

RESOLUTION NO. 22-9127

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM FOR
THE 3155 EL CAMINO REAL RESIDENTIAL PROJECT LOCATED
AT 3141 – 3155 EL CAMINO REAL, SANTA CLARA**

PLN2020-014674 (Rezone)
PLN2020-14705 (Tentative Tract Map)
CEQ2020-01080 (Mitigated Negative Declaration)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on October 29, 2020, Oak Investment Group, LLC (“Applicant”) filed an application for the 2.14 acre site consisting of two contiguous parcels located at 3141 – 3155 El Camino Real with surface parking lots and seven one-story commercial buildings totaling 21,780 square feet (“Project Site”);

WHEREAS, the Applicant applied to rezone the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a 60-unit residential development consisting of 40 townhomes and 20 flats, private street, and on- and off-site improvements (“Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, the Project approvals will include Resolution No. 22-9128 (“City Council Rezoning Resolution”); Resolution No. 22-9129 (“City Council Tentative Tract Map Resolution”); and this California Environmental Quality Act (“CEQA”) Resolution (collectively, the “Approvals”);

WHEREAS, pursuant to CEQA, and the regulations implementing the Act, specifically 14 Cal. Code of Regs § 15070, this Project was determined after an Initial Study to identify potentially significant effects on the environment which could be avoided with the implementation of mitigation measures, resulting in the drafting of a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”);

WHEREAS, in conformance with CEQA, the MND was noticed and circulated for a 30-day public review period to the State Office of Planning and Research, Santa Clara County Clerk’s Office,

interested parties, and property owners within 500 feet of the Project Site from February 14, 2022 to March 15, 2022, where during that period comment letters were received from the California Department of Transportation (Caltrans) and Santa Clara Valley Transportation Authority, and along with the attached Responses to Comments Received on the MND are made part of the record;

WHEREAS, on June 1, 2022, a newspaper notice for this item was published in *The Weekly*, a newspaper of general circulation for the City, for the Planning Commission meeting of June 15, 2022 and City Council meeting of July 12, 2022;

WHEREAS, on June 2, 2022 notices of the public meeting for the Planning Commission meeting of June 15, 2022 and City Council meeting of July 12, 2022 were posted in three conspicuous locations within 300 feet of the Project Site, and mailed to all property owners within 500 feet of the Project Site boundaries;

WHEREAS, on June 15, 2022, the Planning Commission considered the Project, MND, MMRP and all pertinent information in the record, including public testimony, at the conclusion of which the planning Commission voted to recommend that the City Council adopt the MND and MMRP, approve a rezoning to allow a 60 unit residential development consisting of 40 townhomes and 20 flats, and approve the Tentative Tract Map to subdivide the land into residential condominiums and a common interest lot to serve the development; and

WHEREAS, the City Council reviewed the MND prepared for the Project, City staff report pertaining to the MND and all evidence at a duly noticed public hearing on July 12, 2022. All these documents and evidence are herein incorporated by reference into this Resolution.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby finds that all potentially significant environmental impacts that may directly or indirectly result from the Project would be reduced to a less-than-significant level by the mitigation measures specified in the MND and MMRP.

3. That the City Council hereby finds that the MND is complete, prepared in compliance with CEQA, and represents the independent judgment of the City Council.

4. That the City Council hereby finds that the MND and MMRP completed for this Project has been completed in compliance with CEQA, and that approval of this Project as mitigated will have no significant negative impacts on the area's environmental resources, cumulative or otherwise, as the impacts as mitigated would fall within the environmental thresholds identified by CEQA.

5. That the City Council hereby adopts the MND and MMRP for the Project as required by the CEQA Guidelines (14 Cal. Code of Regs. § 15074).

//

//

//

//

//

//

//

//

//

//

//

//

//

//

6. The City Council hereby designates the Planning Division of the Community Development Department as the location for the documents and other material that constitute the record of proceedings upon which this decision is based and designates the Director of Community Development as the custodian of records.

7. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 12TH DAY OF JULY, 2022, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Jain, Park, and Watanabe, and Mayor Gillmor
-------	-------------	--

NOES:	COUNCILORS:	None
-------	-------------	------

ABSENT:	COUNCILORS:	None
---------	-------------	------

ABSTAINED:	COUNCILORS:	Hardy
------------	-------------	-------

ATTEST: _____



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Mitigated Negative declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)
2. Responses to Comments on the MND
3. Development Plans

DRAFT
MITIGATION MONITORING AND REPORTING PROGRAM

3155 El Camino Real Residential Development Project

CITY OF SANTA CLARA

April 19, 2022

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

On _____, the Planning Commission approved the Initial Study/Mitigated Negative Declaration for the 3155 El Camino Real Residential Development Project. The Initial Study/Mitigated Negative Declaration concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study/Mitigated Negative Declaration concluded that mitigation measures would not be required to reduce significant impacts.

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Air Quality				
IMPACT AIR-1: The proposed project would generate fugitive dust in the form of PM10 and PM2.5 which would expose sensitive receptors to substantial pollutant concentrations.	MM BIO-1: During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	During any construction period ground disturbance.	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number project construction superintendent regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.			
IMPACT AIR-2: The construction of the proposed project would result in nearby sensitive receptors being exposed to TAC emissions in excess of BAAQMD threshold	MM AIR-2.1: Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant shall submit construction operations plan to the Director of Community Development or the Director's designee that includes specifications of the equipment to be used during construction. The plan shall be accompanied by a letter signed by an air quality specialist, verifying that the equipment included in the plan meets the standards set forth in MM AIR-2.2.	Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest)	Project applicant	Director of Community Development or the Director's designee

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
for cancer risk and annual PM2.5.	MM AIR-2.2: Use construction equipment that has low diesel particulate matter exhaust to minimize emissions. A feasible plan to reduce emissions such that increased cancer risk and annual PM2.5 concentrations from construction would be reduced below significance levels is as follows: • All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall meet EPA Tier 4 emission standards for particulate matter (PM10 and PM2.5). Alternatives to this include the following: ○ Use of construction equipment with engines that meet EPA Tier 2 or 3 emission standards with CARB-certified Level 3 Diesel Particulate Filters (DPF) or equivalent, otherwise, ○ Use of electrical or non-diesel fueled equipment. Alternatively, the applicant could develop a separate feasible plan that reduces on- and near-site construction DPM emissions by 40 percent or greater. Such a plan would have to be reviewed and approved by the City.			

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Biological Resources				
Impact BIO-1.1: Construction activities could disrupt nesting raptors, or other birds, resulting in abandonment of nests and loss of fertile eggs.	MM BIO-1.1: Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1st through August 31st. If it is not possible to schedule construction and tree removal between September 1 and January 31, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests are disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the qualified ornithologist, shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that raptor or migratory bird nests would not be disturbed during project construction.	During construction activities.	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Cultural Resources				
Impact CUL-1: Construction activities would potentially uncover and disturb archeological resources on-site.	MM CUL-1.1: Archaeological monitoring by a qualified prehistoric archaeologist shall be completed during soil excavation on-site. MM CUL-1.2: In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Community Development Director will be notified, and a qualified archeologist shall examine the find and provide recommendations for further treatment, if warranted. Construction and potential impacts to the area(s) within a radius determined by the archaeologist shall not recommence until the assessment is complete.	During excavation and grading, at the time a discovery is made	Project applicant	Director of Community Development
Impact CUL-2: Construction activities would potentially uncover and disturb human remain resources on-site.	MM CUL-2.1: In the event that human remains are discovered during excavation, trenching and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be	During excavation and grading, if human remains are discovered	Project Applicant	Santa Clara County Coroner, Native American Heritage Commission

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.			
Geology and Soils				
Impact GEO-1: The project site is located within a mapped liquefaction hazard zone and has soils with high shrink swell potential. Buildings constructed on-site could experience settlement in the event of strong ground shaking as a result of an earthquake or other geologic events	GEO-1.1: To avoid or minimize potential damage from seismic shaking and other geologic events, and consistent with General Plan Policy 5.10.5-P6, the project would be built using standard engineering and seismic safety design techniques. Building, redevelopment, design, and construction at the site shall be completed in conformance with the recommendations of a design-level geotechnical investigation, which will be included in a geotechnical report to the City. The report shall be reviewed and approved by the City of Santa Clara's Building Division as part of the building permit review and issuance process. The building shall meet the requirements of applicable Building and Fire Codes, including the 2019 California Building Code, as adopted or updated by the City. The project shall be designed to withstand potential geologic hazards identified on the site, including liquefaction and shrink swell capacity of soils, and the project shall be designed to reduce the risk to life or property to the extent feasible and in compliance with the Building Code.	Building permit review and issuance, and construction.	Project applicant	City of Santa Clara's Building Division
Hazards and Hazardous Materials				
Impact HAZ-1: Construction of the proposed project could expose construction	MM HAZ-1.1: The project applicant shall be required to develop a Soil and Groundwater Management Plan and submit it to the City of Santa Clara and the Santa Clara County Department of Environment Health (SCCDEH) prior to	Prior to issuance of any demolition or grading permits	Project applicant and contractors	Director of Community Development and SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
workers to soil contaminants, soil vapor, and contaminated groundwater on the project site.	issuance of any demolition or grading permits (whichever occurs first) for review and approval. The project applicant must then provide the approved Soil and Groundwater Management Plan to the General Contractor and each of its subcontractors for incorporation into their Health and Safety Plans (HSP). MM HAZ-1.2: All contractors must prepare a site-specific Health and Safety Plans (HSP) to establish health and safety protocols for their personnel working at the project site. The HSPs will be reviewed and approved by the City of Santa Clara and the SCCDEH prior to issuance of demolition or grading permits (whichever occurs first) and will be modified accordingly if previously unknown impacted materials are encountered during construction. These modifications must meet federal and State of California (OSHA) standards for hazardous waste operations (29 CFR 1910.120 and 8 CCR 5192). Earthwork activities in contaminated materials will be performed by licensed contractors with personnel trained in hazardous waste operations (40-hour OSHA training). All contractors will be responsible for following the protocols presented in their HSP. The contractor will also prepare an injury and illness prevention plan. The contractor's HSP will contain provisions for limiting chemical exposure to construction workers, chemical and on-chemical hazards, emergency procedures, and standard safety protocols.	(whichever occurs first) Prior to issuance of any demolition or grading permits (whichever occurs first)	Project applicant and contractors	Director of Community Development and SCCDEH

3155 El Camino Real Residential Development Project

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	- Work activities will be conducted with, at a minimum, Level D protection including: - Rubber boots when in contact with groundwater; - Work boots; - Work gloves; - Safety glasses when risk of splashing or contact with groundwater; - Hard hat at all times; and - Hearing protection (if noise levels exceed 85 dBA). Contractors are also required to determine the requirements for worker training, based on the level of expected contact to soil and groundwater associated with their workers' activities. MM HAZ-1.3: The project site will be fenced and gated with a lock. Access to the project site will be limited by the General Contractor to authorized personnel. Site control procedures will be implemented by the General Contractor to control the flow of personnel, vehicles and materials in and out of the site. Signs will be posted by the General Contractor instructing visitors to sign in at the project support areas at all project site entrances. MM HAZ-1.4: If suspect and/or confirmed impacted soil is encountered, decontamination procedures shall be established	During construction In the event that contaminated	Contractor Contractor	Director of Community Development

3155 El Camino Real Residential Development Project

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	and implemented by the Contractor to reduce the potential for construction equipment and vehicles to release contaminated soil onto public roadways or other off-site transfer. At a minimum, gravel will be placed at all project site access points by the Contractor and excess soil will be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving the equipment to off-site locations. All truck tires shall be cleaned prior to leaving the project site. Decontamination rinse will be captured and stored in Department of Transportation (DOT) approved containers for subsequent testing and off-site disposal.	soil is encountered.		Director of Community Development
	MM HAZ-1.5: Excavated soil suspected to be impacted will require additional stockpiling measures. The stockpile area will be clean and free of debris prior to the placement of the bottom liner. The liners will consist of heavy-duty plastic (minimum of 30-mil) as the bottom and top liners. All stockpiles will include berms for containment of any water that drains from the soil. Stockpiles will be inspected at least twice daily and repaired as needed. At the end of each shift or when the stockpile is not in use for two hours or longer, the pile(s) will be securely covered with the heavy-duty plastic liner. All stockpiles will be handled as to prevent or reduce potential dust generation. Additional water spray will be utilized for dust suppression and foam or surfactant will be utilized for stabilization of stockpiles, if necessary.	In the event that contaminated soil is encountered.	Contractor	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	MM HAZ-1.6: In addition to the measures above, following demolition activities a qualified Environmental Professional will collect soil samples around former borings EB-2, EB-3, EB-4, and EB-5 to evaluate the lateral extent of soil exceeding residential screening levels. These samples will comply with the specifications identified in the Soil and Ground Water Management Plan prepared for the proposed project. MM-HAZ-1.7: If over excavation of some or all of the former tank backfill is required for geotechnical purposes, the designated Environmental Professional shall observe excavation activities and perform sampling of laboratory analyses. The contractor will delineate the former tank pit boundaries and will perform the necessary excavation. The Environmental Professional will document the approximate size of the former tank pit excavation as well as visibly apparent indicators of contamination on the excavation sidewall or base. An organic vapor meter will be used to monitor hydrocarbon vapors in the excavation. Soil observed to be potentially impacted should be placed on top of and covered by plastic sheeting and will be separately stockpiled from presumed “clean” soil. The Environmental Professional will process	In the event that contaminated soil is encountered. If over excavation of some or all of the former tank backfill is required.	Qualified Environmental Professional Designated Environmental Professional	SCCDEH SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM
3155 El Camino Real Residential Development Project

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	samples as described in the Soil and Groundwater Management Plan. MM-HAZ-1.8: During construction activities, if unanticipated contamination (e.g., if soil discoloration, odors, and/or elevated organic vapor meter readings are noted), buried structures (e.g., sumps or tanks), or hazardous debris are encountered that may pose a risk to human health or the environment, earthwork in the suspect area will be immediately stopped and worker access to the suspect area will be restricted. The area will be cordoned off using delineators and caution tape, or similar materials by the Contractor. Subsequently, the Environmental Professional and project applicant will be notified. The quality of soil suspected to be contaminated will be evaluated through analytical testing by the Environmental Professional so that appropriate handling and disposal alternatives can be determined. MM-HAZ-1.9: During impacted soil loading activities, the contractor will place heavy plastic sheeting beneath the trucks to collect any spilled soil. To avoid spreading of the contamination, after each truck is loaded and prior to moving off the plastic sheeting, the top rails, fences, tires, and all other surfaces with visible dust or soil spilled during loading will be removed by dry brushing methods at the point of loading. The collected soil on the plastic will be periodically removed to avoid the spreading of impacted soil on the truck tires.	During construction activities, if unanticipated contamination or hazardous debris are encountered that may pose a risk During impacted soil loading activities	Contractor Contractor	The Environmental Professional The Environmental Professional

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	MM-HAZ-1.10: The Environmental Professional will be present on-site during the removal of impacted soil and will be responsible for observing soil conditions and Contractor's activities. As part of this process, daily field reports documenting Site activities will be completed and made available for inspection by authorized oversight personnel for the duration of the project. The Environmental Professional will complete daily field reports for each day that they are on-site. Entries will be complete and accurate enough to permit reconstruction of the Environmental Professional's field activities. Each page will be dated, and the time of entry noted. The following information will be included for each sample: • Sample identification number • Sample location and description • Site sketch showing sample location and measured distances • Sampler's name(s) • Date and time of sample collection • Designation of sample as composite or grab • Type of sample (i.e., matrix) • Type of preservation	During the removal of impacted soil	The Environmental Professional	SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	• Type of sampling equipment used • Field observations and details important to analysis or integrity of samples (e.g., heavy rains, odors, colors, etc.) • Instrument readings (e.g., photoionization detector [PID], etc.) • Chain-of-custody form numbers and chain-of-custody seal numbers • Transport arrangements (courier delivery, lab pickup, etc.) MM-HAZ-1.11: The following General Procedures will be carried out for construction on the project site: • Trenches/excavations that extend below the concrete section shall be screened daily with an organic vapor meter or similar meter. Total volatile organic compounds at a sustainable concentration of five ppmv above background shall require personnel to stop work and leave area. If concentrations do not recede, the trench/excavation shall be barricaded and the Environmental Consultant contacted. • Open trenches/excavations shall be inspected daily for readily observable indications of possible cave-ins, hazardous atmosphere or other hazardous conditions. • If readily observable conditions are noted that could result in cave-in, hazardous atmosphere or other hazardous condition, exposed workers shall be removed	During Construction	Contractor and applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	from the area until the necessary precautions have been taken to address the concern. • Trenches/excavations shall be protected with adequate barriers or physical protection. • Stockpiles of soil shall not be stored within 2 feet of a trench/excavation. • Where oxygen deficiency (atmospheres containing less than 19.5 percent oxygen) or a hazardous atmosphere exists or could reasonably be expected to exist, the atmosphere shall be tested before workers enter the work area. • Adequate precautions shall be taken to prevent exposures to atmospheres containing less than 19.5 percent oxygen and or hazardous atmospheres, including proper respiratory protection or ventilation. • Workers shall not work in excavations/trenches in which there is accumulated water or in trenches/excavations in which water is accumulating, unless adequate precautions have been taken against the hazards posed by the accumulation. These measures can include PPE, shoring or water removal. • Workers shall wash hands thoroughly after handling project site soil or groundwater even if they were wearing protective gloves. MM-HAZ-1.12: If utility trenches extend into groundwater, measures will be implemented to reduce the potential for vapor			

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	and groundwater migration through trench backfill and utility conduits. Such measures shall include placement of low-permeability backfill “plugs” at selected intervals on-site and at all locations where the utility trenches extend off-site. In addition, utility conduits that are placed below groundwater will be installed with water-tight fittings to reduce the potential for groundwater to migrate into the conduits. The Civil Engineer should survey and record all ‘plug’ placement locations. MM-HAZ-1.13: If excavation dewatering is required, pumped water will be transferred from the excavations into holding tanks and then either pumped to the sanitary sewer under a Publicly Owned Treatment Works permit, treated and discharged to the storm drain system pursuant to a California Regional Water Quality Control Board – San Francisco Bay Region (Water Board) National Pollutant Discharge Elimination System (NPDES) permit, and/or loaded into tanker trucks for off-site disposal. If on-site reuse for dust control is desired, water samples must be collected from the holding tank and analyzed for volatile organic compounds and TPHg (EPA Test Method 8260B) and TPHd (EPA Test Method 8015M). If the detected analytes do not exceed groundwater ESLs, the water in the holding tanks can be reused on-Site for dust control.	During excavation if utility trenching expands into groundwater. During excavation if dewatering is required	Applicant and Contractor Applicant and contractor	Civil Engineer California Regional Water Quality Control Board
Impact HAZ-2: The proposed project would	MM-HAZ-2.1: Based on the detection of Perchloroethylene (PCE) and benzene exceeding residential environmental	Prior to the start of construction	Applicant and contractor	SCCDEH

MITIGATION MONITORING OR REPORTING PROGRAM 3155 El Camino Real Residential Development Project				
Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
expose future residents to vapor intrusion on-site.	screening levels (ESLs), vapor intrusion mitigation (VIM) measures will be implemented for the future development. A VIM system design and construction quality assurance plan will be submitted to Santa Clara County Department of Environmental Health (SCCDEH) for review and approval prior to start of construction. The VIM design document will describe pre-occupancy sub-membrane sampling. Although concentrations of PCE and benzene detected do not significantly exceed Tier 1 ESLs, the VIM system will be designed to avoid any post-occupancy sampling or monitoring requirement. Such a system could include two membranes (one on sub-grade and one sub-slab), a minimum eight inches of gas-permeable gravel beneath the concrete slab/membrane, and passive sub-slab ventilation.			

In addition to mitigation measures listed above, there are also other conditions of approval the project shall implement, including the following:

CONDITIONS OF APPROVAL 3155 El Camino Real Residential Development Project	
Long-term increased cancer risk and annual PM2.5 exposure for new project occupants: Best Management Practices	
• Install air filtration in residential units on the ground floor that are within 90 feet of the closest El Camino Real travel lanes (Buildings 1 and 2). Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units. • The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building. • As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required that includes regular filter replacement. • Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.	
Soil Erosion: Best Management Practices	
• All excavation and grading work would be scheduled in dry weather months or construction sites would be weatherized to withstand or avoid erosion. • Stockpiles and excavated soils would be covered during construction with secured tarps or plastic sheeting. • Vegetation in disturbed areas would be replanted as quickly as possible after construction.	
Conditions for Lead and Asbestos Removal	
• In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site buildings to determine the presence of asbestos-containing materials and/or lead-based paint. • Prior to demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations 1532.1, including employee training, employee air monitoring, and dust	

CONDITIONS OF APPROVAL

3155 El Camino Real Residential Development Project

control. Any debris or soil containing lead-based paint or coatings would be disposed of at landfills that meet acceptance criteria for the waste being disposed.

- All potentially friable ACMs shall be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to any building demolition or renovation that may disturb the materials. All demolition activities will be undertaken in accordance with Cal/OSHA standards contained in Title 8 of CCR, Section 1529, to protect workers from exposure to asbestos.
- A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- Materials containing more than one percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one percent asbestos shall be completed in accordance with BAAQMD requirements.

Best Management Practices: Construction Water Quality Impacts

- Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains;
- Earthmoving or other dust-producing activities would be suspended during period of high winds;
- All exposed or disturbed soil surfaces would be watered at least twice daily to control dust as necessary;
- Stockpiles of soil or other materials that can be blown by the wind would be watered or covered;
- All trucks hauling soil, sand, and other loose materials shall be covered;
- All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites would be swept daily (with water sweepers); and
- Vegetation in disturbed areas would be replanted as quickly as possible.

Best Management Practices: Post-Construction Water Quality

- When the construction phase is complete, a Notice of Termination (NOT) for the General Permit for Construction will be filed with the RWQCB and the City of Santa Clara. The NOT shall document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the project site.

CONDITIONS OF APPROVAL

3155 El Camino Real Residential Development Project

- All post-construction Treatment Control Measures (TCMs) shall be installed, operated, and maintained by qualified personnel. On-site inlets will be cleaned out at a minimum of once per year, prior to the wet season.
- The property owner/site manager shall keep a maintenance and inspection schedule and record to ensure the TCMs continue to operate effectively for the life of the project. Copies of the schedule and record must be provided to the City upon request and must be made available for inspection on-site at all times.

Construction Noise Control Plan Measures

- Construction activities shall be limited to hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 6:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays.
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- If geotechnical conditions allow, drilled piles should be used in place of impact or vibratory pile driving. Drilled piles would generate substantially less noise than impact-drive pile driving.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Control noise from construction workers' radios to a point where they are not audible at existing residential uses to the north of the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

CONDITIONS OF APPROVAL 3155 El Camino Real Residential Development Project	
• Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.	
Interior Noise Impact Conditions	
• A qualified acoustical specialist shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources during the design phase pursuant to requirements set forth in the State Building Code. The study will review the final site plan, building elevations, and floor plans prior to construction and determine building treatments to reduce residential interior noise levels to 45 dBA DNL or lower. Treatments would include, but are not limited to, sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.	

Sources: City of Santa Clara. *Draft Initial Study for the 3155 El Camino Real Residential Development Project*. April 2022.

3155 EL CAMINO REAL RESIDENTIAL PROJECT
RESPONSE TO COMMENTS

The 3155 El Camino Real Residential Project Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and evaluated in compliance with the requirements of the California Environmental Quality Act (CEQA). The IS/MND was circulated for 30 days from February 14 to March 15, 2022. The City received two comment letters during the public comment period:

Comment Letters Received by the City from State, County, or Local agencies:

- | | | |
|----|---|----------------|
| A. | California Department of Transportation | March 14, 2022 |
| B. | Santa Clara Valley Transportation Authority | March 15, 2022 |

This memo responds to public comments on the IS/MND as they relate to the potential environmental impacts of the project under CEQA. Numbered responses correspond to comments in each comment letter. Copies of all comment letters are attached.

Comment Letter A: California Department of Transportation (Caltrans) – March 14, 2022

Comment A-1: The project is located directly along State Route (SR)-85 in Santa Clara. The project proposes to construct eight residential buildings containing a total of 60 residential units. The buildings would range from two to three stories with a height of approximately 34 to 40 feet. The project would also include 110 parking spaces.

Response A-1: Caltrans has correctly summarized the project as presented in the IS/MND.

Comment A-2: The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Response A-2: Caltrans has correctly interpreted the VMT analysis presented in the IS/MND.

Comment A-3: Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Response A-3: The proposed project has analyzed the Air Quality, Noise, and Hazards impacts of the proposed project including improvements associated with the removal of the "porkchop" within the State ROW. These impacts were found to be less than significant, or were mitigated to a less than significant level with the incorporation of measures as identified in sections 4.3, 4.9, and 4.13 of the IS/MND. The proposed project would acquire all necessary permits from Caltrans to complete construction. Additionally, the proposed project would coordinate with Caltrans on the development of a TMP to reduce any impacts on the STN.

Comment A-4: As the Lead Agency, the City of Santa Clara is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Response A-4: The analysis did not identify any impacts to the State ROW. Therefore, there is no nexus to require transportation mitigation for the project.

