RESOLUTION NO. 14-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING CONDITIONAL USE PERMIT NO. UP13-0023 TO INCREASE THE MAXIMUM PERMITTED FLOOR AREA RATIO FROM 0.40 (40%) TO 0.50 (50%) FOR KLA-TENCOR CAMPUS LOCATED AT 1-7 TECHNOLOGY DRIVE, FOR WHICH AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, on May 15, 2013, an application was submitted by KLA-Tencor, 1 Technology Drive, Milpitas, CA 95035, for a Conditional Use Permit to increase the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.50 (50%) on the forty acre KLA Tencor campus. The increase in FAR would accommodate future expansion of the KLA campus with approximately 128,000 additional square feet of industrial and manufacturing space ("Project"). The property is located within the Light Industrial Zoning District (APN 86-43-026, -029, -030 and -031); and

WHEREAS, prior to the adoption of this Resolution, the Planning Division completed an environmental assessment for the project and prepared an Initial Study and circulated a Mitigated Negative Declaration (EA13-0005) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended (CEQA), and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effect to a less-than-significant level; and

WHEREAS, wherever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a Mitigation Monitoring and Reporting Program to ensure compliance with the mitigation measures during project implementation; and

WHEREAS, the City of Milpitas is the lead agency on the Project, and the Milpitas Planning Commission is the decision-making body for the proposed Project; and

WHEREAS, the Milpitas Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program

for the Project and intends to take actions on the Project in compliance with CEQA and stated and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code;

WHEREAS, on January 8, 2014, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the owner or designee, and other interested parties;

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The Planning Commission does hereby make the following findings: (i) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (ii) the Initial Study/Mitigated Negative Declaration prepared fro the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA, and (iii) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the Planning Commission as lead agency for the Project. The Planning Commission designates the Director of Planning and Neighborhood Services at 455 E. Calaveras Blvd., Milpitas, CA 95035, as custodian of documents and records of proceedings on which this decision is based; and

Section 3: The Planning Commission does hereby adopt the Mitigation and Reporting Program prepared for the Project and attached to this Resolution as **Exhibit 2**. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (i) on file in the Planning Division located at 455 E. Calaveras Blvd., Milpitas, CA 95035, and (ii) available for inspection by any interested person.

Section 4: Conditional Use Permit Findings (Section XI-10-57.4(F))

1. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The project will not be detrimental or injurious to property or improvements nor to public health, safety and general welfare because the use of the property is consistent with the General Plan as well as the purpose and intent of the Light Industrial Zoning District. These areas allow for research and development and manufacturing uses. The increase in allowable FAR is authorized with approval of a conditional use permit. The project would incorporate mitigation measures, as further described below, that would reduce potential impacts to a less than significant level. The applicant would also be required to adhere to local, state and federal regulations that also provide safeguards and protect public health and safety.

2. The proposed use is consistent with the Milpitas General Plan.

The proposed FAR increase allows for a future expansion of the existing KLA-Tencor corporate campus. The project encourages economic development, promotes business retention, expands employment opportunities, and maintains the job/housing balance. The proposed FAR increase is consistent with the following General Plan policies:

- Guiding Principle No. 2.a-G-1 Maintain a land use program that balances Milpitas' regional and local roles by providing for a highly amenable community environment and a thriving regional industrial center.
- Implementing Policy No. 2.a-I-7: Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention.
- Implementing Policy No. 2.a-I-4: Publicize the position of Milpitas as a place to carry on compatible industrial and commercial activities with special emphasis directed toward the advantages of the City's location to both industrial and commercial use.
- Implementing Policy 2.a-I-3: Encourage economic pursuits which will strengthen and promote development through stability and balance.

3. The proposed use is consistent with the Milpitas Zoning Ordinance.

The project conforms to the Milpitas Zoning Ordinance in that the R&D and manufacturing use a permitted use in the Light Industrial Zoning District. The proposed 0.50 FAR is permitted with the approval of a conditional use permit as set forth in the Definitions section of the Milpitas Zoning Code. The project does not propose any construction at this time; however, any new construction related to the future expansion shall require a Site Development Permit and Planning Commission review. As such, the existing site conditions comply with the development standards in terms of setbacks, height, and parking requirements as described below.

