STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC11-021 **Submitted: February 1, 2013**

PROJECT DESCRIPTION:
Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District allow up to seven (7) new single-family detached dwellings and the preservation of an existing historic house/ complex and ranch buildings on a 7.48 gross acre site.

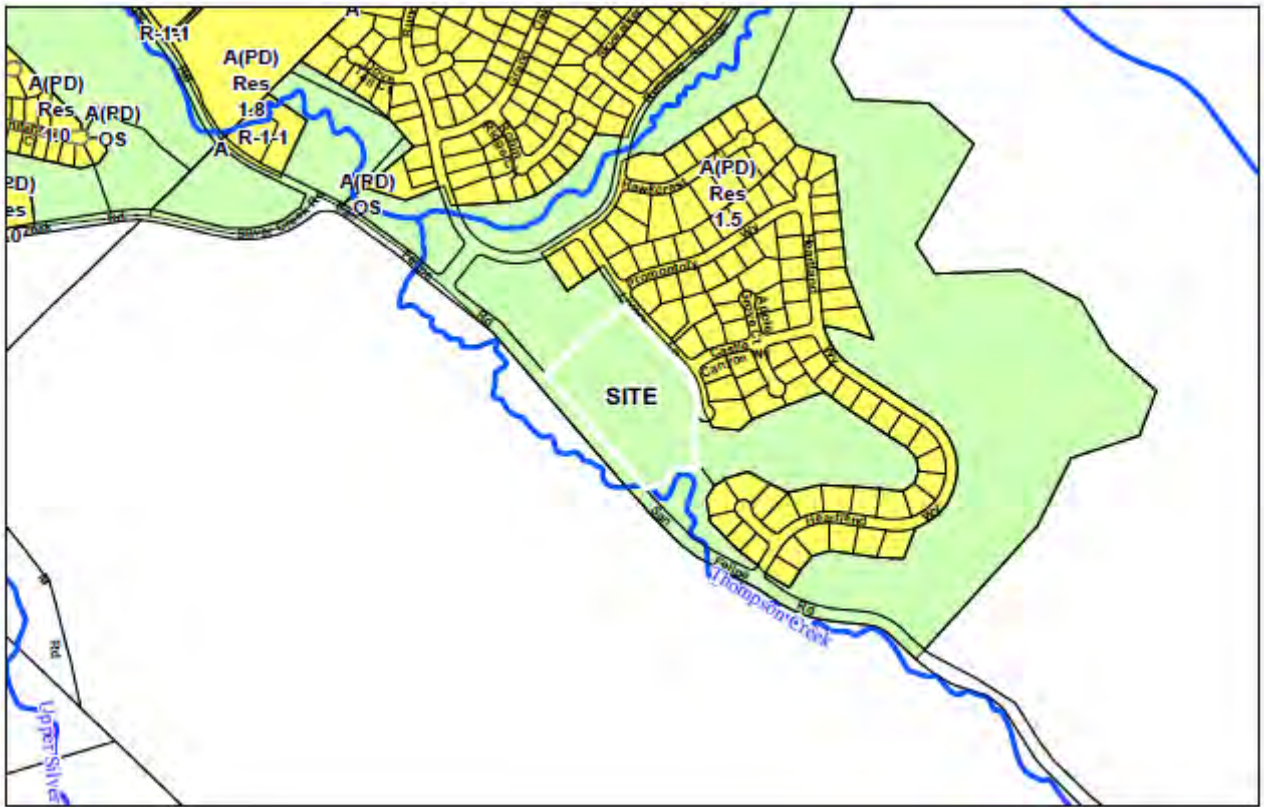
Existing Zoning	A (PD) Planned Development
Proposed Zoning	A (PD) Planned Development
General Plan	Very Low Density Residential (2 DU/AC)
Council District	8
Annexation Date	July 8, 1992
Historic Resource	N/A
Redevelopment Area	N/A
Specific Plan	N/A

LOCATION: East side of San Felipe Road and west side of Livery Lane, approximately 650 feet southerly of Running Springs Road.

Aerial Map **N ↑**

GENERAL PLAN

ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed Planned Development Rezoning of the subject site is consistent with the goals and policies of the San Jose 2020 General Plan, specifically:
   a. The Growth Management Major Strategy, as the change will facilitate infill development within an urbanized area.
   b. The Housing Major Strategy, as the project will maximize the infill housing opportunity in a form that is compatible with the surrounding development pattern.
   c. Residential Land Use Policy No. 9, as the project will continue the existing development pattern of the surrounding neighborhood over the subject site.
2. The project conforms to the Evergreen-East Hills Development Policy.
3. The project conforms to the Riparian Corridor Policy.

BACKGROUND & DESCRIPTION

The applicant, E.N. Richmond Trust, is requesting to rezone the subject site from A (PD) to A (PD) to allow for up to seven (7) new single-family detached dwellings and the preservation of an existing historic house/complex and ranch buildings on approximately 7.5 gross acres, located on the east side of San Felipe Road and west side of Livery Lane, approximately 650' southerly of Running Springs Road.

Site and Surrounding Land Uses

The site slopes upward from San Felipe Road toward the east, with an elevation gain of approximately 80 feet. The northwest portion of the site, which is proposed for development, is currently vacant. The subject property includes a complex of existing structures, known as the Richmond Ranch, consisting of a ranch house, an auxiliary residence or bunkhouse, and several barns and outbuildings. No development or alteration of the Richmond Ranch complex is proposed with the project.

Land uses surrounding the site include single family residential to the north and east, single-family detached residential uses and ranchland (open space) to the south, and agricultural uses to the west, across San Felipe Road. There is an undeveloped parcel adjacent to the northwest side of the property on San Felipe Road. The site contains several large mature Eucalyptus trees that were planted along the San Felipe Road frontage, and several trees and shrubs associated with a wetland drainage that runs through the site. The drainage runs through a culvert to Thompson Creek, which flows along the west side of San Felipe Road, across from the site.

Previous Planning Approvals

The subject property was a portion of a larger, Planned Development Rezoning (File No. PDC 91-10-081), which the City Council approved on December 15, 1992 (Ordinance No. 24267). That Planned Development Zoning was to allow up to 260 single-family detached residential uses (at a density of 1.5 du/ac), and included the preservation of an old ranch complex. Open space within that project was achieved by clustering the 8,000 to 10,000 square foot lots to the flatter portions of the site.

ANALYSIS

The primary issues for this proposed zoning include General Plan conformance, site design/ relationship to adjoining uses, grading, conformance with Riparian Corridor Policy, and conformance with the Evergreen-East Hills Development Policy.

General Plan Conformance

The project, as proposed, conforms to the City's Envision San Jose 2040 General Plan in that, under Implementation Policy IP-1.9, shown below, the project may find General Plan conformance to the land use designation shown on the final adopted version of the *Focus on the Future San José 2020* Land Use/Transportation Diagram.

> ***IP-1.9*** *For a period of up to 18 months following the adoption date of the Envision San José General Plan, planned development zonings and discretionary development permits (including use permits and subdivision maps) may be considered for General Plan conformance to the land use designations as shown on the final adopted version of the Focus on the Future San José 2020 Land Use/Transportation Diagram*

The project, as proposed, conforms to the San José 2020 General Plan in that the subject site has a Land Use/Transportation Diagram land use designation of Very Low Density Residential (2 DU/AC) as the project proposes large lot single-family detached residences at a density of 1.2 DU/AC.

In addition, the proposed project is consistent with the following San Jose 2020 General Plan Policies:

1. Housing Major Strategy: This strategy seeks to maximize housing opportunities on infill parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided.

   The subject site is surrounded by existing single-family detached residences on two sides. The proposed residential project will allow for infill development within an urbanized area and will maximize the infill housing opportunity on the site and at the same time be compatible with the surrounding development pattern.

2. Urban Conservation Policy No. 2: The City should encourage new development which enhances the desirable qualities of the community and existing neighborhoods.

   The proposed project will allow for development on the site that continues the lotting pattern consistent with the adjacent neighborhood and eliminates the agricultural use of the site as grazing land, which separates two existing single-family developments.

3. Neighborhood Identity Policy No. 3: Public and private development should be designed to improve the character of existing neighborhoods. Factors that cause instability or create urban barriers should be discouraged or removed.

   The existing neighborhood is comprised of lots ranging from approximately 8,000 square feet to 10,000 square feet, with one- to two-story single-family detached residential homes. The proposed single-family development on the subject site will continue the development pattern and complete the neighborhood.

4. Residential Land Use Policy No. 9: When changes in residential densities are proposed, the City should consider such factors as neighborhood character and identity, compatibility of land uses and impacts on livability, impacts on services and facilities, including schools, to the extent permitted by law, accessibility to transit facilities, and impacts on traffic levels on both neighborhood streets and major thoroughfares.

   The proposed project would continue the development pattern of the adjacent neighborhood consistent with its character of a range of large lot sizes.

Site Design/ Relationship to Adjoining Uses

This zoning application proposes large lot, one- or two-story, single-family detached units, in a lotting pattern consistent with the development pattern in the area. The applicant has proposed development standards that include a front setback of 20-feet, an 8-foot side setback (within the project) and a 60- to 70-foot side setback consistent with other recent approvals along San Felipe Road, and a rear setback of 30 feet.

The minimum lot size currently shown on the Conceptual Site Plan is approximately 11,800 square feet. The site layout generally complies with the principles contained in the Residential Design Guidelines (RDG) that ensure compatible unit relationships and proper integration into the surrounding neighborhood. Staff has concluded that the proposed setbacks will be compatible with the existing neighborhood. As noted elsewhere in this report, the minimum lot sizes within the adjoining Richmond Ranch project to the east are generally between 8,000 to 10,000 square feet in size, slightly less than the proposed project.

