



**Response Letter**

Comments Issued: January 11, 2021  
Project: DePaul – TC Morgan Hill Venture (Redwood Tech at 101)  
Address: Cochran Rd and Highway 101  
Application #: SR2020-0029, SR2020-0030, SR2020-0031, SR2020-0032, SR2020-0033, SR2020-0011

Development Services Center  
City of Morgan Hill  
17575 Peak Ave  
Morgan Hill, CA 95037

February 1, 2021

RE: Design Review and Completeness Comments

**Completeness Comments**

**Project Narrative:**

In the project narrative, please explain how the project conforms to Design Guidelines for industrial areas listed below:

1. Buildings with flat or low-pitched roofs shall incorporate architectural elements to break up long horizontal rooflines.
2. Rooflines should be designed to create architectural interest and to “break” large structures into smaller perceived scales. Roofs should incorporate a maximum of two varying roof types (e.g., hip, gable), or a minimum of two varying roof heights for flat
3. Roof lines should be designed to screen roof mounted mechanical equipment. All screening should be constructed consistent with the materials of the building and shall be designed as a continuous component.
4. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the exterior side.
5. Parapets should be designed to screen mechanical equipment without requiring the use of an additional roof screen. Height and method of screening should be clearly defined.
6. If additional roof screening is required, the design of the roof screen should be architecturally compatible with its building.
7. Parapets should include one or more of the following detail treatments: continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch.
8. Parapets should not appear “tacked on” and should convey a sense of permanence.

**Response: Please see the enclosed project narrative explaining the 8 items above.**

## Items to be Submitted:

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The following items need to be submitted.

1. Habitat Coverage Screening Form is missing.
2. Fees and Conditions Worksheet is missing.
3. Page 9-10 or "Plants Survey Requirements" section of the Private Application is not filled out.

**Response: Please see the enclosed forms.**

## Site Plans:

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1. Identify width of walkways and planter dimensions.

**Response: Please see the added dimensions on 0-A1.0, A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0.**

2. Identify and provide details of any proposed walls or fences (height and materials).

**Response: There is no proposed site walls or fence.**

3. Provide onsite circulation patterns/vehicle turning templates for fire apparatus.

**Response: Response: Sheets C8.1, C8.2, C8.3 are exhibits provided to demonstrate truck turning movements. C8.1 shows the firetruck turnaround in the cul-de-sac, and C8.3 shows the firetruck through the site.**

**Sheets C2.1, C2.2, and C6.3 contain width dimensions for each driveway and a reference to City Standard Detail Drawings for each.**

4. Provide detail, including elevations, materials and colors, of trash enclosures.

**Response: Please see the added sheet X-A4.2.**

5. Identify the location of electrical vaults, transformers, backflow preventors, etc.; ensure these features are underground or screened.

**Response: Please see the proposed transformer locations on A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0. These will be screened by landscape.**

6. Provide details of Driveway aprons.

**Response: Please see C2.1, C2.2, and C6.3.**

7. Provide details of Outdoor break areas, including elevations, materials and colors.

**Response: Please see the added sheet X-A4.2.**

8. Provide roof plans indicating roof slopes and locations of gutters/downspouts.

**Response: Please see the added sheets A-A2.10, B- A2.10, C- A2.10, D- A2.10 and E- A2.10. Keynote #7, #10 and #11 for downspout information. The note for slope has been added too.**

## **Elevations:**

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1. Depict any anticipated roof or ground mounted equipment/HVAC and screening materials.

**Response: Please see the dashed lines for future HVAC units on the roof at proposed locations. These will be screened by building parapet. Please see the detail X-A4.2 for necessary roof screen**

2. Revise Building A material board; south elevation is incorrectly labeled as north elevation.

**Response: It is corrected on the Bldg. A material board.**

3. Depict locations of downspouts; downspouts should be concealed.

**Response: Please see the elevation sheets (A-A3.1, B-A3.1, C- A3.1, D- A3.1 and E- A3.1) for exterior downspouts on the dock side and interior downspouts on the opposite side).**

4. Provide a visual representation of nighttime lighting elevation.

**Response: Please see the attached rendering.**

## **Landscaping:**

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1. Depict a 30-foot landscaping buffer along the western property line along Highway 101.

**Response: Please see the revised site plan sheet A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0. 30' landscaping buffer identified.**

2. A berm with a 2:1 slope should be depicted along the western and southern property lines to screen the site and automobile headlights at a minimum of three feet (a greater height may be required due to the height of truck headlights).

**Response: Berm provided by Civil Sheets C3.1 and C3.4.**

3. Demonstrate parking screening with a detailed plan showing appearance from public streets.

**Response: Detailed screen landscape plan for parking screening is provided sheet LC1.2.**

4. Depict a 25-foot landscaping buffer along the eastern property line along De Paul Dr; a landscape screen a minimum of three-feet is required to screen the site and automobile headlights.

**Response: Please see the revised site plan sheet A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0.**

5. Provide landscaping dimensions along the northern and southern property lines; a minimum landscaping buffer of five feet shall be provided.

**Response: Please see added dimensions on the revised site plan sheet 0-A1.0, A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0. Landscape buffer dimensions indicated for northern and southern property lines.**

6. The legend and the plant list on the landscaping plans do not match; revise accordingly. Please see the revised landscape plan.

