

C.3 O&M INSPECTIONS

RAFLES WARNARS QISP, QSP, CESSWI, CCEO

CACEO DIRECTOR, REGION 2

CODE ENFORCEMENT OFFICER

CITY OF SANTA CLARA

PUBLIC WORKS, STREETS

O&M AGREEMENTS

- MUST BE COMPLETED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY
- PART OF THE PROPERTY TITLE
- REQUIRES ANNUAL REPORTING OF MAINTENANCE ACTIVITIES CONDUCTED DURING THE YEAR
- COMPREHENSIVE O&M INSPECTION CONDUCTED EVERY FIVE YEARS (MRP MANDATES 20%/YEAR BUT NO LESS THAN 15%/YEAR).

23569752

Regina Alcomendras
Santa Clara County - Clerk-Recorder

01/27/2017 11:09 AM

ORD WITHOUT FEE
RSUANT TO GOV'T CODE SECTION 6103

Recording Requested by:
Office of the City Attorney
City of Santa Clara, California

Titles: 1 Pages: 84

Fees: \$0.00
Taxes: \$0
Total: \$0.00



When Recorded, Mail to:
Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

**STORMWATER TREATMENT MEASURES
INSPECTION AND MAINTENANCE AGREEMENT
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
GALLERY AT CENTRAL PARK PHASE II, LLC**

PREAMBLE

This Stormwater Treatment Measures Inspection and Maintenance Agreement ("Agreement") is made by and between the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("City") and Gallery at Central Park Phase II, LLC, with primary address at Four Embarcadero Center, Suite 2700, San Francisco, CA 94111, an owner of real property, described in this Agreement as "Property Owner". City and Property Owner may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

- A. The City of Santa Clara is a co-permittee of the Santa Clara Valley Urban Runoff Pollution Prevention Program, which serves as the City's permit under the National Pollutant Discharge Elimination System (NPDES);
- B. Provision C.3.h. of this NPDES permit, and as it may be amended or reissued, requires the City to verify that all stormwater treatment measures are adequately operated and maintained by entities responsible for the stormwater treatment measures;
- C. The Property Owner, Gallery at Central Park Phase II, LLC, is the owner of real property commonly known as 2900 Hearth Place, Santa Clara, CA 95051, in the attached legible reduced-scale copy of the Site Plan or comparable document (Exhibit A) upon which stormwater treatment measures are located;

AGREEMENT PROVISIONS

- 1. CONSTRUCTION OF STORMWATER TREATMENT MEASURES**
- 2. MAINTENANCE OF STORMWATER TREATMENT MEASURES**
- 3. SEDIMENT MANAGEMENT**
- 4. ANNUAL INSPECTIONS**
- 5. NECESSARY CHANGES AND MODIFICATIONS**
- 6. ACCESS TO THE PROPERTY**
- 7. FAILURE TO MAINTAIN STORMWATER TREATMENT MEASURES**
- 8. REIMBURSEMENT OF CITY EXPENDITURES**

AGREEMENT PROVISIONS (CONT'D)

8. REIMBURSEMENT OF CITY EXPENDITURES

9. INDEMNIFICATION

10. NO ADDITIONAL LIABILITIES

11. PERFORMANCE OF FINANCIAL ASSURANCE

12. TRANSFER OF PROPERTY

13. SEVERABILITY

14. RECORDATION

15. RELEASE OF AGREEMENT

16. EFFECTIVE DATE AND MODIFICATION

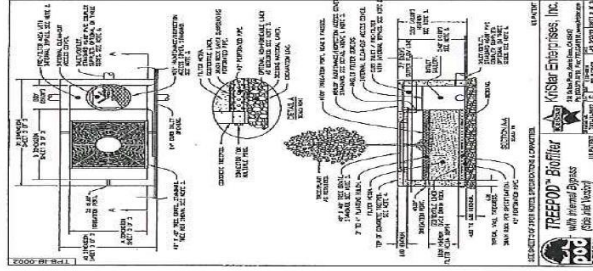
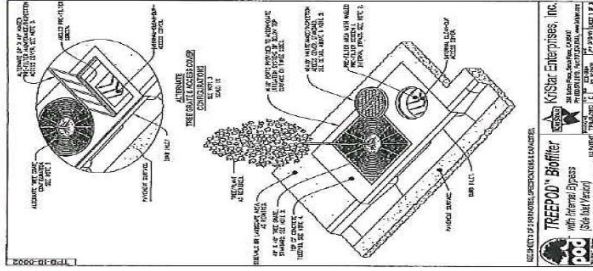