It should be noted that the RDG are technically not applicable to single-family development with lot sizes larger than 6,000 square feet. In particular, the project utilizes lot sizes and setbacks that are comparable to the residential development just northeast and southeast of the project site, known as the Richmond Ranch.

Specific plans for the proposed houses will be developed at the Planned Development (PD) Permit stage and are anticipated to be either two-story or single-story ranch style designs. However, five (5) of the proposed units will take access from a new private drive, and the remaining two (2) proposed units will take access from the existing public right-of-way (i.e., Livery Lane).

The applicant has proposed a Conceptual Storm Water Control Plan that includes the construction of bio-treatment cells or “rain gardens” to treat storm water runoff from roof and pavement areas, and a larger bio-treatment area near the base of the private drive for treatment of runoff from the private drive. Additional storm water pollution measures will be identified and included in the conditions of approval for the project at the Planned Development (PD) Permit stage, to the satisfaction of the Directors of Planning and Public Works.

As noted elsewhere in this Staff Report, no significant changes are proposed to Lot No. 8 on the Conceptual Site Plan. Development Standards have also been included to guide any future changes such as additions or other modifications to the existing structures located on Lot No. 8.

The project is proposing to connect the existing park trail along the San Felipe Road frontage, as shown on the Conceptual Site Plan.

Grading

The project involves significant grading in some areas, which would ordinarily be discouraged. Specific plans for the proposed houses have not been developed, but are anticipated to be either two-story or single-story ranch style designs. The grading necessary to create the pads for the houses and flat private yards will necessitate the construction of retaining walls that would range in height from 1- to 10-feet. As shown on the Conceptual Grading and Drainage Plan, this grading is located away from the public streets and either behind or between proposed residences, minimizing potential visual impacts from either San Felipe Road or Livery Lane, or adjoining properties. Staff will also work with the applicant at the PD Permit stage to explore the use of lower retaining walls and terracing, to further reduce the height of individual retaining walls. Due to unique site features and constraints, staff has reviewed two conceptual solutions to grading adjacent to the riparian corridor. The first of these results in no grading within the riparian setback area, but would also include some perimeter retaining walls, and the second would involve "feathering" of the interface along the corridor, including minimal grading within the corridor and no retaining walls. Staff will continue to work with the applicant through the PD Permit process, to ensure that a natural looking topography rather than an engineered appearance is ultimately achieved. For these reasons, staff has concluded that the proposed grading will not have significant visual impacts.

Riparian Corridor Policy

The Riparian Corridor Policy intends to preserve riparian corridors and protect them for environmental as well as recreational purposes. Setbacks from the riparian corridor are the principal means of minimizing impacts. The Riparian Corridor Policy Study recommends a setback of 100 feet from the edge of the corridor for any new development. Exceptions to the 100-foot setback can be considered as long as no reasonable alternative exits which avoids or reduces the encroachment into the setback area and the habitat protection objectives are achieved, with no less than 30 feet considered the minimum. Consistent with this policy the development standards included in the project's General Development Plan require a minimum 100-foot setback from the edge of the Riparian Corridor.

All new lots are designed to be custom home lots. No house plans are proposed at this time. As noted under Site Design (see above), the details of how a proposed new residence conforms to the zoning and fits on a lot will be reviewed in greater detail at the Planned Development Permit stage. Custom lots appear to have ample room to accommodate the new residences. Staff has concluded that exceptions to the Riparian Corridor Policy will not be justifiable and will work with the applicant(s) at the Planned Development Permit stage to ensure that full conformance with the Riparian Corridor Policy is achieved by the project, and no improvements (including grading) occur in the 100-foot setback area.

Evergreen-East Hills Development Policy

The subject site is located within the Evergreen-East Hills Development Policy (EEHDP) area. A revised Policy was adopted on December 8, 2008 to change the traffic analysis methodology for managing the traffic congestion associated with near term development in the EEHDP area and promote development consistent with the General Plan goals. The updated EEHDP establishes a capacity for the development of up to 500 new residential units within the area. The pool of new residential units is divided up between small projects (35 units or less) and large projects (between 35 and 150 units). Units are withdrawn from the pool with the approval of a rezoning or development permit. The approval of the proposed Planned Development Rezoning will remove (7) seven residential units from the pool of 500 units.

The EEHDP requires that new projects making use of the development pool capacity must:

- Further the Major Strategies, Goals and Policies of the City of San Jose General Plan. Although development must adhere to all applicable aspects of the General Plan, development policies which are particularly relevant to the topography and environment of the Evergreen-East Hills area include hillside development and riparian corridor protection policies.
- Conform to the City's Design Guidelines for residential uses.
- Not require modification of the Urban Service Area or Urban Growth Boundary boundaries.
- Not create significant adverse effects upon the environment, including but not limited to; projects that must not require significant grading or other alteration of the natural environment.

As discussed in the General Plan Conformance section of this report, the proposed project furthers the Housing Major Strategy and the Urban Conservation, Neighborhood Identity, and Residential Land Use Policies of the San Jose 2020 General Plan. The project does not require modification to the Urban Service Area or Urban Growth Boundary, and does not create a significant adverse effect upon the environment. Therefore, the proposed project is in conformance with the Evergreen-East Hills Development Policy.

In addition, under the EEHDP, the applicant will pay a Traffic Impact Fee (TIF) based on a fair-share contribution towards the cost of providing transportation improvements that directly mitigate the traffic impacts associated with the development.

Environmental Review

A Mitigated Negative Declaration (MND) was circulated on January 9, 2013, and states that the proposed Planned Development Rezoning will not have a significant effect on the environment.

The primary issues addressed in the Initial Study include the potential impacts of the physical development of the site on; biological resources, cultural/historic resources, geology and soils, hazardous materials, transportation and traffic, utilities and services. 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 development standards of the Planned Development Zoning. The entire MND and Initial Study are available for review on the Planning web site at: www.sanjoseca.gov/planning/eir/MND.asp.

PUBLIC OUTREACH/ INTEREST

The property owners and occupants within a 1,000-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.

On November 1, 2012, the project was discussed at the District 8 Community Roundtable. The developer committed at the meeting to work with staff to see if the cul-de-sac improvements could be re-engineered to minimize potential impacts to the two Eucalyptus trees. There were no other significant issues raised at that meeting.

General Correspondence

To date, no general correspondence has been received on the project.

CONCLUSION

The subject Planned Development Rezoning as conditioned by staff is compatible with the surrounding neighborhood, consistent with the San Jose 2020 General Plan and its Goals and Policies, and is consistent with the Riparian Corridor Policy and the Evergreen-East Hills Policy, as stated above.

Project Manager: Jeff Roche **Approved by:** _____ **Date:** 02/01/2013

Owner/Applicant:	Attachments:
E.N. Richmond Trust 3000 F Danville Boulevard # 311 Alamo, CA 94507	Project Plans Development Standards

FILE NO. PDC 11-021
DRAFT DEVELOPMENT STANDARDS
REVISED 02/07/2013

AREA A

ALLOWED USES: Single-family detached residential uses.

MAXIMUM NUMBER OF UNITS: Up to (7) seven detached residential units

ACCESSORY STRUCTURES: Accessory structures may be allowed per the R-1-5 Zoning District Standards and must be located on existing flat areas of the site (ie, approved through a Planned Development Permit) only.

PARKING REQUIREMENTS: Per the Zoning Ordinance.

RIPARIAN CORRIDOR SETBACK: 100-foot minimum (to the satisfaction of the Director of Planning). Mitigation Measure BIO-3 shall apply to only those areas which are disturbed within the riparian corridor setback area, to the satisfaction of the Director of Planning.

MAXIMUM BUILDING HEIGHT: 30 feet/ 2 1/2 stories

MINOR ARCHITECTURAL PROJECTIONS: PER THE CITY OF SAN JOSE, MUNICPAL CODE, ZONING ORDINANCE.

SETBACKS:

FRONT – 20 feet

SIDE INTERIOR – 8 feet

SIDE PERIMETER (exterior, except as noted below) – 15 feet

SIDE PERIMETER (adjacent to San Felipe Road) – 60 to 70 feet (measured from the edge of pavement on San Felipe Road), to the satisfaction of the Director of Planning.

REAR – 17 feet

NOTE: All setbacks are measured from the outside edge of the public right-of-way, property line, or from the edge of the private drive.

FENCING -- Project fencing shall conform to the standards shown on the Conceptual Site Plan. The sloped area adjacent to San Felipe Road shall remain unfenced.

MINOR EXTERIOR ALTERATIONS, ADDITIONS, OR NEW STRUCTURES AND GRADING

Minor exterior alterations (except as described below) do not require approval of the Director of Planning. Other approvals may still be required.

Additions or new structures, grading, shall require separate review and approval to the satisfaction of the Director of Planning, in conformance with the approved Development Standards.

Other than landscaping, no structures or additional grading is allowed on the sloped areas of Area A as shown on the Conceptual Site Plan.

The project developer shall work with Staff at the Planned Development (PD) Permit stage, to reduce proposed grading and the height of retaining walls, including the use of terracing, series of lower retaining walls, etc.), to the satisfaction of the Director of Planning.

PRIVATE DRIVE: The private drive (as shown on the Conceptual Site Plan) shall be a minimum of 28-feet wide, to facilitate parking on one side.

AREA B

ALLOWED USES: Single-family detached residential and agricultural uses as shown on approved Land Use Plan

MAXIMUM NUMBER OF UNITS: (2) two existing detached residential units. No new residential units or further subdivision is allowed in Area B (as shown on the Land Use Plan) as part of this Planned Development Rezoning.