**Response: Plan legend has been revised and updated.**

7. Landscaping is required to be 90% drought tolerant; provide preliminary water budget calculations to ensure chosen plants do not exceed the MAWA (see Public Works comment below). Please see the enclosed preliminary water budget calculation.

**Response: Landscaped plant list is 99% drought tolerant. Preliminary MAWA calculations are provided on sheet LC1.3.**

8. Tress cannot be located within the bioswales, revisions needed.

**Response: Trees removed from bioswale and relocated in the parking area.**

## **Parking:**

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1. Provide dimensions of driveway aprons; driveway aprons shall allow a minimum of 40-foot stacking.

**Response: Please see the added dimension on sheet A-A1.0, and B-A1.0. From edge of street we have 10' for landscape and sidewalk, 25' setback to parking, then 18' parking stalls, so have at least 53' from curb at all driveways**

2. The parking calculation totals are not accurate; revise accordingly.

**Response: Please see the revised calculation on A-A1.0, B-A1.0, C-A1.0, D-A1.0, E-A1.0,**

## **Lighting:**

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1. A minimum illumination of 1.0 foot-candle over the entire parking area is required, this includes parking stalls and drive aisles; revise accordingly.

**Response: Please see the revised photometric plan.**

## Other Division Comments

### **Preliminary Comments:**

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Attached are memos from the Building Division and Engineering Division of the Development Services Department. These comments/conditions are preliminary and intended to notify you about potential requirements for development, as well as, identifies corrections or additional information needed to complete their review. Concerns about any of these comments/conditions should be brought to my attention so that I can coordinate with appropriate staff on your behalf.

PG&E also provided the attached letter regarding the initial review of your proposed project. Additional comments may be provided with subsequent resubmittal(s).

**Response: Noted.**

### **Fire Division:**

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Underground fire service, fire sprinklers, fire alarm shall all be deferred submittals under a separate submittal.

**Response: Noted.**

### **Public Works – Water Efficient Landscaping Review:**

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In compliance with State law, the City has adopted a water conservation in landscaping ordinance (MHMC Chapter 18.148) and must review all landscaping plans to ensure that the plans and the actual construction of the landscaping are completed in compliance with the ordinance.

The landscaping plan we've received with this submittal cannot be fully evaluated because the plant list has not been finalized. With that said, the planned use of high water-using species (Coast Redwood, Lily of the Valley) may jeopardize the ability of the project to comply with the ordinance. Projects in Morgan Hill can either: 1) Avoid the use of high-water use plants altogether and ensure that 90% of the plants selected are low or no-water using plants; or 2) Can design the landscape with a water budget that does not exceed the maximum applied water allowance as defined in the ordinance. The Water Use Classification of Landscape Species (WUCOLS) list includes 271 trees that have either a Very Low or Low Water Use Rating for the City of Morgan Hill environment and should be referred to when considering substitutions.

As this is the first submittal for this project and there are still many details to be finalized before the project submits for a building permit, it is expected and understood that the additional details in the landscape plan that are required by the ordinance have not yet been provided. It is worth noting, however, that the specific requirements of the ordinance will need to be addressed before a building permit can be issued.

**Response: The redwood trees are being utilized. They are mature 6' to 8' box trees. They will be**

irrigated on separate zones. Only 1% of the plant list is high water use, the remaining 99% is low water use. Final landscape plans will comply with MWELO MAWA.

### Valley Water:

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1. The proposed site and drainage plan shows storm runoff from the site to be directed to an existing storm drain line that outfalls into Madrone Channel. The plans also show proposed modifications to the detention basin operation. Valley Water originally permitted the existing 30-inch storm drain outfall, installed by Saint Louise Health Center, under specific conditions that restricted the discharge to Madrone Channel. The storm drain outfall required an accompanying detention basin to accommodate the excess discharge directed to the restricted outfall. The original outfall and detention basin was designed to restrict the 100-year development runoff from the 75.66 acre watershed directed to the storm drain to a 10-year pre-developed runoff rate of 21.7 cfs, which required 4.08 acre-feet of detention storage. The PL-566 project hydrology was based on this area being rural (1980s General Plan) which was the basis for requiring the 100-year developed runoff to not exceed the 10-year undeveloped runoff rate and volume. Any proposed changes to the storm drain system and detention basin operation must be accompanied by an updated hydrology study to demonstrate that the original design conditions will be met after updating the proposed watershed area to be directed to the outfall.

**Response: Kier & Wright has revised the stormwater and hydrology report to demonstrate compliance with the pre-developed runoff rate of 21.77. However, we would like to continue to work with the City and Santa Clara Valley Water District to review the design conditions of the PL-566 project and refine technical elements of proposed project against those requirements and how they may impact the design.**

2. Additionally, the hydrology study should demonstrate that the existing storm drain system will operate as designed and that the detention basin capacity (with freeboard) will not be exceeded and cause overbank flows into Madrone Channel.

**Response: The Stormwater and Hydrology Study and design have been revised to provide for 1' of freeboard to avoid overbank flows.**

3. The plans show a proposed storm drain at Half Road, to be constructed by others. Valley Water will consider any new outfalls separately and as part of a regional analysis to limit the number of new outfalls into Madrone Channel.

