

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC07-077

Submitted: October 2, 2007
Reactivated: May 8, 2012

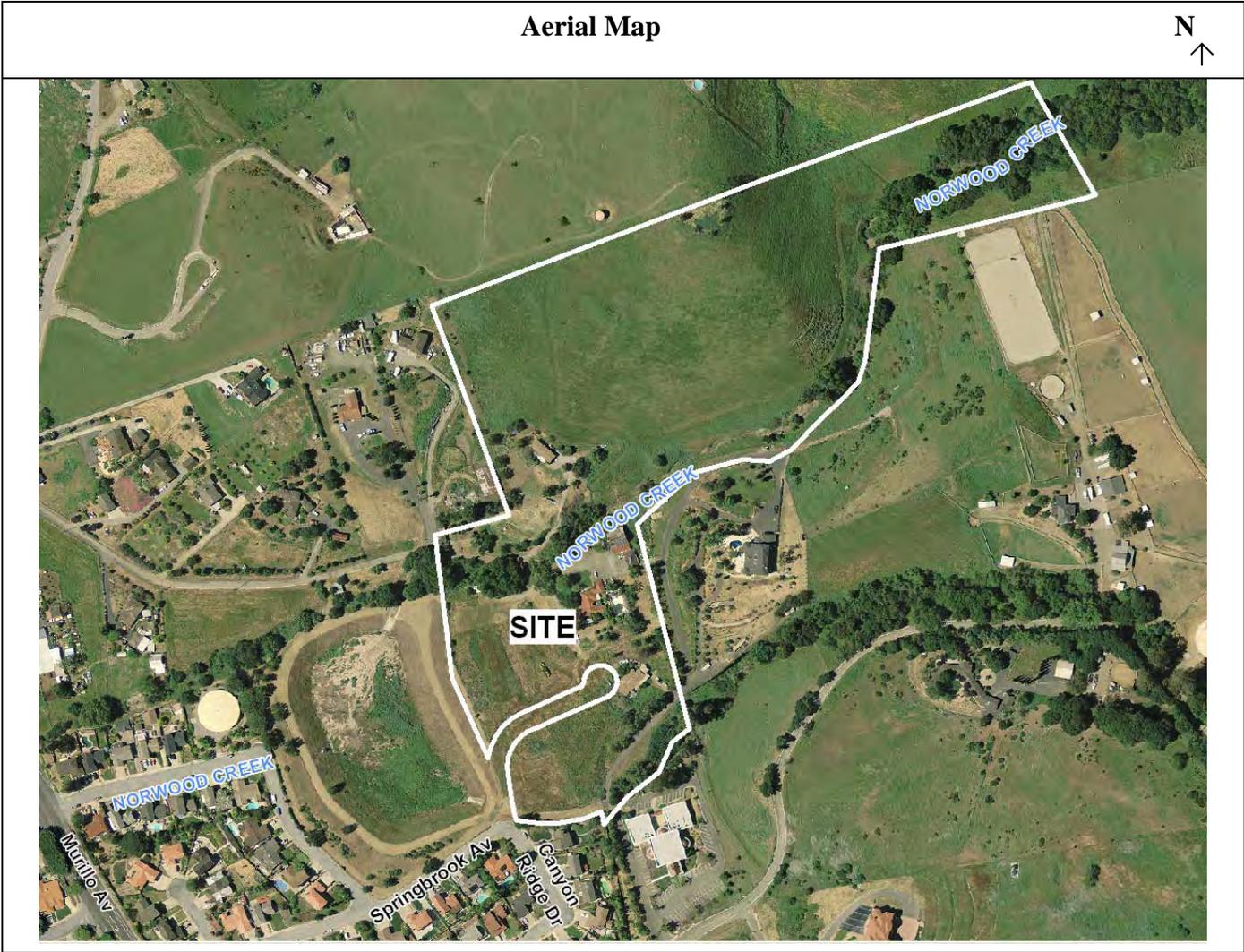
PROJECT DESCRIPTION:

Planned Development Zoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow up to 12 single-family detached residential units on an approximately 6.4 acre portion of a 26.24 gross acre site.

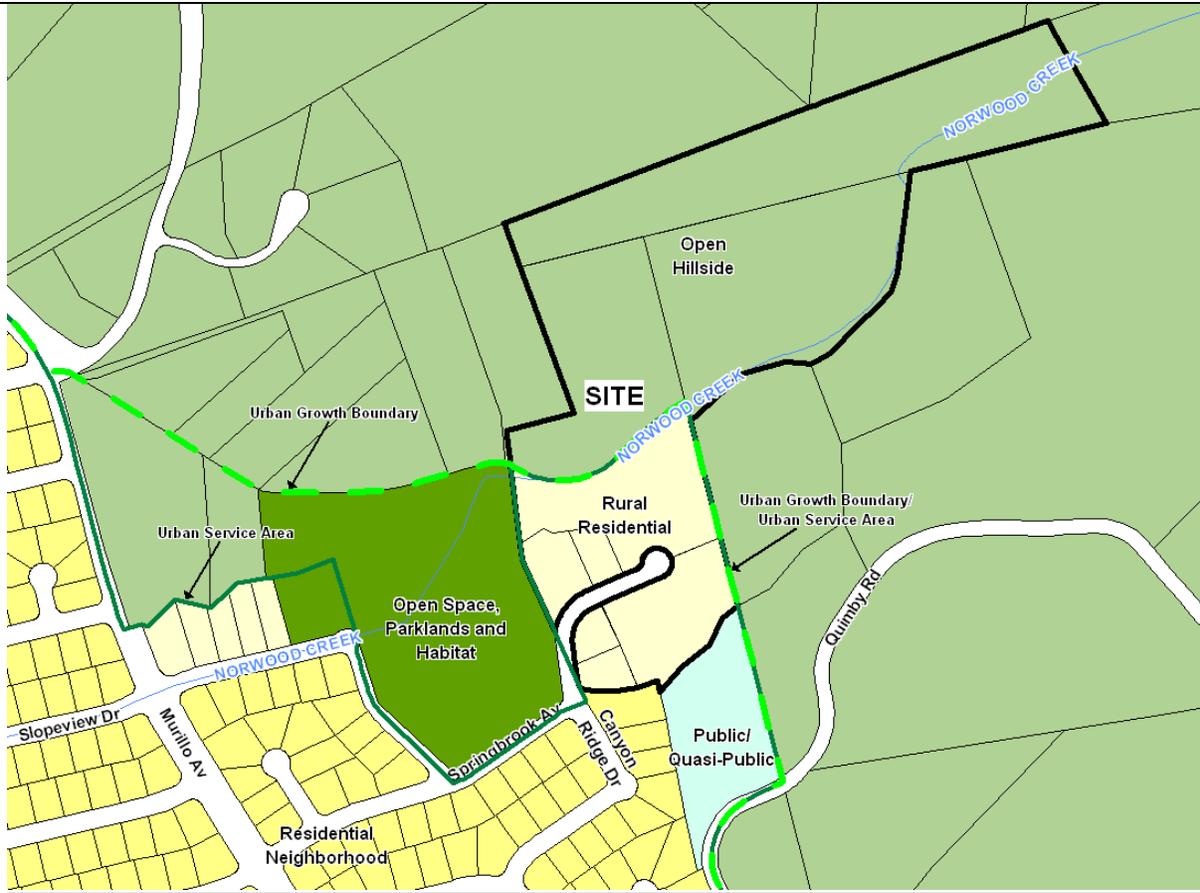
Zoning	A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	Rural Residential
Council District	8
Annexation Date	August 29, 2003 (Evergreen No. 188)
Historic Resource	NA
Specific Plan	NA

LOCATION:

