

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 10/13/04 Item 4.c.1, 2, & 3
C.C. 10/19/04 Item

File Number
PDC04-025, PD04-019 and PT04-024

STAFF REPORT

Application Type
Planned Development Rezoning,
Planned Development Permit and
Tentative Map

Council District
7

Planning Area
Evergreen

Assessor's Parcel Number(s)
670-12-005; -006, -007

PROJECT DESCRIPTION

Completed by: Reena Mathew

Location: West side of South King Road, approximately 780 feet northerly of Aborn Road

Gross Acreage: 9.5

Net Acreage: 9.5

Net Density: N/A

Existing Zoning: R-1-2 Residence

Existing Use: Radio station transmission facility

Proposed Zoning: A(PD) Planned
Development

Proposed Use: Same w/new self storage facility and outdoor
RV/boat storage

GENERAL PLAN

Completed by: RM

Land Use/Transportation Diagram Designation
Light Industrial

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: RM

North: Single-family detached residential R-1-8 Residential

East: Single-family detached residential R-1-8 Residence and A(PD) Planned Development
across S. King Road

South: Single-family detached residential, A(PD) Planned Development, R-1-2 Residence, R-1-2(PD)
industrial Planned Development and A-Agriculture

West: Single-family detached residential A(PD) Planned Development

ENVIRONMENTAL STATUS

Completed by: RM

Environmental Impact Report found complete
 Negative Declaration circulated on 9/24/04
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: RM

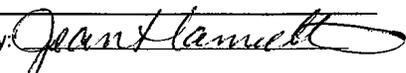
Annexation Title: King No. 2 and King No. 4-A

Date: 7/22/70

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: 10-6-04

Approved by: 
 Action
 Recommendation

APPLICANT/DEVELOPER

Bay Area Self Storage
 Attn: Mike Walsh
 20725 Valley Green Drive
 Cupertino, CA 95014

OWNER

Entravision Communications Corporation
 2425 Olympic Boulevard, Suite 6000 West
 Santa Monica, CA 90404

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: RM

Department of Public Works

See attached memoranda

Other Departments and Agencies

None.

GENERAL CORRESPONDENCE

None.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant, Bay Area Self Storage, is requesting the approval of the following applications: 1) a Planned Development Rezoning from R-1-2 Residence Zoning District to the A (PD) Planned Development Zoning District to allow the continued use of a radio station transmission facility and a new 158,650 square foot mini-storage facility use that includes outdoor storage for recreational vehicles (RV) and boats, 2) a Planned Development Permit to allow the construction of the above mentioned storage facility, and 3) a Tentative Map to allow the subdivision and reconfiguration of three existing parcels into six parcels. The project site is 9.91 gross acre in size.

The three applications are being reviewed concurrently under the unified process as set forth in Title 20. Under the unified process, the approval procedure shall utilize that which is equivalent to the highest-level permit or approval. In this case, the highest-level approval would be the Planned Development Rezoning request that requires a recommendation by the Planning Commission and approval by the City Council. The final hearing body shall make the findings, if any, applicable to each permit or approval.

The project area encompasses a flat, rectangular shaped site that is situated adjacent to South King Road. The project site include the preservation of three 100+ foot existing radio transmitter tower antennas with a substantial network of supporting wires for each antenna and a 8,050 square foot transmitter office building with a small parking lot. The remainder of the site is moderately vacant with the presence of a few large trees

The site is located within the West Evergreen Strong Neighborhoods Initiative area and was identified in the Neighborhood Improvement Plan as a development opportunity site (see Analysis section for additional explanation).

Existing land uses surrounding the subject site include a mix of single-family residences to the south, north, west, and across South King Road to the east. A rockery (landscape materials facility) borders a portion of the southerly property line.

Project Description

This project will maintain the existing radio station facility and related improvements. Additionally, the project would facilitate the inclusion of a new 158,650 square foot mini-storage facility use that includes outdoor storage for approximately 150 RVs and boats. All of the new storage buildings will be comprised of low-profile single-story structures. A 2,700 square foot, two-story caretaker/manager's apartment/office is proposed near the project entrance.

The site will take access solely from South King Road. The project will include the completion of street dedication and improvements at the rear of the site to facilitate the connection of Towers Lane to Camarena Place, a street recently constructed as part of the new adjacent residential development to the west.

Under this proposal, the project site will be subdivided into six parcels. The radio transmission facility will occupy 5 of the 6 parcels. Generally, these parcels are small and will underlay existing improvements such as the individual radio towers. One of the parcels will be underly the existing 8,050 square foot radio transmission office building and adjacent parking lot. The remaining parcel will support the mini-storage facility.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for this project and the Director of Planning circulated a Mitigated Negative Declaration for public review on September 24, 2004. The key issues addressed include the potential impacts of traffic on the level of service (LOS) of area intersections, biotics and water quality impacts. The Initial Study also addressed air quality, cultural resources, geology and soils, hazards/hazardous materials, land use, and noise. The project includes mitigation measures that will reduce any potentially significant impacts to a less-than significant level.

Traffic

A Transportation Impact Analysis (TIA) was prepared by Fehr & Peers Transportation Consultants on July 9, 2004. The report analyzed potential traffic impacts from the proposed project in accordance with the standards and methodology established by the City of San Jose Evergreen Development Policy (EDP) and the Congestion Management Program of the Santa Clara Valley Transportation Authority.

The Evergreen Development Policy was adopted in 1976 and revised in 1991 and 1995 to address the issues of traffic capacity and flood protection for the buildout of the Evergreen area. In 1998 the Policy was amended to define, for non-residential projects, a significant impact

requiring mitigation as the addition of more than one-half percent (0.5%) increase in critical or peak traffic movement to an intersection operating at Level of Service E or F.

Traffic conditions at (9) nine area intersections were evaluated to determine potential impacts from the proposed project. The operations of these key intersections were evaluated during the morning (AM) and evening (PM) peak periods under existing, background and project conditions. The results of the evaluation showed that, based on the Evergreen Development Policy level of service standards, the project would not result in significant impacts at any of the nine evaluated intersections.

Biotics

There are 35 trees on the subject site, 17 of which are of ordinance size (over 56 inches in circumference measured two feet above grade). None of these trees are native species. Twenty-six (26) of the trees are planned to be removed with the project, 8 of which are ordinance size. One of the 8 ordinance size trees planned for removal was removed as part of the King Road improvement project which is currently under construction. Mitigation for the loss of these trees will be provided on site in accordance with standard mitigation ratios.

A reconnaissance level survey of the site for Burrowing Owls was conducted by Live Oak Associates to identify individual owls and potential owl habitat. The results of that survey concluded that potentially suitable habitat exists on the site for burrowing owls. Subsequent protocol level surveys found no evidence of Burrowing Owl presence on the site. It has been concluded that, while the site provides potentially suitable Burrowing Owl habitat, Burrowing Owls do not currently occupy or forage on the site. Pre-construction surveys will be conducted to ensure that site conditions have not changed and that no Burrowing Owls occupy the site.

Water Quality

Development of this project would result in potential water quality impacts associated with construction and post-construction activities. The project will incorporate mitigation measures as identified in the Initial Study and Mitigated Negative Declaration, such as landscape bio-swales and inlet filters, to reduce these impacts to a less than significant level.

GENERAL PLAN CONFORMANCE

The proposed rezoning from R-1-2 Residence Zoning District to A(PD) Planned Development to allow light industrial uses as proposed will bring the site into conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Light Industrial. The Light Industrial designation is intended to permit a wide range of industrial uses, excluding those with unmitigated hazardous or nuisance effects. The proposed radio facility and the new mini-storage and outdoor RV/boat storage facility are considered light industrial uses and are consistent with the land use/transportation diagram of Light Industrial.

This proposal is also consistent with the General Plan Urban Design Policies in that the buildings and the site are designed with articulated facades and ample sidewalks at the front perimeter of the site along South King Road. Further, structures adjacent to residential uses have been designed and sited to protect the privacy of the existing residential uses.

ANALYSIS

The action before the Planning Commission is to make a recommendation to the City Council on all three of the proposed application requests simultaneously. The analysis section below will define the scope and provide analysis of key issues associated with each of these processes for the development of the project.

Planned Development Rezoning

The Planned Development Rezoning is intended to approve limited aspects of the overall project including the basic land uses, development standards and identification of applicable environmental mitigation. Additionally, other exhibits are typically provided for the “conceptual” approval of the site design, architecture and landscaping.

The existing radio station transmission facility is a legal non-conforming use. A new proposal for such a use would not be allowed in the existing R-1-2 Residence Zoning District.

A mini-storage facility is considered a permitted use in the LI- Light Industrial zoning district. Outdoor storage uses (RV & boat) are allowed as a conditional use in the LI- Light Industrial zoning district. None of the existing or proposed uses are allowed within the existing R-1-2 Residence Zoning District.

With minor project modifications, the applicant could have conceivably proposed to rezone the property to the LI- Light Industrial Zoning District as an alternative to a Planned Development Rezoning since the LI zoning designation conforms to the General Plan land use designation. The proposed request for a Planned Development Zoning facilitates a “custom” proposal that allows three key project elements that could not be accomplished with a conventional LI-Light Industrial Zoning designation. These include: 1) the establishment of less restrictive setback requirements where such proposals are adjacent to existing residential uses, and 2) the ability to create legal parcels without direct access or contiguity to a public right-of-way or street.

As previously indicated, the combination of proposed uses are generally appropriate given the General Plan Designation for the site. That stated, the key issues associated with the review of the proposed rezoning include: 1) Consistency with the *Industrial Design Guidelines*, particularly with respect to site design and architecture and; 2) Consistency with the West Evergreen Strong Neighborhoods Initiative Neighborhood Improvement Plan.

Conceptual Site Design.

The mini-storage buildings and existing office building and a radio transmission facility wrap around the front and sides of the site to create an internal courtyard. Driving aisles are internalized and designed inside to enable all vehicle circulation and maneuvering to occur on-site without the creation of additional public streets. The storage buildings along the sides of the project site are located up to the property line with minimal or no setbacks in order to create a buffer between the adjacent residential uses from the circulation aisles and loading areas of the storage facility. Essentially, the building itself will serve as a sound wall, mitigating the activities of the site to the surrounding uses. The portions of the storage facility that abut residential uses have a low profile with a height of approximately 10 feet, which minimizes the

building's presence. The buildings are designed so that the side abutting the adjacent residential uses will look like a soundwall or tall masonry fence. This type of site design has been utilized in for other mini-storage proposals within the City and is consider advantageous to a design that includes a driveway directly adjacent to the property line. Un-buffered or marginally buffered driveways and related loading activities can be a nuisance to adjacent residential uses. If a taller or multi-story building had been proposed, a significant building setback of about 30 feet would have typically been required.

The project includes an outdoor RV and boat storage component that occupies approximately 1/3 of the site. While the majority of this area is surrounded by mini-storage buildings, a nominal portion of the outdoor storage area is adjacent to five (5) existing houses. Considering that this type of storage area involve relatively long term storage with infrequent turnover activities, this use is not likely to cause any significant impacts to the adjacent uses. To further minimize any impacts to adjacent residential uses, the outdoor parking areas directly adjacent to the existing single-family houses will be limited to non-diesel powered motorhomes or travel trailers. This type of RV can help serve a noise buffer and provide extra separation from the vehicle circulation driveways and the existing houses.

The three (3) existing radio towers will remain in their present location. The tower support cables will be relocated slightly in order to better work around the proposed buildings and internal driveways. The existing radio station office will remain along the northerly property line. The parking area and driveway will be reconfigured slightly and will conform to City standards for parking layout and design. The 33 parking spaces proposed are adequate to support the proposed office use.

This project will facilitate the completion and connection of two existing residential streets, Towers Lane and Camarena Place, at the southwest corner of the project site. This project will be required to provide a solid, masonry wall to be setback 15 feet from the sidewalk. This setback area will be landscaped with trees, shrubs and groundcover. General access from the storage facility to the residential neighborhood will not be allowed. However, a gate will be provided to facilitate secondary access for emergency vehicles only.

Conceptual Architecture

The Industrial Design Guidelines recommend that careful attention be provided to building mass and detailing in order to minimize the harshness or box-like appearance tendencies of self-storage buildings from the street and adjacent properties. The proposed project places primary emphasis on the creation of a well articulated façade facing the street to help the project more appropriately transition from a commercial/industrial area to residential as characterized by the King Road area to the north.

The proposal takes into account the issues of site visibility by its choice of materials, height, colors and roofing (see additional discussion under section regarding the Planned Development Permit).

Consistency with Neighborhood Improvement Plan

The project site conforms to the West Evergreen Neighborhood Improvement Plan, which envisioned the site as an area for potential storage facility for boats and RVs. The West Evergreen Neighborhood Improvement Plan also identifies certain improvements for this site including right of way for curbs, gutters and sidewalks. The developer is dedicating the southeast corner of the site abutting Camerena Place and Towers Lane for the future extension/connection of those streets with landscape and sidewalk improvements.

The West Evergreen Neighborhood Improvement Plan and discussions by the SNI Neighborhood Action Community also identified this site as a potential opportunity site for community facilities. Early in the application process, the developer has initially proposed the conversion and possible dedication of the radio station office building to a City Community Center. However, the applicant subsequently elected to modify the proposal to eliminate the Community Center.

Planned Development Permit

The Planned Development Permit process typically encompasses a more detailed level of review of specific design aspects of the project. This permit addresses the small details of the design and miscellaneous element of the project including but not limited to the grading design, the level to which the building design is articulated including the colors and finish materials. This process is also used to evaluate the design and placement of items such as trash enclosures, fence and gate details, etc. Additionally, the PD Permit is used to better identify the details and mechanics for the implementation of environmental mitigation measures.

The PD Permit builds upon the conceptual designs typically provided as part of the Planned Development Rezoning. In the case of this project, the primary issues for the PD Permit associated with this project include: 1) architecture, 2) grading, and 3) landscaping.

Architecture

This proposed project has been designed so that all of the access doors to storage units are oriented toward the interior of the site. This enables the building to help screen the outdoor storage areas, driveways and loading activities from the street. Primary emphasis was given to the design of the building that faces King Road. This building elevation is articulated with a varied front setback and inclusion of vertical tower elements to help minimize the monotony of what might otherwise be a long, low horizontal structure. A sloped roof element was added to provide a less utilitarian appearance and to help to provide a building form that would be more consistent with the building forms and mass of the surrounding residential structures. The varied wall planes including a wrought iron sliding entry gate, smooth finished wall composed of cementitious shiplap siding in a tan color broken up by wood trim, or textured finish in a tan color with decorative molding with wood trim. In total, the varied wall planes help to break-up what would have been a long and monotonous façade surrounding the site.

In recognizing the project's interface with nearby residential structures along King Road, a decision was made to place the caretaker's residential unit near the front of the property. The manager office and residence, which faces South King Road has decorative details such as a redwood railing and posts, double glass entrance doors, sloped roofs, with decorative windows

and bracketing, which are replicated at other areas of the site for continuity and help to soften the overall project design.

As previously indicated, the storage units surrounding the non-street perimeter of the site are primarily comprised of low one-story flat roof structures. The wall facing the adjacent residential uses will be designed to appear as a fence or stucco finished masonry sound wall rather than a building. The overall height will be limited to 10 feet.

Grading

The project site is essentially flat. Upon the creation of additional impervious surface to accommodate the proposed development, a small amount of grading is necessary in order to ensure the proper drainage of the finished site towards the adjacent streets and the off-site storm systems. In some cases, sites may typically need to be padded up near the perimeters that are farthest from the street in order to achieve proper drainage. Often, although not the case with this project, an undesirable consequence of this is the need for retaining walls at the property line. In this case, every effort was made to keep the grade elevation as low as possible near the perimeter so that the overall height of the buildings next to the existing residential uses are kept at a low overall height.

Landscaping

A diverse landscape plan is provided along all street edges that includes trees, shrubs and groundcover. The existing landscape area near the existing radio station office will be refurbished and larger trees saved where possible. The interior perimeter in the area for the outside RV/boat storage area will provide a 10 foot wide landscape buffer that will include a continuous canopy of trees to screen the view of the storage yard from the adjacent houses.

A total of 60 new trees, mostly 24" box specimens, will be planted on-site in accordance with the mitigation identified in the mitigated Negative Declaration. Additionally, street trees will also be planted along all of the street frontages in accordance with City standards.

Tentative Map

The Tentative Map includes approval of the overall configuration of lot lines, easements, and issues associated with property access for the site. The applicant is requesting a Tentative Map to allow the subdivision (or reconfiguration) of three existing parcels into six parcels on a 9.91 gross acre site. Parcel numbers 3, 4 and 5 as shown on the plan are landlocked on the site. This means that there is no direct access from a public right-of-way or street as is typically provided and required in order to subdivide properties with conventional (non-PD) zoning designations. The landlocked parcels that are proposed are to accommodate the existing radio towers. Since these existing towers are unmanned facilities without buildings, it would be impractical to create an independent lotting pattern separate from the storage business that connects each of the towers with each other and a public street. This project, however, does provide appropriate cross access easements through the primary parcel for the storage business from King Road.

PUBLIC OUTREACH

Notices of the public hearing were distributed to the owners and tenants of all properties located within 1000 feet of the subject site as well as published in the San Jose Post Record. The Planning Commission and City Council agendas are posted on the City of San Jose website with copies of the staff report and City Council memo. Copies of the Initial Study and Mitigated Negative Declaration were made available at the Dr. Martin Luther King, Jr. Main Library and Evergreen Branch Library as well as posted on the City's website.

