



**PUBLIC NOTICE  
INTENT TO ADOPT A NEGATIVE DECLARATION  
CITY OF SAN JOSÉ, CALIFORNIA**

**File No. HA67-266-01, Gorilla Circuits Project:** Site Development Permit Amendment to fully enclose an existing 2,900 square foot warehouse, add a 590 square foot equipment shed, add a condensing unit within a new enclosure, and allow parking lot restriping and landscape improvements on a 0.33 gross acre site.

**Project Location:** West side of Berger Drive, 500 feet northerly of E. Gish Road (1509 Berger Drive, APN 237-13-110) (Council District 3).

California State Law requires the City of San José to conduct environmental review for all pending projects. Environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. Based on an initial study, the Director of Planning, Building & Code Enforcement has concluded that the project described above will not have a significant effect on the environment. The project location does contain a listed toxic site. Pursuant to the conclusions of the Initial Study, the Director of Planning, Building & Code Enforcement has prepared a draft Negative Declaration for this project.

The purpose of this notice is inform the public of the opportunity for public review and comments on the draft Negative Declaration. The public review period for this draft Negative Declaration begins on **June 15, 2012**, and ends on **July 5, 2012**. A public hearing to adopt the Negative Declaration has not been scheduled as of the date of this notice. Adoption of a Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance.

The draft Negative Declaration, initial study, and reference documents are available for review under the above file number from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San Jose Department of Planning, Building & Code Enforcement, City Hall, 200 East Santa Clara Street, San José CA 95113-1905. The documents are also available at the Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando St, San José, CA 95112, and online at <http://www.sanjoseca.gov/planning/eir/MND.asp>

For additional information, please contact Sylvia Do at (408) 535-7907 or by e-mail at [sylvia.do@sanjoseca.gov](mailto:sylvia.do@sanjoseca.gov).

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

Circulated on:

4/13/2012

John Dinkler  
Deputy

## NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**NAME OF PROJECT:** Gorilla Circuits

**PROJECT FILE NUMBER:** HA67-266-01

**PROJECT DESCRIPTION:** Site Development Permit Amendment to fully enclose an existing 2,900 square foot warehouse, add a 590 square foot equipment shed, add a condensing unit within a new enclosure, and allow parking lot restriping and landscape improvements on a 0.33 gross acre site.

**PROJECT LOCATION & ASSESSORS PARCEL NO.:** West side of Berger Drive, 500 feet northerly of E. Gish Road (1509 Berger Drive). APN 237-13-110

**COUNCIL DISTRICT:** 3

**APPLICANT CONTACT INFORMATION:** Mr. Fermin Aviles, TELTEC Corp. dba Gorilla Circuits, Inc., 1445 Oakland Road, San Jose, CA 95112

### FINDING:

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the applicant, before public release of this draft Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

- I. **AESTHETICS.** The project will not have a significant impact on aesthetics or visual resources, therefore no mitigation is required.
- II. **AGRICULTURE AND FOREST RESOURCES.** The project will not have a significant impact on agriculture or forest resources, therefore no mitigation is required.
- III. **AIR QUALITY.** The project will not have a significant impact on air quality, therefore no mitigation is required.

- IV. BIOLOGICAL RESOURCES.** The project will not have a significant impact on biological resources, therefore no mitigation is required.
- V. CULTURAL RESOURCES.** The project will not have a significant impact on cultural resources, therefore no mitigation is required.
- VI. GEOLOGY AND SOILS.** The project will not have a significant impact on geology or soils, therefore no mitigation is required.
- VII. GREENHOUSE GAS EMISSIONS.** The project will not have a significant impact due to greenhouse gas emissions, therefore no mitigation is required.
- VIII. HAZARDS AND HAZARDOUS MATERIALS.** The project will not have a significant hazards and hazardous materials impact, therefore no mitigation is required.
- IX. HYDROLOGY AND WATER QUALITY.** The project will not have a significant hydrology and water quality impact, therefore no mitigation is required.
- X. LAND USE AND PLANNING.** The project will not have a significant land use impact, therefore no mitigation is required.
- XI. MINERAL RESOURCES.** The project will not have a significant impact on mineral resources, therefore no mitigation is required.
- XII. NOISE.** The project will not have a significant noise impact, therefore no mitigation is required.
- XIII. POPULATION AND HOUSING.** The project will not have a significant population and housing impact, therefore no mitigation is required.
- XIV. PUBLIC SERVICES.** The project will not have a significant impact on public services, therefore no mitigation is required.
- XV. RECREATION.** The project will not have a significant impact on recreation, therefore no mitigation is required.
- XVI. TRANSPORTATION / TRAFFIC.** The project will not have a significant traffic impact, therefore no mitigation is required.
- XVII. UTILITIES AND SERVICE SYSTEMS.** The project will not have a significant impact on utilities and service systems, therefore no mitigation is required.
- XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.** The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no mitigation is required.

## **PUBLIC REVIEW PERIOD**

Before 5:00 p.m. on **July 5, 2012**, any person may:

1. Review the Draft Negative Declaration (ND) as an informational document only; or
2. Submit written comments regarding the information, analysis, and mitigation measures in the Draft ND. Before the ND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft ND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final ND.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

Circulation period, from June 15, 2012 to July 5, 2012.

  
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Deputy

Revised 5-6-11 jam

## INITIAL STUDY

**PROJECT FILE NO.:** HA67-266-01

**PROJECT DESCRIPTION:** Site Development Permit Amendment to fully enclose an existing 2,900 square foot warehouse, add a 590 square foot equipment shed, add a condensing unit within a new enclosure, and allow parking lot restriping and landscape improvements on a 0.33 gross acre site.

**PROJECT LOCATION AND ASSESSOR'S PARCEL NUMBER(S):** West side of Berger Drive, 500 feet northerly of E. Gish Road (1509 Berger Drive). APN 237-13-110.

**EXISTING GENERAL PLAN DESIGNATION:** Heavy Industrial

**EXISTING ZONING:** HI Heavy Industrial

**EXISTING LAND USE:** Industrial, Electronic Component Manufacturing

**SURROUNDING LAND USES / GENERAL PLAN / ZONING:**

North: Industrial / Heavy Industrial / Heavy Industrial

South: Industrial / Heavy Industrial / Heavy Industrial

East: Industrial / Heavy Industrial / Heavy Industrial

West: Industrial / Heavy Industrial / Heavy Industrial

**PROJECT APPLICANT'S NAME AND ADDRESS:**

TELTEC Corp. dba Gorilla Circuits Inc. (property owner: GHP 1490 LLC)

1445 Oakland Road

San Jose, CA 95112

Attn.: Mr. Fermin Aviles

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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**LEAD AGENCY CONTACT INFORMATION:**

City of San Jose, Planning Division  
 Planning, Building & Code Enforcement  
 200 East Santa Clara Street  
 Attn.: Ms. Sylvia Do  
 Phone: (408) 535-7907, sylvia.do@sanjoseca.gov

**OTHER PUBLIC AGENCIES WHO’S APPROVAL IS REQUIRED:** Not applicable.

**DETERMINATION**

**On the basis of this initial study:**

<input checked="" type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT(EIR)</b> is required.
<input type="checkbox"/>	I find the proposed project <b>MAY</b> have a “potentially significant impact” or “potentially significant unless mitigated impact” on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached sheets/initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are included in the project, and further analysis is not required.

\_\_\_\_\_  
 Date

/s/\_\_\_\_\_  
 Signature

Name of Preparer: Benjamin Bermin

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**I. AESTHETICS - Would the project:**

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
e) Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

**FINDINGS: No Impact.**

The proposed project is interior and exterior demolition and remodeling / new construction and will not significantly alter the existing visual character of the site and its surroundings. See photographs, Appendix B, project site building and adjacent buildings, and architects drawings, Appendix C.

MITIGATION MEASURES: None required.

**II. AGRICULTURE AND FOREST RESOURCES - Would the project:**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
c) Conflict with existing zoning for, or cause rezoning of, forest land [as defined in PRC Section 12220(g)], timberland, (as defined by PRC Section 4526), or timberland zoned Timberland Production [as defined by GC Section 51104(g)]?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4

**FINDINGS: No impact.**

The project site is not located in an area identified as prime farmland, nor is the site being used for or zoned for agricultural use. Therefore, the proposed project will not result in a significant impact on the City’s or Region’s agricultural resources.

MITIGATION MEASURES: None Required.

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**III. AIR QUALITY - Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14

**FINDINGS: Less than significant impact.**

The subject facility currently has all required Bay Area Air Quality Management District (BAAQMD) permits and is in compliance with all BAAQMD requirements. If there are any additional BAAQMD requirements as a result of planned demolition and remodeling/new construction, or any changes to existing operations, such requirements will be determined and complied with.

The City of San Jose uses the threshold of significance established by the Bay Area Air Quality Management District (BAAQMD) to assess air quality impacts. Based on the BAAQMD threshold of significance, projects that generate fewer than 2,000 vehicle trips per day are not considered major air pollutant contributors and do not require a technical air quality study. The project is exempt from the Level of Service (LOS) Policy and no further LOS analysis is required. As this project will generate no additional vehicle trips per day, no additional traffic analysis is required and, therefore, no air quality study was prepared for this project. Please see Special Use Permit for off-site parking, plans, and parking analysis (Appendix D).

Temporary Air Quality impacts may result from demolition of the existing structure(s), excavation of soil, and other construction activities on the subject site. Implementation of the mitigation measures listed below will reduce the temporary construction impacts to a less than significant level.

**MITIGATION MEASURES:** The following construction practices shall be implemented during all phases of construction for the proposed project to prevent visible dust emissions from leaving the site.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- 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

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California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

**IV. BIOLOGICAL RESOURCES - Would the project:**

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
b) Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6,10
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,11
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

**FINDINGS: No impact.**

The project site is industrial/manufacturing and has been continually used for industrial/manufacturing since at least the 1960s. The exterior of the site property building has remained substantially unchanged since at least that time. The proposed project includes planned demolition and remodeling/new construction (Appendix C) and would not significantly alter the existing exterior character of the site and its surroundings. There are no trees or other vegetation on the site property; all exterior areas of the site property are paved with concrete or asphalt. No rare, threatened, endangered or special status species of flora or fauna are known to inhabit the site. See photographs, Appendix B, project site building and adjacent buildings prior to demolition and new remodeling / construction.

**V. CULTURAL RESOURCES - Would the project:**

a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,7
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,8
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8

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d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8

**FINDINGS: No impact.**

According to the City’s Archaeological Sensitivity Map, the project site has a low potential for the discovery of archaeological resources even though it is considered archaeologically sensitive. The project is not anticipated to impact archaeological resources. Standard conditions regarding the treatment of archaeological resources will be included in the development permit (see below).

Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City’s Environmental Principal Planner.

As required by County ordinance, this project has incorporated the following guidelines. - Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-enter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

**VI. GEOLOGY AND SOILS - Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24

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Due to its location within a seismically active region, the project site would likely be subject to at least one moderate to major earthquake that could affect the project after construction. The site would be subject to strong ground shaking in the event of a major earthquake on one of the region’s active faults. Because the potential for liquefaction on the site is considered high, liquefaction and differential settlement could occur on the site during an earthquake. The proposed structures on the site would be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site. Conformance with standard Uniform Building Code Guidelines would minimize potential impacts from seismic shaking on the site. Therefore, this impact is considered less than significant. The site is not subject to landslides because it is generally flat.

**STANDARD MEASURES:**

- The proposed structures on the site would be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site.
- The existing structure shall incorporate a voluntary seismic retrofit in conjunction with planned new construction (Appendix C).

**VII. GREENHOUSE GAS EMISSIONS - Would the project:**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
(Note: Greenhouse gas(es) include, but are not limited to, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulphur hexafluoride)					

**FINDINGS: No impact.**

The City of San Jose recently adopted the Envision San Jose 2040 General Plan (November 2011), which focuses on creating urban centers that provide mixed-use settings for new housing and job growth that are pedestrian, bicycle, and transit-oriented. The mixed-use land use concept reduces GHG emissions by putting land uses closer to each other and, as a result, decreasing vehicle miles traveled. The City has also adopted a GHG Strategy that includes policies and measures to reduce GHG emissions. Adoption of a GHG Strategy provides clearance for GHG impacts of proposed development as per the BAAQMD CEQA Guidelines and CEQA Guidelines Section 15183.5. The project is consistent with the 2040 General Plan and GHG Strategy; therefore, it would have a less-than-significant impact for GHG emissions.

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**VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,12
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

**FINDINGS: Less than significant impact.**

See Section III, Air Quality, BAAQMD. The facility maintains all required permitting and maintains compliance with regards to use, storage, and generation of hazardous materials, substances, and wastes including (but not limited to) the following: Hazardous Materials Business Plan (HMBP) and Hazardous Materials Inventory Statement (HMIS) with the City of San Jose Fire Department Hazardous Materials Department (updated annually), annual inspections by the City of San Jose Fire Department Hazardous Materials Department, submittal of biannual Hazardous Waste Reports to the U.S. EPA, a Permit By Rule (PBR) Hazardous Waste Tiered Permit with the County of Santa Clara Department of Environmental Health – Hazardous Materials Compliance Division to treat hazardous waste, permit from the San Jose / Santa Clara Water Treatment Control Plant to discharge treated waste water to the sanitary sewer and submittal of semi-annual self monitoring reports to the San Jose / Santa Clara Water Treatment Control Plant for treated wastewater discharge including a certification statement that the facility does not store, use, or discharge to the sanitary sewer any toxic organic chemicals.

Any changes in the use or handling of hazardous materials will comply with applicable regulations.

**Soil and Groundwater**

The following information is from the document: *Notification of Site Cleanup Oversight, 1509 Berger Drive, San Jose, Santa Clara County, California Regional Water Quality Control Board San Francisco Bay Region, September 2005.* Gorilla Circuits (formerly Teltec) is a printed circuit board manufacturer and has been a tenant at the site since approximately 1968. The site was previously occupied by a paint manufacturer prior to Gorilla Circuits. An underground storage tank (UST) that was used to store solvents by the former paint manufacturer was removed from the site approximately 25 years ago.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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Since site investigation activities began in 1998, a total of 39 soil borings have been drilled and 7 groundwater monitoring wells have been installed at the site. Analytical results from soil samples collected beneath the site show little impacted soil. However, several volatile organic compounds (VOCs) have been detected in groundwater beneath the site. These VOCs include TCE, 1,1,1-TCA, and cis-1,2-DCE, with TCE being the primary VOC of concern. No drinking water wells have been impacted, nor are any in danger.

In 2004, Hydrogen Releasing Compound (HRC) was injected into groundwater at the site to stimulate the bio attenuation of VOCs in groundwater. In addition, HRC primer was injected in 2005 to further assist with the bio attenuation process. Groundwater monitoring is on-going at the site and will continue until the case is closed by the board. Further groundwater remediation will take place as needed based on the success of previous groundwater remediation efforts.

### IX. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,15
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,17
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

**FINDINGS: Less than significant impact.**

#### **Flooding/Drainage**

The proposed project is interior and exterior demolition and remodeling / new construction and will not significantly change or alter existing drainage patterns.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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The subject site is located within Flood Zone D and not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.

**Water Quality – During and Post-Construction**

The proposed project is interior and exterior demolition and remodeling / new construction and would not significantly change or alter existing exterior impervious surface areas.

A report of *Storm Water Discharges Associated With Industrial Activities* is submitted annually to the State of California State Water Resources Control Board – San Francisco Bay Region.

This project must comply with the City’s Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges.

**X. LAND USE AND PLANNING - Would the project:**

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

**FINDINGS: No impact.**

Projects that have the potential to physically divide an established community include new freeways and highways, major arterials streets, and railroad lines. The proposed project will not physically divide an established community, and the project is consistent with the site’s General Plan Land Use designation. The proposed project generally complies with the City of San Jose Industrial Design Guidelines (dated August 25, 1992) in order to avoid possible impacts to surrounding land uses. Regarding setbacks, existing and proposed new construction is at property line at North, West and South; with existing setbacks of buildings relative to the street (Berger Drive, east property boundary). The proposed on-site parking is in compliance with setback requirements.