Table 1:
Setbacks and Development Standards

	M1 Development Standards	Existing	Complies?
Setbacks (Minimum)			**Yes**
Front to Primary Structure	Along Major Street: 35' Along Non-Major Street: 25'	**178'**	
Interior Side	0	**90'**	
Street Side	Same of Front Setback	**235'**	
Rear	0	**60'**	
Building Height (Maximum)	None. However 3-stories or 35' require Planning Commission	**One to two stories**	**Yes**
FAR	.40	**42.6%**	**No**
Parking	1/300 GFA (2,433)	**2,482**	**Yes**

Increases above the Maximum Permitted Floor Area Ratio Findings [Section XI-10-2.03]

1. *The proposed development will generate low peak-hour traffic.*

The City of Milpitas requires traffic impact analysis for uses that increase traffic by 100 or more PM peak hour trips. The proposed 128,000 square feet of manufacturing and related industrial space is expected to generate 489 daily trips, 93 AM peak hour trips and 95 PM peak hour trips.

The City of Milpitas General Plan identifies level of service (LOS) E in the peak hours as the operational threshold for local intersection and recognizes regional facilities may operate at worse than LOS E. Intersections in the vicinity of the project site include: 1) McCarthy Boulevard and westbound 237 on-off ramps; 2) McCarthy Boulevard and eastbound 237 on-off ramps; 3) McCarthy Boulevard and Bellew Drive; 4) McCarthy Boulevard and Alder Drive; and, 5) McCarthy Boulevard and Tasman Drive. Recent traffic data (Pacific Mall TIA, March 2013) for the area identifies that these nearby intersections operate at acceptable level of service (LOS) standards, all currently at or below LOS D. The addition of 93 and 95 trips, respectively, will not degrade conditions to LOS D or worse given these intersections have ample capacity.

The remaining intersections along McCarthy also operate at LOS C or better indicating sufficient capacity at these locations. The PM peak hour operation is lower but still within the acceptable level of service standards per City of Milpitas and Santa Clara County acceptable thresholds of significance for intersection operations. Regardless, mitigation measures will require the project to implement Transportation Demand Management strategies to encourage ridesharing and use of public transit.

2. *The proposed development will not create a visual prominence.*

The future building additions are limited to one and two stories which are consistent with the height of the existing buildings and will not create a visual prominence. A condition of approval has been included that the building additions shall match and complement the architectural style and design of the existing buildings and provide an appropriate scale and massing. Mitigation measures have also been added to ensure impacts to aesthetics do not occur.

Section 5: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No. UP13-0023, subject to the above Findings, Conditions of Approval attached hereto as Exhibit 1, and Mitigation Monitoring and Reporting Program attached hereto as Exhibit 2.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on January 8, 2014.

_____
Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on January 8, 2014, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal, Chair				
Zeya Mohsin				
Gurdev Sandhu				
Demetress Morris				
Garry Barbadillo				

EXHIBIT 1

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. UP13-0023

General Conditions

1. The owner or designee shall develop the approved project in conformance with the attachments approved by the Planning Commission on January 8, 2014 in accordance with these Conditions of Approval.

   Any deviation from the approved attachments shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)

2. The applicant shall file an application and receive approval for a Site Development Permit from the Planning Commission prior to issuance of any building permit on the site. (P)

3. Conditional Use Permit No. UP13-0023 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement shall be:

   a. Completes a foundation associated with the project; or
   b. Dedicates any land or easement as required from the zoning action; or
   c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

4. Pursuant to Section 64.07, the owner or designee shall have the right to request an extension of Conditional Use Permit No. UP13-0023 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)

5. No building permit shall be issued for the expansion of the KLA Tencor Campus as part of Conditional Use Permit No. UP13-0023 unless the owner or designee obtains all required City of Milpitas approval(s) for the expansion, including a Site Development Permit, prior to building permit issuance.

6. Indemnification. To the fullest extent permitted by law, owner or designee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City

Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by owner or designee, City, and/or the parties initiating or bringing such proceeding. The owner or designee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The owner or designee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. (CA)

7. The use shall at all times comply with all local, State, and Federal laws, rules, regulations, guidelines, requirements, and policies. (CA/P)

Conditional Use Permit

8. Storm Water Management. The owner or designee shall comply with the new regional permits requirements for both pre-construction and post-construction requirements. Storm water management shall be in compliance with Municipal Regional Permit (MRP) dated October 14, 2009. (PW)