Comment A-5: If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Response A-5: The proposed project will comply with state and local regulations for ADA accessibility and will maintain access to pedestrian and bicycle access during construction.

Comment A-6: Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. Your application package may be emailed to D4Permits@dot.ca.gov.

Please note that Caltrans is in the process of implementing an online, automated, and milestone-based Caltrans Encroachment Permit System (CEPS) to replace the current permit application submittal process with a fully electronic system, including online payments. The new system is expected to be available during 2022. To obtain information about the most current encroachment permit process and to download the permit application, please visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Response A-6: The proposed project would require encroachment into the Caltrans ROW and would therefore require a Caltrans encroachment permit. The developer would provide the required permit information prior to construction and would coordinate with Caltrans on the requirements of the permit.

Comment Letter B: Santa Clara Valley Transportation Authority – March 15, 2022

Comment B-1: VTA appreciates the opportunity to comment on the Initial Study for the 3155 El Camino Real Residential Project. VTA has reviewed the document and has the following comments:

Central Bikeway Integration

VTA has worked closely with City of Santa Clara staff to plan for a future high quality, low stress bikeway that is complimentary of the City of Santa Clara Council Adopted Bicycle Master Plan vision for El Camino Real. Central Bikeways builds on the idea of protected bikeway and enhances it, with a sidewalk level bikeway, permanent protected barrier, enhanced landscaping, lighting upgrades, wayfinding, and improved protected intersections. While still in the conceptual planning stage, it is important to not preclude or increase costs for the future bikeway as properties redevelop along this important corridor. Please visit www.vta.org/centralbikeway for more details.

VTA commends the project for removing curb cuts along El Camino Real. Doing so reduces the amount of conflict points for pedestrians and bicycle and enhances the experience on this section of El Camino Real. VTA strongly recommends the following modifications to the site plan to better integrate with the future Central Bikeway:

- Maintain only eight-foot width maximum of sidewalk along the El Camino Real frontage. The project states it will build a 10.5-foot sidewalk, although it unclear from the site plan how much is on private property and how much is in the public right of way. Extending the sidewalk beyond eight feet in the public right of way could conflict with the future bikeway and require additional work or cost to rebuild the sidewalk in the future (see Attachment A). However, if the project intends to build some of the proposed 10.5-foot sidewalk on private property, VTA supports this plan.
- Potentially minimize the use of trees along the four-foot planted strip. Relocation or removal of this trees would likely occur I the future when the bikeway is constructed.
- Provide a fair share contribution towards the future reconstruction of the Calabazas Boulevard protected intersection improvements identified in the Central Bikeway Basis of Design Plans (see attachment A). VTA strongly supports this project removing the free right-hand turn (porkchop) from El Camino Real to Calabazas Boulevard. This goes a long way towards creating a safer city for all users.
- Require any light poles along El Camino Real to also include additional pedestrian-scale lighting to compliment the future bikeway.

We recognize some of these changes may be counterintuitive to the current design and vision of wider sidewalks and a planted buffer common along El Camino Real.

Response B-1: The VTA's support of the project is acknowledged. VTA's recommendations regarding sidewalk width, fair share contribution, lighting, and tree planting will be taken under consideration by the decision-making bodies. Additionally, the proposed project would expand the sidewalk into the project site and would not take up additional right of way on the street side of the sidewalk. The proposed project would comply with the policies, guidelines and regulations of the decision-making body regarding the project design features.

California Department of Transportation

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



March 14, 2022

SCH #: 2022020290
GTS #: 04-SCL-2022-01020
GTS ID: 25578
Co/Rt/Pm: SCL/82/13.65

Debby Fernandez, Associate Planner
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: 3155 El Camino Real Residential Project Mitigated Negative Declaration (MND)

Dear Debby Fernandez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 3155 El Camino Real Residential Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the February 2022 MND.

Project Understanding

The project is located directly along State Route (SR)-85 in Santa Clara. The project proposes to construct eight residential buildings containing a total of 60 residential units. The buildings would range from two to three stories with a height of approximately 34 to 40 feet. The project would also include 110 parking spaces.

Travel Demand Analysis

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation

permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Lead Agency

As the Lead Agency, the City of Santa Clara is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. Your application package may be emailed to D4Permits@dot.ca.gov.

Please note that Caltrans is in the process of implementing an online, automated, and milestone-based Caltrans Encroachment Permit System (CEPS) to replace the current permit application submittal process with a fully electronic system, including online payments. The new system is expected to be available during 2022. To obtain information about the most current encroachment permit process and to download the permit application, please visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Debby Fernandez, Associate Planner
March 14, 2022
Page 3

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

MARK LEONG
District Branch Chief
Local Development Review

c: State Clearinghouse



March 15, 2022

City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Attn: Debby Fernandez, Associate Planner
By Email: DFernandez@santacalaraca.gov

Dear Debby,

VTA appreciates the opportunity to comment on the Initial Study for the 3155 El Camino Real Residential Project. VTA has reviewed the document and has the following comments:

Central Bikeway Integration

VTA has worked very closely with City of Santa Clara staff to plan for a future high quality, low-stress bikeway that is complimentary of the City of Santa Clara Council Adopted Bicycle Master Plan vision for El Camino Real. Central Bikeway builds on the idea of protected bikeway and enhances it, with a sidewalk level bikeway, permanent protected barrier, enhanced landscaping, lighting upgrades, wayfinding, and improved protected intersections. While still in the conceptual planning stage, it is important to not preclude or increase costs for the future bikeway as properties redevelop along this important corridor. Please visit www.vta.org/centralbikeway for more details.

VTA commends the project for removing curb cuts along El Camino Real. Doing so, reduces the amount of conflict points for pedestrians and bicyclists and enhances the experience on this section of El Camino Real. VTA strongly recommends the following modifications to the site plan to better integrate with the future Central Bikeway:

- Maintain only eight-foot width maximum of sidewalk along the El Camino Real frontage. The project states it will build a 10.5-foot sidewalk, although it unclear from the site plan how much is on private property and how much is in the public right of way. Extending the sidewalk beyond eight feet in the public right of way could conflict with the future bikeway and require additional work or cost to rebuild the sidewalk in the future (see Attachment A). However, if the project intends to build some of the proposed 10.5-foot sidewalk on private property, VTA supports this plan.
- Potentially minimize the use of trees along the four-foot planted strip. Relocation or removal of this trees would likely occur in the future when the bikeway is constructed.
- Provide a fair-share contribution towards the future reconstruction of the Calabazas Boulevard protected intersection improvements identified in the Central Bikeway Basis of Design Plans (see Attachment A). VTA strongly supports this project removing the free right-hand turn (porkchop) from El Camino Real to Calabazas Boulevard. This goes a long way towards creating a safer city for all users.
- Require any light poles along El Camino Real to also include additional pedestrian-scale lighting to compliment the future bikeway.

City of San José
3155 El Camino Real Residential Project
Page 2 of 2

We recognize that some of these changes may be counterintuitive to the current design and vision of wider sidewalks and a planted buffer common along El Camino Real.

Thank you again for the opportunity to review this project. If you have any questions, please do not hesitate to contact me at 408-321-5830 or lola.torney@vta.org.

Sincerely,

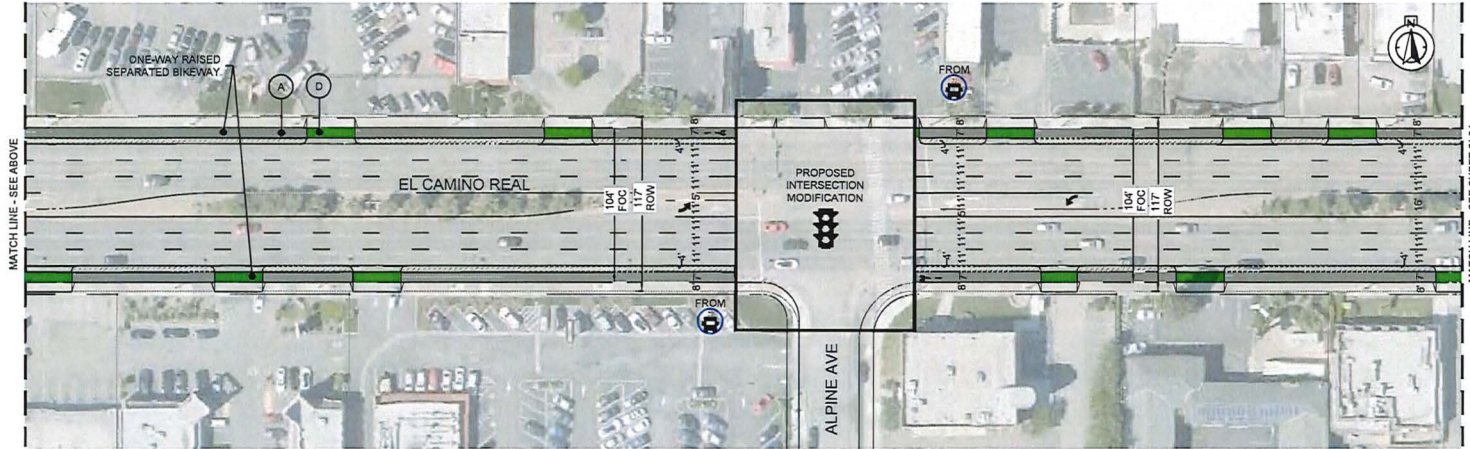
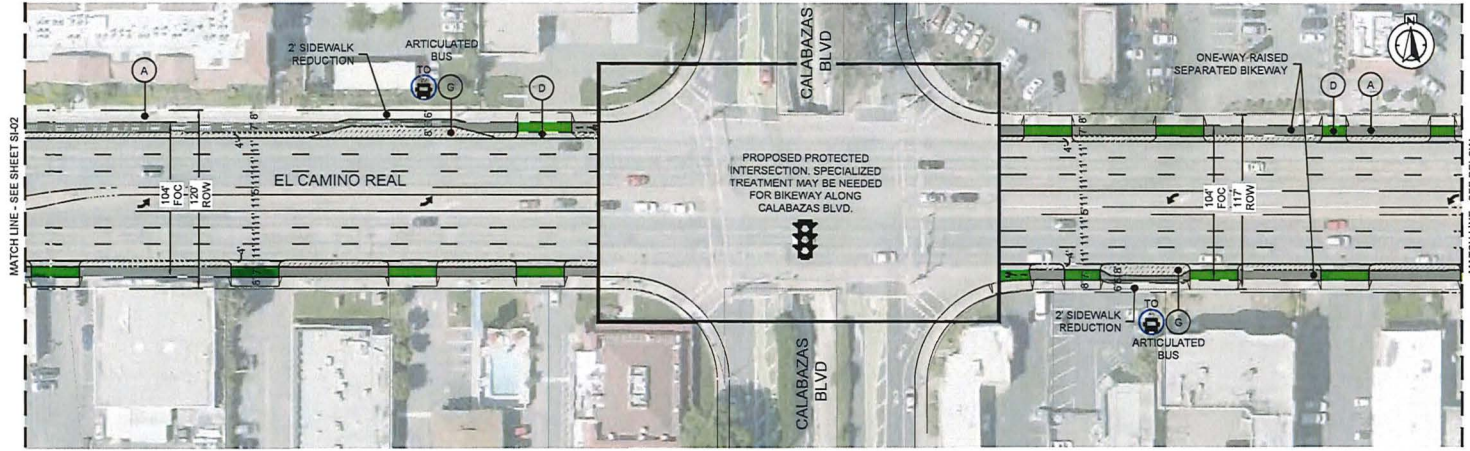
A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name Lola Torney.

Lola Torney
Transportation Planner III

SC2203

1 2 3 4 5 6

NOTE:
RIGHT TURNS ON A RED SIGNAL PHASE SHALL BE RESTRICTED.



PROJECT NO: 577100
DESIGNED BY: M/V
DRAWN BY: VVV
REVIEWED BY: MAC
DATE: 09/07/21
SCALE:

MARK	DESCRIPTION	ISSUE	DATE	INITIAL



3331 N 1ST STREET
SAN JOSE, CA
95134

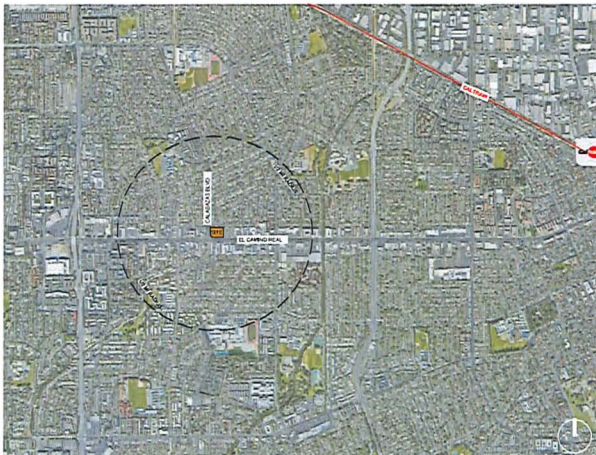
SHEET TITLE
Santa Clara Valley
Central Bikeway Project
CORRIDOR CONCEPTS
EL CAMINO REAL
ONE-WAY SIDEWALK-LEVEL
SEPARATED BIKEWAY

SHEET NO.
SI-03
SHEET 10 OF 48

3155 EL CAMINO REAL, SANTA CLARA, CA



AERIAL CONTEXT N.T.S.



**CLIENT / BAYVIEW
DEVELOPMENT GROUP :**
60 S. Market Street Ste. 450
San Jose, CA 95113
Edward McMahon
650.397.6289
tedmcmahon@bayviewdg.com

**ARCHITECT / KTG
ARCHITECTURE + PLANNING :**
1814 Franklin St., Suite 400
Oakland, CA, 94612
Jessica Musick
949.468.6392
jmusick@ktgy.com

**LANDSCAPE / THE GUZZARDO
PARTNERSHIP INC. :**
181 Greenwich Street
San Francisco, CA 94111
Colin Bly
415.306.4771
cbly@tgp-inc.com

CIVIL / JMH WEISS, INC. :
1731 Technology Drive, #880
San Jose, CA 95110
Carl Gutekunst
408.217.6422
cgutekunst@jmhweiss.com

JOINT TRENCH / VIZION:
7901 Stoneridge Dr., Suite 200
Pleasanton, CA 94588
Karlo Mendoza
925.682.1114
kmendoza@vizionutility.com

**TRASH / AMERICAN
TRASH MANAGEMENT:**
1900 Powell Street Suite 890,
Emeryville, CA 94608
Scott Brown
408.292.5401
sbrown@trashmanage.com

ARCHITECTURAL

A0.0 Cover/ Sheet Index
A0.1 Project Data
A0.2 GreenPoint Checklist

A1.0 Architectural Site Plan

A2.0 Perspective: Buildings 1 + 2 : Type A
A2.1 Perspective: Buildings 1 + 2 : Type A
A2.2 Elevations: Buildings 1 + 2 : Type A
A2.3 Elevations: Buildings 1 + 2 : Type A
A2.4 Perspective: Buildings 3 + 4 : Type B
A2.5 Perspective: Buildings 3 + 4 : Type B
A2.6 Elevations: Buildings 3 + 4 : Type B
A2.7 Elevations: Buildings 3 + 4 : Type B
A2.8 Elevations: Buildings 5-8 : Type C
A2.9 Elevations: Buildings 5-8 : Type C

A3.0 Conceptual Site Section

A4.0 Building Plans: Buildings 1 + 2 : Type A
A4.1 Building Plans: Buildings 1 + 2 : Type A
A4.2 Floor Plans: Buildings 1 + 2 : Type A
A4.3 Floor Plans: Buildings 1 + 2 : Type A
A4.4 Floor Plans: Buildings 1 + 2 : Type A
A4.5 Floor Plans: Buildings 1 + 2 : Type A
A4.6 Floor Plans: Buildings 1 + 2 : Type A
A4.7 Floor Plans: Buildings 1 + 2 : Type A
A4.8 Floor Plans: Buildings 1 + 2 : Type A

A5.0 Townhome Building Plans:

Buildings 3 + 4 : Type B

A5.1 Townhome Building Plans:

Buildings 3 + 4 : Type B

A5.2 Townhome Building Plans:

Buildings 5-8 : Type C

A5.3 Townhome Building Plans:

Buildings 5-8 : Type C

A5.4 Townhome Floor Plans:

Buildings 3-8 : Type B+C

A5.5 Townhome Floor Plans:

Buildings 3-8 : Type B+C

A5.6 Townhome Floor Plans:

Buildings 3-8 : Type B+C

A5.7 Townhome Floor Plans:

Buildings 5-8 : Type B+C

A5.8 Townhome Floor Plans:

Buildings 5-8 : Type B+C

A6.0 Colors and Materials Board:

Buildings 1+2: Type A

A6.1 Colors and Materials Board:

Buildings 2+3: Type B

LANDSCAPE

L1.0 Schematic Landscape Plan
L2.0 Schematic Landscape Imagery
L3.0 Schematic Planting Plan
L4.0 Ladder Pad Exhibit
L5.0 Tree Disposition Plan
L5.1 Tree Disposition Plan

CIVIL

C1.0 Title Sheet
C2.0 Existing Conditions
& Preliminary Removal Plan
C3.0 Grading & Drainage Plan
C4.0 Stormwater Control Plan
C4.1 Stormwater Control Notes & Details
C4.2 Media Filter Notes
C5.0 Utility Plan
C5.1 Composite Tree Plan
C6.0 Sections & Details
C7.0 Fire Layout Plan

Tentative Tract Map 1 of 4

Tentative Tract Map 2 of 4

Tentative Tract Map 3 of 4

Tentative Tract Map 4 of 4

JOINT TRENCH

JT-1 Joint Trench Title Sheet

JT-2 Joint Trench Intent

Developer Working Drawing (DWD)

-Silicon Valley Power (SVP) Plan for Electric

TRASH

TO-1 Site Plan

TO-2 Trash Enclosure Layout

TO-3 Option 2: Service Location

Loose Front-Load Service



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com

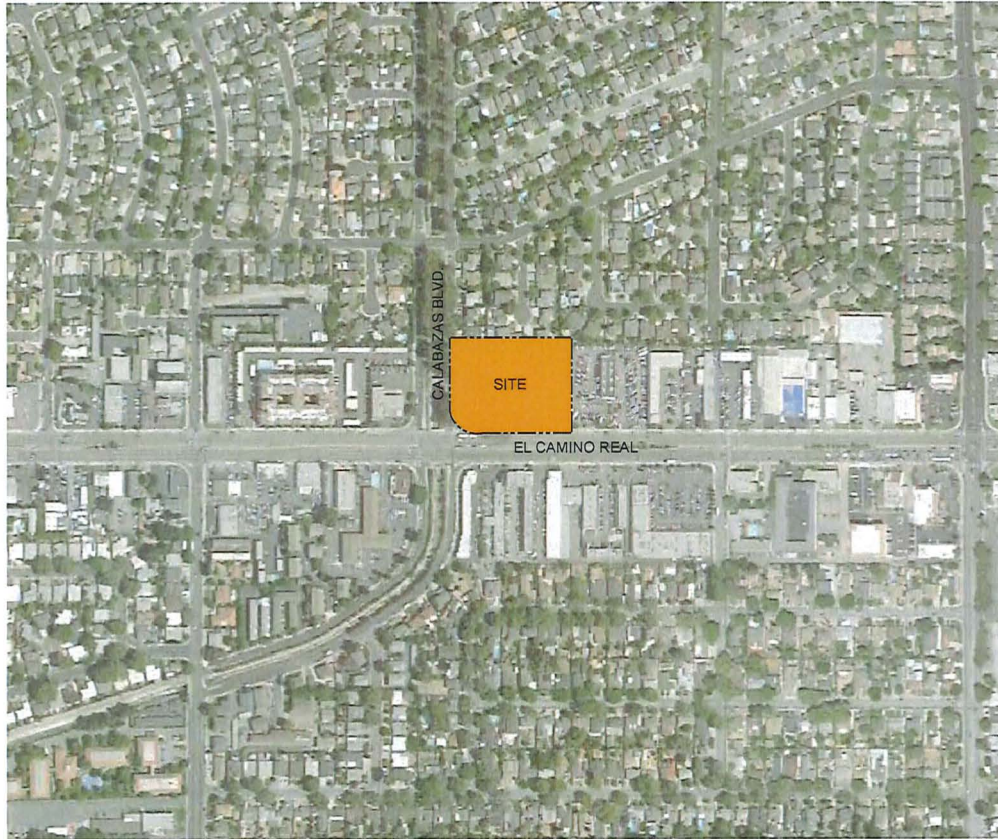


3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Cover Sheet / Index Sheet

A0.0



Site Context Map

Project Description/Use/Occupancy Classification

Buildings 1+2

Buildings 1+2 are 3 story, multifamily flats on level 1 and townhome units on level 2+3. The buildings are classified as R-2 occupancy. Each building has a main lobby entry with tuck-under garage for automobiles. Ground floor units are accessible. NFPA 13 Fire sprinkler system

Buildings 3-8

Buildings 3-8 are 2-3 story townhomes with attached garages. They are classified as R-3 townhouse condominiums. These buildings face Calabazas or internal paseos and have entries with trellis, patio's, and/or stoops to activate the street frontages. Buildings 5-8 step down at the Southern edge to respect the adjacent neighbors. Ten percent of the units in each building are accessible. NFPA 13D Fire sprinkler system (per CRC R313.1.1 and CFC 903.3.1.3)

Construction Type:

All buildings are 2-3 stories, type VB Construction.

Project Summary

Site Area Information

Net Site Area	2.41 AC	Lot Coverage	41%
Density	25 DU/AC	Dwelling Unit Count	
On-Site Garage Parking	110 Stalls	Townhomes / Flats	20 Units
On-site Surface Parking (Includes 1 loading stall + 1 Accessible Stall)	10 Stalls	Townhomes	40 Units
		Total Units	60 Units

Gross Building Areas

	BLDG Type	Level 1	Level 2	Level 3	Patios + Balcony	GSF Per Building	# of Bldgs	Cumulative GSF All BLDGS Per Type
Type A: Bldg 1+2	V	± 7,775 SF	± 7,765 SF	± 7,300 SF	± 1,400 SF	± 24,240 SF	2	± 48,480 SF
Type B: Bldg 3+4	V	± 3,900 SF	± 4,500 SF	± 4,540 SF	-	± 12,940 SF	2	± 25,880 SF
Type C: Bldg 5-8	V	± 4,810 SF	± 5,230 SF	± 4,360 SF	-	± 14,400 SF	4	± 57,600 SF
* Gross Building Area = To outside face of stud of building, includes patios + balcony.							Cumulative GSF FOR ALL BUILDING ON SITE	± 131,960 SF

Building Type A - Buildings 1 + 2 - Flats / Townhomes

Unit Plan	Unit Type	NSF	Plan Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2 Bath	± 1,345 NSF	1	± 1,345 NSF	10.0%
P2	2 BR / 2 Bath	± 1,375 NSF	1	± 1,375 NSF	10.0%
P3	2 BR / 2.5 Bath	± 1,495 NSF	2	± 2,990 NSF	20.0%
P4	3 BR / 3 Bath	± 1,445 NSF	2	± 2,890 NSF	20.0%
PSR	3 BR / 3 Bath	± 1,500 NSF	1	± 1,500 NSF	10.0%
PSL	3 BR / 3 Bath	± 1,570 NSF	1	± 1,570 NSF	10.0%
P6	3 BR / 2.5 Bath	± 1,680 NSF	2	± 3,360 NSF	20.0%
			10 Units	± 15,030 NSF	100%
			20 Units	± 30,060 NSF	
			Total SF for Buildings 1 & 2		

Building Type A - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls
2	19	38 Stalls

Building Type B - Buildings 3 + 4 - Townhomes

Unit Plan	Unit Type	NSF	h Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	33.3%
P2	3BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	33.3%
P3	3 BR / 2.5 Bath	± 1,740 NSF	2	± 3,480 NSF	33.3%
			6 Units	± 9,680 NSF	100%
			12 Units	± 19,360 NSF	
			Total SF for Buildings 3 & 4		

Building Type B - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls
2	12	24 Stalls

Building Type C - Buildings 5 - 8 - Townhomes

Unit Plan	Unit Type	NSF	h Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	28.5%
P2	3BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	29.6%
P3	3 BR / 2.5 Bath	± 1,740 NSF	1	± 1,740 NSF	16.3%
PA	2 BR / 2.5 Bath	± 1,400 NSF	1	± 1,400 NSF	13.1%
P8	2 BR / 2.5 Bath	± 1,320 NSF	1	± 1,320 NSF	12.4%
			7 Units	± 10,660 NSF	100%
			28 Units	± 42,640 NSF	
			Total Unit Count and SF for Buildings 5 - 8		

Building Type C - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls
4	12	48 Stalls

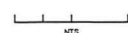


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Project Summary

A0.1





1 . Type A - Perspective



Architecture • Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Perspective
Buildings 1 + 2 : Type A

A2.0



2 . Type A - Perspective



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com

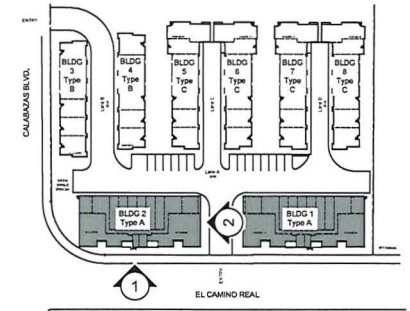


3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Perspective
Buildings 1 + 2 : Type A

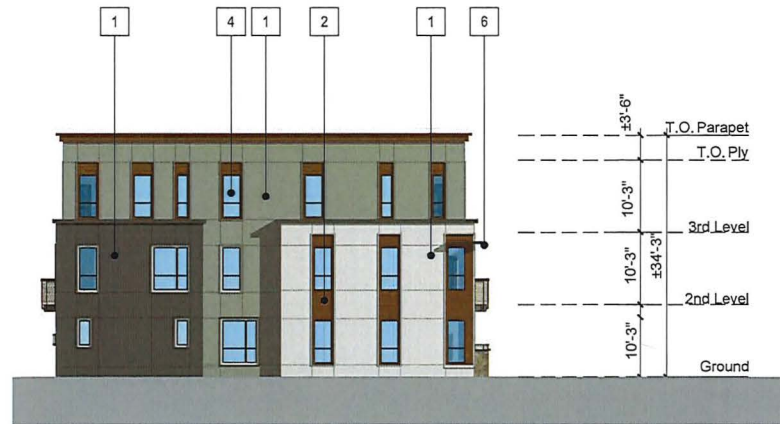
A2.1



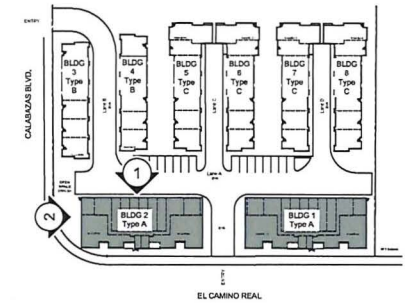
Key Map n.t.s.