MITIGATION MEASURES: None Required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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**XI. MINERAL RESOURCES - Would the project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23

**FINDINGS: No impact.**

Extractive resources known to exist in and near the Santa Clara Valley include cement, sand, gravel, crushed rock, clay, and limestone. Santa Clara County has also supplied a significant portion of the nation's mercury over the past century. Pursuant to the mandate of the Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board has designated: the Communications Hill Area (Sector EE), bounded generally by the Southern Pacific Railroad, Curtner Avenue, State Route 87, and Hillsdale Avenue, as containing mineral deposits which are of regional significance as a source of construction aggregate materials. Neither the State Geologist nor the State Mining and Geology Board has classified any other areas in San José as containing mineral deposits which are either of statewide significance or the significance of which requires further evaluation. Therefore, other than the Communications Hill area cited above, San José does not have mineral deposits subject to SMARA. The project site is outside of the Communications Hill area, and will therefore not result in a significant impact from the loss of availability of a known mineral resource.

MITIGATION MEASURES: None Required.

**XII. NOISE - Would the project result in:**

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,13,18
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

**FINDINGS: Less than significant impact.**

The proposed project is interior and exterior demolition and remodeling/new construction and will not significantly add new sources of noise. There are no generators on the site. The site is located within 500 feet of a sensitive receptor (i.e. Challenger School located on Gish Road between Berger Drive and Oakland Road); this school did not exist when the facility and uses began operations at the subject site. Construction noise will be mitigated by limiting construction hours to Monday through Friday between 7 a.m. and 7 p.m. The only other exterior mechanical equipment at the site is an existing compressor (Appendix A, Figure 3) which only produces low volume, occasional and intermittent noise during normal business hours. The manufacturer rates the noise level of the unit at 73 db at one meter from the unit (~3.3 feet); this is reduced to 53 db at 10 meters (~33 feet) and 47 db at 20 meters (~66 feet). The planned location of

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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the proposed new 20 ton condensing unit/chiller is shown on Sheet A1.1, Appendix C, “proposed chain link enclosure.” The unit will conform to the Zoning Ordinance noise limit of 70 decibels (single event noise) at the nearest property line (rear property line, adjacent to industrially zoned property); see approach to noise limit compliance presented in Appendix E. No other significant noise, audible on the exterior of the facility, is generated from facility operations at the site. Immediately behind the compressor unit is a railroad right-of-way approximately 40 feet in width, and the next nearest property boundary (to the north) is approximately 50 feet from the compressor unit. Existing road noise from heavy rail train is 70-74 decibels, and existing road noise from Highway 880 and Highway 101 are 65-69 decibels.

The San Jose 2040 General Plan states that the City's acceptable exterior noise level is 55 DNL long term, and 60 DNL short term. The acceptable interior noise level is 45 DNL. The plan recognizes that the noise levels may not be achieved in the Downtown, and in the vicinity of major roadways and the Mineta San Jose International Airport.

**STANDARD MEASURE:**

- Post-construction mechanical equipment shall conform to the City’s General Plan limitation of 55DNL at residential property lines and 60DNL at commercial property lines.

**XIII. POPULATION AND HOUSING - Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

**FINDINGS: No impact.**

**XIV. PUBLIC SERVICES**

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

**FINDINGS: No impact.**

The project site is located in an urbanized area of San Jose, and well served by existing Fire, Police, School, Park and other Public Facilities. The site is served by three fire stations within approximately 4 to 10 minutes response time, these include the following: Station 5, 1380 N. 10<sup>th</sup> Street, ~0.4 miles south-southwest of site; Station 1, 225 N. Market Street, ~1.5 miles south-southeast of site; and Station 34, 1634 Los Plumas Ave., ~1.7 miles southeast of site.

No additional Fire or Police personnel or equipment are necessary to serve the proposed project.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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**XIV. RECREATION**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

**FINDINGS: No impact.**

The proposed project will not increase the number of residents on the site, and therefore is not expected to impact the use of existing parks or recreation centers such that deterioration would occur or be accelerated.

**XV. TRANSPORTATION / TRAFFIC - Would the project:**

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,19
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,19
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,19
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,20
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,18

**FINDINGS: Less than significant impact.**

The City’s Department of Public Works has analyzed the proposed project and determined that it would be in conformance with the City’s Transportation Level of Service Policy (Council Policy 5-3) and would not create a significant traffic impact. The proposed project is providing 48 required parking spaces; 7 on-site and 41 off-site at 1444 Oakland Road, which is in conformance with the City’s Zoning Ordinance requirements of 1 space per 350 square feet; see Special Use Permit, File No. SP11-049) for off-site parking (Appendix D).

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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**XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,15
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,21
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,17
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,22
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,21
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,21
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,21

**FINDINGS: No impact.**

See sections VIII. Hazards and Hazardous Waste and IX. Hydrology and Water Quality.

The proposed project would not require construction of new facilities for wastewater treatment, storm drainage, water, or waste disposal because the subject site is located within the City of San Jose Urban Service Area where such facilities exist, and have the capacity to serve the proposed project.

MITIGATION MEASURES: None Required

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,10
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,16
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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**FINDINGS: Less than Significant Impact.**

As discussed in the previous sections, the proposed project is unlikely to have significant environmental effects; for most categories above the No Impact or less than Significant impact finding is most likely.

MITIGATION MEASURES: None required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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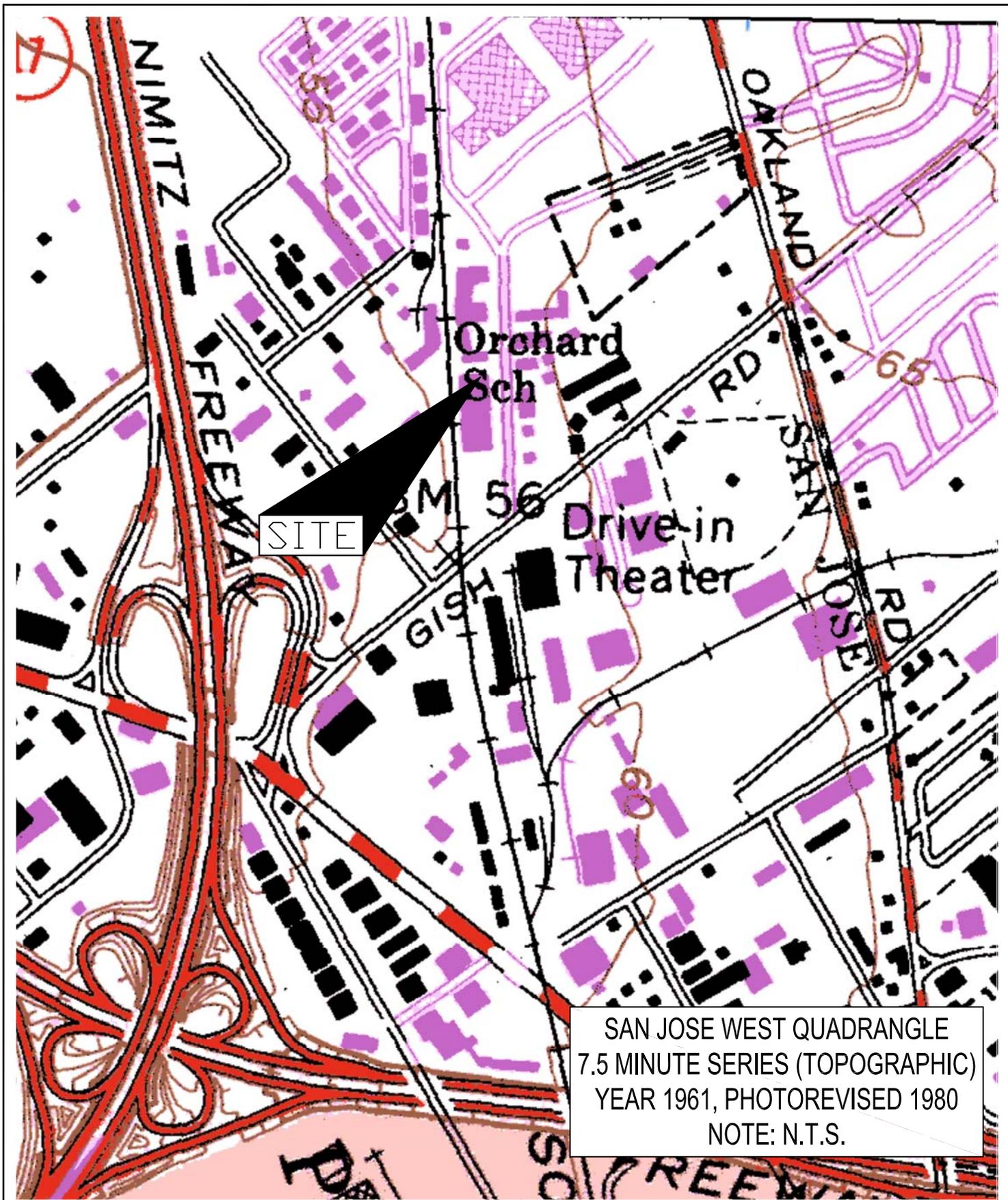
## CHECKLIST REFERENCES

1. Environmental Clearance Application – File No.
2. San Jose 2020 General Plan
3. USDA, Soil Conservation Service, Soil Survey of SC County, August 1968
4. USDA, Soil Conservation Service, Important Farmlands of SC County map, June 1979
5. State of California’s Geo-Hazard maps / Alquist Priolo Fault maps
6. Riparian Corridor Policy Study 1994
7. San Jose Historic Resources Inventory
8. City of San Jose Archeological Sensitivity Maps
9. FEMA Flood Insurance Rate Map, Santa Clara County, 1986
10. California Department of Fish & Game, California Natural Diversity Database, 2001
11. City of San Jose Heritage Tree Survey Report
12. California Environmental Protection Agency Hazardous Waste and Substances Sites List, 1998
13. City of San Jose Noise Exposure Map for the 2020 General Plan
14. BAAQMD CEQA Guidelines, Bay Area Air Quality Management District. April 1996, revised 1999.
15. San Francisco Bay Regional Water Quality Control Board 1995 Basin Plan
16. Final Environmental Impact Report, City of San Jose, SJ 2020 General Plan
17. Santa Clara Valley Water District
18. City of San Jose Title 20 Zoning Ordinance
19. San Jose Department of Public Works
20. San Jose Fire Department
21. San Jose Environmental Services Department
22. San Jose Water Company, Great Oaks Water Company
23. California Division of Mines and Geology
24. Cooper Clark, San Jose Geotechnical Information Maps, July 1974

## **LIST OF APPENDICIES**

- APPENDIX A**                      **FIGURES**
- FIGURE 1, SITE LOCATION & VICINITY ON TOPOGRAPHIC BASE**
- FIGURE 2, SITE & ADJACENT PROPERTIES (GOOGLE EARTH IMAGE)**
- FIGURE 3, EXTERIOR SITE PLAN PRIOR TO DEMOLITION / REMODELING**
- 
- APPENDIX B**                      **PHOTOGRAPHS PRIOR TO DEMOLITION / REMODELING**
- 
- APPENDIX C**                      **ARCHITECTS DRAWINGS, PLANNED DEMOLITION / REMODELING (SHEETS A0.1, A0.2, A1.1, A1.2, A2.1, A2.2, A3.1, A3.2)**
- 
- APPENDIX D**                      **SPECIAL USE PERMIT, FOR OFFSITE PARKING AT 1445 OLD OAKLAND ROAD, ARCHITECTS DRAWINGS & PARKING CALC'S (SHEETS A0.1, A1.2)**
- 
- APPENDIX E**                      **CUT SHEET, PROPOSED NEW 20 TON CONDENSING UNIT / CHILLER; APPROACH TO NOISE LIMIT COMPLIANCE**
- 
- APPENDIX F**                      **CITY OF SAN JOSE MEMORANDUM DATED DECEMBER 16, 2009**

# APPENDIX A



SAN JOSE WEST QUADRANGLE  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 YEAR 1961, PHOTOREVISED 1980  
 NOTE: N.T.S.

SITE LOCATION & VICINITY

INITIAL STUDY  
 1509 BERGER DRIVE  
 SAN JOSE, CALIFORNIA

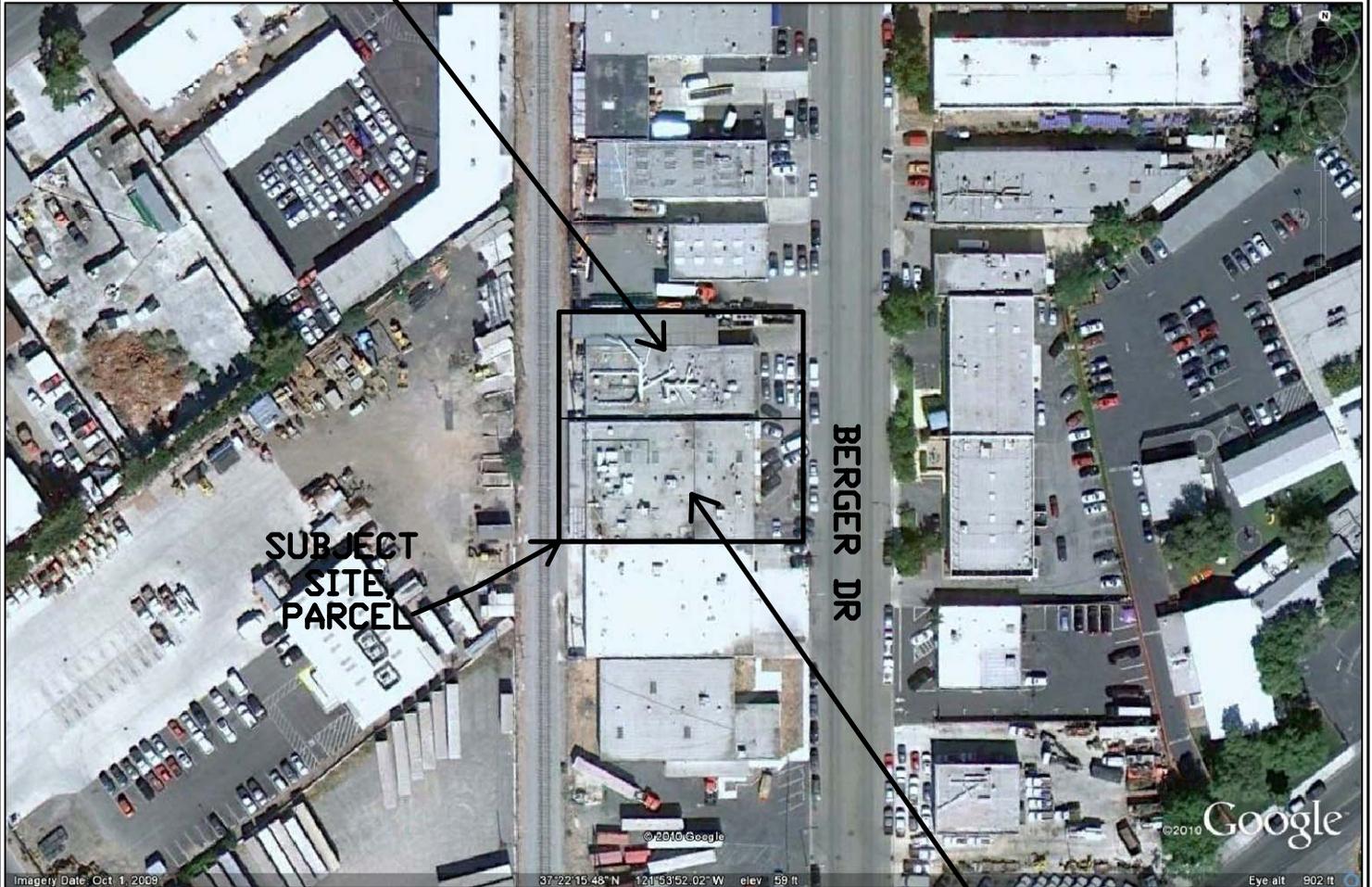
FILENAME:	3025
DATE:	OCTOBER 2010
CHECK BY:	BB
DRAWN:	BB