On September 27, 2004 the developer presented their proposal at a regular meeting of the West Evergreen Strong Neighborhoods Initiative Neighborhood Advisory Committee (NAC). In both cases the community was supportive of the project. Staff has been available to discuss the project with interested members of the public.

RECOMMENDATION FOR PLANNED DEVELOPMENT REZONING

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject **Planned Development Rezoning** for the following reasons:

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Light Industrial.
2. The project is consistent with the *Industrial Design Guidelines*.
3. The project is compatible with existing uses on adjacent sites.
4. The project is consistent with the Evergreen Development Policy.
5. The project is consistent with the West Evergreen Neighborhood Improvement Plan.

RECOMMENDATION FOR PLANNED DEVELOPMENT PERMIT

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject **Planned Development Permit** with the following findings and subsequent conditions:

1. The Planned Development Permit, as issued, furthers the policies of the General Plan in that:
 - a. The project is consistent with the site's General Plan Land Use/Transportation Diagram designation of Light Industrial.
2. The Planned Development Permit, as issued, conforms in all respects to the Planned Development Zoning of the property in that:
 - a. This Planned Development Permit conforms to the approved General Development Plan.

3. The interrelationship between the orientation, location and mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious in that:
 - a. The proposed development does not unreasonably interfere with the light and air available to adjacent sites.
 - b. The use of the site will not interfere with the use of adjacent properties because sufficient buffering between uses will be provided.
 - c. The proposal conforms to the City's Industrial Design Guidelines.
4. The environmental impacts of the project including, but not limited to, noise, vibration, dust, drainage, erosion, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties in that:
 - a. A Mitigated Negative Declaration adopted on October 13, 2004 addressed the environmental impacts of this project. The major environmental issues addressed were traffic, biotics and water quality. The Mitigated Negative Declaration incorporated appropriate mitigation measures to reduce potential environmental impacts to less than significant levels.
 - b. The proposed project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.
5. After investigation and hearing held pursuant to Chapter 13.32 of the San José Municipal Code, the Director of City Planning finds that condition of the trees with respect to disease, danger of falling, proximity to existing or proposed structures, and/or interference with utility services is such that the location of several of the existing trees impact the reasonable economic development of the subject property.

PLANNED DEVELOPMENT PERMIT CONDITIONS

1. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

2. **Building Permit.** Obtainment of a Building Permit is evidence of acceptance of all conditions specified in this document and the applicant's intent to fully comply with said conditions.
3. **Permit Expiration.** This Planned Development Permit shall automatically expire 30 months from and after the date of issuance hereof by said City Council, if within such 30-month period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Planned Development Permit. The date of issuance is the date this Permit is approved by the City Council. However, the Director of Planning may approve a Permit Adjustment in accordance with Title 20 to extend the validity of this Permit for a period of up to but not exceeding one (1) year; provided, however, that no more than two (2) such term extensions are approved. The Permit Adjustment must be approved prior to the expiration of this Permit.
4. **Revocation.** This Planned Development Permit is subject to revocation for violation of any of its provisions or conditions.
5. **Conformance to Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
6. **Discretionary Review.** The City Council delegates to the Director of Planning the right of discretionary review of requests to alter or amend structures, conditions or restrictions of this Planned Development Permit incorporated by reference in this Permit in accordance with Section 20.44.200 of the San José Municipal Code.
7. **Conformance to Plans.** Except as noted below under condition #8, construction and development shall conform to approved Planned Development plans entitled "Bay Area Self Storage" dated September 30, 2004, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04).
8. **Outdoor Storage Parking Restrictions.** In order to minimize any potential noise impacts or nuisances, all vehicle storage stalls directly adjacent to a residential property shall be limited to the storage of non-diesel powered motorhomes or travel trailers only.
9. **Planned Development Zoning.** Use of this site shall conform to the requirements of Planned Development Zoning File No. PDC04-025.
10. **Lighting.** On-site lighting shall use low-pressure sodium in conformance with the City of San Jose's Outdoor Lighting Policy, and be designed, controlled and maintained so that no light source is visible from outside of the property.
11. **Sign Approvals.** No signs are approved at this time. All signs shall be consistent with the City of San José Sign Ordinance and are subject to separate review and approval to the satisfaction of the Director of Planning.
12. **Public Works Clearance.** A Development Clearance shall be obtained from the Public Works Department, Room 308, (408) 277-5161, and is subject to the following requirements (3-01428) to the satisfaction of the Director of Public Works:

a. *Public Works Approval of Parcel or Tract Map*: Prior to the approval of the tract or parcel map by the Director of Public Works, the applicant will be required to have satisfied all of the following Public Works conditions:

- 1) Minor Improvement Permit: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
- 2) 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) 277-4304 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 Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.
- 3) Storm Water Runoff Pollution Control Measures: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.
- 4) Sewage Fees: In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
- 5) Storm:
 - a) Indicate the overland release path in arrows.
 - b) The release path must be paved.
 - c) On-site ponding must be less than one foot.
 - d) Finished floor elevations must be one foot higher than overland release elevation.
 - e) An overland release easement is required prior to the issuance of grading permit on lot 1 for the benefit of lot 2.

- 6) **Municipal Water:** In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Tim Town at (408) 277-3671 for further information.
- 7) **Reimbursement:** The developer will be required to reimburse the City for costs advanced for the construction of street improvements along King Road in accordance with City Ordinance #19663.
- 8) **Street Improvements:**
- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Close unused driveway cut.
 - c) An irrevocable offer of dedication should be conveyed to the City of San Jose on the final map which will connect Camarena Place and Towers Lane. The dedication and improvement should be to the satisfaction of the Director of Public Works.
- 9) **Landscape:**
- a) Install street trees within the public right-of-way along the entire street frontage per City standards.
 - b) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - c) Contact the City Arborist at (408) 277-2756 for the designated street tree.
- 10) **Median Island:** Applicant will be required to contribute toward the construction of a landscaped median island across the project frontage on King Road. Contribution will equal one-half the cost of future island construction as determined by the Director of Public Works.
13. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
- a. *Americans With Disabilities Act.* The applicant shall provide appropriate access as required by the Americans With Disabilities Act (ADA).
 - b. *Construction Plans.* This permit file number, PD04-019, shall be printed on all construction plans submitted to the Building Division.
 - c. *Construction Conformance.* A project construction conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to final inspection approval by the Building Department, Developer shall obtain a written confirmation from the Planning Division that the project, as constructed, conforms with all applicable requirements of the subject Permit, including the plan sets.
14. **Public Right-of-Way Planting and Irrigation.** Public right-of-way planting and irrigation shall be provided as reviewed and approved by the City Arborist.
15. **Irrigation Standards.** The applicant shall install an adequately sized irrigation distribution system with automatic controllers in all areas to be landscaped that conforms to the Zonal

Irrigation Plan in the Approved Plan Set and is consistent with the City of San José Landscape and Irrigation Guidelines. The design of the system shall be approved and stamped by a California Registered Landscape Architect.

16. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
17. **Fire Hydrants.** Public (off-site) and private (on-site) fire hydrants shall be provided as approved and at the exact location specified by Protection Engineering Section of the Fire Department to the satisfaction of the Fire Chief.
18. **Fire Hydrants and Driveways.** All fire hydrants shall be at least 10 feet from all driveways to the satisfaction of the Fire Chief.
19. **Fire Flow.** Required fire flow for the site is 4,500 gallons per minute, or as otherwise approved in writing by the Fire Chief.
20. **Fire Lanes.** Fire lanes, suitably designated "FIRE LANE - NO PARKING," shall be provided to the satisfaction of the Fire Chief.
21. **Industrial Waste.** If industrial waste, as defined by Section 15.12 of the San José Municipal Code, is to be discharged into the sanitary sewer system, a clearance shall be obtained from the Water Pollution Control Plant, Industrial Waste Section.
22. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed/permitted unless designated on the approved plan set. Trash areas shall be maintained in a manner to discourage illegal dumping.
23. **Roof Equipment.** All roof equipment shall be screened from view.
24. **Nuisance.** The uses on this site shall not create a public or private nuisance.
25. **Storm Water Discharge.** The applicant shall conform to the Non-Point Source Control requirement for storm water discharge associated with construction activity as required by the State Water Resource Control Board. Contact the Regional Water Quality Control Board at (415) 286-0968 for further information.
26. **Storm Water Pollution Prevention.** A Notice of Intent and a Storm Water Pollution Prevention Plan that addresses both construction and post-construction periods and specifies erosion and sediment control measures, waste disposal controls, maintenance responsibilities, and non-stormwater management controls, shall be submitted to the RWQCB and maintained onsite, respectively, to comply with the stormwater discharge requirements of the NPDES General Permit.

A Storm Water Pollution Prevention Plan (SWPPP) in compliance with the local NPDES permit shall be developed and implemented including: 1) site description; 2) erosion and sediment controls; 3) waste disposal; 4) implementation of approved local plans; 5) proposed post-construction controls, including description of local post-construction erosion and

sediment control requirements; 6) Best Management Practices (BMP) such as the use of infiltration of runoff onsite, first flush diversion, flow attenuation by use of open vegetated swales and natural depressions, stormwater retention or detention structures, oil/water separators, porous pavement, or a combination of these practices for both construction and post-construction period water quality impacts; and 7) non-storm water management.

A Continuous Deflective Separation (CDS) unit to treat stormwater flows shall be installed near the outfall of the storm drainage system. No outdoor vehicle maintenance shall be allowed. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris.

27. **Air Quality.** During construction, the following measures shall be incorporated to mitigate any possible significant air quality impacts.
- a. Water all active construction areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
28. **Noise Mitigation.** The developer shall provide the following mitigation measures to the satisfaction of the Director of Planning:
- a) Mechanical ventilation shall be provided in accordance with Uniform Building Code requirements when windows are to be closed for noise control.
 - b) The manager's yard shall be set back from the easterly property line by approximately 40 feet, and a 7-foot-high noise attenuation fence shall be constructed around the yard.
 - c) STC rated windows and doors shall be installed in the manager's office/residence to achieve a 45 dB DNL interior level to the satisfaction of the Director of Planning, Building and Code Enforcement.
 - d) Construction operations within 500 feet of any residential unit shall be scheduled for the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday so as to avoid the more sensitive evening, nighttime and weekend hours.
 - e) All construction equipment, fixed or mobile, shall be in proper operating condition and fitted with standard factory silencing features; mufflers shall be used on all heavy construction equipment.

29. **Tree Mitigation.** Trees identified on the plans for removal are hereby approved. Mitigation shall be provided for the loss of these trees in accordance with standards identified in the Mitigated Negative Declaration and approved General Development Plan granted for this project.
30. **Tree Preservation.** Trees to remain shall be safeguarded during construction by a Tree Protection Plan, including measures such as the storage of oil, gasoline, chemicals, etc. away from trees; grading around trees only as approved, and prevention of drying out of exposed soil where cuts are made; no dumping of liquid or solid wastes in the dripline or uphill from any tree; and construction of barricades around the dripline of the trees, as outlined in the City's Tree Ordinance, that shall be approved by the Planning Department prior to the issuance of a grading permit.
31. **Biotic Mitigation.** Pre-construction surveys for tree-nesting raptors shall be conducted by a qualified ornithologist within 30 days of the onset of ground disturbance, if ground disturbance is to occur during the breeding season (February 1st through August 31st); and if an active raptor nest is found on the site, the ornithologist, in consultation with the California Department of Fish and Game, shall determine the extent of a construction-free buffer zone to be established around the nest, the buffer zone shall be fenced, and no construction equipment or workmen shall enter the enclosed buffer zone until the conclusion of the breeding season.

A pre-construction survey for burrowing owls shall be conducted by a qualified ornithologist within 30 days prior to any ground disturbance activities. A buffer zone of a minimum of 250 feet shall be established around active burrowing owl nesting sites if nesting burrowing owls are discovered during pre-construction surveys conducted between February 1st and August 31st, and no disturbance shall occur within the buffer zone until a qualified biologist has determined that the young birds have fledged; and at least 6.5 acres of foraging habitat contiguous with the occupied burrow site shall be protected for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird.

No disturbance shall occur within 160 feet of occupied burrows if over-wintering burrowing owls are discovered using the site during the non-breeding season (September 1st through January 31st); and at least 6.5 acres of foraging habitat contiguous with the occupied burrow site shall be protected for each pair of burrowing owls or single unpaired resident bird.

If any burrowing owls are discovered using the site during the pre-construction surveys during the non-breeding season, a burrowing owl relocation plan to be approved by the California Department of Fish and Game shall be developed and implemented, including passive measures such as installation of one-way doors in active burrows for up to four days, careful excavation of all active burrows after four days to ensure no owls remain underground, and filling all burrows in the construction area to prevent owls from using them.

RECOMMENDATION FOR TENTATIVE MAP

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject **Tentative Map** with the following findings and subsequent conditions:

1. The Director of Planning of the City of San José finds that the proposed subdivision shown on the Tentative Map, subject to the conditions listed below and the requirements for project design and improvements, is consistent with applicable General and Specific Plans of the City of San José, as well as applicable zoning regulations.
2. The Director of Planning of the City of San José has considered the proposed subdivision shown on the Tentative Map, with the imposed conditions, to determine whether to make any of the findings set forth in subsections (a) through (g) of Section 66474 of the Government Code of the State of California. Based on that review, the Director of Planning of the City of San José does not make any of such findings for the subject subdivision.
3. The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that:
 - a. The environmental impacts of this project were addressed by a Mitigated Negative Declaration adopted on October 13, 2004. The major environmental issues addressed were traffic, biotics and water quality. The Mitigated Negative Declaration incorporated appropriate mitigation measures to reduce potential environmental impacts to less than significant levels.
 - b. The proposed project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.

PLANNED TENTATIVE MAP PERMIT CONDITIONS

1. **Improvements.** Pursuant to the Subdivision Agreement (hereinafter referred to as "Agreement"), the Subdivider shall, before approval and recording of the Final Map, improve or agree to improve all land within the subdivision and all land outside, but appurtenant to, the Subdivision shown on the Tentative Map for public or private streets, alleys, pedestrian ways and easements to the satisfaction of the Director of Public Works.
2. **Improvement Contract.** In the event the subdivider has not completed the improvements required for his proposed subdivision at the time the final map is presented for approval, subdivider shall enter into an improvement contract pursuant to Agreement with the City of San José, in accordance with Section 19.32.130 of the San José Municipal Code, and provide the bonds and insurance mentioned therein.
3. **Public Use Easements.** Subdivider shall dedicate on the final map for public use easements for public utilities, streets, pedestrian ways, alleys, street lighting, sanitary sewers, drainage, flood control channels, water systems and slope easements in and upon all areas within the subdivision shown on the Tentative Map for the subdivision to be devoted to such purposes.
4. **Conveyance of Easements.** Subdivider shall convey or cause to be conveyed to the City of San José, easements in and upon all areas as shown on the Tentative Map outside the boundaries of, but appurtenant to, the subdivision. Should a separate instrument be required for the conveyance of the easement(s), it shall be recorded prior to the recordation of the Parcel or Final Map. Such easements so conveyed shall be shown on the Parcel Map, together with reference

to the Book and Page in the Official Recorder of Santa Clara County, where each instrument conveying such easements is recorded.

5. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
6. **Distribution Facilities.** Subdivider shall, at no cost to the City, cause all new or replacement electricity distribution facilities (up to 40KV), telephone, community cable, and other distribution facilities located on the subject property to be placed underground.
7. **Public Works Clearance.** A Development Clearance shall be obtained from the Public Works Department, Room 308, (408) 277-5161, and is subject to the following requirements (3-01428) to the satisfaction of the Director of Public Works:
 - a. *Public Works Approval of Parcel or Tract Map:* Prior to the approval of the tract or parcel map by the Director of Public Works, the applicant will be required to have satisfied all of the following Public Works conditions:
 - 1) Minor Improvement Permit: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
 - 2) 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) 277-4304 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 Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.
- 3) Storm Water Runoff Pollution Control Measures: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.
- 4) Storm Water Peak Flow Control Measures: This project may also be required to comply with the requirements of the watershed-wide Hydromodification Management Plan (HMP) if an HMP is approved by the City Council and Regional Board before this project's Planning Permit application is deemed complete by the Planning Division. Plan should show how project would manage increases in runoff peak flow and volume, and/or how the project will prevent any increase in the potential for erosion of creek beds and banks or other adverse impacts to beneficial uses that may be attributable to changes in the amount and timing of runoff. Further information concerning compliance with the HMP will be provided once the City Council and Regional Board have approved an HMP.
- 5) 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.
- 6) Storm:
- Indicate the overland release path in arrows.
 - The release path must be paved.
 - On-site ponding must be less than one foot.
 - Finished floor elevations must be one foot higher than overland release elevation.
 - An overland release easement is required prior to the issuance of grading permit on lot 1 for the benefit of lot 2.
- 7) Municipal Water: In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Tim Town at (408) 277-3671 for further information.
- 8) Reimbursement: The developer will be required to reimburse the City for costs advanced for the construction of street improvements along King Road in accordance with City Ordinance #19663.