Building Type A: Material Legend

1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis



2. Type A- Left Elevation



Key Map n.t.s.

Building Type A: Material Legend

1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis



1. Type A - Back Elevation



1 . Type B - Perspective



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Perspective
Buildings 3 + 4 : Type B

A2.4



2 . Type B - Perspective



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



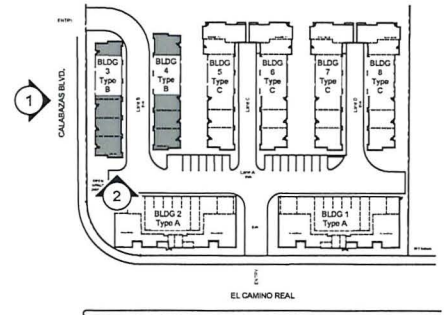
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Perspective
Buildings 3 + 4 : Type B

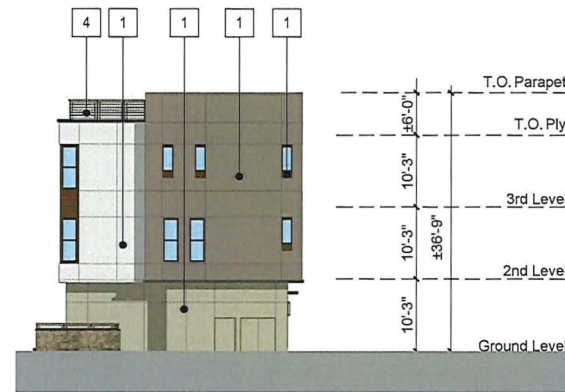
A2.5



Key Map n.t.s.

Building Type B/C: Material Legend

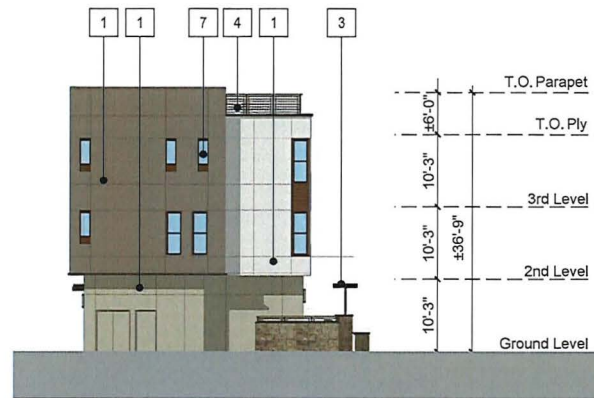
1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



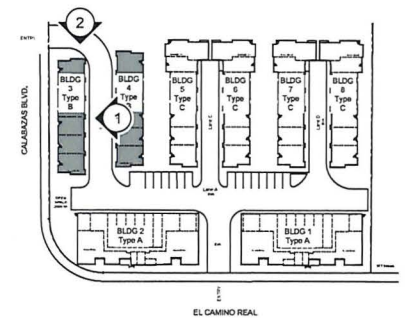
2. Type B - Elevation



1. Type B - Elevation



2. Type B - Elevation



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



1. Type B - Elevation

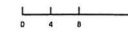


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



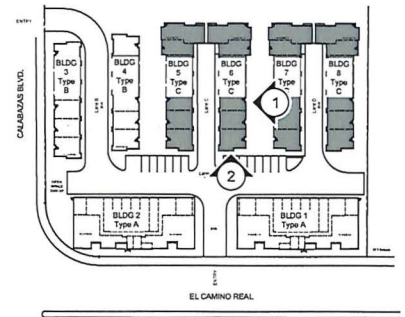
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Elevations
Buildings 3 + 4 : Type B

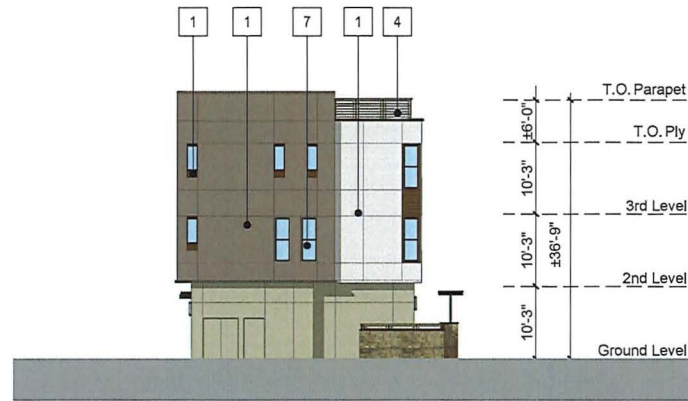
A2.7



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



2. Type C - Elevation



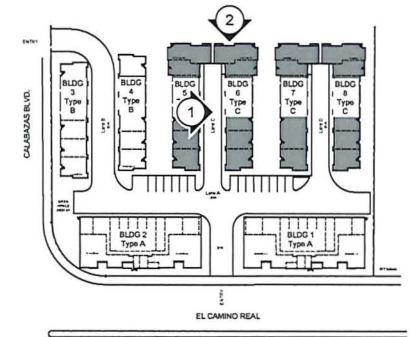
1. Type C - Elevation



2. Type C- Elevation



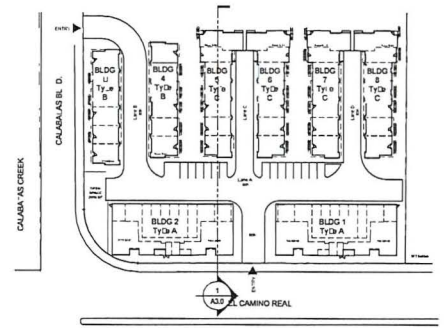
1. Type C - Elevation



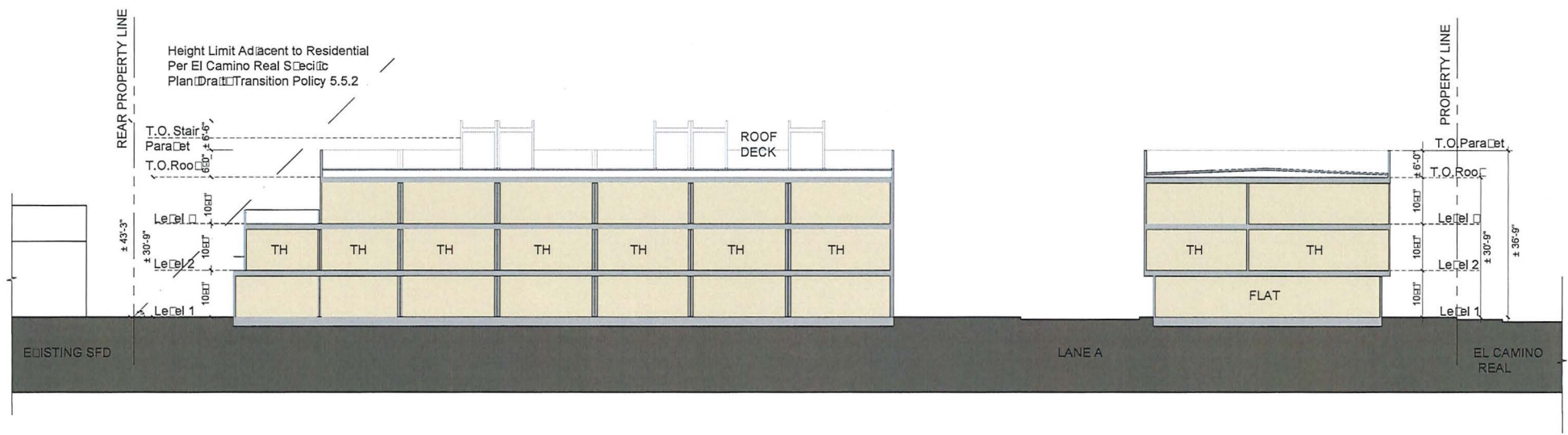
Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



Key Map n.t.s.



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



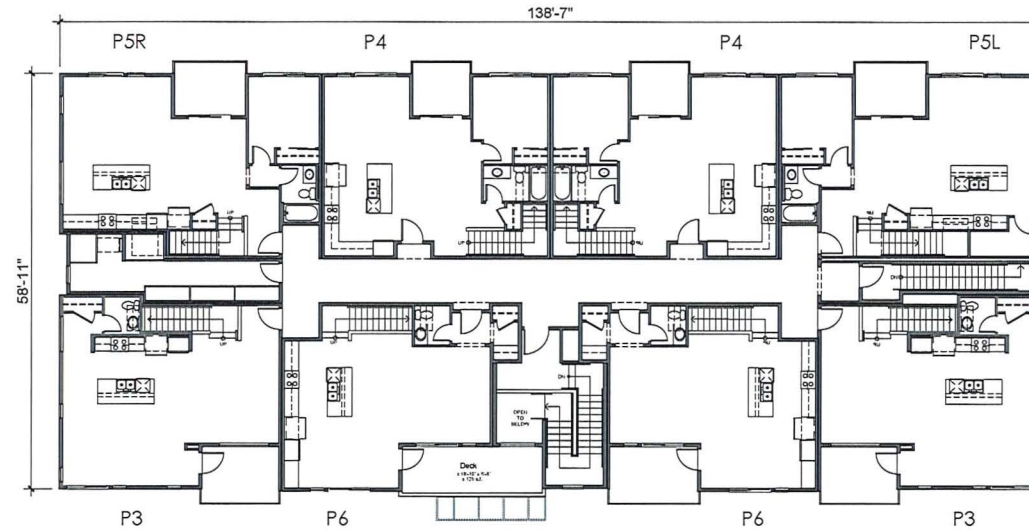
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

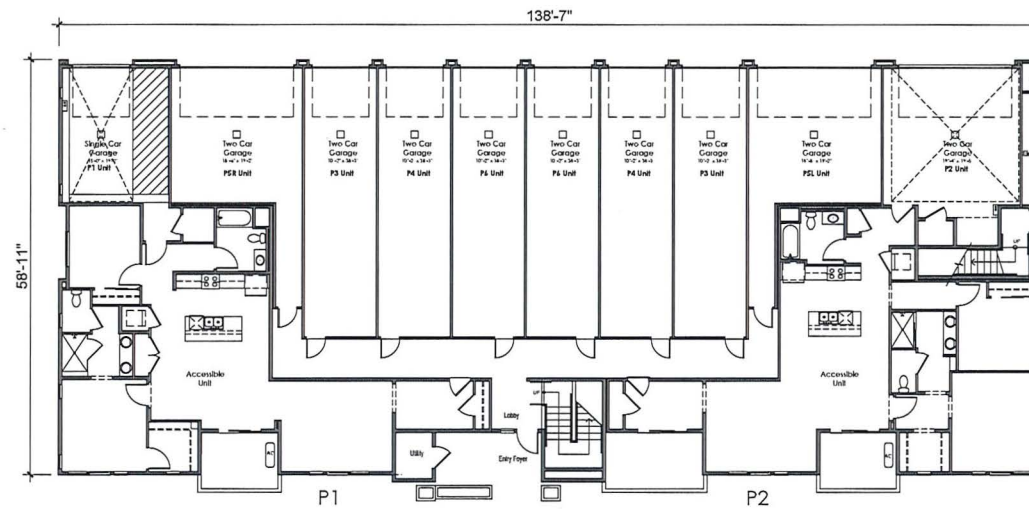


Conceptual Site Section

A00



Second Floor



First Floor



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



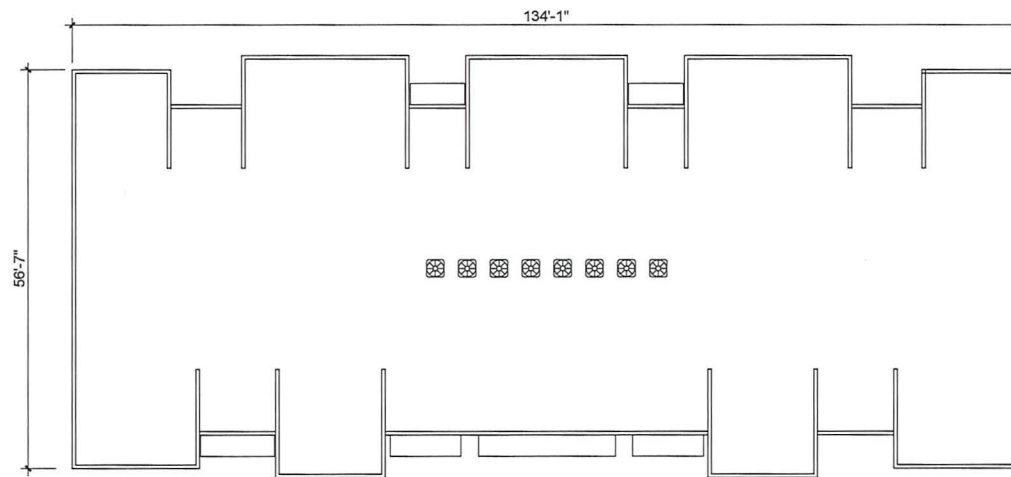
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
REVISED MAY 17, 2022

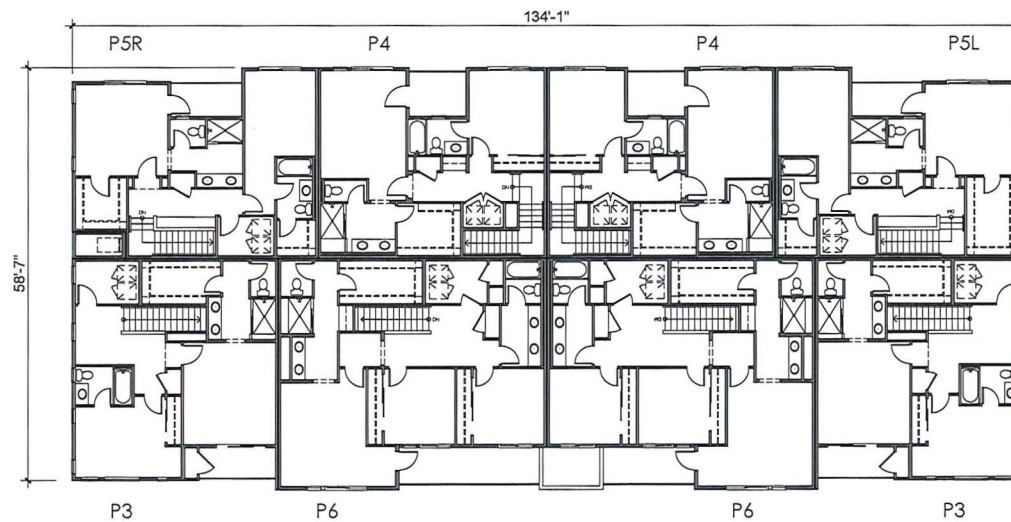
Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Buildings 1 + 2 : Type A

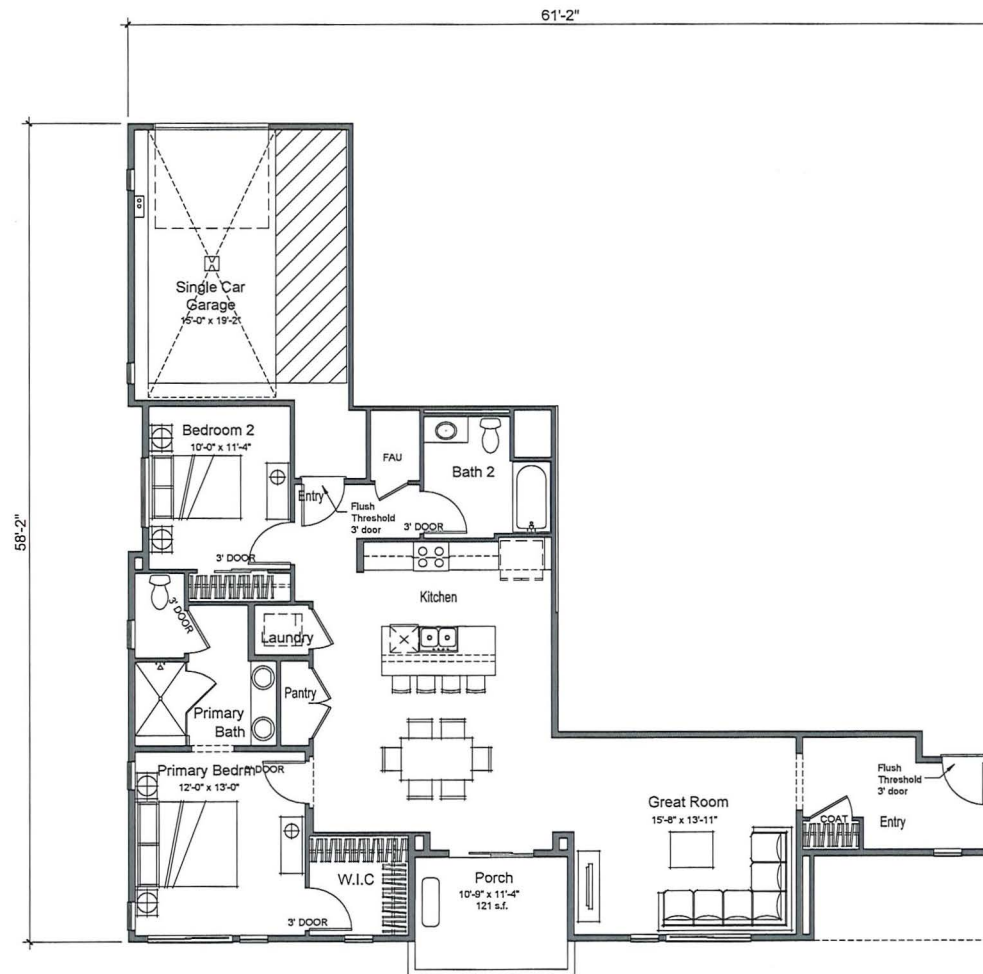
A4.0



Roof



Third Floor



P1- Accessible Unit
2 Bedroom
2 Baths
±1345 n.s.f.



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



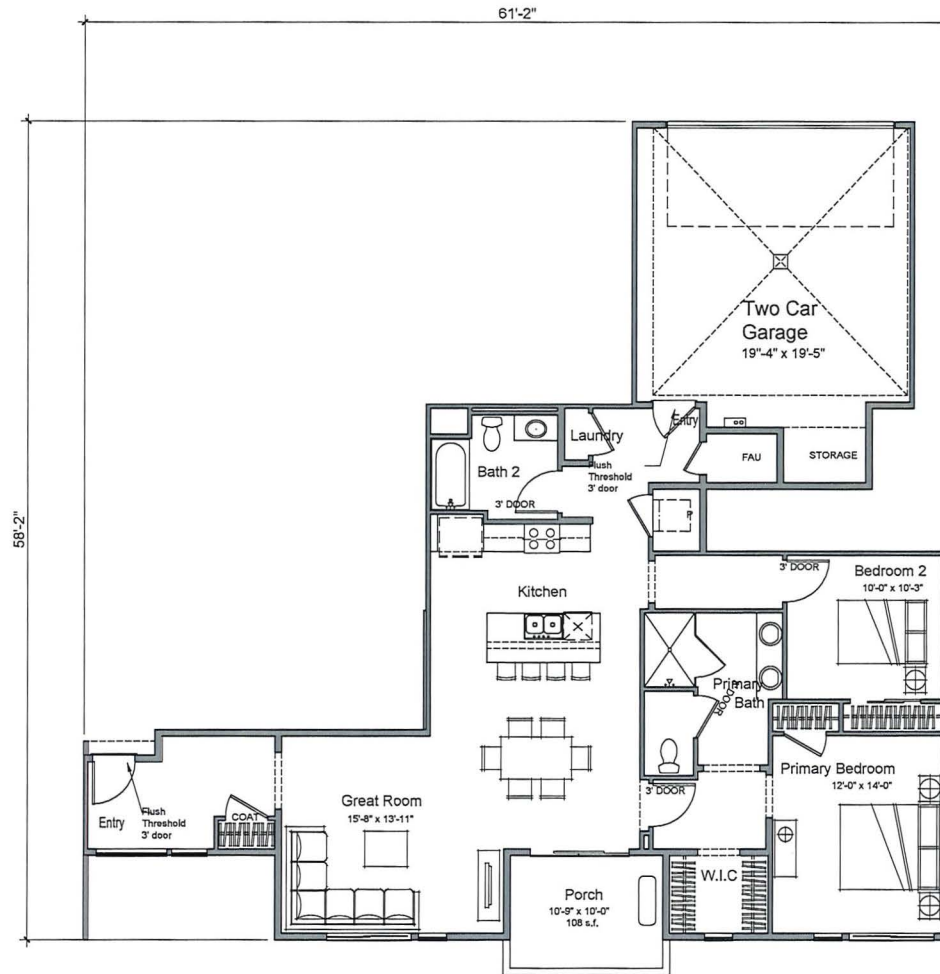
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2 : Type A

A4.2



P2
 Accessible Unit
 2 Bedroom
 2 Baths
 ±1375 n.s.f.

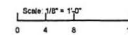


Architecture + Planning
 1814 Franklin St., Ste. 400
 Oakland, CA 94612
 510.272.2910
 ktgy.com



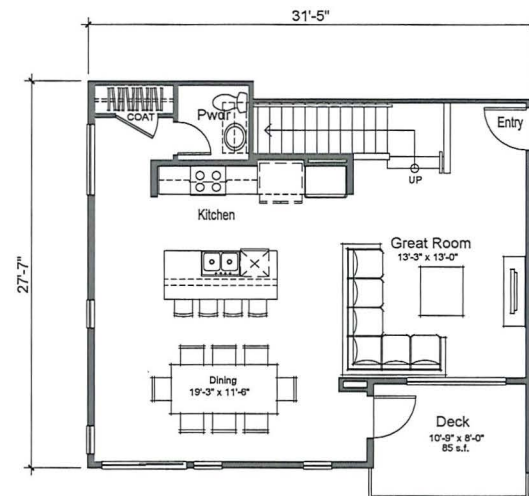
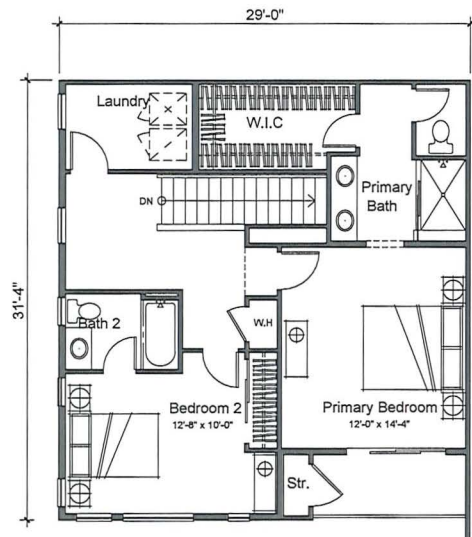
3155 EL CAMINO
 SANTA CLARA CA # 2019-0598

SUBMITTAL #4
 FEBRUARY 11, 2022



Floor Plans
 Buildings 1 + 2: Type A

A4.3



P3
2 Bedroom
2.5 Baths
±1,495 n.s.f.