FIGURE:  
 1



SOURCE  
 GOOGLE EARTH IMAGE  
 OBTAINED FROM THE  
 INTERNET ON  
 OCTOBER 4, 2010  
 NOTE: NOT TO SCALE  
 NORTH ARROW APPROXIMATE

**BUILDING B**



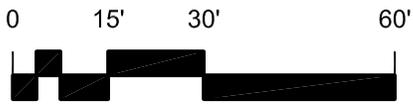
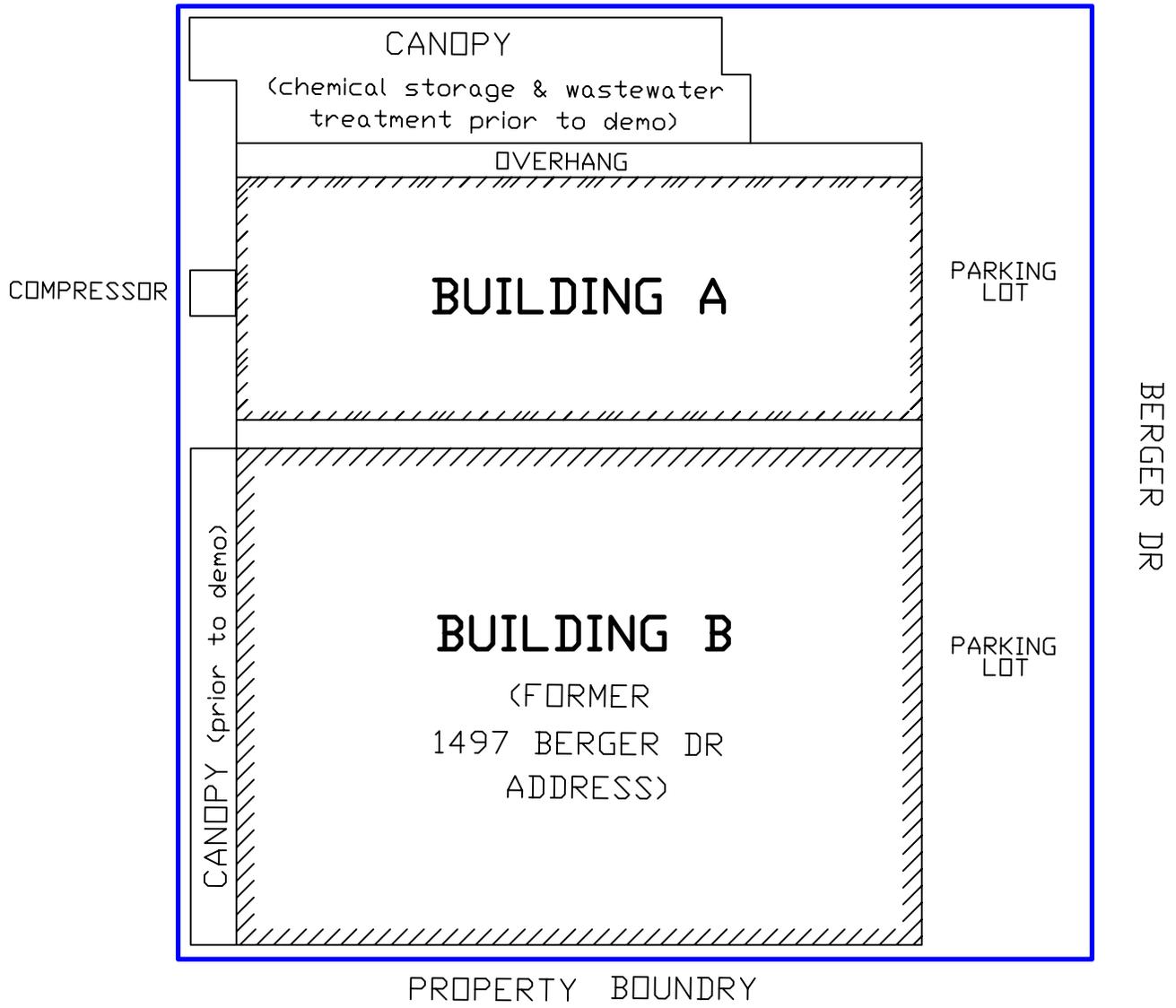
**SUBJECT  
 SITE  
 PARCEL**

**BERGER DR**

**BUILDING A  
 (FORMER  
 1497 BERGER DR  
 ADDRESS)**

**SUBJECT SITE AND ADJACENT PROPERTIES (GOOGLE EARTH IMAGE)**

INITIAL STUDY 1509 BERGER DRIVE SAN JOSE, CALIFORNIA	FILENAME: 3025	FIGURE:  <b>2</b>
	DATE: OCTOBER 2010	
	CHECK BY: BB	
	DRAWN: BB	



APPROXIMATE SCALE: 1" = 30'-0"

SOURCE  
SANTA CLARA COUNTY  
ASSESSOR'S PARCEL MAP;  
BOOK 237, PAGE 13  
EFFECTIVE ROLL YEAR 2010-2011  
NOTE: SOME AREAS OF FIGURE ARE  
PROJECTED OR ASSUMED WHERE  
NOT SHOWN ON PARCEL MAP

EXTERIOR SITE PLAN - PRIOR TO DEMOLITION / REMODEL

INITIAL STUDY  
1509 BERGER DRIVE  
SAN JOSE, CALIFORNIA

FILENAME:	3025
DATE:	OCTOBER 2010
CHECK BY:	BB
DRAWN:	BB

FIGURE:  
**3**

# APPENDIX B



Photo 1, Front of Property, Building B (center) looking northwest from east side of Berger Dr., Building A on left.



Photo 2, Front of Property, Building B (center) looking west-southwest from east side of Berger Dr., showing overhang and canopy on right side of the building.



Photo 3, Back of Property, Building B, looking east-northeast from west side of railroad tracks, overhang and canopy on left side of building, compressor under covered cage at center.



Photo 4, Back of Property, Building B, looking east-southeast from west side of railroad tracks, overhang and canopy on right side of building, adjacent property at left.



Photo 5, Building B, below canopy looking east from below west end of canopy.



Photo 6, Building B, below canopy looking west from below east end of canopy.



Photo 7, Front of Property, Building A (on right) looking northwest from east side of Berger Dr., adjacent building on left.



Photo 8, Front of Property, Building A (on left) looking southwest from east side of Berger Dr., adjacent building on right is Building B.



Photo 9, Back of Building A, canopy looking southeast, railroad tracks in foreground.



Photo 10, Back of Building A, canopy looking northeast, railroad tracks in foreground.



Photo 11, Building A, under back canopy looking north from south end of canopy.



Photo 12, Building A, under back canopy looking south from north end of canopy.

# APPENDIX C

CONSTRUCTION NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- DEBRIS TO BE REMOVED DAILY OR AS REQUIRED BY CONSTRUCTION OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
- "TYP" - REPEAT WHEREVER THIS CONDITION OCCURS.
- "SIM" - REPEAT & MODIFY AS REQUIRED TO SUIT CONDITION.
- ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 6" FROM FACE OF JAMB TO F.O.F. OF ADJACENT WALL U.O.N.
- PROVIDE EXIT SIGNS PER UBC 1003.2.8
- PARTITION ASSEMBLIES SHALL CONFORM TO MINIMUM STANDARDS DESCRIBED IN C.B.C. TABLE 7B ITEM 16.
- SUSPENDED CEILING ASSEMBLIES SHALL CONFIRM TO MINIMUM STANDARDS IN ICBO REPORT NO. 2244 RESPECTIVELY.
- DATUM ELEVATION 0'-0" IS GIVEN AS BENCHMARK EQUAL TO THE ELEVATION OF THE EXISTING BUILDING FLOOR SLAB.

FIRE PROTECTION NOTES

- ALL AUTOMATIC SPRINKLER HEAD LOCATIONS SHOWN FOR PURPOSE OF COORDINATION W/ CEILING GRID/LIGHTING/MECHANICAL DUCTWORK AND DOES NOT REPRESENT A COMPLETE FIRE PROTECTION DESIGN. FIELD VERIFY ALL HEADS AND LOCATIONS.
- ALL AUTOMATIC SPRINKLER SYSTEM WORK SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 13, 1999 EDITION AS AMENDED BY THE CALIFORNIA BUILDING CODE AND THE CITY OF SAN JOSE.
- THE FIRE SPRINKLER CONTRACTOR SHALL PROVIDE A SEPARATE PERMIT APPLICATION CONSISTING OF THE CORRECT NUMBER OF SHOP DRAWINGS AND HYDRAULIC CALCULATIONS AS REQUIRED BY THE CITY OF SAN JOSE. THE CONTRACTOR IS REQUIRED TO PAY ALL PERMIT APPLICATION AND FEES TO THE FIRE DEPARTMENT FOR PLAN REVIEW, APPROVAL, INSPECTIONS AND ACCEPTANCE TESTING. THE CONTRACTOR SHALL SIMULTANEOUSLY SUBMIT TWO SETS EACH OF SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S INSURANCE CARRIER AND APPROVED PRIOR TO ISSUANCE OF PERMIT AND ANY INSTALLATION WORK.
- AN ACCEPTANCE TEST SHALL BE CONDUCTED OF THE AUTOMATIC SPRINKLER SYSTEM AND SHALL BE WITNESSED BY THE CITY OF SAN JOSE FIRE DEPARTMENT AND THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ACCOMMODATE THE FIRE DEPARTMENT'S SCHEDULING PROCEDURE. THE GENERAL CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL BE PROVIDED WITH A MINIMUM OF 48 HOURS NOTICE FOR WITNESSING OF ACCEPTANCE TESTING.
- CONTRACTOR SHALL HAVE WORKERS COMPENSATION INSURANCE CERTIFICATE ON FILE W/ CITY BUILDING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMIT.
- A LICENSED FIRE PROTECTION CONTRACTOR SHALL PERFORM ALL DESIGNS, PROVIDE ALL MATERIALS AND LABOR TO INSTALL SYSTEM TO ACCOMMODATE NEW CONSTRUCTION.
- THE QUANTITIES, LOCATION, AND SIZES OF PROPOSED NEW SPRINKLERS, AND PIPING ARE FOR REFERENCE ONLY. THE LICENSED FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING AS IN DETERMINING EXACT QUANTITIES, LOCATIONS AND SIZES OF COMPLETE NEW AND MODIFIED SPRINKLER SYSTEMS WITHIN THE PROJECT AREA.
- THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE A WET PIPE AUTOMATIC SPRINKLER SYSTEM. THE SYSTEM SHALL BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE DESIGN REQUIREMENTS IDENTIFIED IN THE PROJECT SPECIFICATIONS. THE HAZARD CLASSIFICATION VARIES DEPENDING UPON THE LOCATION AND USE WITHIN THE FACILITY.
- SPRINKLERS SHALL BE SEMI-RECESSED MODEL. THE SPRINKLER SELECTED SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION.
- PROVISIONS SHALL BE MADE TO PROTECT FIRE SPRINKLER SYSTEM PIPING AGAINST DAMAGE SUBJECT TO EARTHQUAKES AS REQUIRED BY NFPA 13, SECTION 4-6, 4.3. ALL NEW WORK SHALL BE SCHEDULE 40 OR SCHEDULE 10 BLACK STEEL PIPE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. NON METALLIC PIPE OR THIN WALL PIPE OR METALLIC PIPE OTHER THAN SCHEDULE 10 OR SCHEDULE 40 WILL NOT BE PERMITTED FOR THIS PROJECT.
- ALL NEW SPRINKLERS SHALL BE FAST ACTING.

LEGEND

- 101 ROOM NUMBER
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- DEMO CONSTRUCTION
- DOOR NUMBER AND SCHEDULE ON SHEET A2.2
- HARDWARE GROUP
- WINDOW TYPE ON SHEET A2.2
- INDICATES ACTIVE LEAF
- INDICATES CHANGE IN FLOOR FINISH
- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS
- INTERIOR ELEVATION (SHADING INDICATES DIRECTION OF VIEW)
- SHEET WHERE OCCURS
- DETAIL NUMBER
- SHEET WHERE OCCURS
- FLOOR DRAIN
- ALIGN FACE OF FINISH W/FACE OF FINISH
- FIRE EXTINGUISHER CABINET
- SURFACE MOUNTED ELECTRICAL PANEL BOARD
- RECESSED ELECTRICAL
- EXIT SIGN (WALL OR CLG. MTD.) ("L" INDICATES LOW LEVEL SIGN)
- SURFACE MTD. LIGHT FIXTURES
- STRIP LIGHTING
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- AFS HEAD
- DUCT PENETRATION. SEE MECH.
- SMOKE DETECTOR

Site Development Permit Submittal

# Gorilla Circuits

Front Parking and Demo + Proposed Rear Equipment Shed  
1509 Berger Drive  
San Jose, CA



**Minden Midiere Architects**  
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VICINITY MAP



Project Location



PROJECT DESCRIPTION

THE SCOPE OF WORK INCLUDES THE ADDITION OF A 590 S.F. EQUIPMENT SHED AND A 190 S.F. CHAINLINK ENCLOSURE AT THE REAR OF A 26,685 S.F. SITE LOCATED IN THE HL ZONING DISTRICT. A CONDENSING UNIT SHALL BE INSTALLED INSIDE THE CHAINLINK ENCLOSURE.

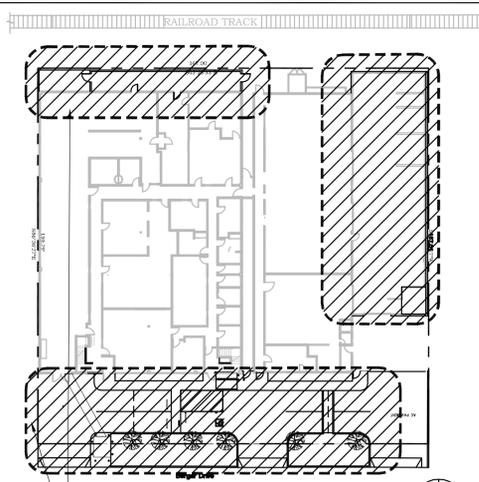
A 3-HR CMU WALL IS ALSO PROPOSED TO ENCLOSE AN EXISTING H-4 OCCUPANCY AREA. OF 2,900 S.F. AT THE NORTH END OF THE SITE. THE SPACE IS CURRENTLY COVERED WITH A METAL CANOPY AND SHALL BE MADE WEATHERTIGHT WITH THE ADDITION OF THE CMU WALLS.

IN ADDITION, THE FRONT PARKING AREA SHALL BE MODIFIED TO INCLUDE NEW SIDEWALKS, LANDSCAPE AREAS AND RE-STRIPING OF PARKING AND SHALL MEET CURRENT ADA ACCESSIBILITY REQUIREMENTS.

SHEET INDEX

- ARCHITECTURAL
- A0.1 COVER SHEET AND SYMBOLS
  - A0.2 FLOOR AND MEZZANINE OCCUPANCY/EXITING PLAN
  - A1.1 SITE PLAN AND SITE DETAILS
  - A1.2 DEMOLITION PLAN
  - A2.1 FLOOR PLAN AND SITE PHOTOGRAPHS
  - A2.2 ROOF PLAN
  - A3.1 BUILDING ELEVATIONS AND SECTIONS
  - A3.2 BUILDING WALL SECTIONS

KEY PLAN



Project Area (shown hatched)



PROJECT DATA

ADDRESS: 1509 BERGER DRIVE  
SAN JOSE, CA

CONSTRUCTION TYPE: TYPE IIIIB, NON-RATED

<E> SITE AREA: 26,685 S.F.