**Response: The plans have been modified to portray a new storm drain outfall to the Madrone Channel at the end of Half Rd. The City's storm drain master plan depicts a new outfall to the Madrone Channel at this location, and we understand that the Project, the District and the City will need to work together on this aspect.**

### Pretreatment:

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1. All new non-residential buildings shall have a sewer test manhole installed on the property (see City Specifications) and in an area that can be readily accessed by an inspector, (minimum of one for each building).

**Response: The plans have been updated to portray test manholes for each sanitary sewer line such that each building may be tested independently. See sheets C4.1 and C4.2**

2. The sewer drain in the trash enclosure shall have, a Vandal Proof Floor Drain, at a minimum, 40 lb. grease interceptor, a roof, and trash enclosure doors shall be lockable to prevent unauthorized access.

**Response: The plans have been updated with design and notes to portray the grease interceptor and call for the features requested. See sheets C4.1 and C4.2.**

## Building Comments

### Plan Review Comments:

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**The Following items require a resubmittal:**

1. The required EV charging station shall be accessible as required by California Building Code 11B-228.3. Identify location and show compliance on the plans.

**Response: We provided required number of accessible EV charging stations per CBC 11B-228.3 and these are connected to the accessible route. See the site plan sheet A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0.**

2. Trash enclosures shall be connected to an accessible route.

**Response: Please see the site plan sheet A-A1.0, B-A1.0, C-A1.0, D-A1.0 and E-A1.0 for accessible route to the trash enclosure.**

3. Trash Enclosure shall have a solid noncombustible roof structure to prevent storm water from entering the sanitary sewer system. See Pretreatment requirements regarding the required connection to sanitary sewer.

**Response: Please see sheet X-A4.2 for trash enclosure.**

9. All Building entrances shall be on an accessible route CBC 11B-206.4. Each building has multiple doors that are not connected to the accessible route. These doors are also opening into a landscape area. CBC 1028.5 requires the exit discharge shall be provide a direct and unobstructed access to a public way. Landscaping creates an obstruction.

**Response: Where the doors open into the landscape area, we provided the decomposed granite to driveway curb. Please see sheets A-A1.0, B-A1.0, C-A1.0, D-A1.0, and E-A1.0.**

**The following items need to be incorporated in the design and will be verified at Building Permit application plan review:**

1. Project shall be designed to comply with the 2019 California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15.

2. Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:
  - a. MHMC 15.65 Sustainable Building Regulations.
  - b. MHMC 18.72.949 C. Electrical Vehicle Charging.
  - c. MHMC 15.20 Building Security.
  - d. MHMC 15.38 Wage Theft Preventions.
  - e. MHMC 18.148 Water Conservation
  - f. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings.

**Response: Noted. We are provisioning the Building with Gas Services under a request for exemption to allow for Gas Service for Industrial Processes Only.**

## Engineering Comments

### Plan Review Comments:

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A. Vesting Tentative Map Plans:

1. On Sheet 1 of the Vesting Tentative Map, change the second line of the sheet title to “For a Five Lot Subdivision Map” instead of a “Parcel Map” since the project is creating five lots.

**Response: The project will proceed with a 4 lot parcel map instead of the 5 lots originally proposed. The revised Tentative Map with this submittal now has 4 lots.**

2. On Sheet 2, the two proposed right-of-way callouts on the plan for De Paul Drive reference the incorrect section ‘B’; revise the callout to reference section ‘A’.

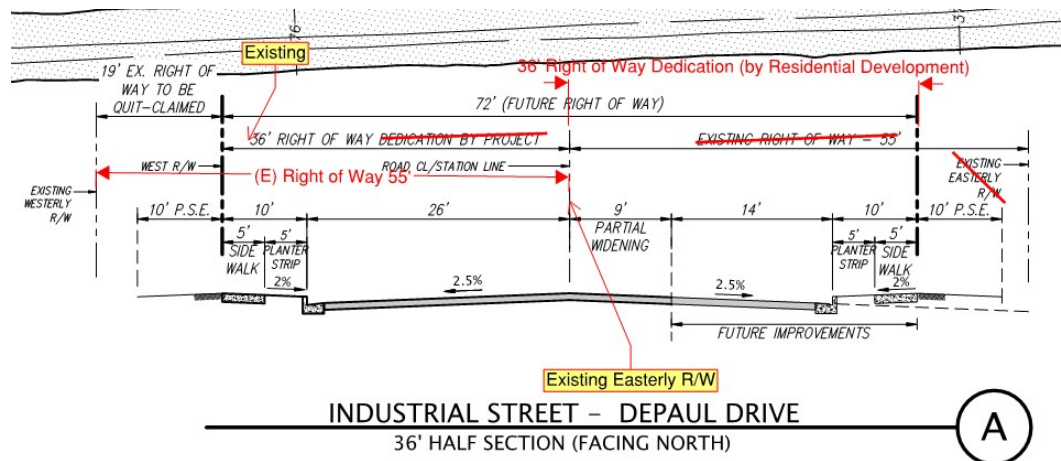
**Response: The callouts to sections on Sheet 2 have been revised.**

3. On Sheet 2, one of the proposed right-of-way callouts on De Paul Drive states that the “(50’ half width, 14’ to be quit-claimed...)”. Per section ‘A’ and plan measurements, the street right-of-way half width is 36’ and the quitclaim width is 19’. Revise the callout with the correct dimensions.

