstrate that the nighttime construction activities are compliant with the construction noise level thresholds of 70 A-weighted average noise levels (dBA L_{eq}) at the nearest sensitive uses. These thresholds are based on the Federal Transit Administration's nighttime thresholds. Additional noise monitoring shall be completed on a more frequent basis if needed, in response to complaints. In the event of noise complaints, the contractor will provide information to client within 48 hours of being notified of the complaint, regarding the noise levels measured and activities that correspond to the complaints, as well as the proposed changes at the site to reduce the noise levels to below the thresholds.

e) Sensitive receptors identified by the noise-monitoring with the potential to be exposed to nighttime construction noise levels exceeding 70 dBA L_{eq} shall be provided with vouchers for alternate accommodations for the duration of the nighttime construction.
f) Residences or other noise-sensitive land uses within 500 feet of construction sites shall be notified of the nighttime construction schedule, in writing, prior to the beginning of construction. This notification shall specify the dates for all nighttime construction. Designate a "construction liaison" that would be responsible for responding to any local complaints about nighttime construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

The applicant shall submit the site-specific, quantitative Construction Noise Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Standard Permit Conditions – Operational Noise

Criteria: *The following condition applies to any project that includes standard (such as heating, ventilation, and air conditioning [HVAC] equipment) mechanical equipment associated with residential and commercial buildings adjacent to sensitive receptors such as residences. If a project includes mechanical equipment beyond standard HVAC equipment such as back-up generators or equipment associated with an industrial use, a project-level noise study will be required at the Planning stage to confirm noise levels meet General Plan and Municipal Code standards.*

SPC NOI-6: Mechanical Equipment Noise: Prior to the issuance of any building permits, mechanical equipment shall be selected and designed to meet the City's 55 day-night average sound level (dBA DNL) noise level requirement at the nearby noise-sensitive land uses. A qualified acoustical consultant shall be retained to review the mechanical noise equipment to determine specific noise reduction measures needed to reduce equipment noise to comply with the City's noise level requirements. Noise reduction measures could include, but are not limited

to, selection of equipment that emits low noise levels and installation of noise barriers, such as enclosures and parapet walls, to block the line-of-sight between the noise source and the nearest receptors. Other alternate measures include locating equipment in less noise-sensitive areas (such as along the building façades farthest from the nearest residences or sensitive receptors), where feasible. The findings and recommendations from the acoustical consultant for noise reduction measures shall be submitted to the Director of Planning, Building and Code Enforcement or Director's designee for review and approval prior to the issuance of any building permits.

Construction Vibration

Standard Permit Conditions – No Impact or Vibratory Pile Driving

Criteria: *The following condition applies to any non-pile driving projects with existing buildings of conventional construction located within 30 feet of the project site boundaries (to meet the City's 0.2 in/sec PPV[9]) or buildings built between the 1940s and 1990s located within 20 feet of the project site boundaries (to meet the Caltrans threshold of 0.3 in/sec PPV)(General Plan Policy EC-2.3).*

SPC VIB-1: Non-pile Driving within 30 feet. The permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Vibration Assessment. The permittee shall be required to implement the following Vibration Reduction Control Measures:

a) A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, etc.) shall be submitted by the contractor to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to issuance of demolition or grading permits. This list shall be used to identify equipment and activities that may generate substantial vibration and to define the level of effort required to reduce vibration levels below the thresholds.
b) Place operating equipment on the construction site as far as possible from vibration-sensitive receptors.
c) Smaller equipment (less than 18,000 pounds) shall be used near the property lines or adjacent sensitive buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 30 feet of sensitive buildings. The smaller equipment intended to implement this requirement shall be individually identified among the list of equipment required under the above condition as a subset of equipment allowed for use at the property lines.
d) Avoid dropping heavy equipment and using vibratory rollers within 30 feet of sensitive structures. Use alternative methods for breaking up existing pavement, such as a

[9] inches/second peak particle velocity = in/sec PPV

pavement grinder, instead of dropping heavy objects, within 30 feet of structurally sensitive buildings. Select demolition methods that do not involve large impact tools, such as hoe-rams, within 30 feet of sensitive buildings. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.