BUILDING AREA: BUILDING A - 10,470 S.F.  
- MEZZANINE - 3,300 S.F.  
BUILDING B - 7,950 S.F.  
TOTAL BLDG. AREA = 21,720 S.F.

AREA OF WORK: 590 S.F. SHED ADDITION &  
190 SF. CHAINLINK ENCL. TO BLDG. A

OCCUPANCY GROUP: B/F-1/H-4

BUILDING HEIGHT: <E> ONE STORY W/ MEZZANINE

FIRE PROTECTION: <E> FULLY SPRINKLERED

ZONING: HI- HEAVY INDUSTRIAL

PARCEL NO: 237-13-110

APPLICABLE CODES

THE FOLLOWING CODES ARE APPLICABLE TO THIS PROJECT: IN ACCORDANCE WITH ALL STATE, FEDERAL AND LOCAL CODES.

- CA BUILDING CODE 2010 EDITION
- CA MECHANICAL CODE 2010 EDITION
- CA PLUMBING CODE 2010 EDITION
- CA ELECTRICAL CODE 2010 EDITION
- CA FIRE CODE 2010 EDITION
- CA ENERGY CODE 2008 EDITION

Site Development Permit Submittal

## Gorilla Circuits

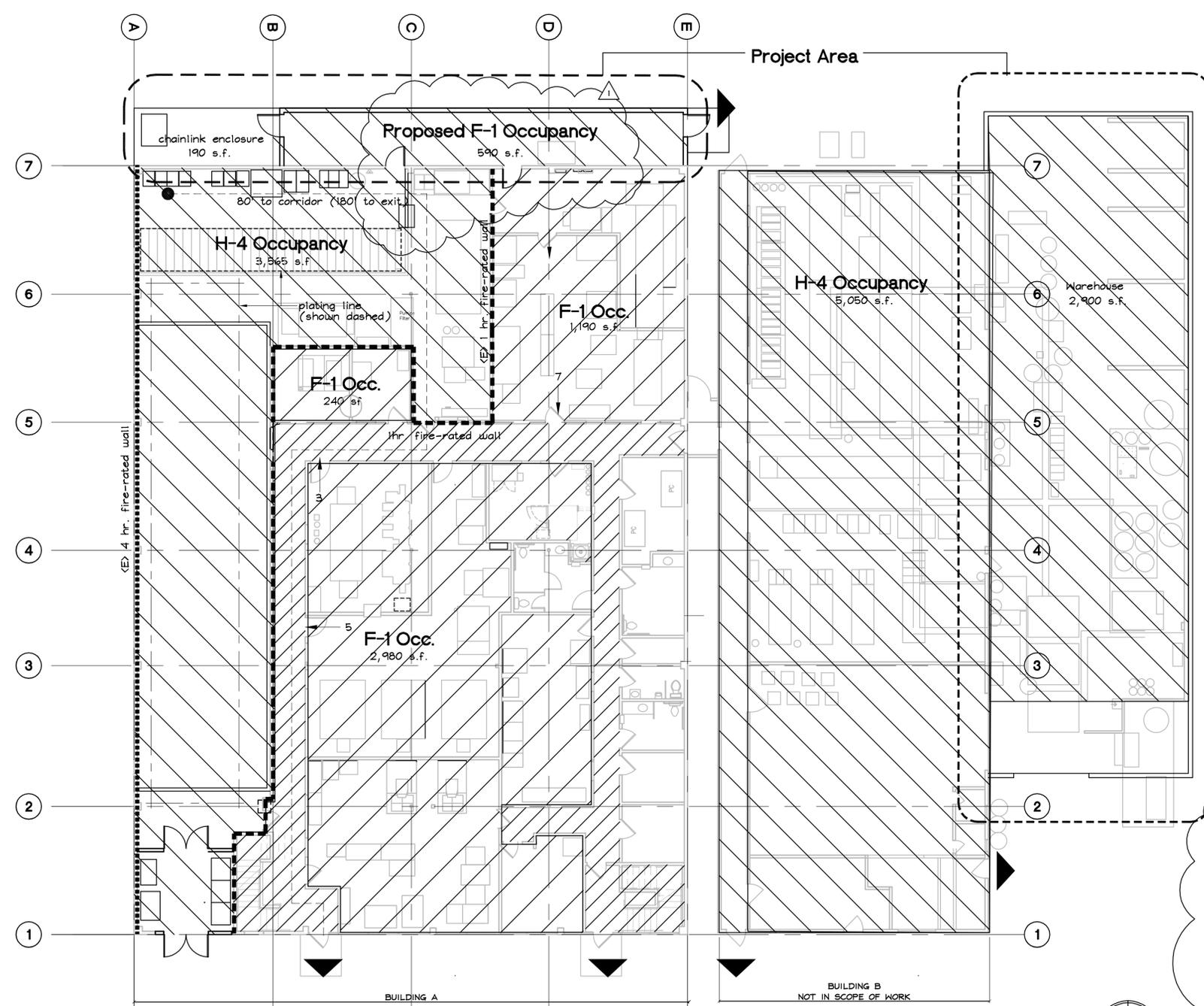
(file no. HA67-266-01)  
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Equipment Shed  
1509 Berger Drive  
San Jose, CA

Issued for Site Development 03/09/12  
Permit  
Response to Comments 05/25/12

Cover Sheet and Symbols

2011-043  
February 06, 2012

# A0.1



Note: All Occupancies are 'B', u.o.n.

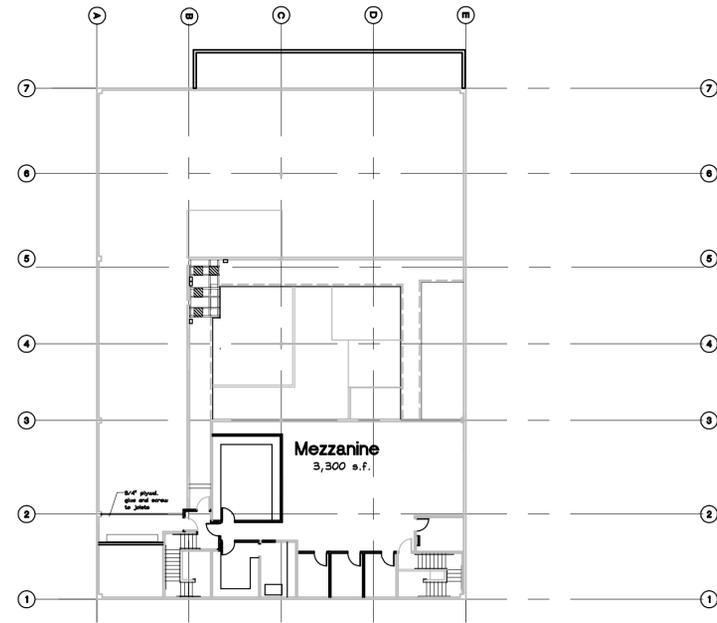
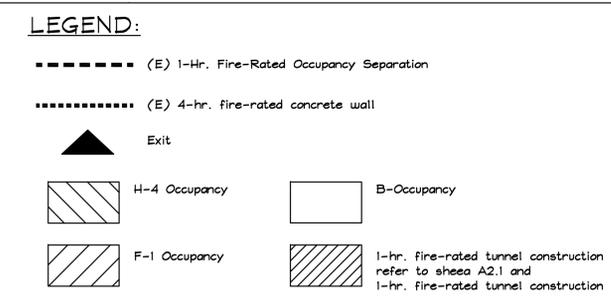
Exiting Plan - Occupancy Plan

Mixed Occupancy Calculation			
ACTUAL B	+	ACTUAL F-1	= ACTUAL H-4
ALLOW. B	+	ALLOW. F-1	= ALLOW. H-4
5,305	+	5,000	= 11,515
36,000	+	34,000	= 70,000
.148		.147	= .148
		.443	= .443
		.738	= .738

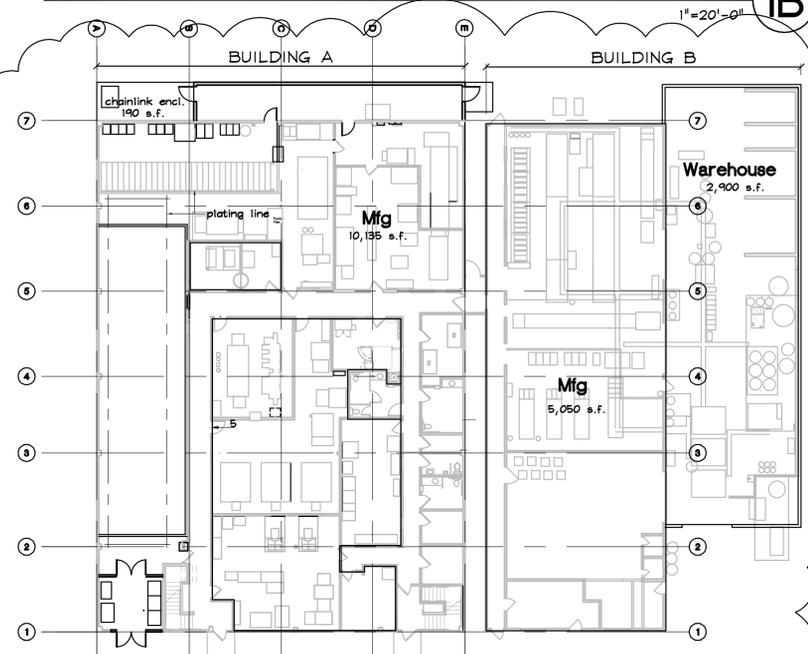
  

Proposed occupancy classification	
Fire sprinkler coverage provided throughout	
1 Hr. (fire) separation is required between B & H-4 As per table 508.3.3	
1 Hr. (fire) separation is required between F-1 & H-4 As per table 508.3.3	

Allowable areas: Type VB - non rated			
OCCUPANCY	REQUIREMENTS	ALLOWABLE AREAS	REF. SECTION
<b>B OCCUPANCY</b>	BASIC ALLOWABLE HEIGHT	2 STORIES	TABLE 503
	BASIC ALLOWABLE AREA	9,000 SF	TABLE 503
	AREA MODIFICATIONS: sprinklered 9,000 x 3 = 27,000 + 9,000 =	36,000 s.f.	SEC. 506.1-4
<b>F-1 OCCUPANCY</b>	BASIC ALLOWABLE HEIGHT	1 STORIES	TABLE 503
	BASIC ALLOWABLE AREA	8,500 SF	TABLE 503
	AREA MODIFICATIONS: sprinklered 8,500 x 3 = 25,500 + 8,500 =	34,000 s.f.	SEC. 506.1-4
<b>H-4 OCCUPANCY</b>	BASIC ALLOWABLE HEIGHT	2 STORIES	TABLE 503
	BASIC ALLOWABLE AREA	6,500 S.F.	TABLE 503
	AREA MODIFICATIONS: sprinklered 6,500 x 3 = 19,500 + 6,500 =	26,000 s.f.	SEC. 506.1-4
<b>TOTAL BLDG. AREA</b>			
Total:		21,720 s.f.	



Mezzanine Area Plan - for parking analysis



**BUILDING A - FOR PARKING ONLY - SEE SHEET A1.1 FOR PARKING ANALYSIS**

**BUILDING A**  
 MFG Area - = 10,470 s.f.  
 Mezzanine Area - = 3,300 s.f.

**BUILDING B**  
 MFG Area - = 5,050 s.f.  
 Warehouse Area - = 2,900 s.f.

Total MFG Area = 18,820 s.f. x .85 = 15,997  
 Total Warehouse Area - = 2,900 s.f. x .85 = 2,465

Ground Level Area Plan - for parking analysis

Site Development Permit Submittal

## Gorilla Circuits

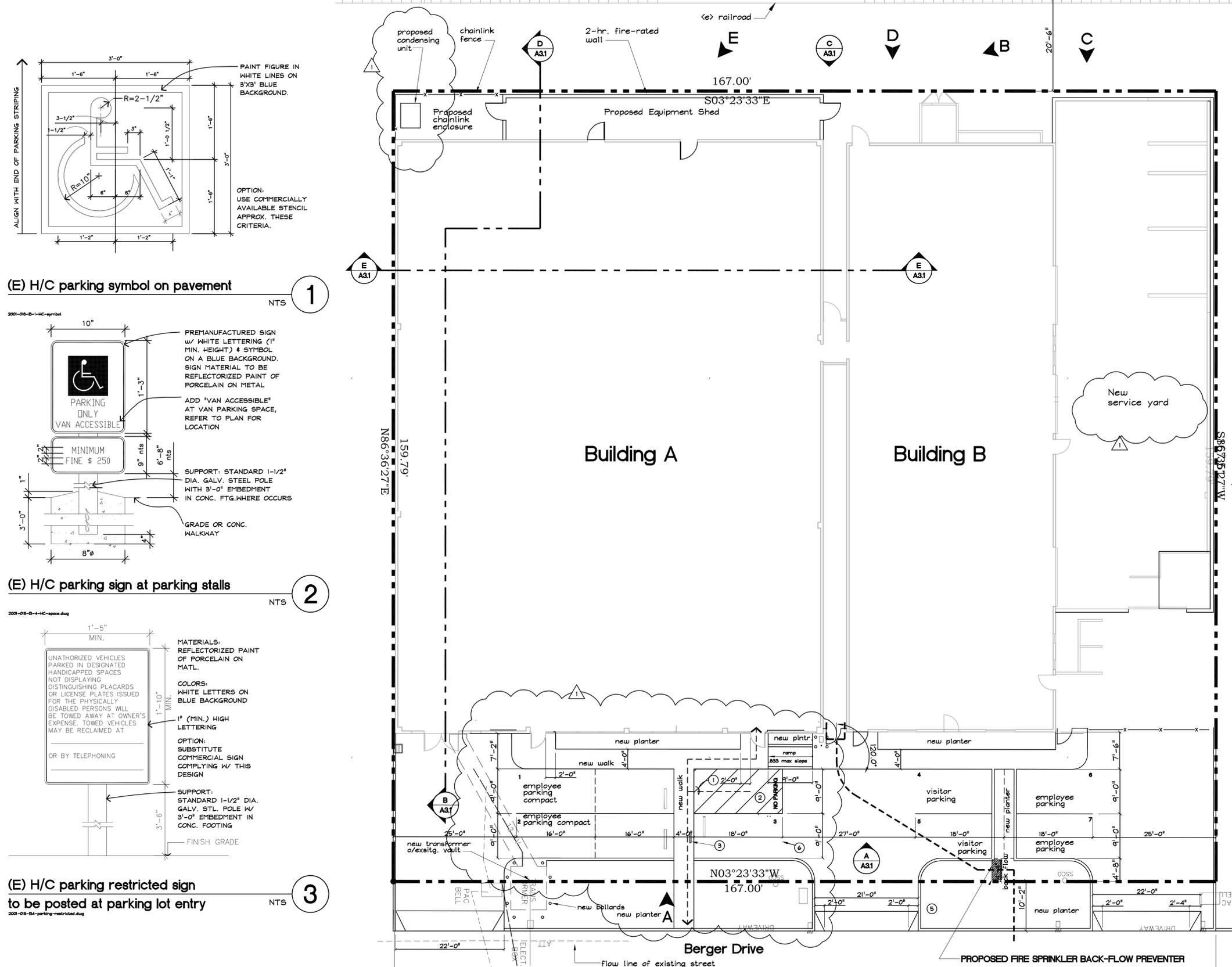
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 Equipment Shed  
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Issued for Site Development	03/09/12
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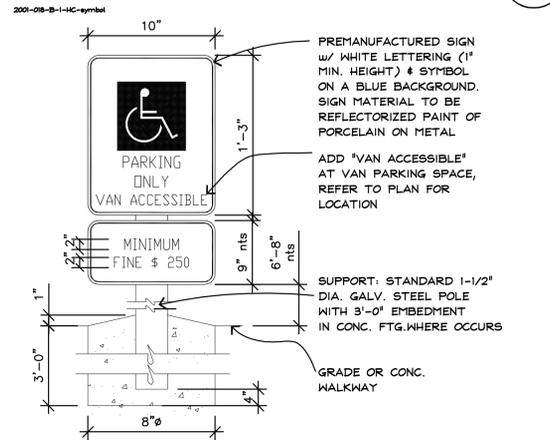
### Floor Occupancy Plan Exiting Plans