PARKING REQUIREMENTS: Per the Zoning Ordinance

RIPARIAN CORRIDOR SETBACK: 100-foot minimum (to the satisfaction of the Director of Planning). Mitigation Measure BIO-3 shall apply to only those areas which are disturbed within the riparian corridor setback area, to the satisfaction of the Director of Planning.

MAXIMUM BUILDING HEIGHT: 35 feet.

MINOR ARCHITECTURAL PROJECTIONS: Per the Zoning Ordinance.

SETBACKS Except as noted above (under Riparian Corridor Setback), the following setbacks shall be required for Area B:

FRONT -- 50 feet

SIDE -- 20 feet

REAR -- 30 feet

NOTE: All setbacks are measured from the property line.

EXTERIOR ALTERATIONS AND ADDITIONS, OR NEW STRUCTURES: Exterior alterations and additions, or new structures, grading, shall require separate review and approval to the satisfaction of the Director of Planning, in conformance with the approved Development Standards.

Any modification or alterations, including grading, other than maintenance of non-structural uses (such as corrals, paddocks, etc.) shall require separate review and approval, to the satisfaction of the Director of Planning.

ENVIRONMENTAL MITIGATION MEASURES

BIOLOGICAL RESOURCES.

Mitigation Measure BIO-1 (Burrowing Owls). The developer shall have a qualified biologist conduct a survey and prepare a report not more than one month prior to construction activities to determine the presence of burrowing owls on the site. If owls are present on the site, a mitigation program shall be developed in conformance with the requirements of the California Department of Fish and Game and the U.S. Wildlife Service. If mitigation includes relocation, owls shall not be relocated during the nesting season (March though August). Prior to the issuance of any Grading or Building Permits, the developer shall submit a biologist's report to the City's Environmental Principal Planner, to the satisfaction of the Director of Planning indicating that no owls were found on the site or that owls were present and that mitigation has been implemented in conformance with the requirements of the above regulatory agencies.

In order to avoid impacts to active burrowing owl nests, a qualified biologist shall conduct preconstruction 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 nonbreeding 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.

Mitigation Measure BIO-2 (Raptors). If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between

January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones, to the satisfaction of the Director of Planning, prior to the issuance of a Grading or Building Permit.

Mitigation Measure BIO-3 (Riparian Habitat). The project applicant shall submit to the City for their review and approval, a habitat mitigation and monitoring plan that, at a minimum, details the plant mix, planting location, success criteria and monitoring schedule of the enhancement area. The planting palette shall consist of locally collected native stock such as Valley Oak (Quercus lobata) and Coast Live Oak (Quercus agrifolia) from within the corridor of Thompson Creek. The enhancement plantings shall be installed in the fall or winter of the year of the project's inception. To assist in plant establishment, supplemental water shall be provided for a minimum of three years or at the discretion of the monitoring biologist. The mitigation effort should be monitored for a minimum of five years.

CULTURAL RESOURCES

Mitigation Measure ARCH-1 (Archaeological 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.
If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Division Manager verifying that the required monitoring occurred and that no further mitigation is necessary.

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 Division Manager, 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.)

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.

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.

A final report shall be submitted to the City's Environmental Division Manager 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 Division Manager.

PUBLIC WORKS DEPARTMENT

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.

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**: This project is located in the Evergreen East Hills Development Policy area and is required to pay a Traffic Impact Fee (TIF) in the amount of $ 96,628. The TIF per residential unit is $13,804.

3. **Grading/Geology:**
   a) A Grading Permit is required prior to the issuance of a Public Works Clearance.
   b) The project shall conform to the Geologic Hazard Clearance, dated, February 6, 2013, entitled, Certificate of Geologic Hazard Clearance Proposed 7 SFD Residential Subdivision 7500 San Felipe Road, to the satisfaction of the Director of Public Works.
   c) Per the Conditions from the Geologic Hazard Clearance issued by the City Geologist, provide the following at the Grading Permit Stage. The 50-fott high slope north of the "cul-de-sac" and Lot Nos. 3 and 6 must comply with the CSJ Grading Code. The slope must have a 6-foot wide drainage terrace at mid-slope. Provide a minimum 15-foot building setback at Lot No. 1 per the CSJ Grading Code Section 17.04.410.
   d) 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.

e) Because this project involves a land disturbance of more than one acre, 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.

f) A Soils Report must be submitted to and accepted by the City prior to the issuance of a Grading Permit.

4. **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 site design measures, source controls, and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

a) The project's preliminary Stormwater Control Plan and numeric sizing calculations need revisions. The plan provided is conceptual only. At the Planned Development Permit stage, the applicant/ project developer shall 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

5. **Stormwater Peak Flow Control Measures**: The project is located in a Hydromodification Management (HM) area but will not create and/or replace one acre or more of impervious surface. Therefore, the project is not required to 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.

6. **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.

7. **Streamside Resource Protection:** The site is located within 50' of Thompson Creek and its tributary, Richmond Creek, and is therefore subject to the adopted Guidelines and Standards for Land Uses Near Streams that include design requirements and recommendations for land-use activities in order to protect stream resources.

a) Prior to issuance of a Grading Permit, the project will be required to obtain all applicable regulatory permit(s) for the proposed grading along the southerly property lines of Lots 3, 4, 5 and 7 adjacent to Richmond Creek, to the satisfaction of the Director of Public Works.

b) Any proposed work within a Santa Clara Valley Water District (SCVWD) easement will require a SCVWD Permit.

8. **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.

9. **Municipal Water**: In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable.

10. **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).

11. **Undergrounding**: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to San Felipe Road prior to issuance of a Public Works Clearance. One hundred percent (100%) of the base fee in place at the time of payment will be due. The project will be required to pay the current rate in effect at the time the Public Works Clearance is issued.

12. **Assessments**: This project is located within Zone C of Maintenance District 15 which maintains special amenities within the district such as enhanced landscaping in the entryway and median islands. Residential units within the district pays for the maintenance through annual assessments placed on the property tax bills.

13. **Street Improvements**:
    a) Construct half street improvements along San Felipe Road frontage, to the satisfaction of the Director of Public Works.
    b) Proposed driveway width for the single family units is 16'.
    c) Dedication (if needed) and improvement of the public streets to the satisfaction of the Director of Public Works.
    d) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the Final Street Improvement Plans.

14. **Easements:** Dedication of a new trail easement along San Felipe Road will be required. The location and width of the new easement will be determined at the Tract Map and Improvement Permit stage. The plans show an existing PG&E pole line easement that crosses the project site and noted to be quitclaimed. The project developer shall provide more information about how the project will reroute the overhead connection at the Planned Development (PD) Permit stage.

15. **Sanitary**: Submit a conceptive sanitary sewer plan at the Planned Development (PD) Permit stage. The project is required to submit a plan and the profile of the private sewer mains with lateral locations for final review and comment prior to construction.

16. **Electrical**: Existing electroliers along the project frontage will be evaluated at the Public Improvement Stage and any street lighting requirements will be included on the Public Improvement Plans.

17. **Street Trees**: 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 the park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings. The

locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only. Contact the City Arborist at (408) 794-1901 for the designated street tree.

18. **Private Street**: Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards. Provide City standard 28-foot driveway cut for the new private street.

19. **Storm**: Extend storm main along San Felipe Road with a minimum pipe size of 15-inches to serve the project site. Submit preliminary drainage calculations for the portion of the project draining to San Felipe Road at the Planned Development Permit stage.

PARKS TRAIL

Prior to issuance of a Planned Development (PD) Permit, the project developer/ applicant shall work with City staff as part of the PD Permit to work out the alignment, location, easements, etc related to the trail, to the satisfaction of the Director of Parks, Recreation & Neighborhood Services and Planning. This trail and associated improvements shall be installed by the project developer and shall not include any off-site trail improvements.

The trail improvements along the developed frontage of the project shall result in a continuous trail from the northerly boundary of the site to the southerly boundary of the developed site (ie., Area A). This shall occur by implementing the following goals:

- The minimum width paved trail will be eight feet (8') wide and paved with asphalt concrete.
- The trail shall link to the existing trail to the north and extend to the riparian corridor to the south. At the riparian edge, the trail will align close to the street to avoid any impacts to the riparian corridor. No new trail improvements shall be located within the 100-foot riparian corridor setback.
- The trail alignment is intended to run behind the existing trees. The trail shall only run in front of tree number six (#6) and number seven (#7) in order to align with the future intersection of the private street and support maximum visibility for public safety.
- Appropriate spacing from trees shall be determined through consultation with a certified arborist to ensure that this will not infringe upon the tree's root system. The significant trees (as shown on the Land Use Plan) shall not be removed as part of the new trail.
- Trail shall be graded in such a way as to ensure a slope of no more than five percent (5%) and sufficient measures shall be instituted to minimize runoff, debris and other material from accumulating on trail surface.
- Landscaping along the trail should be typical of the properties overall planting scheme. Plant material adjacent to the trail should be slow-growing and should produce minimum debris in order to avoid tripping or other injuries.
- The future homeowner's association (or other entity) shall not be responsible for maintenance of the paved trail along the property frontage. This trail shall be maintained by the City of San Jose.