The applicant shall submit the site-specific, quantitative Vibration Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Standard Permit Conditions – Impact or Vibratory Pile Driving

Criteria: *The following condition applies to any project that requires impact or vibratory pile driving and is located within 125 feet of existing buildings of conventional construction (to meet the City's 0.2 in/sec PPV[10]) or within 90 feet of buildings of conventional construction built between the 1940s and 1990s (to meet the Caltrans threshold of 0.3 in/sec PPV).*

SPC VIB-2: Pile Driving near Buildings of Conventional Construction. The permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Vibration Assessment. In addition to implementing any applicable Vibration Reduction Control Measures (SPC VIB-1), the permittee shall include, but is not limited to, the following expanded Vibration Reduction Control Measures:

a) Notify neighbors within 500 feet of the construction site of the construction schedule and that there could be noticeable vibration levels resulting from pile driving.
b) For all projects requiring impact pile driving, foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile.
c) For all projects requiring impact pile driving, jet or partially jet piles into place to minimize the number of impacts required to seat the pile.
d) Prior to the issuance of a demolition, grading, or building permit, which occurs first, the applicant shall implement a construction monitoring plan to document conditions during pile driving activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. The Plan shall be submitted to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to issuance of a demolition, grading, or building permit, whichever occurs first. The construction vibration monitoring plan should be implemented to include the following tasks:
    i. Identification of sensitivity to groundborne vibration of nearby structures. A vibration survey (generally described below) would need to be performed;

[10] inches/second peak particle velocity = in/sec PPV

ii. Performance of a photo survey, elevation survey, and crack monitoring survey for each of these structures. Surveys shall be performed prior to any pile driving activity, at regular intervals during pile driving, and after completion, and shall include internal and external crack monitoring in structures, settlement, and distress and shall document the condition of foundations, walls, and other structural elements in the interior and exterior of said structures;
iii. Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after pile driving. Alternative construction methods would be identified for when vibration levels approach the limits that are stated in the General Plan, such as Policy EC-2.3;
iv. If vibration levels approach limits, suspend construction and implement alternative construction methods to either lower vibration levels or secure the affected structures;
v. Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities;
vi. The results of all vibration monitoring shall be summarized and submitted in a report shortly after substantial completion of pile driving identified in the project schedule. The report will include descriptions of measurement methods, equipment used, calibration certificates, and graphics, as required, to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits will be included together with proper documentation supporting any such claims;
vii. Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such a person shall be clearly posted on the construction site.

The applicant shall submit the site-specific, quantitative Vibration Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Criteria: *The following condition applies to any pile driving and non-pile driving project located within the following minimum distances of historic buildings[11]:*

[11] Per the California Code of Regulations Title 14, Section 15064.5, a historical resource is defined as any object, building, structure, site, area, place, record, or manuscript that has been determined eligible for listing on the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or a local register of historic resources.

Non-pile Driving Equipment

a) *65 feet of a historic building to meet the City's 0.08 inches/second peak particle velocity (in/sec PPV)*
b) *25 feet of the project site to meet the Caltrans threshold of 0.25 in/sec PPV*

Pile Driving Equipment

c) *290 feet of historic buildings to meet the City's current 0.08 in/sec PPV threshold*
d) *100 feet of historic building to meet the Caltrans threshold of 0.25 in/sec PPV*

