

RAFAEL VIÑOLY ARCHITECTS

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HAND DELIVERED AND MAILED TO THE CITY OF CUPERTINO

August 24, 2018

Aarti Shrivastava

Assistant City Manager and Community Development Director
City of Cupertino
Community Development Department, Planning Division
10300 Torre Avenue
Cupertino, CA 95014

Project: **Valco Town Center**
Subject: **Third Response to City of Cupertino SB 35 dated June 22, 2018**

Dear Ms. Shrivastava:

Please find transmitted a third submittal in response to the SB 35 letter dated June 22, 2018 with the following materials:

1. Third Response to City of Cupertino SB 35 Letter
2. Planning Application Revised Drawings (no. 20 Drawings)
3. Tentative Mapping Revised Drawings (no. 30 Drawings)
4. Arborist Report REV-1 dated August 20, 2018
5. Preliminary Waste Management Plan REV-0 dated August 22, 2018
6. Physical Material Sample Boards (4 Boards) REV-0 dated August 22, 2018.

Sincerely,



Craig Bacheller
Project Director
Rafael Viñoly Architects

Attachments

1. Third Response to City of Cupertino SB 35 Letter
2. Planning Application Revised Drawings (by hand delivery only)
3. Tentative Mapping Revised Drawings (by hand delivery only)
4. Arborist Report (by hand delivery only)
5. Preliminary Waste Management Plan (by hand delivery only)
6. Physical Material Sample Boards (by hand delivery only)

I. General Requirements

1. Identify tentative locations for public artwork in compliance with Section 19.148.050(B).

(7/31/18) REFERENCE: Drawing Sheet P-0511_REV-0 issued July 31, 2018.

(7/31/18) RESPONSE: Drawing Sheet identifies tentative locations for public artwork.

2. Submit a fiscal impact analysis pursuant to General Plan Strategy: LU_8.2.1

(7/31/18) RESPONSE: The Applicant has engaged with Keyser Marsten and Associates and is working on finalizing the fiscal impact report, which will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) RESPONSE: To be submitted under separate cover.

3. Provide a preliminary Trash Management Plan and contact Environmental Services Division for coordination with Recology. Chapters in the Municipal Code related to garbage, recycling, and organic waste collection include Chapters 6.24, 9.16, and 9.18.

(7/31/18) RESPONSE: The Design Team is meeting with Public Works and Environmental Services Division. A preliminary Trash Management Plan will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Preliminary Trash Management Plan dated August 22, 2018.

(08/24/2018) RESPONSE: Recology, Environmental Programs, Public Works, and Applicant met on July 31, 2018 to review and receive comments. A Preliminary Trash Management Plan to supplement the Planning Application is provided.

4. Please provide a preliminary Affordable Housing Plan including a plan for administration of affordable units.

(7/31/18) RESPONSE: The Applicant recently hired a Chief Housing Officer and is working with her to prepare an Affordable Housing Plan, which will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) RESPONSE: To be submitted under separate cover.

II. Information for Planning Review:

5. P-1001 through P-1015 – Show vantage point location on Key Plan for all perspective views.

(7/31/18) REFERENCE: Drawing Sheets P-0001 – P-0015 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Revised drawing sheets include vantage point locations, re-numbered so that the PDFs collate, and P-0005 is revised to coordinate with the road network on the left side of the illustrative rendering.

6. P-0101 – Provide information on proposed number of parking stalls for all non-residential land uses in Data Table.

RESPONSE: The sheet P-0101 will be provided at a later date when all updates have been incorporated.

(08/17/2018) REFERENCE: Drawing Sheet P-0101 REV-1 dated August 6, 2018.

(08/17/2018) RESPONSE: Parking stalls for all uses are provided in the Data Table.

7. P-0201 –
a. Indicate square footage for each building to be demolished.

(7/31/18) REFERENCE: Reference Drawing Sheets P-0201 REV-1 issued on July 31, 2018.

(7/31/18) RESPONSE: Existing square footages for each building are to be added to data tables of P-0101 REV-1 to be provided at a later date. Existing square footages per floor of each building are included in the revised P-0201 REV-1 drawing issued July 31, 2018.

(08/17/2018) REFERENCE: Drawing Sheet P-0101 REV-1 dated August 6, 2018.

(08/17/2018) RESPONSE: Existing building square footages are provided in the Data Table.

- b. Provide Tree protection plan for all trees to be retained. Show tentative location of protective fencing to be installed with construction period recommendation from an ISA certified arborist.

(7/31/18) REFERENCE: Reference Drawing Sheets P-0602A REV-0 Issued on July 31, 2018.

(7/31/18) RESPONSE: See Sheet P-0602A REV-0 Tree Protection Plan for tentative location of protective fencing to be installed during construction per Arborist recommendation. See Chapter 11.0 in Arborist tree report for more information regarding tree protection.

(08/17/2018) RESPONSE: Revised Arborist Report pending.

(08/24/2018) REFERENCE: Arborist Report dated August 20, 2018.

(08/24/2018) RESPONSE: Revised Arborist Report coordinates with the Tree Protection Plans, Disposition Plans, and Architectural Data Tables on P-0101 REV-1 dated August 6, 2018.

- c. Indicate portions of Perimeter Road to be demolished / removed.

(7/31/18) REFERENCE: Drawing Sheets P-0201 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Revised drawing indicates portions of Perimeter Road to be demolished / removed.

- d. Please provide plans at a scale so that one building / block fits on one sheet of paper. Smaller scale plans may be included for context.

(7/31/18) REFERENCE: Drawing Sheets P-0110 REV-0 and P-0211 REV-0 Series

(7/31/18) RESPONSE: Sheets (13 drawings) Issued July 31, 2018.

8. P-0202 –

- a. Indicate adjacent land uses

(7/31/18) REFERENCE: Drawing Sheet P-0202 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Revised drawing indicates adjacent land uses.

- b. Please note that improvements proposed in the right-of-way will require subsequent encroachment permit(s) through the Public Works Department.

(7/31/18) RESPONSE: Acknowledged.

- c. Show all new property lines after dedication. Indicate length of new property line after dedications.