**Response: The callouts and sections on Sheet 2 have been revised to provide better clarity.**

4. On Sheet 2, section ‘A’, revise the proposed 36’ half section on De Paul Drive with the correct boundaries of the existing 55’ right-of-way and proposed right-of-way dedication(s) with the party(ies) that will provide the dedication (i.e. this project or others). Per APN map 728-30 and Parcel Map 669-M-35, the existing right-of-way extends 55’ northeasterly from the eastern property boundary. Refer to the markup below for clarification.





**Response: The callouts and sections on Sheet 2 have been revised to provide better clarity.**

- On Sheet 2, show the proposed 48" storm drain and proposed 8" sewer mains on sections 'B1' and 'B2' along Half Road.

**Response: Existing and proposed utilities are now included on the Half Rd. sections.**

- The project is required to improve the Half Road frontage. Show curb and gutter, a 5' wide detached sidewalk, and 5' wide parkstrip along the project's Half Road frontage.

**Response: The plans have been revised to portray the preliminary design for Half Rd. frontage.**

- Label the existing channel adjacent to the project site as "Madrone Channel".

**Response: Label for Madrone Channel has been added.**

- Show the location and pipe size of the existing water main along Half Road.

**Response: Plan view and sections have been clarified to show the existing water main as well as the SCVWD groundwater recharge line, and the proposed utility lines.**

- Label the existing storm line (with pipe size) that is adjacent to the project's northerly property line.

**Response: Labels have been added.**

- The plans show some private domestic water services, private fire protection services, private sanitary lines, and private storm drain lines crossing parcels. Show locations and widths of the required private utility easements.

**Response: The project proposes to include the utilities with reciprocal agreements to**

**be recorded concurrent with the parcel map. The note pertaining to reciprocal access easements and maintenance agreements has been modified to make this intent clear.**

B. General:

1. Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all common driveways, drive aisles, and parking areas will be required and shall be recorded concurrently with the final map.

**Response: Acknowledged. Per Comment 10 above, utilities will also be included.**

2. On the Topographic Survey sheets (Sheets C1.1 & C1.2), identify all existing impervious areas that will be demolished as part of the proposed improvements.

**Response: There are no impervious surfaces to be demolished as part of the proposed improvements. Offsite improvements will involve removal/replacement of pavement and sidewalk and is portrayed on the preliminary offsite improvement plan sheets.**

3. Label all the public streets as "Public".

**Response: All named streets on the plans are public streets and have been labeled as such.**

4. The project is required to comply with the City's adopted Santa Clara Valley Water Resource Protection Collaborative's "Guidelines and Standards for Land Use Near Streams." A copy of the guidelines and standards can be found at <https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>.

**Response: Acknowledged. We have reviewed the Guidelines and Standards as referenced. The proposed project design is compliant with relevant guidelines and standards or outside of the sphere of influence of the document. The proposed outfall to the Madrone Channel near the end of Half Rd. will need to be compliant with the document and with SCVWD requirements.**

5. The City, pursuant to City Code Chapter 3.56, has established impact fees to finance the cost of improvements required by new development. Impact fees will be due for this project. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months.

**Response: Acknowledged.**

6. Refer to the attached redlined plan comments.

**Response: Acknowledged. We have reviewed the attached redline comments and addressed all comments.**

7. The project should be referred to the Santa Clara Valley Water District (Valley Water).

**Response: Acknowledged. We understand that the City has been in contact with SCVWD and will help facilitate interactions for this project.**

C. Grading & Drainage:

1. On Sheet C2.0, include street sections for all internal drive aisles (Typ.). Refer to attached redline comments on plans.

**Response: Sections have been added and modified.**

2. On Sheet C2.0, reverse section 'K' callout to match section 'K' on Sheet C3.2.

**Response: Section K has been reversed as noted to match callout section 'K'.**

3. Sheet C2.1 comments:

- i. Explain how water is draining on the northern corner of the site. The drainage pattern conflicts with the DMAs shown on Sheet C6.1. Refer to attached redline comments on plans for area in question.

**Response: Pavement grading and drainage to DMA's clarified.**

- ii. The bioswale section details on Sheets C3.1 and C3.2 show underdrains in the gravel sections. Show underdrains in plan view for all bioswales (Typ.).

**Response: Underdrains have been added at each bioswale and are reflected on revised plans.**

- iii. Include spot elevations at the tops of the basins for all bioswales (Typ.).

**Response: Sheet C2.1 and C2.2 have been modified to provide clarification of the top of soil matrix, top of ponding area, and in some cases, top of berm, for bioretention basins using linework and grade labels.**

- iv. Explain how water is draining along a portion of the drive aisle located north of Building C. The DMA map shows water draining toward basin, but ground is not sloped in that direction. Refer to attached redline comments on plans for area in question.

**Response: Pavement grading and drainage to DMA's clarified for area in question.**

- v. Show where the proposed 30" pipe ties into the outlet flow control structure.

**Response: Plan view has been clarified to correlate to detail.**

- vi. Show where the existing 30" pipe discharges to Madrone Channel. Plans show a 42" pipe.

**Response: Size of existing pipe is 30", plan label has been clarified.**

4. Sheet C2.2 comments:

- i. Confirm if offsite stormwater on a portion of Half Road will flow onsite. The elevations shown are higher than onsite. Refer to attached redline comments on plans for area in question.