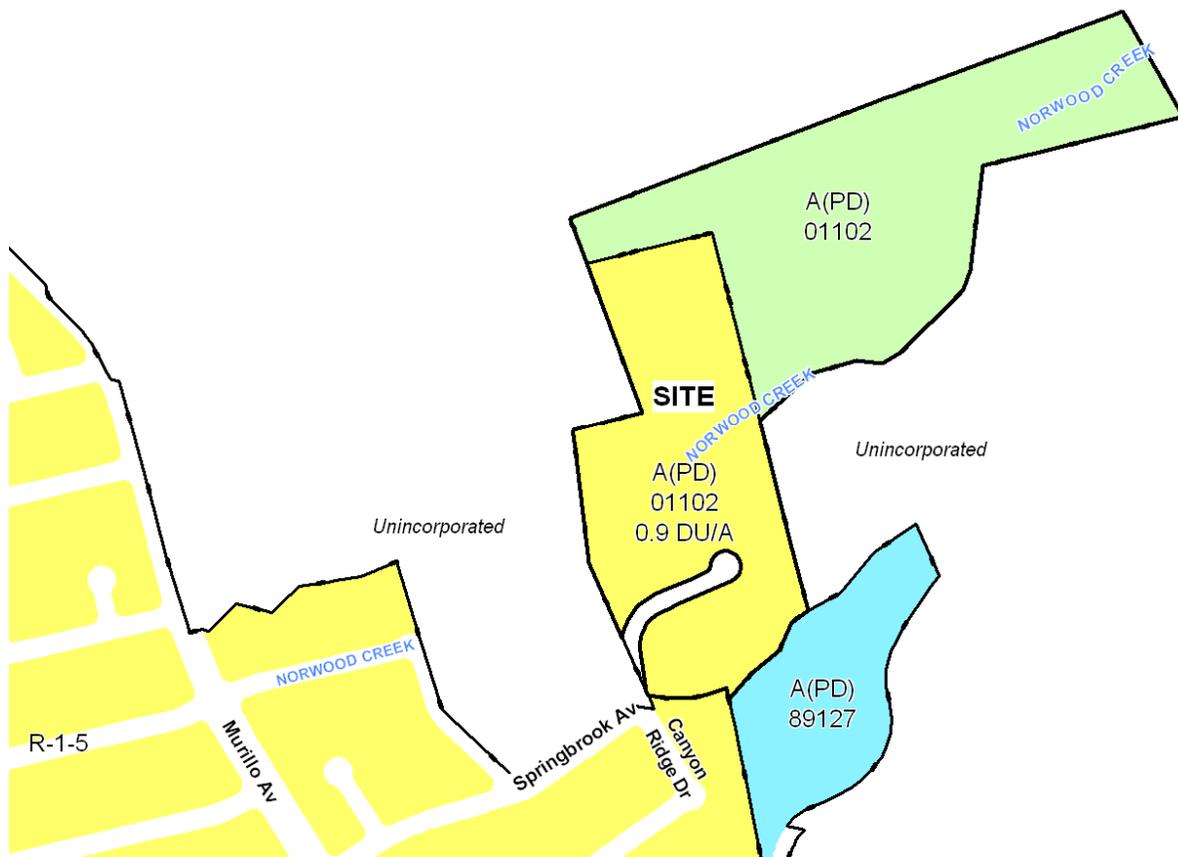
Northerly of the intersection of Springbrook Avenue and Canyon Ridge Drive.



ENVISION SAN JOSE 2040 GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends that the Planning Commission find that the project is in conformance with the California Environmental Quality Act (CEQA) and recommend to the City Council approval of the proposed Planned Development Rezoning on the subject site for the following reasons:

1. The proposed project is consistent with the General Plan Land Use/Transportation Diagram designations of Rural Residential and Open Hillside.
2. The project conforms to the Evergreen-East Hills Development Policy.
3. The project conforms to the Riparian Corridor Policy.
4. The project is consistent with the Residential Design Guidelines.
5. There is no substantial evidence that the project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the proposed project was prepared in conformance with the California Environmental Quality Act (CEQA) and the said document was circulated for public review between November 9, 2012 and December 10, 2012.

BACKGROUND

Project Proposal (current)

On May 8, 2012, the proposed rezoning application (File No. PDC07-077), which had been inactive (see history below) was reactivated by James Meek with Tim Lewis Communities as the new applicant/developer. The boundaries of the proposed rezoning were revised to remove the adjacent Santa Clara Valley Water District property to the west and include the entire current A(PD) Planned Development Zoning District boundary established by a Planned Development Rezoning of the property in 2002 (File No. PDC01-102).

The total area of the site is approximately 26.24 acres. Approximately 19.25 acres of the site is located outside of the Urban Growth Boundary/Urban Service Area on the north side of Norwood Creek and is proposed to remain "as is" with an existing single-family residence and private open space (Area "B"). The proposed development would occur on the balance of the site, approximately 6.4 net acres (Area "A").

The conceptual site plan shows 12 lots taking access off of a cul-de-sac street that connects to Springbrook Avenue at Canyon Ridge Drive. The proposed new lots range in size from approximately 12,680 to 23,820 square feet.

Setting

The subject site is currently developed with three (3) single-family detached residences, and various accessory buildings and structures. Norwood Creek runs downhill from east to west bisecting the property and generally forms the northern boundary of the developable 6.4 acre portion of the site. An existing church (Light of the World) and a single-family residence are adjacent to the property to the south. A Santa Clara Valley Water District debris basin borders the property to the west. There are single-family detached residences in the unincorporated County to the north and east of the property. The single-family detached residential subdivision to the southwest of the site is comprised of approximately 8,000 square foot lots.

The property currently takes primary access by way of an existing driveway from Quimby Road through the adjacent Light of the World Church. Secondary access to the site is provided by a private road from Norwood Avenue to the northwest with a bridge that crosses Norwood Creek.

Site History

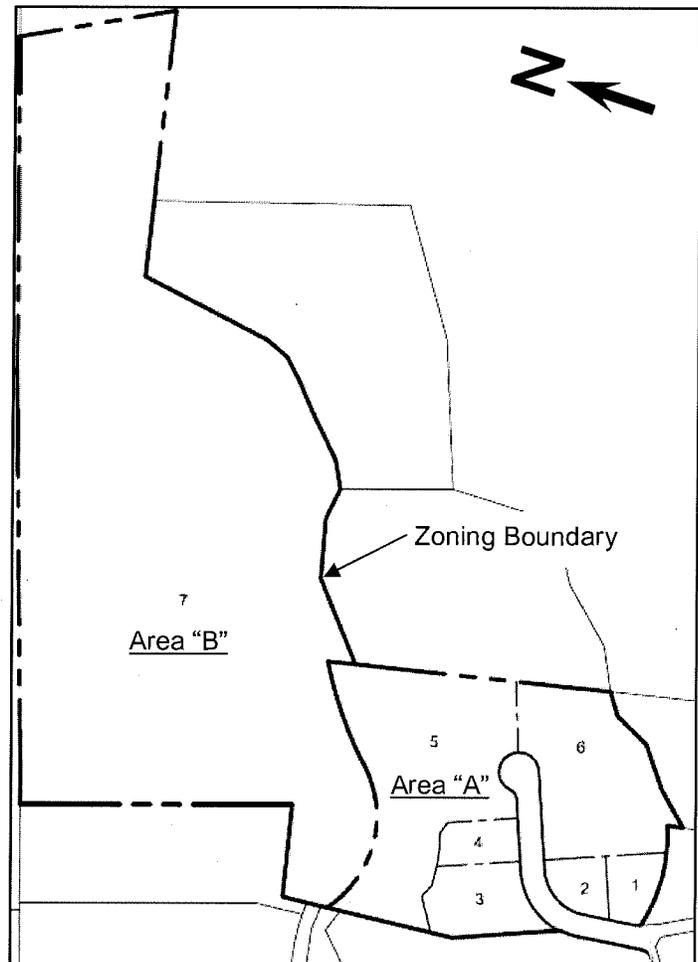
On December 17, 2002 a rezoning of the subject site from unincorporated County to the A(PD) Planned Development Zoning District (File No. PDC01-102) was approved to allow the demolition of two existing homes and accessory buildings, retention of one existing house, and development of up to six (6) new single-family detached residences fronting on a new public street.

On March 4, 2005 a Planned Development Permit (File No. PD03-009) was approved to allow subdivision of the property into 7 lots for construction of 6 single-family residences on 6 of the new lots and retention of one of the existing homes on a 7th lot. Tract No. 9743 was recorded on June 20, 2007 for the Springbrook subdivision.

The diagram to the right represents the site plan as approved by PD03-009 and shows existing lots and a new public street created by Tract No. 9743.

On October 2, 2007, the original applicant, Richard and Angie Ceraolo, applied for a Planned Development Rezoning of the subject site to allow development of up to 12 single-family detached residences by further subdividing the two larger up-hill lots (5 and 6) into 8 new lots.

At the time of the application the project was still subject to the original Evergreen Development Policy (OEDP), which established a traffic allocation for the subject site of four (4) dwelling units plus credit for the existing three (3) houses. Since the subject site did not have enough allocation on its own, the application proposed to include within its boundaries the adjacent property to the west owned by the Santa Clara Valley Water District, to allow a transfer of six (6) of the 10 dwelling units allocated to that property. The original applicant was unable to successfully negotiate a deal with the Water District and the rezoning application became inactive.



The Planned Development Permit (File No. PD03-009) approved in 2005 has since expired. A new Planned Development Permit could be issued, consistent with the current Planned Development Zoning, for development of up to 6 new dwelling units on the existing lots created by Tract No. 9743. Instead, the applicant is pursuing a rezoning to subdivide/reconfigure the existing 6 lots of Area "A" into 12 lots for up to 12 single-family detached residences and any parcel(s) necessary for the riparian setback area. Lot 7 (Area "B") would be retained.

ANALYSIS

The proposed rezoning was analyzed with respect to the following: 1) conformance with the Envision San José 2040 General Plan, 2) conformance with the Evergreen-East Hills Development Policy, 3) Site Design and Grading Issues, 4) conformance with the Riparian Corridor Policy, and 4) conformance with the California Environmental Quality Act (CEQA).

Envision San Jose 2040 General Plan Conformance

The proposed 12 dwelling units in Area “A” the 6.4 acre portion of the site (approximately 1.9 DU/AC) is consistent with Rural Residential General Plan Land Use/Transportation Diagram designation for this portion of the site, which allows a density up to 2 DU/AC.