(7/31/18) REFERENCE: Drawing Sheet P-0202 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Revised drawings show both existing and new property lines after dedication.

- d. Show all property setbacks from the new property lines after dedication.

(7/31/18) REFERENCE: Drawing Sheets P-0202 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Revised drawings show property setbacks from new property lines after dedication.

- e. Remove note about portions of road to be closed “permanently”.

(7/31/18) REFERENCE: Drawing Sheet P-0202 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Reference to permanent closure has been revised / removed to indicate temporary or seasonal closures.

- f. Provide roadway dimensions, and ensure all measurements are dimensioned to the property lines, curb lines, and centerline of road.

(7/31/18) REFERENCE: Drawing Sheets P-0202 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: To provide every dimension on this sheet will make it illegible at this scale. Roadway dimensions to property lines, curb lines, and centerline of road will be generally indicated on this sheet but please also refer to the P-0800.01 REV-1 to be issued at a later date, which will provide greater detail.

9. P-0202.A – Provide summary table of building areas and difference between the two alternatives presented. Please indicate the change in the floor plan at the street level.

(7/31/18) RESPONSE: Drawing Sheet P-0202.A depicting this alternative scenario is withdrawn.

10. P-0203 – Show all building setbacks from new property lines after street dedication.

(7/31/18) REFERENCE: Drawing Sheets P-0203 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: To provide every dimension on this sheet will make it illegible at this scale. All rooftop building setbacks are adjusted to the new property line after street dedication. P-0800.24 REV-1, to be issued at a later date, will provide this detail.

11. P-0301 – Coordinate the existing surface plan with the Civil Engineer to ensure consistency. There are errors in the existing topography that must be corrected and rectified in the Development Application plan set.

(7/31/18) REFERENCE: Drawing Sheets P-0301 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Topographic survey has been updated to reflect the existing conditions at the time of the survey.

12. P-0303 – Show all parcel line dimensions and parcel areas. Also show in data table with grand total to document total parcel size before and after required street dedications.

(7/31/18) REFERENCE: Drawing Sheets P-0303 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Line and curve table for parcel property lines have been added. Table showing total existing parcel size has been added.

13. P-0304 – Same as above.

(7/31/18) REFERENCE: Drawing Sheets P-0304 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Line and curve table for parcel property lines have been added. Table showing total proposed parcel size and comparison before and after are been added.

14. P-0305 – Show horizontal and vertical dimensions for all easements shown.

(7/31/18) REFERENCE: Drawing Sheets P-0305 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Dimensions have been added to the easements shown on this sheet.

(08/17/18) REFERENCE: Drawing Sheet P-0305 REV-2 dated August 06, 2018.

(08/17/18) RESPONSE: Document references are revised on Detail A.

15. P-0306 – Show all existing easement widths.

(7/31/18) REFERENCE: Drawing Sheets P-0306 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Existing easement widths are shown.

16. P-0307 – Show all existing easements widths.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0307 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: All proposed easement widths are shown.

17. P-0307.A – Show all proposed easement widths.

(7/31/18) RESPONSE: Drawing Sheet P-0307.A depicting this alternative scenario is withdrawn.

18. P-0401 – Show extent of any underground shoring structures or devices that will extend past the outside line of the parking garage. Please note that no shoring devices or structures may be placed within the public right-of-way without review and approval of the City.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheet P-0401 REV-1 dated August 06, 2018.

(08/17/18) RESPONSE: The potential limits of shoring are indicated on the grading sheet. Grading Note #2 has been added to indicate that final shoring limits will be approved by the City Engineer and that all tiebacks will be de-tensioned after garage construction is complete.

19. P-0403 – Explain how yellow landscape areas are not on green roof or podium structure (in that most of them are interior of the red line indicating the extent of the below grade parking structure) capture and treat storm water.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0403 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: An additional hatch is added to the legend and plan to indicate which landscape areas are located above podium. C.3 Stormwater Treatment Compliance Note #1 explains that "Green Roof" and landscape over podium are treated the same but identified differently to keep the term "Green Roof" consistent across project documents.

- a. Indicate approximate depth and vertical dimensions of cisterns adjacent to the garage.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0403 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: Callouts for cisterns depth and vertical dimensions have been added to the plan. C.3 Stormwater Treatment Compliance Note #3 has been added to the plan to state that confirmed cistern sizing will be determined based on input from the plumbing engineer prior to building permit.

- b. Some green areas are at street level and not on the green roof as indicated, please correct.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0403 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: Hatches and legend have been revised to clarify the areas which are green roof and the areas which are landscape over podium. C.3 Stormwater Treatment Compliance Note #1 has been added to the plans to provide further clarification on the hatches.

- c. Indicate percentages of each type of Site Drainage Areas in the table.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0403 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: Percentages of each type of Site Drainage Areas have been added on Drainage Areas table.

20. P-0405 – Indicate if communication & electrical lines are above or below ground. Pursuant to Section 19.60.060(G), all wires, pipes, cables, utilities, and connections shall be placed in underground or subsurface conduits subject to the specifications of the subdivision ordinance of the City.

(7/31/18) RESPONSE: It is our intention to have all communication and electrical lines below ground in underground vaults, joint trench in soil, or run within the basement. Final configuration and design is subject to approval by other regulatory entities, such as PG&E and Caltrans, which in some circumstances may limit the ability to underground all utilities.

21. P-0406 –
a. Indicate approximate size of below grade cisterns in gallons.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0404 and P-0406 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: Cisterns size in gallons have been added to Utility Plan and the Cistern sizing calculations.

- b. Please explain what “outline of optional underground garage addition” means.

(7/31/18) RESPONSE: Revised drawing, with this note deleted, to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0406 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: The optional underground garage addition has been removed from scope and has been removed from the legend.

- c. Include Recycled Water in the legend, and show the full extents of Recycled Water facilities.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0406 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: Recycled water is added to the legend and is indicated to be installed along Wolfe Road, just South of the Wolfe and Vallco intersection.

- d. Coordinate with Cupertino Sanitary District and show the full extent of sanitary sewer work necessary to serve the project.

