

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: January 17, 2008

COUNCIL DISTRICT: 10

SNI AREA: N/A

SUBJECT: PDC07-037. PLANNED DEVELOPMENT REZONING FROM A AGRICULTURAL ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO SIX SINGLE-FAMILY DETACHED RESIDENCES ON A 1.03 GROSS ACRE SITE LOCATED ON THE EAST SIDE OF ALMADEN ROAD, APPROXIMATELY 450 FEET SOUTHERLY OF MCKEAN ROAD.

RECOMMENDATION

The Planning Commission voted 6-0-1, Commissioner Platten absent, to recommend that the City Council approve the proposed Planned Development Rezoning from the A Agricultural Zoning District to the A(PD) Planned Development District to allow up to six single-family detached residences on a 1.03 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the existing gymnastics club building would be demolished and up to six single-family detached residences would be constructed through a subsequent Planned Development Permit and Tentative Map process.

BACKGROUND

On January 16, 2007, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. The applicant's representative, John Maesumi, was present to answer questions regarding the project. No one spoke in support of, or in opposition to, the proposed project. The item was approved on the consent calendar with no further discussion from the Planning Commissioners or general public.

ANALYSIS

An analysis of General Plan conformance and consistency with the Residential Design Guidelines is contained in the attached staff report.

EVALUATION AND FOLLOW-UP

Not Applicable. The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A community meeting for the project was held on October 18, 2007. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

HONORABLE MAYOR AND CITY COUNCIL

January 17, 2008

Subject: PDC07-037

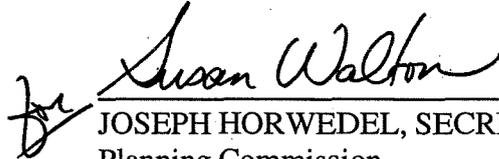
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BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Exempt, PDC07-037



JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Ron Eddow at 408-535-7848.

CITY OF SAN JOSÉ, CALIFORNIA
Planning, Building & Code Enforcement
Plan Implementation Division
200 East Santa Clara Street
San Jose, CA 95113-1905

Hearing Date/Agenda Number
PC 1/16/08 Item: 3.b.
CC 2/05/08 Item:

File Number
PDC07-037

Application Type
Planned Development Rezoning

Council District: 10 SNI: None

Planning Area
Almaden

Assessor's Parcel Number(s)
742-35-141

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Michelle Stahlhut

Location: East side of Almaden Road, approximately 450 feet southerly of McKean Road

Gross Acreage: 1.03 Net Acreage: 0.79 Net Density: 7.5 DU/AC

Existing Zoning: R-1-8 Single Family Residential Existing Use: Vacant gymnastics club building

Proposed Zoning: A(PD) Planned Development Proposed Use: Up to six (6) single-family detached residential units

GENERAL PLAN

Completed by: MS

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8.0 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: MS

North: Single-Family Detached Residential A(PD) Planned Development

East: Single-Family Detached Residential R-1-8 Single Family Residential

South: Single-Family Attached Residential A(PD) Planned Development

West: Vacant County

ENVIRONMENTAL STATUS

Completed by: MS

Negative Declaration circulated on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: MS

Annexation Title: Ryder No_59

Date: 08/07/1997

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: 1/9/08

Approved by: 
 Action
 Recommendation

OWNER/APPLICANT/ DEVELOPER

Mike Masoumi
3131 S. Bascom Avenue, Ste 110
Campbell, CA 95008

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: MS

Department of Public Works
Please see attached memorandum.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

On May 24, 2007, the applicants, Mike Masoumi, filed a Planned Development Zoning from R-1-8 Single-Family Residential Zoning District to A(PD) Planned Development District to allow up to six single-family detached residences on a 0.79 net acre site located on the east side of Almaden Road, approximately 450 feet southerly of McKean Road. A Planned Development Rezoning is required because the proposed project would subdivide and develop the property in a configuration that is inconsistent with any of the City's conventional residential zoning districts and subdivision ordinance.

The subject site is currently developed with a vacant gymnastics club building and associated parking lot, built in 1975. Planning staff evaluated the structures and determined they were not historically significant because they would not qualify for the California Register of Historic Resources or as City Landmarks. Surrounding land uses include single-family detached residential to the north and east; single-family attached duplexes to the south, and vacant unincorporated land to the west.

Project Description

The proposed project would facilitate development of the existing 1.03 gross acre site to allow up to six detached single-family residences. The subject site takes access from a new private street beginning at Almaden Road and sloping downhill to a cul-de-sac. The units would front on to the proposed private street. All units would be two stories and would have two-car attached garages that would have access from individual driveways. An additional six parking spaces are located along the private street, and along Almaden Road. Also, each driveway is long enough to accommodate guest parking. Perimeter setbacks would be a minimum of 18 feet in the front, 20 feet in the rear, and 5 feet on sides. Maximum building height is 2 stories, and 30 feet. The proposed project would contain four 3-bedroom units, and two 4-bedroom units that range in size from 2,860 to 3,200 square feet. A minimum of 1,000 square feet of private open space, in the form of a fenced rear yard, would be provided for each unit.

GENERAL PLAN CONFORMANCE

The subject property is designated Medium Low Density Residential (8.0 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed single-family detached residential project is consistent with this designation because it has a net residential density of 7.5 DU/AC.

The density for the project site is determined to be acceptable based on its compatibility with surrounding land uses. The project maintains the existing pattern of single-family residences with the east side of Almaden Road. The mass of the proposed residence matches that which is allowed by right on the adjacent properties zoned R-1-8 Single Family Residence. Additionally, the project proposes a density that functions as a transition between the lower and higher densities that exist at adjacent properties to the north and south.

This proposal is also in conformance with the General Plan Residential Land Use Policies in that (1) the land to be used for the future development will be fully and efficiently utilized to maximize the potential to add to the housing stock, (2) the project is integrated with the surrounding uses to blend in with the neighborhood, (3) consistent architectural themes have been integrated into the design, and (4) the building scale does not overwhelm the neighborhood. The project conforms to the General Plan Housing Major Strategy, which seeks to provide a variety of housing opportunities, and the Growth Management Major Strategy, which encourages infill development within urbanized areas to achieve the most efficient use of urban facilities and services.

ENVIRONMENTAL REVIEW

The project was found to be exempt from environmental review under Section 15061(b) of the CEQA Guidelines, which exempts project where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ANALYSIS

The proposed Planned Development Rezoning would facilitate development of an underutilized parcel into six single-family detached units on individual lots. The primary issue associated with the proposed project is conformance with the Residential Design Guidelines with regards to site design, setbacks, open space, parking and architecture.

Site Design

The site design orients the buildings in such a manner as to face onto the private street. No more than 50% of the building frontage facing a street is devoted to garages, carports, or open parking. The private street is well landscaped on both sides. Porches and front doors are visible and easily accessed from the common areas. Decorative paving and other subtle features, such as arched windows and concrete tile roofing, create a cohesive and complementary design to strengthen the appearance of the site. All areas not covered by buildings, streets, driveways or parking would be landscaped.

Setbacks

This project conforms to the standards set forth for single-family residential development as recommended in the City's Residential Design Guidelines. It is the intent of the guidelines to promote the development of new residences that will blend into the existing surroundings as well as protect the adjacent residences from negative impacts. In general, sensitive interfaces are considered to be those areas where a new development will have a direct visual impact or affect quality of life of adjacent properties and/or residents.

The project will be adjacent to single-family residences on the north, south, and east sides. The Residential Design Guidelines generally recommend a 20-foot setback to the living area for two-story development when adjacent to single-family rear yards. Along the southern property line, the project proposes a rear setback ranging from 20 to 32 feet of setback, within minor incursions of up to two feet allowed for bay windows. Along the eastern property line, the setback would be slightly reduced to a minimum of 18 feet for Lot 5, and 19 feet for Lot 6, due to the irregular shape of the lots. Staff believes these perimeter setbacks meet the intent of the Residential Design Guidelines.

Open Space

The proposed project requires 1,000 square feet of private open space per unit, with a minimum width of 20 feet. No common open space is required. The project proposes private open space ranging in size from approximately 1400 to 1600 square feet per unit in the form of a rear yards, which exceeds the Residential Design Guidelines.

Parking

The Residential Design Guidelines state that for single-family detached projects, two covered spaces per unit plus one additional off-lot parking space within 150 feet of each unit should be provided. For units that do not provide individual driveway aprons of suitable lengths to park at least one car, there must be 1.3 additional parking spaces per unit.

Based on the ratios in the Residential Design Guidelines, 18 parking spaces are required, and 18 spaces are proposed. There would be 12 parking spaces provided in the attached, two-car garages, and an additional 6 parking spaces would be located in the parallel parking spaces located on the private street. The individual driveway aprons are of suitable length to park at least one car, so no additional parking spaces are required.

Architecture & Massing

This project consists of six two-story, detached single-family dwellings. The subject site is located within an area that is predominately a single-family detached residential neighborhood. The proposed design is compatible with the existing development that has occurred along this area, because it mimics the existing pattern of development in the immediately surrounding area. Additional design and detailing will be evaluated at the Planned Development Permit stage.

PUBLIC OUTREACH

A community meeting for the project was held on October 18, 2007. Two neighbors attended the meeting. The neighbor located to the west across Almaden Road for the project had questions regarding the South Almaden Valley Urban Reserve, and no further questions about the project itself. Another neighbor located directly to the east of the property requested that the rear setback for Lot 5 be increased to 18 feet, and that a tree located at the southeastern corner of the subject property be removed. Since the community meeting, the applicant has revised the proposed site plan to reflect the requested setback of 18 feet.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. A sign was posted on-site to notify neighbors of the proposed development. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public.

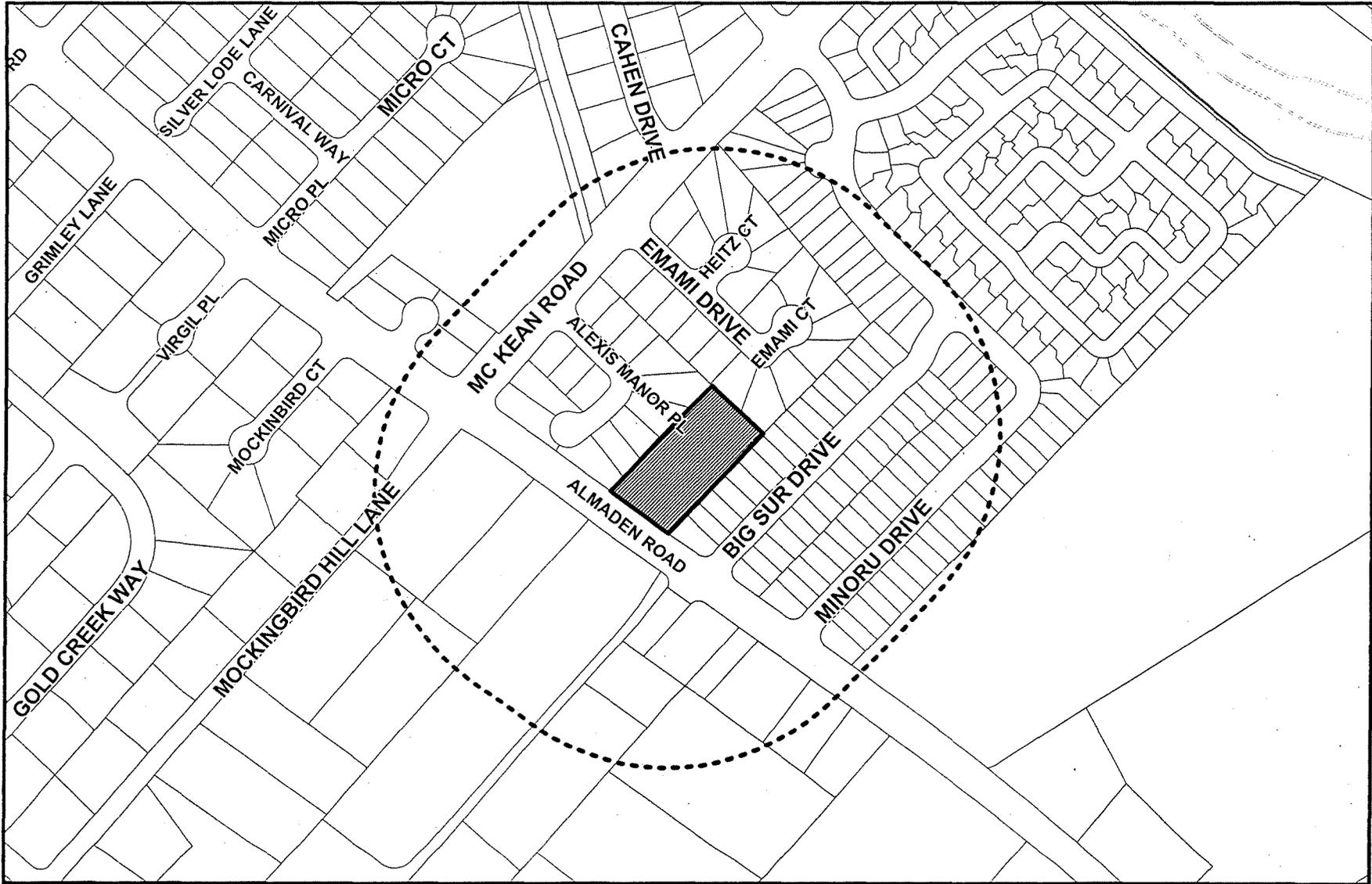
RECOMMENDATION

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

1. The proposed project is consistent with the San Jose 2020 General Plan Land Use/Transportation designation of Medium Low Density Residential (8.0 DU/AC) and further the General Plan Housing and Growth Management Major Strategies.
2. The proposed zoning is compatible with existing uses on the adjacent and neighboring properties.
3. The proposed project is in conformance with the Residential Design Guidelines.