TABLE 1: MANHOLE SIZES AND WEIGHTS				
MANHOLE SIZE (mm)	MANHOLE WEIGHT (kg)	MANHOLE FRAME WEIGHT (kg)	MANHOLE COVER WEIGHT (kg)	MANHOLE TOTAL WEIGHT (kg)
600	15	10	5	30
800	25	15	10	50
1000	40	25	15	80
1200	60	40	25	125
1400	80	55	35	170
1600	100	70	45	215
1800	120	85	55	260
2000	140	100	65	305
2200	160	115	75	350
2400	180	130	85	395
2600	200	145	95	440
2800	220	160	105	485
3000	240	175	115	530
3200	260	190	125	575
3400	280	205	135	620
3600	300	220	145	665
3800	320	235	155	710
4000	340	250	165	755
4200	360	265	175	800
4400	380	280	185	845
4600	400	295	195	890
4800	420	310	205	935
5000	440	325	215	980
5200	460	340	225	1025
5400	480	355	235	1070
5600	500	370	245	1115
5800	520	385	255	1160
6000	540	400	265	1205
6200	560	415	275	1250
6400	580	430	285	1295
6600	600	445	295	1340
6800	620	460	305	1385
7000	640	475	315	1430
7200	660	490	325	1475
7400	680	505	335	1520
7600	700	520	345	1565
7800	720	535	355	1610
8000	740	550	365	1655
8200	760	565	375	1700
8400	780	580	385	1745
8600	800	595	395	1790
8800	820	610	405	1835
9000	840	625	415	1880
9200	860	640	425	1925
9400	880	655	435	1970
9600	900	670	445	2015
9800	920	685	455	2060
10000	940	700	465	2105
10200	960	715	475	2150
10400	980	730	485	2195
10600	1000	745	495	2240
10800	1020	760	505	2285
11000	1040	775	515	2330
11200	1060	790	525	2375
11400	1080	805	535	2420
11600	1100	820	545	2465
11800	1120	835	555	2510
12000	1140	850	565	2555
12200	1160	865	575	2600
12400	1180	880	585	2645
12600	1200	895	595	2690
12800	1220	910	605	2735
13000	1240	925	615	2780
13200	1260	940	625	2825
13400	1280	955	635	2870
13600	1300	970	645	2915
13800	1320	985	655	2960
14000	1340	1000	665	3005
14200	1360	1015	675	3050
14400	1380	1030	685	3095
14600	1400	1045	695	3140
14800	1420	1060	705	3185
15000	1440	1075	715	3230
15200	1460	1090	725	3275
15400	1480	1105	735	3320
15600	1500	1120	745	3365
15800	1520	1135	755	3410
16000	1540	1150	765	3455
16200	1560	1165	775	3500
16400	1580	1180	785	3545
16600	1600	1195	795	3590
16800	1620	1210	805	3635
17000	1640	1225	815	3680
17200	1660	1240	825	3725
17400	1680	1255	835	3770
17600	1700	1270	845	3815
17800	1720	1285	855	3860
18000	1740	1300	865	3905
18200	1760	1315	875	3950
18400	1780	1330	885	3995
18600	1800	1345	895	4040
18800	1820	1360	905	4085
19000	1840	1375	915	4130
19200	1860	1390	925	4175
19400	1880	1405	935	4220
19600	1900	1420	945	4265
19800	1920	1435	955	4310
20000	1940	1450	965	4355
20200	1960	1465	975	4400
20400	1980	1480	985	4445
20600	2000	1495	995	4490
20800	2020	1510	1005	4535
21000	2040	1525	1015	4580
21200	2060	1540	1025	4625
21400	2080	1555	1035	4670
21600	2100	1570	1045	4715
21800	2120	1585	1055	4760
22000	2140	1600	1065	4805
22200	2160	1615	1075	4850
22400	2180	1630	1085	4895
22600	2200	1645	1095	4940
22800	2220	1660	1105	4985
23000	2240	1675	1115	5030
23200	2260	1690	1125	5075
23400	2280	1705	1135	5120
23600	2300	1720	1145	5165
23800	2320	1735	1155	5210
24000	2340	1750	1165	5255
24200	2360	1765	1175	5300
24400	2380	1780	1185	5345
24600	2400	1795	1195	5390
24800	2420	1810	1205	5435
25000	2440	1825	1215	5480
25200	2460	1840	1225	5525
25400	2480	1855	1235	5570
25600	2500	1870	1245	5615
25800	2520	1885	1255	5660
26000	2540	1900	1265	5705
26200	2560	1915	1275	5750