- 9) Street Improvements:
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Close unused driveway cut.
 - c) An irrevocable offer of dedication should be conveyed to the City of San Jose on the final map which will connect Camarena Place and Towers Lane. The dedication and improvement should be to the satisfaction of the Director of Public Works.
 - 10) Landscape:
 - a) Install street trees within the public right-of-way along the entire street frontage per City standards.
 - b) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - c) Contact the City Arborist at (408) 277-2756 for the designated street tree.
 - 11) Median Island: Applicant will be required to contribute toward the construction of a landscaped median island across the project frontage on King Road. Contribution will equal one-half the cost of future island construction as determined by the Director of Public Works.
8. **Conformance with Other Permits.** The subject Planned Development Tentative Map conforms to and complies in all respects with the Planned Development Zoning PDC04-025 and the Planned Development Permit PD04-019. Approval of said Planned Development Tentative Map shall lapse and become null and void with respect to any portion of the lands covered by such Planned Development Map on which a Final Map has not yet been recorded if, prior to recordation of a Final Map thereon, the Planned Development Permit for such lands lapses and becomes null and void or for any reason ceases to be operative.
9. **Final Map.** No Final Map shall be approved by City Council unless and until the appeal period for the development permit, City File No. PD04-019, has expired and all appeals have been exhausted.
10. **Multiple Final Map.** Multiple Final Maps may be filed for this subdivision if each and all of the following conditions are met with each Final Map:
- a. All fees associated with development and a part of this approval shall be apportioned and paid for each portion of this subdivision for which a Final Map is being filed, including but not limited to Parkland Dedication, undergrounding of utilities, drainage, area and sewer treatment plan.
 - b. All public streets on which each Final Map has frontage are improved or bonded to be improved to the satisfaction of the Director of Public Works.
 - c. All grading, drainage and easements for drainage, adequate to protect each lot for which a Final Map is requested, and surrounding parcels which could be impacted by such design or lack of design, shall be guaranteed to the satisfaction of the Director of Public Works.

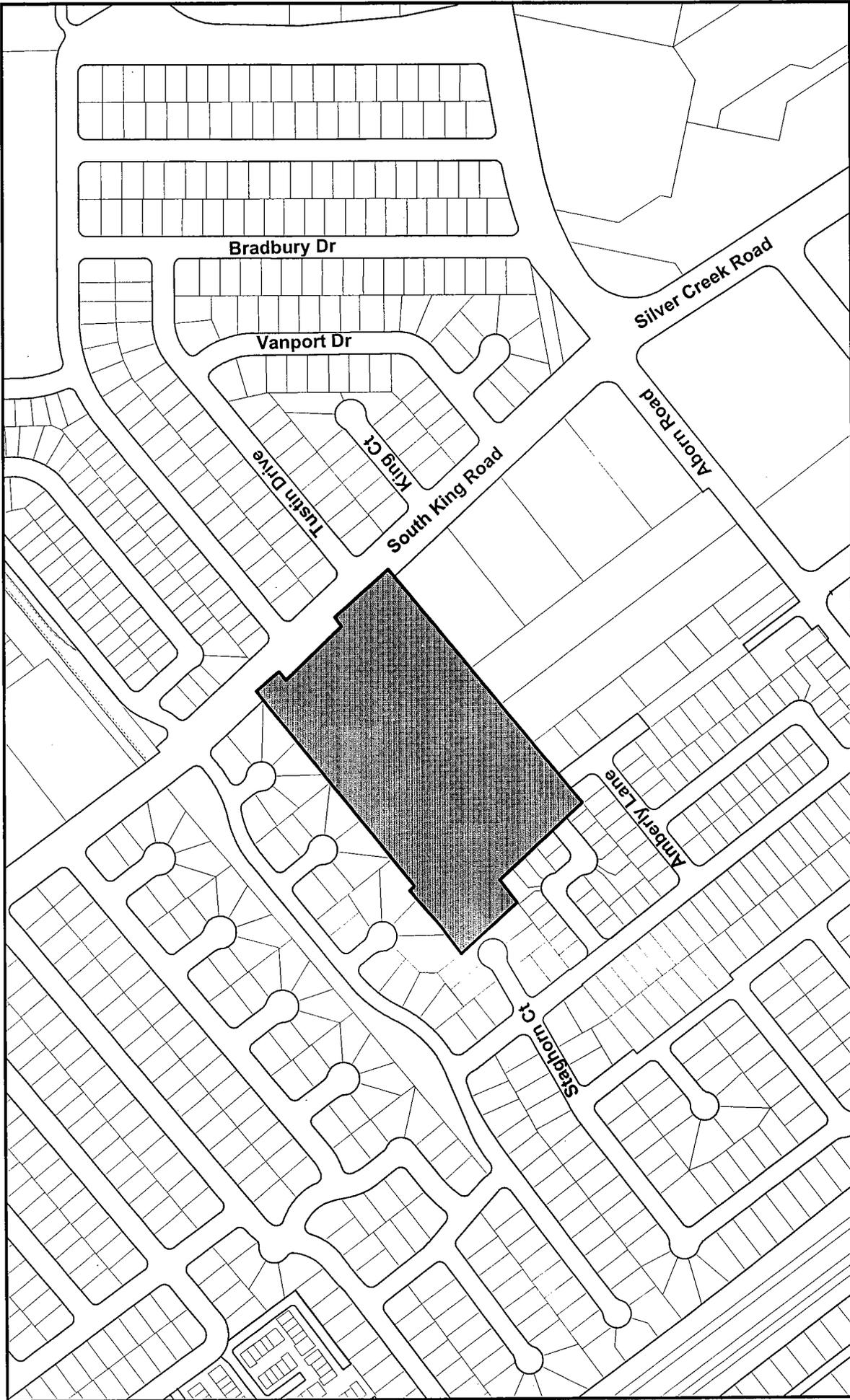
d. Any and all off-site improvements necessary for mitigation of impacts brought about by this project shall be apportioned to the degree possible to guarantee adequate mitigation for each area for which a Final Map is being filed, to the satisfaction of the Director of Public Works.

11. **Expiration of Permit.** This Tentative Map shall automatically expire 30 months from and after the date of issuance hereof by the City Council of the City of San José. The date of issuance is the date this Permit is approved by the City Council.

Attachments

cc:

SR/Zoning Folder/2002/



File No: PDC04-025

District: 8

Quad No: 100

Scale: 1"=360'
Date: 04/19/2004



PDC04-025
BAY AREA SELF STORAGE
GENERAL DEVELOPMENT PLAN NOTES

The following notes are to be incorporated on the final General Development Plan upon City Council Approval. These notes will reflect the modifications recommended by the Planning Commission and shall replace all other notes currently identified on said plans.

ALLOWED USES:

Area One: Radio transmission station facility and mini-storage facility use that includes outdoor storage limited to recreational vehicles (RV) and boats. Uses shall be limited to operation between the hours of 6:00 a.m. and 12:00 midnight unless otherwise approved with a Planned Development Permit or Amendment.

Area Two: Radio station uses and any uses allowed by right in the CO-Commercial Zoning District. Conditional uses as identified in the CO-Commercial Zoning District shall require approval of a Planned Development Permit or Amendment. Uses shall be limited to operation between the hours of 6:00 a.m. and 12:00 midnight unless otherwise approved with a Planned Development Permit or Amendment.

BUILDING LIMITATIONS:

Area One: Up to 158,650 square feet of mini-storage building uses, outdoor RV and boat storage, 1,250 square foot radio transmitter building, and three radio antenna towers.

Area Two: Up to 8,050 square feet of building area.

DEVELOPMENT STANDARDS:

Area One:

Perimeter Setbacks

Front: 15-feet (min.)

Side: 0-feet (min.)

Rear: 0-feet (min)

Height: Residential component- 35 feet max.

Storage building towers elements- 30 feet max.

Storage facility building- 12 feet Max.

Parking: Provided in accordance with the relevant standards identified in the Zoning Ordinance for outdoor storage, mini storage.

Area Two:

Perimeter Setbacks

Front: 15-feet (min.)

Side: 5-feet (min.)

Rear: 10-feet (min.)

Height: Maximum 25 feet (one story)

Parking: Provided in accordance with standards identified in the Zoning Ordinance for office uses.

PUBLIC INFRASTRUCTURE IMPROVEMENTS:

1. **Storm Water Runoff Pollution Control Measures:** This project shall comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.
2. **Reimbursement:** The developer will be required to reimburse the City for costs advanced for the construction of street improvements along King Road in accordance with City Ordinance #19663.
3. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Close unused driveway cuts.
 - c) An irrevocable offer of dedication shall be conveyed to the City of San Jose on the final map which will connect Camarena Place and Towers Lane. The dedication and improvement shall be to the satisfaction of the Director of Public Works.
4. **Median Island:** Applicant will be required to contribute toward the construction of a landscaped median island across the project frontage on King Road. Contribution will equal one-half the cost of future island construction as determined by the Director of Public Works.

ENVIRONMENTAL MITIGATION:

AIR QUALITY

- The following construction practices shall be implemented during all phases of construction for the proposed project.
 - Water all active construction areas at least twice daily or as often as needed to control dust emissions.
 - Cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.

- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily or as often as needed with water sweepers all paved access roads, parking areas and staging areas at construction sites to control dust.
- Sweep public streets daily, or as often as needed, with water sweepers, to keep streets free of visible soil material.
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) sufficient to prevent visible airborne dust.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.

BIOLOGICAL RESOURCES

- Approval shall be obtained with the PD Permit for the removal of any ordinance size tree 56-inch circumference measured two feet above grade or greater; and any such tree that is removed shall be replaced with a tree(s) as required by the San Jose Municipal Code.
- Trees to remain shall be safeguarded during construction by a Tree Protection Plan, including measures such as the storage of oil, gasoline, chemicals, etc. away from trees; grading around trees only as approved, and prevention of drying out of exposed soil where cuts are made; no dumping of liquid or solid wastes in the dripline or uphill from any tree; and construction of barricades around the dripline of the trees, as outlined in the City's Tree Ordinance, that shall be approved by the Planning Department prior to the issuance of a grading permit.
- Any Ordinance-sized tree that is removed shall be replaced by 4 new 24-inch box trees. Any tree between 12 and 17 inches in diameter that is removed shall be replaced with two 24-inch box trees. Any tree less than 12 inches in diameter shall be replaced with one 15-gallon tree. The project shall implement a landscaping plan to incorporate the replacement trees. The species of trees to be planted on the site shall be determined in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement. In the event the developed portion of the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures shall be implemented at the project stage:
 - An alternative site(s) shall be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement.
 - A donation of \$300.00 per mitigation tree shall be made to Our City Forest for in-lieu offsite tree planting in the community. These funds shall be used for tree planting and maintenance of planted trees for approximately three years. A

donation receipt for offsite tree planting shall be provided to the Director of Planning, Building and Code Enforcement prior to issuance of a grading permit.

- Pre-construction surveys for tree-nesting raptors shall be conducted by a qualified ornithologist within 30 days of the onset of ground disturbance, if ground disturbance is to occur during the breeding season (February 1st through August 31st); and if an active raptor nest is found on the site, the ornithologist, in consultation with the California Department of Fish and Game, shall determine the extent of a construction-free buffer zone to be established around the nest, the buffer zone shall be fenced, and no construction equipment or workmen shall enter the enclosed buffer zone until the conclusion of the breeding season.
- A pre-construction survey for burrowing owls shall be conducted by a qualified ornithologist within 30 days prior to any ground disturbance activities.
- A buffer zone of a minimum of 250 feet shall be established around active burrowing owl nesting sites if nesting burrowing owls are discovered during pre-construction surveys conducted between February 1st and August 31st, and no disturbance shall occur within the buffer zone until a qualified biologist has determined that the young birds have fledged; and at least 6.5 acres of foraging habitat contiguous with the occupied burrow site shall be protected for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird.
- No disturbance shall occur within 160 feet of occupied burrows if over-wintering burrowing owls are discovered using the site during the non-breeding season (September 1st through January 31st); and at least 6.5 acres of foraging habitat contiguous with the occupied burrow site shall be protected for each pair of burrowing owls or single unpaired resident bird.
- If any burrowing owls are discovered using the site during the pre-construction surveys during the non-breeding season, a burrowing owl relocation plan to be approved by the California Department of Fish and Game shall be developed and implemented, including passive measures such as installation of one-way doors in active burrows for up to four days, careful excavation of all active burrows after four days to ensure no owls remain underground, and filling all burrows in the construction area to prevent owls from using them.

CULTURAL RESOURCES

- 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.

- Construction personnel shall be alerted to the potential for the discovery of archaeological materials, e.g., darker than surrounding soils, evidence of fires (ash, charcoal, fire affected rock or earth), concentrations of stone, bone or shellfish, and artifacts of these materials.
- Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist called in to make an evaluation; the material shall be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of the Planning Division.

GEOLOGY AND SOILS

- The project shall be designed and constructed to ensure structural stability as required by the earthquake design regulations of the Uniform Building Code.
- All earthwork and foundation plans and specifications shall comply with the recommendations of the Geotechnical / Soil and Foundation Investigation by Advance Soil Technology, Inc. The geotechnical report lists approximately 20 recommendations that are included in the project for site grading, foundations, slabs-on-grade, retaining walls, utility trenches, drainage, and pavement design, most of which reflect standard engineering practices that are not required to mitigate environmental impacts. The recommendations that specifically address potential geotechnical hazards found on the site are included below.
- Continuous perimeter and interior isolated spread footings or structural rigid mat foundations shall be utilized in any residences subjected to expansive soils movement.
- Drainage shall be controlled and directed away from all structures and pavements.
- A City approved erosion control plan shall be developed and implemented with such measures as: 1) the timing of grading activities during the dry months, if feasible; 2) temporary and permanent planting of exposed soil; 3) temporary check dams; 4) temporary sediment basins and traps and/or 5) temporary silt fences.

HYDROLOGY AND WATER QUALITY

- A Notice of Intent and a Storm Water Pollution Prevention Plan that addresses both construction and post-construction periods and specifies erosion and sediment control measures, waste disposal controls, maintenance responsibilities, and non-stormwater management controls, shall be submitted to the RWQCB and maintained onsite,

respectively, to comply with the stormwater discharge requirements of the NPDES General Permit.

- A Storm Water Pollution Prevention Plan (SWPPP) in compliance with the local NPDES permit shall be developed and implemented including: 1) site description; 2) erosion and sediment controls; 3) waste disposal; 4) implementation of approved local plans; 5) proposed post-construction controls, including description of local post-construction erosion and sediment control requirements; 6) Best Management Practices (BMP) such as the use of infiltration of runoff onsite, first flush diversion, flow attenuation by use of open vegetated swales and natural depressions, stormwater retention or detention structures, oil/water separators, porous pavement, or a combination of these practices for both construction and post-construction period water quality impacts; and 7) non-storm water management.
- The project shall incorporate the following site design, source control, and treatment measures to minimize the discharge of stormwater pollutants:
 - Bioswales and pervious paving shall be incorporated into the RV and boat parking area.
 - A Continuous Deflective Separation (CDS) unit to treat stormwater flows shall be installed near the outfall of the storm drainage system.
 - No outdoor vehicle maintenance shall be allowed.
 - Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
 - Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris.

NOISE

- Mechanical ventilation shall be provided in accordance with Uniform Building Code requirements when windows are to be closed for noise control.
- Windows and doors shall be maintained closed, and/or STC rated windows and doors shall be installed in the manager's office/residence to achieve a 45 dB DNL interior level to the satisfaction of the Director of Planning, Building and Code Enforcement.
- Construction operations within 500 feet of any residential unit shall be scheduled for the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday so as to avoid the more sensitive evening, nighttime and weekend hours.
- All construction equipment, fixed or mobile, shall be in proper operating condition and fitted with standard factory silencing features; mufflers shall be used on all heavy construction equipment.

Memorandum

TO: Reena Mathew
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 09/24/04

PLANNING NO.: PDC04-025
DESCRIPTION: Planned Development Rezoning from R-1-2 Residential Zoning District to A(PD) Planned Development Zoning District to allow up to 129,410 square feet of ministorage use, outdoor storage and an existing 8,050 square foot transmitter/office building on a 9.91 gross acre site
LOCATION: West side of South King Road approximately 780 feet northerly of Aborn Road
P.W. NUMBER: 3-01428

Public Works received the subject project on 03/22/04 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, 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.

Public Works Approval of Parcel Map or Tract Map: Prior to the approval of the tract or parcel map by the Director of Public Works, the applicant will be required to have satisfied all of the following Public Works conditions.

1. **Public Works Development Review Fee:** An additional Public Works fee is due. Based on established complexity criteria, the project has been rated medium complexity. Prior to the project being cleared for hearing and approval process, a sum of \$2,153.00 shall be paid to the Department of Public Works.
2. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

3. **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) 277-4304 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 Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.

4. **Storm Water Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.

5. **Storm Water Peak Flow Control Measures:** This project may also be required to comply with the requirements of the watershed-wide Hydromodification Management Plan (HMP) if an HMP is approved by the City Council and Regional Board before this project's Planning Permit application is deemed complete by the Planning Division. Plan should show how project would manage increases in runoff peak flow and volume, and/or how the project will prevent any increase in the potential for erosion of creek beds and banks or other adverse impacts to beneficial uses that may be attributable to changes in the amount and timing of runoff. Further information concerning compliance with the HMP will be provided once the City Council and Regional Board have approved an HMP.

6. **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.

7. **Storm:**

- a) Indicate the overland release path in arrows.
- b) The release path must be paved.
- c) On-site ponding must be less than one foot.