The balance of the site, an approximately 19.25 acre lot created by Tract No. 9743 (Area “B”), is located outside of the Urban Growth Boundary/Urban Service Area and is designated Open Hillside. This lot will remain “as is” with an existing single-family house in the southwest corner of the lot with the balance of the lot remaining private open space. The development standards established in the previous Planned Development Zoning (PDC01-102) limiting the redevelopment potential and allowed uses of this lot would be replicated in the proposed zoning. Uses allowed outside of the general area surrounding the existing single-family residence are limited to non-structural uses of the OS – Open Space Zoning District, which is consistent with the Open Hillside General Plan goals and policies that are intended to preserve and protect these hillside and rural areas. Expansion or enlargement of the existing single-family residence in Area “B” is subject to a Planned Development Permit with separate environmental analysis to review the proposal’s consistency with Hillside/Rural Preservation General Plan policies.

Evergreen-East Hills Development Policy

This site is located within the Evergreen-East Hills Development Policy (EEHDP) area. The EEHDP replaced the original Evergreen Development Policy (OEDP) in December 2008 and established capacity for the development of up to 500 new residential units in the development policy area in addition to any allocation carried over from the OEDP. The primary purpose of the development policy is to link together limited new development capacity within the policy area with traffic impact fees to support construction of transportation system investments.

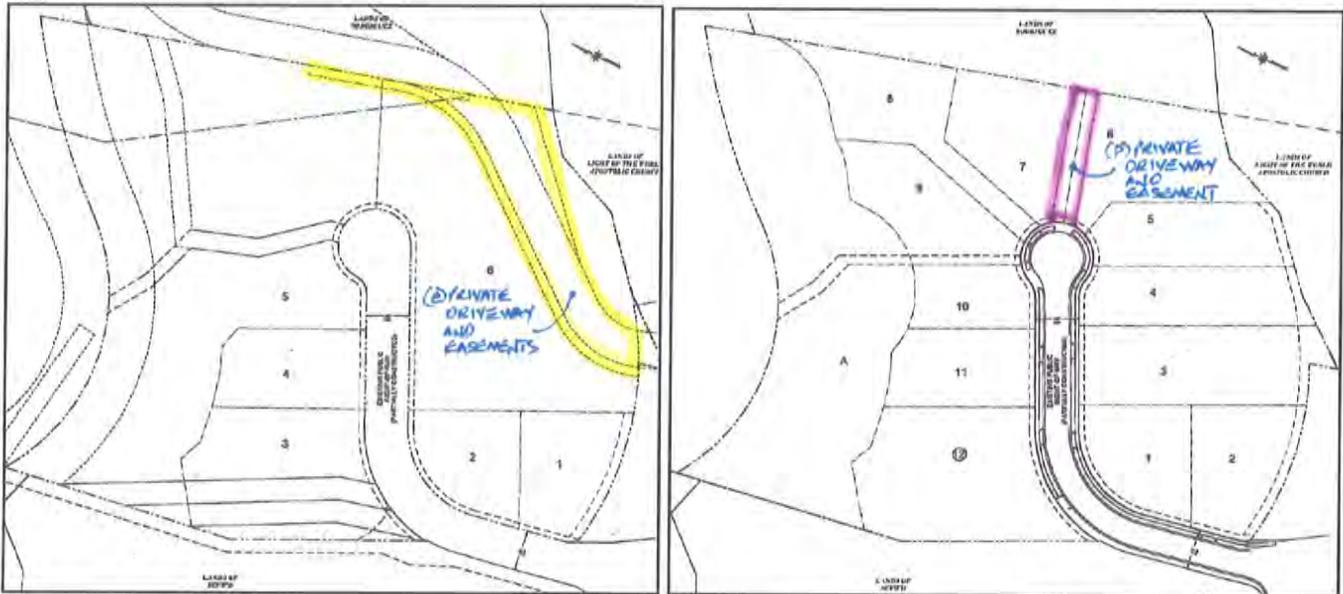
Under the OEDP the subject site had traffic allocation for 6 units (not including the existing unit to remain). Under the EEHDP the subject site is eligible to receive allocation from an additional residential unit development pool that is not assigned to individual properties. The project will be subject to a Traffic Impact Fee for the proposed additional six (6) units that is to be paid to the City prior to the issuance of building permits for the new development.

Site Design and Grading Issues

As with the previously approved project, the proposed lots will take access off a cul-de-sac street that connects at the southwest corner of the site to Springbook Avenue at Canyon Ridge Drive.

Presently access to the two properties to the east (uphill) of the site is provided by a private driveway and Private Ingress/Egress Easement (P.I.E.E.) that extends from Quimby Road to the south through the adjacent Light of the World church property then along the southeasterly portion of the site. Encompassing the area generally around the existing private driveway and P.I.E.E. is a public street easement and a public services easement.

The proposal includes the vacation/abandonment of the existing private driveway and easements (diagram below left) and provision of a new private driveway and easement (diagram below right) that would connect the two uphill properties with the proposed cul-de-sac street. This will allow the two properties to the east more direct access from a public street (proposed cul-de-sac) instead of through the existing parking lot of the Light of the World Church.



The conceptual grading for the proposed lots is consistent with the hillside grading principles of the Residential Design Guidelines. The proposed property lines are shown at the top of retaining walls or top of slope between interior lots. Side yard retaining walls are designed to taper down in height transitioning into natural slopes at the front yards.

The draft development standards for setbacks and height are carried over from the previously approved PD Zoning (PDC01-102), which are consistent with the Residential Design Guidelines.

A more detailed evaluation of the project's consistency with the City's Design Guidelines will occur at the Planned Development Permit stage.

Riparian Corridor Policy

The proposed project will maintain the previously established 75-foot minimum setback from the edge of the riparian corridor along Norwood Creek in Area "A". General Plan Policy ER-2.2 states that a 100-foot setback from riparian habitat is the standard to be achieved in all but a limited number of instances, only where no significant environmental impacts would occur. The Riparian Corridor Policy includes exceptions to the 100 foot setback that may be considered in some limited circumstances as long as basic riparian habitat protection objectives are achieved.

Circumstances that could warrant a setback less than 100 feet include sites that are adjacent to small lower order tributaries whose riparian influence does not extend to 100 feet and sites which are being developed with uses that are similar to the existing use or are more compatible with the riparian corridor than the existing use.

Norwood Creek represents a small lower order tributary whose riparian influence, per the findings of the Biological Constraints Report and riparian assessment, does not extend to 100 feet. The portion of Norwood Creek that runs through the subject property between Area "A" and Area "B" (within the Urban

Growth Boundary) is generally in good condition with the exception of existing pavement, structures, and buildings within or in close proximity to the existing drip-line of riparian trees. As Norwood Creek leaves the subject site to the west it enters a Santa Clara Valley Water District debris basin and then enters a pipe under Slopeview Drive and eventually under Norwood Avenue.

The proposed project is more compatible with the riparian corridor than the existing use because, as with the previously approved project, all of the existing pavement, structures, and buildings within the riparian corridor and setback area will be removed and the area planted with native riparian vegetation. Planting (species composition and numbers) and monitoring the success of plantings within the riparian setback area will be based on a Riparian Mitigation and Monitoring Plan prepared for the previously approved project in 2006 by Live Oak Associates and will be implemented with the development of the subject site.

In addition to the 75-foot minimum riparian setback individual homes will have a 25-foot minimum setback from the edge of the riparian setback.

California Environmental Quality Act (CEQA)

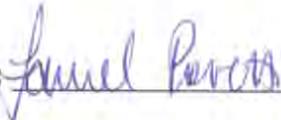
An Initial Study (IS) and MND were prepared by the Director of Planning, Building and Code Enforcement for the subject rezoning. The documents were circulated for public review between November 9, 2012 and December 10, 2012.

The MND states that the proposed Planned Development Rezoning will not have a significant effect on the environment. The primary environmental issues addressed in the Initial Study include the potential impacts of the physical development of the site on biological and cultural resources. The MND includes mitigation measures that would reduce any potentially significant project impacts to a less-than-significant level. The mitigation measures will be included in the project in the form of development standards for the Planned Development Zoning, as well as, in a Mitigation Monitoring Program. The entire MND and Initial Study are available for review on the Planning web site at:

www.sanjoseca.gov/planning/eir/MND.asp Comments are welcome through December 10, 2012.

PUBLIC OUTREACH/INTEREST

Property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public. Since the previously approved project (Planned Development Rezoning and subsequent Planned Development Permit) did not generate any significant community interest and since staff has not received any inquiries based on the on-site signage for the current proposal a community meeting was not warranted. However, the developer's representative presented the project at the November 1, 2012 District 8 Community Roundtable meeting and offered to return during the Planned Development Permit stage.

Project Manager: John W. Baty, AICP **Approved by:**  **Date:** 12-3-12

Owner/Applicant: James Meek Tim Lewis Communities 3300 Douglas Boulevard, Bldg. 400, Suite 450 Roseville, CA 95661	Attachments: Development Standards
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FILE No. PDC07-077
SPRINGBROOK
DEVELOPMENT STANDARDS
12-12-12

In any cases where the graphic plans and text may differ, this text takes precedence.

DEVELOPMENT LIMITATIONS

AREA "A"

Up to 12 one-family dwelling units in the approximately 6.4 acre portion of the site designated on the General Development Plan as Area "A".*

AREA "B" (LOT 7, TRACT 9743)

One (1) one-family dwelling unit in the approximately 19.25 acre portion of the site designated on the General Development Plan as Area "B".

*Requires vacation/abandonment of existing Public Street Easement, Public Services Easement (P.S.E.), and Private Ingress/Egress Easement (P.I.E.E.) shown on the conceptual site plan. See Easements requirements below.