**Response: Plans have been revised to portray preliminary design for Half Rd.**

- ii. Provide the size of the SD pipe located near Buildings A & D. Refer to attached redline comments on plans for pipe in question.

**Response: Plans have been clarified.**

- iii. Add the elevation of the SDJB located along the drive aisle shared by Buildings D & E. Refer to attached redline comments on plans for SDJB in question.

**Response: Plan label has been added.**

- iv. Rim Elevation of SDCB within the bioswale located west of Building D is 382.1' but nearby conform elevation is 381.6'. Provide top of basin elevation to show water will not overflow bioswale and flow offsite.

**Response: Grading in the location has been clarified with additional linework and labels.**

- 5. On Sheet C3.1, the bioretention planter ponding depths should be 9" or 12" and not 6" per the table on sheet C6.1 (Typ.). Revise sections to show appropriate ponding depth.

**Response: Ponding depths have been clarified on plans and on sections. The 6" ponding reference have been removed and all sections reflect 9" or 12" as stated on C5.0 bio-retention sizing table. Sections on the Stormwater Control Plan sheets have also been updated to reflect correct ponding depths.**

- 6. On Sheet C3.2, confirm if impermeable membranes are needed to protect building footings in sections J, K, and L.

**Response: Impermeable membrane is needed within 10 feet of a building. Sections have been revised to shown for lining of bioretention planters within 10 feet of building footings. See sections on sheet C3.3.**

- 7. On Sheet C3.2, revise Section K orientation to match the callout on Sheet C2.0.

**Response: Section K orientation has been corrected to match section on C2.0.**

D. Stormwater:

1. The following are comments on the project's Preliminary Stormwater Report dated 12/10/2020:

i. On Page 1 of the report, provide a Project Data Table which includes the following:

- 1) Project Name/Number
- 2) Application Submittal Date
- 3) Project Location
- 4) Project Phase No.
- 5) Project Type and Description
- 6) Total Project Site Area
- 7) Total New Impervious Surface Area
- 8) Total Replaced Impervious Surface Area
- 9) Total Pre-Project Impervious Surface Area
- 10) Total Post-Project Impervious Surface Area
- 11) Net Impervious Area
- 12) Watershed Management Zone
- 13) Design Storm Frequency and Depth
- 14) Urban Sustainability Area (if applicable)

**Response: Above requested information is provided in the first page of the updated Preliminary Stormwater Report.**

ii. On Page 1 of the report, include a summary stating the project resides in the Central Coast Regional Water Quality Control Board jurisdictional area.

**Response: Statement provided in the Introduction of the updated Preliminary Stormwater Report.**

iii. Comments on Sheet C6.1 included in the report:

1) Clarify why street improvements are not included in the DMA map.

**Response: Please note that C6.1 has been changed to C5.0. Stormwater treatment for offsite street improvements is required. DMA's and bioretention basins are now provided on Sheets C7.0 and C7.1, and included in the updated report.**

2) Draw in the underdrain for each bioretention basin.

**Response: Revised as noted. Underdrains are depicted on plan sheets C1.2, C2.2, C4.1, C4.2, C6.1, C6.3, C6.4, C6.5, C7.0, and C7.1.**

iv. Sizing Calculator Comments:

1) The total SCM area for the proposed design shown on Sheet C6.1 is 50,740 SF. The project information table in the Sizing Calculator shows a

total SCM area of 51,750 SF. The summed SCM areas in the SCM Characterization Table is 51,970 SF. Revise SCM areas in the Sizing Calculator to match the proposed design.

**Response: Please note that C6.1 has been changed to C5.0. Project information and SCM calculator now match.**

- 2) Confirm that the area for "DMA 10 Landscape" was entered correctly into the Sizing Calculator

**Response: Please note that C6.1 has been changed to C5.0. DMA areas revised and correctly entered in the sizing calculator.**

v. HydroCAD Report Comments:

- 1) The post-development model appears to have doubled the drainage area because the "EX" sub catchment for pre-development is still draining to the existing detention basin (see Page 2 of the post-development report). Confirm that the model has been routed correctly.

**Response: The summary sheets had previously included all areas entered into the HydroCAD model. The HydroCAD model has been revised to keep existing and proposed conditions separate.**

- 2) Include the post-development hydrograph for the 2-year storm event.

**Response: The hydrograph in question was inadvertently excluded but is now included in the updated report.**

- 3) Confirm the outlets for "Pond Ex-B" and "Pond D" are modelled correctly. Some of the elevations and input information conflicts with what is shown in the plans and in detail 1 on Sheet C2.1.

**Response: HydroCAD Model revised to be in agreement with the plans.**

- 4) The depths below the underdrain, the depth of ponding, and depth of gravel and soil media input into HydroCAD are not consistent with the proposed design shown on Sheet C6.1. Correct the information in the HydroCAD elevation- storage tables and outlet devices tables to be consistent with the proposed design.

**Response: The HydroCAD model has been updated to match the plans and section details.**

- 5) Specify the maximum elevations and drawdown times of the bioretention basins for each storm event.

**Response: Tables have been added to the report as an attachment to provide the requested information.**

vi. General Comments on the Preliminary Stormwater Report:

- 1) Include a discussion in the report of how the underdrain functions and connects to the storm drain system.