- Additional trail improvements shall include installation of two signs (City of San Jose sign specification CSJ-TW3) to notify trail users of cross traffic at the driveway crossing (please refer to City of San Jose Trail Signage Guidelines).
- A recreational easement shall be provided to contain the planned trail improvements and support future widening if that becomes a City objective in the future, to the satisfaction of the Director of Parks, Recreation and Neighborhood Services and the Director of Planning.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Jeff Roche
Planning and Building

FROM: Maria Angeles
Public Works

SUBJECT: **FINAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 02/07/13

PLANNING NO.:	PDC11-021
DESCRIPTION:	Planned Development Rezoning from A(PD) to A(PD) to allow for up to seven (7) new single-family detached dwellings and the preservation of an existing historic house/complex and ranch buildings on approximately 7.48 gross acres
LOCATION:	East side of San Felipe Road and west side of Livery Lane, approximately 650' southerly of Running Springs Road
P.W. NUMBER:	3-18613

Public Works received the subject project on 01/24/13 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. **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**: This project is located in the Evergreen East Hills Development Policy area and is required to pay a Traffic Impact Fee (TIF) in the amount of $96,628. The TIF per residential unit is $13,804. 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. **Grading/Geology:**
   a) A grading permit is required prior to the issuance of a Public Works Clearance.
   b) Per the conditions from the Geologic Hazard Clearance provided by the City Geologist, provide the following at grading permit stage.

i) The 50 foot high slope north of the cul de sac and Lots 3 and 6 must comply with CSJ Grading Code, Section 17.04.420. The slope must have a 6 foot wide drainage terrace at midslope.

ii) Provide a minimum 15 foot building setback from the slope at Lot 3, and a 13 foot building slope setback at Lot 1 per CSJ Grading Code Section 17.04.410.

c) 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.

d) Because this project involves a land disturbance of more than one acre, 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.

e) A soils report must be submitted to and accepted by the City prior to the issuance of a grading permit.

4. **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 site design measures, source controls, and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

a) The project's preliminary Stormwater Control Plan and numeric sizing calculations need revisions. The plan provided is conceptual only. 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.

5. **Stormwater Peak Flow Control Measures**: The project is located in a Hydromodification Management (HM) area but will not create and/or replace one acre or more of impervious surface. Therefore, the project is not required to 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.

6. **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.

7. **Streamside Resource Protection:** The site is located within 50' of Thompson Creek and its tributary, Richmond Creek, and is therefore subject to the adopted Guidelines and Standards for Land Use Near Streams that includes design requirements and recommendations for land-use activities in order to protect stream resources.

a) Prior to grading permit issuance, the project will be required to obtain a regulatory permit for the proposed grading along the southerly property lines of Lots 3-7 adjacent to Richmond Creek.
b) Any proposed work within a Santa Clara Valley Water District (SCVWD) easement will require a SCVWD permit.

8. **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.

9. **Municipal Water**: In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Jeff Provenzano at (408) 277-3671 for further information.

10. **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).

11. **Undergrounding**: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to San Felipe Road prior to issuance of a Public Works Clearance. One hundred percent (100%) of the base fee in place at the time of payment will be due. Currently, the 2013 base fee is $418 per linear foot of frontage and is subject to change every January 31st based on the Engineering News Record's 20 City Average Cost Index. The project will be required to pay the current rate in effect at the time the Public Works Clearance is issued. (Based on 2013 rate, the fee is approximately $164,274.)

12. **Assessments**: This project is located within Zone C of Maintenance District 15 which maintains special amenities within the district such as enhanced landscaping in the entryway and median islands. Residential units within the district pays for the maintenance through annual assessments placed on the property tax bills. For your consideration, the 2012-13 assessment per unit is $340.08.

13. **Street Improvements**:
a) Construct half street improvements along San Felipe Road frontage including curb, gutter, and 9' City standard sidewalk with park strip and pavement sections.
b) Proposed driveway width for the single family units is 16'.
c) Dedication (if needed) and improvement of the public streets to the satisfaction of the Director of Public Works.
d) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.

14. **Easements:**
a) Dedication of a new trail easement along San Felipe will be required. Location and width of new easement will be determined at the Tract Map and Improvement Permit stage.

b) The plans show an existing PG&E pole line easement that crosses the project site and noted to be relocated and quitclaimed. Provide more information about how project will reroute the overhead connection at PD permit stage.

15. **Sanitary**:
    a) Submit a conceptive sanitary sewer plan at the PD permit stage.
    b) The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.

16. **Storm:**
    a) Extend storm main along San Felipe Road with a minimum pipe size of 15" to serve the project site.
    b) Submit preliminary drainage calculations for the portion of the project draining to San Felipe Road at PD permit stage.

17. **Electrical**: Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.

18. **Street Trees**: 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 the park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings. The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only. Contact the City Arborist at (408) 794-1901 for the designated street tree.

19. **Private Street**:
    a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
    b) Provide City standard 28' driveway cut for the new private street.

20. **Referrals**: This project should be referred to the Santa Clara Valley Water District.

Please contact the Project Engineer, Joe Dyke, at (408) 535-6821 if you have any questions.

Maria Angeles
Senior Civil Engineer
Development Services Division

MBA:jd:mkb
6000_5841755075.DOC

c: Zeferino Jimenez, HMH Engineers

PLANNED DEVELOPMENT ZONING

FOR

CHABOYA RANCH

A RESIDENTIAL DEVELOPMENT BY TIM LEWIS COMMUNITIES

AS ESTABLISHED IN ORDINANCE _____, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT

RECEIVED
FEB 0 6 2013
CITY OF SAN JOSE
DEVELOPMENT SERVICES

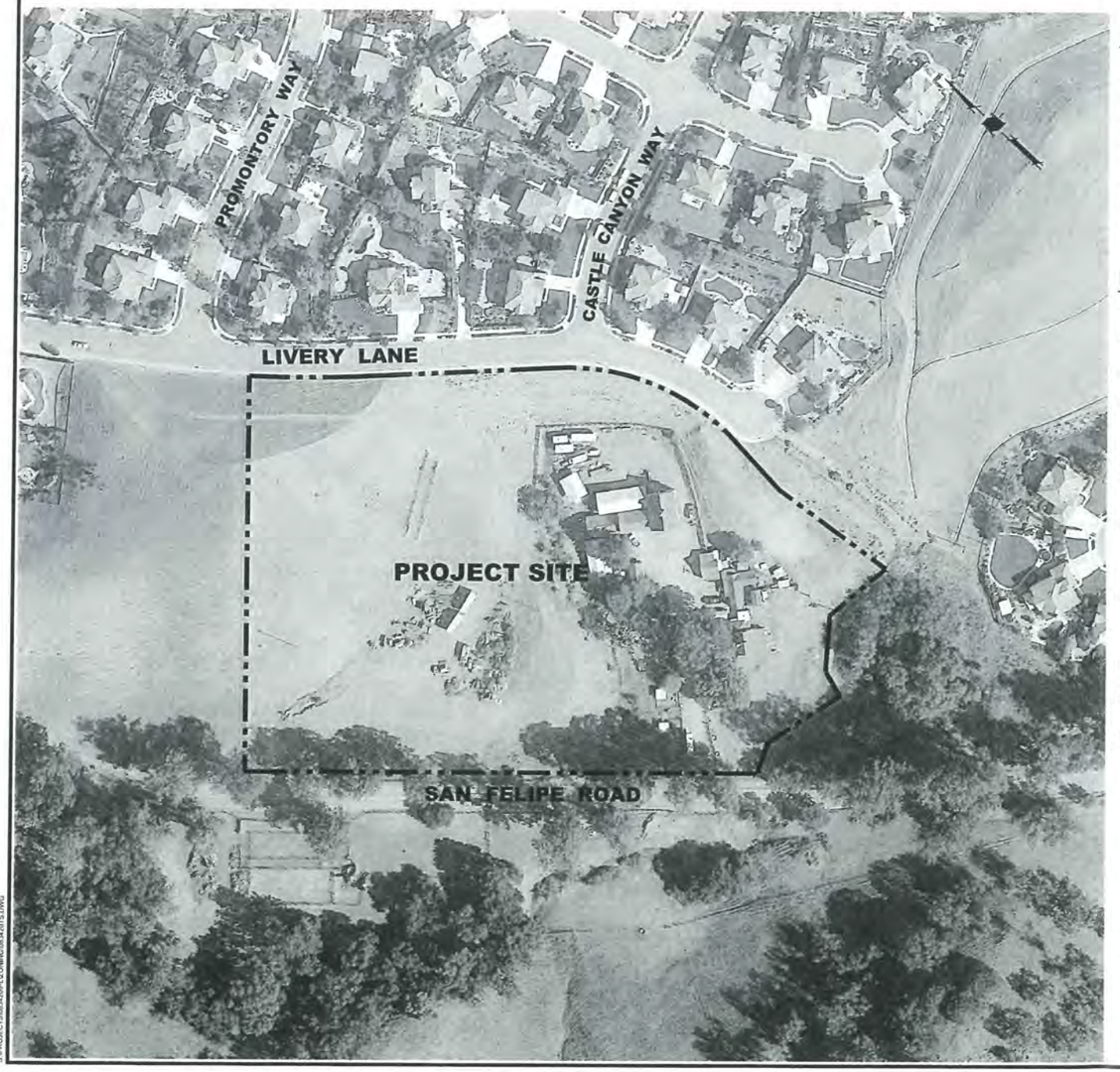


TABLE OF CONTENTS

1.0	TITLE SHEET
2.0	LAND USE PLAN
2.1	LAND USE NOTES
3.0	CONCEPTUAL SITE PLAN
4.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
4.1	CONCEPTUAL GRADING CROSS SECTIONS
4.2	CONCEPTUAL STORMWATER CONTROL PLAN
4.3	CONCEPTUAL STORMWATER CONTROL PLAN NOTES & DETAILS