ALLOWED USES

AREA "A"

Residential uses shall include all those allowed by right in the R-1 Single-Family Residence Zoning District, as amended. Special and Conditional uses as identified in the R-1 Zoning District shall require the approval of a Planned Development Permit or Amendment.

AREA "B"

Residential uses shall be limited to one (1) one-family dwelling. Expansion or replacement of the existing one-family dwelling is subject to approval of a Planned Development Permit or Amendment. Uses above the 640-foot contour shall include non-structural uses of the OS – Open Space Zoning District.

DEVELOPMENT STANDARDS

AREA "A" SETBACKS/HEIGHT REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

- Minimum Front Setbacks (linear feet)
 - 1st/2nd floor- 20/25
 - Porches- 15
 - Attached Garage (entry/non-entry)- 23
 - Detached Garage- 60
- Minimum Rear Setbacks (linear feet)
 - Living Area- 25
 - Attached Garage- 15
 - Detached Garage- 5
- Minimum Side-Corner Setbacks (linear feet)
 - Living Area-12.5
 - Attached Garage (entry/non-entry)- 18/12.5
 - Detached Garage (entry/non-entry)- 18/12.5

- Minimum Side-Interior Separation (linear feet)
Living Area (combined/minimum distance one side)- 20/5
Detached Garage- 5
- Maximum Height / Stories (per Title 20 definitions)
Height- 35
Stories- 2.5

AREA "B" SETBACKS/HEIGHT REQUIREMENTS FOR REPLACEMENT OF EXISTING SINGLE-FAMILY RESIDENCE

- Minimum Setbacks
From Norwood Creek Dripline or Centerline, whichever requires the greater setback (linear feet)-
100
From property lines (linear feet)- 50
- Maximum Extent of Development
Structures/buildings should be located to minimize grading to the greatest extent
No structures/building of any kind may be allowed above the 640-foot elevation contour
- Maximum Height / Stories (per Title 20 definitions)
Height- 30
Stories- 2

EASEMENTS

The two properties to the east (uphill) of the project site (APNs: 654-03-006 and -007) take access from an existing private driveway and Private Ingress/Egress Easement (P.I.E.E.) that extends from Quimby Road through the Light of the World Church property then through the southeasterly portion of the subject site. Following the same general path of the P.I.E.E is a public street easement and a public services easement.

In order for the development to proceed as proposed there are a number of steps that need to occur to ensure that the project is both consistent with the density allowed under the Rural Residential General Plan designation (up to 2 DU/AC) and to ensure that access for the two uphill properties is preserved.

To allow development of up to 12 new dwelling units on the 6.4 acre portion of the site (Area "A") designated Rural Residential the project will be required to vacate/abandon the existing public street easement and public services easement. Without vacation of the public street easement several of the proposed lots would be bisected by the public street easement which would reduce the net acreage from 6.4 acres to approximately 5.7 acres and would result in the project exceeding 2 DU/AC. Vacation/abandonment of the public street and public services easements must occur prior to the issuance of a Planned Development Permit for the proposed development.

Vacation/abandonment of the public street and public services easements does not require the consent of the uphill neighbors as access to their properties is still provided by the existing P.I.E.E. and driveway. However, since the proposed project also contemplates abandonment of the P.I.E.E. and removal of the existing driveway, the applicant shall also secure a signed written consent agreement from the two uphill property owners regarding the proposed abandonment and provision of a new alternative private driveway and easement that connects the proposed public street with the present driveway/easement that serves those two uphill properties.

Prior to the issuance of a Final Map to subdivide or reconfigure any portion of Lot 6 of Tract 9743 the existing P.I.E.E. shall be abandoned and the new private driveway (and recordation of an easement for that private driveway) shall be provided for the benefit of the two uphill properties.

In the event that both of the uphill property owners do not agree to the abandonment of the existing P.I.E.E. and replacement private driveway access to their properties, the existing Lot 6 of Tract 9743 shall remain one lot for one single-family residence. The remainder of Area "A" shall be limited to up to 8 lots for 8 single-family detached residences and any parcel(s) necessary for the riparian setback area.

GARAGE FRONTAGE

No more than 50% of the building frontage facing a public street should be devoted to garages, carports, or open parking. This may be increased to 62.5% of the building frontage, but only if the garage is recessed a minimum of 5-feet behind the front face of the first story of the house.

ACCESSORY STRUCTURES

Accessory structures on flat padded areas are subject to R-1 standards and shall require a Permit Adjustment. Accessory structures that meet R-1 standards on flat padded areas that are 120 square-feet or less are allowed by right. Design, color and materials of accessory structures shall match that of the house.

EXISTING STRUCTURES

All existing structures in Area "A" shall be removed at the time of development. The existing residence in Area "B" may be retained as a one-family dwelling or may be removed and replaced with a new one-family dwelling subject to approval of a Planned Development Permit.

SUBSEQUENT PERMIT(S)

The first PD Permit shall, as a minimum, establish the exact location and configuration of the lots and show the location of each building pad. If individual building architecture is not addressed with the first PD Permit, a subsequent Permit Amendment will be required for individual houses.

A separate PD Permit with specific environmental analysis will be required for replacement of the existing house in Area B. Additional environmental analysis would include, but not be limited to, soils/geology, riparian, special status plants/animals, hydrology/water quality, visual and cultural resources.

PROPERTY LINES

All property lines shall be located at the top of walls or top of slope between interior lots or adjacent parcels.

PARKING REQUIREMENTS

- *Area "A"*: Two (2) garage spaces per unit plus one (1) off lot space per unit.
- *Area "B"*: Two (2) covered parking spaces.

LANDSCAPING REQUIREMENTS

- *Landscaping*. Landscaping for individual lots should incorporate predominantly native, drought tolerant plant material. A natural transition should be designed into any landscaped areas that are adjacent to the riparian corridor.
- *Riparian Planting*. The project shall follow the Riparian Mitigation and Monitoring Plan (Riparian Plan) prepared in 2006 by Live Oak Associates to address the mitigation requirements established under the previous rezoning, which established the current 75-foot minimum setback. The Riparian Plan included a Vegetation Enhancement Plan and Adaptive Management Plan that shall be implemented with the development of the subject project. Any encroachments into the riparian setback area will require updates to provide additional mitigation. No structures or non-riparian landscaping shall be allowed within the riparian setback area.

PUBLIC WORKS

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. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:**
 - a) This project must comply with the Evergreen East Hills Development Policy area. The project proposes up to twelve new dwelling units and one existing unit to remain in which the project paid the Benefit Assessment District 91-209SJ (Aborn-Murrillo) fee for four units and received credit for three existing units. Therefore, the project is required to pay the Traffic Impact Fee (TIF) for the remaining six residential units.
 - b) The remaining six residential units will be subject to the TIF in the amount of \$82,824 based on \$13,804 per residential unit.
 - c) We conclude that the subject project will be in conformance with the Evergreen East Hills Development Policy and a determination for a negative declaration can be made with respect to traffic impacts.
3. **Street Vacation:**
 - a) A vacation of the existing irrevocable offer of street dedication and public service easement is required in order to accomplish the land use plan as shown. The street vacation process requires further discretionary approval by the City Council.
 - b) The vacation of the irrevocable offer of street dedication and public service easement shall be completed prior to the issuance of a PD Permit. The two existing properties located to the east (uphill) of the project (APNs: 654-03-006 and 007) shall continue to take access through the development via the existing private ingress/egress easement. In addition, the developer shall obtain consent letters from the two existing properties such that they approve the following: 1) the vacation of the irrevocable offer of street dedication and public service easement 2) interim access to their property and 3) the phasing of the construction for the ultimate access to their properties from proposed development's cul-de-sac.
4. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance.
 - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
 - c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - d) The city's engineering geologist has issued a Geologic Hazard Clearance for this project, please see memo dated September 5, 2012.
 - e) All on-site storm drainage conveyance facilities and earth retaining structures shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010

- California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval.
- f) Retaining walls not tied to the building structure will be reviewed by Public Works and approved as part of the grading and drainage plan. Retaining wall design review, special inspection and payment of related fees will be required prior to permit issuance for the retaining walls.
5. **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. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.
- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
- b) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
6. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14) which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
- a) The project's preliminary HM plan has been reviewed. At PD stage, submit the final HM plan, HM report(s) and sizing calculations.
- b) Final inspection and maintenance information for the HM controls must be included on the final HM plans.
7. **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.
8. **Municipal Water:** In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Jeff Provenzano or Nicole Harvie at (408) 277-3671 for further information.
9. **Parks:** This residential project is subject to the payment of park fees in-lieu of land dedication under either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code).
10. **Assessments:** Prior to final map recordation, the applicant must do one of the following:
- a) Pay off existing assessments in full; or
- b) Complete and submit an amended assessment diagram (segregation map).
11. **Street Improvements:**
- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- b) Construct curb, gutter, and sidewalk along future proposed public street and connect to existing sidewalk on Canyon Ridge Drive.
- c) Install handicap ramps at the intersection of the future public street and Canyon Ridge Drive.
- d) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.

12. **Street Trees:**
- a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - b) Contact the City Arborist at (408) 794-1901 for the designated street tree.
 - c) Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings.
 - d) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.
13. **Referrals:** This project should be referred to the Santa Clara Valley Water District.