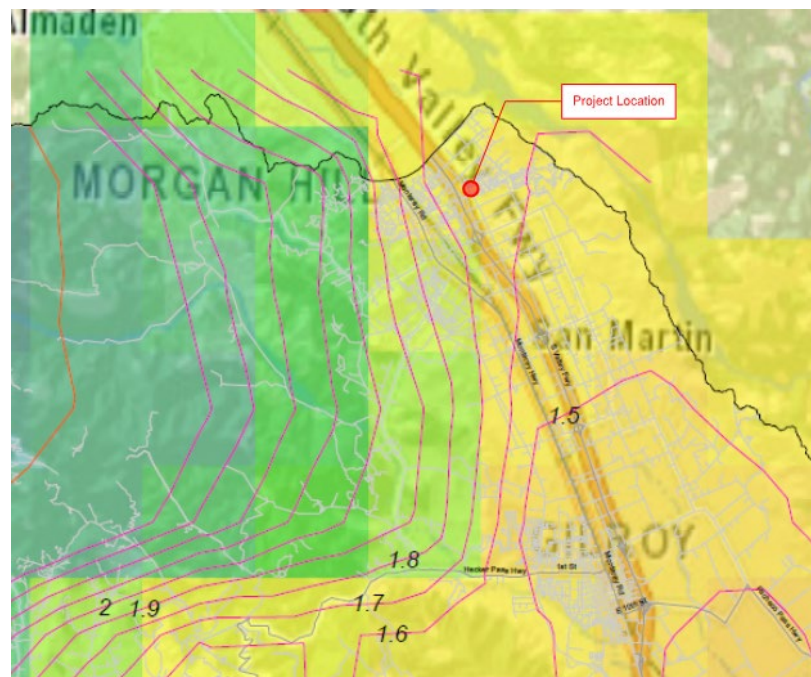
**Response: Discussion included in the report in section IV. Stormwater Control Approach of updated report.**

- 2) Include a discussion in the report of how the overflow structure controlling peak flow in the existing detention basin functions.

**Response: Discussion included in the report in section IV. Stormwater Control Approach.**

- 3) Confirm the 95th percentile rainfall depth is correct. The project is not located in the 2-inch zone of the Central Coast Region 95th Percentile isohyetal map.

**Response: Rainfall depth has been revised to 1.7-inches per the 95th Percentile isohyetal map. See clip below from 95th percentile isohyetal map.**



- 4) Include the drainage and grading plan to show the invert elevations of each bioretention basin and the size and invert elevations of the underdrains, inlets, and outlet structures.

**Response: A Hydrology Map Exhibit is included in the attachment**

**section of the updated report.**

- 5) Include the bioretention basin details in the report. The basin details should show the overflow and inlet structures/pipes as well as callout their sizes and invert elevations.

**Response: Bioretention Basin details are shown on the grading plans sheets, included in the report as detail 1 of section IV. Stormwater Control Approach.**

- 6) Include the detail for the outlet structure controlling peak flow from the site. The detail should callout pipe sizes and invert elevations.

Response: The outlet structure is included in the grading plan sheets C2.1, included in the report as detail 2 of section IV. Stormwater Control Approach.

- 7) The infiltration rates used in the Basin Sizing Calculator and HydroCAD model is 0.75 and 1.50 in/hr respectively. Revise the report to specify the infiltration rate used for design and make sure this infiltration rate is used in both the Basin Sizing Calculator and the HydroCAD model. The infiltration rate used for design should be based on tests specific to the location and depth of each bioretention basin and should have a safety factor of 2 applied.

**Response: The basin sizing calculator defaults to 0.75cfs based on soil type. The preliminary information provided by the geotechnical engineer with respect to infiltration rates is varies from 1.5 cfs on most of the site and 0.75 on areas adjacent to the existing detention basin. 0.75cfs was used in the HydroCAD model as a conservative approach and in order to be consistent with the SCM sizing calculator.**

- 8) Confirm the location of the existing 30" pipe that discharges to the Madrone Channel that was input into the HydroCAD model and is shown in Detail 1 on Sheet C2.1. The plans show only an existing 42" pipe discharging to the Madrone Channel.

**Response: The existing pipe discharge to Madrone Channel is 30". Labels have been provided to clarify.**

- 9) The final report, to be submitted at improvement plan/building permit stage, shall include an operation and maintenance plan and a copy of the Stormwater BMP Operation and Maintenance Agreement with the City.

**Response: Acknowledged, O&M plan and agreement to be provided at grading/building permit review.**



- 10) Include the Performance Requirement Checklists as an attachment to the report instead of submitting them separately.

**Response Performance Requirement Checklists are included in the report as part of attachments.**

- 11) The Performance Requirement No. 2 Checklist indicates that Biofiltration Treatment Systems are being incorporated in the design. The report does not discuss sizing the bioretention basins based on parameter 2.a and does not meet the requirement for the soil media to be a depth of 24 inches. Also, the report does not specify that the soil media will have a minimum infiltration rate of 5 inches per hour. Please confirm that the design requirements for biofiltration treatment systems are being met.

**Response: Per the Performance Requirement 2, basins designs have been revised to provide 24" of soil depth. Section IV. Stormwater Control Approach has been added to the stormwater report and confirms that the proposed biofiltration treatment systems meet the requirements as outlined in Performance Requirement no. 2.**

- 12) The Preliminary Stormwater Report does not include the new/replaced impervious surface areas from the proposed offsite improvements on Sheet 6.2. Revise the report to include the offsite improvements.