- d) Finished floor elevations must be one foot higher than overland release elevation.
 - e) An overland release easement is required prior to the issuance of grading permit on lot 1 for the benefit of lot 2.
8. **Municipal Water:** In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Tim Town at (408) 277-3671 for further information.
9. **Reimbursement:** The developer will be required to reimburse the City for costs advanced for the construction of street improvements along King Road in accordance with City Ordinance #19663.
10. **Street Improvements:**
- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Close unused driveway cut.
 - c) An irrevocable offer of dedication should be conveyed to the City of San Jose on the final map which will connect Camarena Place and Towers Lane. The dedication and improvement should be to the satisfaction of the Director of Public Works.
11. **Landscape:**
- a) Install street trees within the public right-of-way along the entire street frontage per City standards.
 - b) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - c) Contact the City Arborist at (408) 277-2756 for the designated street tree.
12. **Median Island:** Applicant will be required to contribute toward the construction of a landscaped median island across the project frontage on King Road. Contribution will equal one-half the cost of future island construction as determined by the Director of Public Works.

Please contact the Project Engineer, Gerry de Guzman, at (408)277-5161 if you have any questions.



Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

CONSENT AGREEMENT FOR PROPOSED MITIGATION MEASURES
WITH MITIGATED NEGATIVE DECLARATION

PROJECT FILE NUMBER: PDC04-025

PROJECT LOCATION: Westerly side of King Road, approximately 800 feet northerly of Aborn Road (2905 S. King Road)

PROJECT DESCRIPTION: Planned Development Zoning to allow a self storage facility with RV/boat storage spaces, and a manager's office/residence, future radio transmitter building, existing transmitter/office building, and 3 radio transmission towers on a 9.91-acre site.

In order to reduce any possible significant environmental impacts of the project to a level of insignificance and allow the adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (Guidelines 15070 (b)(1)), the mitigation measures included herein, with agreement by the applicant, will be incorporated into the project.

I, Mike Walsh on behalf of Bay Area Self Storage, the applicant, hereby agree to fully implement the Mitigation Measures described below which have been developed in conjunction with the preparation of this Mitigated Negative Declaration for my proposed project. I understand that these Mitigation Measures or substantially similar measures are being adopted as conditions of approval with this permit request in order to reduce potential environmental impacts to a less than significant level.

The Environmental issues and Mitigation Measures are as follows:

AESTHETICS:

- Trees and landscaping shall be provided.
- Downward-directed low pressure sodium vapor street lights along the public streets shall be provided in order to prevent offsite light and glare.
- Public streets that are impacted by project construction activities shall be swept and washed down daily.
- Debris, rubbish and trash shall be cleared from any areas onsite that are visible from a public street.

AIR QUALITY

- The following construction practices shall be implemented during all phases of construction for the proposed project.
 - Water all active construction areas at least twice daily or as often as needed to control dust emissions.
 - Cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - Sweep daily or as often as needed with water sweepers all paved access roads, parking areas and staging areas at construction sites to control dust.
 - Sweep public streets daily, or as often as needed, with water sweepers, to keep streets free of visible soil material.
 - Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) sufficient to prevent visible airborne dust.
 - Limit traffic speeds on unpaved roads to 15 mph.
 - Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - Replant vegetation in disturbed areas as quickly as possible.

BIOLOGICAL RESOURCES

- Approval shall be obtained with the PD Permit for the removal of any tree with a diameter of 18 inches (56-inch circumference) or greater; and any such tree that is removed shall be replaced with a tree(s) as required by the San Jose Tree Ordinance.
- Trees to remain shall be safeguarded during construction by a Tree Protection Plan, including measures such as the storage of oil, gasoline, chemicals, etc. away from trees; grading around trees only as approved, and prevention of drying out of exposed soil where cuts are made; no dumping of liquid or solid wastes in the dripline or uphill from any tree; and construction of barricades around the dripline of the trees, as outlined in the City's Tree Ordinance, that shall be approved by the Planning Department prior to the issuance of a grading permit.
- Any Ordinance-sized (18-inch diameter or greater) tree that is removed shall be replaced by 4 new 24-inch box trees. Any tree between 12 and 17 inches in diameter that is removed shall be replaced with two 24-inch box trees. Any tree less than 12 inches in diameter shall be replaced with one 15-gallon tree. The project shall implement a landscaping plan to incorporate the replacement trees. The species of trees to be planted on the site shall be determined in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement.
- In the event the developed portion of the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures shall be implemented at the project stage:
 - An alternative site(s) shall be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for

screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement.

- A donation of \$300.00 per mitigation tree shall be made to Our City Forest for in-lieu offsite tree planting in the community. These funds shall be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for offsite tree planting shall be provided to the Director of Planning, Building and Code Enforcement prior to issuance of a grading permit.
- Pre-construction surveys for tree-nesting raptors shall be conducted by a qualified ornithologist within 30 days of the onset of ground disturbance, if ground disturbance is to occur during the breeding season (February 1st through August 31st); and if an active raptor nest is found on the site, the ornithologist, in consultation with the California Department of Fish and Game, shall determine the extent of a construction-free buffer zone to be established around the nest, the buffer zone shall be fenced, and no construction equipment or workmen shall enter the enclosed buffer zone until the conclusion of the breeding season.
- A pre-construction survey for burrowing owls shall be conducted by a qualified ornithologist within 30 days prior to any ground disturbance activities.
- A buffer zone of a minimum of 250 feet shall be established around active burrowing owl nesting sites if nesting burrowing owls are discovered during pre-construction surveys conducted between February 1st and August 31st, and no disturbance shall occur within the buffer zone until a qualified biologist has determined that the young birds have fledged; and at least 6.5 acres of foraging habitat contiguous with the occupied burrow site shall be protected for each pair of breeding burrowing owls (with or without dependent young) or single unpaired resident bird.
- No disturbance shall occur within 160 feet of occupied burrows if over-wintering burrowing owls are discovered using the site during the non-breeding season (September 1st through January 31st); and at least 6.5 acres of foraging habitat contiguous with the occupied burrow site shall be protected for each pair of burrowing owls or single unpaired resident bird.
- If any burrowing owls are discovered using the site during the pre-construction surveys during the non-breeding season, a burrowing owl relocation plan to be approved by the California Department of Fish and Game shall be developed and implemented, including passive measures such as installation of one-way doors in active burrows for up to four days, careful excavation of all active burrows after four days to ensure no owls remain underground, and filling all burrows in the construction area to prevent owls from using them.

CULTURAL RESOURCES

- 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.

- Construction personnel shall be alerted to the potential for the discovery of archaeological materials, e.g., darker than surrounding soils, evidence of fires (ash, charcoal, fire affected rock or earth), concentrations of stone, bone or shellfish, and artifacts of these materials.
- Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation, and a qualified professional archaeologist called in to make an evaluation; the material shall be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of the Planning Division.

GEOLOGY AND SOILS

- The project shall be designed and constructed to ensure structural stability as required by the earthquake design regulations of the Uniform Building Code.
- All earthwork and foundation plans and specifications shall comply with the recommendations of the Geotechnical / Soil and Foundation Investigation by Advance Soil Technology, Inc. The geotechnical report lists approximately 20 recommendations that are included in the project for site grading, foundations, slabs-on-grade, retaining walls, utility trenches, drainage, and pavement design, most of which reflect standard engineering practices that are not required to mitigate environmental impacts. The recommendations that specifically address potential geotechnical hazards found on the site are included below.
- Continuous perimeter and interior isolated spread footings or structural rigid mat foundations shall be utilized in any residences subjected to expansive soils movement.
- Drainage shall be controlled and directed away from all structures and pavements.
- A City approved erosion control plan shall be developed and implemented with such measures as: 1) the timing of grading activities during the dry months, if feasible; 2) temporary and permanent planting of exposed soil; 3) temporary check dams; 4) temporary sediment basins and traps and/or 5) temporary silt fences.

HAZARDS AND HAZARDOUS MATERIALS

- The project site shall be viewed by a qualified environmental professional during demolition and pre-grading activities to observe areas of the property that may have been obscured by existing structures or pavement for such items as stained soils, septic systems, underground storage tanks, and/or unforeseen buried utilities; and, if found, a mitigation program shall be developed and implemented with such measures as soil testing, removal and/or offsite disposal at a permitted facility.

HYDROLOGY AND WATER QUALITY

- A Notice of Intent and a Storm Water Pollution Prevention Plan that addresses both construction and post-construction periods and specifies erosion and sediment control measures, waste disposal controls, maintenance responsibilities, and non-stormwater management controls, shall be submitted to the RWQCB and maintained onsite, respectively, to comply with the stormwater discharge requirements of the NPDES General Permit.
- A Storm Water Pollution Prevention Plan (SWPPP) in compliance with the local NPDES permit shall be developed and implemented including: 1) site description; 2) erosion and sediment controls; 3) waste disposal; 4) implementation of approved local plans; 5) proposed post-construction controls, including description of local post-construction erosion

and sediment control requirements; 6) Best Management Practices (BMP) such as the use of infiltration of runoff onsite, first flush diversion, flow attenuation by use of open vegetated swales and natural depressions, stormwater retention or detention structures, oil/water separators, porous pavement, or a combination of these practices for both construction and post-construction period water quality impacts; and 7) non-storm water management.

- The project shall incorporate the following site design, source control, and treatment measures to minimize the discharge of stormwater pollutants:
 - Bioswales and pervious paving shall be incorporated into the RV and boat parking area.
 - A Continuous Deflective Separation (CDS) unit to treat stormwater flows shall be installed near the outfall of the storm drainage system.
 - No outdoor vehicle maintenance shall be allowed.
 - Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
 - Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris.

NOISE

- Mechanical ventilation shall be provided in accordance with Uniform Building Code requirements when windows are to be closed for noise control.
- The manager's yard shall be set back from the easterly property line by approximately 40 feet, and a 7-foot-high noise attenuation fence shall be constructed around the yard.
- Windows and doors shall be maintained closed, and/or STC rated windows and doors shall be installed in the manager's office/residence to achieve a 45 dB DNL interior level to the satisfaction of the Director of Planning, Building and Code Enforcement.
- Construction operations within 500 feet of any residential unit shall be scheduled for the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday so as to avoid the more sensitive evening, nighttime and weekend hours.
- All construction equipment, fixed or mobile, shall be in proper operating condition and fitted with standard factory silencing features; mufflers shall be used on all heavy construction equipment.

Applicant's Signature _____

Date _____

BAY AREA SELF STORAGE

PLANNED DEVELOPMENT ZONING

PROJECT DESCRIPTION:

NEW SELF STORAGE, BOAT AND RV STORAGE AND MANAGER'S OFFICE/ RESIDENT UNIT
 NEW 50' X 50' PADS FOR EXISTING 3 RADIO TOWERS
 NEW LOT FOR EXISTING BUILDING (FUTURE COMMUNITY CENTER TO BE DONATED TO CITY OF SAN JOSE)
 NEW RADIO TRANSMITTER BUILDING
 PROJECT SUMMARY :

A.P.N.: 670-12-005, 006 AND 007
 LOT SIZE GROSS: 431,701 SF. (9.91 ACRES ±)
 LOT SIZE NET: 414,657 SF. (9.51 ACRES ±)

LOT 1	EXISTING TRANSMITTER/OFFICE BUILDING LOT:	40,810 SF.
	EXISTING BUILDING	8050 SF.
LOT 2	FUTURE RADIO TRANSMITTER BUILDING LOT SIZE	2,096 SF.
	FUTURE RADIO TRANSMITTER BUILDING	1,250 SF.
LOT 3-5	(3) 50'X50' PARCEL FOR (3) EXISTING TOWERS	7,500 SF.
LOT 6	SELF STORAGE	364,251 SF.
	MANAGER OFFICE / RESIDENCE BUILDING	2,700 SF.
	OFFICE	1,350 SF.
	CARETAKER UNIT	1,350 SF.
	STORAGE BUILDINGS TOTAL SF	158,650 SF.
	BUILDING A	15,975 SF.
	BUILDING B	10,150 SF.
	BUILDING C	5,350 SF.
	BUILDING D	8,100 SF.
	BUILDING E	16,900 SF.
	BUILDING F, J, K AND N	27,775 SF.
	BUILDING G	7,950 SF.
	BUILDING H	9,250 SF.
	BUILDING I	7,900 SF.
	BUILDING L	7,500 SF.
	BUILDING M	7,600 SF.
	BUILDING O	17,500 SF.
	BUILDING P	16,700 SF.
	BOAT AND RV PARKING	93,092 SF.
	TOTAL RV/BOAT SPACES	87 SPACES
	TOTAL LANDSCAPE AREA	37,626 SF. (9.1%)
	TOTAL BUILDING AREA	170,650 SF. (41.1%)
	TOTAL BOAT AND RV PARKING LOT	90,516 SF. (21.9%)
	TOTAL PARKING AND DRIVE	115,865 SF. (27.9%)

VICINITY MAP

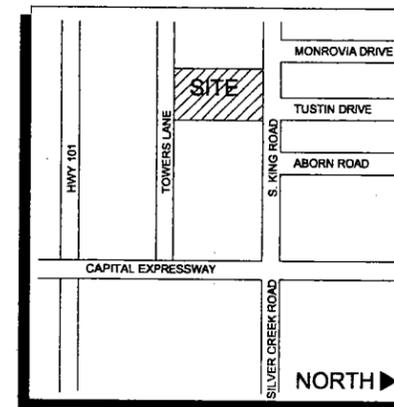


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1	COVER SHEET
2	LAND USE PLAN
3	LAND USE PLAN NOTES

NOTE: THIS PD ZONING PLAN IS BEING CONCURRENTLY PROCESSED WITH A PD PERMIT (FILE NO. PD04-019) AND PT-MAP (FILE NO. PT04-024). SEE PD PERMIT FOR DETAILED PLANS.

DEVELOPMENT SCHEDULE

CONSTRUCTION
 START OCTOBER 2004
 COMPLETE JULY 2005

PARKING REQUIRED

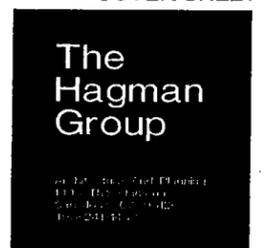
EXISTING OFFICE 8050 / 285 = 28.25 STALLS
 MANAGER'S OFFICE (300 UNITS / STALL) 1279 / 285 = 4.48 STALLS
 STORAGE PARKING (100 UNITS / STALL) 1279 / 100 = 12.79 STALLS
 TRANSMITTER BUILDING 1 STALL
 RV/BOAT 0 STALL

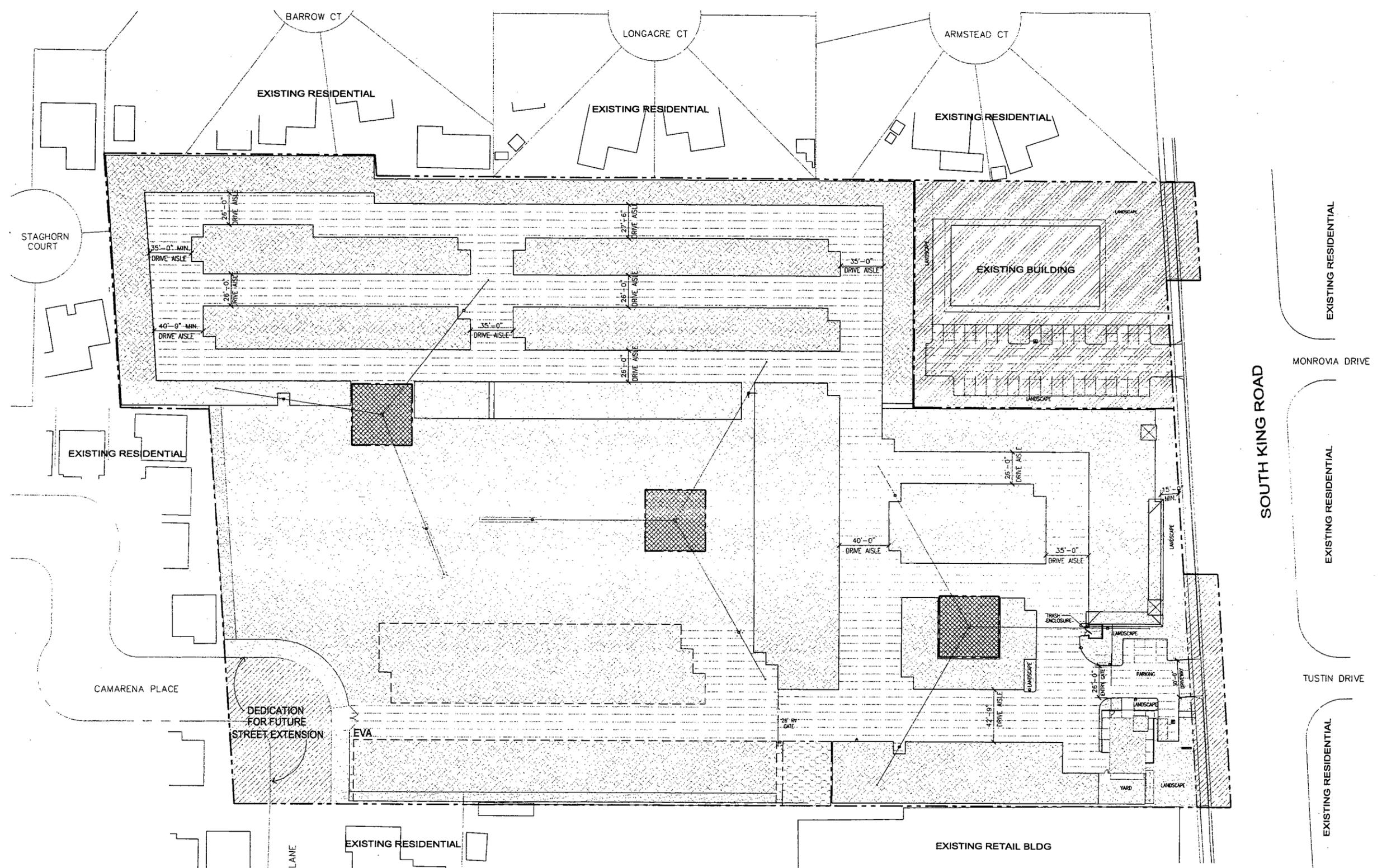
PARKING PROVIDED

EXISTING OFFICE/ TRANSMITTER BUILDING 32 (STANDARD) AND 1 (ACCESSIBLE)
 MANAGER'S OFFICE 4 (STANDARD) AND 1 (ACCESSIBLE)
 STORAGE PARKING ALONG THE DRIVE AISLE FOR LOADING AND UNLOADING
 TRANSMITTER BUILDING 1 STALL
 RV/BOAT TENANTS WILL USE THEIR OWN RENTAL SPACE.