ENVIRONMENTAL MITIGATION

I. BIOLOGICAL RESOURCES

Burrowing Owls

In order to avoid impacts to active burrowing owl nests, a qualified biologist shall conduct pre-construction surveys for burrowing owls within the construction footprint and within 250 feet of the footprint no more than 30 days prior to the onset of ground disturbance. The surveys shall be conducted in a manner consistent with accepted burrowing owl survey protocols. If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g. blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be necessary to ensure that the owls are not harmed or injured during construction.

Once it has been determined that owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If burrowing owls are detected within the construction footprint or immediately adjacent lands, (i.e. within 250 feet of the footprint) during the breeding season (February 1 through August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area shall be enclosed with temporary fencing, and construction equipment and workers shall not enter the enclosed setback areas. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls by a qualified biologist may take place.

Pallid Bats and Townsend Big Eared Bat

A detailed bat survey shall be conducted prior to demolition of the barn and its attached rooms and the detached garage, as conditions may have changed since the 2008 survey. If a non-breeding bat colony is found in the barn, the individuals shall be humanely evicted from the barn via a two-part roof removal consisting of a partial roof removal under the direction of a qualified biologist one day, followed by full removal the next day. And, if a non-breeding bat colony is found in the detached garage, the individuals shall be humanely evicted via a separate procedure. Due to the construction style of the garage, all doors and windows, as well as the small room extension on the back of the building shall be removed from the structure 7 to 10 days prior to demolition. This method will alter the roost environment sufficiently to cause bats to abandon the roost over successive nights. All demolition shall occur during daylight hours. This mitigation measure will ensure that no harm or "take" would occur to any bats as a result of demolition activities.

If a maternity colony is detected in any of these buildings, then a construction-free buffer shall be established around the building and remain in place until it has been determined by a qualified biologist that the nursery is no longer active. Removal should preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. Mitigation would not be required for the loss of roosting or foraging habitat for bats, as such habitat is abundantly available regionally.

Birds of Prey/Raptors/Golden Eagle

Should project construction be scheduled to commence between February 1 and August 31, a pre-construction survey shall be conducted by a qualified biologist for nesting birds within the onsite trees, as well as all trees within 250 feet of the site. The survey shall occur within 30 days of the onset of construction.

If pre-construction surveys undertaken during the nesting season locate active nests within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) shall remain off-limits to construction until the nesting season is over. Suitable setbacks from occupied nests will be established by a qualified biologist and maintained until the conclusion of the nesting season.

American Badger

Pre-construction surveys conducted for burrowing owls should also be used to determine the presence or absence of badgers in the development footprint. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 feet (or distance specified by the resource agencies, i.e., CDFG) should be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor should be present onsite during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or den abandonment. The monitor would be necessary onsite until it is determined that young are of an independent age and construction activities would not harm individual badgers

Once it has been determined that badgers have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.

II. CULTURAL RESOURCES

Prehistoric Resources

There shall be monitoring of site excavation activities to the extent determined by a qualified professional archaeologist to be necessary to insure accurate evaluation of potential impacts to prehistoric resources.

- 1) If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Review Section verifying that the required monitoring occurred and that no further mitigation is necessary.
- 2) If evidence of any archaeological, cultural, and/or historical deposits are found, hand excavation and/or mechanical excavation will proceed to evaluate the deposits for determination of significance as defined by CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City's Environmental Review Section, describing the testing program and subsequent results. These reports shall identify any program mitigation that the Developer shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources.)

- 3) In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required. 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:
 - a) 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-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.
 - b) A final report shall be submitted to the City's Environmental Review Section prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Environmental Review Section.

PLANNED DEVELOPMENT ZONING FOR **SPRINGBROOK**

A RESIDENTIAL DEVELOPMENT BY TIM LEWIS COMMUNITIES
AS ESTABLISHED IN ORDINANCE _____, ESTABLISHING A PLANNED DEVELOPMENT DISTRICT

HMH
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Land Planning
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Civil Engineering
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Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com



TABLE OF CONTENTS

1.0	TITLE SHEET	4.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
2.0	LAND USE PLAN	5.0	CONCEPTUAL STORMWATER CONTROL PLAN
2.0A	LAND USE DEVELOPMENT STANDARDS	6.0	STORMWATER CONTROL NOTES & DETAILS
3.0	CONCEPTUAL SITE PLAN		

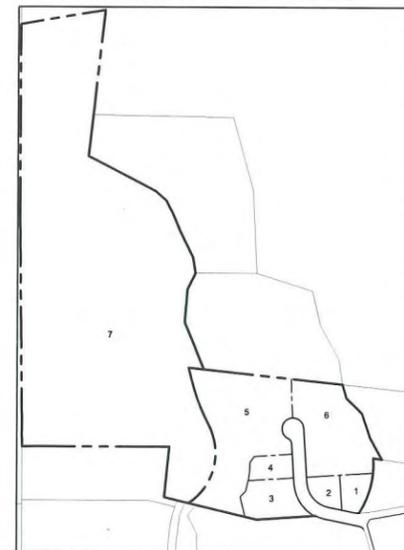
PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	654-03-008, 017, 018, 019, 020, 021, 022, 023, 024
PROJECT LOCATION:	SPRINGBROOK AVENUE AT CANYON RIDGE DRIVE
PRIOR APPROVALS:	PDC01-102; PD03-009; PT03-013
EXISTING GENERAL PLAN DESIGNATION:	RURAL RESIDENTIAL AND OPEN HILLSIDE
EXISTING ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT
PROPOSED ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT
EXISTING USE/APPROVALS:	6 SINGLE FAMILY DETACHED RESIDENTIAL UNITS
PROPOSED USE:	12 SINGLE FAMILY DETACHED RESIDENTIAL UNITS
GROSS SITE AREA:	±26.24 AC
RIGHT-OF-WAY PREVIOUSLY DEDICATED:	±0.59 AC
PROPOSED (REVISED) RIGHT-OF-WAY (SEE PLANS):	±0.57 AC
NET SITE AREA:	±25.67 AC
	±19.25 AC (AREA 'B' - LOT 7 OF TRACT 9743)
	±6.42 AC (AREA 'A' NET SITE AREA)
PROPOSED DENSITY:	12 DU 6.42 AC (NET) ± 1.9 DU / AC
CONSTRUCTION SCHEDULE:	
START DATE:	2013
COMPLETION DATE:	TBD

DEVELOPMENT TEAM

<u>DEVELOPER:</u>	TIM LEWIS COMMUNITIES CONTACT: JAMES MEEK 3300 DOUGLAS BOULVERD BLDG. 400, STE. 450 ROSEVILLE, CA 95661 (925) 949-6568
<u>PLANNER/CIVIL ENGINEER:</u>	HMH ENGINEERS CONTACT: DAVE YOCKE 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200

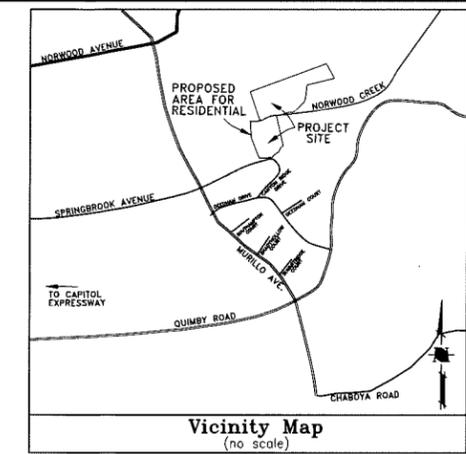
EXISTING APPROVED SITE PLAN PER
PDC01-102, PD03-009 AND PT03-013



**GENERAL DEVELOPMENT
PLAN - EXHIBIT C
PDC07-077
TIM LEWIS COMMUNITIES**

NO	DATE	DESCRIPTION
10/19/2012		REVISED PER CITY COMMENTS
07/11/2012		RE-SUBMITTAL
PROJECT NO:	2002.41	
CAD DWG FILE:	200241TS.DWG	
DESIGNED BY:	DY/ZJ	
DRAWN BY:	DY	
CHECKED BY:	TA	
DATE:	JULY 3, 2012	
SCALE:	NOT TO SCALE	
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TITLE SHEET



LEGEND

PROJECT BOUNDARY	—————
LIMIT OF WORK	- - - - -
RIPARIAN SETBACK	~~~~~
EXISTING STRUCTURE (TO BE REMOVED)	▨
EXISTING STRUCTURE TO REMAIN	▩

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	
	AREA 'A' SINGLE FAMILY DETACHED RESIDENTIAL AND RIPARIAN SETBACK	±5.42 AC	24%
	AREA 'B' OPEN HILLSIDE AND EXISTING SINGLE FAMILY DETACHED RESIDENTIAL	±19.25 AC	74%
	PUBLIC STREET RIGHT-OF-WAY DEDICATION	±0.57 AC	2%
NET SITE AREA:		±26.24 AC	