**Response: A discussion of our offsite stormwater approach is added to section IV. Stormwater Control Approach. A Preliminary Hydrology Map has been added to the report in the attachment sections.**

- 13) In the In-Lieu Treatment Table on Sheet 6.2, explain where and how offsite runoff will be treated to provide in-lieu treatment.

**Response: DMA S1 has 18,287 SF of undisturbed impervious pavement that will be treated in Bio-retention basin S1, this undisturbed treated area will provide in-lieu treatment for the 12,799 of disturbed impervious pavement in DMA S2. In-Lieu treatment table in C7.0 has been described in more detail to clarify.**

- 14) On the Bio-Retention Area Sizing Calculations Table on Sheet 6.2, the effective treatment area can be used for PCR 2 but PCR 3 requires calculation of retention tributary area. Confirm that retention tributary area is used in PCR 3 calculations.

**Response: The bio-retention area sizing table on C5.0 has been modified to show the minimum required runoff retention storage volume requirements and our proposed retention storage volume for**

**each basin. Per Appendix E in the Guidance Manual for Post Construction Stormwater Requirements we used the SCM sizing calculator (Santa Barbara County Version, February 26, 2014) to obtain the minimum required runoff retention volume using the routing method. Our modified bio-retention area sizing table shows that we meet the minimum runoff retention storage volume.**

- 15) Loading/unloading dock areas have the potential for material spills to be quickly transported to the storm water conveyance system. Demonstrate how the project meets the following required design criteria:
- a. Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
  - b. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

**Response: The current design appears to comply with the noted design criteria in that the grading is away from the building and dock doors so that there is no run-on, and drainage is directed to bioretention basins via overland flow.**

2. On all the cross-sections on Sheets C3.1 & C3.2 that show a bio-retention planter, note that the bioretention planting is specified on the Landscape Plans.

**Response: Note has been added to all cross sections showing bioretention planters.**

3. Show the locations of all on-site trash enclosures. Trash enclosure areas must meet the following Structural or Treatment Control BMP requirements:
- i. Roof Required: Trash enclosure area shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents.
  - ii. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.
  - iii. Doors: Trash enclosure shall have door(s) which can be secured when closed.
  - iv. Grades: The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure.
  - v. Drain Inlet: Within the enclosure, an area drain with an approved (Zurn) vandal proof drain shall be installed and shall be plumbed to the sanitary sewer system with grease trap. Grease trap shall be located within the trash enclosure footprint

**Response: Trash enclosures are shown for each building. Notes have been added to indicate the above items will be required. See sheets C4.1 and C4.2**

4. The developer/owner(s) of each of the five parcels will be required to enter into a formal written Stormwater BMP Operation and Maintenance Agreement with the City

prior to building permit issuance. The draft agreement will be provided at improvement plan/building permit stage.

**Response: Acknowledged.**

E. Street Improvements:

1. The project is required to construct street improvements along De Paul Drive, Half Road and Cochrane Road. Additional discussion about these street improvements is required between the developer and Land Development Engineering prior to Planning approval.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Street improvements are shown for Cochrane Rd., DePaul Dr., and Half Rd. Additional discussion with the City is expected.**

2. Confirm that the proposed driveway entries along De Paul Drive match the proposed driveway entries for "The Crosswinds" development.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Proposed Crosswinds driveways are shown and have been labeled for further clarity.**

3. The two northerly driveways have widths that exceed the City standard maximum industrial driveway width of 36' for. City Engineer approval is required.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. The project is requesting City Engineer approval for larger driveways as shown. Exhibits have been provided showing truck maneuvering justification.**

4. Provide finished grade elevations for the proposed curb flow lines and pavement along Cochrane Road, De Paul Drive, and Half Road.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Grading information is provided for offsite improvements, see sheets C6.1 through C6.4.**

5. Provide a preliminary traffic signal modification plan for the Cochrane/De Paul intersection. The plan shall include the relocation or replacement of the two existing traffic signal poles on the southwest corner of the intersection, signal phasing, and the proposed striping plans.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Preliminary signal modification plan provided, see sheets C6.1 through C6.4.**

6. Provide callouts on the plans and legend for the streetlights shown along the entire western De Paul frontage.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Callouts and legend clarified for streetlights along DePaul.**

7. On Sheet C5.1, confirm if there is a bike lane in Section C1 to match Section C2.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Bike lane and striping clarified on plan (see sheets C6.1 through C6.4.) and on sections (see sheet C6.5).**

8. On Sheet C5.1, confirm if the bike lane shown on Section C2 is located on the other side of the sidewalk.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Bike lane and striping clarified on plan (see sheets C6.1 through C6.4.) and on sections (see sheet C6.5).**

9. On Sheet C5.1, provide plan callouts showing removal, relocation, and/or replacement of existing improvements within the road widening area on Cochrane and De Paul (i.e., traffic signal poles, overhead service pole, storm drain inlets).