9. Storm Water Control Plan. Prior to Site Development Permit approval for construction related to the future expansion, the owner or designee shall submit a Storm Water Control Plan that incorporates best management practices (BMPs) for treatments of stormwater run-off from all parcels. The Storm Water Control Plan shall incorporate source control, site design and stormwater treatment requirements consistent with MRP requirements with BMPs such as the use of bio-treatment areas into the landscape design elements and the use of permeable pavement BMPs compliant with the current California Stormwater Quality Association (CASQA) BMP handbooks. Site design and stormwater treatments shall also include Low Impact Development (LID) treatment measures of harvesting and reuse, infiltration, or evaporate-transpiration. The site plan shall be consistent with the final Storm Water Control plan to the satisfaction of the City Engineer. (PW)

    a. The Plan shall be prepared by a licensed Civil Engineer qualified and trained professional with storm water treatment process and certifies that measures specified in the report meet the MRP requirements.

    b. Prior to issuance of first Certificate of Occupancy, the owner or designee shall submit a Storm water Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance

procedures needed to insure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the Owner or Designee's signed statement accepting responsibility for maintenance.

c. Prior to issuance of final certificate of occupancy, the owner or designee shall execute and record an Operation & Maintenance Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities.

d. The Owner or Designee shall comply with all "Model Conditions of Approval for Stormwater Quality" per C.3 Stormwater Handbook.

e. Final Storm Water Control Plan must be certified by the City's approved third party engineer.

13. Fees. The owner or designee shall be subject to pay the related fees prior to issuance of any building permit. To the extent that the project is developed in phases, the applicant or designee shall be required only to pay those fees associated with the particular phase of the project. Fees shall be adjusted, where applicable, by ENR as required by code, ordinance or resolution at the time of building permit issuance. The Sewer Treatment Plant is an estimate and shall be finalized at the time of building permit issuance. Where applicable, estimated fee are adjusted to ENR index for June 2013. (PW)

14. Solid Waste. The owner or designee shall provide sufficient facilities for on-site storage and collection of solid waste and recyclables in accordance with City Guidelines. Owner or designee shall provide a Solid Waste Handling Plan showing how materials will be transferred to the trash enclosure/external collection point. The Solid Waste Handling Plan shall also address other requirements, such as compaction, sufficient number of bins, and facility management responsibility for bin management/positioning and litter control. Owner or designee shall demonstrate that the site plan provides sufficient space for the solid waste vehicle to perform collection and turn around on-site. Owner or designee shall procure sufficient service frequency. (PW)

15. Landscaping. Per Chapter 6, Title VIII of Milpitas Municipal Code (Ord. No. 240), the landscape irrigation system must be designed to meet the City's recycled water guidelines and connect to recycled water system. Landscape plants shall be compatible with recycled water.

Environmental Mitigation Measures

17. AES-1: Detailed architectural plans shall be submitted to the Planning Department for early review and consultation.

18. AES-2: Design of buildings and structures shall be consistent with the scale and form of existing development and design on site.

19. AES-3: No blank, or windowless walls or sides of buildings shall be allowed to face the exterior of the site or be visible from State Route 237, Technology Drive, or South McCarthy Boulevard.

20. AIR-1: The following measures shall be implemented during all construction activities:
    a. Water all active construction areas and exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day.
    a. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
    b. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
    c. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
    d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
    e. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
    f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).

21. AIR-2: Clear signage shall be provided for construction workers at all access points.

22. AIR-3: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

23. AIR-4: Post a publicly visible sign with the telephone number and person to contact at the City of Milpitas regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the Bay Area Air Quality Management District shall also be visible to ensure compliance with applicable regulations.

24. AIR-5: To reduce construction related greenhouse gas impacts, the following measures are required:

a. At least 15 percent of the construction vehicles/equipment shall be fueled by an alternative source such as biodiesel and/or electric.
b. At least 10 percent of all building materials shall be local (within 100 miles); and
c. At least 50 percent of construction and demolition materials shall be recycled.

25. GHG-1: Reduce construction related greenhouse gas impacts by incorporating the following measures are required:
    a. At least 15 percent of the construction vehicles/equipment shall be fueled by an alternative source such as biodiesel and/or electric.
    b. At least 10 percent of all building materials shall be local (within 100 miles); and
    c. At least 50 percent of construction and demolition materials shall be recycled.

26. GHG-2: Require bicycle parking for 10% of total required parking spots and bicycle support facilities.

27. GHG-3: Provide public transit information in the employee break room and post information such as Santa Clara Valley Transportation Authority bus and light rail schedules, maps, and fares.