### LEGEND

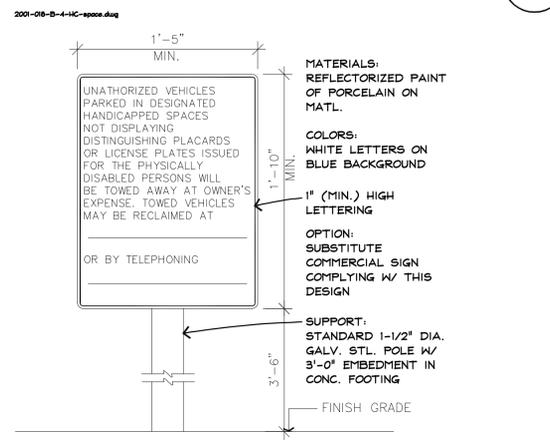
- Photo key refer to sht. A2.1
- Elevation key refer to sht. A3.1



**(E) H/C parking symbol on pavement** NTS **1**



**(E) H/C parking sign at parking stalls** NTS **2**



**(E) H/C parking restricted sign to be posted at parking lot entry** NTS **3**



Parking Data	
<b>Parking Required</b>	<b>Parking Provided</b>
Total Number of Parking Stalls Required	Standard Stalls 6 stalls
Building A - Manufacture 6,840 s.f.	H/C Van Accessible 1 stall
Building A - Mezzanine 3,300 s.f.	Total parking stalls provided 7 stalls
Building B - Manufacture 5,050 s.f.	
Building B - Warehouse 2,900 s.f.	
Total building area = 18,090 s.f.	
Total Mfg Areas = 18,820 s.f. x .85 = 15,997 s.f.	Balance of parking to be off-site 48 - 7 = 41 stalls at 1445 Old Oakland Rd. address
Total Warehouse Area = 2,900 s.f. x .85 = 2,645 s.f.	* No company vehicles parked on site
Manufacturing - 15,997 s.f. / 350	
Warehouse - 2,645 s.f. / 5,000	
	46 stalls
	2 stalls
Total Number of Parking Stalls Required	48 stalls

- ### Sheet Notes
- Accessible path of travel as shown dashed.
  - Pavement striping as shown.
  - Van accessible parking stall to remain. Sign as per detail 2 - V.I.F.
  - Accessible parking stall to remain. Sign as per detail 2 - V.I.F.
  - H/C parking stalls restricted/towaway sign matching detail 3, to remain - V.I.F.
  - Accessible parking stall symbol matching detail 1, to remain - V.I.F.

- ### General Notes
- Refer to Cover Sheet A0.1 for symbols, legend, abbreviations, general notes and fire protection notes.
  - All proposed concrete walkways shall not have a slope in the direction of travel exceeding 1/20, cross slope of walks shall not exceed 1/4" per foot.
- NOTE: all site accessibility work is being performed under permit BE-00-001134, issued on 1/05/11 accessibility notes and elements shown are for reference only

Site Development Permit Submittal

## Gorilla Circuits

(file no. HA67-266-01)  
 Front Parking and Demo & Proposed Rear Equipment Shed  
 1509 Berger Drive  
 San Jose, CA

Issued for Site Development	03/09/12
Permit	
Response to Comments	05/25/12

### Site Plan and Site Details

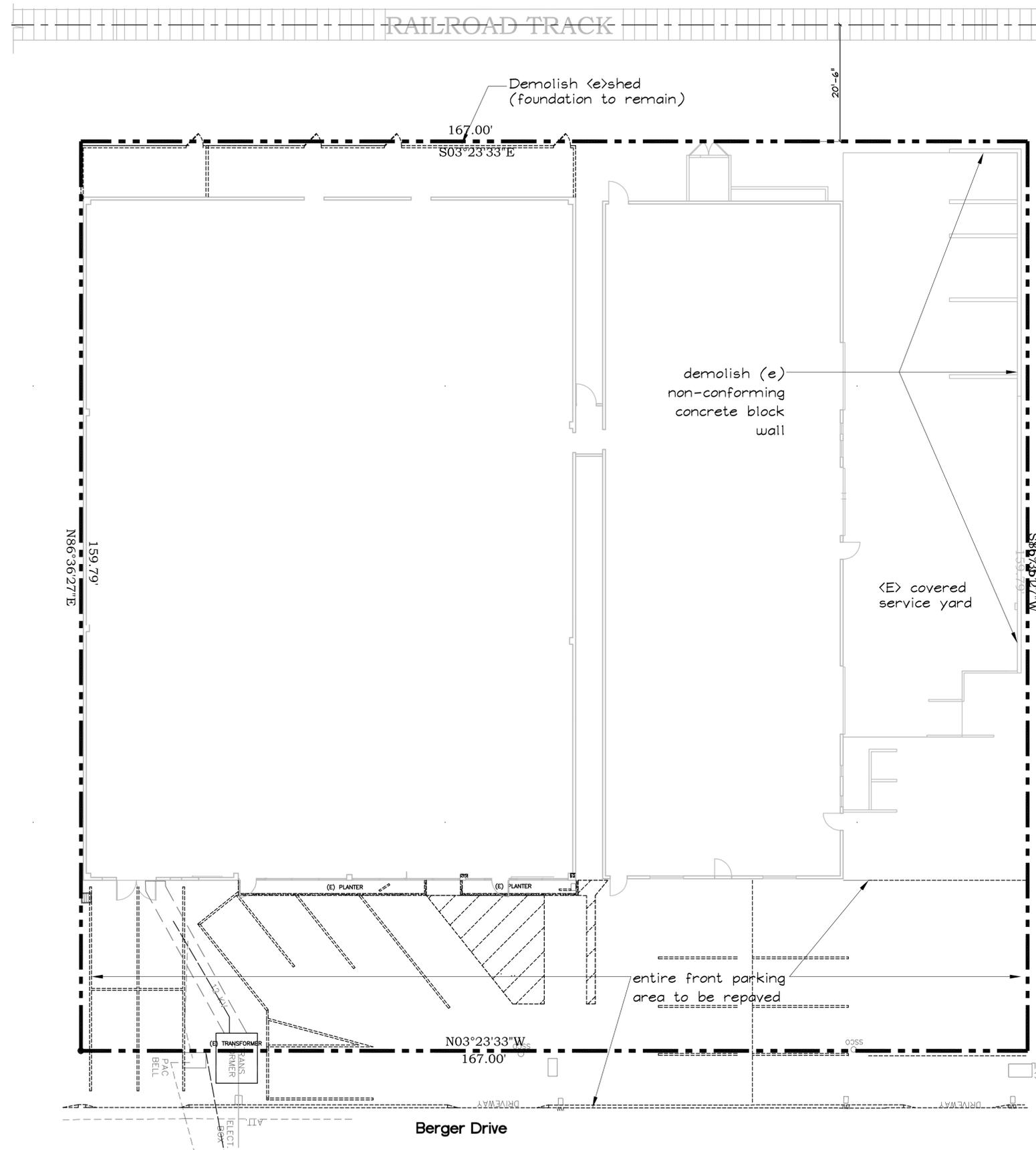
2011-043  
 February 06, 2012

# A1.1

LEGEND:



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fax (408) 252-9502  
minden@MMAarch.com  
midiere@MMAarch.com



Site Development Permit Submittal

# Gorilla Circuits

(file no. HA67-266-01)  
Front Parking and Demo & Proposed Rear  
Equipment Shed  
1509 Berger Drive  
San Jose, CA

Issued for Site Development	03/09/12
Permit	
Response to Comments	05/25/12

## Site Demolition Plan

2011-043  
February 06, 2012

# A1.2

Photo A - view from Berger Dr.



Photo B - view of rear yard looking north



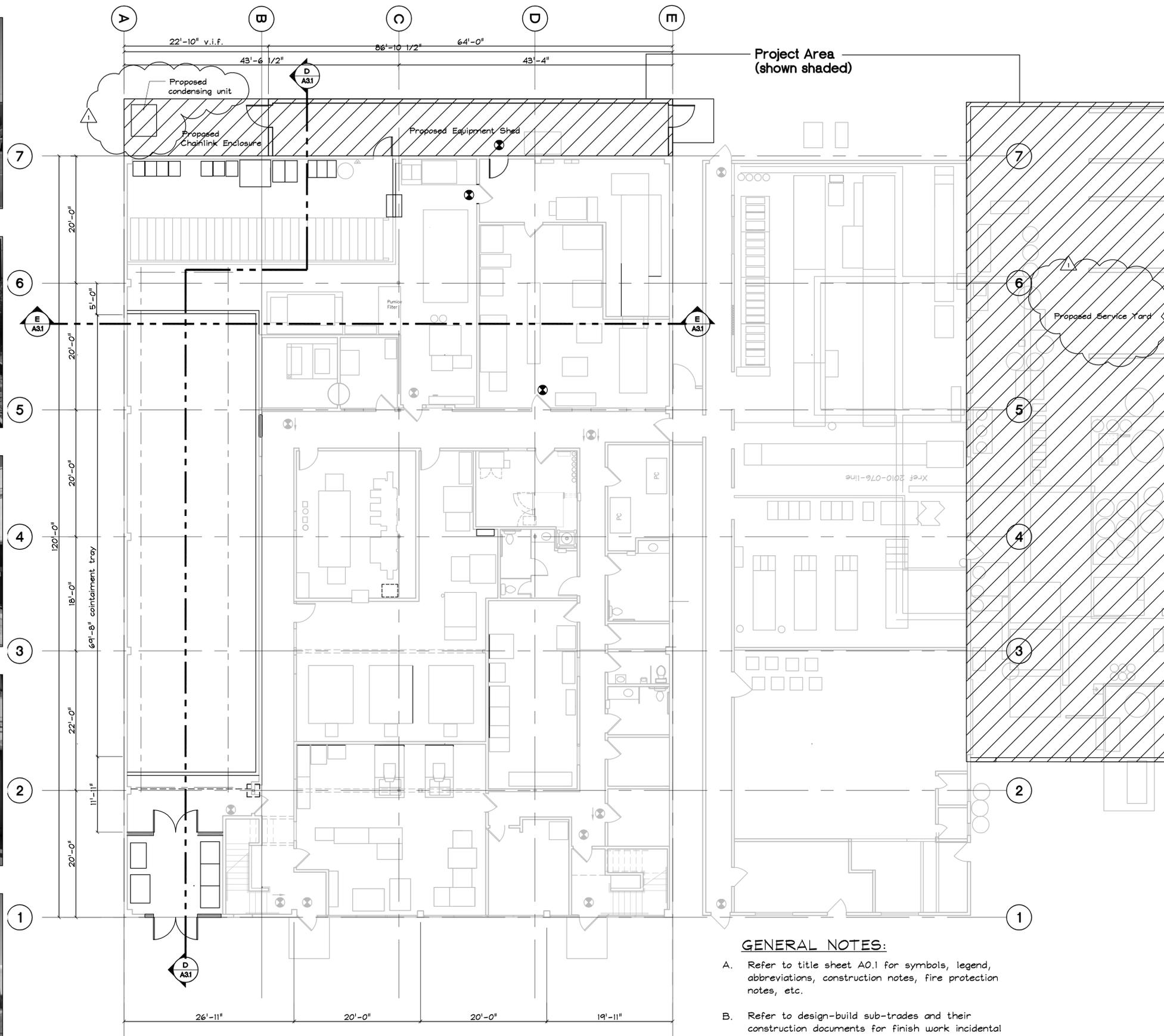
Photo C - view of rear yard



Photo D - view of rear yard



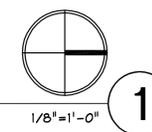
Photo E - view of rear yard



Floor / Equipment Plan - Area 1

**GENERAL NOTES:**

- A. Refer to title sheet A0.1 for symbols, legend, abbreviations, construction notes, fire protection notes, etc.
- B. Refer to design-build sub-trades and their construction documents for finish work incidental to work of electrical, mechanical and fire protection trades.
- C. Provide sealant at all penetrations through fire-rated walls.



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Site Development Permit Submittal

**Gorilla Circuits**

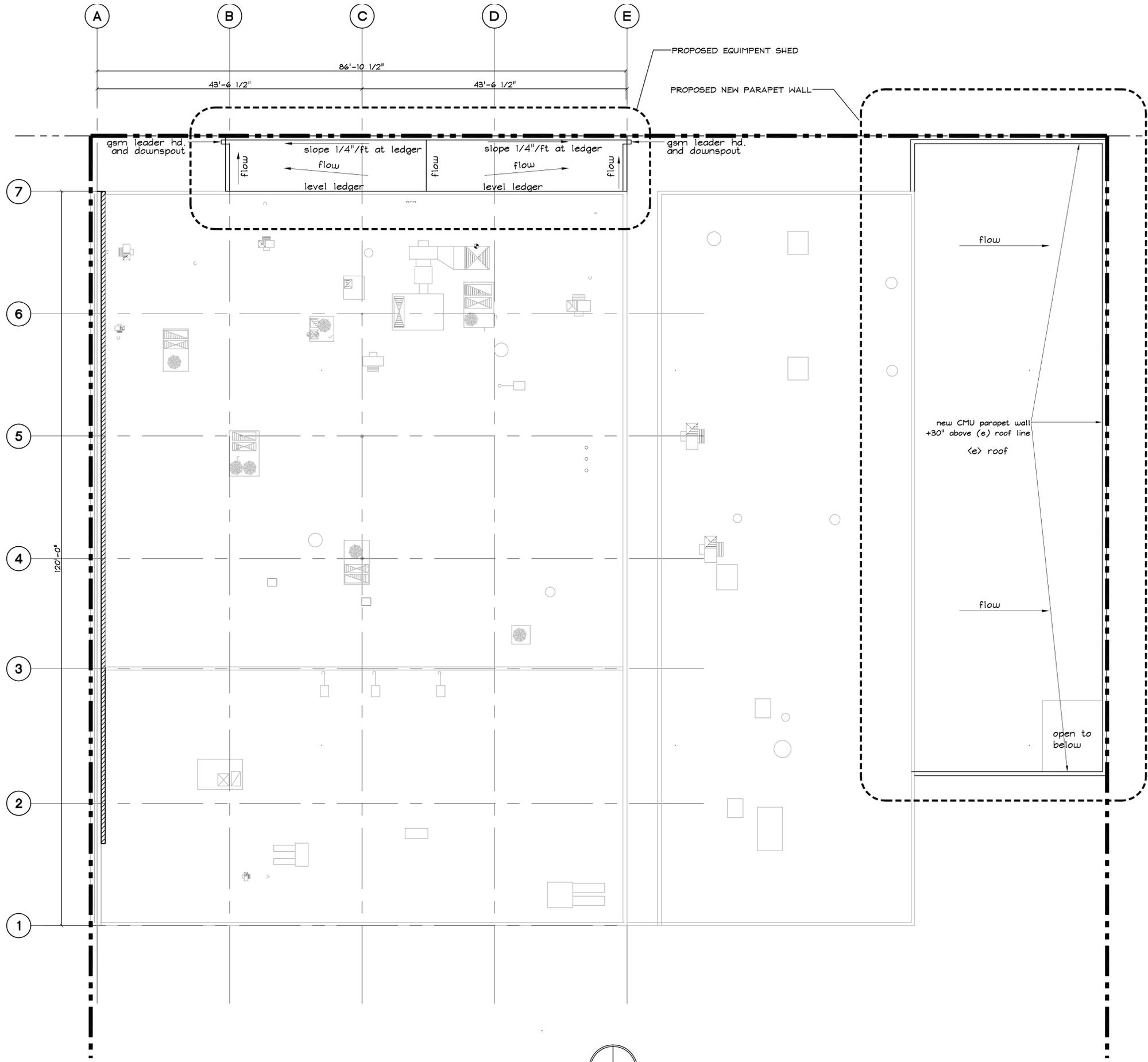
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 San Jose, CA

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**Floor Plan and Site Photographs**

2011-043  
 February 06, 2012

**A2.1**



- GENERAL NOTES:**
- A. Refer to title sheet A0.1 for symbols, legend, abbreviations, construction notes, fire protection notes, etc.
  - B. Refer to design-build sub-trades and their construction documents for finish work incidental to work of electrical, mechanical and fire protection trades.
  - C. Provide sealant at all penetrations through fire-rated walls.