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



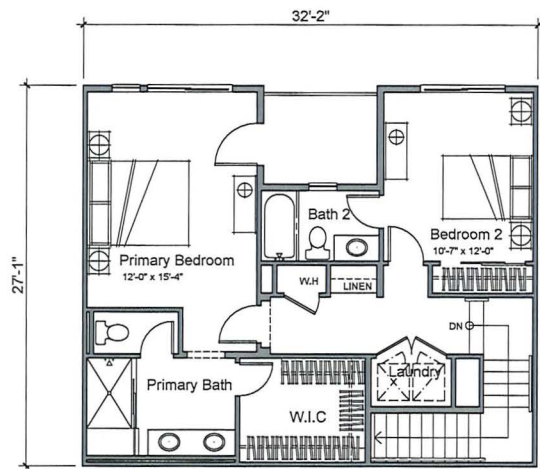
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

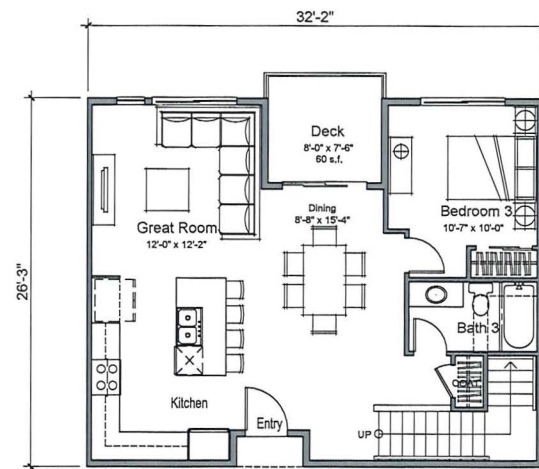
Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2 : Type A

A4.4



Second Floor



First Floor

P4
3 Bedroom
3 Baths
±1445 n.s.f.

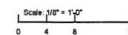


Architecture • Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



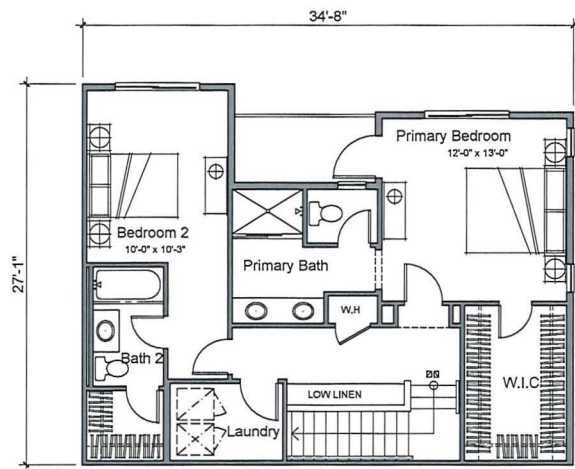
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

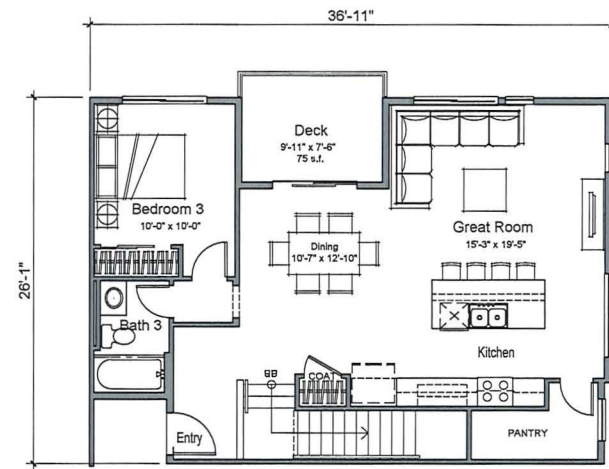


Floor Plans
Buildings 1 + 2 : Type A

A4.5



Second Floor



First Floor

P5L
3 Bedroom
3 Baths
±1,570 n.s.f.



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



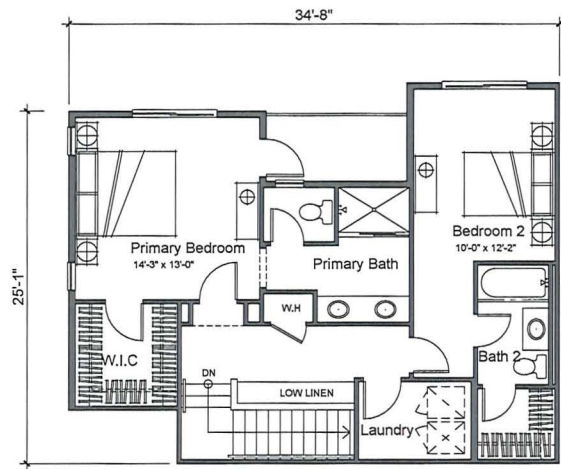
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

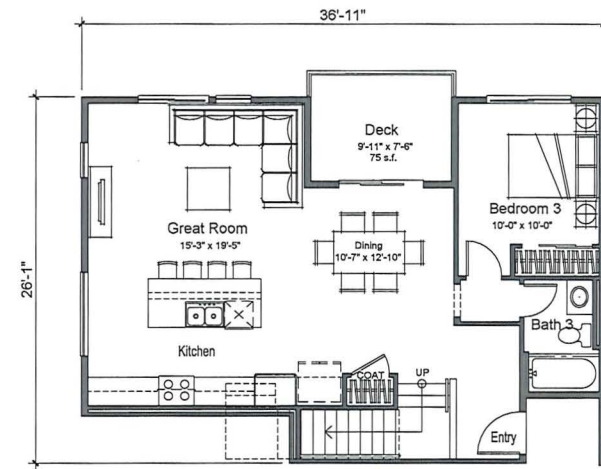
Scale: 3/16" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2 : Type A

A4.6



Second Floor



First Floor

P5R
3 Bedroom
3 Baths
±1,500 n.s.f.



Architecture + Planning
1514 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



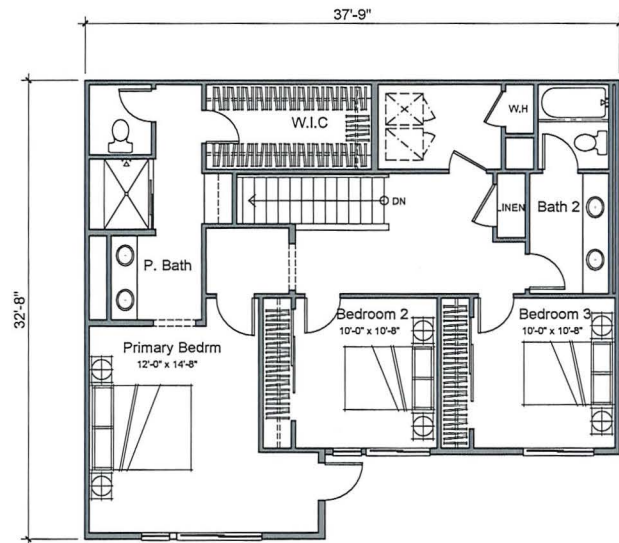
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

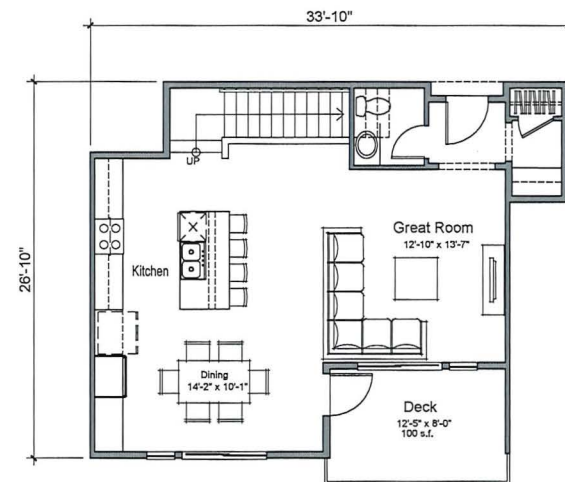
Scale: 3/16" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2 : Type A

A4.7



Second Floor



First Floor

P6
3 Bedroom
2.5 Baths
±1,680 n.s.f.

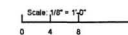


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



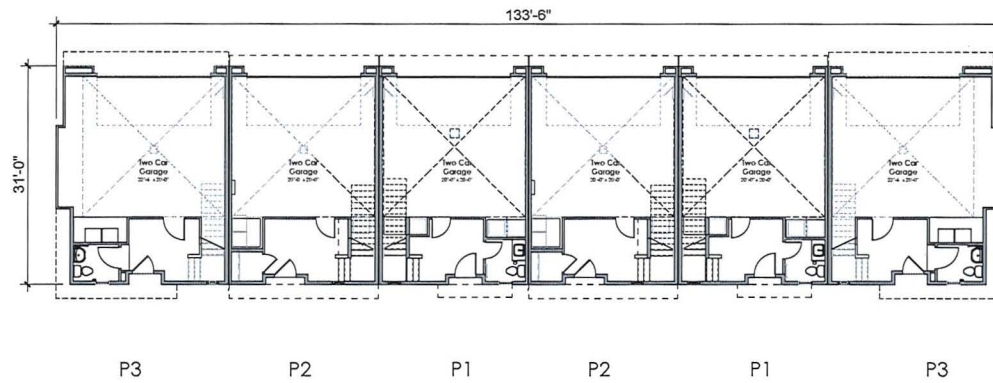
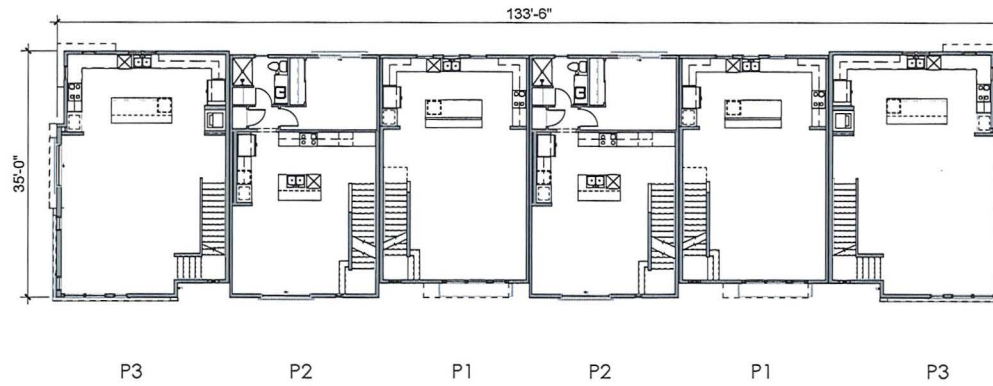
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

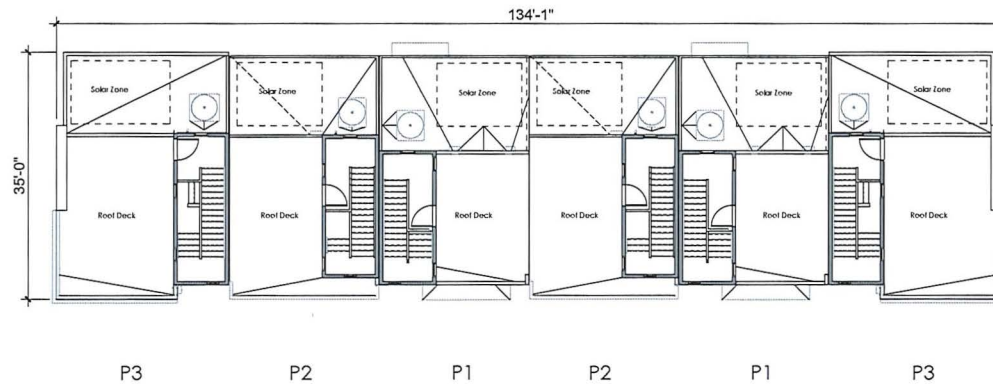
SUBMITTAL #4
FEBRUARY 11, 2022



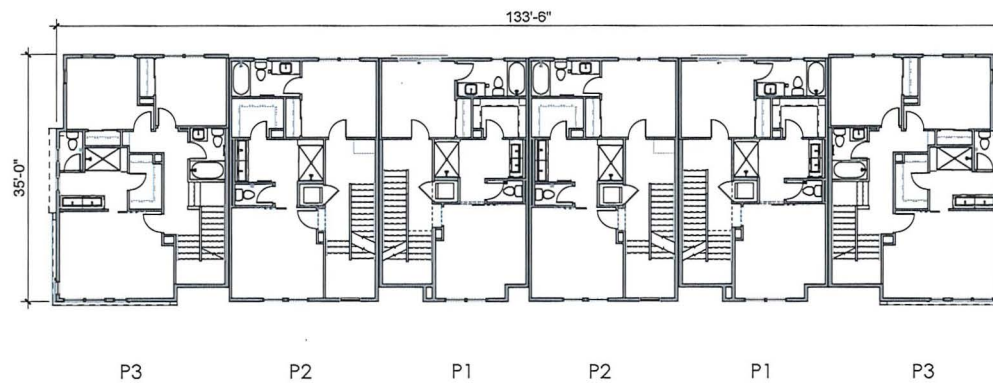
Floor Plans
Buildings 1 + 2 : Type A

A4.8

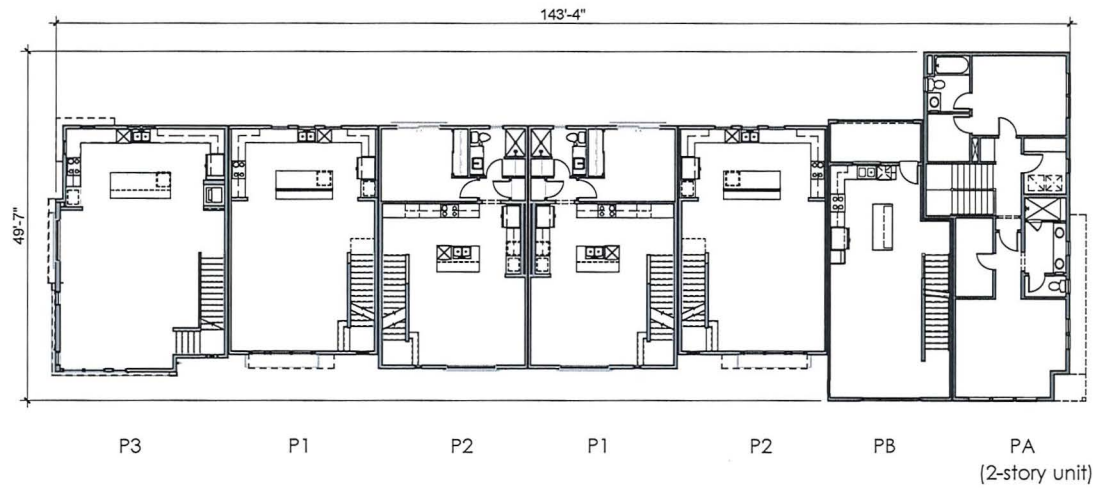




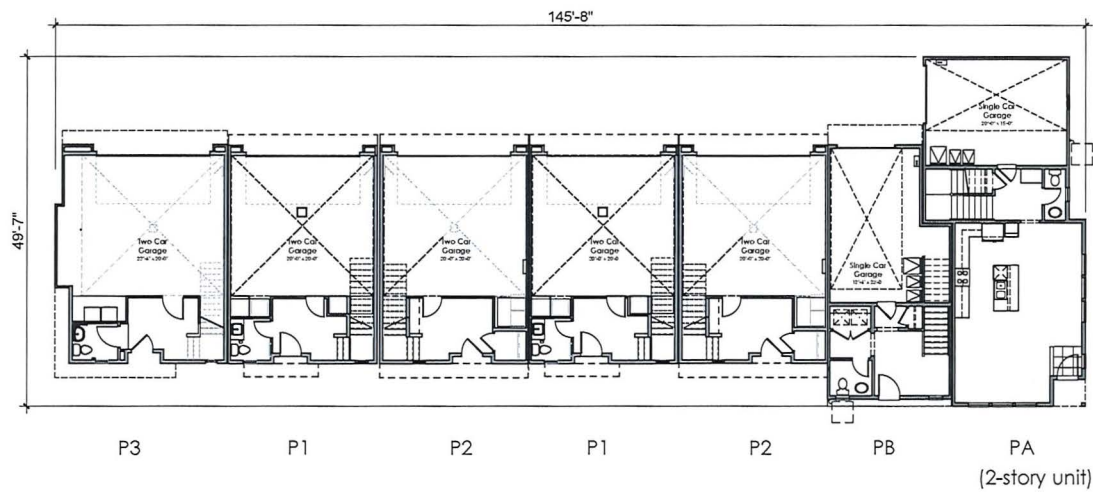
Roof



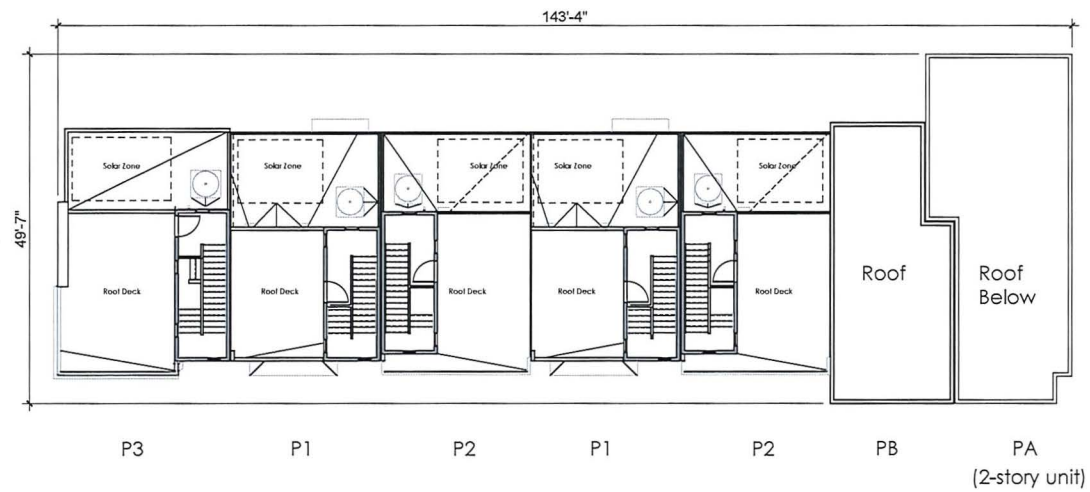
Third Floor



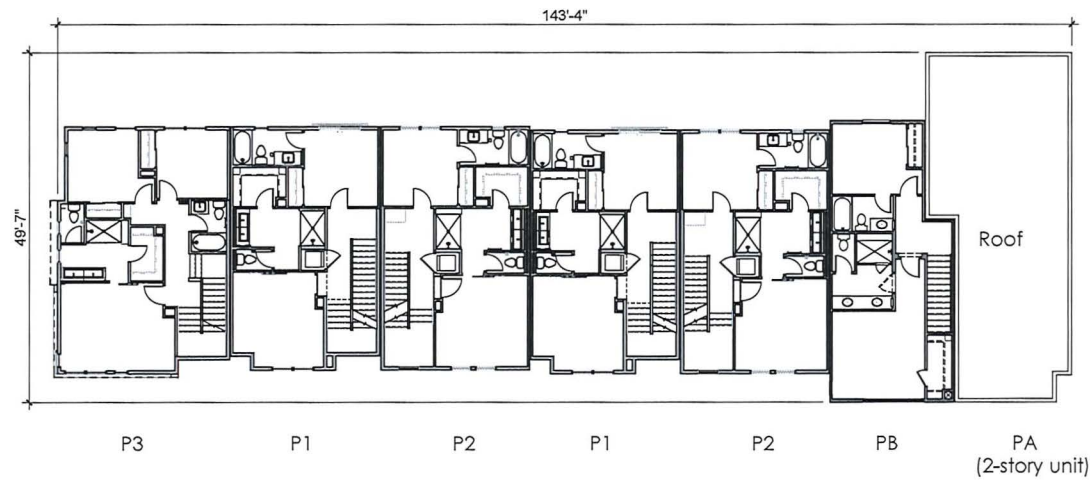
Second Floor



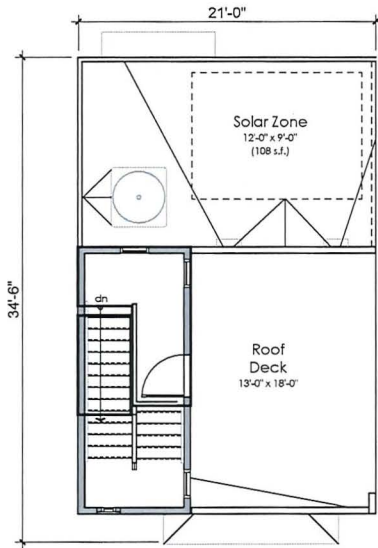
First Floor



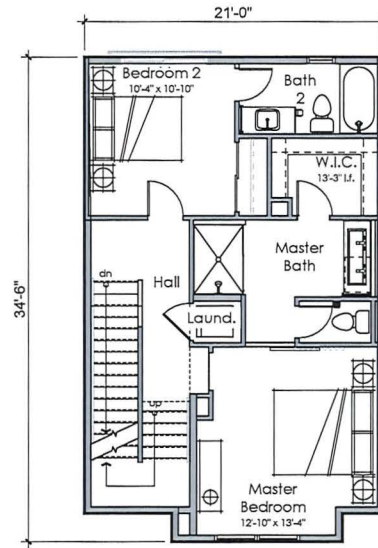
Roof



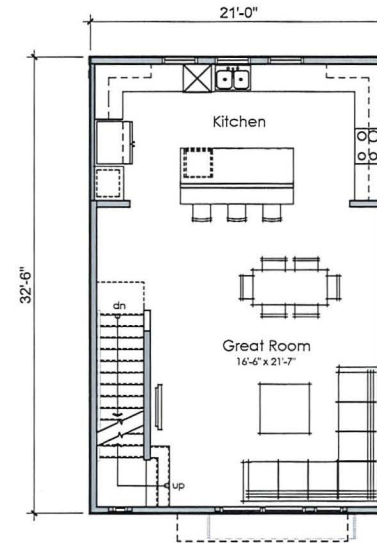
Third Floor



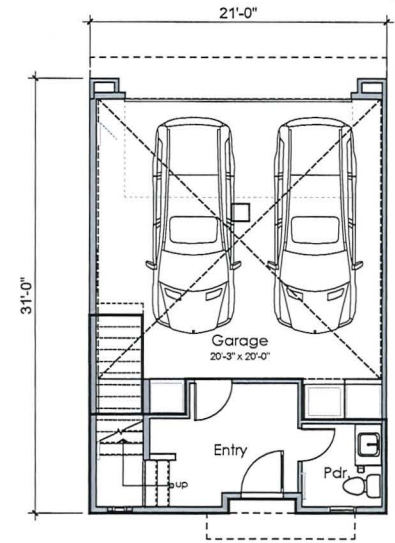
Roof



Third Floor



Second Floor



First Floor

P1
2 Bedroom
2.5 Baths
±1520 n.s.f.

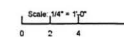


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



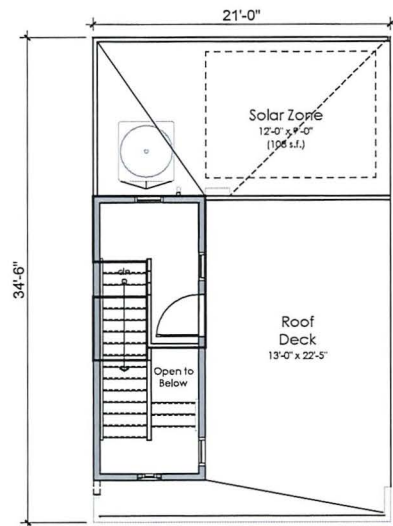
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

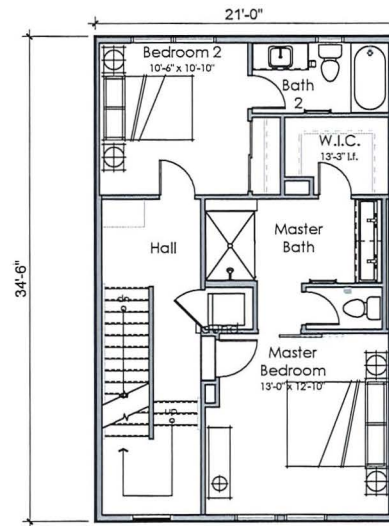


Floor Plans
Townhome Buildings: 3 - 8 : Type B & C

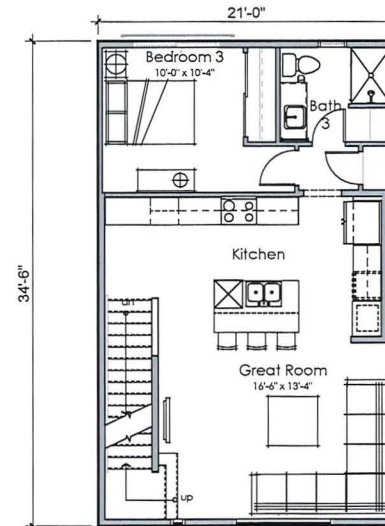
A5.4



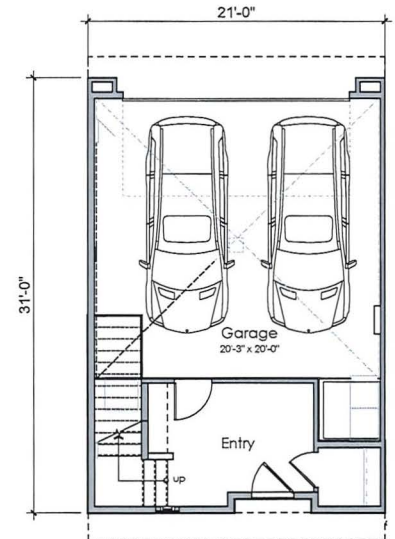
Roof



Third Floor



Second Floor



First Floor

P2
3 Bedroom
3 Baths
±1580 n.s.f.