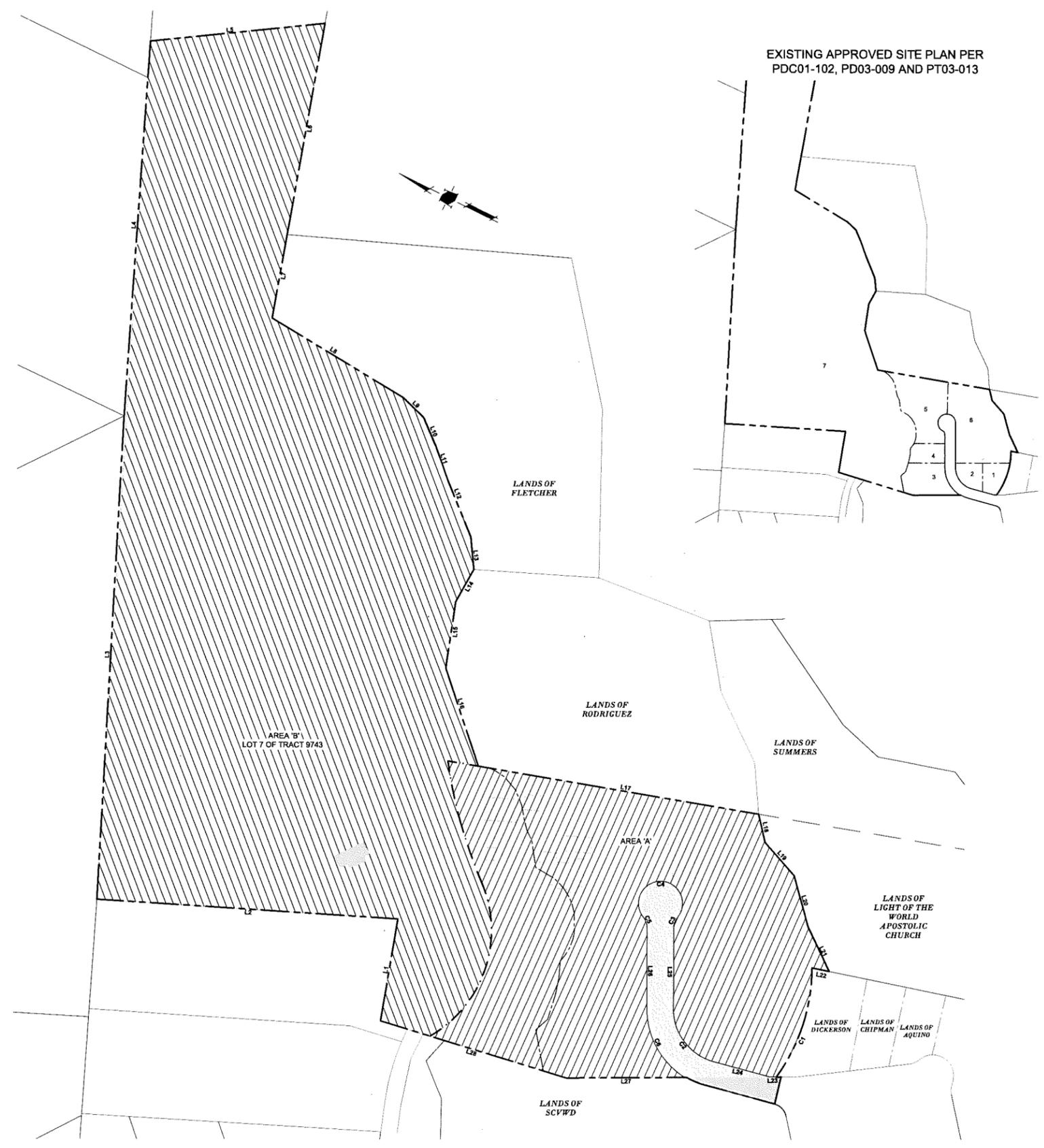
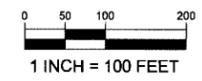
DENSITY (WITHIN PROJECT/CSJ LIMIT)
 12 DWELLING UNITS
 ±5.42 ACRES (NET) = 1.9 DU / AC

Line Table

Line #	Length	Direction
L1	186.762	S75° 29' 47.00"W
L2	546.373	S20° 11' 15.17"E
L3	874.825	S69° 03' 45.91"W
L4	679.020	S69° 50' 40.32"W
L5	317.912	N29° 42' 48.59"W
L6	387.653	N76° 01' 19.41"E
L7	153.154	N76° 02' 29.24"E
L8	278.342	N7° 07' 14.93"E
L9	52.448	N20° 08' 06.18"E
L10	56.226	N42° 35' 04.30"E
L11	67.783	N46° 30' 36.77"E
L12	108.455	N43° 50' 05.12"E
L13	58.785	N60° 49' 22.94"E
L14	66.809	S84° 47' 37.08"E
L15	120.943	N74° 26' 06.82"E
L16	187.120	N47° 33' 09.68"E
L17	515.275	N14° 10' 57.57"W
L18	52.315	N53° 05' 22.36"E
L19	80.439	N24° 30' 29.46"E
L20	96.498	N50° 48' 16.55"E
L21	89.016	N40° 27' 03.60"E
L22	32.050	S12° 14' 19.37"E
L23	10.625	S24° 07' 18.58"E
L24	105.636	S8° 38' 33.32"E
L25	145.478	S66° 09' 10.79"W
L26	146.960	N66° 09' 10.79"E
L27	214.342	S24° 07' 18.58"E
L28	351.659	S6° 49' 23.56"E

Curve Table

Curve #	Length	Radius	Delta
C1	211.095	335.000	36.1040
C2	130.543	100.000	74.7956
C3	20.891	30.000	39.5177
C4	182.195	40.195	259.7079
C5	19.214	30.364	36.2559
C6	148.762	148.000	57.5907



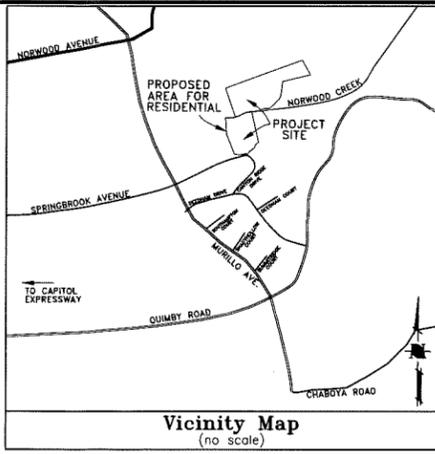
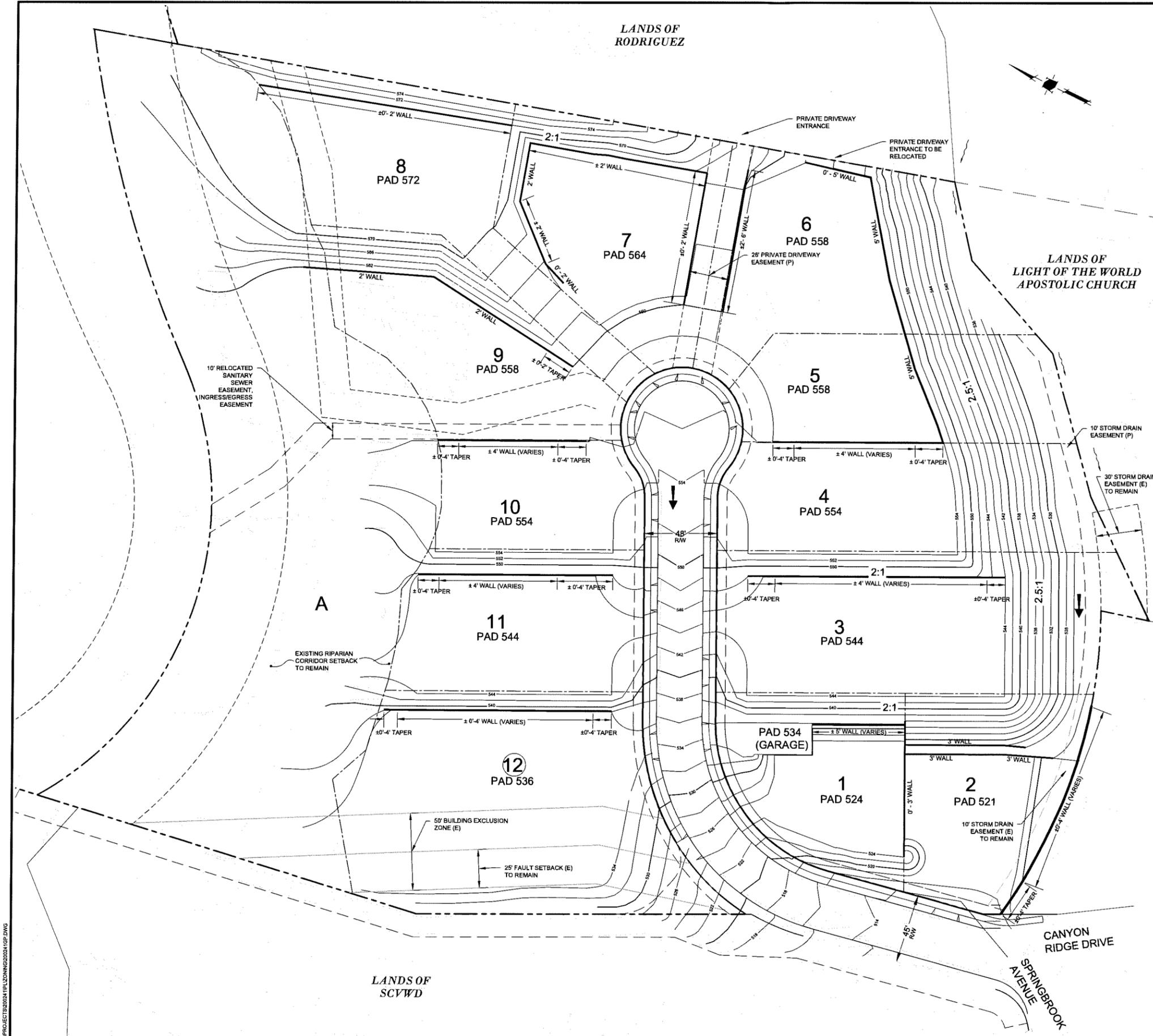
**GENERAL DEVELOPMENT
 PLAN - EXHIBIT C
 PDC07-077
 TIM LEWIS COMMUNITIES**