Attachments:

Location Map
Development Standards
Public Works Memo
Almaden Subdivision Planset



Scale: 1"= 300'

Map Created On: 05/24/2007

Noticing Radius: 500 feet

File No: PDC07-037, PD07-051, PT07-046

District: 10

Quad No: 155

PDC07-037

GENERAL DEVELOPMENT PLAN NOTES

The following notes are to be incorporated on the final General Development Plan upon City Council Approval. These notes shall reflect the modifications, if any, recommended by the Planning Commission and shall replace all other notes.

DEVELOPMENT LIMITATIONS

Unit Range: Up to 6 single-family detached units

DEVELOPMENT STANDARDS – SINGLE-FAMILY HOUSES

Setbacks:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Lot 1	20	5	20
Lot 2	22	5	20
Lot 3	20	5	20
Lot 4	14	5	20
Lot 5	21	5	18
Lot 6	13	5	19

Height / Stories:

30-feet / 2-stories

Parking Requirement:

Two covered spaces per unit plus one additional off-lot parking space within 150 feet of each unit.

Private Open Space:

1,000 square-foot minimum area with a minimum dimension of 15 feet.

Stairs and Porches: Unenclosed porches and stairways, may extend into a setback area not more than six (6) feet. Porches and stairs can be covered.

Minor architectural projections: Minor architectural projections such as fireplaces and bay windows, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length.

Water Pollution Control Plant Note: Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewage treatment demand on the San Jose-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 the San Jose-Santa Clara Water Pollution Control 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 approving authority.

Tree Removals: Trees removed shall be replaced at the following ratios:

Diameter of Tree to be Removed	Type of Tree to be Removed		Minimum Size of Each Replacement Tree
	Native	Non-Native	
18 inches or greater	5:1	4:1	24-inch box
12 - 18 inches	3:1	2:1	24-inch box
less than 12 inches	1:1	1:1	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

The species and exact number of trees to be planted on the site will be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage

Accessory Structures & Buildings: All accessory structures and buildings shall meet the requirements of the Zoning Ordinance Section 20.30.500, as amended.

Fencing: All fencing and gates on the subject site shall meet the requirements of Zoning Ordinance Section 20.30.600, as amended. Gates that limit/restrict vehicular access to the site are not permitted.

Public Off-Site Improvements: All public off-site improvements shall be implemented to the satisfaction of the Director of Public Works. Prior to the issuance of building permit(s), the applicant shall be required to obtain a Public Works clearance. Said clearance will require the execution of a Construction Agreement that guarantees the completion of the public improvements.

Stormwater Runoff Pollution Control Measures: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29), which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures shall meet the numeric sizing design criteria specified in City Policy 6-29.

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

1. Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
3. Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
4. Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; and
5. Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
6. Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;
7. Install wind breaks, or plant trees/ vegetative wind breaks at windward side(s) of construction areas.
8. Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph; and
9. Limit the area subject to excavation grading, and other construction activity at any one time

Archaeology. The project site is archaeologically sensitive due to its proximity to Alamos Creek. A previous archaeology report for this area indicated that there are no archaeology sites recorded in the area. The developer proposes to incorporate the following precautions in the event any resources are found during grading.

1. Prior to the issuance of demolition permits a qualified archaeologist shall be retained by the Project applicant to train the construction crew on mechanisms used to identify cultural resources. If buried cultural resources (such as chipped or ground stone tools, historic debris, building foundations, or nonhuman bone) are discovered during ground-disturbing activities, the construction contractor shall stop work in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City of San Jose. Treatment measures shall include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation.
2. 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, the Coroner shall notify the Native American Heritage Commission,

which shall attempt to identify descendents of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to 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 surface disturbance.

Noise. The applicant proposes to incorporate the following conditions into the development standards for the project:

1. Limit noise-generating construction activities, including truck traffic coming to and from the site for any purpose, to 7:00 a.m. to 7:00 p.m. Monday through Friday.
2. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
3. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
4. Locate stationary noise-generating equipment as far as practical from sensitive receptors when sensitive receptors adjoin or are near a construction Project area.
5. Prohibit unnecessary idling of internal combustion engines.
6. Designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. The telephone number of the disturbance coordinator shall be conspicuously posted at the construction site.

Stormwater

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

STATEMENT OF EXEMPTION

FILE NO. PDC07-037

LOCATION OF PROPERTY East side of Almaden Road, approximately 450 feet south of McKean Road

PROJECT DESCRIPTION Planned Development Zoning to allow construction of up to six single-family detached residential units on a 1.03 gross acre site.

ASSESSOR'S PARCEL NUMBER 742-35-141

CERTIFICATION

Under the provisions of Section 15061 (b) (3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15061(b)(3). Review for Exemption

A project is exempt from CEQA if:

- (3) The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Ron Eddow

Deputy

Date January 8, 2008

Project Manager: Michelle Stahlhut

Attachments

ANALYSIS

The proposed Planned Development Rezoning would allow the construction of six single-family detached residences on a 1.03 gross acre site located on the east side of Almaden Road approximately 450 feet south of McKean Road. The gently-sloped site contains an existing gymnasium that was formerly the site of a gymnastics club, and approximately 6 pine trees ranging in size up to 52 inches in circumference. Surrounding land uses include single-family detached residential to the north and east, single-family attached duplexes to the south, and vacant unincorporated land to the west.

The subject site is designated Medium Low Density Residential (8 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation diagram. The project is consistent with the applicable General Plan designation in that it has a net residential density of 7.5 DU/AC. The General Plan Growth Management Major Strategy seeks to find the delicate balance between the need to house new population and the need to balance the City's budget, while providing acceptable levels of service. The proposed project furthers the Growth Management Major Strategy by locating new development on an infill site where urban services are available. Further, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The site can be adequately served by all required utilities and public services.

The project site has no value as habitat for endangered, rare, or threatened species in that it is a developed urban site 1.03 acres in size surrounding by single-family detached residential uses. Ordinance sized trees proposed for removal would be replaced at standard tree replacement ratios. The City of San Jose Transportation Level of Service policy specifically exempts the proposed project from the requirement to prepare a transportation impact analysis.

Project approval would not result in any significant effects relating to noise, cultural resources, air quality, or water quality because it includes standard measures contained in the attached development standards.

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



Memorandum

TO: Michelle Stahlhut
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 11/05/07

PLANNING NO.: PDC07-037
DESCRIPTION: Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to six single-family detached residences on a 1.09 gross acre site
LOCATION: east side of Almaden Road, approximately 450 feet south of McKean Road
P.W. NUMBER: 3-18241

Public Works received the subject project on 08/17/07 and submits the following comments and requirements.

Project Conditions:

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

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 25 units of Single Family attached or less.
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) 535-3850 for more information concerning the requirements for obtaining this permit.

- c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - d) The 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. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges.
- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
 - b) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.
5. **Flood: Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.
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. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.
8. **Undergrounding:**
- a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Almaden Road prior to issuance of a Public Works clearance. 100 percent of the base fee in place at the time of payment will be due. (Currently, the base fee is \$224 per linear foot of frontage.)

- b) The Director of Public Works may, at her discretion, allow the developer to perform the actual undergrounding of all off-site utility facilities fronting the project adjacent to Almaden Road. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.
9. **Street Improvements:**
- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) The proposed sidewalk shall be 10' wide.
 - c) Close unused driveway cut(s).
 - d) Proposed driveway width to be 26'.
 - e) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - f) Reconstruct half street along Almaden Road frontage including curb, gutter, sidewalk, and pavement sections.
10. **Complexity Surcharge:**Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.
11. **Electrical:**
- a) Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans. Installation, relocation and relamping of existing electroliers may be required.
 - b) Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 5' in residential areas.
12. **Street Trees:**
- a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
 - c) Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings.
 - d) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.
13. **Private Streets:**
- a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.

Planning and Building
11/05/07
Subject: PDC07-037
Page 4 of 4

- b) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

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

Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

ES:VT:jw
6000_29929045035.DOC

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED ON THE EAST SIDE OF ALMADEN ROAD, APPROXIMATELY 450 FEET SOUTHERLY OF MCKEAN ROAD (19600 ALMADEN ROAD) TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT.

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, a statement of Exemption was prepared for a rezoning project under File No. PDC07-037, and said Exemption was approved by the Director of Planning on January 4, 2008; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to A(PD) Planned Development Zoning District; and

WHEREAS, this Council has considered the Exemption prepared for this proposed rezoning prior to taking any actions on this project.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSÉ:

SECTION 1. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as A(PD)Planned Development Zoning District.

The base district zoning of the subject property shall be A-Agricultural. The PD zoning of the subject property shall be that development plan for the subject property entitled, "ALMADEN SUBDIVISION, 19600 Almaden Road, San Jose, CA APN 724-35-141," **last revised December 11, 2007.**

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. The district map of the City is hereby amended accordingly.

SECTION 3. The land development approval that is the subject of City File No. PDC07-022 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this day of February, 2008 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk

PROJECT: 19600 ALMADEN ROAD
 SAN JOSE, CA
 OWNER: MIKE MASOUMI
 3131 S. BASCOM AVE. SUITE 110
 CAMPBELL, CA 95008

APN # 724-35-141
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

EXISTING SITE AREA: 44,966 SQ. FT. = 1.03 AC.

PROPOSED: 6 SINGLE FAMILY DETACHED HOUSES

TOTAL NUMBER OF OFF-STREET PARKING: 6 STALLS

TOTAL NUMBER OF GARAGE PARKING (2 PER HOUSE): 12 STALLS

TOTAL NUMBER OF DRIVEWAY PARKING (2 PER HOUSE): 12 STALLS

TOTAL FOOTPRINT OF BUILDINGS: 12,246 SF. (27% OF SITE AREA)

TOTAL LANDSCAPE AREA: 20,218 SF. (45% OF SITE AREA)

PRIVATE STREET AREA: 10,122 SF. (22.5% OF SITE AREA)

PRIVATE DRIVEWAYS AREA: 2,380 SF. (5.5% OF SITE AREA)

NET AVERAGE:

GROSS - PRIVATE STREET
 44,966 SQ. FT. - 10,122 SQ. FT. = 34,844 SQ. FT.