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 midiere@MMAArch.com

Site Development Permit Submittal

## Gorilla Circuits

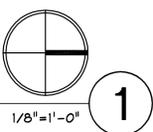
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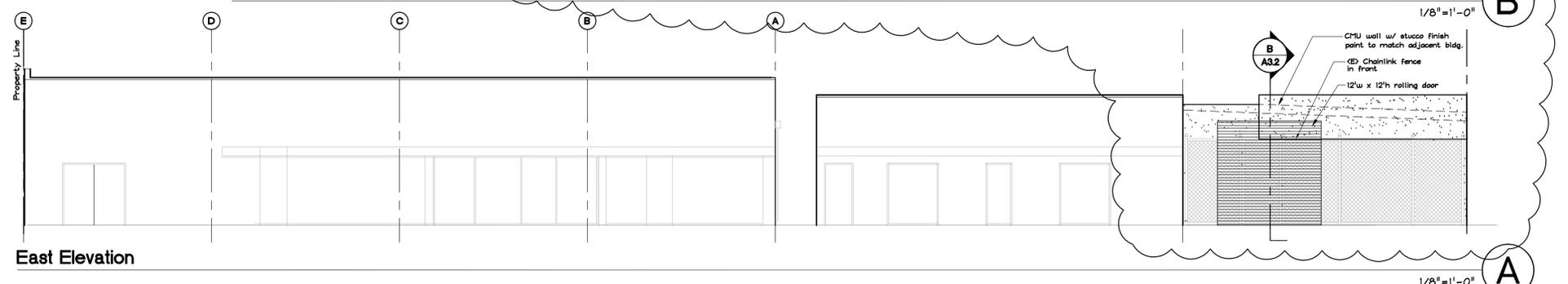
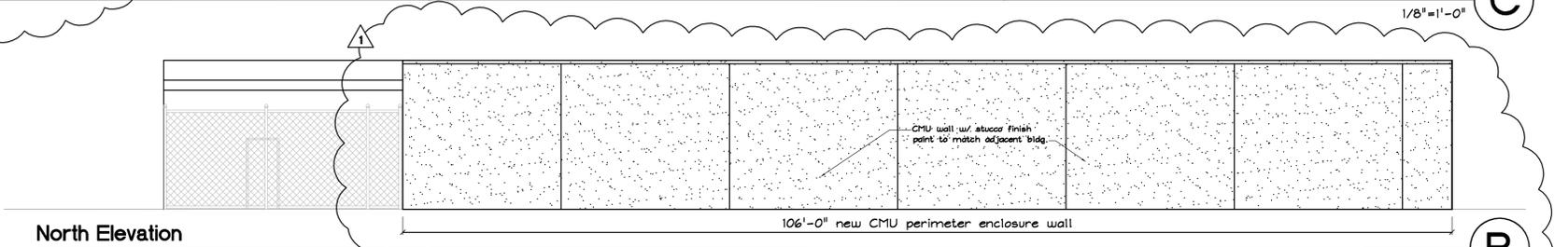
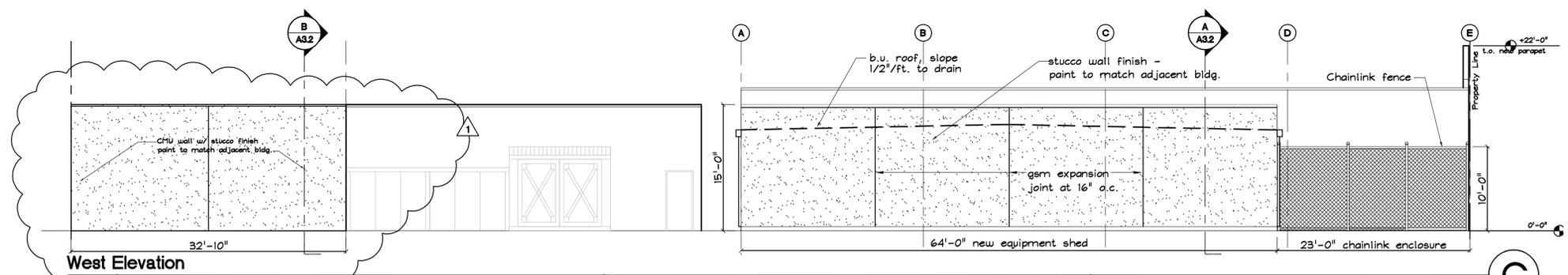
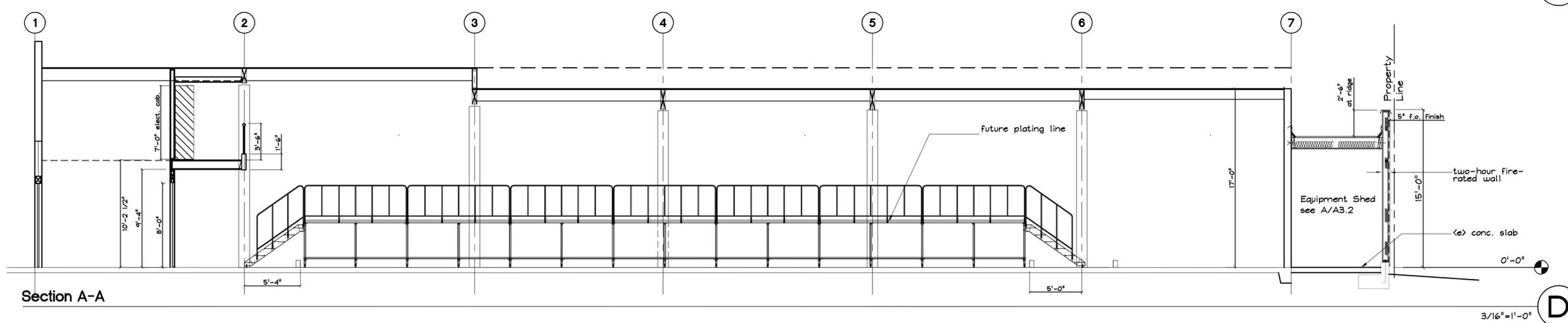
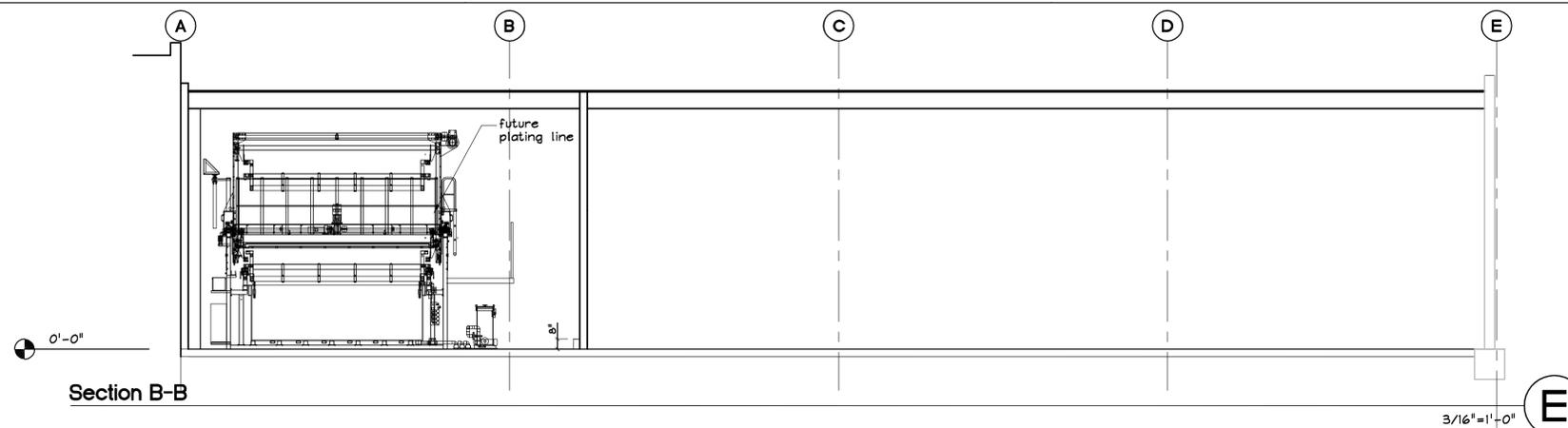
Issued for Site Development	03/09/12
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### Roof Plan

2011-043  
 February 06, 2012 **A2.2**

Roof Plan





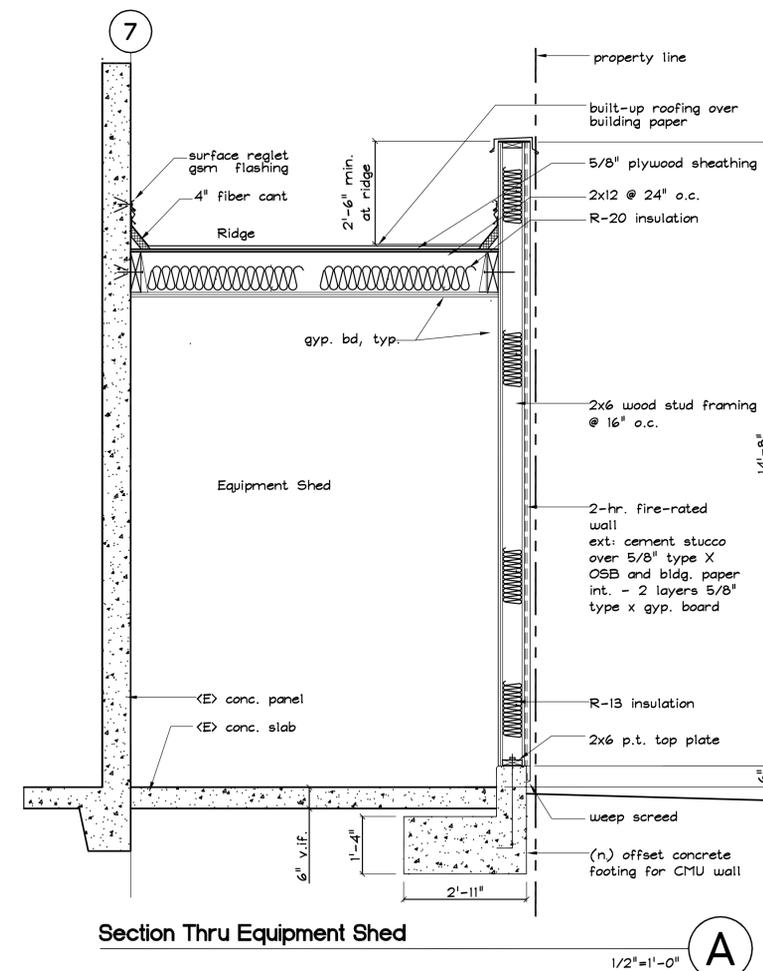
Site Development Permit Submittal

## Gorilla Circuits

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 Front Parking and Demo & Proposed Rear  
 Equipment Shed  
 1509 Berger Drive  
 San Jose, CA

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Permit	
Response to Comments	05/25/12

### Building Elevations + Sections



Site Development Permit Submittal

## Gorilla Circuits

(file no. HA67-266-01)  
 Front Parking and Demo & Proposed Rear  
 Equipment Shed  
 1509 Berger Drive  
 San Jose, CA

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Building Elevations + Sections

2011-043  
 February 06, 2012

# A3.2

# APPENDIX D

CONSTRUCTION NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- DEBRIS TO BE REMOVED DAILY OR AS REQUIRED BY CONSTRUCTION OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
- "TYP" - REPEAT WHEREVER THIS CONDITION OCCURS.
- "SIM" - REPEAT & MODIFY AS REQUIRED TO SUIT CONDITION.
- ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 6" FROM FACE OF JAMB TO F.O.F. OF ADJACENT WALL U.O.N.
- PROVIDE EXIT SIGNS PER UBC 1003.2.8
- PARTITION ASSEMBLIES SHALL CONFORM TO MINIMUM STANDARDS DESCRIBED IN C.B.C. TABLE 7B ITEM 16.
- SUSPENDED CEILING ASSEMBLIES SHALL CONFIRM TO MINIMUM STANDARDS IN ICBO REPORT NO. 2244 RESPECTIVELY.
- DATUM ELEVATION 0'-0" IS GIVEN AS BENCHMARK EQUAL TO THE ELEVATION OF THE EXISTING BUILDING FLOOR SLAB.

APPLICABLE CODES

THE FOLLOWING CODES ARE APPLICABLE TO THIS PROJECT: IN ACCORDANCE WITH ALL STATE, FEDERAL AND LOCAL CODES.

CA BUILDING CODE	2010 EDITION (2009 I.B.C.)
CA MECHANICAL CODE	2010 EDITION (2009 U.M.C.)
CA PLUMBING CODE	2010 EDITION (2009 U.P.C.)
CA ELECTRICAL CODE	2010 EDITION (2009 N.E.C.)
CA FIRE CODE	2010 EDITION (2009 I.F.C.)
CA ENERGY CODE	2010 CAL. GREEN BLDG. STD.

LEGEND

- 101 ROOM NUMBER
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- DEMO CONSTRUCTION
- DOOR NUMBER AND SCHEDULE ON SHEET A2.2
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- WINDOW TYPE ON SHEET A2.2
- INDICATES ACTIVE LEAF
- INDICATES CHANGE IN FLOOR FINISH
- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS
- INTERIOR ELEVATION (SHADING INDICATES DIRECTION OF VIEW)
- SHEET WHERE OCCURS
- DETAIL NUMBER
- SHEET WHERE OCCURS
- FLOOR DRAIN
- ALIGN FACE OF FINISH W/FACE OF FINISH

Special Use Permit Submittal for:  
**Gorilla Circuits**

Off-Site Parking  
1445 Old Oakland Rd.  
San Jose, CA



**Minden Midiere Architects**  
21580 Stevens Creek Blvd #209A Cupertino, CA 95014  
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minden@MMAArch.com  
midiere@MMAArch.com

PROJECT DATA

ADDRESS: 1445 OLD OAKLAND RD. SAN JOSE, CA

CONSTRUCTION TYPE: TYPE IIIB, NON-RATED

BUILDING AREA: TOTAL BLDG. AREA = 27,550 S.F.

AREA OF WORK: PARKING ONLY AT: 1445 OLD OAKLAND RD.

OCCUPANCY GROUP: B/F-1/H-4

BUILDING HEIGHT: <E> ONE STORY W/ MEZZANINE

FIRE PROTECTION: <E> FULLY SPRINKLERED

ZONING: ML - LIGHT INDUSTRIAL

APN: 237-04-068

PROJECT DESCRIPTION

THE SCOPE OF WORK ENTAILS THE FOLLOWING:

BOTH 1509 BERGER DRIVE AND 1445 OLD OAKLAND RD SITES ARE OWNED BY GORILLA CIRCUITS.

REFER TO FILE NUMBER: HA 67-266-01 GORILLA CIRCUITS AT 1509 BERGER DRIVE.

THE 1509 SITE HAS A DEFICIT OF (27) PARKING STALLS. THIS DEFICIT IS BEING MADE UP AT THE 1445 OLD OAKLAND SITE WHICH CURRENTLY HAS A SURPLUS OF PARKING STALLS.

A SITE PLAN AND PARKING ANALYSIS OF 1445 OLD OAKLAND RD. SITE HAS BEEN PREPARED TO DEMONSTRATE THAT ADDITIONAL OFF STREET PARKING FOR FOR 1509 BERGER DRIVE IS AVAILABLE AT 1445 OLD OAKLAND RD.