NO	DATE	DESCRIPTION
1	10/19/2012	REVISED PER CITY COMMENTS
2	07/11/2012	RE-SUBMITTAL

PROJECT NO: 2002-41
 CAD DWG FILE: 200241LU.DWG
 DESIGNED BY: DY/ZJJ
 DRAWN BY: DY
 CHECKED BY: TA
 DATE: JULY 3, 2012
 SCALE: NOT TO SCALE
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LEGEND

PROJECT BOUNDARY	---
STORM DRAIN PIPE	---
STORM DRAIN PIPE (EXISTING)	---
PROPERTY LINE	---
PROPERTY LINE (EXISTING)	---
RIGHT-OF-WAY	---
EASEMENT	---
SURFACE FLOW	---
OVERLAND RELEASE PATH	---

- NOTES**
1. ALL PAD HEIGHTS ARE CONCEPTUAL AT THIS TIME.
 2. ALL RETAINING WALLS ARE CONCEPTUAL IN NATURE. FINAL WALL LOCATIONS AND SIZE TO BE DETERMINED DURING PD PERMIT.

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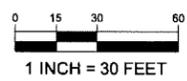


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07/11/2012		RE-SUBMITTAL

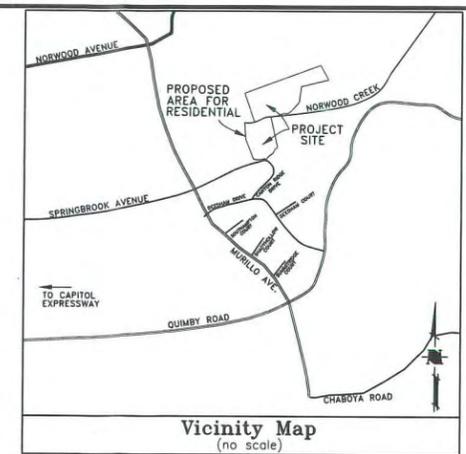
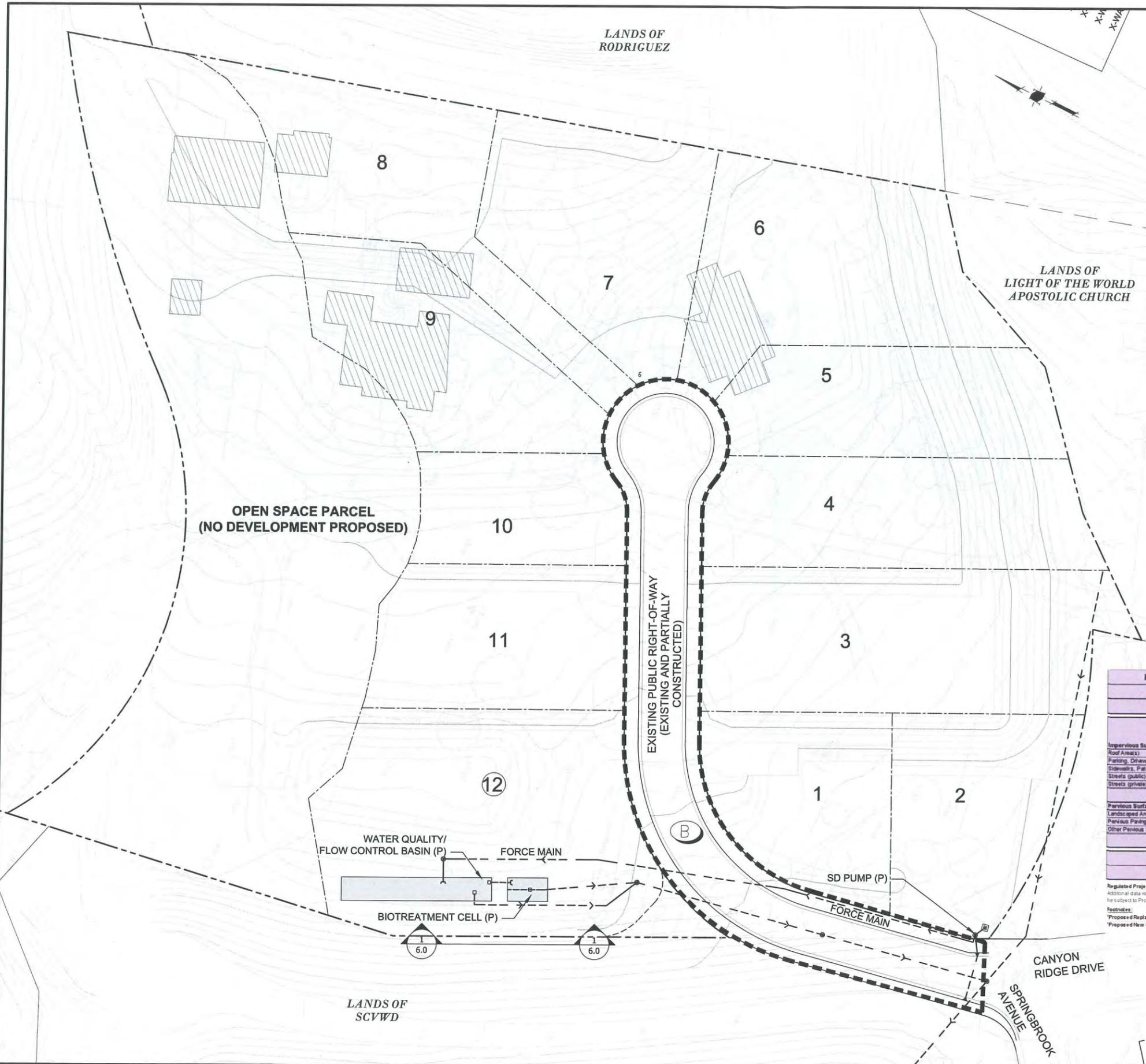
PROJECT NO: 200241
 CAD DWG FILE: 200241GP.DWG
 DESIGNED BY: DYLJLJ
 DRAWN BY: DY
 CHECKED BY: TA
 DATE: JULY 3, 2012
 SCALE: NOT TO SCALE
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**CONCEPTUAL
 GRADING AND
 DRAINAGE PLAN**



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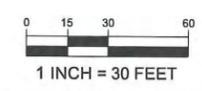
- PROJECT BOUNDARY: Dashed line with double dashes
- PROPERTY LINE: Dashed line
- RIGHT-OF-WAY: Dashed line with long dashes
- BIO-CELL DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET 6.0): Circle with 'B' inside
- EXISTING STRUCTURE (TO BE REMOVED PURSUANT TO EXISTING ENTITLEMENTS): Hatched rectangle
- SELF-RETAINING / SELF-TREATING AREA: Empty rectangle
- WATER QUALITY / FLOW CONTROL BASIN (SEE DETAIL, SIZING CALCULATIONS, SHEET 6.0): Rectangle with 'P' inside
- BIOTREATMENT CELL (SEE DETAIL, SIZING CALCULATIONS, SHEET 6.0): Rectangle with 'B' inside

- NOTES**
- FINAL LOCATIONS OF HOUSES ON INDIVIDUAL LOTS TO BE DETERMINED WITH PD PERMIT. ROOF DOWNSPOUTS SHALL BE DISCONNECTED AND DISCHARGED TO LANDSCAPING. ALL DRIVEWAYS SHALL BE CONSTRUCTED OF PERVIOUS PAVING MATERIALS.
 - FINAL LOCATION OF BASINS TO BE DETERMINED DURING PD PERMIT.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Total Site (acres)	Project Phase Number: (NA, 1, 2, 3, etc.)		NA
	6.7	Total Area of Site Disturbed (acres):	0.5
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced*	New*
Road Areas	10,190	0	0
Parking, Driveways	32,640	0	0
Sidewalks, Patios, Paths, etc.	1,240	0	0
Streets (public)	0	0	25,729
Streets (private)	14,100	0	0
Total Impervious Surfaces:	58,170	0	25,729
Pervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced*	New*
Landscaped Areas	38,440	3,868	0
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	195,240	0	0
Total Pervious Surfaces:	233,680	3,868	0
Total Proposed Replaced + New Impervious Surfaces:		25,729	
Total Proposed Replaced + New Pervious Surfaces:		3,868	

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface. Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C 3b.a.(1)(c) or C 3b.a.(1)(d) (commonly known as the "50% Rule").

Footnotes:
 *Proposed Replaced Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing impervious surface.
 *Proposed New Impervious Surface: All impervious surfaces added to any area of the site that was a previously existing pervious surface.