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	660-58-001
PROJECT ADDRESS:	7500 SAN FELIPE ROAD
EXISTING GENERAL PLAN DESIGNATION:	VERY LOW DENSITY RESIDENTIAL (2 DU/AC)
EXISTING ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT
EXISTING USE:	RANCH COMPOUND
PROPOSED USE:	UP TO 7 NEW SINGLE-FAMILY DETACHED RESIDENTIAL UNITS & THE PRESERVATION OF 2 EXISTING RANCH HOUSES.
GROSS SITE AREA:	±7.48 AC
RIGHT-OF-WAY DEDICATION:	±0.00 AC
NET SITE AREA:	±7.48 AC
PROPOSED DENSITY:	9 DU (7 PROPOSED + 2 EXISTING) 7.48 AC (NET) 1.20 DU / AC
PROPOSED PARKING RATIO:	2 COVERED SPACES / UNIT
PROVIDED PARKING:	2 COVERED SPACES / UNIT
CONSTRUCTION SCHEDULE:	
START DATE:	TBD
COMPLETION DATE:	TBD

DEVELOPMENT TEAM

DEVELOPER: TIM LEWIS COMMUNITIES
CONTACT: MIKE O'HARA
3300 DOUGLAS BOULEVARD
BLDG. 400, SUITE 450
ROSEVILLE, CA 95661
(925)949-6588

PLANNER/CIVIL ENGINEER: HMH
CONTACT: MELISSA LANDER
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

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ROSEVILLE, CA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
PDC11-021
CHABOYA RANCH
7500 SAN FELIPE ROAD, SAN JOSE CA

NO	DATE	DESCRIPTION
3	1/31/2013	PER CITY COMMENTS
2	1/22/2013	PER CITY COMMENTS
1	6/7/2012	PER CITY COMMENTS

PROJECT NO:	0834.19
CAD DWG FILE:	083420TS.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	10/31/2011
SCALE:	NOT TO SCALE

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TITLE SHEET

1.0

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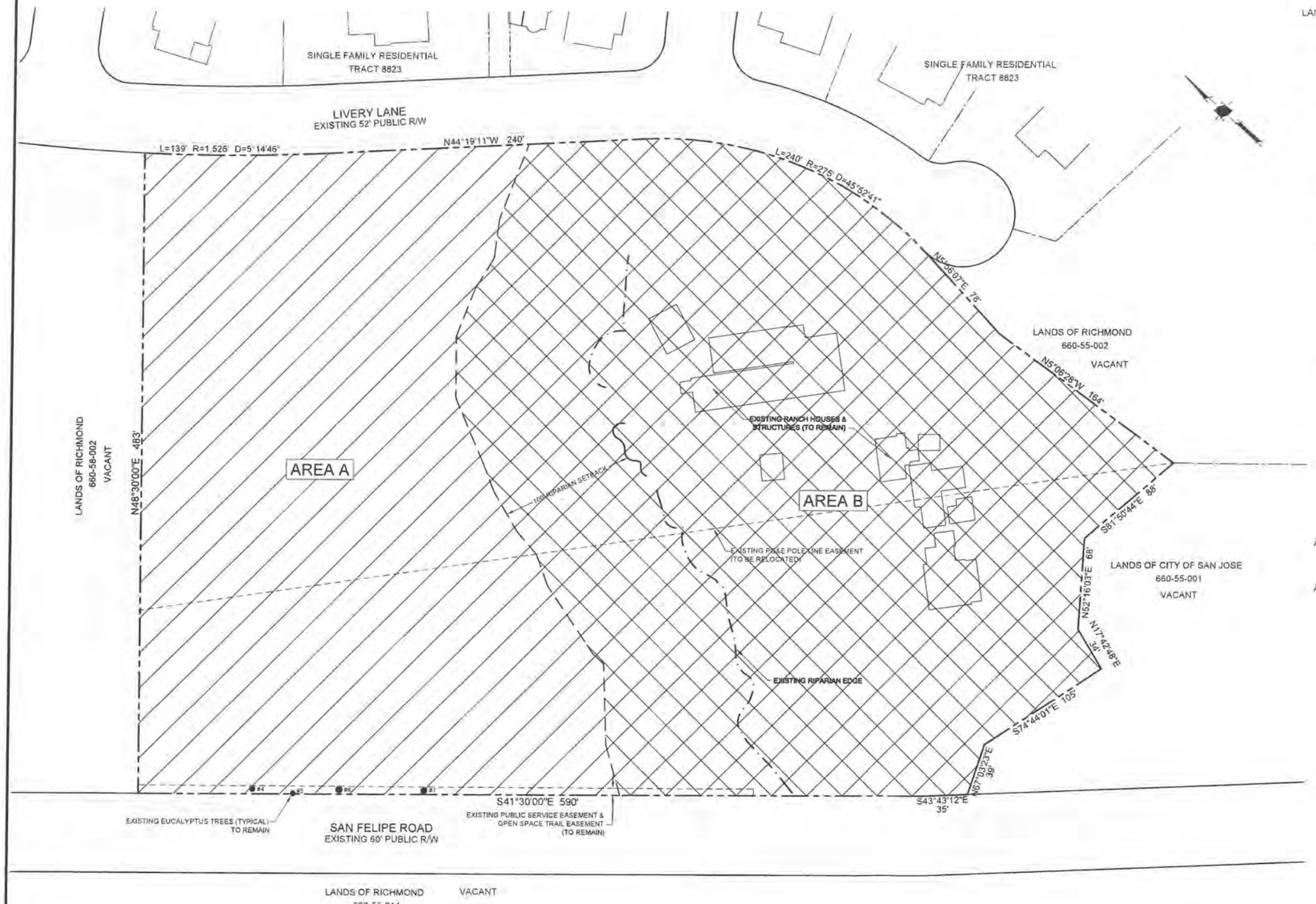

VICINITY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY
PROPERTY LINE (EXISTING)
RIGHT-OF-WAY
EASEMENT (EXISTING)
RIPARIAN EDGE (EXISTING)
TREE TO REMAIN #4

TREE #	NAME	DIAMETER	DISPOSITION
4	BLUE GUM (EUCALYPTUS)	53"	RETAIN
5	BLUE GUM (EUCALYPTUS)	45"	RETAIN
6	BLUE GUM (EUCALYPTUS)	63"	RETAIN
7	BLUE GUM (EUCALYPTUS)	67"	RETAIN

SOURCE: TREE SURVEY COMPLETED BY LIVE OAK ASSOCIATES, INC. DATED AUGUST 27, 2012

PERMITTED USES

	HATCH PATTERN	LAND USE	AREA	PERCENT
AREA A		UP TO 7 SINGLE FAMILY RESIDENTIAL UNITS	±3.22 AC	43%
AREA B		2 EXISTING RESIDENCES AND ACCESSORY STRUCTURES	±4.26 AC	57%
		TOTAL SITE AREA	±7.48 AC	100%

DENSITY

$$\frac{\text{9 DWELLING UNITS (7 PROPOSED + 2 EXISTING)}}{\pm 7.48 \text{ ACRES}} = 1.20 \text{ DU / AC}$$

0 20 40 80
1 INCH = 40 FEET

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2	1/22/2013	PER CITY COMMENTS
1	6/7/2012	PER CITY COMMENTS

PROJECT NO	[illegible]
CAD DWG FILE	[illegible]
DESIGNED BY	ML
DRAWN BY	ML
CHECKED BY	TA
DATE	10/31/2011
SCALE	1" = 40'

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LAND USE PLAN

2.0

DEVELOPMENT STANDARDS

TO BE DETERMINED

ENVIRONMENTAL MITIGATION

TO BE DETERMINED

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3	1/31/2013	PER CITY COMMENTS
2	1/22/2013	PER CITY COMMENTS
1	8/7/2012	PER CITY COMMENTS

PROJECT NO:	0834.19
CAD DWG FILE	083420LLI.DWG
DESIGNED BY	ML
DRAWN BY	ML
CHECKED BY	TA
DATE	10/31/2011
SCALE	NOT TO SCALE