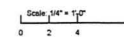


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



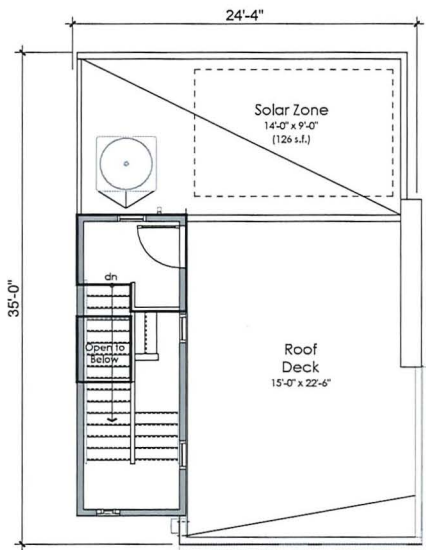
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

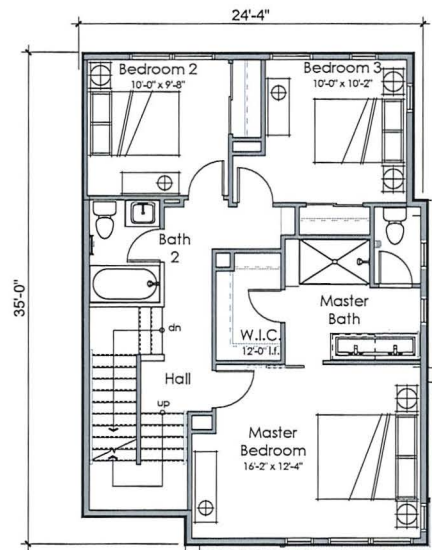


Unit Plans
Townhome Buildings: 3 - 8 : Type B & C

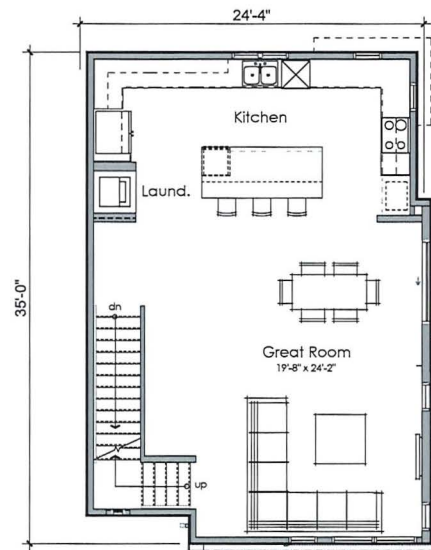
A5.5



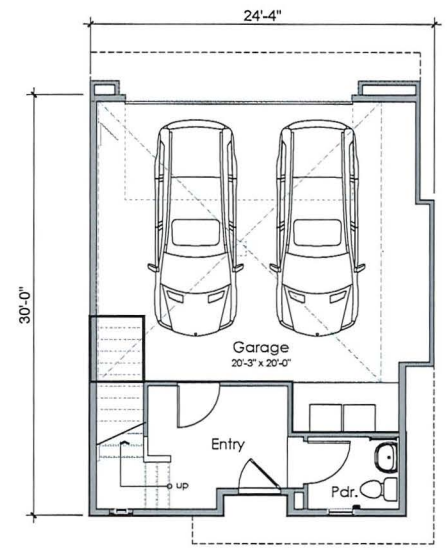
Roof



Third Floor



Second Floor



First Floor

P3
3 Bedroom
2.5 Baths
±1740 n.s.f.

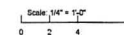


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



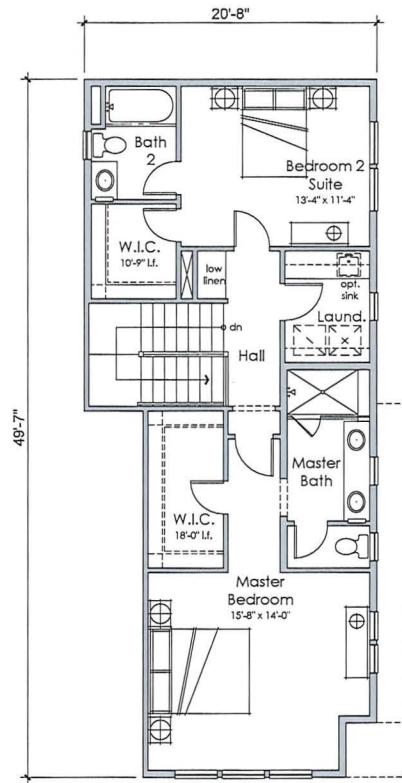
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

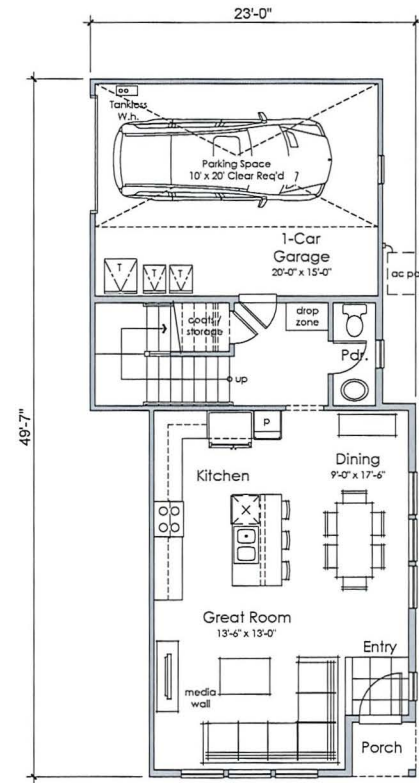


Unit Plans
Townhome Buildings: 3 - 8 : Type B - C

A5.6



Second Floor



First Floor

PA
2 Bedroom
2.5 Baths
±1400 n.s.f.

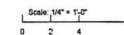


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



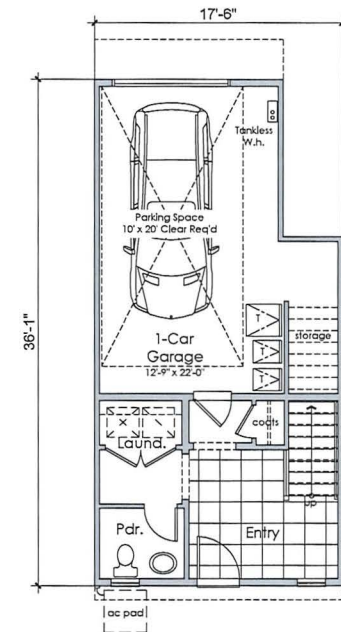
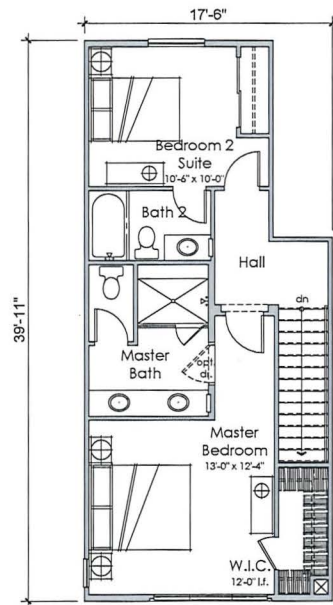
3155 EL CAMINO
SANTA CLARA CA #2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Unit Plans
Townhome Buildings: 5 - 8 : Type C

A5.7



PB
2 Bedroom
2.5 Baths
±1320 n.s.f.

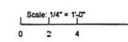


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

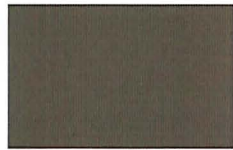


Floor Plans
Townhome Buildings: 5 - 8 : Type C

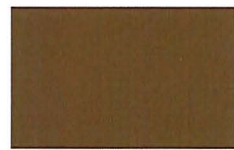
A5.8



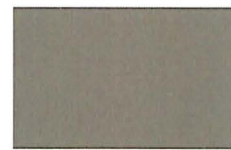
1. Stucco



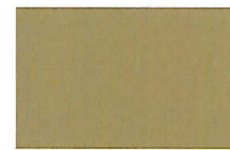
2. Stucco



3. Stucco



4. Stucco



5. Metal Railing



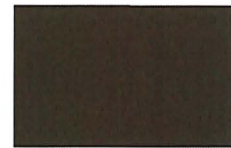
6. Composite Lap Siding



7. Vinyl Window



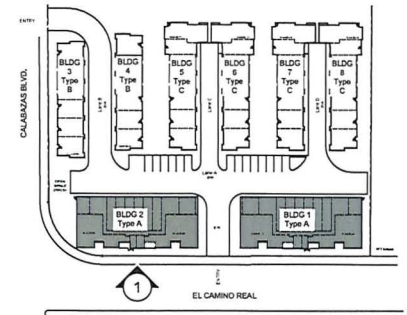
8. Stone Veneer Patio
medium



9. Metal Railing



10. Metal Awning/ Trellis



Key Map n.t.s.



1. Type A - Front Elevation

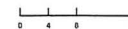


Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

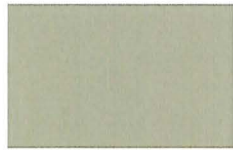


Colors and Materials Board
Buildings 1 + 2 : Type A

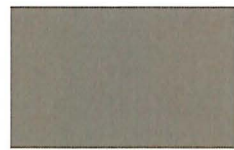
A6.0



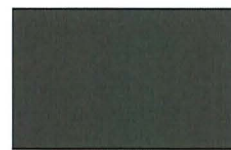
1. Stucco



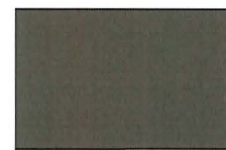
2. Stucco



3. Stucco



4. Stucco



5. Roof



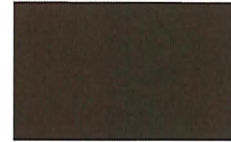
6. Composite Lap Siding



7. Vinyl Window



8. Metal Railing



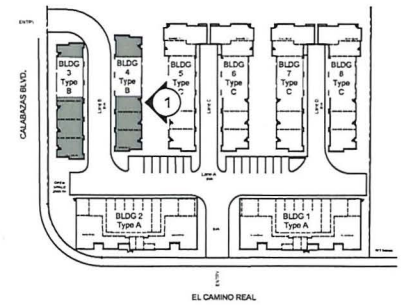
9. Metal Trellis



10. Stone Veneer Patio Light



11. Stone Veneer Patio Medium



Key Map n.t.s.



1. Type B - Front Elevation



Architecture + Planning
1814 Franklin St., Ste. 400
Oakland, CA 94612
510.272.2910
ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Colors and Materials Board
Buildings 3 + 4 : Type B

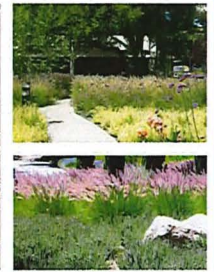
A6.1



HARDSCAPE



PLANTING



THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
1811 Greenwich Street
San Francisco, CA 94111
T 415 423 8677
F 415 423 2829

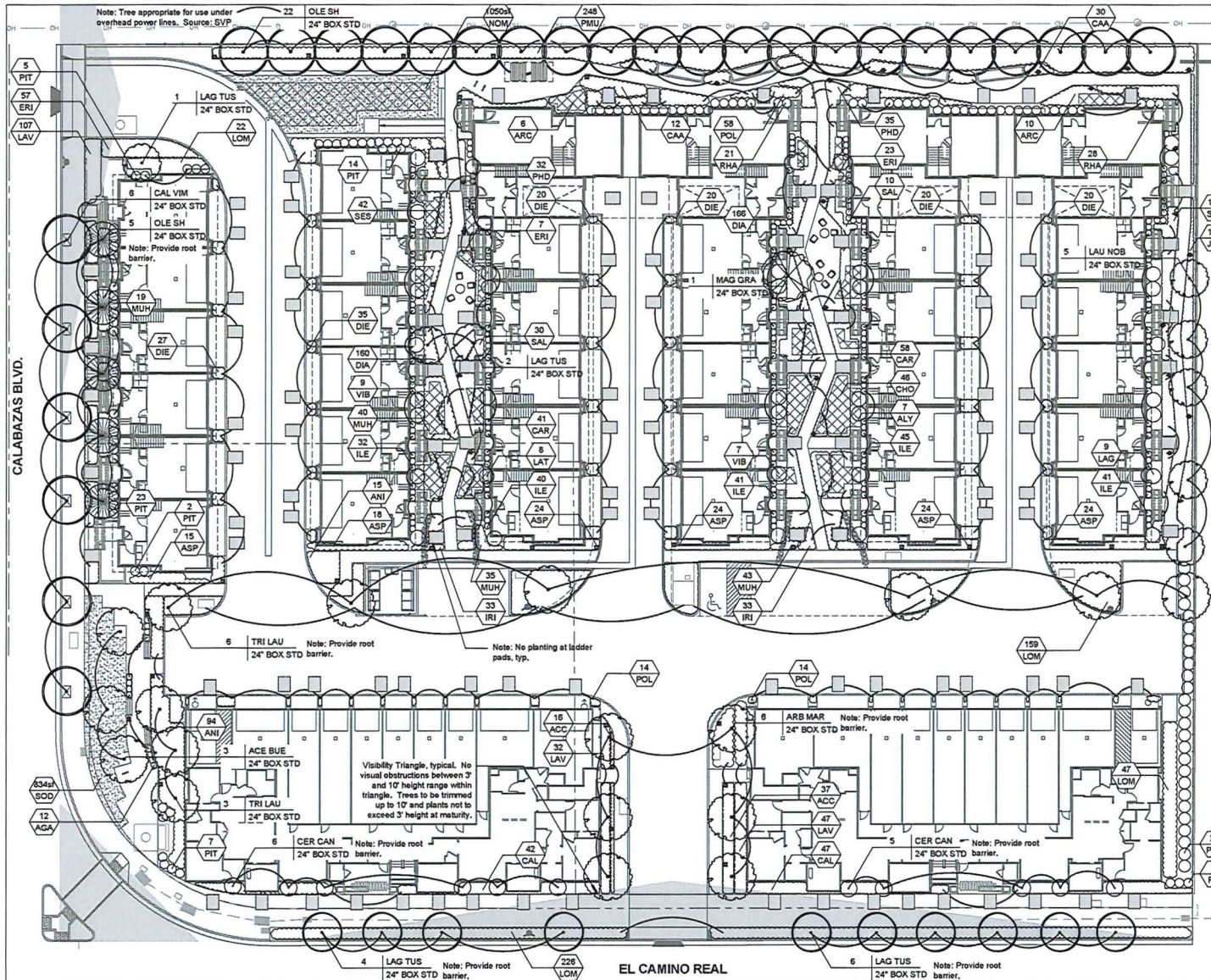


3155 EL CAMINO
SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

SCHEMATIC
LANDSCAPE IMAGERY

L-2



PRELIMINARY PLANT LIST

KEY	SIZE	NOTATION	COMMON NAME	CULTIVAR	COMMENTS	APPROX. QTY	WUCOLS	MATURE HEIGHT	CA NATIVE
ARC 24	24"	Adm. sampanang	Toront. Highbush		Thornless	6	M	20'	Y
ARC 10A	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10B	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10C	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10D	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10E	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10F	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10G	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10H	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10I	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10J	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10K	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10L	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10M	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10N	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10O	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10P	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Q	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10R	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10S	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10T	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10U	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10V	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10W	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10X	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Y	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Z	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10A	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10B	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10C	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10D	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10E	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10F	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10G	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10H	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10I	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10J	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10K	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10L	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10M	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10N	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10O	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10P	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Q	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10R	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10S	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10T	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10U	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10V	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10W	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10X	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Y	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Z	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10A	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10B	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10C	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10D	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10E	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10F	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10G	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10H	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10I	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10J	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10K	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10L	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10M	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10N	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10O	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10P	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Q	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10R	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10S	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10T	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10U	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10V	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10W	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10X	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Y	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Z	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10A	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10B	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10C	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10D	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10E	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10F	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10G	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10H	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10I	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10J	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10K	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10L	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10M	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10N	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10O	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10P	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Q	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10R	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10S	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10T	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10U	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10V	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10W	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10X	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Y	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Z	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10A	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10B	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10C	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10D	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10E	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10F	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10G	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10H	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10I	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10J	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10K	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10L	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10M	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10N	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10O	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10P	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Q	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10R	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10S	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10T	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10U	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10V	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10W	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10X	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Y	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Z	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10A	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10B	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10C	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10D	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10E	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10F	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10G	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10H	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10I	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10J	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10K	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10L	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10M	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10N	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10O	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10P	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10Q	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10R	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 10S	10"	Adm. sampanang	Yucca filamentosa	filamentosa	Thornless	6	M	20'	Y
ARC 1									

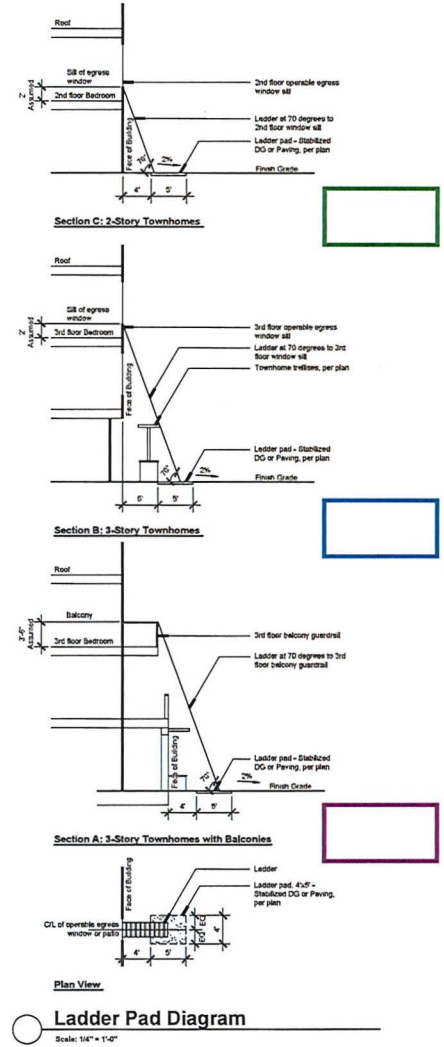
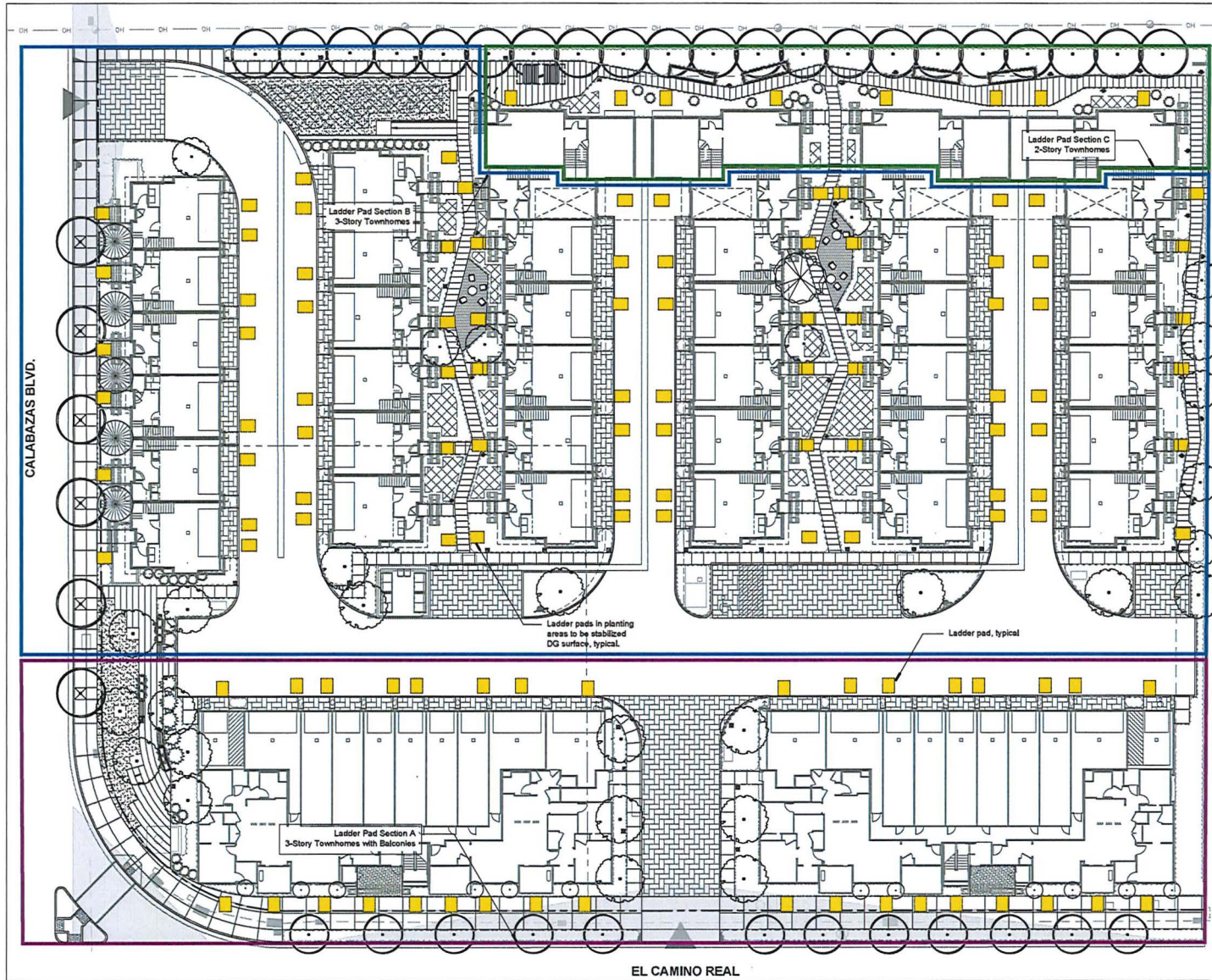
SHRUBS / GRASSES									
KEY	SIZE	BOTANIC NAME	COMMON NAME	CULTIVAR	COMMENTS / SPECIES	APPROX. QTY	WUCOLS	CA PLANT	CA NATIVE
ACC	2.5 pinn	Acacia cognata	Shear Acacia	Common 1/2	200	1			
ACC	2.5 pinn	Acacia saligna	Prickly Acacia	Blue 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1			
ACC	2.5 pinn	Albizia julibrissin	Silk tree	White 1/2	200	1	</		

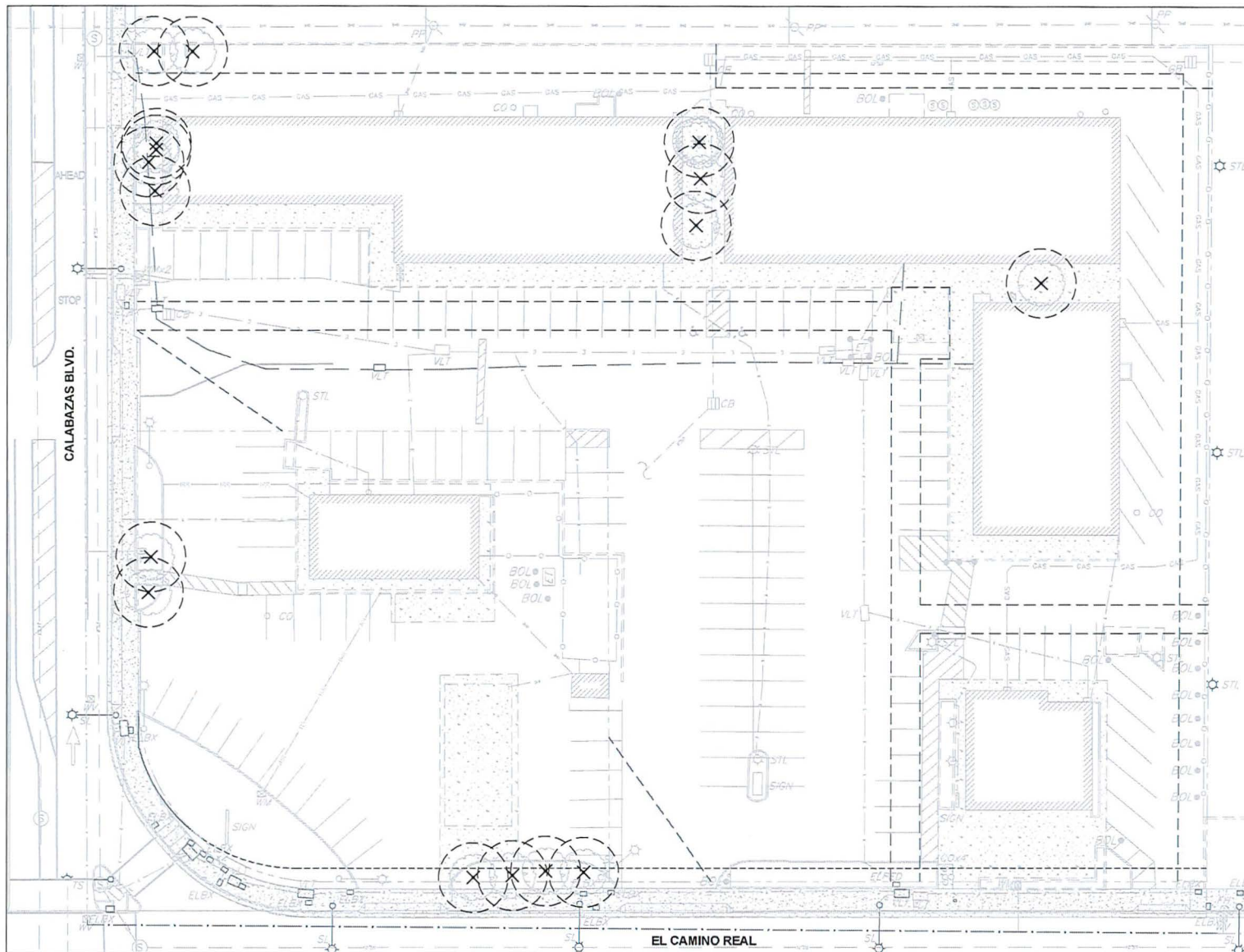
GROUND COVERS									
KEY	SIZE	BOTANIC NAME	COMMON NAME	CULTIVAR	COMMENTS/ SPACING	APPROX QTY	WUCOLS	CA PLANT	CA NATIVE
GRD 24	24"	Polypodium pol. Bland	Tree-ear Fern		Dark Burgundy	1/20 of 1"	L	Y	
GRD 24	24"	Quercus pub. Pland	Quercus pub. Pland		Dark Burgundy	500 of 1"	L	Y	
ARC 1	1 gallon	Adiantum album var. album	Common Beechfern	Maunshausenii	4E. 6E.	34	L	Y	
ARC 1	1 gallon	Diandra revoluta	Pink Lily	Temp. 18E.	34E.	340	M		Y
ARC 1	1 gallon	Cyclopogon pub.	Wynne Asteroides, Lady	Wynne Asteroides	24E. 6E.	67	M		Y
GRD 1	1 gallon	Isotria medeolae	Autumn Milk Grass		24E. 6E.	181	M		

NOTES:
 WUCOLS refers to the California Department of Water Resources (CDWR) WUCOLS 12, 2014 edition.
 Plants to be installed for California Climate Action Plan 2015.
 Plant codes are used for automatic material takeoff based on Appendix C of the SCSURF C-3 Standard Handbook, SCSURF Standard Tree List, 2015.