DENSITY:

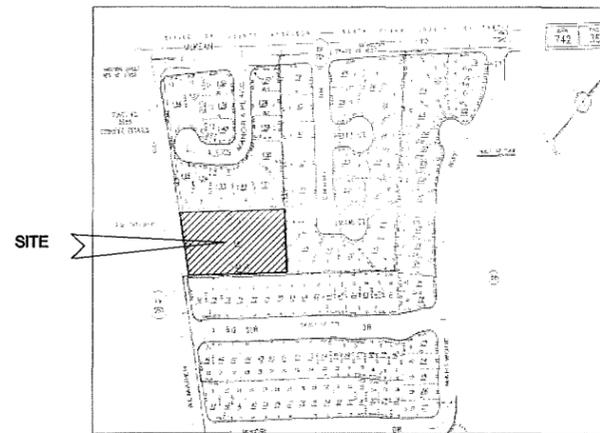
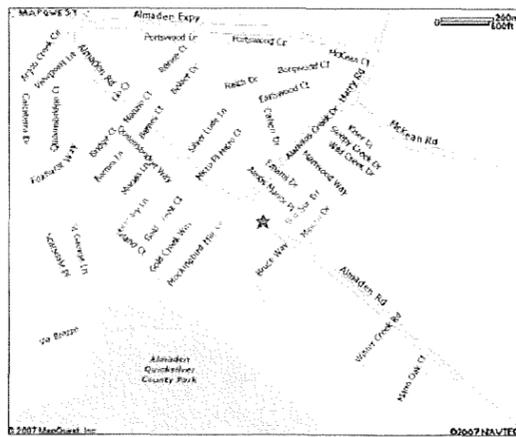
(#OF UNITS) 6 (43,560) = ~7.5
 (NET AVERAGE) 34,844

SITE ANALYSIS

PROPOSED LOTS	SQ. FT.	ACRES
LOT 1	9,836	0.23
LOT 2	7,496	0.17
LOT 3	7,496	0.17
LOT 4	6,713	0.15
LOT 5	7,081	0.16
LOT 6	6,328	0.15
TOTAL	44,966	1.03

EXISTING PARCEL	SQ. FT.	ACRES
PARCEL A	44,966	1.03

PROJECT SUMMARY



VICINITY MAP

LOCATION MAP

1"=500'

- 1 TITLE SHEET
- 2 GENERAL DEVELOPMENT PLAN
- 3 CONCEPTUAL SITE PLAN
- 4.1 COVER SHEET/ NOTES
- 4.2 GRADING AND DRAINAGE PLAN
- 4.3 GRADING AND DRAINAGE PLAN
- 4.4 CROSS SECTIONS, DETAILS
- 4.5 CONCEPTUAL STORMWATER CONTROL PLAN
- 4.6 CONCEPTUAL UTILITY PLAN
- 4.7 CONCEPTUAL UTILITY PLAN

- 5A CONCEPTUAL FLOOR PLANS & ELEVATIONS
- 5B CONCEPTUAL FLOOR PLANS & ELEVATIONS
- 5C CONCEPTUAL FLOOR PLANS & ELEVATIONS
- 6 CONCEPTUAL LANDSCAPE PLAN

SHEET INDEX

REVISIONS	BY
03-19-07	△



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 ROCKLIN, CA 95765



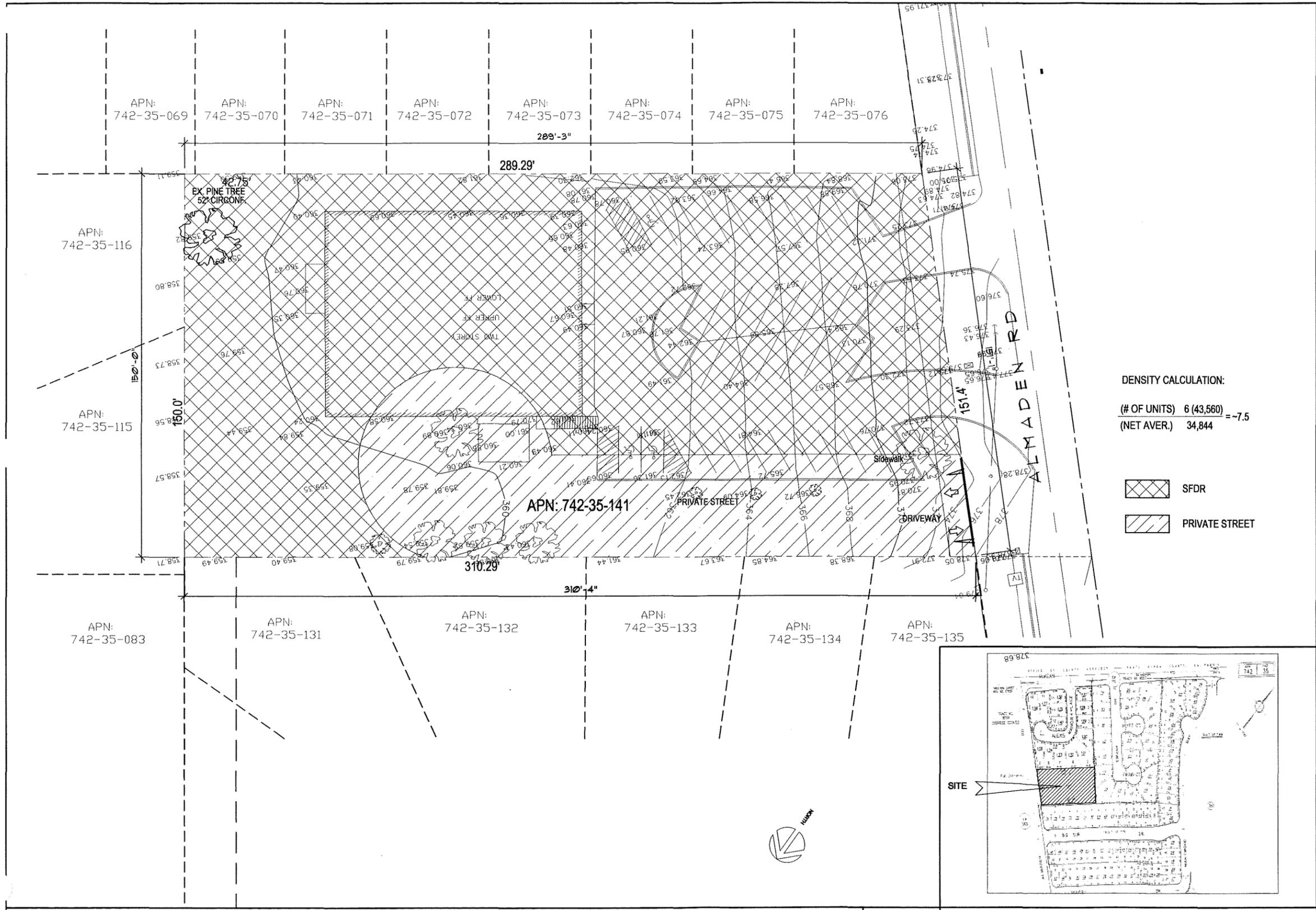
TITLE SHEET

ALMADEN SUBDIVISION
 19600 ALMADEN ROAD
 SAN JOSE, CA
 APN: 724-35-141

DATE: 08-20-07
 SCALE: AS NOTED
 DRAWN: CB
 JOB NO: 06-225

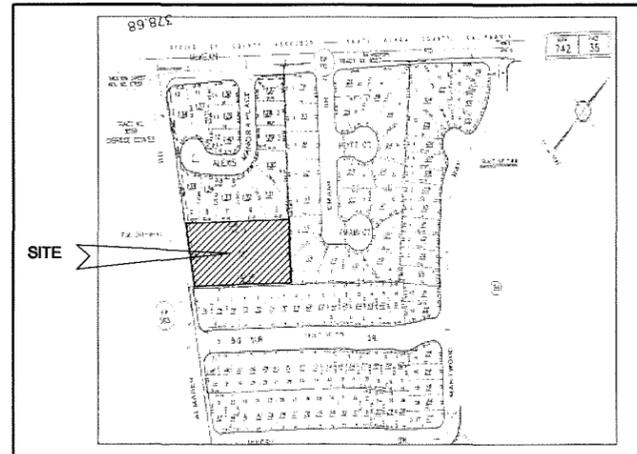
SHEET NO.
1
 OF SHEETS

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DENSITY CALCULATION:
 (# OF UNITS) 6 (43,560) = -7.5
 (NET AVER.) 34,844

- SFDR
- PRIVATE STREET



PROPOSED AREA TO BE REZONED 1/16"=1'-0" LOCATION MAP 1"=500'

REVISIONS	BY
03-15-07	△

CB

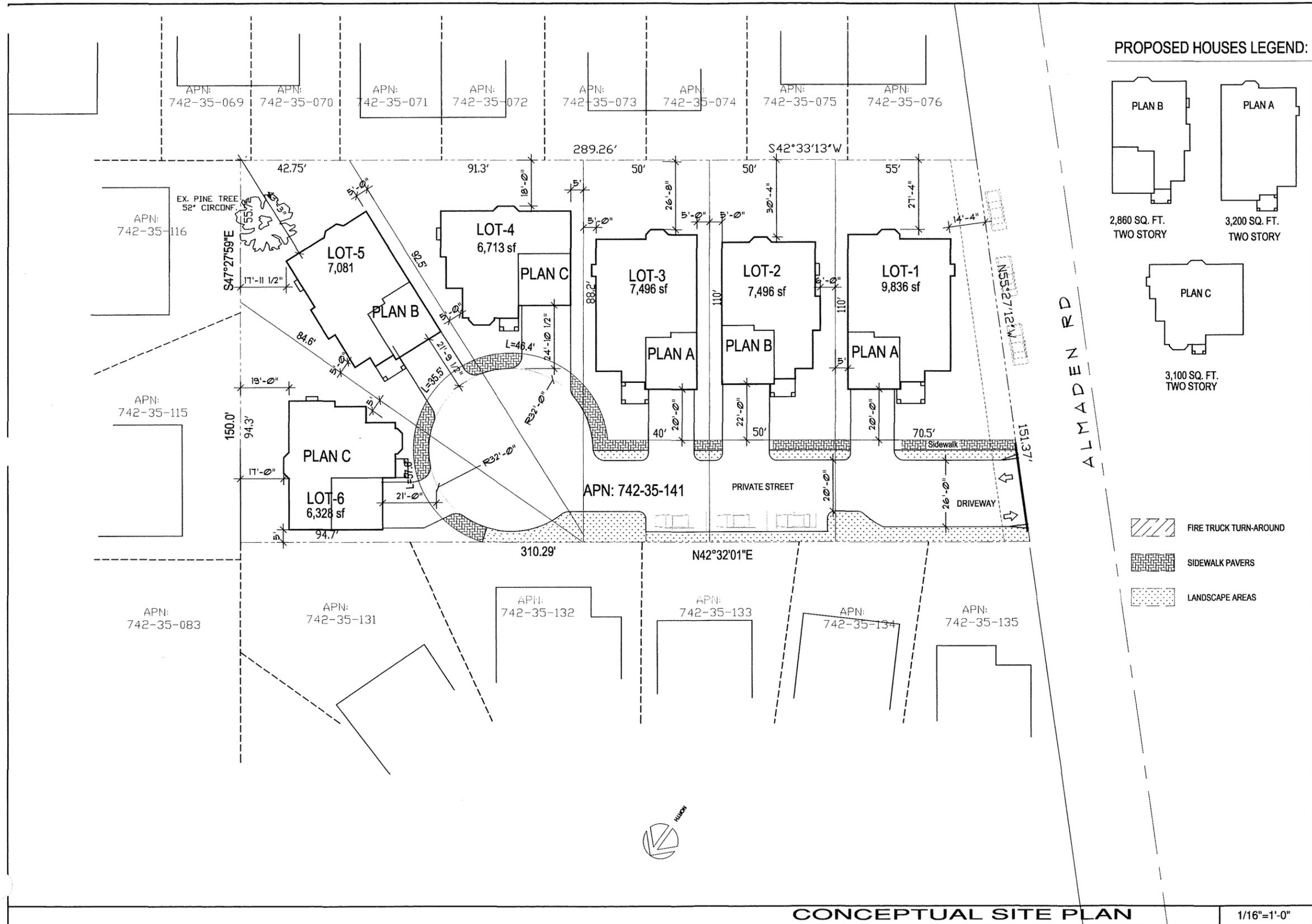
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GENERAL DEVELOPMENT PLAN

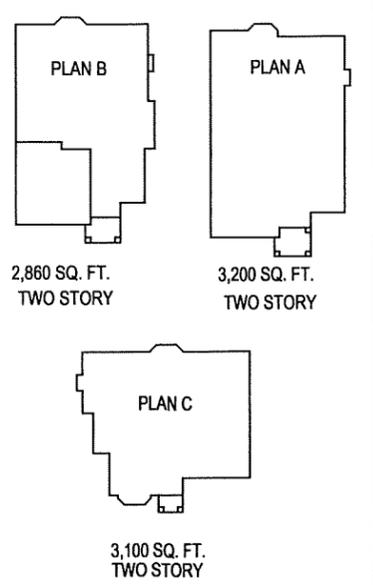
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 19600 ALMADEN ROAD
 SAN JOSE, CA
 APN: 724-35-141

DATE:	08-20-07
SCALE:	AS NOTED
DRAWN:	CB
JOB NO:	06-229
SHEET NO.	2
OF SHEETS	

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PROPOSED HOUSES LEGEND:



-  FIRE TRUCK TURN-AROUND
-  SIDEWALK PAVERS
-  LANDSCAPE AREAS

REVISIONS	BY
03-18-07	CB

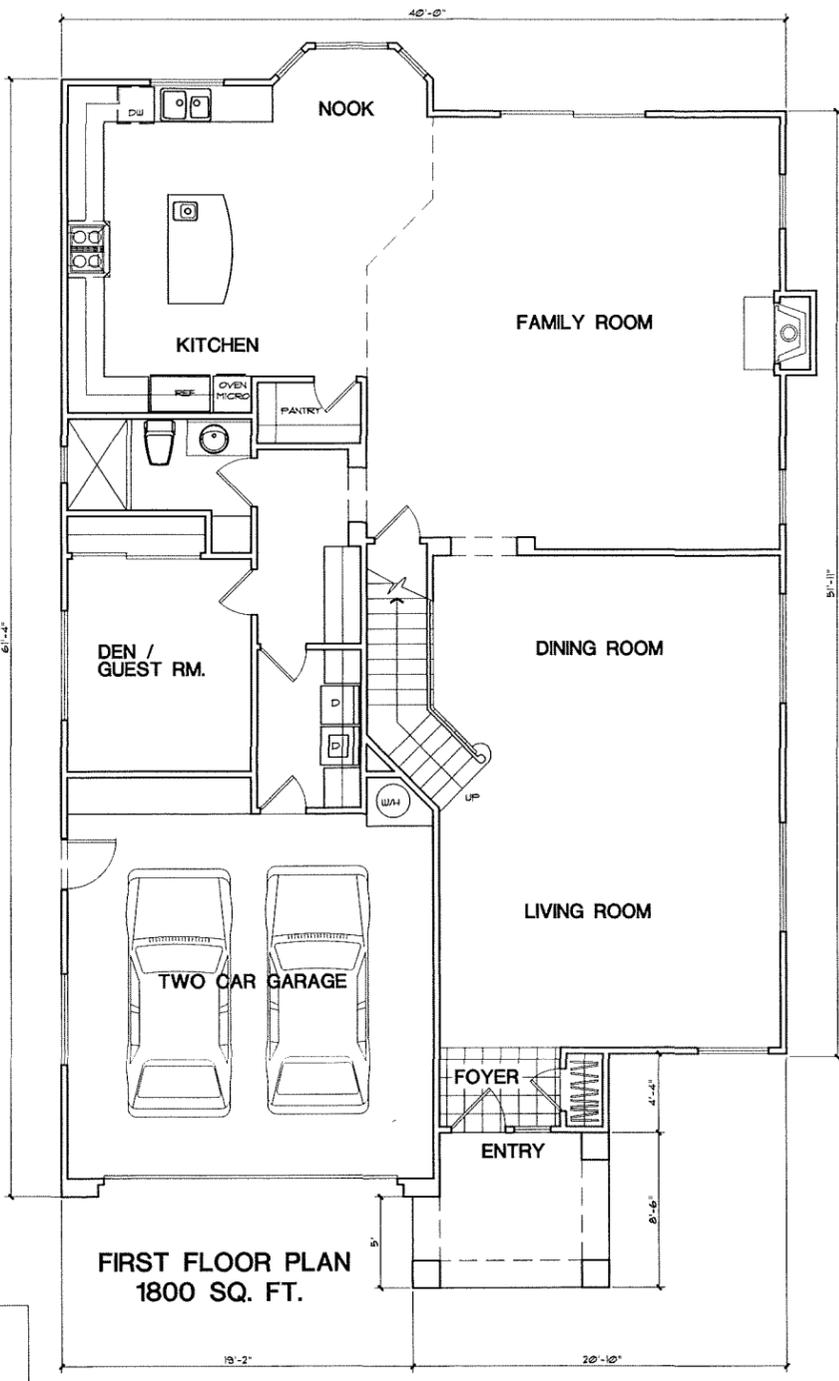
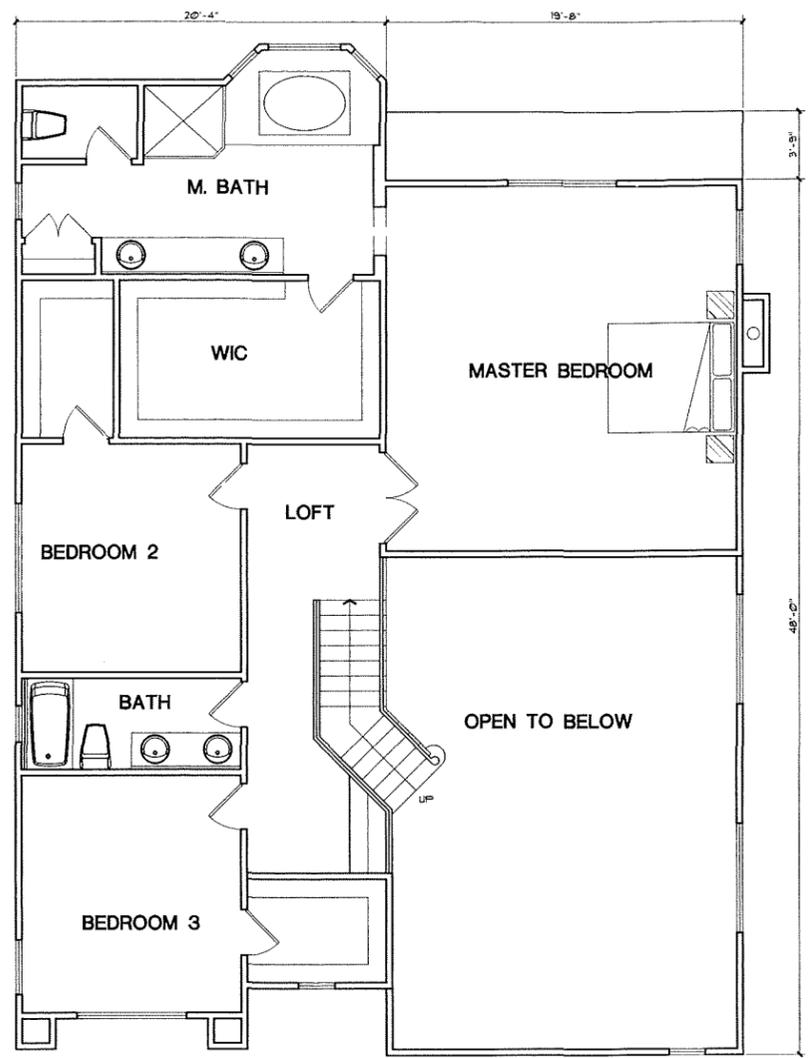
CB
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 ROCKLIN, CA 95765

CONCEPTUAL SITE PLAN

ALMADEN SUBDIVISION
 19600 ALMADEN ROAD
 SAN JOSE, CA
 APN: 724-35-141

DATE:	12-11-07
SCALE:	AS NOTED
DRAWN:	CB
JOB NO:	06-229
SHEET NO.	3
OF SHEETS	

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SECOND FLOOR PLAN
1400 SQ. FT.

FIRST FLOOR PLAN
1800 SQ. FT.

PLAN A
LOTS 1 & 3
3,200 SQ. FT.

FRONT ELEVATION PLAN A

REVISIONS	BY

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CONCEPTUAL
 FLOOR PLANS & ELEVATIONS

ALMADEN SUBDIVISION
 19600 ALMADEN ROAD
 SAN JOSE, CA
 APN: 724-35-141

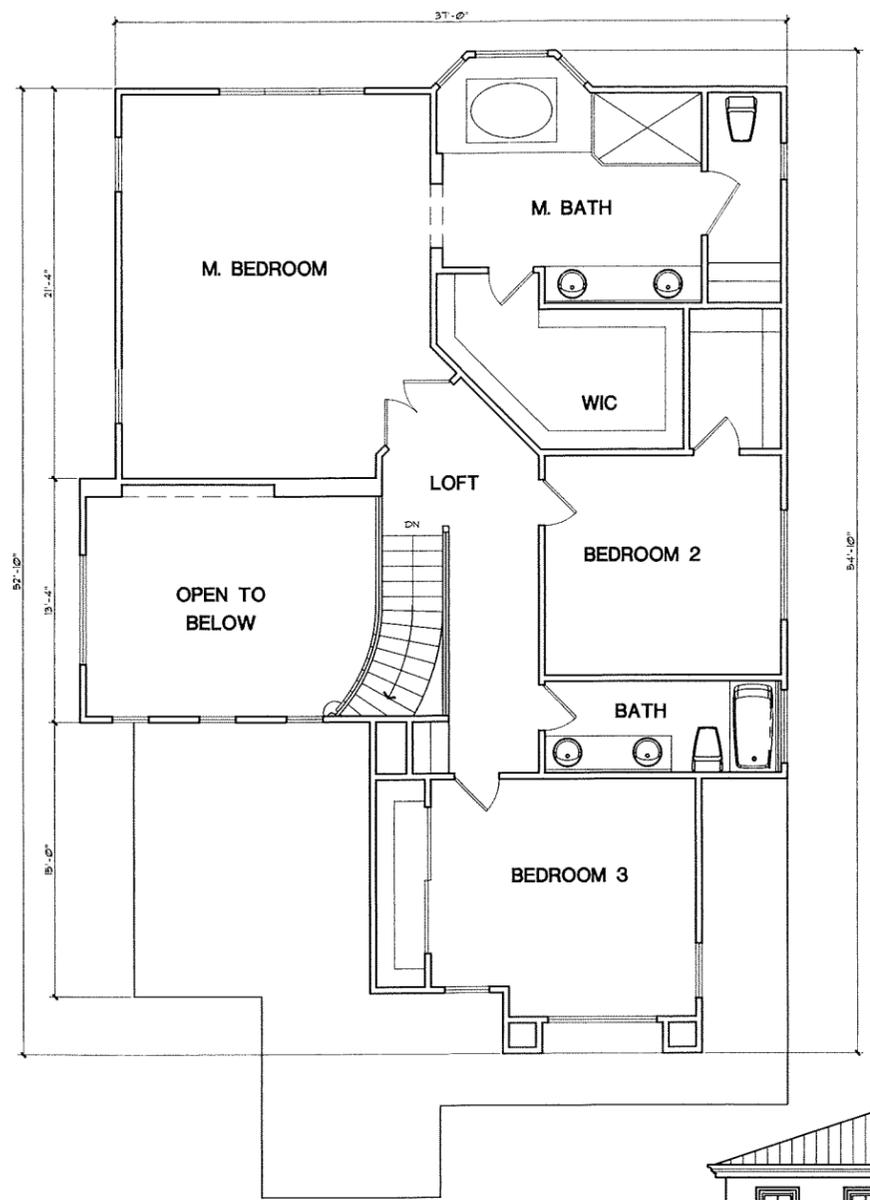
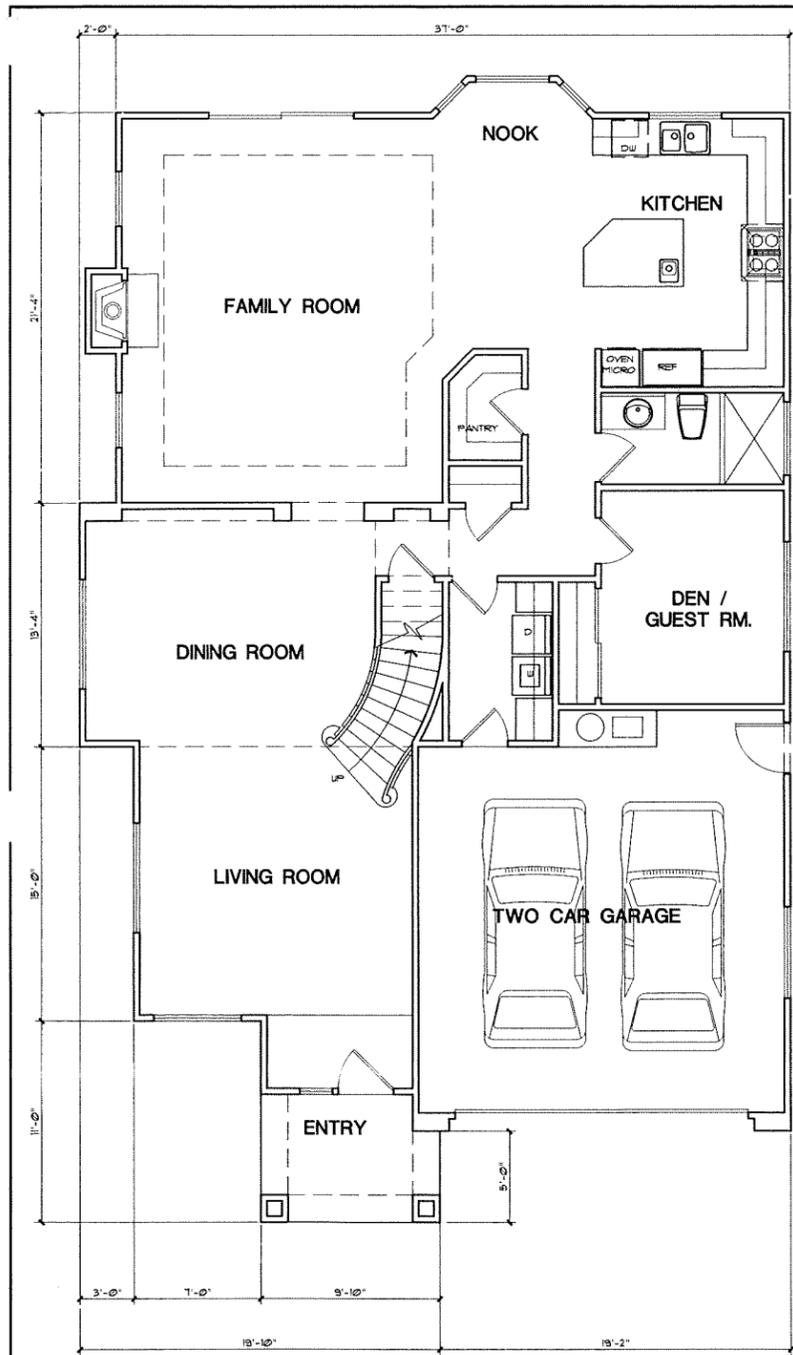
DATE: 12-11-07
 SCALE: 1/4"=1'-0"
 DRAWN: CB
 JOB NO: 06-226
 SHEET NO.