28. GHG-4: Facilitate ride sharing by providing sign-up sheets or other measures to allow interested employees to identify carpooling opportunities.

29. GHG-5: Provide bicycling information and post information such as bicycle route maps and information.

30. GHG-6: Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.

31. GHG-7: Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.

32. TRANS-1: Provide public transit information in the employee break room and post information such as Santa Clara Valley Transportation Authority bus and light rail schedules, maps, and fares.

33. TRANS-2: Facilitate ride sharing by providing sign-up sheets or other measures to allow interested employees to identify carpooling opportunities.

34. TRANS-3: Provide bicycling information and post information such as bicycle route maps and information

35. TRANS-4: Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.

36. TRANS-5: Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.

(P) = Planning
(PW) = Public Works
(CA) = City Attorney
(PC) = Planning Commission

MITIGATION MONITORING PROGRAM

KLA-Tencor FAR Increase
ENVIRONMENTAL IMPACT ASSESSMENT NO. EA13-0005

Mitigation Measure	Implementation, Responsibility & timing	Monitoring Responsibility	Shown on Plans	Verified Implement.	Remarks
AES-1: Detailed architectural plans shall be submitted to the Planning Department for early review and consultation.	*Responsibility:* Applicant *Timing:* Prior to any Site Development Approval.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
AES-2: Design of buildings and structures shall be consistent with the scale and form of existing development and design on site.	*Responsibility:* Applicant *Timing:* Prior to any Site Development Approval.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
AES-3: No blank, or windowless walls or sides of buildings shall be allowed to face the exterior of the site or be visible from State Route 237, Technology Drive, or South McCarthy Boulevard.	*Responsibility:* Applicant *Timing:* Prior to any Site Development Approval.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
AIR-1: The following measures shall be implemented during all construction activities: • Water all active construction areas and exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved	*Responsibility:* Applicant *Timing:* Prior to any demolition or grading activities	*Responsibility:* Building Division, Land Development Section, Planning Division	initials _____ date	initials _____ date	

access roads, parking areas and staging areas at construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).					
AIR-2: Clear signage shall be provided for construction workers at all access points.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Land Development Section, Planning Division	initials _____ date	initials _____ date	
AIR-3: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	*Responsibility:* Applicant *Timing:* Prior to start of any work.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	

AIR-4: Post a publicly visible sign with the telephone number and person to contact at the City of Milpitas regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of the Bay Area Air Quality Management District shall also be visible to ensure compliance with applicable regulations.	*Responsibility:* Applicant *Timing:* Prior to start of any work.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	
AIR-5: To reduce construction related greenhouse gas impacts, the following measures are required: • At least 15 percent of the construction vehicles/equipment shall be fueled by an alternative source such as biodiesel and/or electric. • At least 10 percent of all building materials shall be local (within 100 miles); and • At least 50 percent of construction and demolition materials shall be recycled.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	
GHG-1: Reduce construction related greenhouse gas impacts by incorporating the following measures are required: • At least 15 percent of the construction vehicles/equipment shall be fueled by an alternative source such as biodiesel and/or electric. • At least 10 percent of all building materials shall be local (within 100 miles); and • At least 50 percent of construction and demolition materials shall be recycled.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	

GHG-2: Require bicycle parking for 10% of total required parking spots and bicycle support facilities.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	
GHG-3: Provide public transit information in the employee break room and post information such as Santa Clara Valley Transportation Authority bus and light rail schedules, maps, and fares.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
GHG-4: Facilitate ride sharing by providing sign-up sheets or other measures to allow interested employees to identify carpooling opportunities.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
GHG-5: Provide bicycling information and post information such as bicycle route maps and information	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
GHG-6: Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	
GHG-7: Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
TRANS-1: Provide public transit information in the employee break room and post information such as Santa Clara Valley Transportation Authority bus and light rail schedules, maps, and fares.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
TRANS-2: Facilitate ride sharing by providing					

sign-up sheets or other measures to allow interested employees to identify carpooling opportunities.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
TRANS-3: Provide bicycling information and post information such as bicycle route maps and information	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Planning Division	initials _____ date	initials _____ date	
TRANS-4: Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	
TRANS-5: Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.	*Responsibility:* Applicant *Timing:* Prior to issuance of any building permits.	*Responsibility:* Building Division, Planning Division	initials _____ date	initials _____ date	