SPC VIB-3: Expanded Vibration Reduction Control Measures. The permittee shall retain a qualified acoustical consultant to prepare a site-specific, quantitative Vibration Assessment. In addition to implementing the Vibration Reduction Control Measures (SPC VIB-1), the permittee shall include, but is not limited to, the following expanded Vibration Reduction Control Measures:

a) A list of all heavy construction equipment that are known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, etc.) shall be submitted by the contractor to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to issuance of demolition or grading permits. This list shall be used to identify equipment and activities that may generate substantial vibration and to define the level of effort required to reduce vibration levels below the thresholds.
b) Place operating equipment on the construction site as far as possible from vibration-sensitive receptors.
c) Smaller equipment (less than 18,000 pounds) shall be used near the property lines or adjacent sensitive buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 65 feet of sensitive buildings. The smaller equipment intended to implement this requirement shall be individually identified among the list of equipment required under the above condition as a subset of equipment allowed for use at the property lines.
d) Avoid dropping heavy equipment and using vibratory rollers within 65 feet of sensitive structures. Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 65 feet of structurally sensitive buildings. Select demolition methods that do not involve large impact tools, such as hoe-rams, within 65 feet of sensitive buildings. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.
e) A Construction Vibration Monitoring Plan shall be implemented to document conditions during demolition and heavy groundwork activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. The Plan shall be submitted to the Director of Planning, Building and Code Enforcement or the

Director's designee and the City of San José's Historic Preservation Officer for review and approval prior to issuance of a demolition, grading, or building permit, whichever occurs first. The Construction Vibration Monitoring Plan shall include the following tasks:

i. Identification of sensitivity to groundborne vibration of nearby structures. A vibration survey (generally described below) would need to be performed;
ii. Performance of a photo survey, elevation survey, and crack monitoring survey for each of these structures. Surveys shall be performed prior to any demolition activity, at regular intervals during demolition and construction, and after completion, and shall include internal and external crack monitoring in structures, settlement, and distress and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures;
iii. Development of a Vibration Monitoring and Construction Contingency Plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after demolition and construction activities. Alternative construction methods would be identified for when vibration levels approach the limits that are stated in the General Plan, such as Policy EC-2.3;
iv. If vibration levels approach limits, suspend construction and implement alternative construction methods to either lower vibration levels or secure the affected structures;
v. Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such a person shall be clearly posted on the construction site.
vi. Conduct a post-construction survey on structures where either monitoring has indicated high vibration levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities;
vii. The results of all vibration monitoring shall be summarized and submitted in a report to the Director of Planning, Building and Code Enforcement or the Director's designee shortly after substantial completion of construction identified in the project schedule. The report shall include descriptions of measurement methods, equipment used, calibration certificates, and graphics, as required, to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits will be included together with proper documentation supporting any such claims.
viii. Regular weekly or monthly monitoring reports (as determined by the City of San José's Historic Preservation Officer) shall be submitted during construction to the Director of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer if the project site is located within

300 feet of any nearby historical resources as outlined in the monitoring schedule;

f) The permittee shall prepare preconstruction survey documentation of the nearby historical resources as part of project start-up. Prior to issuance of a demolition, grading, or building permit, whichever occurs first, a qualified architectural historian shall undertake an existing visual conditions study of the nearby historical resources within 300 feet of the project site. The purpose of the study would be to establish the baseline conditions of the neighboring historic buildings prior to construction, including the location and extent of any visible cracks or spalls. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics of the resources that convey their historic significance. The documentation shall be reviewed and approved by the City of San José's Historic Preservation Officer, or equivalent prior to issuance of a demolition, grading, or building permit, whichever occurs first.

g) Once the baseline conditions of the neighboring historical resource(s) within 300 feet of the project site are determined, the permittee shall engage a qualified architectural historian to prepare a Historical Resources Protection Plan that provides measures and procedures to protect nearby historical resources from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The Historical Resources Protection Plan must be approved by the City's Historic Preservation Officer of the Department of Planning, Building and Code Enforcement prior to issuance of a grading, or building permit. The permittee shall ensure the contractor follows the Historical Resources Protection Plan while working near these historic resources. At a minimum, the plan shall include:
    i. Guidelines for operation of construction equipment adjacent to historical resources;
    ii. Means and methods to reduce vibrations from excavation and construction;
    iii. Requirements for monitoring and documenting compliance with the plan; and
    iv. Education/training of construction workers about the significance of the historical resources around which they would be working.