THE SPECIAL USE PERMIT SHALL ALLOW THE SUPPLEMENTAL OFF STREET PARKING AT 1445 OLD OAKLAND RD. TO BE ALLOCATED TO THE 1509 BERGER DRIVE SITE.

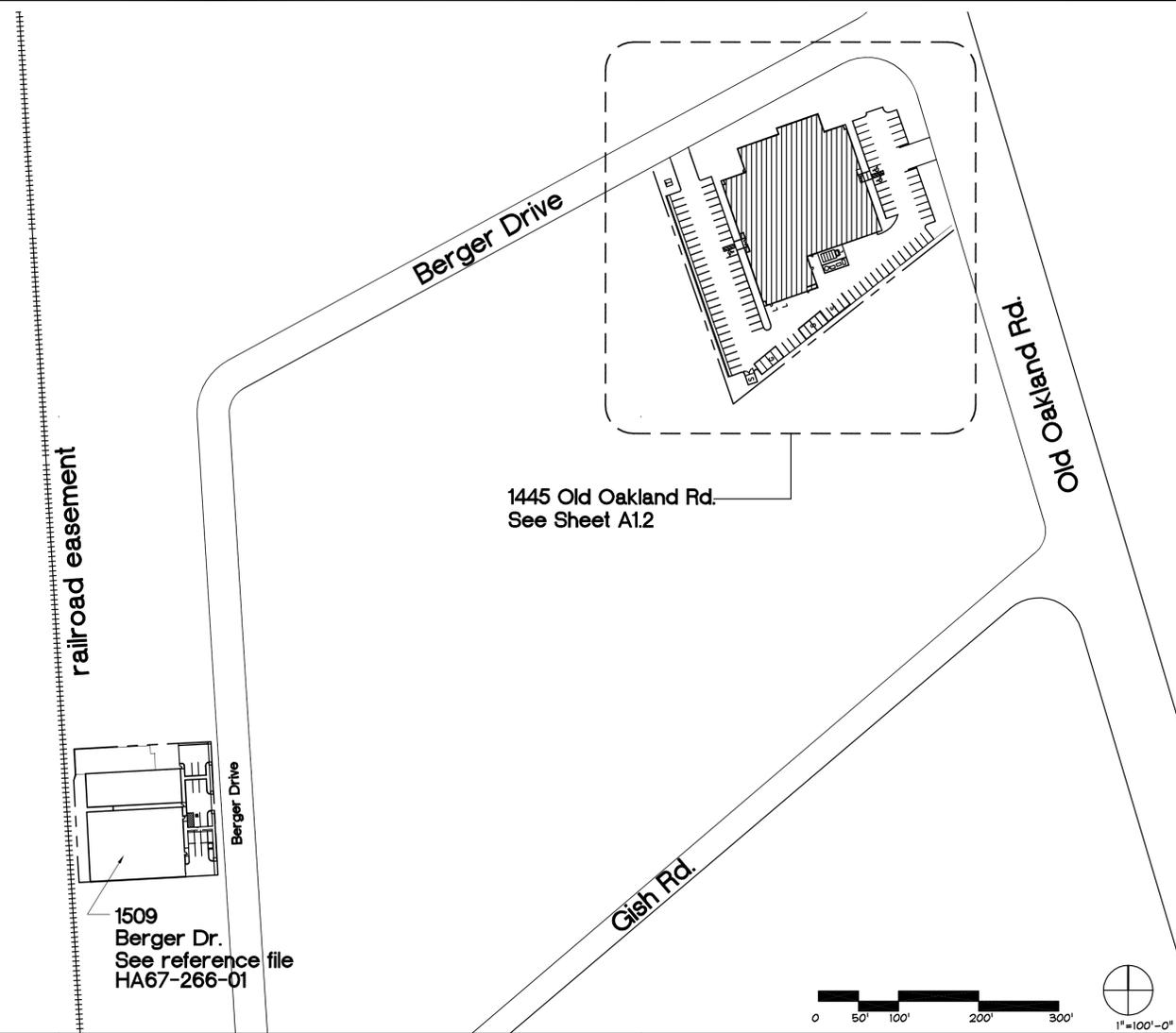
SHEET INDEX

ARCHITECTURAL

A0.1 COVER SHEET AND SYMBOLS

A1.2 1445 OLD OAKLAND RD. - SITE PLAN AND SITE PHOTOS

SITE LOCATION 1445 OLD OAKLAND RD.



VICINITY MAP



Proposed Special Use Permit for:

**Gorilla Circuits**

Site Parking  
1445 Old Oakland Rd.  
San Jose, CA

Revised Site Parking	12/11/11
1 Response to comments	03/09/12
2 Response to comments	04/11/12

Cover Sheet and Symbols

2011-037

December 06, 2011

**A0.1**



View 'A' - looking South From Berger Dr.



View 'B' - looking South from Berger Dr.



View 'C' - looking South from Berger Dr.



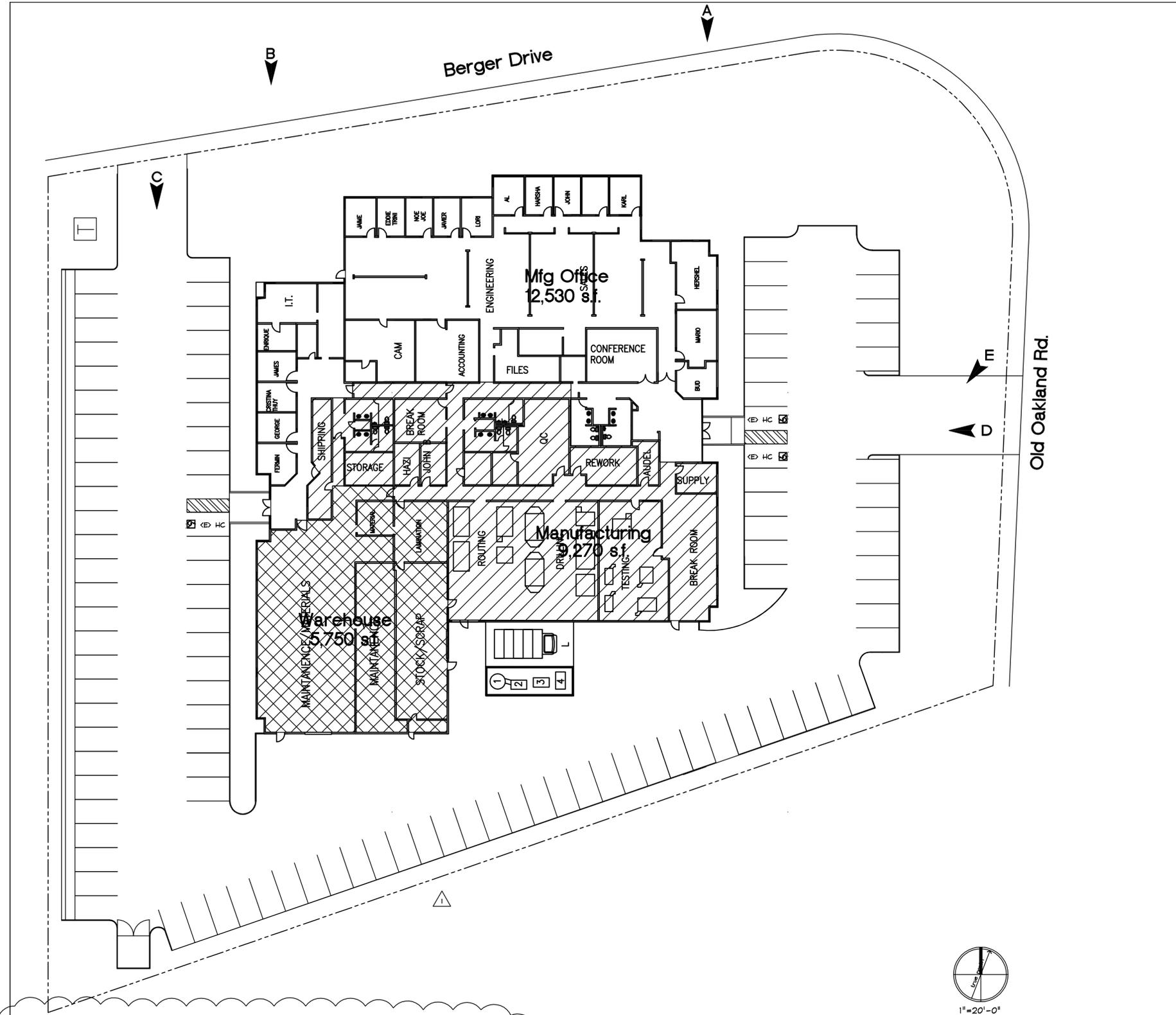
View 'D' - looking West from Old Oakland Rd.



View 'E' - looking Southwest from Old Oakland Rd.



Site Plan - 1445 Old Oakland Rd. - For Reference Only



Parking Data

Parking Required		Parking Provided	
Total Number of Parking Stalls Required		Standard Stalls	104 stalls
Total Building Area	27,550 s.f.	H/C Accessible	2
Mfg - 21,800 s.f. / 350		H/C Van Accessible	1 stalls
Warehouse - 5,750 s.f. / 5,000		Total parking stalls provided	107 stalls
		Balance of additional parking available	107 - 65 = 42 stalls
Total Number of Parking Stalls Required	65 stalls	Additional off site parking req'd for 1509 Berger Dr.	= 42 stalls
Total Number of H/C Accessible Required Stalls (1 Van Accessible)	2 stalls 1 van	Remaining surplus parking at	= 0 stalls
Company cars stored onsite	0		

Legend

- Office
- Manufacturing
- Warehouse



**Minden Midiere Architects**  
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 voice (408) 252-9500  
 fax (408) 252-9502  
 minden@MMAarch.com  
 midiere@MMAarch.com

Proposed Special Use Permit for:

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**1445 Old Oakland- Site Plan  
 Parking Analysis + Site Photos**

2011-037  
 December 06, 2011 **A1.2**

# APPENDIX E

## Appendix E, Approach to Noise Limit Compliance, rev 05-22-12

In accordance with telephone and email correspondence with Ms. Sylvia Do, City of San Jose, on May 10 and 11, 2012, sound level readings were recorded by Benjamin Berman of CEC for the 20 ton chiller unit on May 22, 2012. A hand-held Sound Level Meter, a Quest Electronics Model 2700, was used. The meter was rented from Ashtead Technology; Ashtead calibrates and maintains the meter. See enclosed table of noise level readings, Google Earth™ image indicating the approximate placement of the unit, and photographs of the unit during recording of noise level readings. Two background readings (with the unit turned off) were recorded, one in the parking lot approximately 25 feet from the unit, and one at the unit. The readings were recorded with all four condenser units on and running. As indicated by the recorded readings on the table, the noise readings were all within the mid-50s decibel range and did not exceed 56.7 decibels, well below the city's 70 decibel limit. We understand that noise level readings can vary depending on various factors, such as background noise, specific location, etc. However, based on the readings obtained, it appears unlikely that noise levels from the unit will exceed the city's 70 decibel limit after the unit is placed in its planned location at 1509 Berger Drive. Once the unit is actually installed and running at its planned location at 1509 Berger Drive, additional noise level readings will be recorded to confirm that the unit is meeting the city's 70 decibel limit. If the unit exceeds the limit once it is functioning at 1509 Berger Drive, the following procedures will be implemented.

If the noise limit is exceeded, the product Acoustifence, made by Acoustiblok, Inc. (see attached product data sheet) will be used on the proposed chain link fence, and will cover the entire height and width of the chain link fencing on two sides; on the west side facing the railroad tracks and on the south side facing the adjacent property to the south. The north side of the enclosure will be adjacent to the planned new equipment shed and the east side of the enclosure will be adjacent to Building A. The height of the planned new chiller unit is 6 feet (see attached cut sheet) and the height of the planned new chain link fence will be 12 feet; thus the Acoustifence material, if used, will extend approximately 6 feet above the top of the unit (the Acoustifence manufacturer recommends a minimum of 2 feet above).

Page 2 of the attached Acoustifence data sheet indicates that the Acoustifence can typically lower source noise in the 90-100 decibels range down to the 60s to 70s decibel range. After the Acoustifence is installed, we will use a hand-held noise meter to confirm that we meet the city's 70 decibel limit. If we don't meet

the limit, additional measures will be taken to further lower the sound level. Such measures may include covering the concrete slab within the enclosure with sand or pea gravel, and / or adding other sound proofing materials to the fencing (Acoustiblok, Inc. makes other materials that can be added).

# Consulting Engineers Corp.

TABLE OF NOISE LEVEL READINGS  
UNIT: 20 TON CHILLER, RITE-TEMP MFG, MODEL RTS-2004  
LOCATION: 1445 OAKLAND ROAD, SAN JOSE, CA

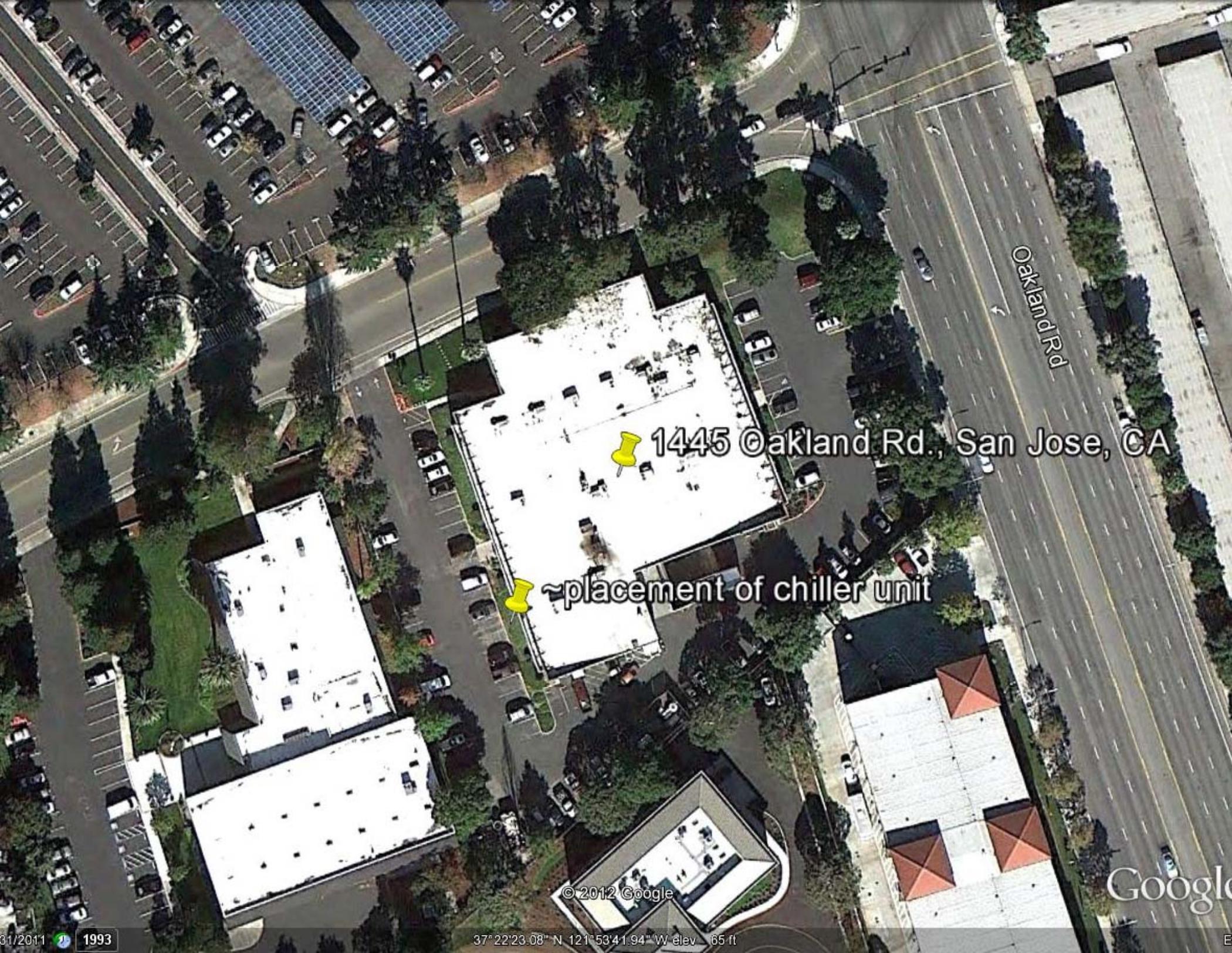
DATE: 05-22-12; RECORDED BY: Benjamin Berman

WEATHER CONDITIONS: mild, slight breeze; clear, sunny, warm

DESCRIPTION, PLACEMENT OF UNIT: Exterior back of building on ivy covered strip between back wall of building and back parking lot, back of unit facing east ~2 ft from brick wall (~20 ft high) of building, front of unit facing west towards parking lot, unit placed on plywood sheeting over ivy.