(7/31/18) RESPONSE: The Applicant consultant team will continue to coordinate with the Cupertino Sanitary District. Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0406 REV-1 dated August 22, 2018.

(08/24/2018) RESPONSE: Full extents of necessary sanitary sewer upgrades necessary to serve the project are shown on Sheet P-0406.

22. P-0408 – Show location of planned street closures for special events.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P-0408 REV-1 dated July 31, 2018.

(08/24/2018) RESPONSE: Streets which are designated for closures during special events are indicated. There is a note in the legend that states emergency vehicle access will remain unblocked by any structures at all times during closure.

23. P-0411 –

- a. Show location of planned pedestrian access along Stevens Creek Blvd and N. Wolfe Road during construction. The construction fencing appears to fence off the sidewalk. Show path of travel for pedestrians on all public street frontages. Indicate any structures needed to ensure pedestrian safety.

(7/31/18) REFERENCE: Drawing Sheets P-0411 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Fence has been revised to not block off the sidewalk. Water Pollution Control Note N added which states "An approved pedestrian access along Stevens Creek Boulevard and N. Wolfe Road must be maintained during all phases of construction".

- b. Show inlet protection on all inlets within and surrounding the site. This includes the inlets in the tunnel.

(7/31/18) REFERENCE: Drawing Sheets P-0411 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: All inlets within the surrounding site indicate inlet protection, including the inlets within the tunnel.

- c. Refine the location of the fiber rolls to ensure adequate vehicular access to the properties to the north. Further the plan show access being blocked to some of the driveways to the properties to the north. Either modify the plans to show access is being provided or provide an approval letter from both the property owners and the Fire Department stating this is acceptable.

(7/31/18) REFERENCE: Drawing Sheets P-0411 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Fiber roll locations have been adjusted to ensure vehicular access to the properties to the north are not blocked.

24. P-501 – Show residential only and residential / retail separately on the Street Level Land Use Plan for clarity.

(7/31/18) REFERENCE: Drawing Sheets P-0501 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Drawing Sheet has been revised to include residential and residential / retail separately.

25. P-0503 – Indicate path of travel over bridge between public elevators to accommodate pedestrians.

(7/31/18) REFERENCE: Drawing Sheets P-0503 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Drawing Sheet has been revised to show pedestrian paths for travel over the bridge.

26. P-0504 – Clarify whether there is a Class III Bikeway on the entire length of Street B and Street 9. If not, please update.

(7/31/18) REFERENCE: Drawing Sheets P-0504 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Drawing Sheet has been revised to show Class III Bikeway on entire lengths of Street B and Street 9.

27. P-0505 – Clarify why Street 5 and Street A would need to be closed to vehicles during community events.

(7/31/18) REFERENCE: Drawing Sheets P-0505 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Drawing has been revised. Portions of Street 5 and Street A are proposed to be temporarily closed to allow for a safe park usage at the children's playground / green rooftop at the Western edge for seasonal events while providing access to the parking facilities.

28. P-0507 – Provide summary table of all open space areas indicated with square footages and acreages.

(7/31/18) REFERENCE: Drawing Sheets P-0507 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Summary table has been added to the P-0101 REV-1 data tables.

- a. Clearly indicate which areas are publicly accessible and during which hours of the day.

(7/31/18) REFERENCE: Drawing Sheets P-0507 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Publicly accessible areas of the Green Roof are available on the West side from dusk to dawn. Publicly accessible areas of the Green Roof on the East side are dependent upon the Office tenant configuration.

- b. Clearly indicate the amounts of private open space for each unit. Do units have private open space provided? All the private open space indicated on this plan is common private open space.

(7/31/18) REFERENCE: Drawing Sheets P-0507 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Summary table of private residential open space, private common open space, and open space will be provided on the P-0101 REV-1 and P-0102 REV-1 data tables at a later date.

(08/17/18) REFERENCE: Drawings Sheets P-0101 REV-1 and P-0102 REV-1 dated on August 6, 2018.

(08/17/18) RESPONSE: Summary table of private residential open space, private common open space, and open space is submitted on the data tables. Please also refer to typical unit plans which show private balconies.

29. P-508 – Cross sections shall provide property lines and dimensions from the property line to the road center line, road improvements and the buildings.

(7/31/18) REFERENCE: Drawing Sheets P-0508 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Cross section updated with dimensions as requested.

30. P-0510 –

- a. Indicate the construction sequencing of the parking garage(s) on this plan.

(7/31/18) REFERENCE: Drawing Sheets P-0510 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Sequencing of the parking garages have been more clearly defined in the drawing.

- b. AMC Theater is no longer an operating tenant. Please correct the plans.

(7/31/18) REFERENCE: Drawing Sheets P-0510 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: AMC removed from the drawing.

31. P-0602 – Provide the quantity of trees anticipated for removal within the Public Right of Way.

(7/31/18) REFERENCE: Drawing Sheets P-0602B REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Quantity of 'Existing Street Tree to be removed' within the Public Right of Way is added, and Quantity of 'Existing Street Tree to remain' within the Public Right of Way is added.

32. P-0603 – Provide the quantity of new trees anticipated to be planted in the Public Right of Way. Species and locations to be coordinated with the Department of Public Works.

(7/31/18) REFERENCE: Drawing Sheets P-0603 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Quantity of 'Existing Street Tree to remain' within the Public Right of Way is added, and quantity of 'Proposed Street Tree' is added. The species are consistent with the street tree species list provided by Department of Public Works. See street tree planting palette on P-0607.

33. P-0607 –

- a. The Tree Disposition Plan does not indicate the trees within the parking lots closest to the Bay Club. These trees are considered "development trees," a subset of "protected trees". Please update the Tree Disposition Plan, the total number of trees proposed to be removed and the Arborist Report.

(7/31/18) REFERENCE: Drawing Sheets P-0607 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Trees within the parking lots closest to the Bay Club are added to the sheet. 'Development Trees to remain' and 'Development Trees to be removed' are added to the tree legend with quantities. The Tree Disposition Plan is updated with information from the arborist and an updated Arborist Report will be submitted at a later date.

- b. Indicate which trees are street trees. Please note that tree removal and planting within the public right-of-way will require subsequent encroachment permits by the Public Works Department.