GENERAL DEVELOPMENT PLAN EXHIBIT C
 COVER SHEET

BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA





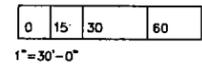
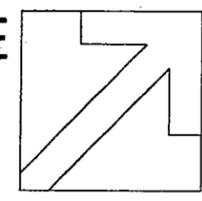
LEGEND

-  PROPOSED LOT FOR EXISTING RADIO TOWERS
-  EXISTING TRANSMITTER/OFFICE BUILDING
-  FUTURE TRANSMITTER BUILDING
-  PROPOSED STORAGE BUILDINGS AND BOAT AND RV PARKING
-  PROPOSED LANDSCAPE
-  LAND DEDICATION FOR D.O.T. STREET IMPROVEMENT PROJECT
-  PROPOSED DRIVE AND PARKING

BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA
 Bay Area
SELF STORAGE



GENERAL DEVELOPMENT PLAN EXHIBIT C
 LAND USE PLAN



1" = 30'-0"

The Hagman Group

Architect, Planner, and Engineer
 1100 California Street, Suite 100
 San Francisco, CA 94109
 Tel: 415.774.1100

03023

9-30-04

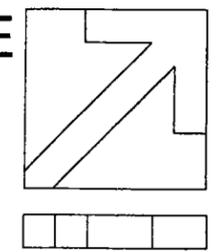
NOTE: LAND USE NOTES TO BE ADDED PRIOR TO CITY COUNCIL SECOND READING

GENERAL DEVELOPMENT PLAN EXHIBIT C
LAND USE PLAN NOTES

BAY AREA SELF STORAGE

2905 SOUTH KING ROAD
SAN JOSE, CALIFORNIA

Bay Area
SELF STORAGE



03023

9-30-04

BAY AREA SELF STORAGE

PLANNED DEVELOPMENT PERMIT

PROJECT SUMMARY :

A.P.N.: 670-12-005, 006 AND 007
 LOT SIZE: 431,701 SF. (9.91 ACRES ± GROSS)
 414,657 SF. (9.11 ACRES ± NET)

BUILDING A	15,975 SF.
BUILDING B	10,150 SF.
BUILDING C	5,350 SF.
BUILDING D	8,100 SF.
BUILDING E	16,900 SF.
BUILDING F, J, K AND N	27,775 SF.
BUILDING G	7,950 SF.
BUILDING H	9,250 SF.
BUILDING I	7,900 SF.
BUILDING L	7,500 SF.
BUILDING M	7,600 SF.
BUILDING O (PHASE II)	17,500 SF.
BUILDING P (PHASE II)	16,700 SF.
OFFICE	1,350 SF.
CARETAKER UNIT	1,350 SF.
FUTURE RADIO TRANSMITTER BUILDING	1,250 SF.
EXISTING RADIO TRANSMITTER/ OFFICE BUILDING	8,050 SF.
TOTAL BUILDING COVERAGE (INLCUDES PHASE II)	170,650 SF. (41.1%)
 RADIO TOWER 3@ 2,500 SF	 7,500 SF.

ADJACENT LAND USE:

	USE	ZONING
NORTH	MULTI-FAMILY RESIDENCE	R2
SOUTH	SHOPPING CENTER	PD
EAST	MULTI-FAMILY RESIDENCE	R2
WEST	MULTI-FAMILY RESIDENCE	R2

VICINITY MAP

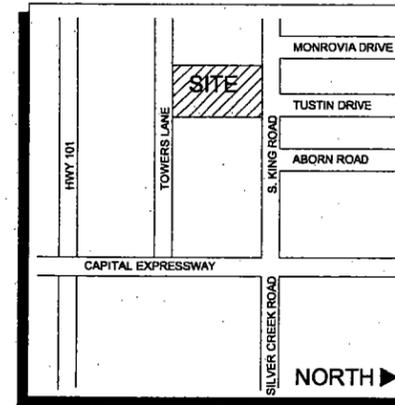


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5	BUILDING ELEVATIONS
6	FLOOR PLANS
6A	STORAGE PLANS
7	LANDSCAPE PLAN
7A	IRRIGATION ZONE DETAILS
8	

PHASE I

UTILIZATION	Sq. Ft.	PERCENT %
BUILDING COVERAGE	136,450 SF	32.9%
LANDSCAPE COVERAGE	37,626 SF	9.1%
BOAT AND RV PARKING	124,716 SF	30.1%
PAVING COVERAGE	115,865 SF	27.9%
RV/BOAT STORAGE PARKING	150 SPACES	

PARKING REQUIRED

MANAGER'S OFFICE (285 SF / STALL)	1279 / 285 = 4.49 STALLS
STORAGE PARKING (100 UNITS / STALL)	1279 / 100 = 12.79 STALLS
FUTURE TRANSMITTER BUILDING	1 STALL
RV/BOAT	0 STALL
EXISTING TRANSMITTER/OFFICE BUILDING	8050/285 = 28.24 STALLS

PARKING PROVIDED

MANAGER'S OFFICE	4 (STANDARD) & 1 (ACCESSIBLE)
STORAGE PARKING	ALONG THE DRIVE AISLE FOR LOADING AND UNLOADING
TRANSMITTER BUILDING	1 STALL
RV/BOAT	TENANTS WILL USE THEIR OWN RENTAL SPACE.
EXISTING TRANSMITTER/ OFFICE BUILDING	30 (STANDARD) & 1 (ACCESSIBLE)

PHASE II

UTILIZATION	Sq. Ft.	PERCENT %
BUILDING COVERAGE	170,650 SF	41.1%
LANDSCAPE COVERAGE	37,626 SF	9.1%
BOAT AND RV PARKING	90,516 SF	21.9%
PAVING COVERAGE	115,865 SF	27.9%
RV/BOAT STORAGE PARKING	87 SPACES	

PARKING REQUIRED

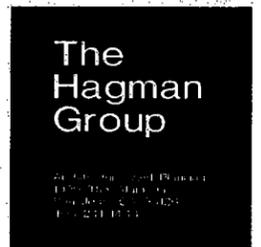
MANAGER'S OFFICE (285 SF / STALL)	1279 / 285 = 4.49 STALLS
STORAGE PARKING (100 UNITS / STALL)	1279 / 100 = 12.79 STALLS
FUTURE TRANSMITTER BUILDING	1 STALL
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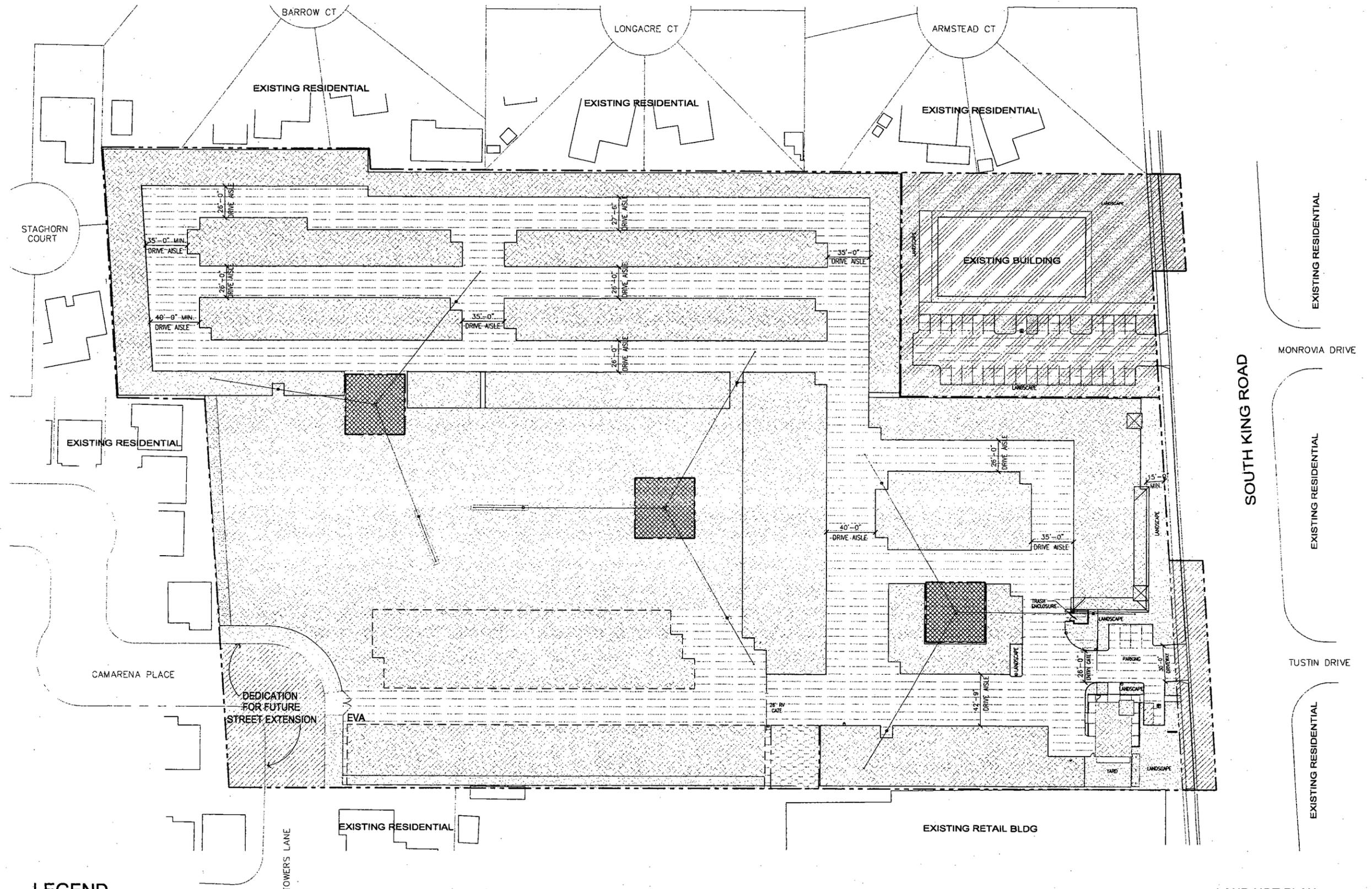
PARKING PROVIDED

MANAGER'S OFFICE	4 (STANDARD) & 1 (ACCESSIBLE)
STORAGE PARKING	ALONG THE DRIVE AISLE FOR LOADING AND UNLOADING
TRANSMITTER BUILDING	1 STALL
RV/BOAT	TENANTS WILL USE THEIR OWN RENTAL SPACE.
EXISTING TRANSMITTER/ OFFICE BUILDING	30 (STANDARD) & 1 (ACCESSIBLE)

BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA

TITLE SHEET





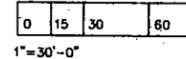
LEGEND

-  PROPOSED LOT FOR EXISTING RADIO TOWERS
-  EXISTING TRANSMITTER/OFFICE BUILDING
-  FUTURE TRANSMITTER BUILDING
-  PROPOSED STORAGE BUILDINGS AND BOAT AND RV PARKING
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BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA
 Bay Area
SELF STORAGE

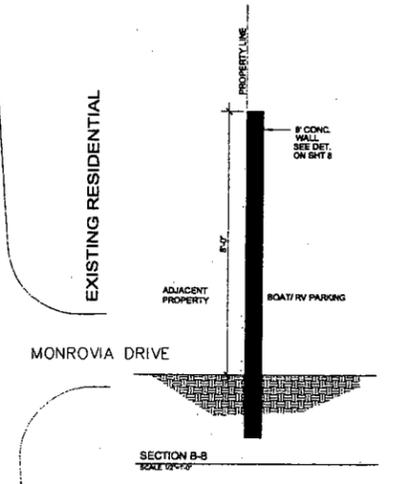
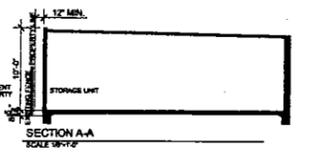
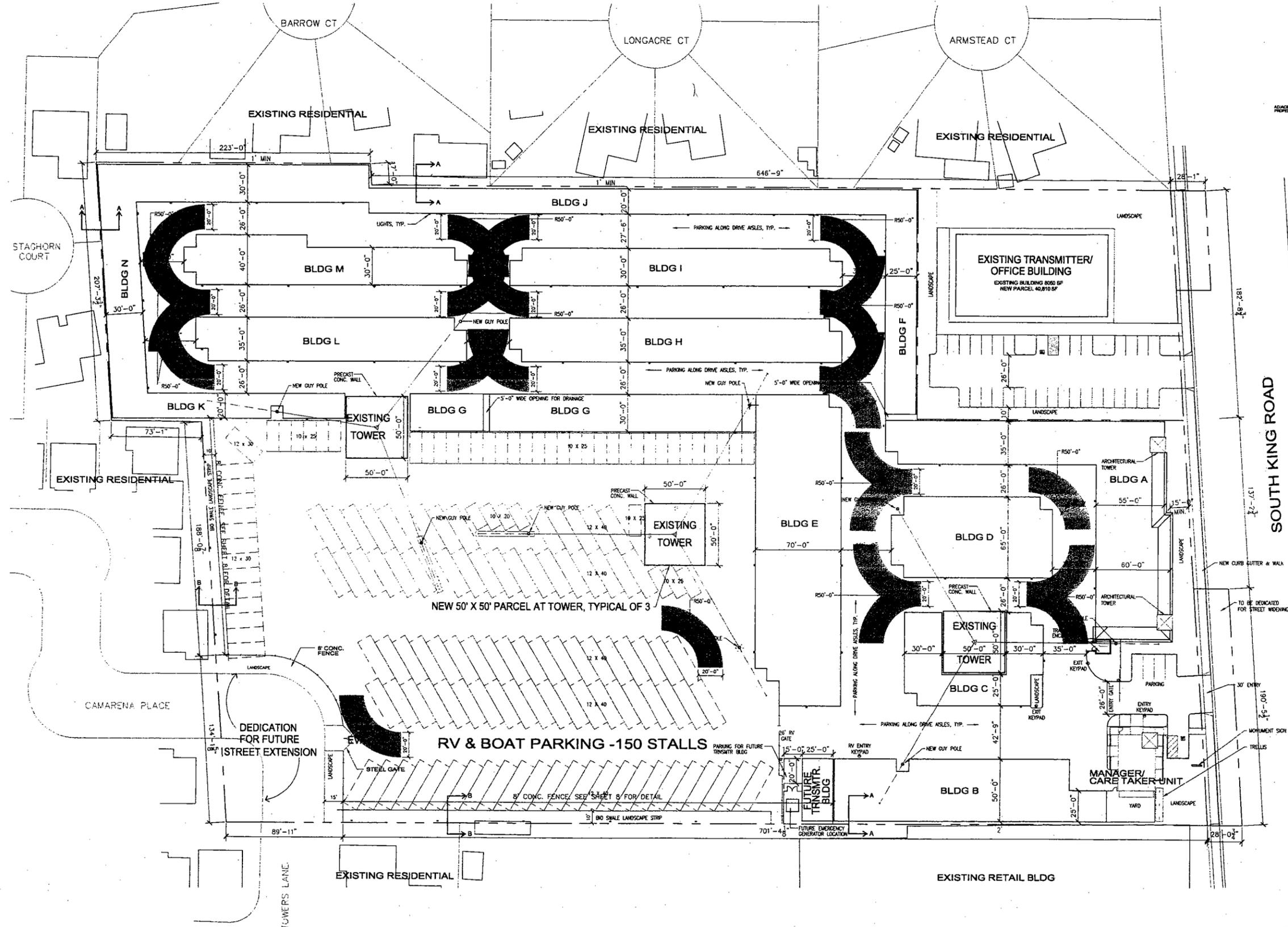


Cubix
Construction
Company



LAND USE PLAN





SOUTH KING ROAD

EXISTING RESIDENTIAL

MONROVIA DRIVE

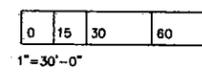
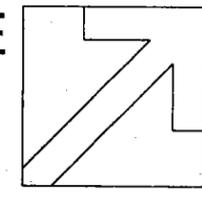
EXISTING RESIDENTIAL