NOISE METER: QUEST ELECTRONICS MODEL 2700 IMPULSE SOUND LEVEL METER (rented from Ashtead Technology, calibrated by Ashtead)

NOISE LEVEL READING IN DECIBLES (dB)	TIME	DISTANCE FROM UNIT (FEET)	REMARKS
54.0	10:49 A.M.	25	Background reading, parking lot
53.8	10:52	0	Background reading, at unit
52.6	10:54	25	Front of unit (in parking lot)
52.8	10:55	20	Front of unit (west side)
52.8	10:56	15	Front of unit
52.9	10:57	10	Front of unit
53.0	10:58	5	Front of unit
54.2	10:59	2	Front of unit
54.5	11:00	0	Front of unit
55.7	11:02	1	Above center of unit
54.2	11:05	15	South side of unit
54.3	11:06	10	South side of unit
54.5	11:07	5	South side of unit
55.1	11:08	2	South side of unit
55.6	11:10	0	South side of unit
54.4	11:12	15	North side of unit
54.5	11:13	10	North side of unit
54.6	11:14	5	North side of unit
54.9	11:15	2	North side of unit
55.4	11:16	0	North side of unit



1445 Oakland Rd., San Jose, CA



~placement of chiller unit

Oakland Rd



Photo 1, In parking lot looking east at front of 20 ton chiller unit, showing hand-held noise meter, taped distance measurements on asphalt surface.

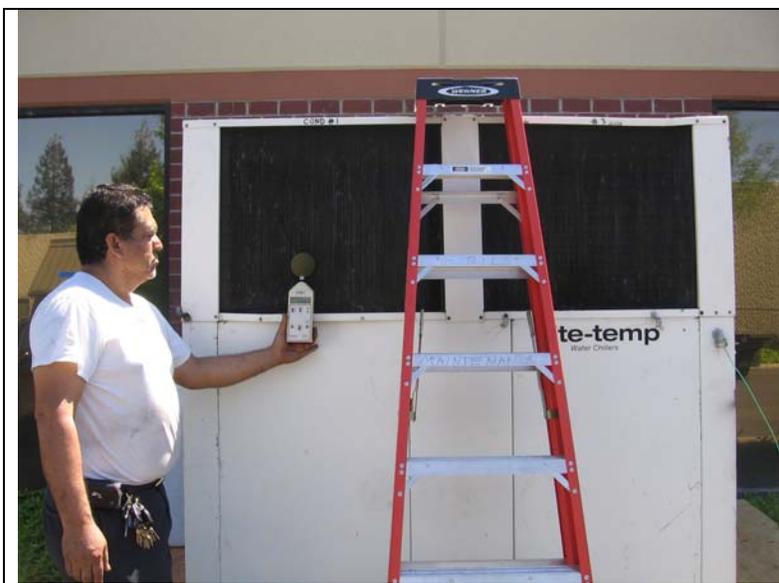


Photo 2, getting background reading at unit



Photo 3, background reading at unit



Photo 4, North side of unit looking south



Photo 5, South side of unit looking north

**Acoustifence® Information**

- Lab tested STC value of 28 represents over an 80% reduction in sound to the human ear.
- Works extraordinarily well blocking sound.
- Far less sound reflected than solid walls.
- Installed or removed in less than one hour.
- UV tolerant and does not support mold.
- Virtually indestructible, very resilient material.
- 100% recyclable
- Comprised of over 64% recycled materials.
- Will accept most paint finishes.
- To store, Acoustifence easily rolls up like a carpet.



**Material Specifications – Part # “Acoustifence 6x30 Industrial”**

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9.14m) x 0.125 in (3mm) 180 ft <sup>2</sup> (16.72m <sup>2</sup> )
Weight	185 lbs. (84Kg)
Fastening	Brass Grommets every 6 in (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black



**Acoustifence® Installation**

Number of people: 2  
 Time required: 20/30 min.  
 Items: Utility Knife, Pliers, 70 lb. wire ties (included with purchase)

1. Cut and remove the plastic wrap around the roll.
2. Lean the roll against the fence as vertical as possible with the grommet edge to the top. Line up the top of the roll to the top of the fence or at the desired height.
3. Begin unrolling the Acoustifence material along the fence. Have one person slowly unroll the material while the second person inserts the ties in each grommet as the material is unrolled. Insure that the material is kept taught as you install the wire ties to prevent it from sagging.
4. Remove the tape and roll core.
5. Pull each cable tie so that the Acoustifence is properly lined up at the desired height. DO NOT make the cable tie tight! It must be loose enough to allow the eyelet to pivot freely. Try to distribute weight equally.
6. Do not trim off end of cable tie until you are sure weight is distributed equally.

(Specifications and prices subject to change without notice.)

# Acoustifence® Acoustical Test Results ATI Report # 65299.01

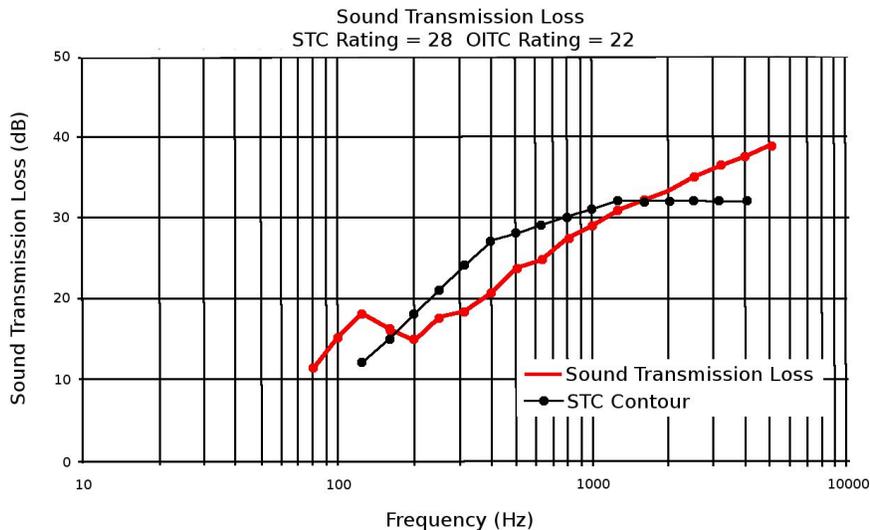
## ASTM E90 Sound Transmission Loss Measurements

**Date:** 05/25/2006  
**Specimen:** Acoustifence Sound Barrier Material  
**Specimen Area:** 6.0 Sq. Ft.  
**Filler Area:** 134.0 Sq. Ft.  
**Operator:** Benjamin W. Green

	Bkgrd	Absorp	Source	Receive	Filler	Specimen
<b>Temp F</b>	73.9	74.0	73.1	73.9	73.1	73.7
<b>R. H. %</b>	65.7	65.7	63.3	65.7	61.4	65.1

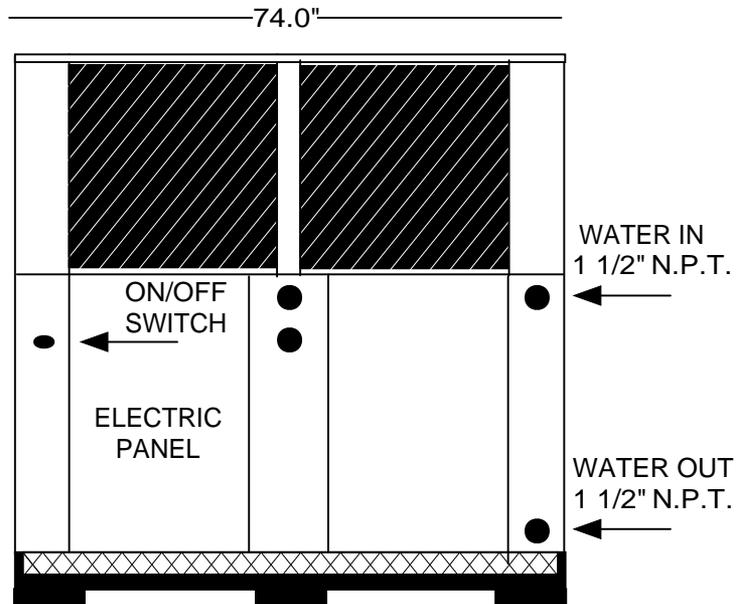
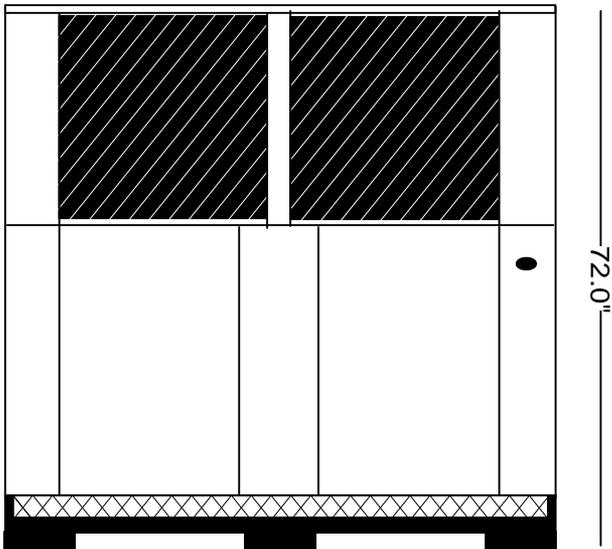
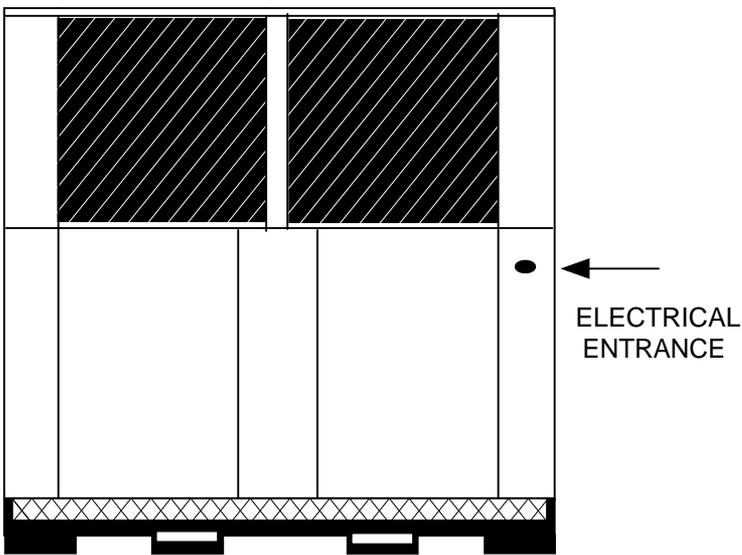
Freq (Hz)	Bkgrd SPL (dB)	Absorp (Sabines / Sq. Ft.)	Source SPL (dB)	Receive SPL (dB)	Filler TL (dB)	Specimen TL (dB)	95% Conf Limit	No. of Deficiencies	Trans Coef Diff
80	43.0	52.5	84.2	63.7	36.3	11	2.54	0	11.7
100	39.2	59.1	87.7	62.9	40.3	15	3.77	0	12.0
125	47.4	55.9	91.5	63.7	47.5	18	2.02	0	15.9
160	43.4	50.4	94.2	68.8	46.2	16	1.06	0	16.5
200	43.0	54.9	97.9	73.5	49.6	15	0.80	3	21.3
250	35.8	53.0	99.3	72.2	51.0	18	1.12	3	19.8
315	33.7	57.2	95.7	67.5	54.0	18	0.53	6	22.1
400	33.3	56.0	95.0	64.6	58.4	21	0.78	6	24.3
500	31.6	56.3	98.8	65.4	60.5	24	0.30	4	23.4
630	25.1	57.7	101.5	66.9	65.2	25	0.53	4	26.9
800	25.2	59.9	101.3	63.8	67.4	27	0.54	3	26.4
1000	23.2	62.6	101.0	61.9	72.2	29	0.49	2	29.8
1250	23.8	69.4	105.1	63.7	78.0	31	0.28	1	33.8
1600	20.1	70.2	111.4	68.6	81.8	32	0.22	0	36.3
2000	15.0	76.3	107.4	63.2	79.9	33	0.22	0	33.2
2500	7.5	86.9	105.9	59.3	74.8	35	0.23	0	26.3
3150	8.4	102.0	106.6	58.0	77.8	36	0.33	0	28.0
4000	7.7	124.9	105.6	55.0	81.1	37	0.33	0	30.2
5000	8.1	162.8	104.1	51.0	81.0	39	0.36	0	28.7

**STC Rating = 28** (Sound Transmission Class)  
**Deficiencies = 32** (Number of deficiencies versus contour curve)  
**OITC Rating = 22** (Outdoor / Indoor Transmission Class)



(Specifications and prices subject to change without notice.)

# RITE-TEMP MFG. MODEL: RTS-2004 SPEC



## SPECIFICATIONS:

- 240,000 BTU/HR heat removal -95F degree ambient, 45F degree water out.
- Electrical: 460 / 60HZ / 3 PH 24 volt electrical panel.
- Run Load: 45.95 Amps.
- Minimum Circuit Ampacity: 48; Maximum Circuit Ampacity: 86.
- ETL/CSA Laboratory Approved: ETL # 63122 & CANCSA NO. 236
- (2) 40 gallon, 16 gage, 304 stainless steel closed evaporator tank with coil inside.
- 1.5 HP water pump: 30 - 40 GPM, 35 - 45 PSI.
- Low ambient start-up package (standard).
- R422D Refrigerant.
- Analog water temperature and pressure gauges.
- Air-cooled condenser.
- Cabinet: 18 and 20 gage Phos coat galvanized steel finished with polyester powder coat.
- Base frame: 1/8 - inch angle & channel iron.
- Multi-compressor design: (4) 5 ton Copeland Hermetic (5 - year warranty).
- Independent multi-compressor operation for staged loads.
- Approximate crated weight: 2400 LBS.
- Physical dimensions: 74" wide, 74" long, and 72" tall.

NOT TO SCALE

# APPENDIX F

**TO:** Jodie Clark  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 12/16/09

---

PLANNING NO.: HA67-266-01  
DESCRIPTION: Site Development Permit Amendment to legalize 3 accessory structures constructed without benefit of permits on a 0.33 gross acre site in the HI Heavy Industry zoning district  
LOCATION: 1509 Berger Drive, West side of Berger Drive 550 feet northerly of E. Gish Road  
P.W. NUMBER: 3-18491

Public Works received the subject project on 12/03/09 and submits the following comments and requirements.

### **Project Conditions:**

**Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required.
2. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges.
3. **Flood: Zone D**  
The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

4. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
5. **Street Improvements:**
  - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
  - b) Eliminate parking stalls in the public right-of-way to the satisfaction of the Director of Public Works.

Please contact the Project Engineer, Vivian Tom, at (408) 535-6819 if you have any questions.

Ebrahim Sohrabi  
Senior Civil Engineer  
Development Services Division

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