(7/31/18) REFERENCE: Drawing Sheets P-0607 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Street Tree planting palette images are added.

34. P-0609 – Clarify the material for the flexible paving designed for the Secondary Walkways.

(7/31/18) REFERENCE: Drawing Sheets P-0609 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: The paving material for the Secondary Walkways is: Flexible Porous Paving. A sample will be provided with the material boards at a later date.

35. P-0701 –

- a. Provide photometric plan that shows that no light spills over the property line.

(7/31/18) RESPONSE: Public Works meeting from July 24, 2018 confirmed requirements; a revised photometric plan will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet 704 REV-1 and P-0705 REV-0 dated August 22, 2018.

(08/24/2018) RESPONSE: Detailed photometric plan demonstrating that no light spills over the West edge by the single-family homes. Light spill along Stevens Creek Boulevard, Wolfe Road, and Vallco Parkway are necessary to illuminate the sidewalk and roadways as coordinated with Public Works.

- b. Please indicate property lines on this plan to confirm whether the lights proposed on the adjacent property near Stevens Creek Blvd; along Perimeter Road on the western side of the Project are on the project site.

(7/31/18) RESPONSE: Public Works meeting from July 24, 2018 confirmed requirements, revised drawings will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P- 701 through P-0704 REV-1 and P-0705 REV-0 dated August 22, 2018.

(08/24/2018) RESPONSE: The drawings have been revised to include the new property lines after dedication. Public street poles in the right of way have been reviewed with Public Works.

- c. Provide lighting types for Residential Amenity Area; currently called out as "TBD". Lighting from these fixtures must be included in the Photometric Plan.

(7/31/18) RESPONSE: Public Works meeting from July 24, 2018 confirmed requirements; a revised photometric plan will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet P- 701 through P-0704 REV-1 and P-0705 REV-0 dated August 22, 2018.

(08/24/2018) RESPONSE: Lighting types and photometric plans have been provided.

36. P-0751 – P-0755 – Signage is not being reviewed or approved at this stage of the planning process. These are subject to subsequent approvals as acknowledged in your project description and plans.

(7/31/18) RESPONSE: Acknowledged.

37. P-0800.B2 / B3 –

- a. Indicate number of parking spaces by type (residential / office / retail / shared).

(7/31/18) REFERENCE: Drawing Sheets P-0900.B2/B3 REV-1 issued July 31, 2018. Updated P-0800.B2/B3 to be provided at a later date.

(7/31/18) RESPONSE: Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets, not the P-0800 sheets.

- b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.B2/B3 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Key sections, ramp slopes, and finished floor elevations have been added to the plans.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

(7/31/18) REFERENCE: Drawing Sheets P-0900.B2/B3 REV-1 issued July 31, 2018

(7/31/18) RESPONSE: Safe pedestrian routes in parking garages are identified by level in the Parking P-0900 sheets.

(08/17/18) REFERENCE: Drawing Sheets P-0800.B2/B3 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Safe pedestrian routes have been added to the parking garage plans.

38. P-0800.B1 – **Same as above.**

- a. Indicate number of parking spaces by type (residential / office / retail / shared).

(7/31/18) REFERENCE: Drawing Sheets P-0900.B1 REV-1 Issued July 31, 2018. Updated P-0800.B1 to be provided at a later date.

(7/31/18) RESPONSE: Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets.

- b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.B1 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Key sections, ramp slopes, and finished floor elevations have been added to the plans.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

(7/31/18) REFERENCE: Drawing Sheets P-0900.B1 REV-1 Issued July 31, 2018. Updated P-0800.B1 to be provided at a later date.

(7/31/18) RESPONSE: Safe pedestrian routes are shown on all Parking P-0900 sheets.

(08/17/18) REFERENCE: Drawing Sheets P-0800.B1 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Safe pedestrian routes have been added to the parking garage plans.

39. P-0800.BM – Same as above.

a. Indicate number of parking spaces by type (residential / office / retail / shared).

(7/31/18) REFERENCE: Drawing Sheets P-0900.BM REV-1 Issued July 31, 2018. Updated P-0800.BM to be provided at a later date.

(7/31/18) RESPONSE: Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets.

b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.BM REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Key sections, ramp slopes, and finished floor elevations have been added to the plans.

c. Indicate "safe pedestrian routes" in all parking garages at all levels.

(7/31/18) REFERENCE: Drawing Sheets P-0900.BM REV-1 Issued July 31, 2018. Updated P-0800.B1 to be provided at a later date.

(7/31/18) RESPONSE: Safe pedestrian routes are shown on all Parking P-0900 sheets.

(08/17/18) REFERENCE: Drawing Sheets P-0800.BM REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Safe pedestrian routes have been added to the parking garage plans.

40. P-0800.01 through .07 – Same as above

a. Indicate number of parking spaces by type (residential / office / retail / shared).

(7/31/18) REFERENCE: Drawing Sheets P-0900.01 - .07 REV-1 Issued July 31, 2018. Updated P-0800.01 - .07 to be provided at a later date.

(7/31/18) RESPONSE: Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets.

b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.01-.07 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Key sections, ramp slopes, and finished floor elevations have been added to the plans.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

(7/31/18) REFERENCE: Drawing Sheets P-0900.01 - .07 REV-1 Issued July 31, 2018. Updated P-0800.B1 - .07 to be provided at a later date.

(7/31/18) RESPONSE: Safe pedestrian routes are shown on all Parking P-0900 sheets.

(08/17/18) REFERENCE: Drawing Sheets P-0800.01-.07 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Safe pedestrian routes have been added to the parking garage plans.

41. P-0800.08 through .11 – Provide key section to show below / above ground location of each level. Indicate ramp slopes.

(7/31/18) RESPONSE: Revised drawing to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.08-.11 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Key sections, ramp slopes, and finished floor elevations have been added to the plans.

42. P-0821 –

- a. Provide top of roof elevation (highest point of structure) both from above sea level and from existing natural grade. Since the application includes a subdivision, please indicate elevation from final proposed grade.