5A
 OF SHEETS

CONCEPTUAL DESIGN

1/4"=1'-0"

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PLAN B
LOTS 2 & 5
2,860 SQ. FT.



FRONT ELEVATION - PLAN B

CONCEPTUAL DESIGN

1/4"=1'-0"

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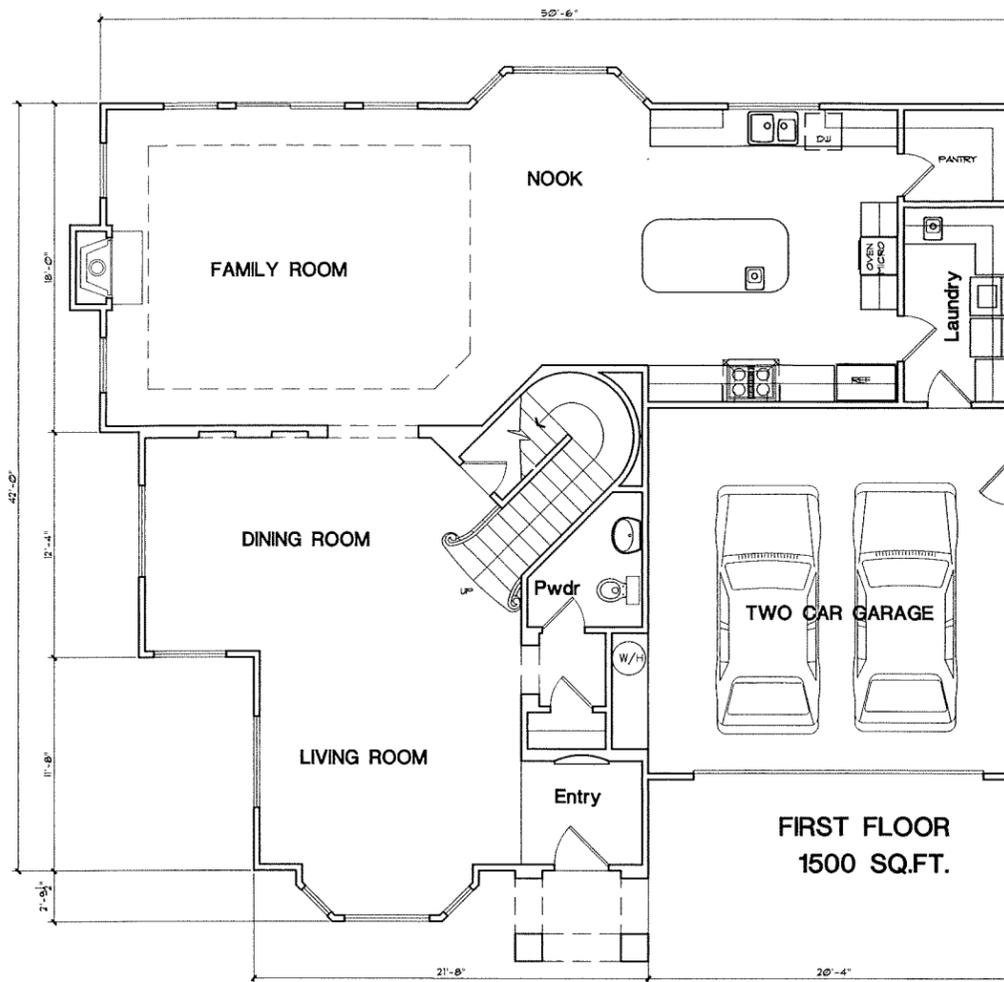
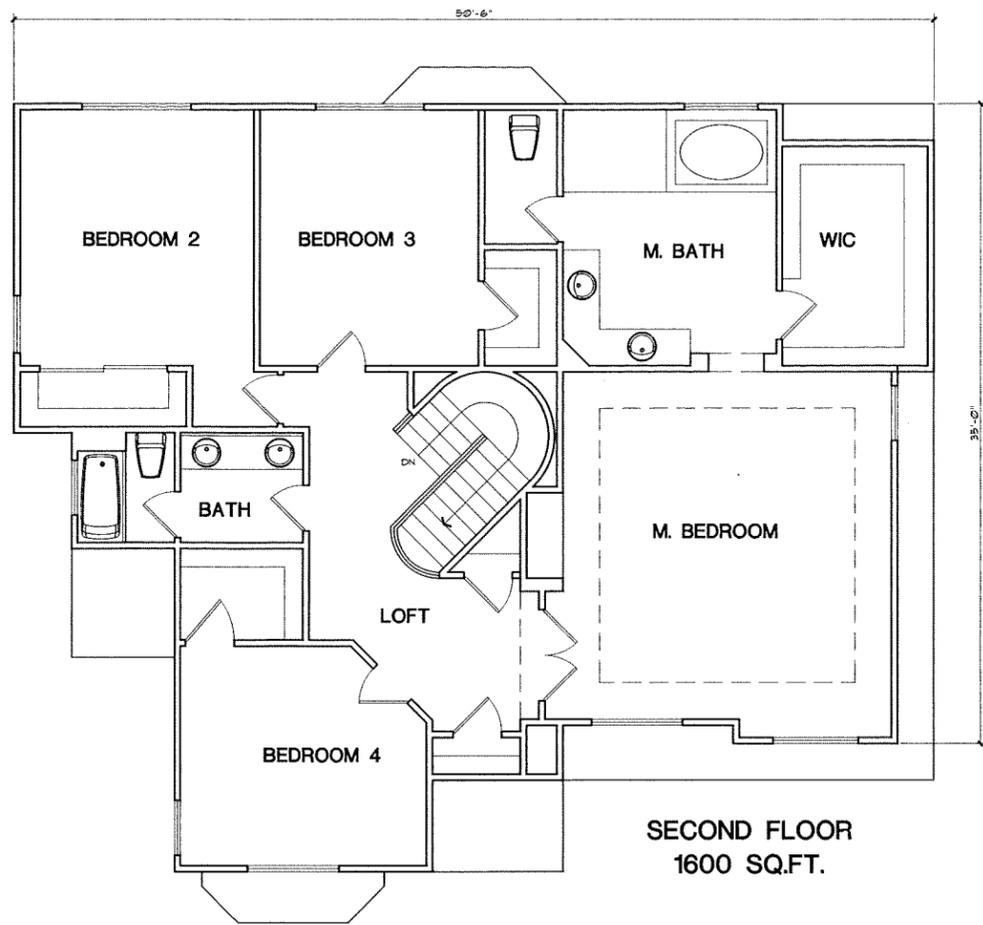
CONCEPTUAL
FLOOR PLANS & ELEVATIONS

ALMADEN SUBDIVISION
19600 ALMADEN ROAD
SAN JOSE, CA
APN: 724-35-141

DATE: 12-11-07
SCALE: 1/4"=1'-0"
DRAWN: CB
JOB NO: 06-226

SHEET NO.
5B
OF SHEETS

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PLAN C
LOTS 4 & 6
3,100 SQ. FT.

REVISIONS	BY

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ROCKLIN, CA 95765

CONCEPTUAL FLOOR PLANS & ELEVATIONS

ALMADEN SUBDIVISION
19600 ALMADEN ROAD
SAN JOSE, CA
APN: 724-35-141

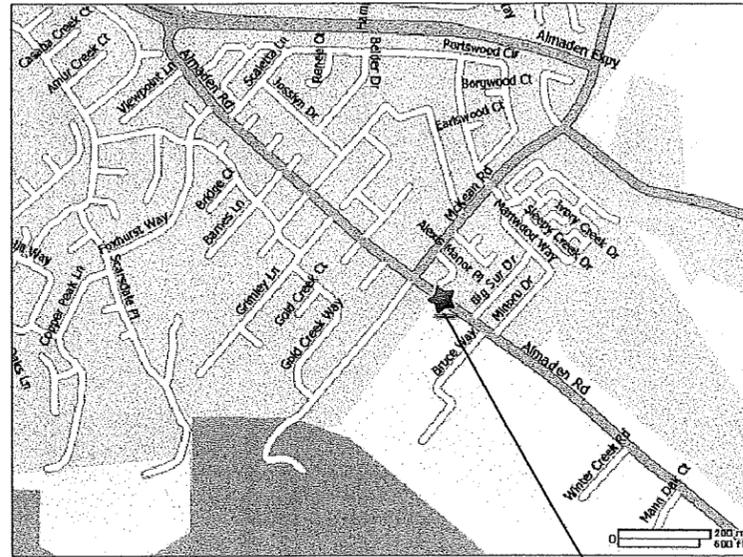
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DRAWN:	CS
JOB NO:	06-226
SHEET NO.	5C
OF SHEETS	

CONCEPTUAL DESIGN

1/4"=1'-0"

PRELIMINARY GRADING AND DRAINAGE PLANS

SIX (6) NEW SINGLE FAMILY HOMES WITH A COMMON LOT DEVELOPMENT
 19600 ALMADEN ROAD, SAN JOSE, CA
 APN: 724-35-141



LOCATION MAP
 N.T.S.

ABBREVIATIONS			
DESCRIPTION	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	LP	LOW POINT
AC	ASPHALT CONCRETE	MON	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BACK OF CURB	PB	PULL BOX
BD	BLOW OFF	PGV	PG&E VAULT
BW	BACK OF WALK	PL	PROPERTY LINE
C&G	CURB AND GUTTER	PP	PLASTIC PERFORATED PIPE
CF	GARAGE FINISH FLOOR (BACK)	PSE	PUBLIC SERVICE EASEMENT
C/L	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLS	CENTERLINE SWALE	R/W	RIGHT OF WAY
CO	CLEANOUT	RC	REINFORCED CONCRETE PIPE
CP	CONTROL POINT	SD	STORM DRAIN
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SS	SANITARY SEWER LINE
DL	DAYLIGHT	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTRIC	SW	SIDEWALK
EP	EDGE OF PAVEMENT ELEVATION	TC	TOP OF CURB
EUC	EUCALYPTUS TREE	TOB	TOP OF BANK
(E)EX	EXISTING	TOE	TOE OF SLOPE
FF	FINISHED FLOOR	TF	TOP OF FOUNDATION
FG	FINISH GRADE	TP	TOP OF PIPE
FH	FIRE HYDRANT	UG	UNDERGROUND GAS
FL	FLOWLINE	USS	UNDERGROUND SANITARY SEWER
FNC	FENCE	UST	UNDERGROUND STORM DRAIN
FOG	FOG LINE	UT	UNDERGROUND TELEPHONE
GB	GRADE BREAK	UW	UNDERGROUND WATER
GFF	GARAGE FINISHED FLOOR (FRONT)	VCP	VITRIFIED CLAY PIPE
GUY	GUY WIRE	WCP	WHITE LINE STRIPE
HP	HIGH POINT	WLK	WALKWAY
IP	IRON PIPE	WM	WATER METER
JP	JOINT POLE	WY	WATER VALVE
LP	LP OF GUTTER		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e.T.V	OH e.T.V	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊛	⊛	ELECTROLUER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
---	---	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	SWALE
---	---	DIRECTION OF FLOW IN PIPE
---	---	AREA DRAIN/ INLET
---	---	OVERLAND RELEASE PATH
---	---	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
---	---	1% MIN. FROM PROPERTY LINE TO SWALE
---	---	(E) TREE TO BE REMOVE
---	---	DOWN-SPOUT
---	---	POP-UP EMITTER

EARTHWORK TABLE

BUILDING	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING, LOT 1	62	0		
BUILDING, LOT 2	100	0		
BUILDING, LOT 3	27	0		
BUILDING, LOT 4	0	86		
BUILDING, LOT 5	0	133		
BUILDING, LOT 6	0	57		
TOTAL	189	276	0	87

SITE	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
LOT 1	173	0		
LOT 2	275	0		
LOT 3	116	0		
LOT 4	0	138		
LOT 5	0	175		
LOT 6	0	32		
LOT A	909	331		
TOTAL	1473	676	797	0

TOTAL PROJECT	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
TOTAL	1662	952	710	

NOTE:

— EARTHWORK QUANTITIES ON THIS TABLE ARE FOR CITY INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

IMPERVIOUS AREA TABLE

EXISTING	AREA (SQFT)	AREA (ACRES)	MATERIAL	COMMENTS
PARKING LOT/ DRIVEWAY	12,950	0.30	AC PAVEMENT	IMPERVIOUS
BUILDING	8,082	0.19	ROOFING MATERIAL	IMPERVIOUS
PATIOS	443	0.01	CONCRETE	IMPERVIOUS
TOTAL IMPERVIOUS AREAS	21,475	0.49		IMPERVIOUS
TOTAL PERVIOUS AREAS	23,491	0.54	LANDSCAPE/ DIRT	PERVIOUS

PROPOSED	AREA (SQFT)	AREA (ACRES)	MATERIAL	COMMENTS
BUILDING & PORCH, LOT 1	2,403	0.06	ROOF/ CONCRETE	IMPERVIOUS
BUILDING & PORCH, LOT 2	2,134	0.05	ROOF/ CONCRETE	IMPERVIOUS
BUILDING & PORCH, LOT 3	2,403	0.06	ROOF/ CONCRETE	IMPERVIOUS
BUILDING & PORCH, LOT 4	1,970	0.05	ROOF/ CONCRETE	IMPERVIOUS
BUILDING & PORCH, LOT 5	2,134	0.05	ROOF/ CONCRETE	IMPERVIOUS
BUILDING & PORCH, LOT 6	1,970	0.05	ROOF/ CONCRETE	IMPERVIOUS
TOTAL IMPERVIOUS AREAS	13,014	0.30		IMPERVIOUS
DRIVEWAY	11,057	0.25	INTERLOCKING PAVERS	PERVIOUS
WALKWAY	1,016	0.02	INTERLOCKING PAVERS	PERVIOUS
LANDSCAPE	19,879	0.46	LANDSCAPE	PERVIOUS
TOTAL PERVIOUS AREAS	31,952	0.73		PERVIOUS

TOTAL SITE AREA	AREA (SQFT)	AREA (ACRES)
TOTAL SITE AREA	44,966	1.03

SHEET INDEX:

- 4.1 COVER SHEET/ NOTES
- 4.2 GRADING AND DRAINAGE PLAN
- 4.3 GRADING AND DRAINAGE PLAN
- 4.4 CROSS SECTIONS, DETAILS
- 4.5 CONCEPTUAL STORMWATER CONTROL PLAN
- 4.6 CONCEPTUAL UTILITY PLAN
- 4.7 CONCEPTUAL UTILITY PLAN
- 4.8 FIRE TRUCK TURN AROUND AND CLEARANCE

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SDR35 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.
5. For details of vertical curb, valley gutter, curb and gutter and curb openings, see Private Street Plans.

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINES TO EXISTING STREET LATERALS.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING STREET LATERALS, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSING AND INFORM THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLANS.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____
 BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS
 CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



SMP



ENGINEERS
 CIVIL ENGINEERS

1534 CAROL LANE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8055
 FAX: (650) 941-8755
 E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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 CIVIL ENGINEERS

COVER SHEET
 19600 ALMADEN ROAD
 SAN JOSE, CA
 PRELIMINARY GRADING AND DRAINAGE PLANS
 GENERAL DEVELOPMENT PLAN EXHIBIT C

Revisions:



Date: JANUARY 9, 2008
 Scale: NTS
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 26153
 Sheet:



OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

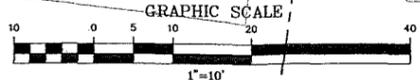
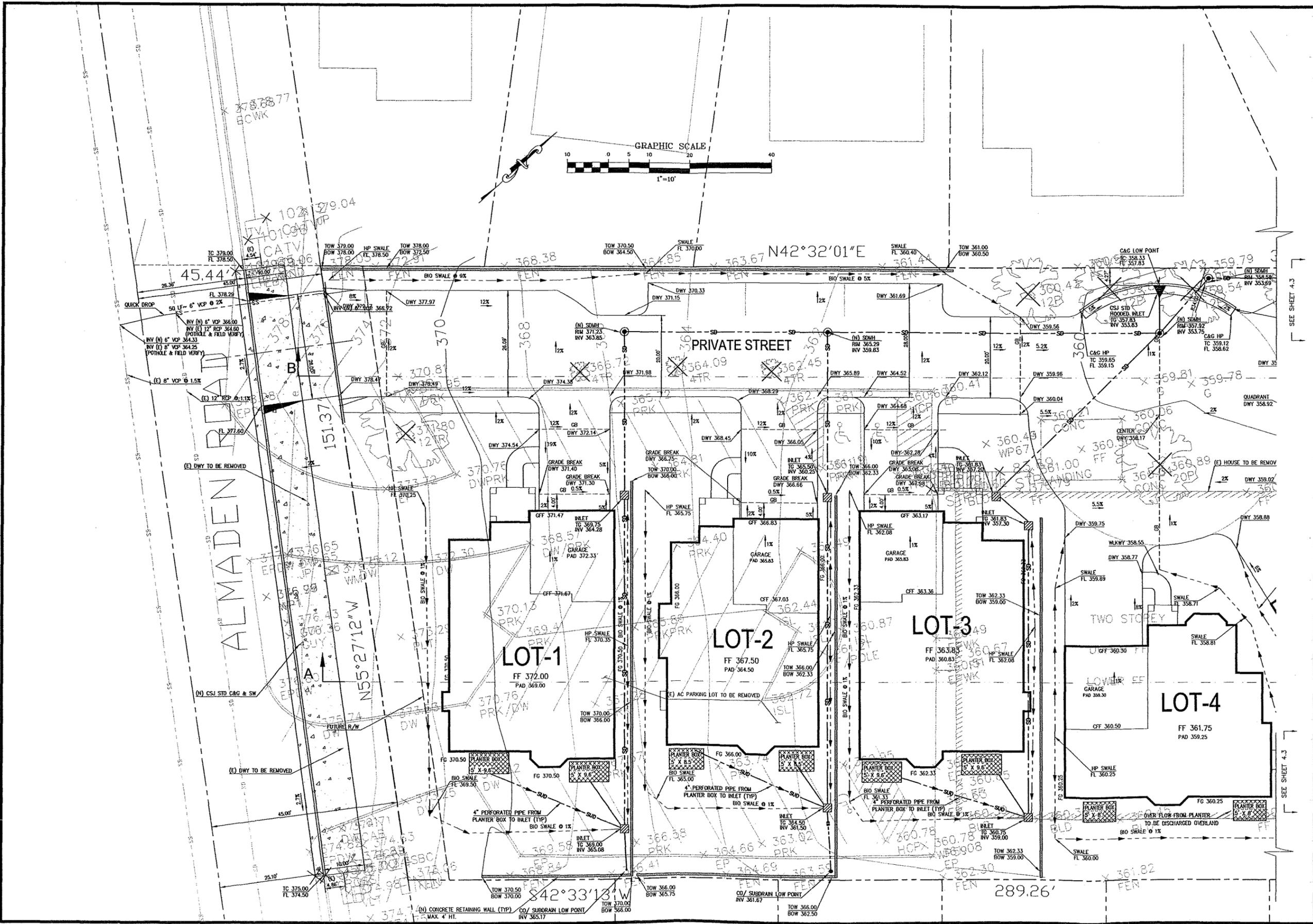
GRADING and DRAINAGE PLAN
19600 ALMADEN ROAD
SAN JOSE, CA
GENERAL DEVELOPMENT PLAN EXHIBIT C

Revisions:



Date: JANUARY 9, 2008
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 26153

Sheet:



SEE SHEET 4.3

SEE SHEET 4.3



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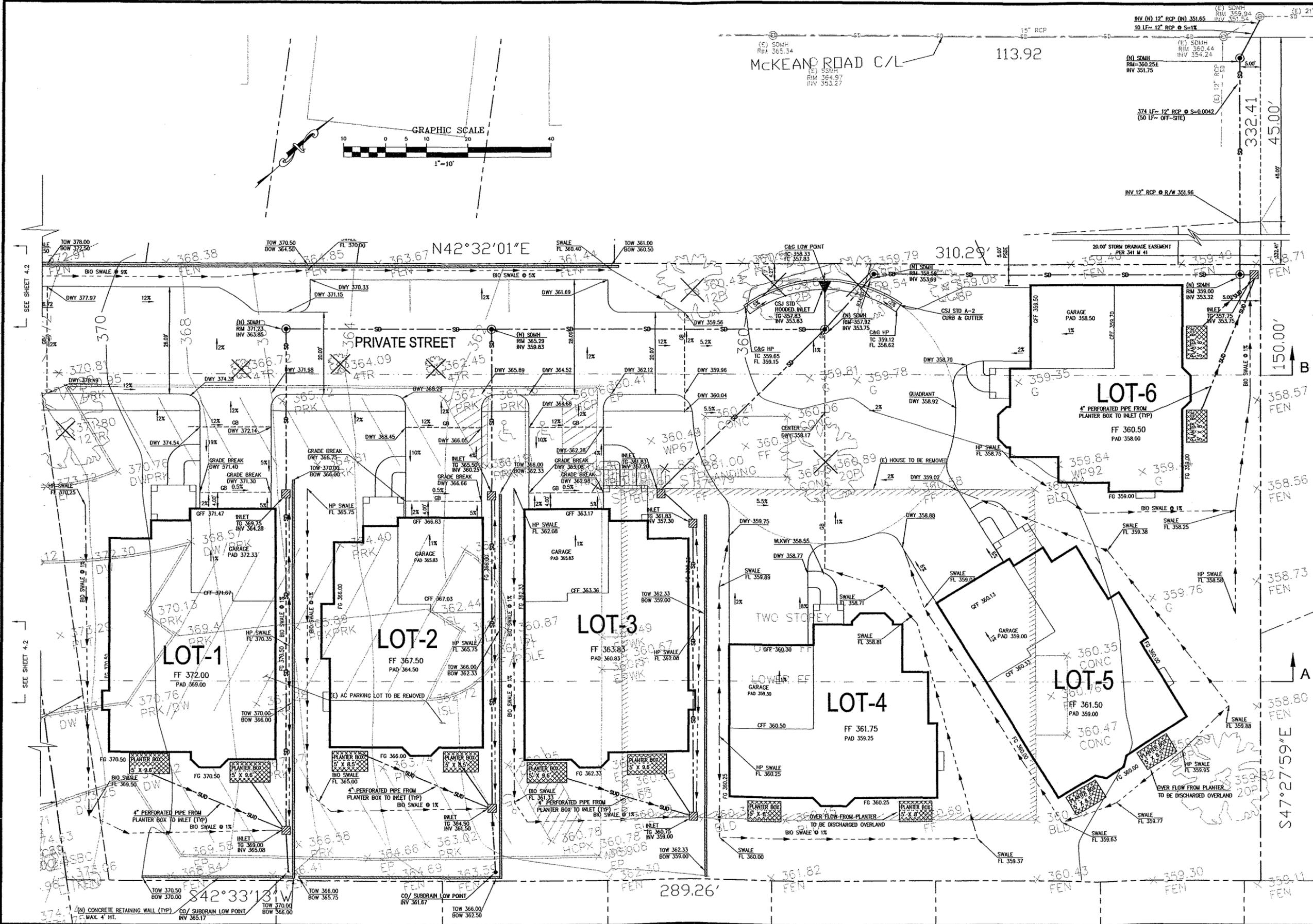
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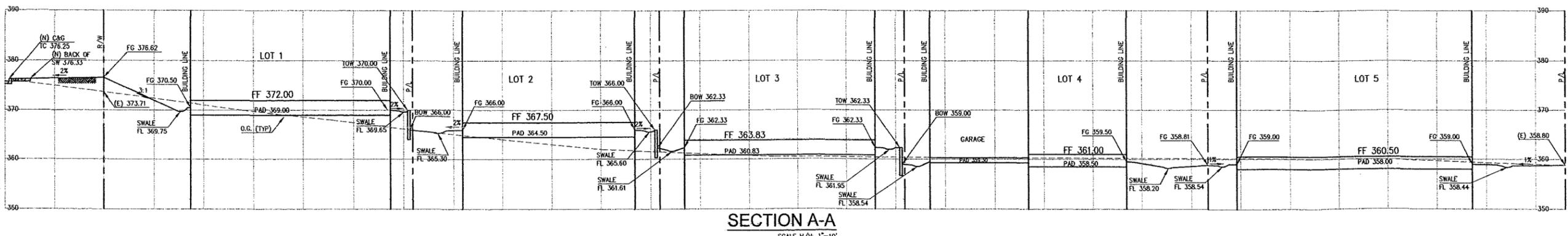
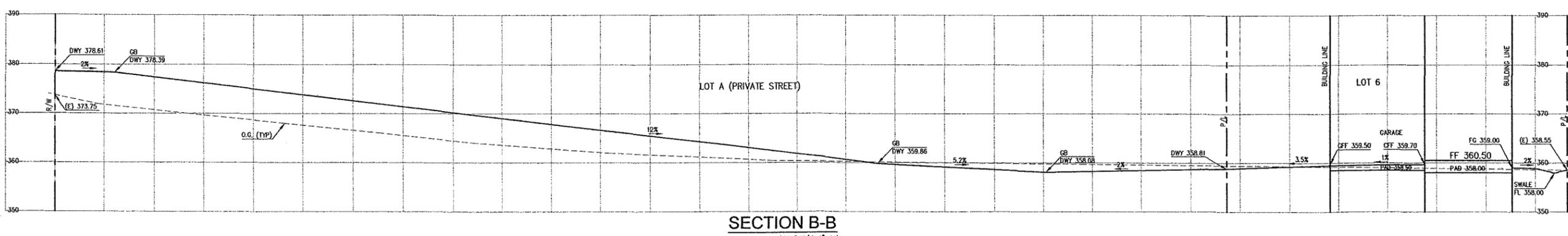
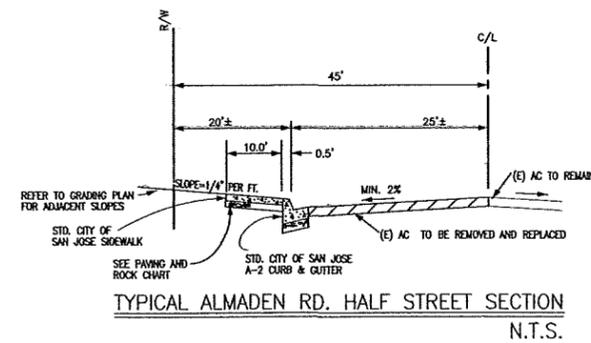
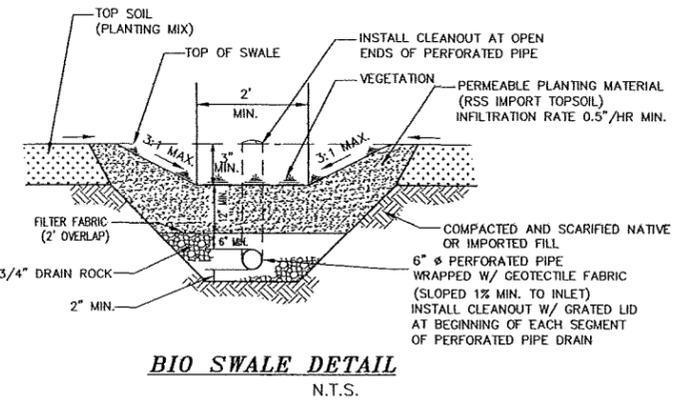
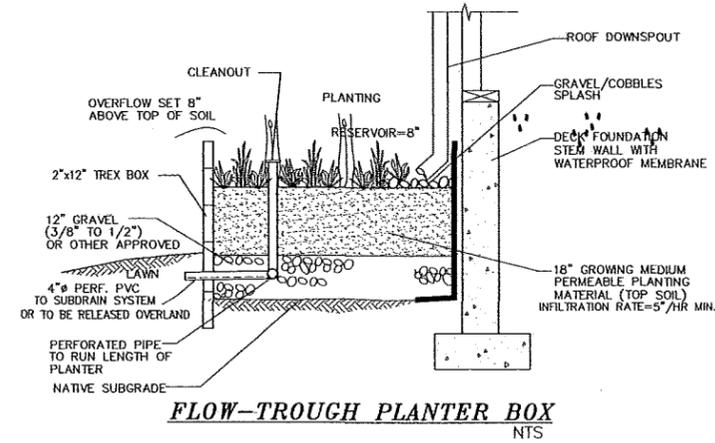
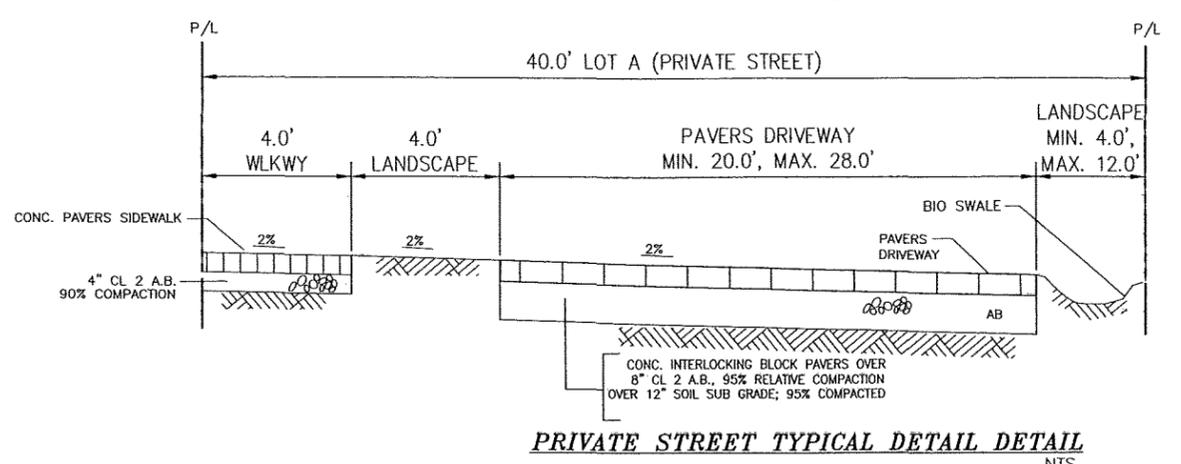
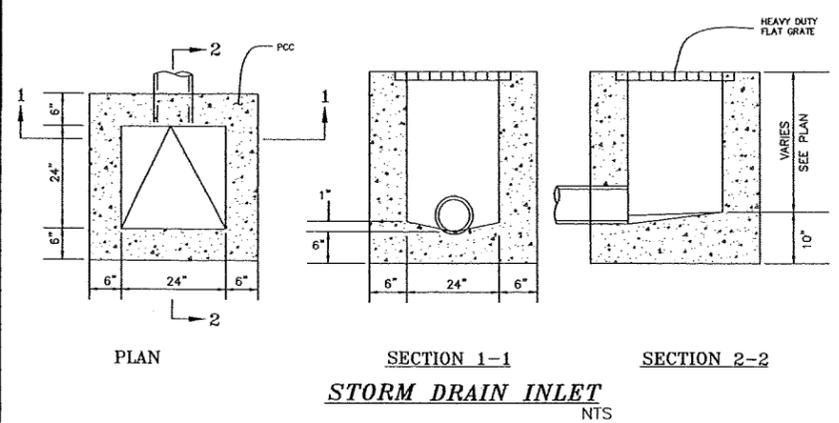
GRADING and DRAINAGE PLAN
19600 ALMADEN ROAD
SAN JOSE, CA
Preliminary Grading and Drainage Plans
GENERAL DEVELOPMENT PLAN EXHIBIT C

Revisions:



Date: JANUARY 9, 2008
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 26153
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CROSS SECTIONS, DETAILS
 19600 ALMADEN ROAD
 SAN JOSE, CA
 PRELIMINARY GRADING AND DRAINAGE PLANS
 GENERAL DEVELOPMENT PLAN EXHIBIT C

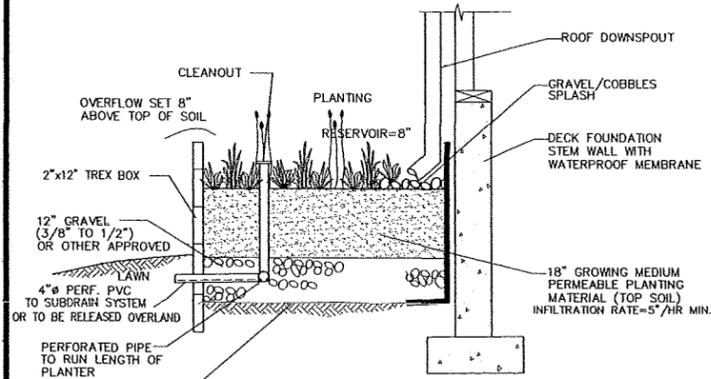
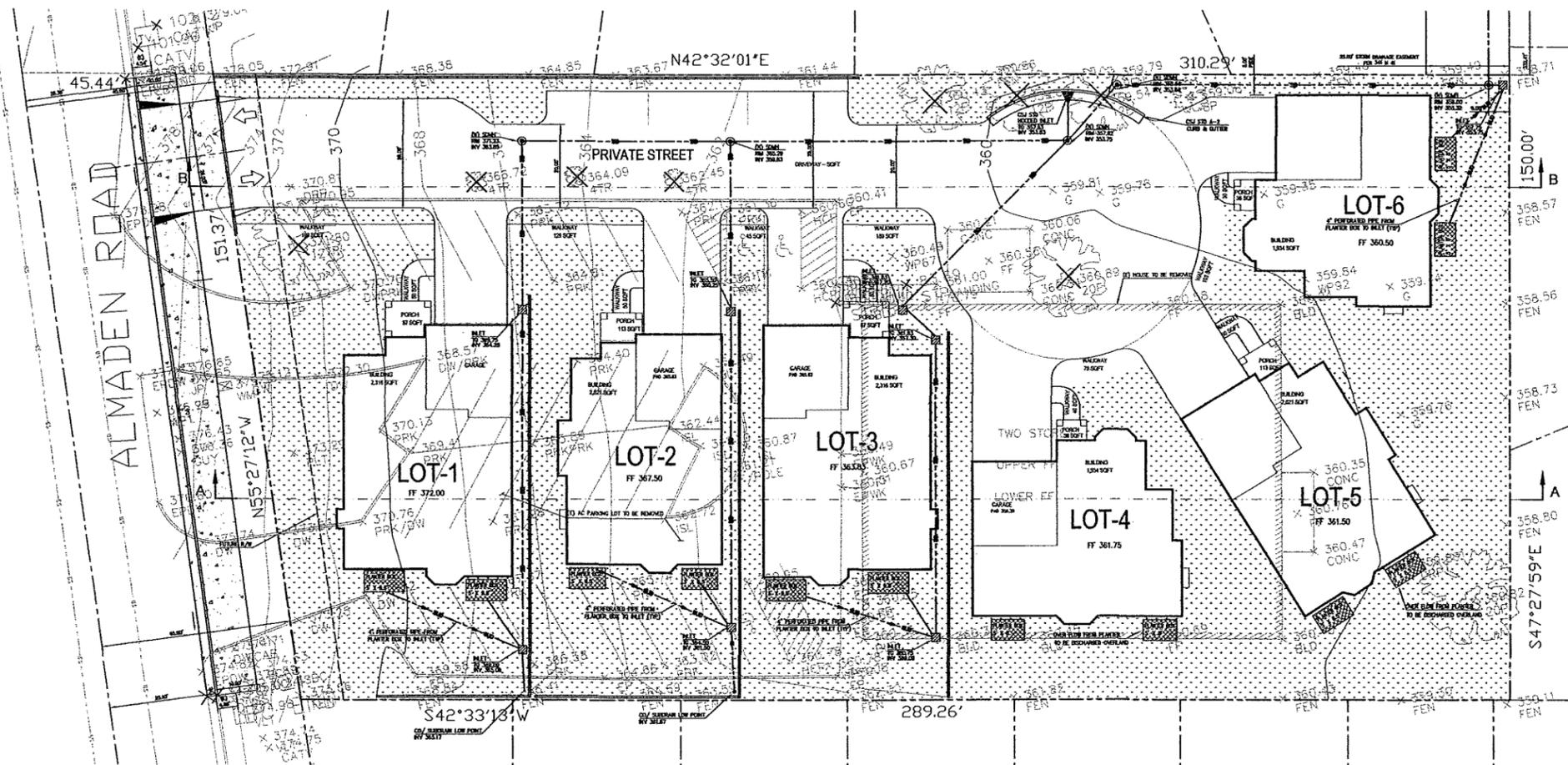
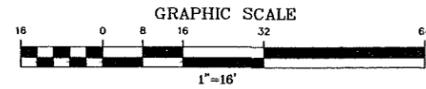
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CONCEPTUAL STORMWATER CONTROL PLAN

SIX (6) NEW SINGLE FAMILY HOMES

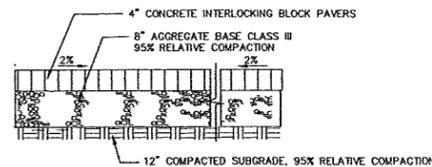
19600 ALMADEN RD., SAN JOSE, CA



FLOW-TROUGH PLANTER BOX
NTS

PLANTER BOX AREA CALCULATION

ROOF AREA (BUILDING & PORCH) (SQ.FT.)	AREA (SQ.FT.)	PLANTER AREA (0.04 X AREA) (SQ.FT.)	NUMBER OF PLANTERS	PLANTER WIDTH (FT)	PLANTER LENGTH (FT)
LOT 1	2,403	96	2	5	9.6
LOT 2	2,134	85	2	5	8.5
LOT 3	2,403	96	2	5	9.6
LOT 4	1,970	79	2	5	8
LOT 5	2,134	85	2	5	8.5
LOT 6	1,970	79	2	5	8



DRIVEWAY TYPICAL DETAIL
NTS

STORM WATER TREATMENT MEASURES:

1. ROOF DOWN SPOUTS RELEASED TO PLANTER BOXES TO FILTER STORM WATER BEFORE REACHING TO DRAINAGE SYSTEM.
2. DRIVEWAYS AND WALKWAYS TO BE INTERLOCKING PAVERS TO REDUCE QUANTITY OF STORM WATER RUNOFF.
3. EXTENSIVE LANDSCAPING AREAS TO PROMOTE ON-SITE INFILTRATION AS MUCH AS POSSIBLE.