26400	2580	1930	1285	5795
26600	2600	1945	1295	5840
26800	2620	1960	1305	5885
27000	2640	1975	1315	5930
27200	2660	1990	1325	5975
27400	2680	2005	1335	6020
27600	2700	2020	1345	6065
27800	2720	2035	1355	6110
28000	2740	2050	1365	6155
28200	2760	2065	1375	6200
28400	2780	2080	1385	6245
28600	2800	2095	1395	6290
28800	2820	2110	1405	6335
29000	2840	2125	1415	6380
29200	2860	2140	1425	6425
29400	2880	2155	1435	6470
29600	2900	2170	1445	6515
29800	2920	2185	1455	6560
30000	2940	2200	1465	6605
30200	2960	2215	1475	6650
30400	2980	2230	1485	6695
30600	3000	2245	1495	6740
30800	3020	2260	1505	6785
31000	3040	2275	1515	6830
31200	3060	2290	1525	6875
31400	3080	2305	1535	6920
31600	3100	2320	1545	6965
31800	3120	2335	1555	7010
32000	3140	2350	1565	7055
32200	3160	2365	1575	7100
32400	3180	2380	1585	7145
32600	3200	2395	1595	7190
32800	3220	2410	1605	7235
33000	3240	2425	1615	7280
33200	3260	2440	1625	7325
33400	3280	2455	1635	7370
33600	3300	2470	1645	7415
33800	3320	2485	1655	7460
34000	3340	2500	1665	7505
34200	3360	2515	1675	7550
34400	3380	2530	1685	7595
34600	3400	2545	1695	7640
34800	3420	2560	1705	7685
35000	3440	2575	1715	7730
35200	3460	2590	1725	7775
35400	3480	2605	1735	7820
35600	3500	2620	1745	7865
35800	3520	2635	1755	7910
36000	3540	2650	1765	7955
36200	3560	2665	1775	8000
36400	3580	2680	1785	8045
36600	3600	2695	1795	8090
36800	3620	2710	1805	8135
37000	3640	2725	1815	8180
37200	3660	2740	1825	8225
37400	3680	2755	1835	8270
37600	3700	2770	1845	8315
37800	3720	2785	1855	8360
38000	3740	2800	1865	8405
38200	3760	2815	1875	8450
38400	3780	2830	1885	8495
38600	3800	2845	1895	8540
38800	3820	2860	1905	8585
39000	3840	2875	1915	8630
39200	3860	2890	1925	8675
39400	3880	2905	1935	8720
39600	3900	2920	1945	8765
39800	3920	2935	1955	8810
40000	3940	2950	1965	8855
40200	3960	2965	1975	8900
40400	3980	2980	1985	8945
40600	4000	2995	1995	8990
40800	4020	3010	2005	9035
41000	4040	3025	2015	9080
41200	4060	3040	2025	9125
41400	4080	3055	2035	9170
41600	4100	3070	2045	9215
41800	4120	3085	2055	9260
42000	4140	3100	2065	9305
42200	4160	3115	2075	9350
42400	4180	3130	2085	9395
42600	4200	3145	2095	9440
42800	4220	3160	2105	9485
43000	4240	3175	2115	9530
43200	4260	3190	2125	9575
43400	4280	3205	2135	9620
43600	4300	3220	2145	9665
43800	4320	3235	2155	9710
44000	4340	3250	2165	9755
44200	4360	3265	2175	9800
44400	4380	3280	2185	9845
44600	4400	3295	2195	9890
44800	4420	3310	2205	9935
45000	4440	3325	2215	9980
45200	4460	3340	2225	10025
45400	4480	3355	2235	10070
45600	4500	3370	2245	10115
45800	4520	3385	2255	10160
46000	4540	3400	2265	10205
46200	4560	3415	2275	10250
46400	4580	3430	2285	10295
46600	4600	3445	2295	10340
46800	4620	3460	2305	10385
47000	4640	3475	2315	10430
47200	4660	3490	2325	10475
47400	4680	3505	2335	10520
47600	4700	3520	2345	10565
47800	4720	3535	2355	10610
48000	4740	3550	2365	10655
48200	4760	3565	2375	10700
48400	4780	3580	2385	10745
48600	4800	3595	2395	10790
48800	4820	3610	2405	10835
49000	4840	3625	2415	10880
49200	4860	3640	2425	10925
49400	4880	3655	2435	10970
49600	4900	3670	2445	11015
49800	4920	3685	2455	11060
50000	4940	3700	2465	11105
50200	4960	3715	2475	11150
50400	4980	3730	2485	11195
50600	5000			