(7/31/18) REFERENCE: Drawing Sheet P-0821 REV-1, P-0822 REV-1, P-0823 REV-0, and P0824 REV-0 Issued July 31, 2018.

(7/31/18) RESPONSE: Key elevation marks from top of roof to final proposed grade have been provided.

- b. Indicate locations and types of all entrances.

(7/31/18) REFERENCE: Drawing Sheets P-0511 REV-0 and P-0821 REV-1, P-0822 REV-1, P-0823 REV-0, and P0824 REV-0 Issued July 31, 2018.

(7/31/18) RESPONSE: Locations and types of all entrances are indicated on the referenced drawings.

43. P-0831 – The building cross sections must be provided by block at a scale of 1/8"=1'-0" or at a scale where on block / building will fit one sheet of paper. Please contact staff to coordinate.

(7/31/18) REFERENCE: Drawing Sheets P-0831 REV-1 and P-0832 REV-1 Issued on July 31, 2018. Enlarged sections (11 sheets) in the P-0845.01 – P-0845.11 will be issued at a later date.

(7/31/18) RESPONSE: Enlarged Drawings to be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0845.01-.11 REV-0 dated August 6, 2018. In addition, reference drawing sheets P-0825.1-.11 REV-0 dated August 6, 2018.

(08/17/18) RESPONSE: Enlarged cross sections and enlarged building elevations are provided at a scale where each building fits on one drawing sheet.

44. P-0853 – Include the property lines, and provide dimensions from the street improvements to the property lines and roadway centerline. Ensure adequate dimensions are provided to locate all facades of the buildings.

(7/31/18) REFERENCE: Drawing Sheets P-0851 REV-1, P-0852 REV-1, and P-0853 REV-1 Issued July 31, 2018.

(7/31/18) RESPONSE: Dimensions have been revised as requested.

45. Mechanical ventilation of building and garages are not provided or shown. Provide detail on elevations, roof plans, and site plans. These are subject to the requirements of Section 19.60.060(H).

(7/31/18) REFERENCE: Reference P-0821 Series Elevations and P-0831 Series Sections.

(7/31/18) RESPONSE: All MEP equipment and exhausts will be screened, as shown on the revised sheets.

46. Other mechanical equipment is not shown, such as on the residential towers. Provide height and screening materials of mechanical equipment and screening on all buildings, including the residential towers.

(7/31/18) REFERENCE: Reference P-0821 Series Elevations and P-0831 Series Sections.

(7/31/18) RESPONSE: All MEP equipment and exhausts will be screened with architectural louvers if within the building and with landscape features if found within the site, as shown on the revised sheets.

47. Indicate square footage and % of net lot area (after dedications and access easements) – existing and proposed paving area and amount of paving being replaced.

(7/31/18) REFERENCE: Drawing Sheets P-0101 REV-1 to be Issued at a later date.

(7/31/18) RESPONSE: When the P-0101 REV-1 drawing is complete, the requested square footages will have been added to the Data Tables.

(08/17/18) REFERENCE: Drawing Sheets P-0101 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Square footage and % of net lot area after dedications are indicated on the drawing data tables.

48. Provide an estimate of employees projected.

(7/31/18) RESPONSE: The number of employees depends on the specific office and retail tenants, which are not known at this time, so it would be speculative to provide an estimate. The Applicant notes that in the City's Draft EIR for the Vallco Area Specific Plan, the City used the following programmatic rates: 1 employee/450 square feet of commercial uses and 1 employee/300 square feet of office uses. *Environmental Impact Report Amendment, Vallco Special Area Specific Plan, July 2018, Table 1.0-1*. There is not an objective planning standard in the City's codes or regulations requiring an estimate of employees projected for a project, so no further response is required.

49. Provide a material board.

(7/31/18) RESPONSE: Material boards will be provided at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Material Sample Boards, Drawings Sheets P-0612, P-0861.01 through P-0861.04 REV-0 dated August 22, 2018.

(08/24/2018) RESPONSE: Material Sample Boards are submitted with physical samples.

III. Information for Tentative Map Review:

1. Cover Sheet:

- a. Include total number of proposed condominium units, with types (residential, commercial, etc.) to the title.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(8/24/2018) REFERENCE: Drawing Sheet TM.1.0 dated August 22, 2018.

(08/24/2018) RESPONSE: The total number of condominiums units for this project is up to 2,402 residential and up to 98 commercial/retail condominiums.

2. Topographic Survey Sheets:

- a. The topographic survey shows three driveway openings off of Stevens Creek Blvd. The easterly most driveway approach was closed a number of years ago. Please correct the discrepancy with updated and current information.

(7/31/18) REFERENCE: Drawing Sheets TM2.8 REV-1 dated July 31, 2018

(7/31/18) RESPONSE: Topographic survey has been updated to reflect the current conditions at this driveway location.

- b. Topographic survey should provide street dimensions, including dimensions to the center line of adjacent rights of way.

(7/31/18) REFERENCE: Drawing Sheet TM2.0 through TM2.10 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Street dimensions, including dimensions to the center line of adjacent right of way have been added.

- c. Update striping and curb alignments as necessary (i.e. TM2.4 has two sets of striping shown on both Vallco Parkway and Wolfe Rd; and the median island on Wolfe Road does not appear to incorporate recent improvements constructed as part of the AC2 project.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet TM2.4 dated August 22, 2018.

(08/24/2018) RESPONSE: Curb alignments and striping are updated to match the current existing conditions.

- d. All contours should have elevation numbers for clarity.

(7/31/18) REFERENCE: Drawing Sheets TM2.0 through TM2.10 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Elevations have been added to all contours.

- e. Ground level finished floor elevations shall be provided for all structures.

(7/31/18) REFERENCE: Drawing Sheets TM2.0 through TM2.10 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Ground level finished floor elevations have been provided for all buildings. Garages have varying ground level finished floor elevations, so no finished floor elevation has been provided for these.

- f. Provide Right of Way dimensions, including dimensions to the center line of the existing streets.

(7/31/18) REFERENCE: Drawing Sheet TM2.0 through TM2.10 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Right of Way dimensions, including dimensions to the center line of the existing streets have been added.