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LAND USE NOTES

2.1

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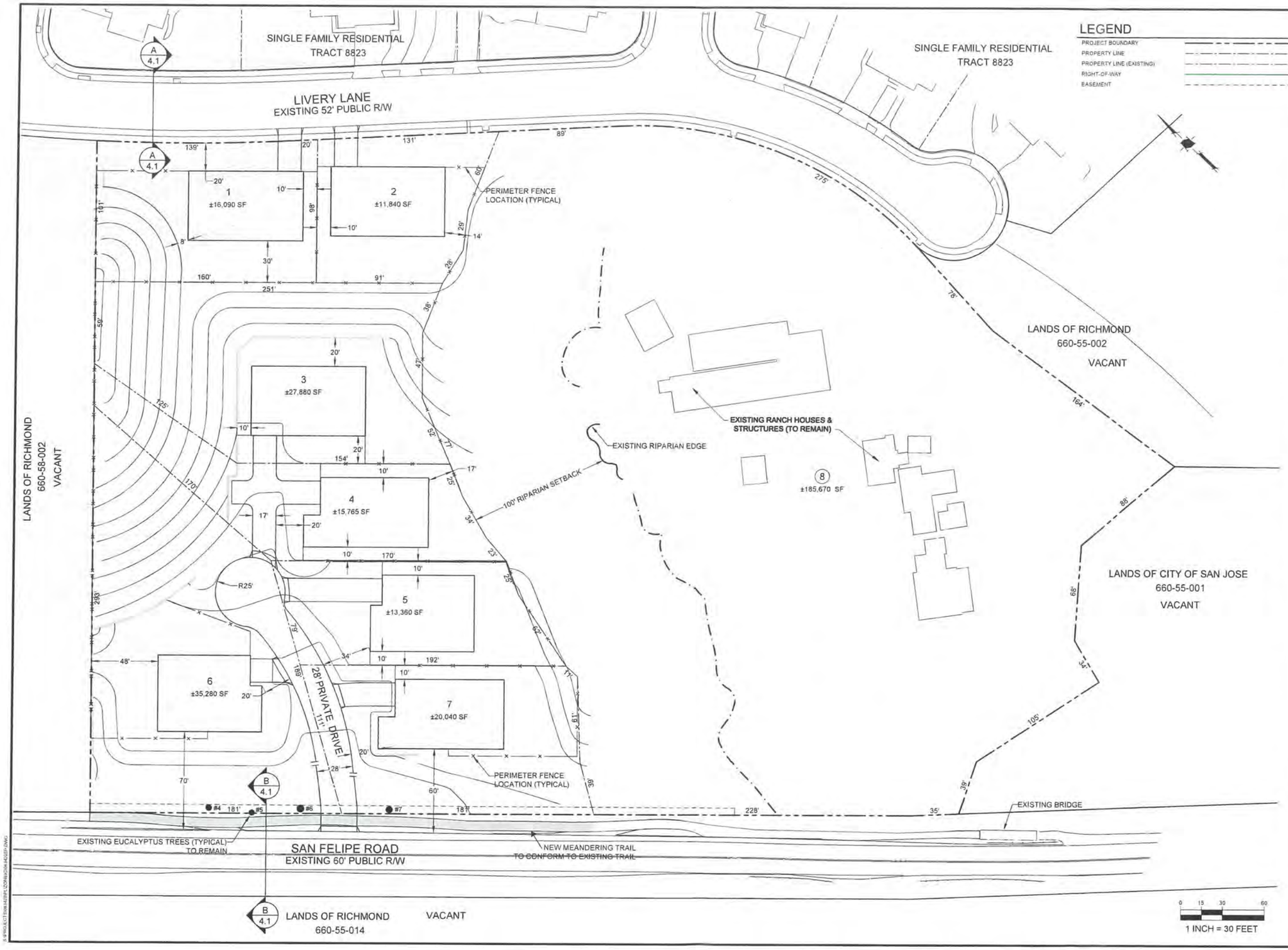

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NO	DATE	DESCRIPTION
3	10/31/2013	PER CITY COMMENTS
2	1/22/2013	PER CITY COMMENTS
1	8/7/2012	PER CITY COMMENTS

PROJECT NO	5834.15
CAD DWG FILE	0874265F.DWG
DESIGNED BY	ML
DRAWN BY	ML
CHECKED BY	TA
DATE	10/31/2013
SCALE	1" = 30'

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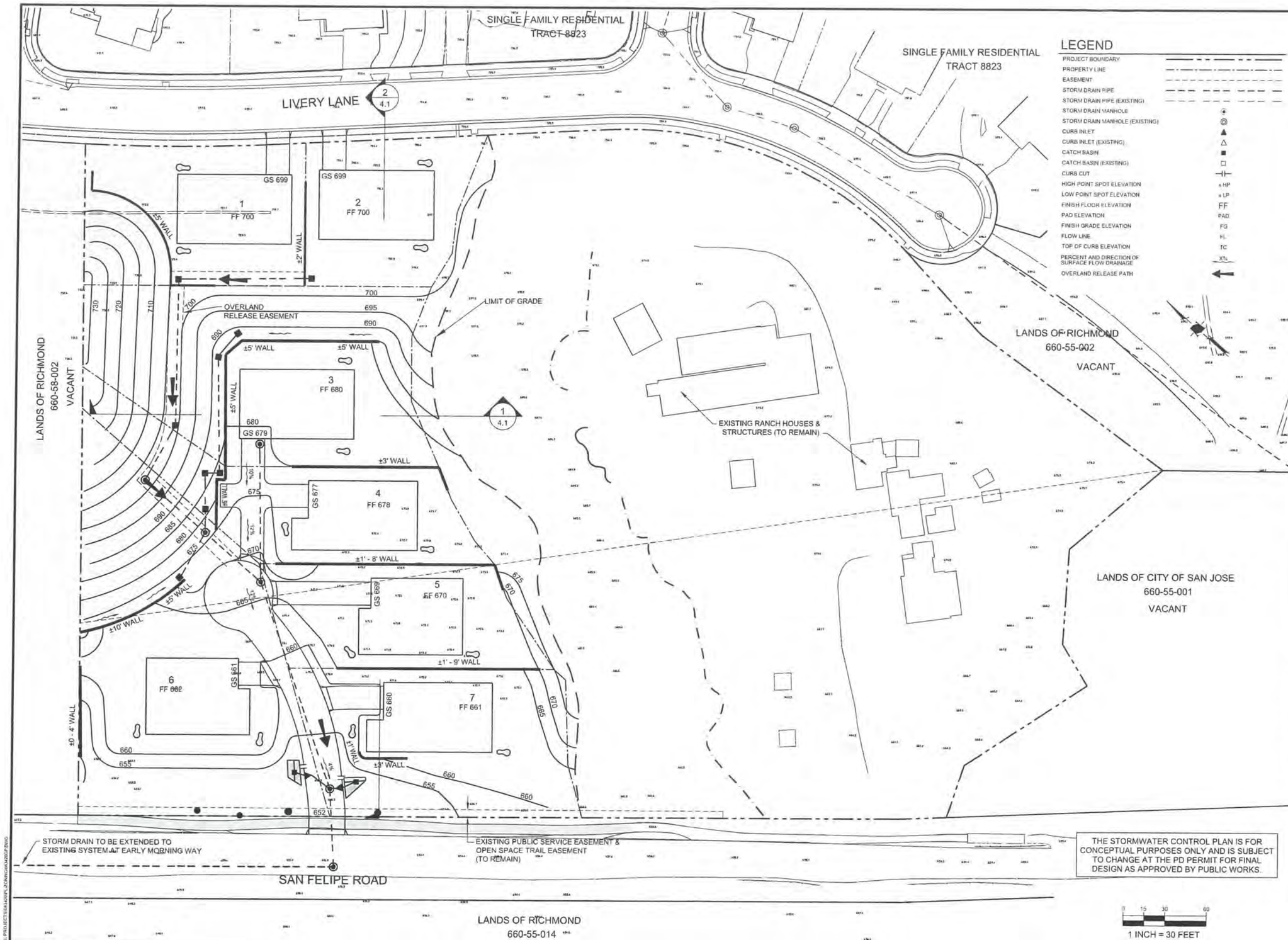
CONCEPTUAL SITE PLAN

3.0



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2	1/22/2013	PER CITY COMMENTS
1	8/1/2012	PER CITY COMMENTS

PROJECT NO:	0834.19
CAD DWG FILE:	0834.20GP.DWG
DESIGNED BY:	ZJJ
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	10/31/2011
SCALE:	1" = 30'

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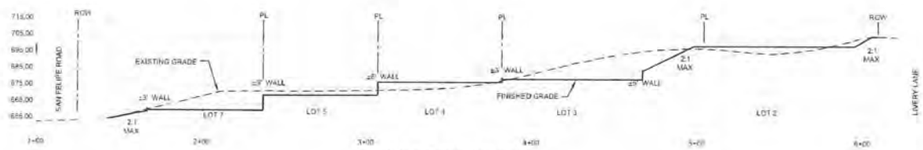
CONCEPTUAL GRADING AND DRAINAGE PLAN

4.0



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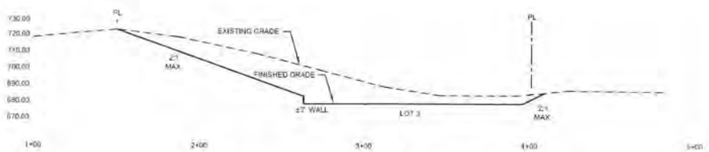

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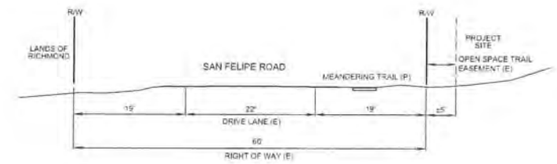

B EXISTING SAN FELIPE ROAD SECTION
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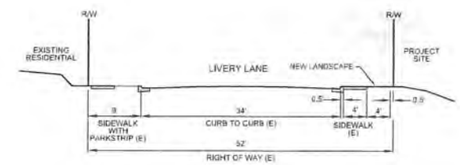

A EXISTING LIVERY LANE SECTION
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7500 SAN FELIPE ROAD, SAN JOSE CA

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3	1/31/2013	PER CITY COMMENTS
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1	8/7/2012	PER CITY COMMENTS

PROJECT NO:	0634.19
CAD DWG FILE:	0634.19GP.DWG
DESIGNED BY:	ZJJ
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	10/31/2011
SCALE:	AS SHOWN