EXHIBIT B

THE GALLERY AT CENTRAL PARK - SOUTH APARTMENTS
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

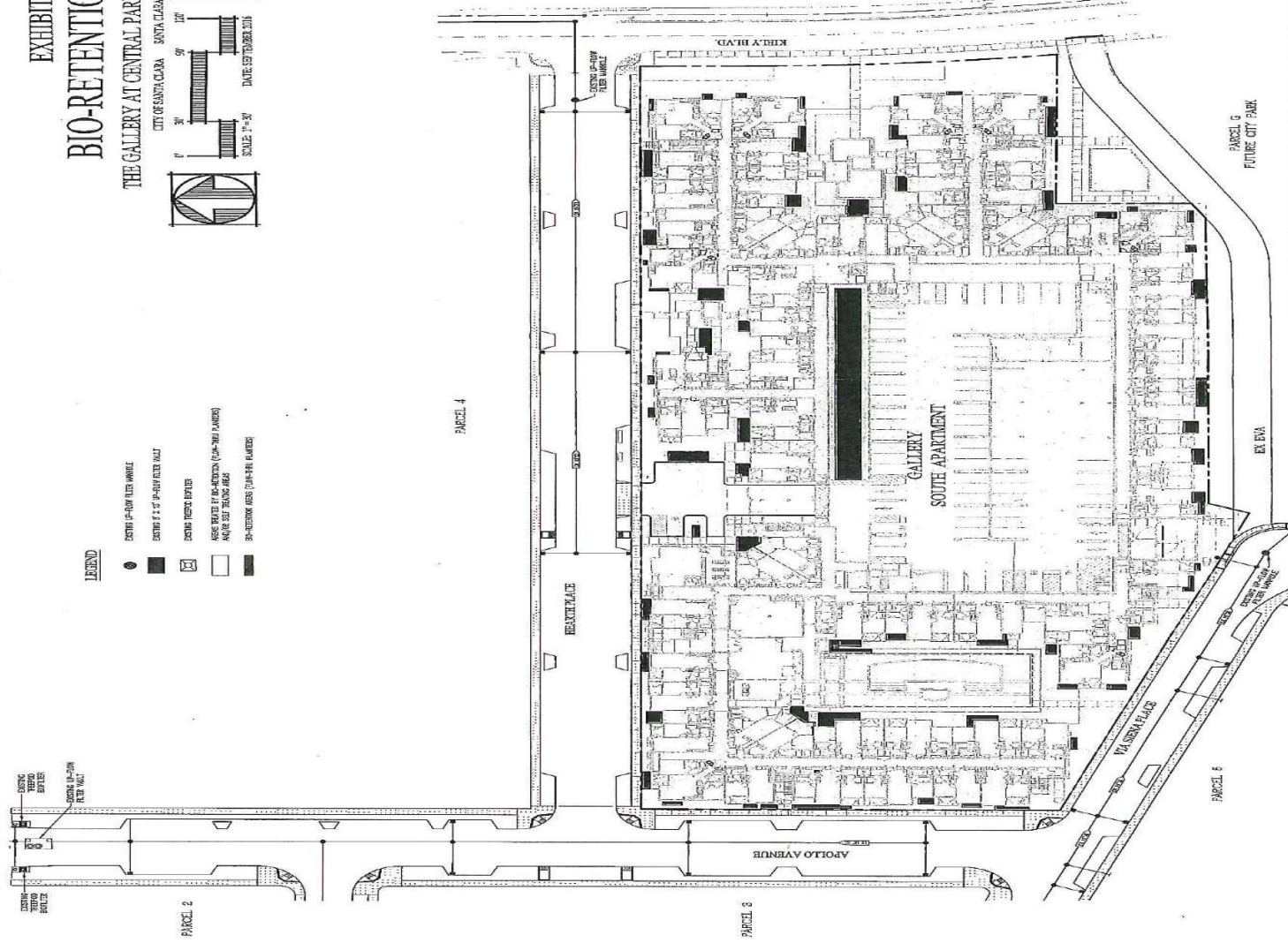


DATE: SEPTEMBER 2016

	Carlson, Earles & Glisan, Inc. 601 W. 12TH ST. SUITE 2000 • MINNAPOLIS, MN 55402
312.461.1000 312.461.1001 312.461.1002	601 W. 12TH ST. SUITE 2000 MINNAPOLIS, MN 55402

LEGEND

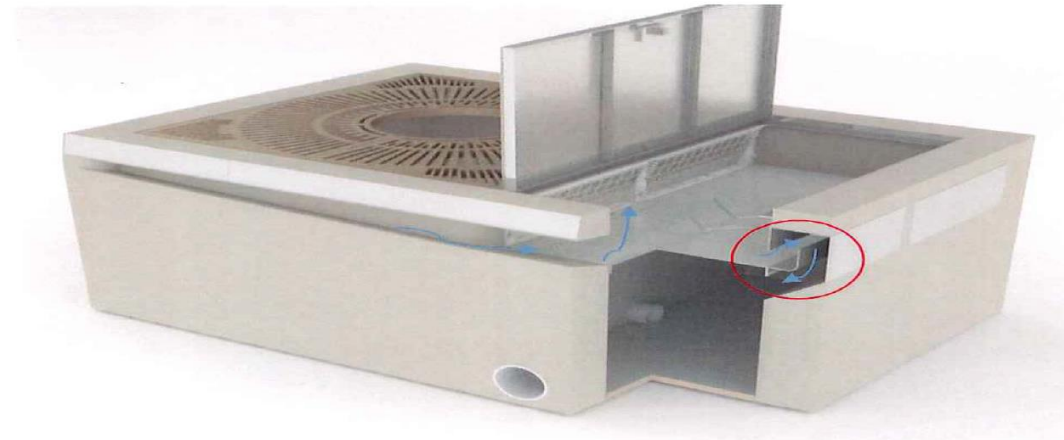
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TREEPOD™ Biofilter

Internal Bypass Description and Calculations

The TREEPOD™ Biofilter includes a high flow bypass built into the inlet pre-filter to allow placement of the unit at a low point with either a curb inlet or grated inlet. Flow enters the pre-filter area and passes through the screen to the filter bed to effect treatment. When the treatment capacity is exceeded, peak flows bypass treatment through weir manifolds built into the wall of the structure adjacent to the pre-filter bay. All flows junction in a compartment below the inlet bay for discharge conveyance.