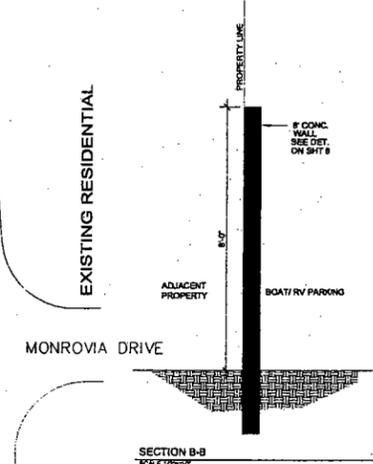
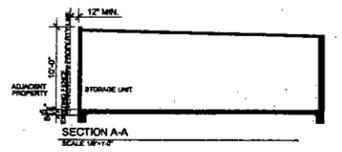
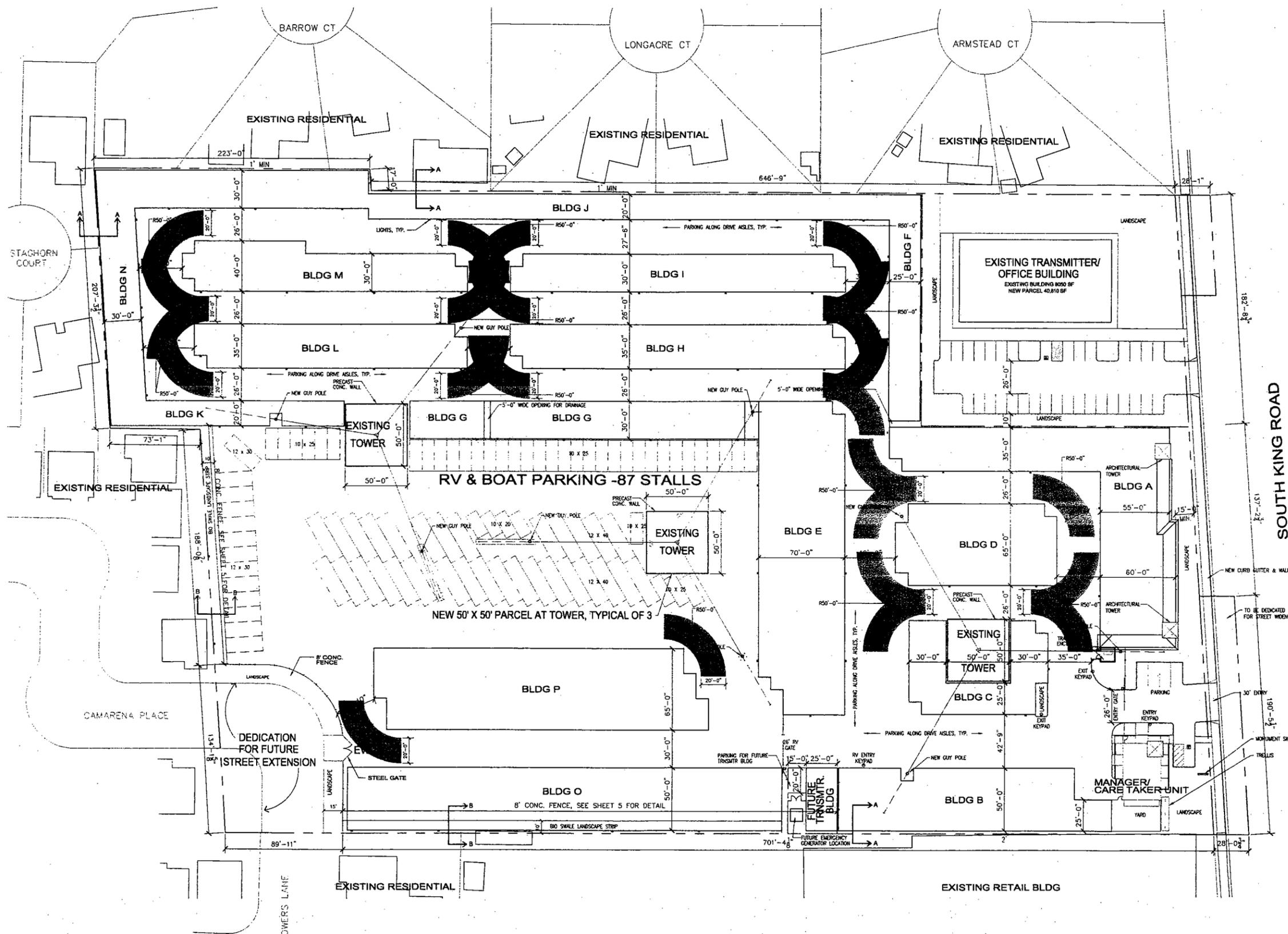
TUSTIN DRIVE

EXISTING RESIDENTIAL

SITE PLAN PHASE I

BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA
 Bay Area
SELF STORAGE





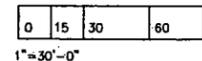
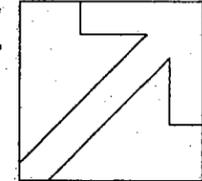
SOUTH KING ROAD

MONROVIA DRIVE

TUSTIN DRIVE

SITE PLAN PHASE II

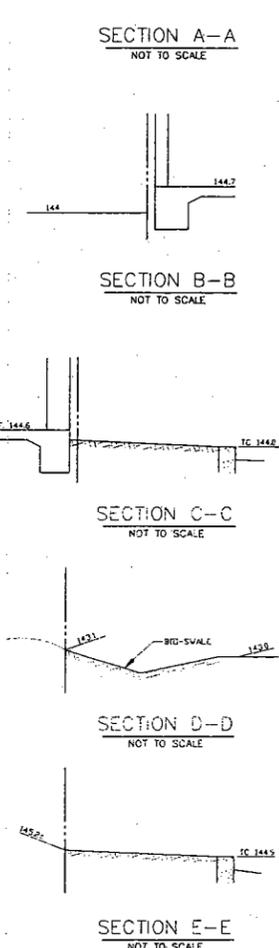
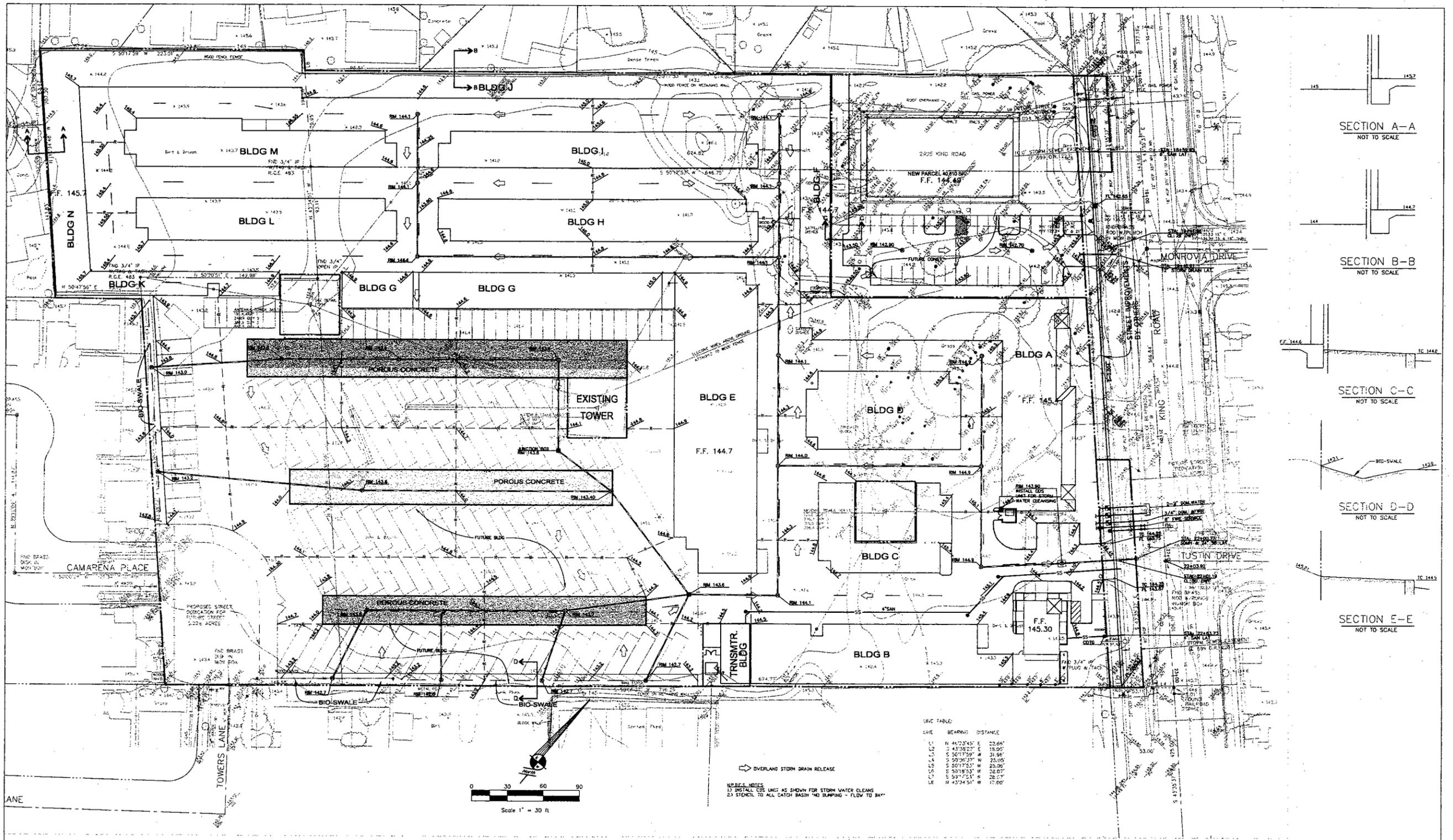
BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA
 Bay Area
SELF STORAGE



The Hagman Group
 2000...
 408...
 415...
 03023

3A

9-30-04

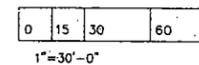
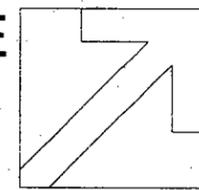


KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 (408)727-6665
 Santa Clara, California 95054 FAX (408)727-5641

BAY AREA SELF STORAGE

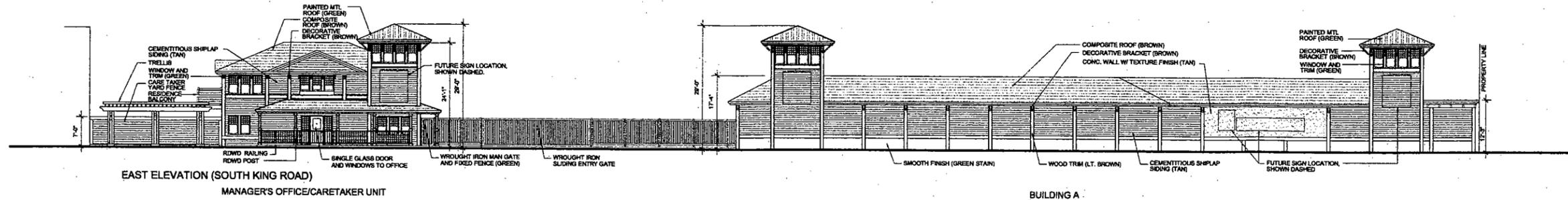
2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA

Bay Area
 SELF STORAGE



GRADING PLAN





EAST ELEVATION (SOUTH KING ROAD)
MANAGER'S OFFICE/CARETAKER UNIT

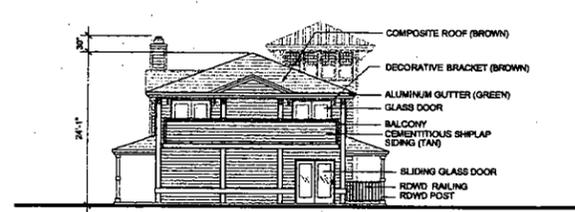
BUILDING A



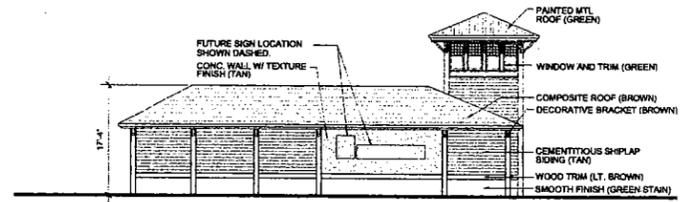
NORTH ELEVATION (MANAGER'S OFFICE/CARETAKER UNIT)



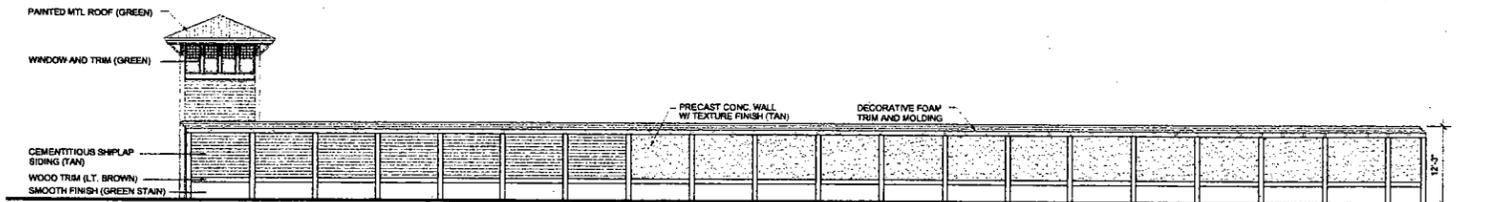
WEST ELEVATION (MANAGER'S OFFICE/RESIDENT)



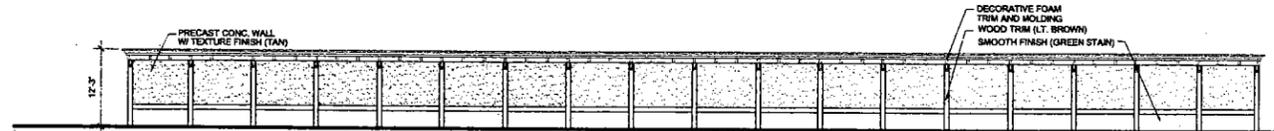
SOUTH ELEVATION (MANAGER'S OFFICE/RESIDENT)



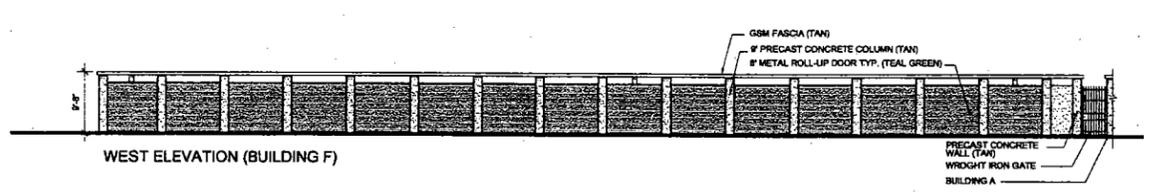
SOUTH ELEVATION (BUILDING A)



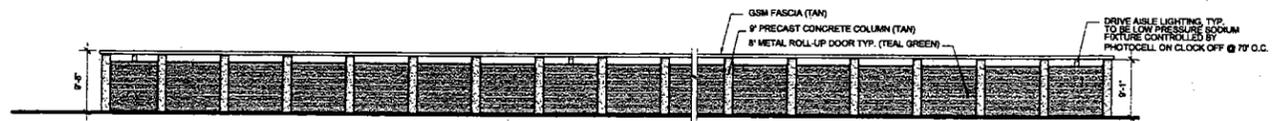
NORTH ELEVATION (BUILDING A)



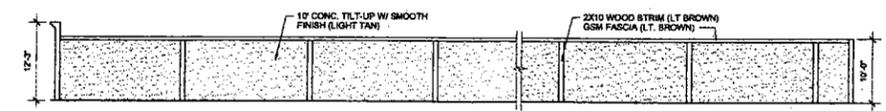
EAST ELEVATION (BUILDING F)



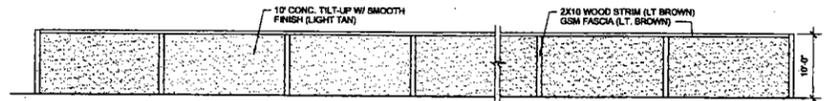
WEST ELEVATION (BUILDING F)



TYPICAL STORAGE BUILDING ELEVATION



NORTH ELEVATION (BUILDING J)

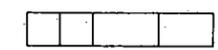
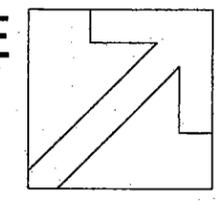


PROPERTY INTERFACE BUILDING ELEVATION (BUILDING B, J, K AND N)