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CONCEPTUAL CROSS SECTIONS

4.1

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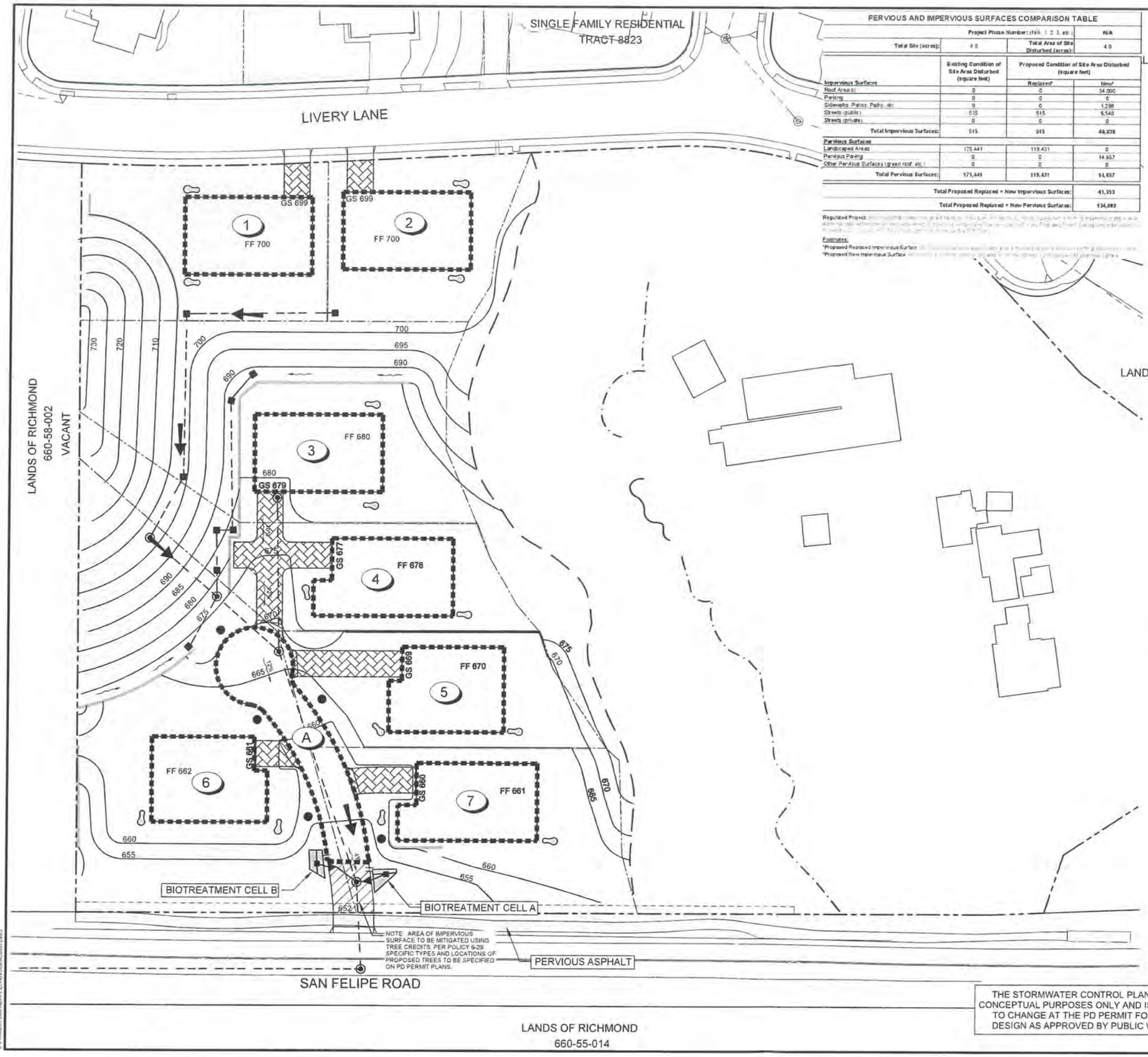

THE STORMWATER CONTROL PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE AT THE PD PERMIT FOR FINAL DESIGN AS APPROVED BY PUBLIC WORKS.

0 15 30 60
1 INCH = 30 FEET

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

Project Phase Number: (N/A, 1, 2, 3, etc.)			N/A
Total Site (acres):	4.0	Total Area of Site Disturbed (acres):	4.0

	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced*	New*
Impervious Surfaces			
Roof Area(s)	0	0	34,000
Parking	0	0	0
Sidewalks, Patios, Paths, etc.	0	0	1,298
Streets (public)	515	515	5,540
Streets (private)	0	0	0
Total Impervious Surfaces:	515	515	40,838
Pervious Surfaces			
Landscaped Areas	175,441	119,431	0
Pervious Paving	0	0	14,657
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces:	175,441	119,431	14,657
Total Proposed Replaced + New Impervious Surfaces:			41,353
Total Proposed Replaced + New Pervious Surfaces:			134,088

Regulated Project: [illegible]

Footnotes:
*Proposed Replaced Impervious Surface [illegible]
*Proposed New Impervious Surface [illegible]

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
EASEMENT	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
CURB CUT	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
ROOF BIOTREATMENT CELL DRAINAGE AREA*	1
STREET BIOTREATMENT CELL DRAINAGE AREA	A
PERVIOUS PAVER (SEE DETAIL SHEET 4.3)	
AREA SUBJECT TO TREE CREDITS	
TREE CREDIT TREES	
BIOTREATMENT CELL (SEE SIZING CALCULATIONS DETAIL SHEET 4.3)	
PERVIOUS ASPHALT	

NOTE: FINAL ROOF AREAS WILL BE DETERMINED WITH SUBSEQUENT PLANNED DEVELOPMENT PERMITS, AND BIOTREATMENT CELL SIZES WILL BE RECALCULATED IN ACCORDANCE WITH THE FINAL ROOF AREAS.

Site Conditions	
Soil Type	Loam (B)
Depth to Groundwater	10 - 20 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 2014. Flood elevation information per: FEMA Flood Insurance Rate Maps, May 18, 2009.

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ROSEVILLE, CA

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
PDC11-021
CHABOYA RANCH
7500 SAN FELIPE ROAD, SAN JOSE CA

NO	DATE	DESCRIPTION
3		
2		
1	1/31/2013	PER CITY COMMENTS
2	1/22/2013	PER CITY COMMENTS
1	8/7/2012	PER CITY COMMENTS.

PROJECT NO	8834.16
CAD DWG FILE	8834205W.DWG
DESIGNED BY	MC
DRAWN BY	ML
CHECKED BY	TA
DATE	10/31/2011
SCALE	1" = 30'

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CONCEPTUAL STORMWATER CONTROL PLAN

4.2

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Bioretention Cell Sizing

The following sizing calculations are based on the Combination Flow and Volume Design methodology described in the SCVURPPP C.3 Stormwater Handbook (April 2012)

Drainage Areas 1-3 (roof areas)

1. *Determine total drainage area for the BMP*
   = 4,074 ft²
2. *Determine percent impervious area of the drainage area*
   = 100%
3. *Determine Mean Annual Precipitation*
   = 16.7 in.
4. *Identify rain gauge closest to the site*
   San Jose Airport MAP_{1-hr} = 13.9 in
5. *Determine rain gauge correction factor*
   = 16.7 in. / 13.9 in.
   = 1.2
6. *Identify representative soil type for drainage area*
   B (Loam)
7. *Determine average slope for the drainage area*
   = 1%
8. *Determine unit basin storage from sizing curves (% impervious no. soil type - San Jose Airport Rain Gauge)*
   = 58 in.
9. *Size the BMP - BMP volume = rain gauge correction factor x unit basin storage volume x drainage area*
   = 1.2 x 58 in. x 4,074 ft² x (1 ft/12 in.)
   = 236 ft³

Water Quality Design Volume = 236 ft³

Bioretention Cell Sizing – Drainage Area 1-3

1. Determine WQ Design Volume (V_{WQ})
   V_{WQ} = 236 ft³ (Unit Basin Storage = 58 in.)
2. Assume rainfall intensity of .20 in/hr for flow based sizing criteria (per SCVURPPP methodology)
3. Calculate duration of the rain event
   58 in / .20 in/hr = 2.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated)
   .04 x 4,074 ft² = 163 ft²
5. Assume surface area that is 30% smaller than calculated in Step 4
   .70 x 163 ft² = 114 ft²
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event
   114 ft² x 5"/hr x (1 ft/12 in) x 2.9 hr = 138 ft³
7. Calculate the portion of the V_{WQ} remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area).
   236 ft³ – 138 ft³ = 98 ft³
8. Check that average ponding depth is between 6 and 12 inches.
   98 ft³ / 114 ft² = .86 ft = 10.3 in.

Minimum required bioretention cell surface area per roof = 114 ft² (57 ft² x 2)

Drainage Areas 4, 6, 7 (roof areas)

1. *Total drainage area to BMP*
   = 3,925 ft²
2. *% impervious area of the drainage area*
   = 100%
3. *Mean Annual Precipitation*
   = 16.7 in.
4. *Rain gauge closest to the site*
   San Jose Airport MAP_{1-hr} = 13.9 in
5. *Rain gauge correction factor*
   = 16.7 in. / 13.9 in.
   = 1.2
6. *Representative soil type for drainage area*
   B (Loam)
7. *Average slope for the drainage area*
   = 1%
8. *Unit basin storage from sizing curves*
   = 58 in.
9. *Size the BMP*
   = 1.2 x 58 in. x 3,925 ft² x (1 ft/12 in.)
   = 228 ft³

Water Quality Design Volume = 228 ft³

Bioretention Cell Sizing – Drainage Areas 4, 6, 7

1. Determine WQ Design Volume (V_{WQ})
   V_{WQ} = 228 ft³ (Unit Basin Storage = 58 in.)
2. Assume rainfall intensity of .20 in/hr for flow-based sizing criteria (per SCVURPPP methodology)
3. Calculate duration of the rain event
   58 in / .20 in/hr = 2.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated)
   .04 x 3,925 ft² = 157 ft²
5. Assume surface area that is 30% smaller than calculated in Step 4
   .70 x 157 ft² = 110 ft²
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event
   110 ft² x 5"/hr x (1 ft/12 in) x 2.9 hr = 133 ft³
7. Calculate the portion of the V_{WQ} remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area)
   228 ft³ – 133 ft³ = 95 ft³
8. Check that average ponding depth is between 6 and 12 inches.
   95 ft³ / 110 ft² = .86 ft = 10.3 in.