- g. Update topographic information for the driveway to the 19800 Development on the east side of Wolfe Road. Two sets of topo lines have been provided.

(7/31/18) RESPONSE: Topographic survey has been updated to reflect the current condition of this driveway.

3. Existing Easement Sheets:

- a. Provide a legend of the various easements on Sheet TM4.0 for clarity.

(7/31/18) REFERENCE: Drawing Sheet TM4.0 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Legend for the various easements has been provided on TM4.0.

- b. Provide a list or label the recorded document number for each easement, and which party(ies) hold(s) interest in said easement.

(7/31/18) RESPONSE: Each easement has been labeled with the recorded document number.

- c. Provide dimensions for the easement as appropriate.

(7/31/18) REFERENCE: Drawing Sheet TM4.1 through TM4.10 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Dimensions have been added to the easements shown on this sheet.

- d. Ensure all easements of correct and consistent with the recorded documents.

(7/31/18) REFERENCE: Drawing Sheet TM4.1 through TM4.10 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: All existing easements are shown and are consistent with the recorded documents.

- e. Sheet TM4.2 indicates a basis of bearing on Vallco Parkway, however the cover sheet indicates the basis of bearing is on Wolfe Road. Please rectify this discrepancy.

(7/31/18) REFERENCE: Drawing Sheet TM1.0 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: The Basis of Bearing reference on the cover sheet has been revised to reflect the centerline of Vallco Parkway and rectify the discrepancy.

- f. Sheet TM4.3 labels the tunnel easements as air rights. Please clarify that this is a tunnel easement.

(7/31/18) REFERENCE: Drawing Sheet TM4.3 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: Air rights easement has been revised to indicate this is a tunnel easement.

- g. Sheet TM4.4 shows the air rights easement of the bridge over Wolfe Road. Please indicate the vertical limits of the easement.

(7/31/18) RESPONSE: Upper vertical limit is not defined in the recorded documents.

- h. Sheet TM4.4 shows that certain PUEs under the air rights easement are to be vacated. Please clarify what easements these are, and why they're being vacated.

(7/31/18) REFERENCE: Drawing Sheet TM4.4 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: The public utility easements shown beneath the air rights easements are removed from the plan. These easements are located within the public right-of-way and are no longer needed.

- i. Sheet TM4.4 shows an air rights strip easement east of Wolfe Road. Please clarify what this easement is, and why it is being vacated.

(7/31/18) REFERENCE: Drawing Sheet TM4.4 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: This easement is actually a footing easement and has been revised.

- j. Sheet TM4.5 and TM4.8 shows the stormwater easement to be vacated. Please indicate that these easements are to be relocated in connection with the relocation of the storm water treatment facilities.

(7/31/18) REFERENCE: Drawing Sheets TM4.1 through TM4.10 REV-1 date July 31, 2018.

(7/31/18) RESPONSE: All references to changes/modifications to easements have been removed from these sheets. These sheets now just represent the current mapping conditions.

4. Easements on proposed Project Sheets:

- a. Provide a legend of the various easements on Sheet TM5.0 for clarity.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheet TM5.0 dated August 22, 2018

(08/24/2018) RESPONSE: Legend has been added of the various easements.

- b. All existing easements shall be labelled with their recorded document numbers.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheets TM5.0 to TM5.10 dated August 22, 2018.

(08/24/2018) RESPONSE: All existing easements which are to remain are labeled with their recorded document numbers.

- c. The relocated Public Access Easements on both sides of Wolfe Road shall be expanded to incorporate pedestrian access, and should extend to furthest driveway approach of the properties to the north. Coordinate the extents of the easement with the City Engineer.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheets TM5.3 and TM5.6 dated August 22, 2018.

(08/24/2018) RESPONSE: Public access on both side of Wolfe Road is provided by means of a public access easement with a minimum of 5' sidewalk area to incorporate pedestrian access to the properties to the north.

- d. Public Utilities Easements shall be provided from Wolfe Road to each of the properties located north of the development. The width of these easements shall be equal to or greater than the existing PUE widths. Coordinate the extents of the easement with the City Engineer.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheets TM5.3 and TM5.6 dated August 22, 2018.

(08/24/2018) RESPONSE: Public Utility easements are provided from Wolfe Road to the properties to the north. The widths of the easements are greater than the minimum existing PUE width.

- e. Provide Public Right of Way dimensions, including dimensions to the center line of the existing streets.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheets TM5.0 through TM5.10 dated August 22, 2018.

(08/24/2018) RESPONSE: Right of Way dimensions, including dimensions to the center line of the existing streets have been added.

- f. Sheet TM5.4 continues to show the PUEs beneath the air rights easement, even through Sheet TM4.4 indicated these easements were to be vacated. Please clarify the intention for these easements and modify the plans accordingly.

(7/31/18) REFERENCE: Drawing Sheet TM4.4 REV-1 dated July 31, 2018.

(7/31/18) RESPONSE: The public utility easements shown beneath the air rights easements are removed from the plan. These easements are located within the public right-of-way and are no longer needed.

- g. The Public Roadway and Landscape easement along the west side of Wolfe Road, between Stevens Creek Blvd and Vallco Parkway shall be expanded as necessary to incorporate the proposed pedestrian and bicycle access. This area shall be dedicated to the City in a form acceptable to the City Engineer.

(7/31/18) RESPONSE: Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

(08/17/2018) REFERENCE: Drawing Sheets P-0800.01 REV-1 dated August 6, 2018.

(08/17/2018) RESPONSE: Area indicated as dedicated to the City as per the City Engineer. TM-5.0 to be revised at a later date.

(08/24/2018) REFERENCE: Drawing Sheets TM5.1 through TM5.10 dated August 22, 2018.

(08/24/2018) RESPONSE: Due to the street dedication along Wolfe, the public roadway and landscape easement are being converted to public right-of-way, unless over podium, in which case an easement with 5' minimum sidewalk area is included.

- h. The pedestrian access along Stevens Creek Boulevard shall be dedicated to the City in a form acceptable to the City Engineer.

(7/31/18) RESPONSE: Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

(08/17/2018) REFERENCE: Drawing Sheets P-0800.01 REV-1 dated August 6, 2018.