Bypass Flow Capacity

The capacity of each bypass manifold is limited by the incorporated weir, limited to a 2 inch maximum head (equal to gutter pan depth for typical curb inlet).

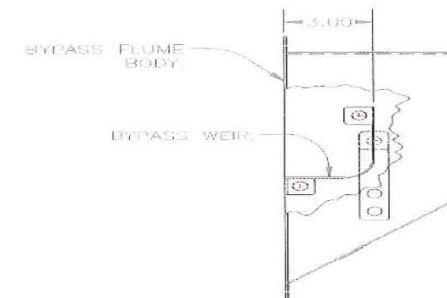
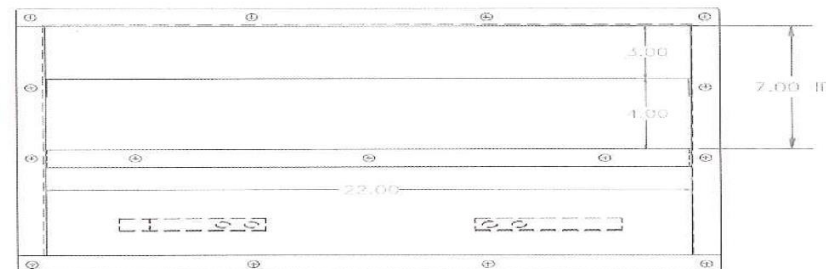
$$Q_b = \frac{2}{3}C_w L_w H^{3/2} \sqrt{2g} = (2/3)(0.61)(1.83 \text{ ft})(0.167)^{3/2} \sqrt{2(32.174)} \approx 0.4 \text{ cfs}$$

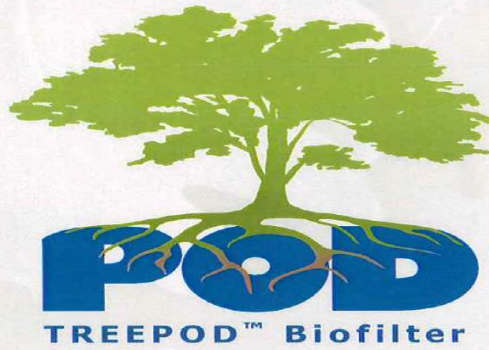
Where C_w = weir coefficient = 0.61 (estimated)