Planting Notes:

- Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16\"/>





TREE DISPOSITION LEGEND

Key	Description	Qty
	Total Existing Trees On Site	16
	Existing Trees to be Removed	16
	Existing Trees to Remain	0
	Total Proposed Trees, 24" box min. (Note: Refer to Plant List, sheet L-3)	81

Note: No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture). Refer to sheet L5.1 for City Arborist Specifications.



CITY OF SANTA CLARA
ARBORIST NOTES

1. GENERAL

1. Reinstatement of any part of city streets, including power lines, shall be done without securing approval and prior written consent from the city arbitrator or arbitrator employed by city (440-415-5303).
2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.
3. When construction occurs within the city limits of relocating trees, contractor shall pile the soil and the sods away from the trees. When that is not possible, placing soil and sods between the trees and the backhoe or excavator. Pull the tree over.
4. Fully irrigate tender quality wetland areas of concern when they occur within the city limits. The contractor shall be responsible for the water. The contractor must dig water made available by covering them with wet burlap. If the temperature in wet burlap, the burlap must be inspected every hour and re-wet as needed. The contractor must dig water made available by covering them with wet burlap. If the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist conditions. Small trees can dry out and die in 10-15 minutes. Larger trees can be damaged in an hour or less under unfavorable weather conditions.
5. When any tree is cut or removed it must be shown to the city arbitrator or arbitrator employed by the city and an industry approved method. Those that are accidentally broken should be preserved two inches from the damaged end. Cracked or torn roots are likely to allow decay to begin. Sharply cut roots produce a flake of decay roots that may take 10 years to recover from. They cut.
6. Contractor shall notify the city arbitrator or arbitrator employed by the city 72 hours in advance of any work requiring cleanup or removal of trees.
7. A clear system of flagging must be provided around streets within 20' of the proposed work area. The contractor shall be responsible for the system from the city arbitrator or arbitrator employed by city.
8. Materials, including temporary burlap, flagging, flag poles and other construction items shall be placed within the life line of existing trees.

CITY OF SANTA CLARA
ARBORIST NOTES

- [illegible]

CITY OF SANTA CLARA
ARBORIST NOTES

- contractor. The city arborist or arborist employed by city shall determine the replacement specie, size, quantity, and spacing.
16. Place 4"-3" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.
17. Bare pits are not allowed within the drip line of any tree.

IL MORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5" DBH, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table.

When the tree diameter at 4 1/2 feet is	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 foot
3-4 inches	2 feet
5-6 inches	3 feet
7-9 inches	5 feet
10-14 inches	10 feet
15-18 inches	12 feet
more than 18 inches	15 feet

Tree diameter	(minimum) depth of bore
9 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arboret employed by the city. If a tagged tree is permanently

CITY OF SANTA CLARA
ARBORIST NOTES

- discharged or killed as a result of the work, contractor shall remove the trees, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the city the amount listed in the table below. The city arboretist or arborist employed by the city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of critical landscaping until the contractor leaves the site through the construction period.
2. Contractor shall pay the true market value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following table:
- | Tree Diameter | Tree Value |
|----------------|------------|
| 1/2" to 3/4" | \$200 |
| 3/4" to 1" | \$400 |
| 1" to 1 1/2" | \$600 |
| 1 1/2" to 2" | \$800 |
| 2" to 3" | \$1,000 |
| 3" to 4" | \$1,200 |
| 4" to 5" | \$1,400 |
| 5" to 6" | \$1,600 |
| 6" to 8" | \$1,800 |
| 8" to 10" | \$2,000 |
| 10" to 12" | \$2,200 |
| 12" to 14" | \$2,400 |
| 14" to 16" | \$2,600 |
| 16" to 18" | \$2,800 |
| 18" to 20" | \$3,000 |
| 20" to 24" | \$3,200 |
| 24" to 28" | \$3,400 |
| 28" to 32" | \$3,600 |
| 32" to 36" | \$3,800 |
| 36" to 40" | \$4,000 |
| 40" to 44" | \$4,200 |
| 44" to 48" | \$4,400 |
| 48" to 52" | \$4,600 |
| 52" to 56" | \$4,800 |
| 56" to 60" | \$5,000 |
| 60" to 64" | \$5,200 |
| 64" to 68" | \$5,400 |
| 68" to 72" | \$5,600 |
| 72" to 76" | \$5,800 |
| 76" to 80" | \$6,000 |
| 80" to 84" | \$6,200 |
| 84" to 88" | \$6,400 |
| 88" to 92" | \$6,600 |
| 92" to 96" | \$6,800 |
| 96" to 100" | \$7,000 |
| 100" to 104" | \$7,200 |
| 104" to 108" | \$7,400 |
| 108" to 112" | \$7,600 |
| 112" to 116" | \$7,800 |
| 116" to 120" | \$8,000 |
| 120" to 124" | \$8,200 |
| 124" to 128" | \$8,400 |
| 128" to 132" | \$8,600 |
| 132" to 136" | \$8,800 |
| 136" to 140" | \$9,000 |
| 140" to 144" | \$9,200 |
| 144" to 148" | \$9,400 |
| 148" to 152" | \$9,600 |
| 152" to 156" | \$9,800 |
| 156" to 160" | \$10,000 |
| 160" to 164" | \$10,200 |
| 164" to 168" | \$10,400 |
| 168" to 172" | \$10,600 |
| 172" to 176" | \$10,800 |
| 176" to 180" | \$11,000 |
| 180" to 184" | \$11,200 |
| 184" to 188" | \$11,400 |
| 188" to 192" | \$11,600 |
| 192" to 196" | \$11,800 |
| 196" to 200" | \$12,000 |
| 200" to 204" | \$12,200 |
| 204" to 208" | \$12,400 |
| 208" to 212" | \$12,600 |
| 212" to 216" | \$12,800 |
| 216" to 220" | \$13,000 |
| 220" to 224" | \$13,200 |
| 224" to 228" | \$13,400 |
| 228" to 232" | \$13,600 |
| 232" to 236" | \$13,800 |
| 236" to 240" | \$14,000 |
| 240" to 244" | \$14,200 |
| 244" to 248" | \$14,400 |
| 248" to 252" | \$14,600 |
| 252" to 256" | \$14,800 |
| 256" to 260" | \$15,000 |
| 260" to 264" | \$15,200 |
| 264" to 268" | \$15,400 |
| 268" to 272" | \$15,600 |
| 272" to 276" | \$15,800 |
| 276" to 280" | \$16,000 |
| 280" to 284" | \$16,200 |
| 284" to 288" | \$16,400 |
| 288" to 292" | \$16,600 |
| 292" to 296" | \$16,800 |
| 296" to 300" | \$17,000 |
| 300" to 304" | \$17,200 |
| 304" to 308" | \$17,400 |
| 308" to 312" | \$17,600 |
| 312" to 316" | \$17,800 |
| 316" to 320" | \$18,000 |
| 320" to 324" | \$18,200 |
| 324" to 328" | \$18,400 |
| 328" to 332" | \$18,600 |
| 332" to 336" | \$18,800 |
| 336" to 340" | \$19,000 |
| 340" to 344" | \$19,200 |
| 344" to 348" | \$19,400 |
| 348" to 352" | \$19,600 |
| 352" to 356" | \$19,800 |
| 356" to 360" | \$20,000 |
| 360" to 364" | \$20,200 |
| 364" to 368" | \$20,400 |
| 368" to 372" | \$20,600 |
| 372" to 376" | \$20,800 |
| 376" to 380" | \$21,000 |
| 380" to 384" | \$21,200 |
| 384" to 388" | \$21,400 |
| 388" to 392" | \$21,600 |
| 392" to 396" | \$21,800 |
| 396" to 400" | \$22,000 |
| 400" to 404" | \$22,200 |
| 404" to 408" | \$22,400 |
| 408" to 412" | \$22,600 |
| 412" to 416" | \$22,800 |
| 416" to 420" | \$23,000 |
| 420" to 424" | \$23,200 |
| 424" to 428" | \$23,400 |
| 428" to 432" | \$23,600 |
| 432" to 436" | \$23,800 |
| 436" to 440" | \$24,000 |
| 440" to 444" | \$24,200 |
| 444" to 448" | \$24,400 |
| 448" to 452" | \$24,600 |
| 452" to 456" | \$24,800 |
| 456" to 460" | \$25,000 |
| 460" to 464" | \$25,200 |
| 464" to 468" | \$25,400 |
| 468" to 472" | \$25,600 |
| 472" to 476" | \$25,800 |
| 476" to 480" | \$26,000 |
| 480" to 484" | \$26,200 |
| 484" to 488" | \$26,400 |
| 488" to 492" | \$26,600 |
| 492" to 496" | \$26,800 |
| 496" to 500" | \$27,000 |
| 500" to 504" | \$27,200 |
| 504" to 508" | \$27,400 |
| 508" to 512" | \$27,600 |
| 512" to 516" | \$27,800 |
| 516" to 520"</ | |

7 inches	\$ 2,400
8 inches	\$ 2,400
9 inches	\$ 4,400
10 inches	\$ 4,500
11 inches	\$ 5,500
12 inches	\$ 7,500
13 inches	\$ 8,500
14 inches	\$ 9,500
15 inches	\$10,000
16 inches	\$12,000
17 inches	\$ 12,000
18 inches and over	\$ 1,200

Add foreign shipping



THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5009



BIOG

3155 EL CAMINO
SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

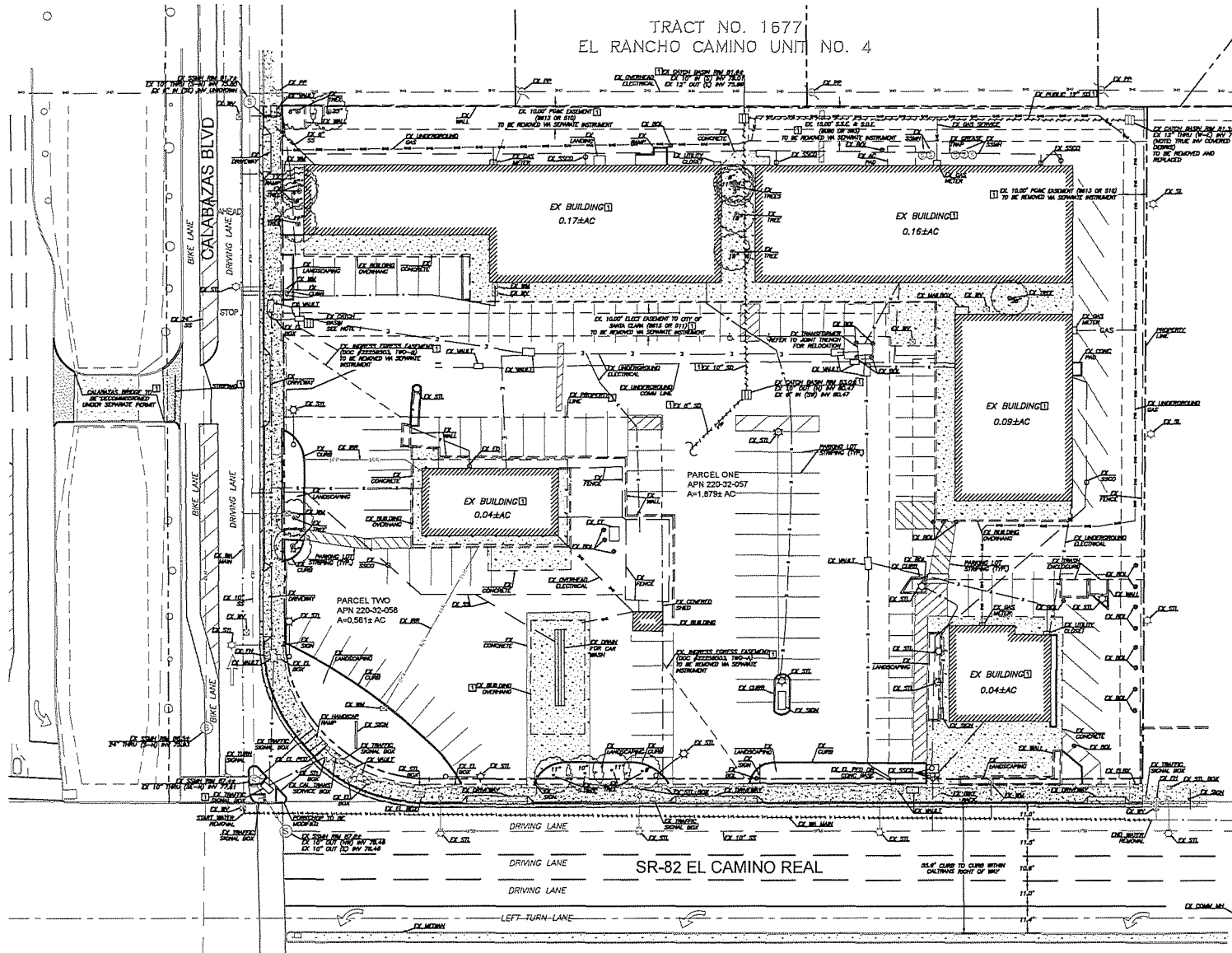
Scale: 1/16" = 1'-0"



**TREE DISPOSITION
PLAN**

L-5.1

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



BASIS OF BEARINGS:

THE BEARING IS BASED UPON SOUND BENCHMARK (B1): A BENCH MARK ON THE SEWAGE ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, BEARING N 89° 00' 00" E, DISTANCE 100.00 FEET (NAD83).

BENCHMARK:

VERTICAL DATUM IS BASED UPON SOUND BENCHMARK (B1): A BENCH MARK ON THE SEWAGE ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, BEARING N 89° 00' 00" E, DISTANCE 100.00 FEET (NAD83).

GENERAL NOTES:

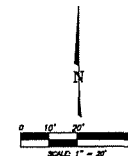
1. STORM DRAIN INLET LATERAL, UNLESS NOTED OTHERWISE, TO BE REMOVED ON-SITE AND CUT & CAPPED AT A MINIMUM OF 6" BELOW THE FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MANAGEMENT OF THE C&C DEBRIS ON THE PROJECT SITE. THE CITY ENGINEER SHALL BE NOTIFIED OF ALL UTILITIES AT THEIR OWN DISCRETION.

LEGEND:

- TO BE REMOVED
- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- TREE
- TO BE REMOVED

CONSTRUCTION SOLID WASTE MANAGEMENT NOTES

1. ALL CONSTRUCTION AND DEMOLITION (C&D) PROJECTS OVER 1,000 SQUARE FEET SHALL TRACK AND REPORT A SUMMARY OF C&D OF THE DEBRIS CREATED DURING THE PROJECT. DEBRIS IS TRACKED THROUGHOUT THE PROJECT AND MUST BE TRACKED BY THE PROJECT OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MANAGEMENT OF THE C&D DEBRIS ON THE PROJECT SITE. THE CITY ENGINEER SHALL BE NOTIFIED OF ALL UTILITIES AT THEIR OWN DISCRETION.
2. PRIOR TO REMOVAL OF A BUILDING, THE APPLICANT SHALL OBTAIN A CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) AND OBTAIN A PROJECT TRACKING NUMBER FROM THE CITY ENGINEER. THE CWMP SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CWMP SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE CWMP SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
3. THROUGHOUT THE PROJECT, ALL DEBRIS TO BE REMOVED SHALL BE TRACKED AND REPORTED TO THE CITY ENGINEER. THE DEBRIS TO BE REMOVED SHALL BE TRACKED AND REPORTED TO THE CITY ENGINEER. THE DEBRIS TO BE REMOVED SHALL BE TRACKED AND REPORTED TO THE CITY ENGINEER.
4. AT A MINIMUM OF TWO WEEKS PRIOR TO FINAL BUILDING INSPECTION, UPON ALL DEBRIS TICKETS AND SUBMIT THE CWMP REPORT ONLINE FOR FINAL REVIEW. EVIDENCE OF FINAL APPROVAL IS REQUIRED PRIOR TO THE DEBRIS TICKET.
5. PROJECTS THAT FAIL TO ACHIEVE THE DEBRIS TICKET ARE SUBJECT TO A FINE EQUAL TO THE DEBRIS TICKET MULTIPLIED BY THE SQUARE FOOTAGE OF THE PROJECT, MULTIPLIED BY \$1. FINE SHALL BE PAID PRIOR TO THE PROJECT CLOSURE.
6. DEBRIS TICKET SYSTEM HAS THE EXCLUSIVE RIGHT TO PROVIDE ALL WASTE DEBRIS BOX SERVICES IN ALL AREAS OTHER THAN THOSE ZONED AS INDUSTRIAL. NO OTHER WASTE DEBRIS BOX SERVICES SHALL BE PROVIDED WITHIN THESE ZONES. DEBRIS BOXES MAY BE ORDERED BY CONTACTING MISSION TRAIL WASTE SERVICES AT 408-777-1333. A CITY DEBRIS TICKET IS REQUIRED PRIOR TO THE PLACEMENT OF DEBRIS BOX ON A CITY STREET.
7. FOR AREAS ZONED INDUSTRIAL, IT IS PERMISSIBLE TO HIRE A DEBRIS BOX COMPANY FROM THE CITY OF SANTA CLARA'S APPROVED NON-EXCLUSIVE FRANCHISE PROVIDER LIST FOR A CURRENT LIST OF APPROVED NON-EXCLUSIVE FRANCHISE PROVIDERS VISIT SANTACLARA.CA.GOV.
8. THE USE OF ANY OTHER WASTE SERVICE OUTSIDE OF THOSE LISTED ABOVE REQUIRES ADVANCED APPROVAL BY THE CITY OF SANTA CLARA - ENVIRONMENTAL PROTECTION DIV. FOR INQUIRY CALL 408-815-3000 OR EMAIL ENVIRONMENT@SANTACLARA.CA.GOV.
9. FAILURE TO ABIDE BY THESE DEBRIS BOX/HALLOWS REQUIREMENTS IS A VIOLATION OF SANTA CLARA CITY CODE 8.25.030 AND IS SUBJECT TO A \$1000 FINE.



TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

- GENERAL GRADING & DRAINAGE NOTES:**
1. ALL ON-SITE STORM DRAIN PIPES SHALL BE RCP CLASS II UNLESS OTHERWISE SPECIFIED
 2. ALL PAV TO CONCRETE CONNECTIONS SHALL BE DONE WITH INTERLOCK PER CITY OF SAN JOSE STANDARD DETAIL
 3. ALL INLETS TO BE INSTALLED PER CITY STANDARD DETAIL
- LEGEND**
- SLURRY SEAL
STORM TO BE REPLACED TO PRE-IMPROVEMENT CONDITION
 - NEW PLANTING

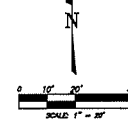
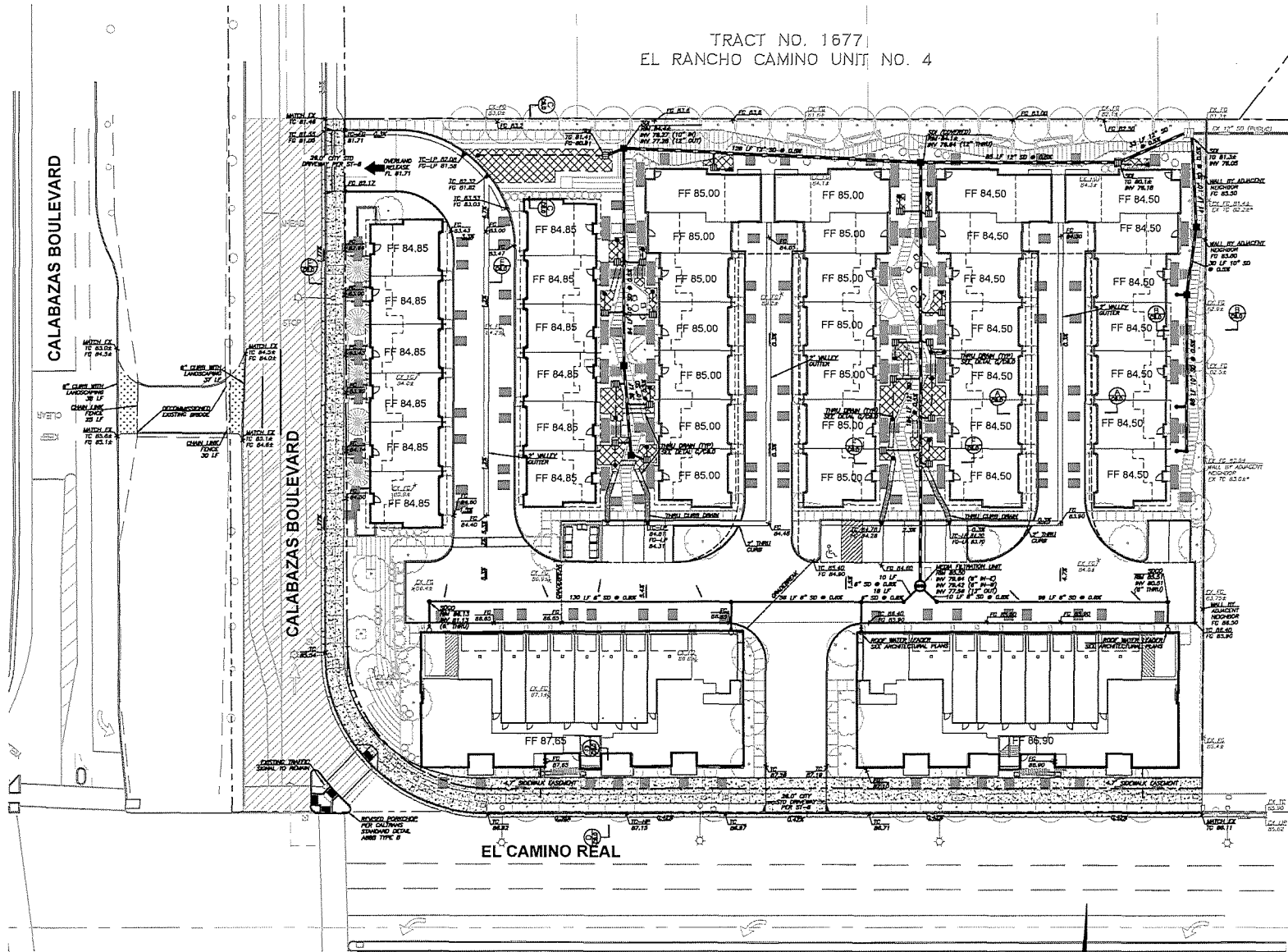


TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION, PRUNE AND REED THE BIORETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH. IF NEEDED, CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

JMH Weiss Project Number: #5313
Project Name: 3155 El Camino Real
Date: 02/12/2022
Project Address: 3155 El Camino Real

Existing Flow Hydrology (10 Year)		Proposed Flow Hydrology (10 Year)	
Existing Perimeter Area =	3,175	Proposed Perimeter Area =	20,849
Existing Impervious Area =	101,521	Proposed Impervious Area =	83,525
C Value =	0.883	C Value =	0.791
Intensity (inches/hour)** =	1.85	Intensity (inches/hour)** =	1.85
Average =	2.41	Average =	2.41
Existing Q (cfs) =	3.93	Proposed Q (cfs) =	3.52

Existing to Proposed Flow Differential (CFS) = -0.41
Existing to Proposed Flow Reduction % = 10.49%

Existing Flow Hydrology (100 Year)		Proposed Flow Hydrology (100 Year)	
Existing Perimeter Area =	3,175	Proposed Perimeter Area =	20,849
Existing Impervious Area =	101,521	Proposed Impervious Area =	83,525
C Value =	0.883	C Value =	0.791
Intensity (inches/hour)** =	2.5	Intensity (inches/hour)** =	2.5
Average =	2.41	Average =	2.41
Existing Q (cfs) =	5.31	Proposed Q (cfs) =	4.75

Existing to Proposed Flow Differential (CFS) = -0.56
Existing to Proposed Flow Reduction % = 10.49%

**C Value* weighted average storming per area at C=0-10.6, impervious at C=0-90
**Intensity based on City of San Jose rain gauge with a 10 minute concentration time.