(08/17/2018) RESPONSE: Area indicated as dedicated to the City as per the City Engineer. TM-5.0 to be revised at a later date.

(08/24/2018) REFERENCE: Drawing Sheets TM5.5, TM5.8 and TM5.10 dated August 22, 2018.

(08/24/2018) RESPONSE: Pedestrian Access along Stevens Creek Boulevard will be dedicated in fee to the City.

- i. If the proposed green roof is to be used for public park purposes, public access shall be provided from the public right of way. Please show public access as appropriate.

(7/31/18) RESPONSE: Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

(08/17/2018) REFERENCE: Drawing Sheets P-0800.01 and P-0800.24 REV-1 dated August 6, 2018 and P-0502 REV-1 and P-0503 REV-1 dated July 31, 2018..

(08/17/2018) RESPONSE: Public access is located along Wolfe Road via public access elevators and along Perimeter Road. TM-5.0 to be revised at a later date.

(08/24/2018) REFERENCE: Drawing Sheet TM5.10 dated August 22, 2018.

(08/24/2018) RESPONSE: A public access easement is provided to bring pedestrians from the right-of-way to the limits of the green roof. A blanket public access easement will be provided for access and use of the public areas on the green roof.

- j. Show all easements on adjacent properties that benefit the project.

(7/31/18) RESPONSE: Revised Drawing to be Issued at a later date.

(08/17/2018) RESPONSE: Pending.

(08/24/2018) REFERENCE: Drawing Sheets TM5.1 through TM5.10 dated August 22, 2018.

(08/24/2018) RESPONSE: All easements on adjacent properties that benefit the project are shown on the plans.

5. Grading and Drainage Project Sheets:

- a. Applicant shall set up a meeting with the City's Public Works Department to review comments and questions on these sheets.

(7/31/18) RESPONSE: Applicant met with the City's Public Works Department on June 20, 2018, June 27, 2018, and July 3, 2018.

- b. Provide grading quantities on the grading plans, with import and export numbers provided.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 through TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Grading quantities, including import and export, have been provided on the plans.

- c. Grading plans do not include adequate information for onsite grading and drainage. Additional information showing how onsite drainage will be collected, treated, and released are required.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 - TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Additional grading information has been provided on the plans, including how onsite drainage will be collected. The utility information has been removed from the grading and drainage sheets and will now reside on Sheets TM7.0 through 7.10.

- d. Correct existing and proposed land uses to read "Commercial / Office / Residential."

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheet TM1.0 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed land use has been revised to read "MIXED USE - COMMERCIAL/OFFICE/RESIDENTIAL".

- e. Provide a demolition plan.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM3.0 - TM3.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Demolition plan has been combined with the tree disposition plan.

- f. Include cross sections of the lots showing existing and finish grades, pad elevations, building elevations, limits of cut and fill.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM6.11 and TM6.12 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Cross sections showing existing and finish grades, pad elevations, building elevations, and limits of cut and fill are provided.

- g. Provide information that clarifies how storm drainage from within the building footprint is to be addressed.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 - TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Storm drainage within the building footprint will be routed via sheet and gutter flow to storm drain inlets. The piping from these inlets will be routed through the garage (to be designed by plumbing engineer). For conceptual grading and drainage plan see Sheets TM6.1-TM6.10.

- h. Provide contour elevation information for all existing contours.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 - TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Contour elevations have been added to the existing contours. See Sheets TM6.1 to TM6.10.

- i. There appear to be a number of utility conflicts throughout the project site between the proposed sanitary sewer and storm drainage facilities. These will need to be rectified.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Utility conflicts between proposed sanitary sewer and storm drainage facilities have been addressed.

- j. Existing utility mains, both onsite and in the public right of way, should be shown on the plans. This information should include vertical information where available and appropriate, and the utility main size.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Existing utility mains are labeled with vertical information and size that are available, both onsite and in the public right of way and are shown.

- k. Provide information for the proposed utilities that includes size, slope, and pipe materials.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed utility information including sizes, slopes and materials have been added to Utility Plans.

- l. Provide more detailed grading information at all underground parking entrances to ensure drainage is directed away from the openings.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 - TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Additional grading information has been provided at all underground parking entrances showing drainage being directed away from openings.

- m. Proposed joint trench facilities, including communications, electrical, gas (if applicable) and cable facilities, are not clearly shown on plans. Please clearly indicate these facilities so that the service connections are easily identifiable.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed utility information has been removed from the grading and drainage sheets for clarity and are now shown on Sheets TM7.1 through TM7.10. Proposed Joint Trench facilities are shown on Utility Plans.

- n. All joint trench and dry utility boxes shall be placed behind the curb line. The current plans show a number of utility boxes in the traveled way.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed Joint Trench and dry utility boxes have been moved and placed behind the curb line.

- o. Street dimensions should also be dimensioned to the property lines (on both sides of the street) and to the street centerline (typical all sheets).

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 - TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Street dimensions, including dimensions to the property lines and to the street centerline have been provided.

- p. The complete limits of sanitary sewer and reclaimed water facilities need to be shown on the plan set. Notes referring to future work are not acceptable.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Complete limits of sanitary sewer and reclaimed water facilities are shown on the utility plans.

- q. There appear to be random storm drainage infrastructure shown on the plans. The facilities do not have information indicating where they connect to the main storm drainage system. Please provide this information where it is missing, or remove the stray symbols as appropriate.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed storm drainage inlets information indicating where they connect to the main storm drain system have been added and shown on the Utility Plans.

- r. Provide details on the stormwater treatment facilities. Various cisterns are proposed throughout the project. Additional information is required to evaluate these facilities.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Additional information regarding the stormwater treatment facilities has been added to both the utility and stormwater management plans.

- s. The full extent of recycled water main improvements shall be shown on the plan. The southerly end of the recycled water main shall be extended either through the intersection of Vallco Parkway and Wolfe Road, or to the intersection of Stevens Creek Blvd and Wolfe Road.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.3 and TM7.4 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Full extent of the recycled water main improvements are shown on the utility plans. The southern end of the recycled water main is extended through the intersection of Vallco Parking and Wolfe Road.