Minimum required bioretention cell surface area per roof = 110 ft² (57 ft² x 2)

Drainage Area 5 (roof)

1. *Total drainage area to BMP*
   = 3,575 ft²
2. *% impervious area of the drainage area*
   = 100%
3. *Mean Annual Precipitation*
   = 16.7 in.
4. *Rain gauge closest to the site*
   San Jose Airport MAP_{1-hr} = 13.9 in
5. *Rain gauge correction factor*
   = 16.7 in. / 13.9 in.
   = 1.2
6. *Representative soil type for drainage area*
   B (Loam)
7. *Average slope for the drainage area*
   = 1%
8. *Unit basin storage from sizing curves*
   = 58 in.
9. *Size the BMP*
   = 1.2 x 58 in. x 3,575 ft² x (1 ft/12 in.)
   = 207 ft³

Water Quality Design Volume = 207 ft³

Bioretention Cell Sizing – Drainage Area 5

1. Determine WQ Design Volume (V_{WQ})
   V_{WQ} = 207 ft³ (Unit Basin Storage = 58 in.)
2. Assume rainfall intensity of .20 in/hr for flow-based sizing criteria (per SCVURPPP methodology)
3. Calculate duration of the rain event
   58 in / .20 in/hr = 2.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated)
   .04 x 3,575 ft² = 143 ft²
5. Assume surface area that is 30% smaller than calculated in Step 4
   .70 x 143 ft² = 100 ft²
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event
   100 ft² x 5"/hr x (1 ft/12 in) x 2.9 hr = 121 ft³
7. Calculate the portion of the V_{WQ} remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area)
   207 ft³ – 121 ft³ = 86 ft³
8. Check that average ponding depth is between 6 and 12 inches.
   86 ft³ / 100 ft² = .86 ft = 10.3 in.

Minimum required bioretention cell surface area = 100 ft² (57 ft² x 2)

Drainage Area A (street)

1. *Total drainage area to BMP*
   = 5,025 ft²
2. *% impervious area of the drainage area*
   = 100%
3. *Mean Annual Precipitation*
   = 16.7 in.
4. *Rain gauge closest to the site*
   San Jose Airport MAP_{1-hr} = 13.9 in
5. *Rain gauge correction factor*
   = 16.7 in. / 13.9 in.
   = 1.2
6. *Representative soil type for drainage area*
   B (Loam)
7. *Average slope for the drainage area*
   = 1%
8. *Unit basin storage from sizing curves*
   = 58 in.
9. *Size the BMP*
   = 1.2 x 58 in. x 5,025 ft² x (1 ft/12 in.)
   = 291 ft³

Water Quality Design Volume = 291 ft³

Bioretention Cell Sizing – Drainage Area A (street)

1. Determine WQ Design Volume (V_{WQ})
   V_{WQ} = 291 ft³ (Unit Basin Storage = 58 in.)
2. Assume rainfall intensity of .20 in/hr for flow based sizing criteria (per SCVURPPP methodology)
3. Calculate duration of the rain event
   58 in / .20 in/hr = 2.9 hr
4. Preliminary estimate of total surface area (.04 x impervious surface area to be treated)
   .04 x 5,025 ft² = 201 ft²
5. Assume surface area that is 30% smaller then calculated in Step 4
   .70 x 201 ft² = 141 ft²
6. Calculate the volume of runoff that filters through treatment soil at a rate of 5" / hr for the duration of the rain event
   141 ft² x 5 hr x (1 ft/12 in) x 2.9 hr = 170 ft³
7. Calculate the portion of the V_{WQ} remaining after treatment is accomplished by filtering through treatment soil (amount required to be stored in ponding area)
   291 ft³ – 170 ft³ = 121 ft³
8. Check that average ponding depth is between 6 and 12 inches.
   121 ft³ / 141 ft² = .86 ft = 10.3 in

Minimum required bioretention cell surface area = 141 ft² (70.5 ft² x 2)

Bioretention Cell Maintenance

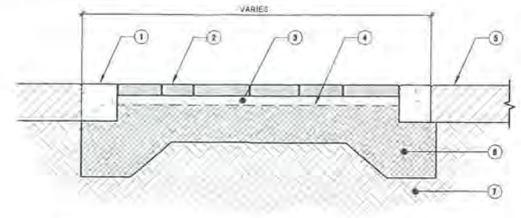
The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook - New and Redevelopment.

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, climate, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aid in reducing herbicide, pesticide, water, and general 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 biology 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 less-toxic measures in the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often densely 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 bare areas. Mulch replacement should be done prior to the start of the wet season.

Accumulated sediment and debris removal (especially at the inflow points) 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 cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced when 5-10 years of construction (LID, 2000).



NOTES:
1. SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS.

1. CONCRETE BAND
2. INTERLOCKING PAVER STONE
3. SAND LEVELING BED (1-1/2" DEEP)
4. FILTER FABRIC
5. ADJACENT AC PAVING
6. COMPACTED NON EXPANSIVE FILL PER GEOTECHNICAL REPORT (6" DEEP)
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

PERVIOUS PAVER

SCALE: NOT TO SCALE

Pervious Pavement Maintenance

The maintenance activity schedule presented below is based on recommendations provided in the *California Stormwater BMP Handbook – New and Redevelopment* and the *Interlocking Concrete Pavement Institute Manual (Second Edition)*

The following maintenance activities should be performed on an ongoing basis:

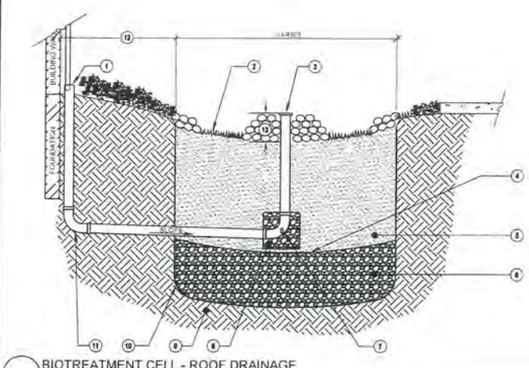
- Keep landscaped areas well maintained
- Prevent soil being washed onto pavement
- Minimize the use of salt or grit for de-icing

The following maintenance activities should be performed 2 to 3 times per year:

- Vacuum clean surface using commercially available sweeping machines at the following times:
  - End of winter (April)
  - Mid-summer (July/August)
  - After autumn leaf-fall (November)

The following maintenance activities should be performed on an as-needed (infrequent) basis, maximum 15-20 years:

- If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole of a pervious surface may be required
- The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and extent of the blockage
- Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement
- Subsurface layers may need cleaning and replacing
- Removed silts may need to be disposed of as controlled waste
- Repair ruts or deformations in pavement exceeding ½-inch or 13 mm
- Replace broken paver units that impair the structural integrity of the surface
- Replenish aggregate surface joint materials



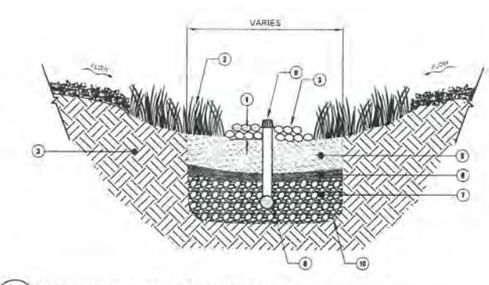
NOTES
SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS

1. DOWNSPOUT INTO SOLID PVC PIPE
2. VEGETATION (SEE LANDSCAPE PLANS)
3. BUBBLE UP EMITTER (NDS MODEL #831 EMITTER WITH ELBOW AND CORRUGATED PIPE ADAPTER, COLOR GREEN OR APPROVED EQUAL) WITH COBBLE STONES AROUND PIPE
4. PEA GRAVEL LAYER (2" MINIMUM DEPTH)
5. 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.
6. DRAIN ROCK (MIN. 12" DEPTH)
7. PVC ELBOW WITH 1/4" WEEP HOLE
8. DRAIN ROCK AROUND ENTIRE ELBOW
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. IMPERMEABLE LINER
11. PVC ELBOW
12. MINIMUM DIMENSION TO BE SPECIFIED BY STRUCTURAL AND GEOTECHNICAL ENGINEER
13. PONDING DEPTH FROM INLET OPENING TO GRADE (MIN. 12" DEPTH)

BIOTREATMENT CELL - ROOF DRAINAGE

SCALE: NOT TO SCALE

NOTES
1. SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS
2. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION



1. PONDING DEPTH FROM INLET OPENING TO GRADE (MIN. 12" DEPTH)
2. VEGETATION (SEE LANDSCAPE PLANS)
3. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
4. COBBLE STONE
5. 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
6. PEA GRAVEL (MIN. 2" DEPTH)
7. DRAIN ROCK (MIN. 12" DEPTH)
8. PERFORATED PVC SUBDRAIN PIPE
9. OVERFLOW PIPE WITH ATRIUM GRATE
10. IMPERMEABLE LINER

BIOTREATMENT CELL - OPEN LANDSCAPE

SCALE: NOT TO SCALE

THE STORMWATER CONTROL PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE AT THE PD PERMIT FOR FINAL DESIGN AS APPROVED BY PUBLIC WORKS.

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EXHIBIT "C"
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CHABOYA RANCH
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NO	DATE	DESCRIPTION
4		
3		
2	1/31/2013	PER CITY COMMENTS
1	1/22/2013	PER CITY COMMENTS
0	8/7/2012	PER CITY COMMENTS

PROJECT NO	9534.19
CAD DWG FILE	0834000W.DWG
DESIGNED BY	NIC
DRAWN BY	MK
CHECKED BY	TA
DATE	10/31/2011
SCALE	1" = 40'

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CONCEPTUAL STORMWATER CONTROL PLAN NOTES & DETAILS

4.3

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