2. Project Size

a. Total Site Area (Ac)		b. Total Site Area (Ac)		c. Total Site Area (Ac)	
Impervious Area (Ac)	Non-Impervious Area (Ac)	Existing IA (Ac)	Existing NIA (Ac)	Proposed IA (Ac)	Proposed NIA (Ac)
Roof	36,474	17,418	7,463	24,881	24,881
Surface Parking	26,949	1,107	187	1,294	1,294
Subsides, streets, etc.	36,158	34,629	22,706	36,747	36,747
a. Total Impervious Area	101,521	6	22,706	36,747	36,747
d. Total area and related impervious area		e. Total area and related impervious area		f. Total area and related impervious area	
Perimeter Area (Ac)	3,175	Perimeter Area (Ac)	3,175	Perimeter Area (Ac)	3,175
Landscaping	3,175	Landscaping	3,175	Landscaping	3,175
Perimeter Parking	3,175	Perimeter Parking	3,175	Perimeter Parking	3,175
Other (e.g. Green Roof)	3,175	Other (e.g. Green Roof)	3,175	Other (e.g. Green Roof)	3,175
a. Total Perimeter Area	3,175	a. Total Perimeter Area	3,175	a. Total Perimeter Area	3,175
b. Total Area (Ac+PA)	104,774	b. Total Area (Ac+PA)	104,774	b. Total Area (Ac+PA)	104,774
g. Percent Replacement of IA in Redevelopment Projects (Total Existing IA + Total Existing NIA) x 100% =		h. Percent Replacement of IA in Redevelopment Projects (Total Existing IA + Total Existing NIA) x 100% =		i. Percent Replacement of IA in Redevelopment Projects (Total Existing IA + Total Existing NIA) x 100% =	
31.77 %		31.77 %		31.77 %	

3. State Construction General Permit Applicability:
- a. Is #2.b. equal to 1 acre or more?
- ☒ Yes, applicant must obtain coverage under the State Construction General Permit (see www.scrp.org for details).
- ☐ No, applicant does not need coverage under the State Construction General Permit.
4. NRP Provision C3 Applicability:
- a. Is #2.d. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and stand-alone uncovered parking?
- ☒ Yes, C3, source control, site design and treatment requirements apply - check with local agency
- ☐ No, C3, source control and site design requirements may apply - check with local agency
- b. For redevelopment projects, is #2.g. equal to 50% or more?
- ☒ Yes, C3, requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire site
- ☐ No, C3, requirements only apply to the impervious area created and/or replaced
5. Hydromodification Management (H3M) Applicability:
- a. Does the project create and/or replace one acre or more of impervious area AND is the total post-project impervious area greater than the pre-project (existing) impervious area?
- ☐ Yes (continue) ☒ No - exempt from H3M, go to page 3
- b. Is the project located in an area of H3M applicability (green area) on the H3M Applicability Map? (www.scrp.org)
- ☒ Yes, the project must implement H3M requirements
- ☐ No, the project is exempt from H3M requirements

*The "new" and "existing" IA are based on the total area of the site and not specific locations on site. "Existing" means to leave as existing. "New" means to replace existing IA with new IA. "New" IA is the quantity of IA that is new to the site.

*Include basement and infiltration areas in landscaping.

6. Selection of Specific Stormwater Control Measures

Site Design Measures

- ☐ Minimize land disturbed (e.g., protect trees and soil)
- ☒ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- ☒ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)
- ☐ Cluster structures/ pavement
- ☐ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- ☐ Permeous pavement
- ☐ Grass roof
- ☐ Other self-retaining* area (e.g., landscaped areas)
- ☒ Self-retaining* area
- ☐ Intercept trees?
- ☐ Rainwater harvesting and use (e.g., rain barrels, cisterns for designated use)
- ☐ Preserved open space: ac. or sq. ft. (circle one)
- ☐ Protected riparian and wetland area buffers (check box top of backsheet)
- ☐ Other

Flow Pathway Controls for Hydromodification Management (H3M)

- ☐ Extended detention basin
- ☐ Underground tank or vault
- ☐ Bio-retention with cutoff control
- ☐ Other

*See SCV399P C3 Handbook for definitions.

*Optional site design measures, does not have to be used to comply with Provision C3 treatment requirements.

*Subject to necessary source authority requirements.

*These treatment measures are only allowed as part of a multi-step treatment process (i.e., for permeation).

Treatment Measures

- ☐ None (all impervious surface runoff to be collected in retention areas)
- ☒ Covered dumpster area, drain to sanitary sewer*
- ☐ Sanitary sewer connection or accessible distance for swimming pool/spa/fountain*
- ☒ Beneficial landscaping (minimize irrigation, mulch, pesticides and fertilizers; promote treatment)
- ☐ Outdoor material storage protection
- ☐ Covers, drains for loading docks, maintenance bays, fueling areas
- ☒ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☒ Storm drain labeling
- ☐ Other

Non-LID Treatment Methods

- ☐ Proprietary high flow rate tree box filter*
- ☒ Proprietary high flow media filter (sand, compost, or proprietary media)*
- ☐ Vegetated filter strip*
- ☐ Extended detention basin*
- ☐ Vegetated swale*
- ☐ Other

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: 7

For items 2.2 and 2.3, enter the area in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjusted Permeable Surface Area	Effective Impervious Area
Impervious surface	21,999	1.0	21,999
Permeable surface	3,051	0.1	305
Total DMA Area (Square Feet) =	25,050		

2.4 Total Effective Impervious Area (EIA) = 22,368 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3.0: Unit Basin Storage Volumes (in inches) for 60 Percent Capture Using 48-Hour Stormwater

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Orland Airport	15.35	Coefficient of 1.00: 0.67
San Jose	14.4	Coefficient of 1.00: 0.54

3.1 Unit basin storage volume from Table 3.0: 0.56 Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3.2 Adjusted unit basin storage volume: 0.56 Inches

(The unit basin storage volume is adjusted by applying the LID adjustment factor)

3.3 Required Capture Volume (in cubic feet): 1,051 Cubic feet

(The adjusted unit basin storage volume (inches) is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall intensity: 0.2 Inches per hour

4.2 Divide item 3.2 by item 4.1: 2.82 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 4% of DMA impervious surface: 895 Square feet

5.2 Area 25% smaller than item 5.1: 671 Square feet

5.3 Volume of treated runoff for area in item 5.2: 788 Cubic feet (item 3.2 * 5 inches per hour * 1/12 * item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract item 5.3 from item 5.1: 263 Cubic feet (Amount of runoff to be stored in ponding area)

6.2 Divide item 6.1 by item 5.2: 0.4 Feet (Depth of stored runoff in surface ponding area)

6.3 Convert item 6.2 from feet to inches: 4.7 Inches (Depth of stored runoff in surface ponding area)

6.4 If ponding depth in item 6.3 meets your target depth, skip to item 6.5. If not, continue to Step 7.1.

7.0 Optimize Size of Treatment Measure

7.1 Enter an area larger or smaller than item 5.2: 628 Sq. ft. (enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in item 7.1: 738 Cubic feet (item 7.1 * 5 inches per hour * 1/12 * item 4.2)

7.3 Subtract item 7.2 from item 5.3: 113 Cubic feet (Amount of runoff to be stored in ponding area)

7.4 Divide item 7.3 by item 5.2: 0.50 Feet (Depth of stored runoff in surface ponding area)

7.5 Convert item 7.4 from feet to inches: 5.99 Inches (Depth of stored runoff in surface ponding area)

7.6 If the ponding depth in item 7.5 meets target, skip item 7.5, through 7.5 and use this target depth.

8.0 Surface Area of Treatment Measure for DMA

8.1 Final surface area of treatment*: 628 Square feet (Either item 5.2 or final amount in item 7.5)

*Note: Check with the local jurisdiction as to its policy regarding the minimum treatment surface area allowed.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: 8

For items 2.2 and 2.3, enter the area in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjusted Permeable Surface Area	Effective Impervious Area
Impervious surface	13,006	1.0	13,006
Permeable surface	1,292	0.1	129
Total DMA Area (Square Feet) =	15,158		

2.4 Total Effective Impervious Area (EIA) = 14,035 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3.0: Unit Basin Storage Volumes (in inches) for 60 Percent Capture Using 48-Hour Stormwater

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Orland Airport	15.35	Coefficient of 1.00: 0.67
San Jose	14.4	Coefficient of 1.00: 0.54

3.1 Unit basin storage volume from Table 3.0: 0.56 Inches

(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3.2 Adjusted unit basin storage volume: 0.56 Inches

(The unit basin storage volume is adjusted by applying the LID adjustment factor)

3.3 Required Capture Volume (in cubic feet): 600 Cubic feet

(The adjusted unit basin storage volume (inches) is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall intensity: 0.2 Inches per hour

4.2 Divide item 3.2 by item 4.1: 2.82 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 4% of DMA impervious surface: 561 Square feet

5.2 Area 25% smaller than item 5.1: 421 Square feet

5.3 Volume of treated runoff for area in item 5.2: 495 Cubic feet (item 3.2 * 5 inches per hour * 1/12 * item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subtract item 5.3 from item 5.1: 105 Cubic feet (Amount of runoff to be stored in ponding area)

6.2 Divide item 6.1 by item 5.2: 0.4 Feet (Depth of stored runoff in surface ponding area)

6.3 Convert item 6.2 from feet to inches: 4.7 Inches (Depth of stored runoff in surface ponding area)

6.4 If ponding depth in item 6.3 meets your target depth, skip to item 6.5. If not, continue to Step 7.1.

7.0 Optimize Size of Treatment Measure

7.1 Enter an area larger or smaller than item 5.2: 394 Sq. ft. (enter larger area if you need less ponding depth, smaller for more depth)

7.2 Volume of treated runoff for area in item 7.1: 463 Cubic feet (item 7.1 * 5 inches per hour * 1/12 * item 4.2)

7.3 Subtract item 7.2 from item 5.3: 297 Cubic feet (Amount of runoff to be stored in ponding area)

7.4 Divide item 7.3 by item 5.2: 0.50 Feet (Depth of stored runoff in surface ponding area)

7.5 Convert item 7.4 from feet to inches: 5.99 Inches (Depth of stored runoff in surface ponding area)

7.6 If the ponding depth in item 7.5 meets target, skip item 7.5, through 7.5 and use this target depth.

8.0 Surface Area of Treatment Measure for DMA

8.1 Final surface area of treatment*: 394 Square feet (Either item 5.2 or final amount in item 7.5)

*Note: Check with the local jurisdiction as to its policy regarding the minimum treatment surface area allowed.

OPERATION AND MAINTENANCE INFORMATION:

- I. PROPERTY INFORMATION:
- A. PROPERTY ADDRESS: 3155 EL CAMINO, SANTA CLARA, CA 95051
- B. PROPERTY OWNER: JMH WEISS
- C. CONTACT: JMH WEISS
- D. PHONE NUMBER OF CONTACT: (408) 387-6290
- E. EMAIL: JMH@JMHWEISS.COM
- F. ADDRESS: 3155 EL CAMINO ST., SAN JOSE, CA 95131

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

MEDIA FILTER SIZING

DMA # 10
A= 17990 s.f. A= 0.41292 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	15,937	0.809
0.8	0	
0.7	0	
0.1	2,053	

Rainfall Intensity (i) 1=0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.0507960 cfs

Manufacturer: Contech
Cartridge Media (if applicable): PhosphoSorb
G.U.D. Cartridge Treatment Flowrate (CTF): 10 gpm/cartridge
Cartridges: 10 (449 gpm/cft) CTF
Cartridges: 1 (6994952 round up)
Cartridges Required: 2
Treatment Flow Rate Capacity: 0.0681151 cfs



CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview
The CatchBasin StormFilter™ (CSF) consists of a multi-chamber steel, concrete, or plastic catch basin that can contain up to four StormFilter cartridges. The steel CSF is offered both as a standard and as a deep unit.

The CSF is installed flush with the finished grade and is applicable for both conventional lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CSF unit treats peak water quality design flow up to 0.12 cfs, coupled with an internal water overflow capacity of 1.5 cfs for the standard unit, and 1.8 cfs for the deep unit and concrete unit. Plastic units have an internal water overflow capacity of 0.5 cfs.

Design Operation
The CSF is installed as the primary treatment of runoff, similar to a standard, graded catch basin. The steel and concrete CSF units have an H-20 rated, traffic bearing top that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CSF consists of a surmounted inlet chamber and a cartridge chamber(s). Runoff enters the surmounted inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and oil/grease are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.

OPERATION AND MAINTENANCE

Once in the cartridge chamber, polluted water ponds and percolates hydraulically through the media in the filter cartridges. Trapped water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge box, and discharges to the outlet pipe.

Applications
The CSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used, both water quality and catchment limits can be reduced with the use of the CSF.

Retrofit-Fit
The retrofit market has many possible applications for the CSF. The CSF can be installed by replacing an existing catch basin without having to "close the grade," thus reducing the high cost of re-paving the storm system.



CatchBasin StormFilter™

Maintenance Guidelines

Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CSF). The filter cartridges contained in the CSF are easily removed and replaced during maintenance activities according to the following guidelines:

1. Establish a safe working area as per typical catch basin service entry.
2. Remove road grade and diamond plate cover (weight 100 lbs. min.).
3. Turn cartridge(s) counter-clockwise to disconnect from riser manifold.
4. Remove 4" cover cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vector truck boom.
6. Remove accumulated sediment via vector truck (min. clearance 12" x 24").
7. Remove accumulated sediment from cartridge bay (min. clearance 12" x 11").
8. Rinse interior of both bays and vector remaining water and sediment.
9. Install each cartridge(s) threading clockwise to pipe manifold.
10. Replace cover and grade.
11. Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vector truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be assembled and returned to Contech as appropriate.

Materials required include a lifting cap, vector truck and hook filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching areas of restricted clearance. The center may refresh several cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the engineering department of Contech at 202-226-3137 for more information.

Maintenance is estimated at 25 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

OPERATION AND MAINTENANCE

Mosquito Abatement

In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors.

1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (Bti, BTI) is a bacterium toxic to mosquito and black fly larvae.

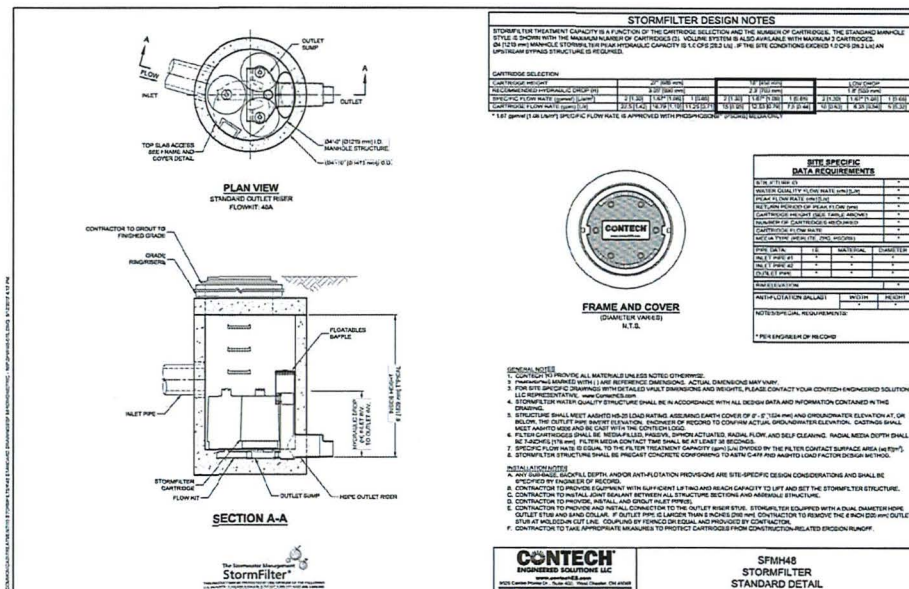
In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter

Larvicides should be used according to manufacturer's recommendations. Two widely available products are Mosquito Dunks and Sumter BTI. For more information, visit http://www.sumterchemical.com/usa_cifid_e.htm.

The larvicide must be in contact with the permanent pool. The larvicide or bait should be followed by the CatchBasin StormFilter by piping or via its present discharge by high flow. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater filters, refer to the following: <http://www.stormwater.org/publications/managing/mosquitoabatement122.pdf>



The Stormwater Management StormFilter™

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description
The Stormwater Management StormFilter™ (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house non-proprietary, media-filled, filter cartridges.

The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and absorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, and cast-in-place. The vault, linear, manifold, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The catch basin units are customized for larger flows and may be either covered or uncovered underground units.

Purpose
The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

Thorough independent third party testing has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of peak-flow flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Operation and Maintenance

requirements for treating runoff in compliance with the Clean Water Act.

Thorough independent third party testing has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of peak-flow flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are suspended solids (TSS), oil and grease, soluble metals, nutrients, organics, and trash and debris.

Sizing
The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The flow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the effluent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 15 gpm using a calibrated needle valve at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local requirements for treating runoff in compliance with the Clean Water Act.

Basic Function

The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired levels of pollutants, including suspended solids, dissolved metals, organics, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.



Figure 1. The StormFilter Cartridge

Priming System Function
When stormwater in the StormFilter unit enters a StormFilter cartridge, it percolates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the flow in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter head through the down-cow flow filter located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough buoyant force on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus,

the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the float's submerging regulator.

The cartridges are connected to the under-drain manifold with a plastic connector. Since some media used is potentially buoyant, a threaded connector allows the under-drain manifold (with glue or other adhesive) is necessary to ensure that the cartridge isn't lifted out of place. For the heavier compact media, a zip connector is used.

The StormFilter is also equipped with four spreaders that hold floating debris and surface film, even during overflow conditions. Depending on individual site characteristics, some systems are equipped with high and/or base flow bypasses. When the calculated peak storm event generates a flow that overcomes the overflow capacity of the system, this is especially important for precast systems. Base flow bypasses are sometimes installed to bypass continuous inflows caused by ground water seepage, which usually do not require treatment. All StormFilter units are designed with an overflow. The overflow operates when the inflow rate is greater than the treatment capacity of the filter cartridges.



Page 1
www.ContechES.com/Stormwater
800.336.1172
© 2013 Contech Engineered Solutions



Page 2
www.ContechES.com/Stormwater
800.336.1172
© 2013 Contech Engineered Solutions

JMH WEISS, INC.
Civil Engineering • Surveying • Land Planning
1731 TECHNOLOGY DRIVE, 10800
SAN JOSE, CA 95110

BD|G
BayviewDevelopmentGroup

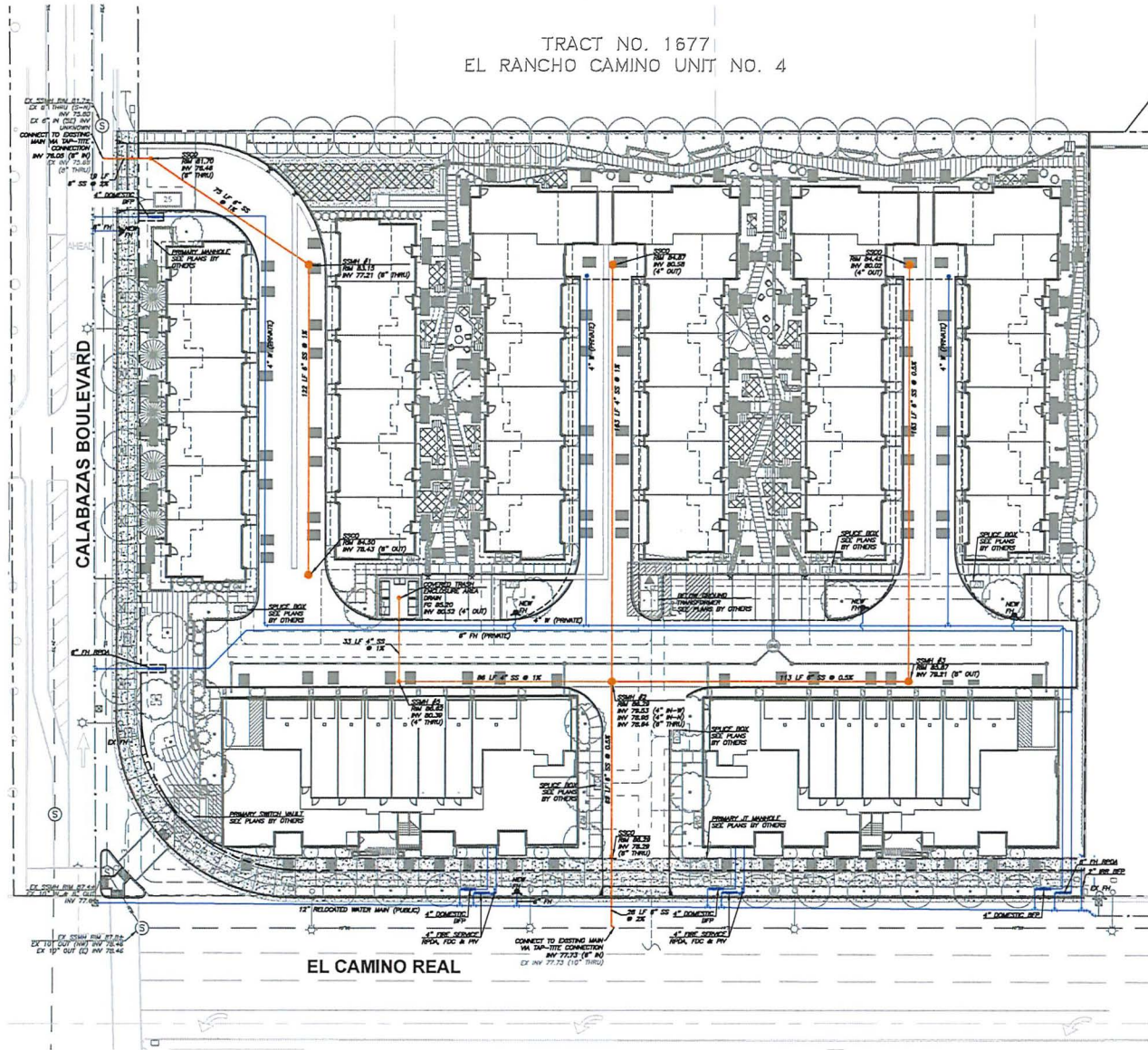
3155 EL CAMINO
SANTA CLARA CA # 2018-0345

Submittal #4
02/11/2022

MEDIA FILTER NOTES

C4.2
SHEET 6 OF 10

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



GENERAL UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER PIPES 12 INCHES OR LESS SHALL BE SDP-28 UNLESS OTHERWISE NOTED.
2. ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH WATERSTOP.
3. WATER DESIGN IS SCHEMATIC ONLY AND NOT MEANT FOR CONSTRUCTION PURPOSES. REFER TO PLUMBING PLANS FOR FINAL DESIGN SPECIFICATIONS.
4. ALL WATER LINES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN
- JOINT TRENCH (SEE PLANS BY OTHERS)