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07/11/2012		RE-SUBMITTAL
PROJECT NO: 200241		
CAD DWG FILE: 200241SW.DWG		
DESIGNED BY: DY/ZJ		
DRAWN BY: DY		
CHECKED BY: TA		
DATE: JULY 3, 2012		
SCALE: NOT TO SCALE		

**CONCEPTUAL
 STORMWATER
 CONTROL PLAN**

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Site Conditions	
Soil Type	Clay (D)
Depth to Groundwater	20 - 30 ft.
100-Year Flood Elevation	Undetermined (Zone D)
Receiving Water Body	Norwood Creek
Pollutants	Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides, Bacteria
Pollutant Source Areas	Streets, Driveways, Trash Receptacles, Landscaping, Pet Waste
Source Control Measures	Stenciled Inlets, Street Sweeping

* Soil type and depth to groundwater information per C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, May 2004. Flood elevation information per FEMA Flood Insurance Rate Maps, May 18, 2009.

TREATMENT CONTROL SUMMARY						
Drainage Area	Drainage Area Size	PerVIOUS Surface Type (Soil-Treating)	Impervious Surface Types	Impervious Surface Area to be Treated	WQ Volume	Proposed Treatment Controls
B	25,729 sq. ft. (0.59 ac.)	Parkstrip (3,859 sq. ft.)	Public Street, Sidewalks	21,870 sq. ft.	1,307 ft ³	Detention Basin / Bioretention Area

Hydromodification Management
 The following information was generated by the Bay Area Hydrology Model on August 16, 2012. Input parameters used to simulate existing and mitigated conditions were based on existing field conditions at the site, and on the proposed site plan for the project.

Bay Area Hydrology Model
 PROJECT REPORT
 Project Name: default
 Site Address:
 City: San Jose
 Report Date: 8/16/2012
 Date: San Jose
 Data Start: 1/9/2011
 Data End: 2000-09-30
 Precip Scale: 1.17
 BAHM Version:

PREDEVELOPED LAND USE
 Name: Basin 1
 Bypass: No
 Groundwater: No
 PerVIOUS Land Use Acres
 C D Grass, Mod(8-10%) 4.49
 C D Urban, Mod(8-10%) 28
 Impervious Land Use Acres
 Roads, Mod(8-10%) 0.32 Area
 Roof Area 0.25
 Driveways, Mod(8-10%) 0.75
 Sidewalks, Mod(8-10%) 0.03

Element Flows To:
 Surface Interflow Groundwater

Name: Basin 1
 Bypass: No
 Groundwater: No
 PerVIOUS Land Use Acres
 C D Urban, Mod(8-10%) 28

Detention Basin & Bioretention Cell Sizing Calculations (per SCVURPPP C.3 Stormwater Handbook methodology)

Detention Basin Sizing
 Water Quality Volume - Drainage Area B: 25,729 ft³

- Step 1 Determine drainage area for the BMP
 Total Drainage Area to BMP = 25,729 ft²
 - Step 2 Determine percent imperviousness of the drainage area
 = 85%
 - Step 3 Determine Mean Annual Precipitation
 = 16.5 in
 - Step 4 Identify rain gage close to the site
 San Jose Airport MAP_{50%} = 13.5 in
 - Step 5 Determine rain gage correction factor
 = 16.5 in / 13.5 in
 = 1.19
 - Step 6 Identify representative soil type for drainage area
 D (Clay)
 - Step 7 Determine average slope for the drainage area
 = 1%
 - Step 8 Determine unit basin storage from sizing curves (% imperviousness vs. soil type - San Jose Airport Rain Gage)
 = 53 in
 - Step 9 Size the BMP - BMP volume = rain gage correction factor x unit basin storage volume x drainage area
 = 1.19 x 53 in x 25,729 ft² x (1 ft/12 in)
 = 1,307 ft³
- Water Quality Design Volume (V_{WD}) = 1,307 ft³

Bioretention Area Sizing
 The following calculations are intended to establish the minimum surface area required for the proposed bioretention area, which will provide treatment for the water quality volumes determined by the detention basin sizing calculations, above.

Assumptions:
 V_{WD} = 1,307 ft³
 Drain Time = 48 hrs
 Minimum Infiltration Rate for Bioretention Area = 5" / hr (42.6/hr)

Maximum Flow Rate for Water Quality / Flow Control Basin Outlet:
 V_{WD} / Drain Time = 1,307 ft³ / 48 hrs
 = 27 ft³ / hr
 = 27 ft³ / 3,600 sec
 = 0.007 cfs

Minimum 5-cm Bioretention Area
 Storage Basin Outlet Flow Rate / Min. Bioretention Area Infiltration Rate
 27 ft³ / hr / 42.6/hr
 Minimum required bioretention area (surface) = 6.3 ft²

Bioretention Cell Maintenance

The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook - New and Redevelopment.

The primary maintenance requirement for bioretention areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aid in reducing fertilizer, pesticide water, and overall maintenance requirements. Bioretention system components should blend over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretention BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. Furthermore, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

Accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the under drain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the soil will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (LID, 2000).

Detention Basin Maintenance

The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook - New and Redevelopment.

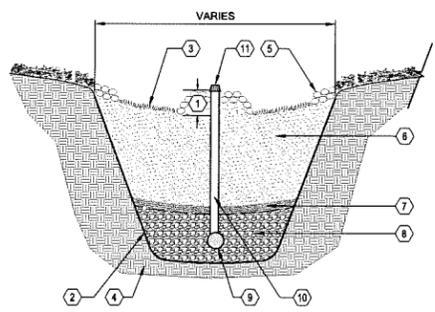
Construction/Inspection Considerations

- Inspect facilities after first large storm to determine whether the desired residence time has been achieved.
- When constructed with a small tributary area, orifice sizing is critical and inspection should verify that flow through additional openings such as bolt holes does not occur.

Maintenance

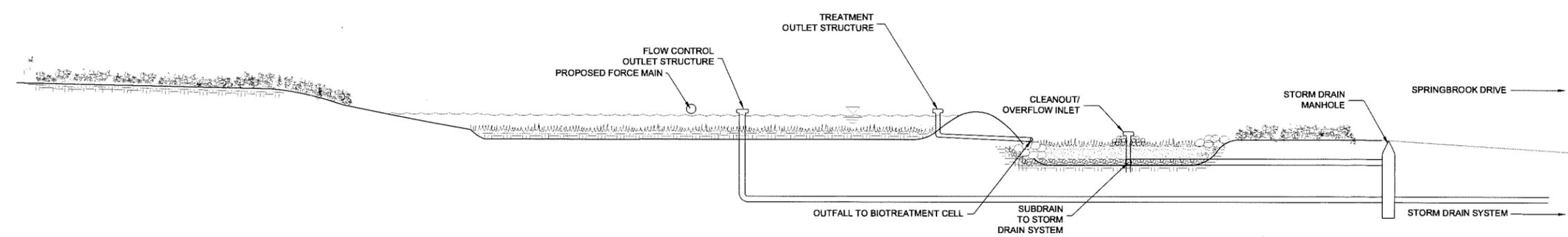
- Schedule semiannual inspection for the beginning and end of the wet season for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows.
- Remove accumulated trash and debris in the basin and around the riser pipe during the semiannual inspections. The frequency of this activity may be altered to meet specific site conditions.
- Trim vegetation at the beginning and end of the wet season and inspect monthly to prevent establishment of woody vegetation and for aesthetic and vector reasons.
- Remove accumulated sediment and regrade about every 10 years or when the accumulated sediment volume exceeds 10 percent of the basin volume. Inspect the basin each year for accumulated sediment volume.

NOTES:
 1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



- ① PONDING DEPTH FROM INLET OPENING TO GRADE (MIN. 6" DEPTH)
- ② IMPERMEABLE LINER (TYPICAL)
- ③ VEGETATION (SEE LANDSCAPE PLANS)
- ④ NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
- ⑤ COBBLE STONE DISSIPATOR ALONG EDGE OF BIORETENTION CELL, ADJACENT TO IMPERVIOUS SURFACE
- ⑥ SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MINIMUM 18" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT.
- ⑦ PEA GRAVEL (MIN. 2" DEPTH)
- ⑧ DRAIN ROCK (MIN. 12" DEPTH)
- ⑨ PERFORATED PVC SUBDRAIN PIPE WITH ATRIUM GRATE CLEANOUT AT EACH END
- ⑩ VERTICAL PVC CLEANOUT RISER
- ⑪ OVERFLOW PIPE WITH ATRIUM GRATE

BIOTREATMENT CELL - TYPICAL
 SCALE: N.T.S.



1 WATER QUALITY / FLOW CONTROL BASIN - BIORETENTION CELL - (LONGITUDINAL SECTION)
 (NOT TO SCALE)

**GENERAL DEVELOPMENT
 PLAN - EXHIBIT C
 PDC07-077
 TIM LEWIS COMMUNITIES**

NO.	DATE	DESCRIPTION
10/18/2012		REVISED PER CITY COMMENTS
07/11/2012		RE-SUBMITTAL

PROJECT NO: 2802.41
 CAD DWG FILE: 200241SW.DWG
 DESIGNED BY: DYZJJ
 DRAWN BY:
 CHECKED BY: TA
 DATE: JULY 3, 2012
 SCALE:
 © HMH

STORMWATER CONTROL NOTES & DETAILS