h) The qualified architectural historian shall establish a "Monitoring Team" comprised of at least one qualified architectural historian and one structural engineer for the duration of the site monitoring process. During the demolition and construction phases, the Monitoring Team shall make periodic site visits to monitor the condition of the property, including monitoring of any instruments such as crack gauges, if necessary, or reviewing vibration monitoring required by other construction monitoring processes required under the City's permit processes. Site visit reports and documents shall be provided to the City's Historic Preservation Officer on a quarterly basis. The Director of Planning, Building and Code Enforcement or the Director's designee and the City's Historic Preservation Officer may request any additional number of site visits at their discretion.

i. If, in the opinion of the Monitoring Team, substantial adverse impacts to any historical resource related to construction activities are found during construction, a representative of the Monitoring Team shall inform the permittee (or the applicant's designated representative responsible for construction activities), the Director of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer of the potential impacts. The permittee shall implement the Monitoring Team's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger any historical resource. In the event of damage to any nearby historical resource during construction, the permittee shall ensure that repair work is performed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall restore the character-defining features in a manner that does not affect the structure's historic status. The Monitoring Team shall prepare a report documenting all site visits. The reporting period shall be a minimum of once every three months. The Monitoring Team or its representative, shall submit the site visit reports to the Director of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer no later than one week after each reporting period. The Monitoring Report shall also include, but is not limited to, the following:

i) Summary of the demolition and construction progress;
j) Identification of substantial adverse impacts related to construction activities;
k) Problems and potential impacts to any historical resources and adjacent buildings during construction activities;
l) Recommendations to avoid any potential impacts;
m) Actions taken by the permittee in response to the problem;
n) Progress and the level of success in meeting the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties for the project as noted above for the character-defining features, and in preserving the character defining features of nearby historic properties; and
o) Inclusion of photographs to explain and illustrate progress.

i. The Monitoring Team shall submit a final document associated with monitoring and repairs after completion of the construction activities to the Director of Planning, Building and Code Enforcement or the Director's designee and the City's Historic Preservation Officer prior to the issuance of any Certificate of Occupancy (temporary or final). The permittee shall submit the site-specific, quantitative Vibration Assessment to the Director of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to the issuance of any demolition, grading and/or building permit.

Transportation

Standard Permit Conditions – Transportation Demand Management Plan

Criteria: *The following condition applies to projects in areas in mitigatable areas of the City as mapped by the Department of Transportation for the type of proposed use (residential, commercial, or industrial).*

SPC TRANS-1: Construction and Transportation Demand Management Plan. Prior to the issuance of any demolition, grading and/or building permits, the permittee shall prepare project construction plans that illustrate the design of the project site enhancements, and shall coordinate with the Department of Public Works to incorporate the following from the transportation analysis or local transportation analysis:
(List improvements and measures from the Transportation Analysis to reduce VMT, as approved by the Department of Public Works and the Department of Transportation)

SPC TRANS-2: Transportation Demand Management Plan. Prior to the issuance of occupancy permits, the permittee shall provide a Transportation Demand Management (TDM) plan for review and approval by the Department of Public Works and Department of Planning, Building, and Code Enforcement. After the project is constructed and occupied, the permittee shall identify a transportation coordinator. The transportation coordinator would be responsible for implementing the ongoing TDM plan. The TDM plan would need to be re-evaluated annually for the life of the project. It is recommended that the designated transportation coordinator consult with City staff to ensure the monitoring and reporting meets the City's expectations. The TDM Coordinator shall be responsible for submitting the monitoring reports to the Director of Department of Public Works and Director of Planning, Building and Code Enforcement or the Director's designee for the life of the project.