- t. Transformers for onsite power should be located onsite and outside of the public sidewalk areas.

(7/31/18) RESPONSE: Acknowledged.

- u. The median on Wolfe Road, north of Stevens Creek Blvd is proposed to be relocated. This will most likely result in the need to modify the cross-slope of the road in the area. Show the extent of the work needed to perform this work.

(7/31/18) RESPONSE: Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

(08/17/18) REFERENCE: Drawing Sheets TM6.3 - TM6.5 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Proposed grading in Wolfe Road has been shown.

- v. The "pork chop" islands at the intersection of Wolfe Road and Stevens Creek Blvd shall be removed as part of this project. This will require modifications to the traffic signals at this intersection, as well as striping modifications. Please show this information on the plans.

(7/31/18) RESPONSE: Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.01 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Pork chop islands have been removed from the intersection of Wolfe Road and Stevens Creek Blvd.

- w. There appears to be a conflict between existing electrical facilities and the new sewer line along Wolfe Road, just north of Stevens Creek Blvd.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed sanitary sewer along Wolfe Rd has been reviewed between existing electrical facilities and the new sewer line along Wolfe Road have been verified and confirmed no conflicts.

- x. New utility facilities are proposed within the property limits of both of the properties to the north of the site, as well as to the property to the east of the easterly project parcel. Provide the recorded easement information, or relocate these facilities outside of the private property.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM5.1 through TM5.10 and TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Utilities have been revised to not encroach into the properties to the north unless it falls within an existing easement already recorded. Existing recorded easements are shown on TM5.1 through TM5.10 and revised utility layouts are shown on TM7.1 through TM7.10.

- y. Clearly indicate the extents of the existing utilities that are proposed for abandonment or removal.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM3.0 through TM3.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Utility mains which are proposed to be abandoned or removed are shown on the demolition plans.

- z. Along Perimeter Road, there appear to be a number of joint trench vaults located over storm drain and water utilities. Please ensure utilities are not stacked on top of each other.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Utilities have been revised to ensure joint trench vaults do not conflict with storm drainage and water utilities.

- aa. The storm drain main along Perimeter Road appears to have nearly 1000' between manholes. Please provide intermediate structures to aid in maintenance.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Intermediate storm drain manholes have been proposed to avoid excessive distances between manholes.

- bb. Shift the curb ramps across the driveways to Stevens Creek Blvd so that they line up with the sidewalk. This will also place the curb ramps in the area to be dedicated.

(7/31/18) RESPONSE: Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.01 REV-1, TM6.8, and TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Curb ramps across the driveways to Stevens Creek Blvd have been shifted to line up with the sidewalk. The dedicate line is shown to fully cover the curb ramps along this frontage.

- cc. Where do the catch basins shown along Stevens Creek Blvd connect to?

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Catch basins along Stevens Creek Blvd are connected to the existing main located within Stevens Creek Blvd.

- dd. There appear to be numerous joint trench vaults located in the travelled right of way on Stevens Creek Blvd. Locate these facilities behind the curb.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Joint trench vaults have been revised to be located behind the curb and out of the travelled right of way along Stevens Creek Blvd.

- ee. Ensure street names are provided on all plan sheets (sheet TM6.10 should call out Stevens Creek Blvd).

(7/31/18) REFERENCE: Sheet Drawing TM6.10 to be provided at a later date.

(7/31/18) RESPONSE: All street names will be provided on the plan sheets.

(08/17/18) REFERENCE: Drawing Sheets TM6.1 - TM6.10 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Street names have been provided on all plan sheets.

- ff. Applicant's engineer shall show all proposed storm drainage from the site does not exceed existing flow quantities. If proposed project increases storm water flows to the City system, applicant's engineer shall provide a report and calculations showing the impact of those flows, and the plans shall show the work necessary to address those impacts.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM8.1REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Proposed storm drainage from the site does not exceed existing flow quantities, due to the decrease in impervious area from the existing condition to the proposed condition. Pre and Post development runoff calculations are provided.

- gg. Backflow Preventers: Provide location of backflow preventers. All exterior utilities are subject to the requirements of Section 19.60.060(G).

(7/31/18) RESPONSE: Backflow Preventers will be shown on the P-0800.01 REV-1 to be submitted at a later date.

(08/17/18) REFERENCE: Drawing Sheets P-0800.01 REV-1 dated August 6, 2018.

(08/17/18) RESPONSE: Backflow Preventers are shown on the revised Planning Application drawing and will be submitted on TM 7 Series drawings at a later date.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 through TM7.10 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Backflow Preventers locations are shown on Utility Plans.

- 6. Stormwater Treatment Project Sheets:

- a. The application will be responsible for coordinating the stormwater treatment design with a qualified stormwater review consultant. The applicant shall

provide a letter from the consultant stating that the conceptual design is and adequate and acceptable form of treatment, and that it appears to conform to the NPDES requirements. The approved list of consultants can be found here:

http://www.scvurppp-w2k.com/pdfs/1415/consultants2015/SCVURPPP_Qualified_Consultants_List_2015.pdf

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM8.0 and TM8.1 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: A qualified stormwater review consultant has reviewed and approved the conceptual design as an adequate and acceptable form of treatment. A conditional approval letters dated 08/21/2018 has been provided and is included with this submittal.

- b. The plans indicate 4.508 acres of at grade landscaping. This area does not appear to be called out on the plan view. Please show this area on the plan. If any of this area is located on the building podium, provide information of how drainage will be addressed.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Pending.

(08/24/18) REFERENCE: Drawing Sheets TM7.1 and TM8.0 REV-1 dated August 22, 2018.

(08/24/18) RESPONSE: Hatches and legend have been revised to clarify the areas which are green roof and the areas which are landscape over podium. See Sheet TM8.0. Utility Note #3 on Sheet TM7.1 states how drainage on green roof and over podium will be addressed.

7. General Requirements:

- a. The City will review the project for compliance with Municipal Code Chapter 13.08, Park Land Dedication.

(7/31/18) RESPONSE: An answer will be provided at a later date.

(08/17/18) RESPONSE: Acknowledged.