L_w = weir length, ft = 1.83

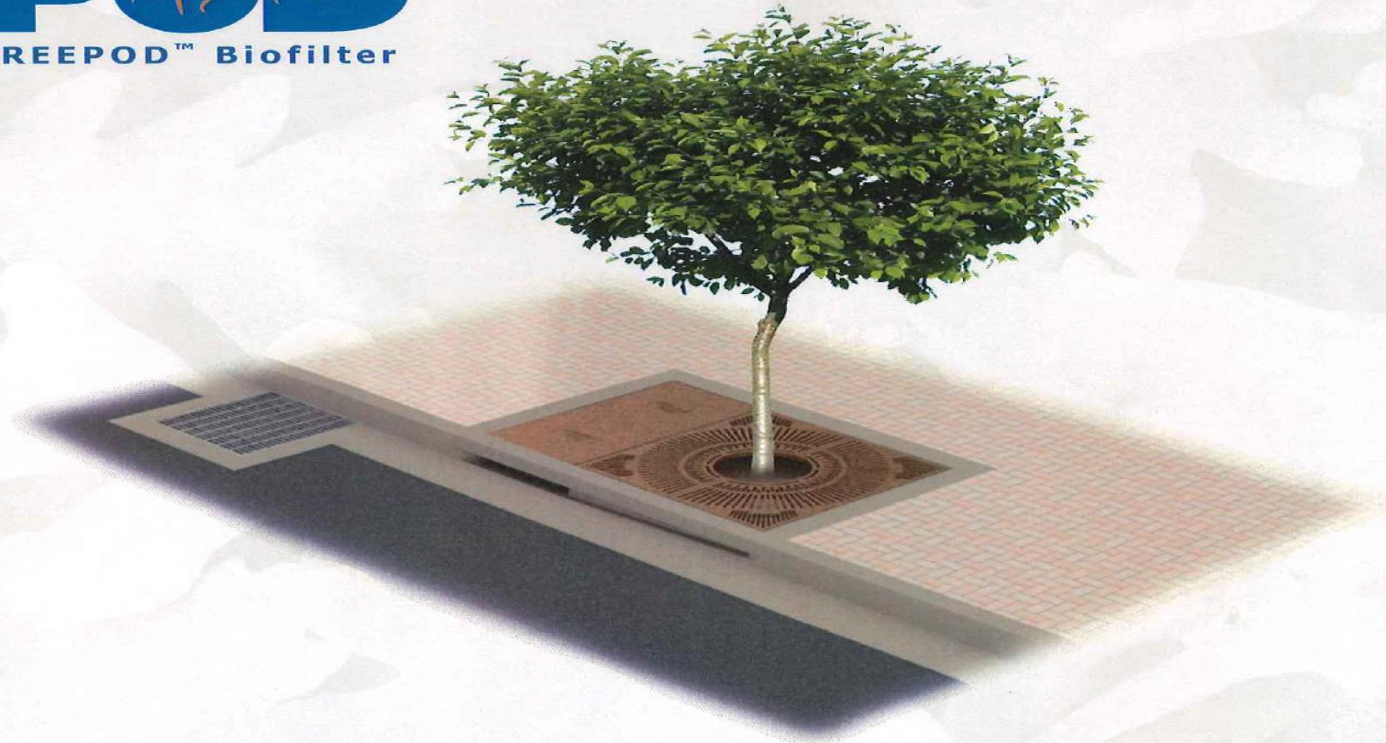
H = head, ft = 0.167

g = gravitational acceleration = 32.174 ft/s²





Sustainable Low Impact Design (LID) For Stormwater Management



- Bioretention With Pre-filtration •
- Enhanced Filtration (Ultra-fine Sediment, Dissolved Pollutants) •
- LEED Points •



Bioretention

The TREEPOD™ Biofilter uses conventional tree box filter design criteria that has proven to be effective at the removal of ultra-fine and dissolved pollutants normally found in storm water runoff.