BAY AREA SELF STORAGE

2905 SOUTH KING ROAD
SAN JOSE, CALIFORNIA

Bay Area
SELF STORAGE

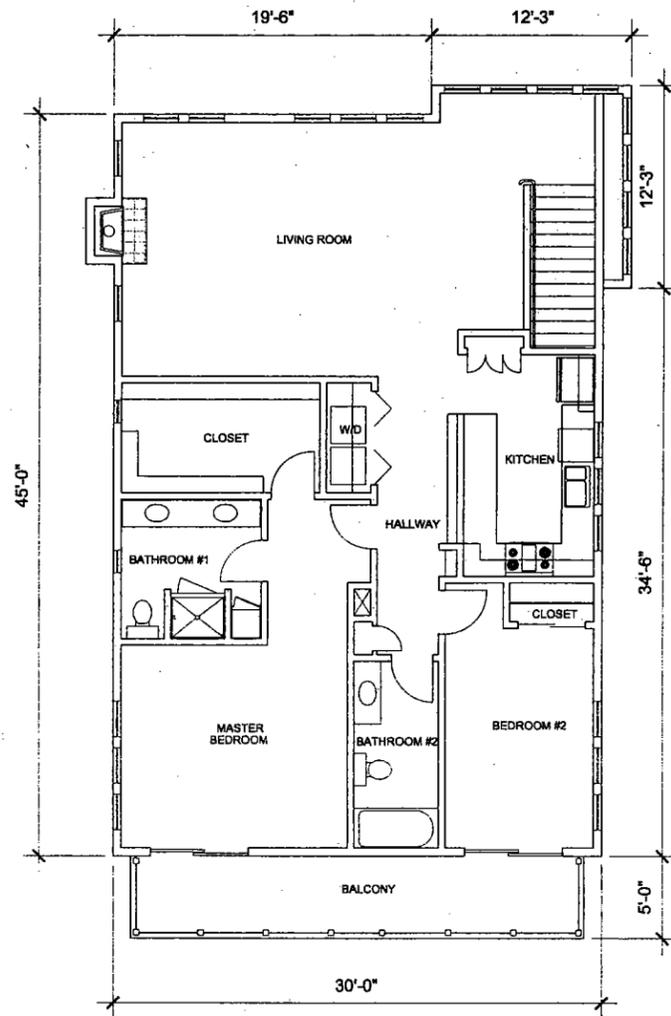


3/32" = 1'-0"

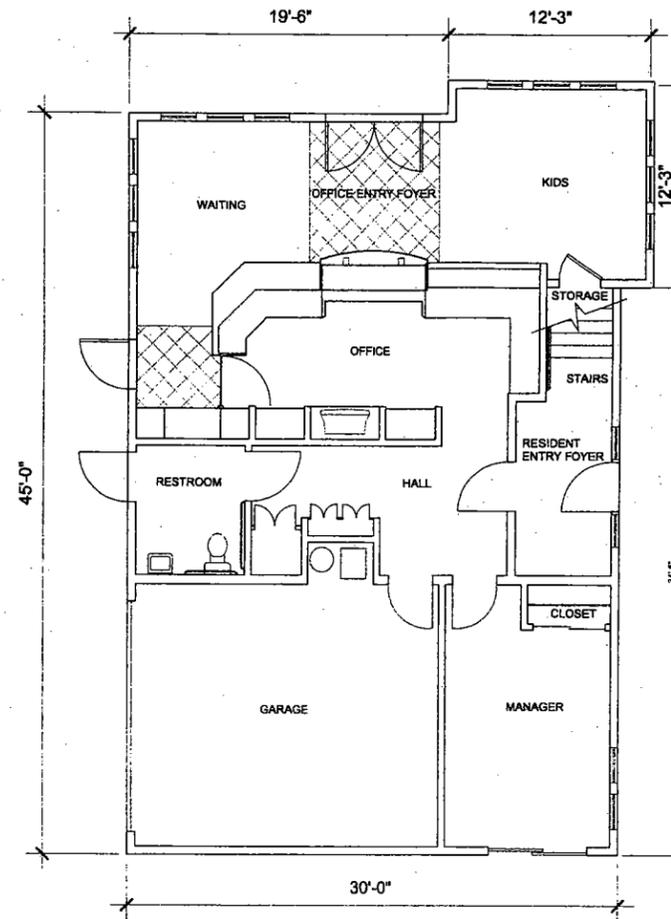
BUILDING ELEVATIONS



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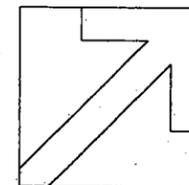
MANAGER'S OFFICE/CARETAKER UNIT SECOND FLOOR PLAN



MANAGER'S OFFICE/CARETAKER UNIT FIRST FLOOR PLAN

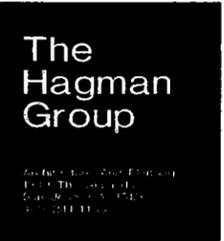
BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA

Bay Area
SELF STORAGE



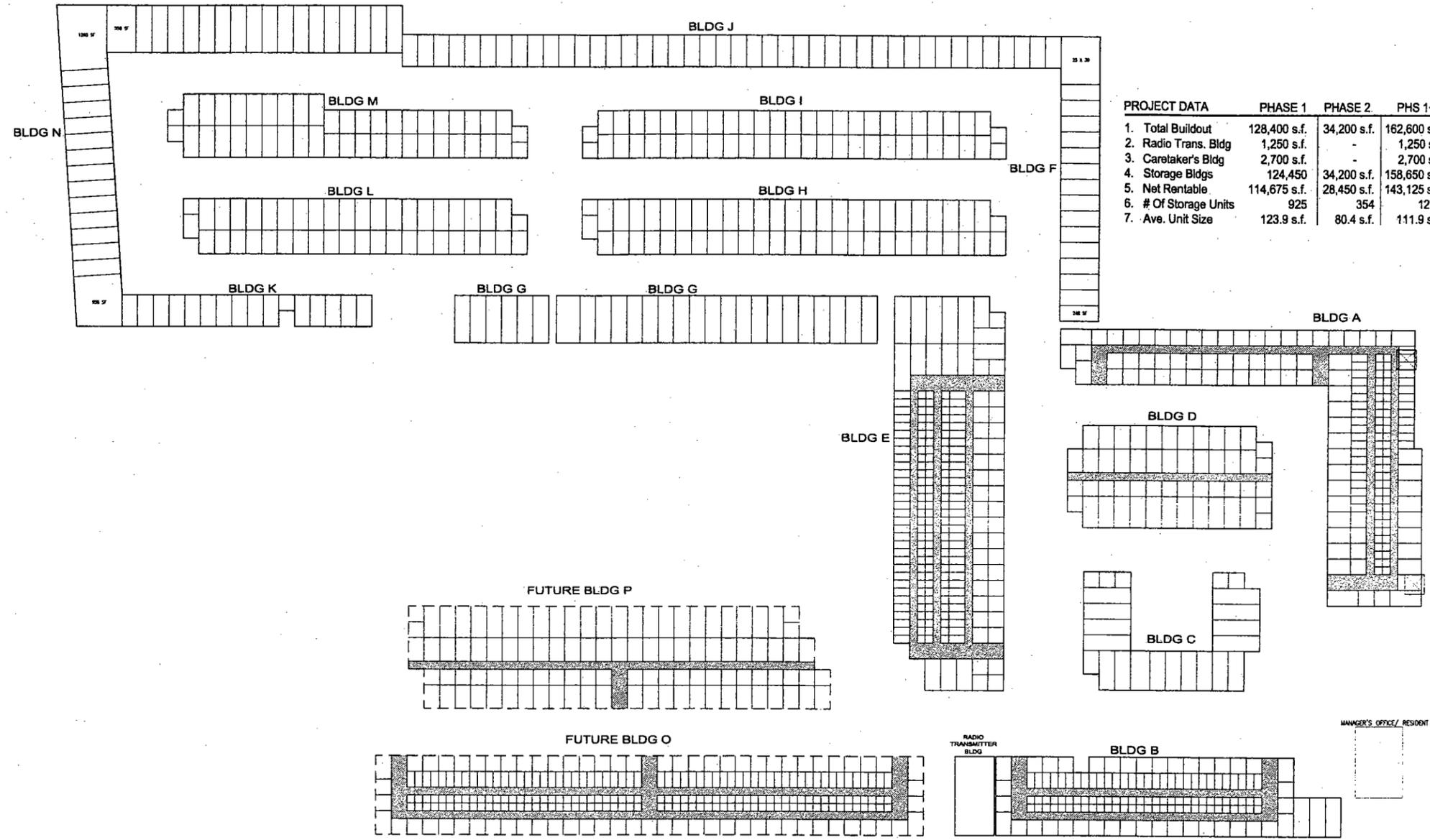
3/32" = 1'-0"

FLOOR PLANS



03023

9-30-04

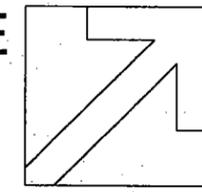


PROJECT DATA	PHASE 1	PHASE 2	PHS 1+2
1. Total Buildout	128,400 s.f.	34,200 s.f.	162,600 s.f.
2. Radio Trans. Bldg	1,250 s.f.	-	1,250 s.f.
3. Caretaker's Bldg	2,700 s.f.	-	2,700 s.f.
4. Storage Bldgs	124,450	34,200 s.f.	158,650 s.f.
5. Net Rentable	114,675 s.f.	28,450 s.f.	143,125 s.f.
6. # Of Storage Units	925	354	1279
7. Ave. Unit Size	123.9 s.f.	80.4 s.f.	111.9 s.f.

BAY AREA SELF STORAGE

2905 SOUTH KING ROAD
SAN JOSE, CALIFORNIA

Bay Area
SELF STORAGE



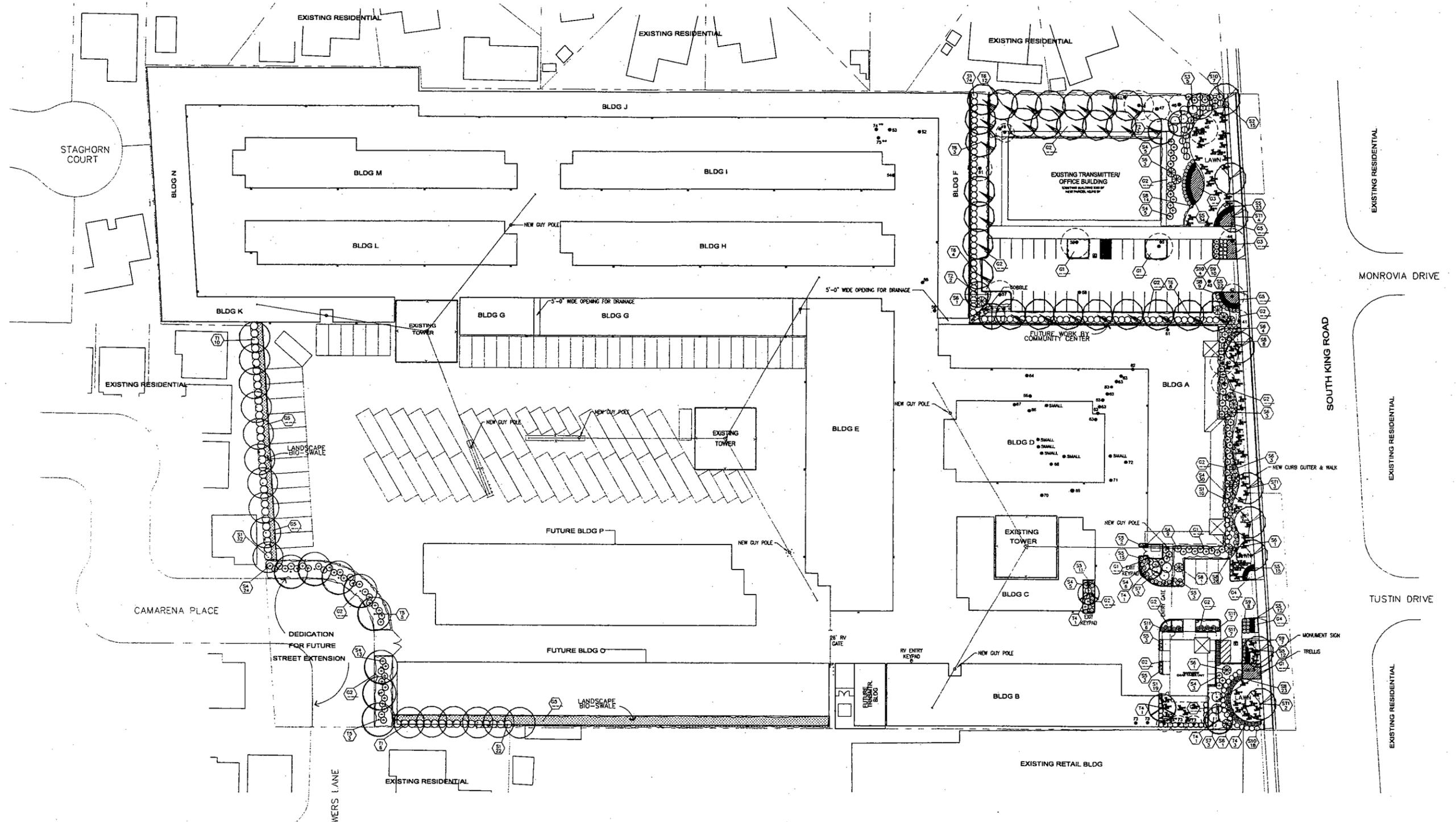
0 15 30 60
1"=30'-0"

STORAGE PLAN



03023 9-30-04

6A



PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING.
- INDICATES PLANT KEY.
- INDICATES PLANT QUANTITY.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE SHALL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GRASS COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
- REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
- 500 LAWN SHALL BE DWARF FESCUE BLEND.
- PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT 1.800.424.2444.

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
T1	IRISIS LANCEA	AFRICAN SOKAZ	15	24" BOX	STANDARD
T2	LAGERSTROEMIA L. TUSCAGORIA	GRAPE MYRTLE	5	15 GAL	STANDARD
T3			0		
T4	AZER PALMISTUM	JAPANESE MAPLE	4	24" BOX	M.L.H. - TRUNK
T5	PIRUS C. 'BESSIE'	FLOWERING PEAR	8	24" BOX	STANDARD
T6	SEQUOIA S. 'APTOS BLUE'	COAST REDWOOD	27	24" BOX	NATURAL
SHRUBS					
S1	RHAPHANOLIS V. 'MINOR'	N.C.N.	125	5 GAL	
S2	ABELIA EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	42	5 GAL	
S3	CELANANDES BLUE 'ELANS'	WILD LILAC	5	5 GAL	
S4	PITTOSPORUM T. 'VAREGATA'	VAREGATED TORRA	100	5 GAL	
S5	HEMEROCALLIS 'EVENING GREEN YELLOW'	DIARYLY	153	1 GAL	
S6	PHORUM T. 'SPRINGTIME'	HYBRID FLAX	18	5 GAL	
S7	FEUJIA SALLOWANA	PIREAPPLE QUAVA	8	5 GAL	
S8	ROSA 'WHITE CARPET ROSE'	CARPET ROSE	82	1 GAL	
S9	DELES BOULAN	AFRICAN JES	25	5 GAL	
S10	RHAPHANOLIS L. 'SPRINGTIME'	INDIA HAWTHORN	29	5 GAL	
S11	AGAPANTHUS 'QUEEN ANNE'	L.Y.-OF-THE-HELE	20	1 GAL	
GROUND COVERS					
G1	CORONASTER C. 'LITANG'	N.C.N.	---	1 GAL	24" O.C.
G2	HEBERA H. 'HAWAII'	HAWAII'S NY	---	PLATS	12" O.C.
G3	LANTANA WORKS 'KENSIS'	YORKING LANTANA	---	1 GAL	24" O.C.
G4	GAZANIA 'MITSUNA WHITE/YELLOW MIX'	HYBRID 'GAZANIA'	---	PLATS	12" O.C.
G5	PHYLIA NOOFLORA	LUPPA	---	PLATS	6" O.C.

LEGEND:
 EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT FOR SPECIES
 EXISTING TREE TO REMAIN

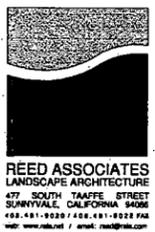
STREET TREE PLANTING NOTES:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	CALIPER	MIN. HT./SPD	SPACING
S11	PIRUS CALLERYANA	ORIENTAL PEAR	9	24" BOX	STANDARD	2"	12'/3'	30'

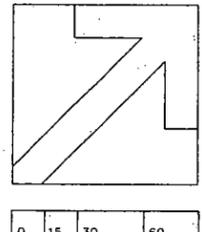
* TREES 74 AND 75 ARE UNKNOWN SPECIES THAT ARE 28" IN DIAMETER THAT WERE DAMAGED BY FIRE AND CUT BY PREVIOUS OWNER.