FLOW-THROUGH PLANTER MAINTENANCE:

Planter boxes capture runoff from downspouts or sheet flow from plazas and paved areas. The runoff briefly floods the surface of the box and then percolates through an active soil layer to drain rock below. Typically maintenance consists of the following:

- a) Examine DOWNSPOUTS from the rooftops or sheet flow from paving to insure that flow to the planter is unimpeded. Remove any debris and repair any damaged pipes. Check splash blocks or rocks and repair, replace, or replenish as necessary.
- b) Examine the OVERFLOW pipe to make sure that it can safely convey excess flow to a storm drain. Repair or replace any damaged or disconnected piping.
- c) Check the UNDERDRAIN piping to make sure it is intact and unobstructed.
- d) Observe the STRUCTURE of the box and fix any holes, cracks, rotting, or failure.
- e) Check that the SOIL is at the appropriate depth to allow a 8" reservoir above the soil surface and is sufficient to effectively filter stormwater. Remove any accumulations of sediment, litter, and debris. Confirm that soil is not clogging and that the planter will drain with 3-4 hours after a storm event.
- f) Determine whether the VEGETATION is dense and healthy. Replace dead plants. Prune or remove any overgrown plants or shrubs that may interfere with planter operation. Clean up fallen leaves or debris and replenish mulch. Remove any nuisance or invasive vegetation.

Pervious Walkways and Driveway Maintenance:

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

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

- a) Keep landscaped areas well maintained;
- b) Prevent soil being washed onto pavement;

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

- a) Vacuum clean surface using commercially available sweeping machines at the following times:
- End of Winter (April)
- Mid-Summer (July/August)
- After Autumn-leaf fall(November)

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

- a) If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole of a previous surface may be required;
- b) The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and the extent of the blockage;
- c) Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement;
- d) Subsurface layers may need cleaning and replacing;
- e) Removed silts may need to be disposed of as controlled weeds;
- f) Repair ruts or deformations in pavement exceeding 1/2-inch or 13 mm;
- g) Replace broken paver units that impair the structural integrity of the surface;
- h) Replenish aggregate surface joint materials.

IMPERVIOUS AREA PERCENTAGE TABLE

	AREA (SQFT)	AREA (ACRES)	PERCENTAGE
TOTAL EXISTING IMPERVIOUS AREAS	21,475	0.49	47.8%
TOTAL EXISTING PERVIOUS AREAS	23,491	0.54	52.2%
TOTAL PROPOSED IMPERVIOUS AREAS	13,014	0.30	28.9%
TOTAL PROPOSED PERVIOUS AREAS	31,952	0.74	71.1%
TOTAL SITE AREA	44,966	1.03	100%

NOTE: SEE IMPERVIOUS AREA TABLE ON SHEET 4.1 FOR AREAS BREAKDOWN.

PROPOSED AREA HATCH LEGEND

- INTERLOCKING PAVERS DRIVEWAY
- INTERLOCKING PAVERS WALKWAY
- LANDSCAPE AREAS
- BUILDING FOOTPRINT (IMPERVIOUS AREAS)



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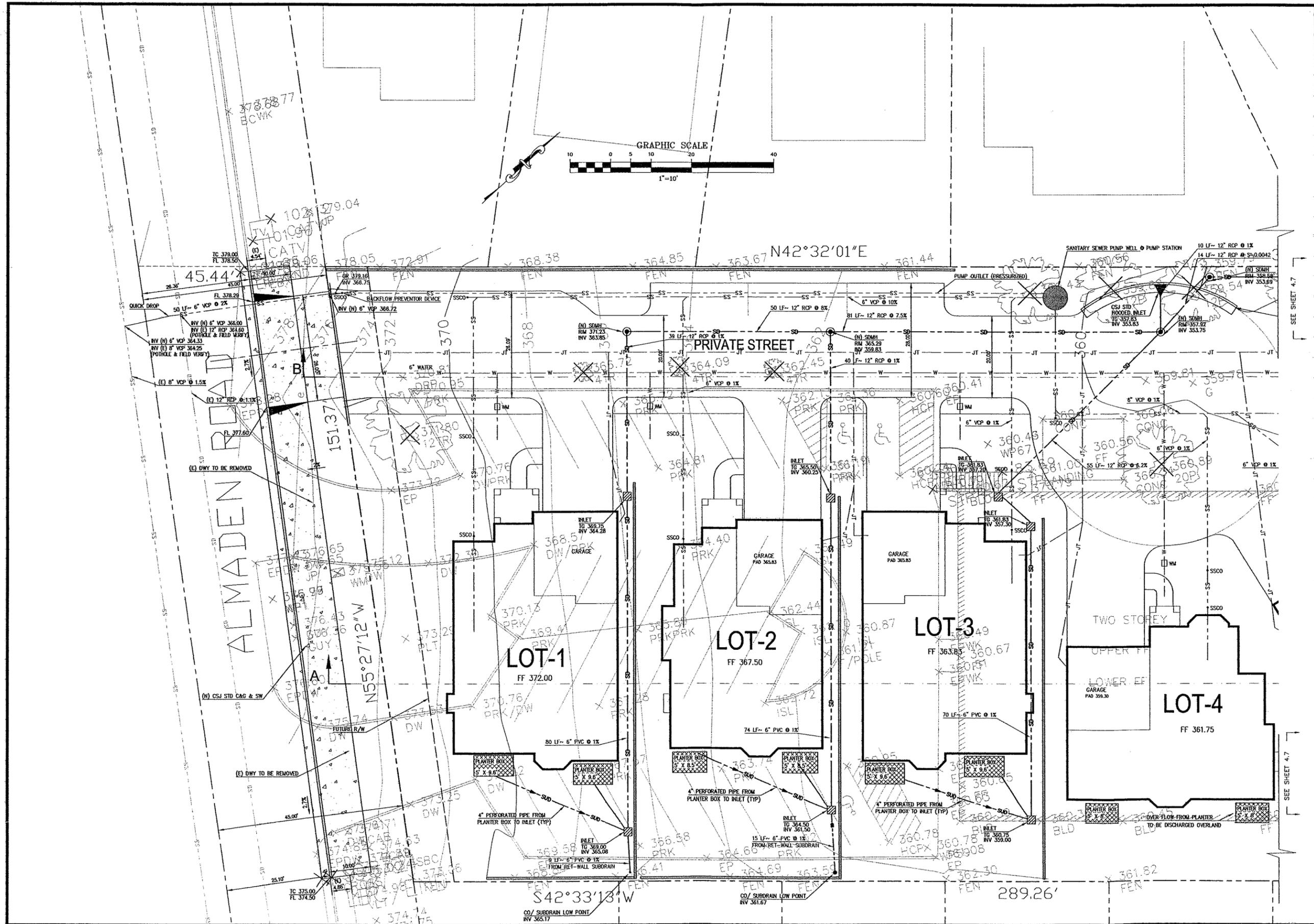
CONCEPTUAL STORMWATER CONTROL PLAN
19600 ALMADEN ROAD
SAN JOSE, CA
PRIMARY GRADING AND DRAINAGE PLANS
GENERAL DEVELOPMENT PLAN EXHIBIT C

Revisions:



Date: JANUARY 9, 2008
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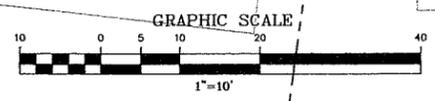
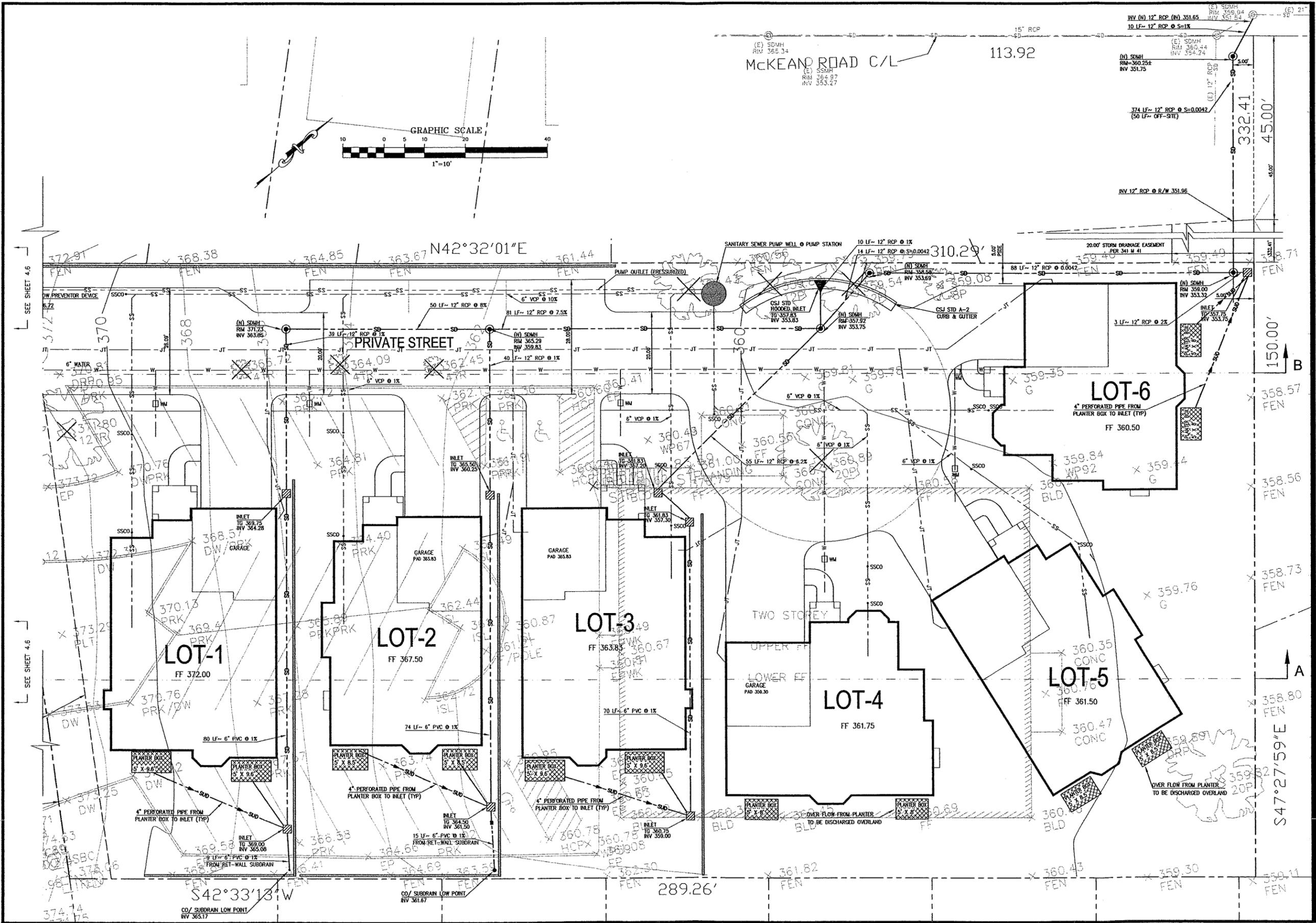


CONCEPTUAL UTILITY PLAN
1960 ALMADEN ROAD
SAN JOSE, CA
 PRIMARY GRADING AND DRAINAGE PLANS
 GENERAL DEVELOPMENT PLAN EXHIBIT C

Revisions:



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CONCEPTUAL UTILITY PLAN
19600 ALMADEN ROAD
SAN JOSE, CA
PRIMARY GRADING AND DRAINAGE PLANS
GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

Revisions:



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FIRE TRUCK TURN AROUND
19600 ALMADEN ROAD
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 PRIMARY GRADING AND DRAINAGE PLANS
 GENERAL DEVELOPMENT PLAN EXHIBIT C'

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