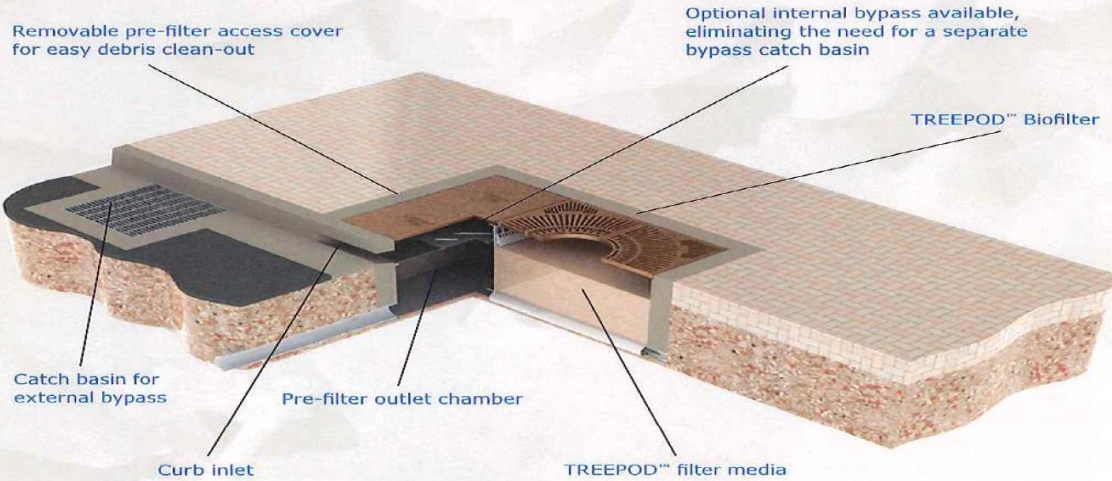
Pre-Filtration Chamber

Pre-filtration chamber separates and retains gross pollutants such as trash, debris and coarse sediments – pollutants known to reduce efficiency and increase maintenance frequency of typical tree box filters. Collected gross pollutants are removed from the pre-filtration chamber through the maintenance access cover, without disturbing the bioretention area.



High Flow Bypass

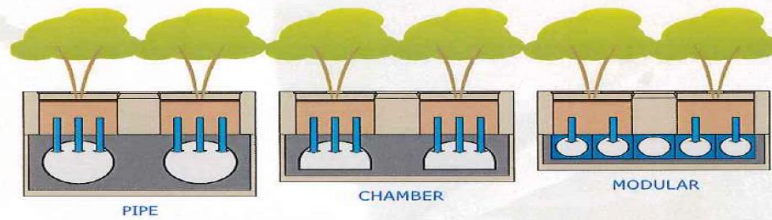
The TREEPOD™ system is designed to be used in conjunction with a standard drainage inlet to accommodate peak flow or may be specified with an optional internal high flow bypass, eliminating the need for a separate bypass structure.



Hydromodification

The TREEPOD™ Biofilter system may be used in conjunction with all storm water storage systems (pipe, chamber or modular) to address site hydromodification and water quality. Treated flows may be collected, stored or infiltrated to help meet the most challenging design criteria.

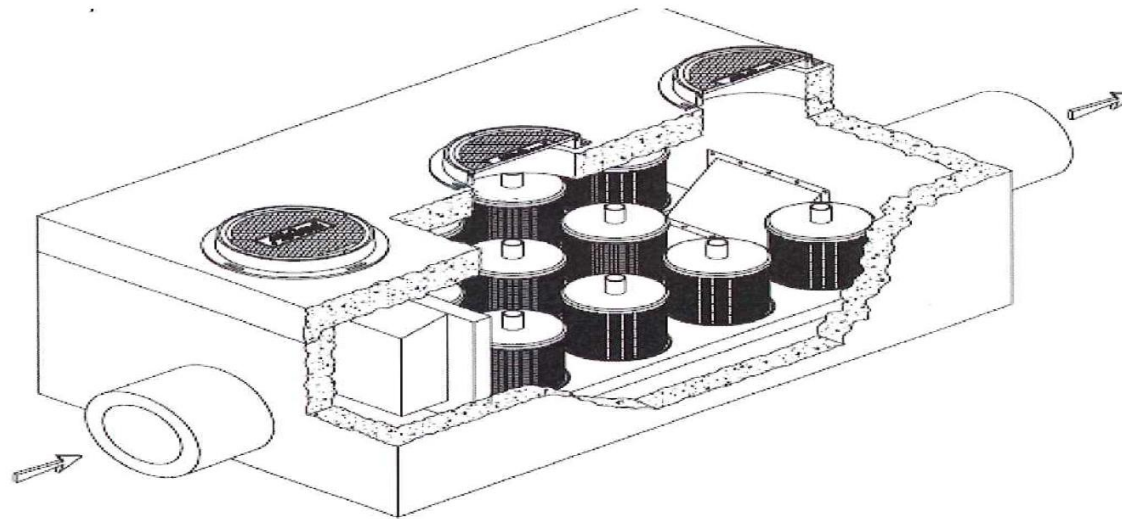
Collected flows may be utilized to supplement irrigation of the TREEPOD™ or surrounding vegetated areas through active or passive means, reducing demands on local water supplies.





FloGard® Perk Filter Systems

Operations and Maintenance Manual























QUESTIONS