STREET TREE PLANTING NOTES:

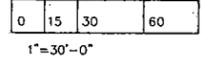
1. CONTRACTOR SHALL REFER TO - "LONG ROAD IMPROVEMENT PROJECT (200 FEET SOUTH OF BARBERRY LN.) - DEPT. OF PUBLIC WORKS - SAN JOSE, STREET TREE PLANTING PLAN, LEGEND AND DETAILS FOR STREET TREE PLANTING INFORMATION."
 FILE NO. - 12303
 DATE: JAN 29, 2004

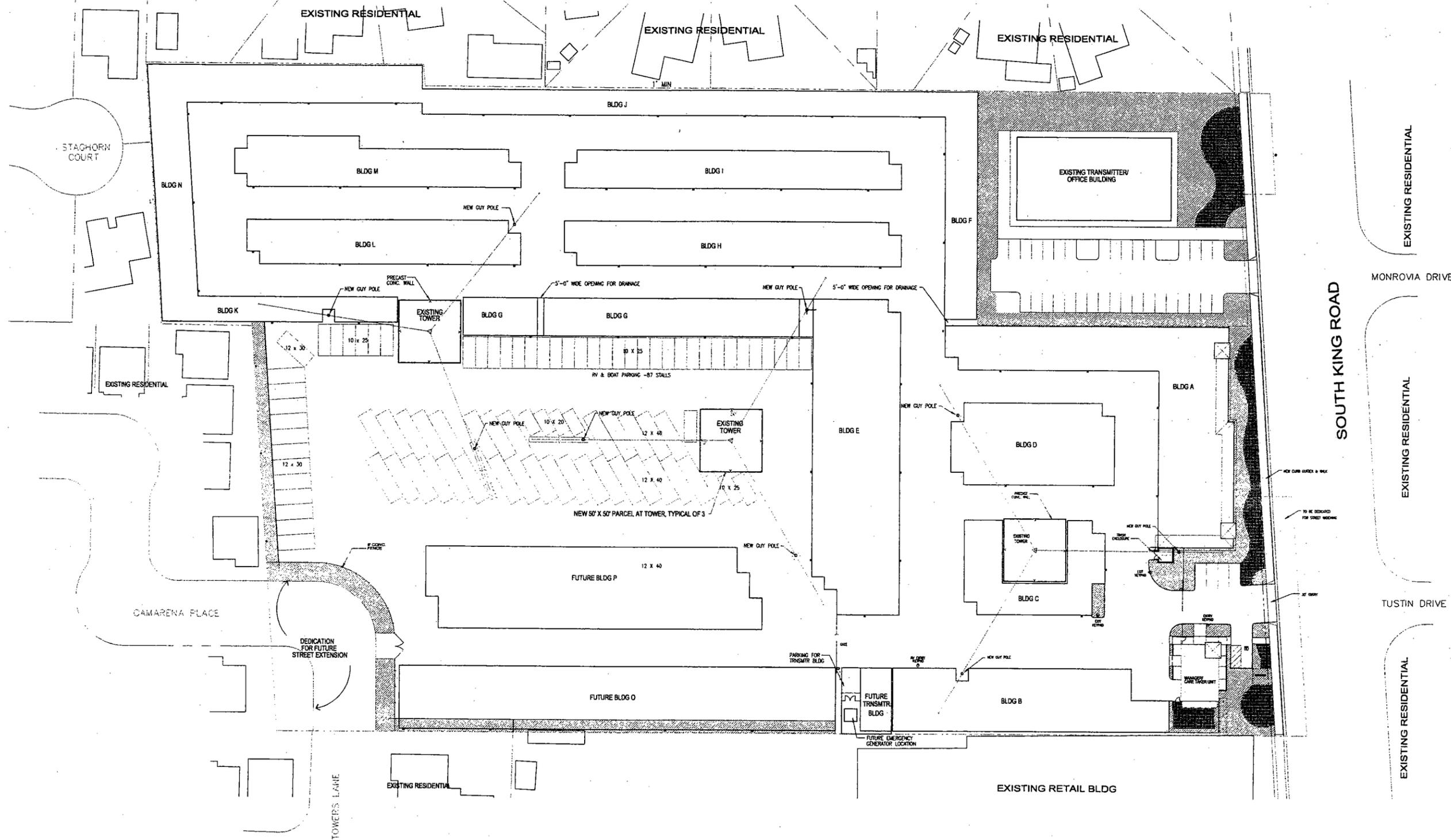


BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA
 Bay Area SELF STORAGE
 Bay Area SELF STORAGE logo



The Hagman Group
 A Division of Reed Associates
 477 SOUTH TAMPA STREET
 SUNNYVALE, CALIFORNIA 94086
 (415) 941-9028 / (415) 941-9222 FAX
 www.hagman.com / www.reed.com





CONCEPTUAL IRRIGATION LEGEND

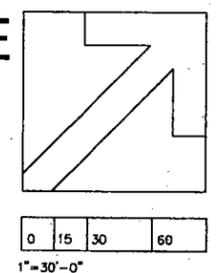
-  HIGH WATER REQUIREMENT (LAWN)
-  MEDIUM WATER REQUIREMENT (ACCENT PLANTING)
-  LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 S. TAAFFE STREET
SUNNYVALE, CA 94086
www.raia.net
(408) 481.9020
(408) 481.9022 FAX

BAY AREA SELF STORAGE
2905 SOUTH KING ROAD
SAN JOSE, CALIFORNIA
Bay Area
SELF STORAGE

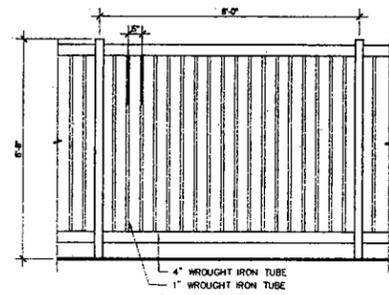


Cubix Construction Company

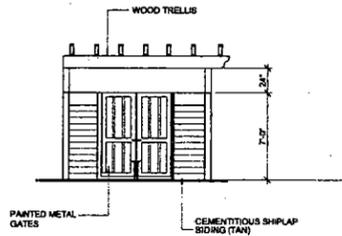


IRRIGATION ZONES
The Hagman Group
Angeles, California
1-800-850-8500
www.hagman.com

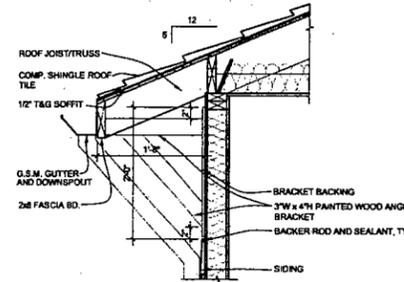
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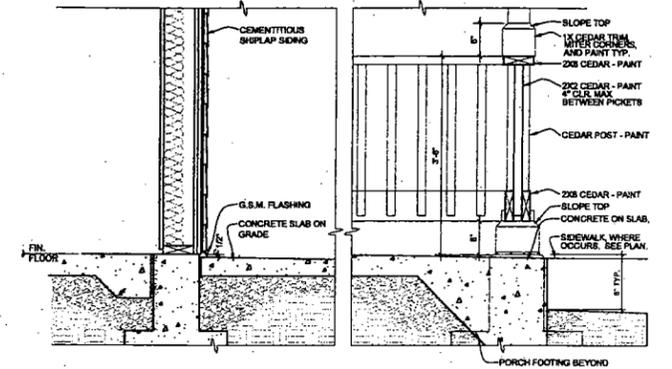
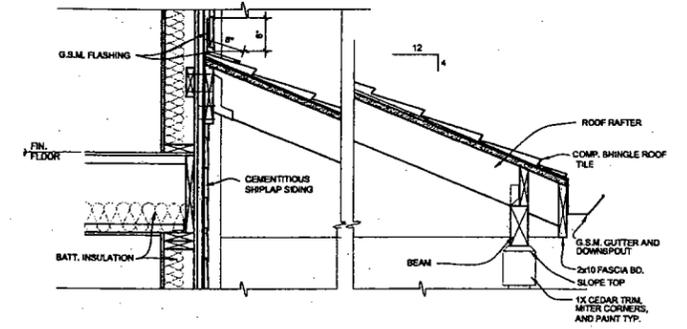
WROUGHT IRON FENCE DETAIL



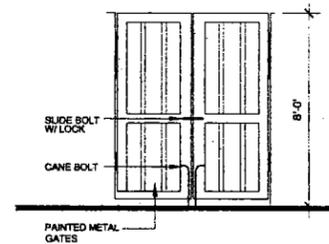
TRASH ENCLOSURE



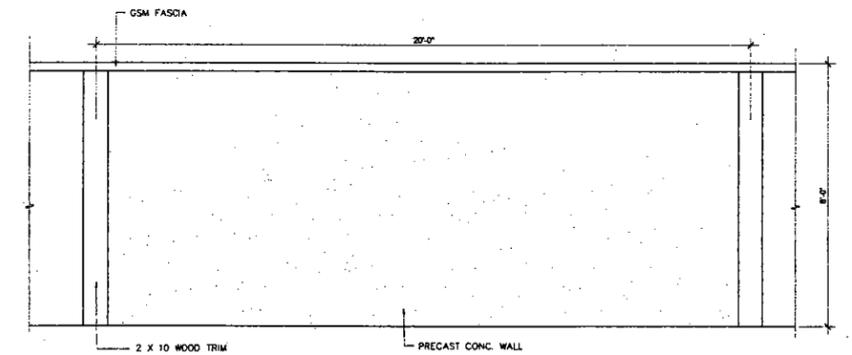
DETAIL



DETAIL



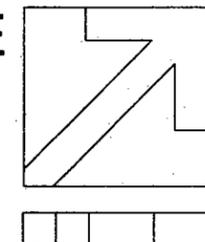
STEEL GATE DETAIL



CONCRETE FENCE DETAIL

BAY AREA SELF STORAGE
 2905 SOUTH KING ROAD
 SAN JOSE, CALIFORNIA

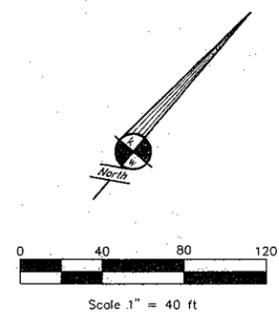
Bay Area
SELF STORAGE



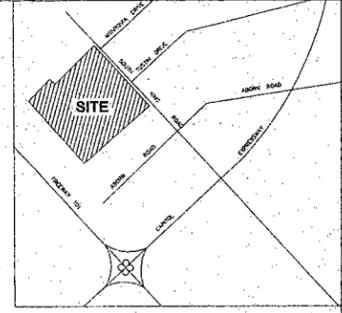
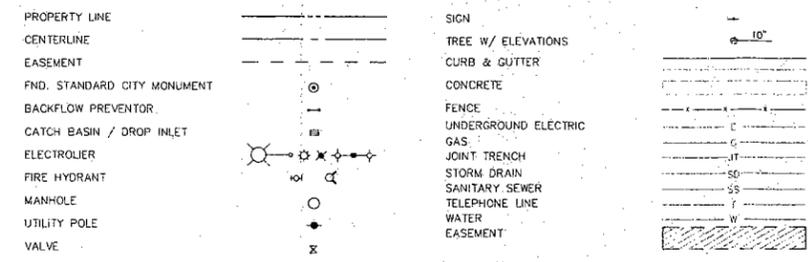
03023 9-30-04

NOTES

- OWNER: ENTRAVISION COMMUNICATIONS COR/ LP
2500 OLYMPIC BLVD STE 6000
SANTA MONICA, CA 90404
- SUBDIVIDER: BAY AREA SELF STORAGE
20725 VALLEY GREEN DRIVE
CUPERTINO, CA 95014
- ENGINEER: BARRY SCHMITT
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
(408) 727-6665
- EXISTING USE: VACANT LAND/TRANSPORT
- PROPOSED USE: COMMERCIAL
- EXISTING & PROPOSED ZONING: R1B2/R110
- GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL
- WATER: SAN JOSE MUNICIPAL WATER
- STORM AND SANITARY SEWER: CITY OF SAN JOSE
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE.
- NO PUBLIC AREAS.
- A.P.N. 670-12-005, 006 & 007
- ALL ACREAGE AND DISTANCES ARE APPROXIMATE.
- PROPOSED NUMBER OF LOTS: 5
- TOTAL LOT AREA: 9.174 ACRES ±
- NO NEW STREET NAMES INVOLVED.

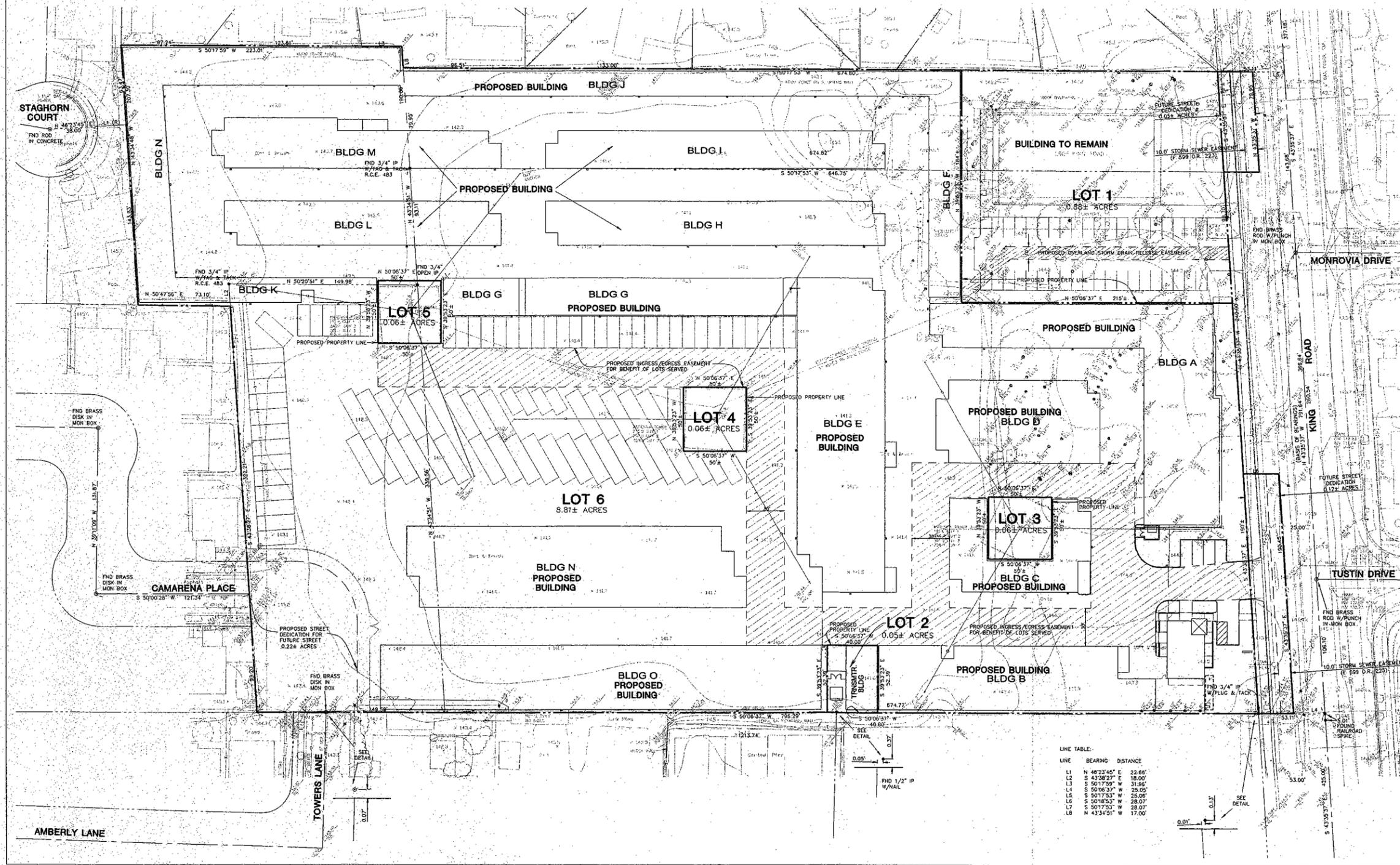


LEGEND



ABBREVIATIONS

- BACK OF CURB
- BACK FLOW PREVENTER
- BOLLARD
- BACK OF WALK
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- CONCRETE
- DROP INLET
- DOMESTIC WATER
- ELECTRIC BOX
- ELECTRIC METER
- EDGE OF PAVEMENT
- EASEMENT
- EDGE OF WALK
- ELECTRIC VAULT
- FACE OF CURB
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- MANHOLE
- MONUMENT
- POST INDICATOR VALVE
- PROPERTY LINE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STREET LIGHT BOX
- TELEPHONE BOX
- TRANSFORMER
- TRASH ENCLOSURE
- TRAFFIC SIGNAL BOX
- WATER BOX
- WATER METER
- WATER VALVE
- PUBLIC UTILITY EASEMENT
- ROOF DRAIN
- STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT
- BC
- BFP
- BOL
- BW
- CB
- C
- CO
- CONC.
- DI
- DW
- EM
- EM
- EP
- ESMT
- EW
- EV
- FC
- FDC
- FH
- GM
- MH
- MON.
- PIV
- PL
- SSCO
- SSMH
- SDMH
- SLB
- TB
- TRANS.
- TE
- TSB
- WB
- WM
- WV
- P.U.E.
- RD
- S.D.E.
- S.S.E.



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 48°23'45" E	22.66'
L2	S 43°38'27" E	18.00'
L3	S 50°17'59" W	31.86'
L4	S 50°05'37" W	25.00'
L5	S 50°17'53" W	25.00'
L6	S 50°16'53" W	28.07'
L7	S 50°17'53" W	28.07'
L8	N 43°34'51" W	17.00'

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408) 727-6665
Santa Clara, California 95054 FAX (408) 727-5641

TENTATIVE MAP
FOR: BAY AREA STORAGE
2905 SOUTH KING ROAD
SAN JOSE
CALIFORNIA

DATE: OCTOBER 2004
SCALE: 1"=40'
DESIGNER: CCB
DRAFTER: HGM
JOB: A03228
SHEET: 1
OF 1 SHEETS