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Information added to the plan to indicated removal, relocations, replacements. See sheet C6.1.**

10. On Sheet C5.1, section 'C1' is not consistent with the plan view. Clarify if the project will complete the curb realignment, sidewalk, and planter strip improvements on the east side of De Paul, which is show on section 'C1'.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Section has been revised to clarify.**

11. On Sheet C5.1, show new streetlights along project's Cochrane Road frontage.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Streetlights have been added to Cochrane Rd. frontage see offsite sheets C6.1.**

12. On Sheet C5.2, add a cross-section along the Lands of Lee frontage.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Section E on sheet 6.5 shows the Lands of Lee frontage.**

13. On Sheet C5.2, the north arrows are in the wrong orientation, revise both arrows to the correct orientation.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. North arrows revised.**

14. On Sheet C5.2, provide callouts on the plans for the proposed curb alignment and right of way and 10' PSE boundary lines.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Call outs added for clarity.**

15. On Sheet C5.2, section 'D', revise the proposed 36' half section on De Paul with the correct boundaries of the existing 55' right of way and proposed right-of-way dedication(s) with the party(ies) that will provide the dedication (i.e., this project or others). Per APN map 728-30 and Parcel Map 669-M-35, the existing right of way extends 55' northeasterly from the eastern property boundary. Refer to Vesting Tentative Map comments for additional clarification.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Section revised for clarity.**

16. Show the existing 10' PUE (Parcel Map 594-M7-8) along APN #728-31-013 (De Paul Medical Center) on the plans and applicable cross-sections.

**Response: Offsite sheet numbers have been revised and are now sheets C6.0 through C6.5 on revised plans. Existing PUE added to the section(s) B, C, and D on sheet C6.5.**

17. On Sheet C7.1, show a truck turning template over the new De Paul Drive cul-de-sac.

**Response: C7.1 has been revised to sheet C8.1. Truck turning exhibit included in the package as sheet that shows firetruck turn, and semi-truck maneuvering at the cul-de-sac**

18. Provide a Preliminary Striping Plan for all offsite roadway improvements.

**Response: Preliminary striping plan included in the package as sheet C6.1, C6.2, and C6.4.**

F. Utilities:

1. The City's Water System Master Plan, Storm Drainage System Master Plan, and Sewer System Master Plan identified proposed improvements along De Paul Drive and Half Road. Additional discussion about these master plan improvements is required between the developer and Land Development Engineering prior to Planning approval.

**Response: Utility improvements are shown for Cochrane Rd., DePaul Dr., Half Rd. Additional discussion with the City is expected.**

2. On Sheet C4.2, check if the new fire hydrant at De Paul Drive, near Building A, is placed over the new catch basin. Refer to attached redline comments on plans for fire hydrant in question.

**Response: Fire hydrants have been coordinated with bioretention basins.**

3. Sheet C5.2 comments:
  - i. Show all storm drain design elevations for the proposed storm drain along De Paul Drive. Show how the proposed storm drain ties into "The Crosswinds" development frontage improvements.

**Response: The storm drain preliminary design has been coordinated with Crosswinds preliminary plans and sheet C6.3 show the tie into the existing SD system.**

- ii. Section D passes through onsite bioswale and pavement but does not show these items in the Section D detail. Revise detail.

**Response: Section D updated for clarity.**

4. Add a sanitary sewer test manhole for each of the five buildings and label each manhole. The sanitary sewer test manholes shall be located within private property and shall be accessible to the Pretreatment Inspector.

**Response: Test manholes added to sheets C5.1 and C5.2 such that each building can be tested independently.**

5. The project will be required to enter into a Private Sanitary Sewer Maintenance Agreement with the City for maintenance of all private sanitary sewer facilities which includes the private sewer mains, sewer laterals, force main and pump station.

**Response: Acknowledged.**

6. The project site appears to have two active production wells. Show disposition of these wells on the plans.

**Response: There is only 1 well on the site and is noted to be abandoned in accordance with county health department requirements.**

7. Detailed review of the water service configurations, water lateral, meter and backflow preventer locations will be performed at improvement plan/building permit stage and will be subject to City Engineer approval.

**Response: Acknowledged.**

G. Landscaping:

1. Revise the landscape plan to clearly show the new sidewalk and parkstrip along the project's De Paul Drive and Half Road frontages and the new street trees located in the parkstrips.

**Response: Plan revised to show sidewalks and parkway trees.**

2. Specify the species of the new street trees on the Landscape Plans. Refer to the City's Master Street Tree Plan for the acceptable street tree species and tree spacing.

**Response: Plan revised to show species of street trees.**

## PG&E Comments

### General Comments:

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1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page)

**Response: Noted.**

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

**Response: Noted.**

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

**Response: Noted.**

### Attachment 1 – Gas Facilities:

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1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

**Response: Noted.**

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline

Services in writing PRIOR to performing the work.

**Response: Noted.**

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

**Response: Noted.**

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

**Response: Noted.**

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

**Response: Noted.**

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.



For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

**Response: Noted.**

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

**Response: Noted.**

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

**Response: Noted.**

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

**Response: Noted.**

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

**Response: Noted.**

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current"

cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

**Response: Noted.**

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

**Response: Noted.**

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

## **Attachment 2 – Electric Facilities:**

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1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."

**Response: Noted.**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

**Response: Noted.**

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

**Response: Noted.**

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric

transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

**Response: Noted.**

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

**Response: Noted.**

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

**Response: Noted.**

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

**Response: Noted.**

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

**Response: Noted.**

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

**Response: Noted.**

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

**Response: Noted.**

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

**Response: Noted.**

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

**Response: Noted.**

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

**Response: Noted.**

**END OF COMMENTS**

Sincerely,

Jun Lee