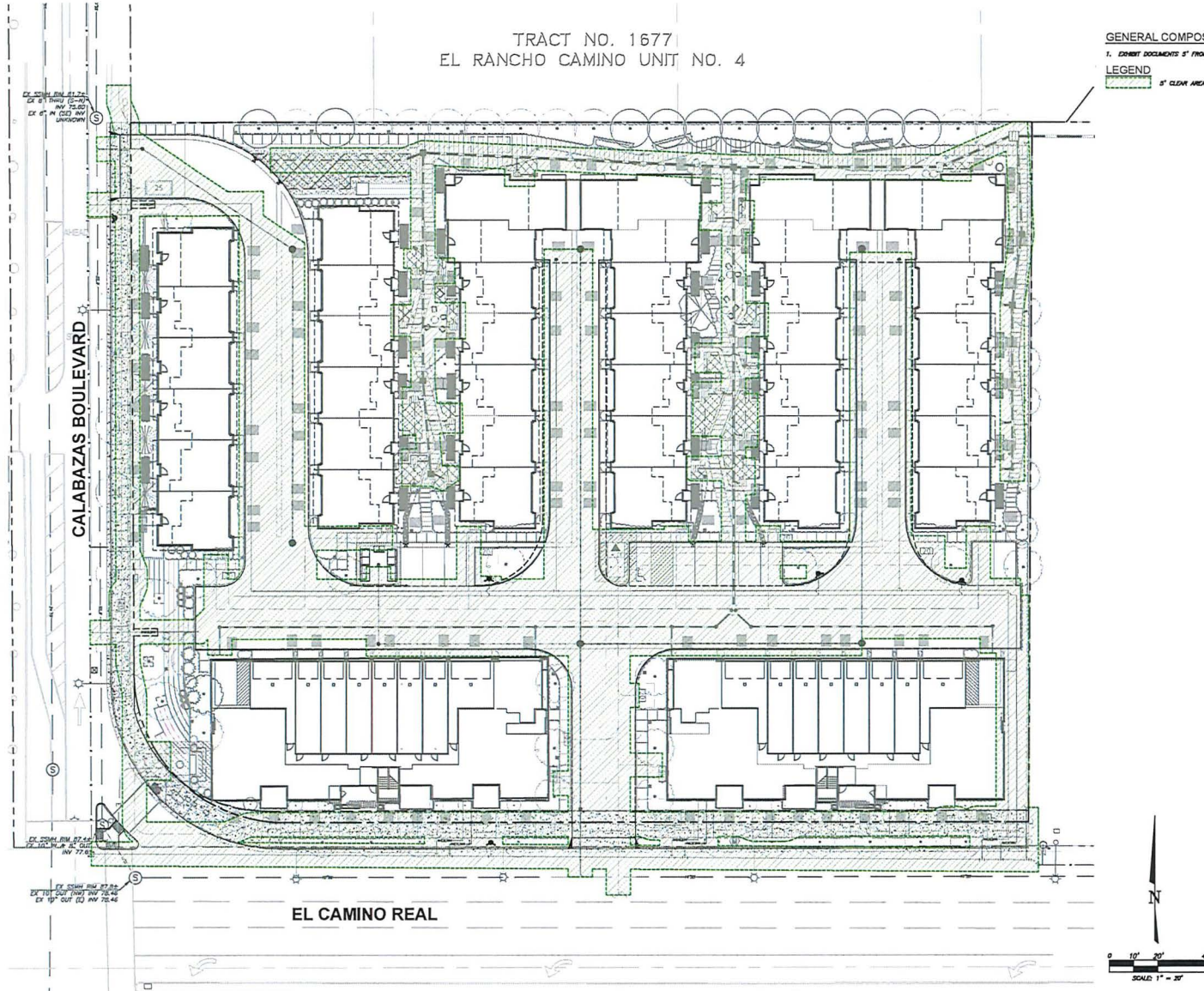
TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

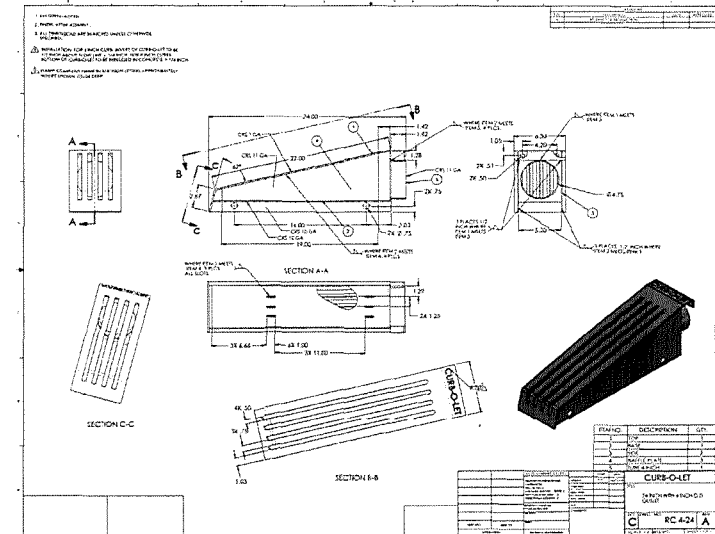
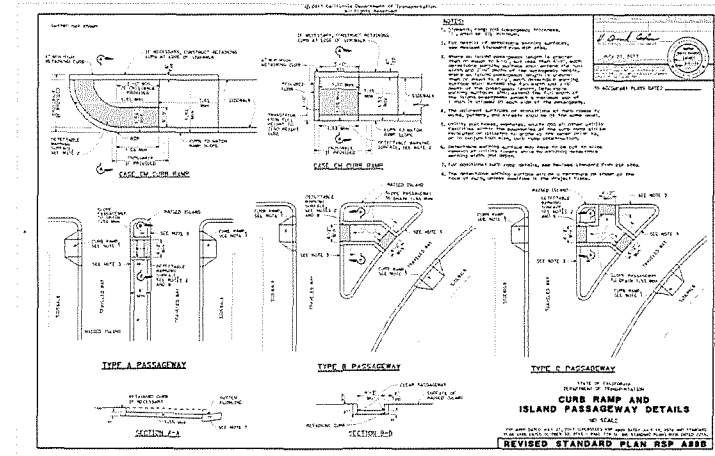
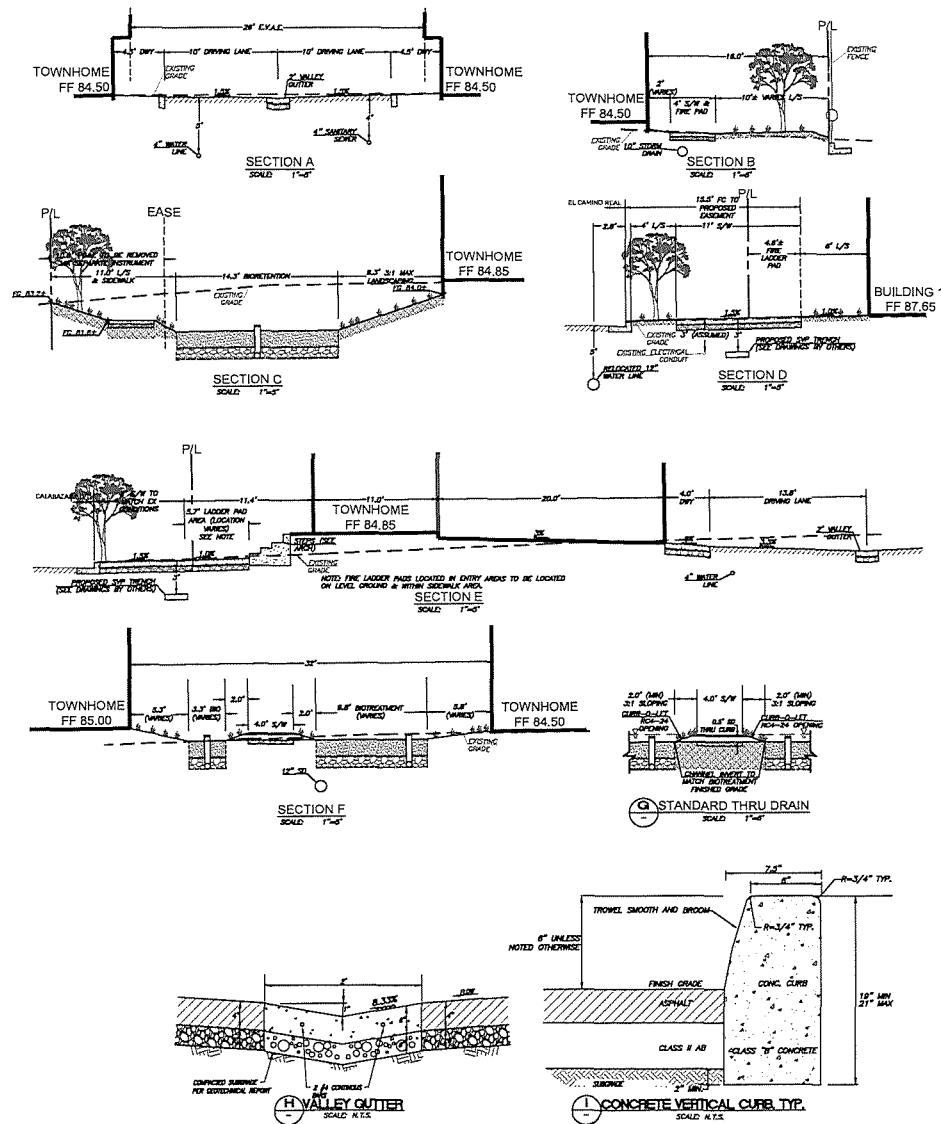
GENERAL COMPOSITE TREE PLAN NOTES

1. EXIST DOCUMENTS 5' FROM DRY & WET UTILITIES AS CLEAR AREA FROM TREE PLANTING.

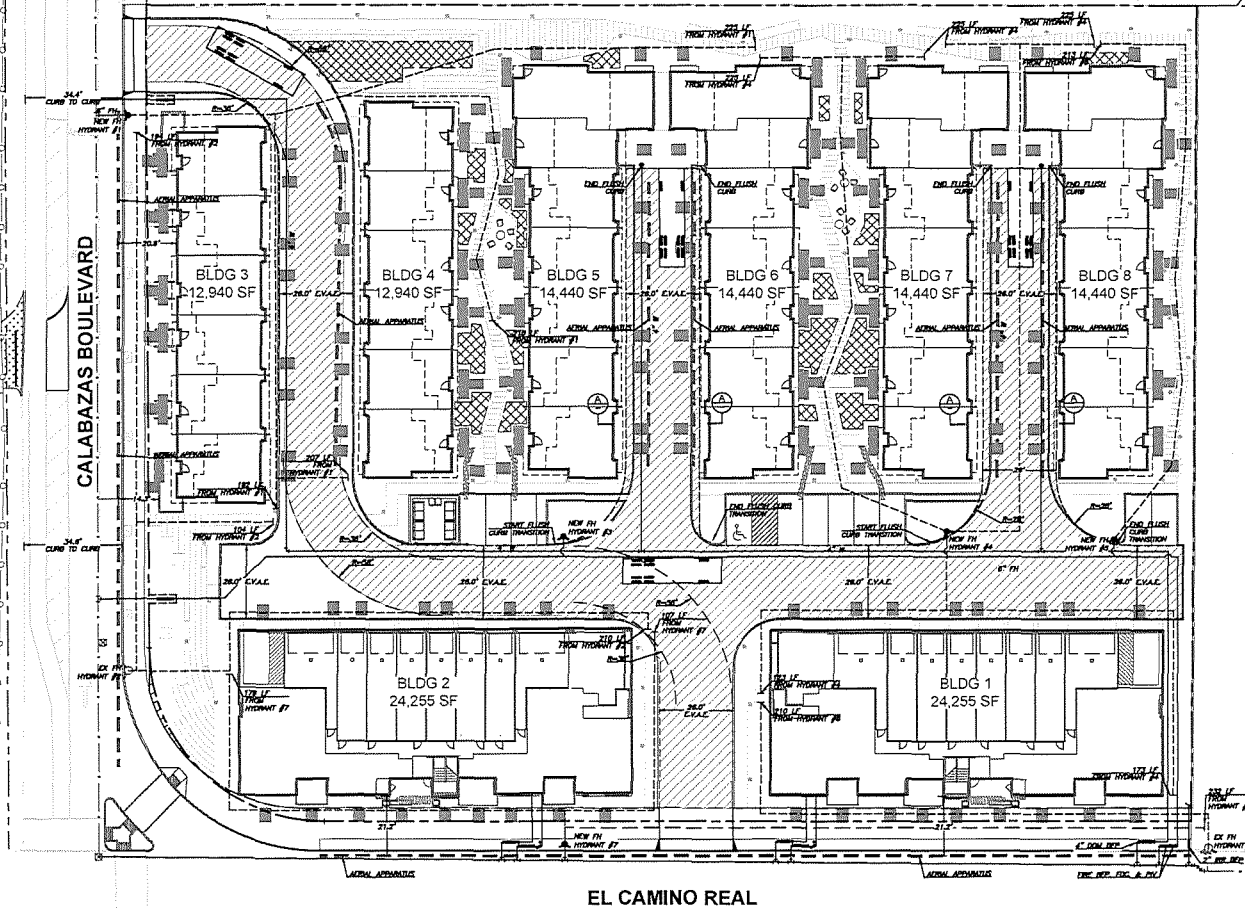
LEGEND

5' CLEAR AREA NO TREE PLANTING ZONE





TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



GENERAL NOTES:

1. RED CURB TO READ "NO PARKING-FIRE LANE" IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1-INCH STROKE EVERY 25 FEET.
2. SEE FIRE ALARM LAYOUT ON PLANS BY OTHERS.
3. ALL PRIVATE FIRE HYDRANTS SHOWN HEREON SHALL BE CLOW MODEL AND OR EQUIVALENT.
4. EACH SPRINKLER RISER SHALL BE PROTECTED BY A 1/2 LB GALVANIZED IRON PIPE WITH ALL WELD, PIPE AND FITTINGS, FROM THE FLANGE AT ABOVE FINISHED FLOOR TO THE DUCTILE IRON PIPE EXTENDING 6 FT BEYOND BUILDING LINE, AND BEING BONDED TOGETHER WITH A #6 CABLE.

FIRE PROTECTION NOTES:

1. BUILDINGS 1 & 2
 - 1.1. CONSTRUCTION TYPE: VI
 - 1.2. SQUARE FOOTAGE PER CITY ARCHITECTURAL PLANS: 24,255 SF
 - 1.3. FLOW REQUIREMENTS: 3.50 GPM FROM 3 HYDRANTS
 - 1.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 210 FEET
 - 1.5. BUILDING 1 SERVED VIA #1, #2, #3, #4, #5, #6, #7
 - 1.6. BUILDING 2 SERVED VIA #2, #3, #4, #5, #6, #7
2. BUILDINGS 3-4
 - 2.1. CONSTRUCTION TYPE: VI
 - 2.2. SQUARE FOOTAGE PER CITY ARCHITECTURAL PLANS: 12,940 SF
 - 2.3. FLOW REQUIREMENTS: 3.50 GPM FROM 3 HYDRANTS
 - 2.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 210 FEET
 - 2.5. BUILDING 3 SERVED VIA #1, #2, #3, #4
 - 2.6. BUILDING 4 SERVED VIA #1, #2, #3, #4
3. BUILDINGS 5-8
 - 3.1. CONSTRUCTION TYPE: VI
 - 3.2. SQUARE FOOTAGE PER CITY ARCHITECTURAL PLANS: 14,440 SF
 - 3.3. FLOW REQUIREMENTS: 3.50 GPM FROM 3 HYDRANTS
 - 3.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 210 FEET
 - 3.5. BUILDING 5 SERVED VIA #1, #2, #3, #4
 - 3.6. BUILDING 6 SERVED VIA #1, #2, #3, #4
 - 3.7. BUILDING 7 SERVED VIA #1, #2, #3, #4
 - 3.8. BUILDING 8 SERVED VIA #1, #2, #3, #4
4. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 10,000 LBS.
5. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
6. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
8. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
9. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.
10. LADDER PADS AS SHOWN LOCATED IN DRIVEWAYS OR HARDSCAPE AREAS. LADDER PADS REQUIRED TO BE BUILT AROUND LANDSCAPE WILL BE CONSTRUCTED VIA HARDSCAPE MATERIALS.

MATERIALS SCHEDULE

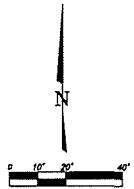
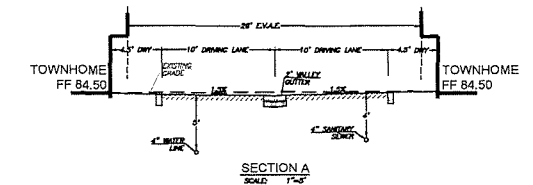
SANITARY SEWER PIPE	SOR26 OR EQUIVALENT
WATERMANN (TS) PIPE	CS900 CL200 PVC OR EQUIVALENT
STORM DRAIN	RCP CLASS III OR EQUIVALENT

FIRE SERVICE NOTES:

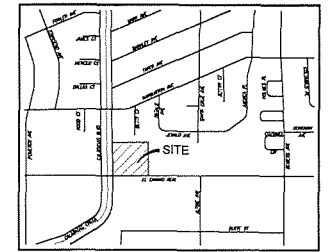
1. FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE RATING CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS, CUSTODY FIRE SERVICES TO NEIGHAN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LINES REQUIRING NOTIFICATION OF FIRE DEPARTMENT AND CONSIDER A SHUTDOWN POINT IS REQUIRED FOR UNDERGROUND FIRE SERVICE.
2. FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK.

LEGEND

- FIRE TRUCK ENVELOPE AREA
- AERIAL APPARATUS
- LADDER PAD (TO BE BUILT ON HARDSCAPE)
- ROLLED CURB LIMITS



S 89°57'53" W 370.97



VICINITY MAP
NTS

BASIS OF BEARINGS

THE BEARING, N 85°39'33" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 3, 1957, IN BOOK 78 OF MAPS, PAGE 32, S.C.C.R., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

VERTICAL DATUM IS BASED UPON SCHWID BENCHMARK (JST):
A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL
BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 88.93 FEET (NAVD83)

GENERAL NOTES:

1. OWNER/SUBDIVIDER: G&J INVESTMENT GROUP
60 S MARKET STREET, STE #450
SAN JOSE, CA 95112
ATTN: EDWARD AMADOR
(408) 397-0298
2. CNA ENGINEER/
LAND SURVEYOR: KEVIN R. WESS, R.C.E. #7067, P.L.S. #139
40 EDWARDS AVE. #500
JAN WESS, INC.
1271 TECHNOLOGY DRIVE, STE #800
SAN JOSE, CA 95110
(408) 286-4555
3. ASSessor'S PARCEL NUMBER: 220-32-07 & 220-32-08
4. EXISTING ZONING/LAND USE: THOROUGHFARE COMMERCIAL
5. PROPOSED ZONING: NO CHANGE
6. STUDIED AREA: 3.442 ACRES (GROSS)
2.414 ACRES (NET)
7. TOTAL EXISTING LOTS: 2 LOTS
8. TOTAL PROPOSED LOTS: 1 LOT OF RESIDENTIAL CONDOMINIUM
PURPOSES
9. EXISTING LAND USE: COMMERCIAL / RETAIL
10. PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM LOTS
11. WATER SYSTEM: CITY OF SANTA CLARA
12. STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE
STANDARD SPECIFICATIONS OF THE CITY OF
SANTA CLARA
13. SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE
STANDARD SPECIFICATIONS OF THE CITY OF
SANTA CLARA
14. GAS: NATURAL GAS & ELECTRIC (PG&E)
15. ELECTRIC: SILICON VALLEY POWER (SVP)
16. TELEPHONE: AT&T
17. CABLE: COMCAST
18. FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS
AND STANDARDS OF THE SANTA CLARA

16. TELEPHONE

17. CABLE

18. FIRE HYDRANT

0 10' 20' 40'

SCALE 1" = 20'

PROPOSED DEVELOPMENT

VESTING TENTATIVE TRACT MAP

FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLN2020-14674

SANTA CLARA

CALIFORNIA

JMH WEISS, INC.

Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#880 San Jose, CA 95110
Tel:(408)288-4335

25

02/11/2072

3213

1 OF 4

LEGEND & ABBREVIATIONS

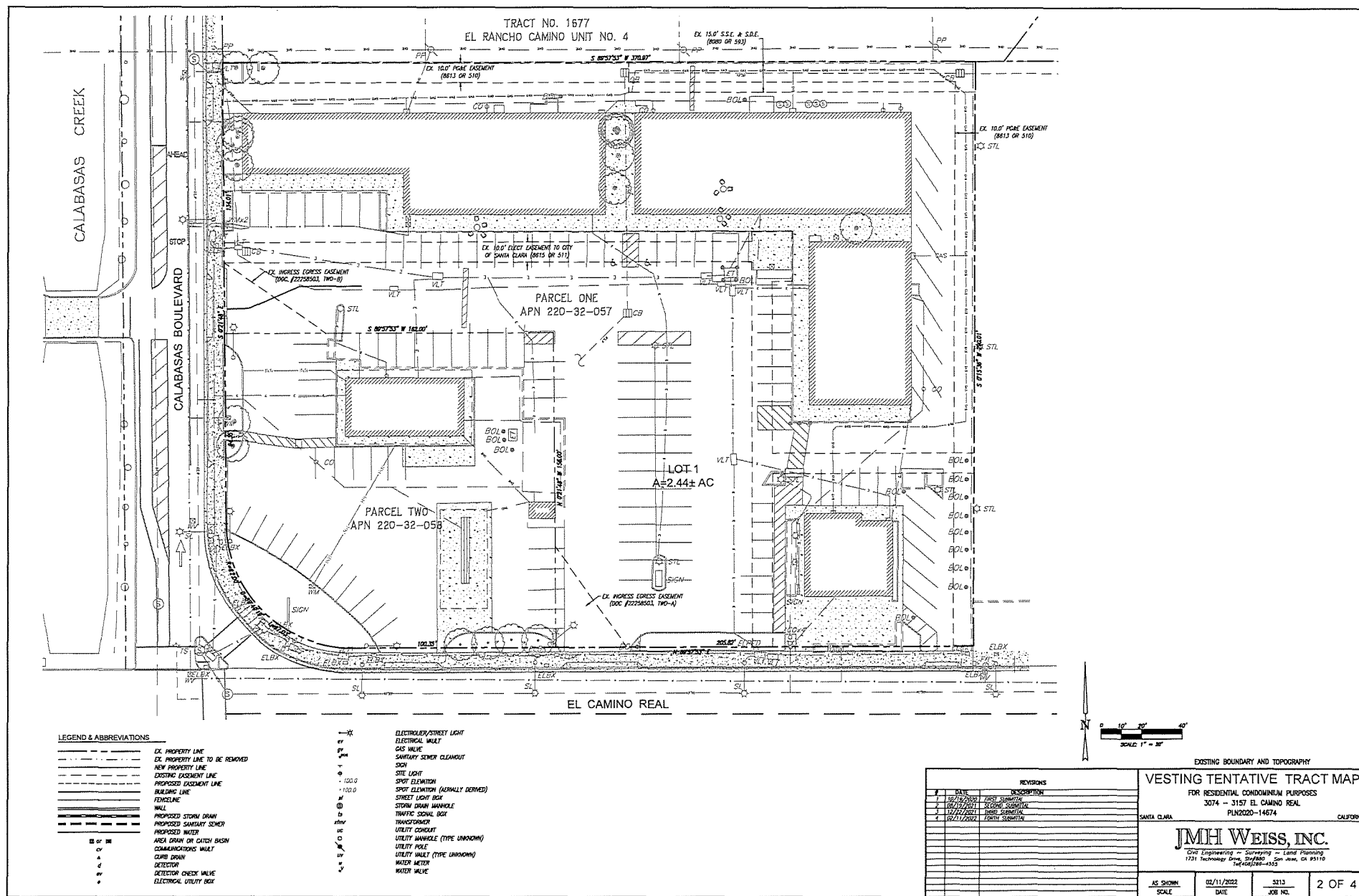
- | | |
|---|------------------------------------|
|  | EXIST. PROPERTY LINE |
|  | EXIST. PROPERTY LINE TO BE REMOVED |
|  | NEW PROPERTY LINE |
|  | EXISTING EASEMENT LINE |
|  | PROPOSED EASEMENT LINE |
|  | BUILDING LINE |
|  | FENCELINE |
|  | WALL |
|  | PROPOSED STORM DRAIN |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED WATER |
|  | AREA DRAIN OR CATCH BASIN |
|  | COMMUNICATIONS WILET |
|  | CURB DRAIN |
|  | DETECTOR |
|  | DETECTOR CHECK VALVE |
|  | ELECTRICAL UTILITY BOX |

- | | |
|---|-----------------------------------|
| ✱ | ELECTRICAL/STREET LIGHT |
| ✱ | ELECTRICAL WALK |
| ✱ | GAS VALVE |
| ✱ | SANITARY SEWER CLEANOUT |
| ✱ | SIGN |
| ✱ | SITE LIGHT |
| ✱ | SPOT ELEVATION |
| ✱ | SPOT ELEVATION (ACTUALLY DERIVED) |
| ✱ | STREET LIGHT BOX |
| ✱ | STONE DRAIN MANHOLE |
| ✱ | TRAFFIC SIGNAL BOX |
| ✱ | TRANSFORMER |
| ✱ | UTILITY CLEANOUT |
| ✱ | UTILITY MANHOLE (TYPE UNKNOWN) |
| ✱ | UTILITY POLE |
| ✱ | UTILITY WALK (TYPE UNKNOWN) |
| ✱ | WATER METER |

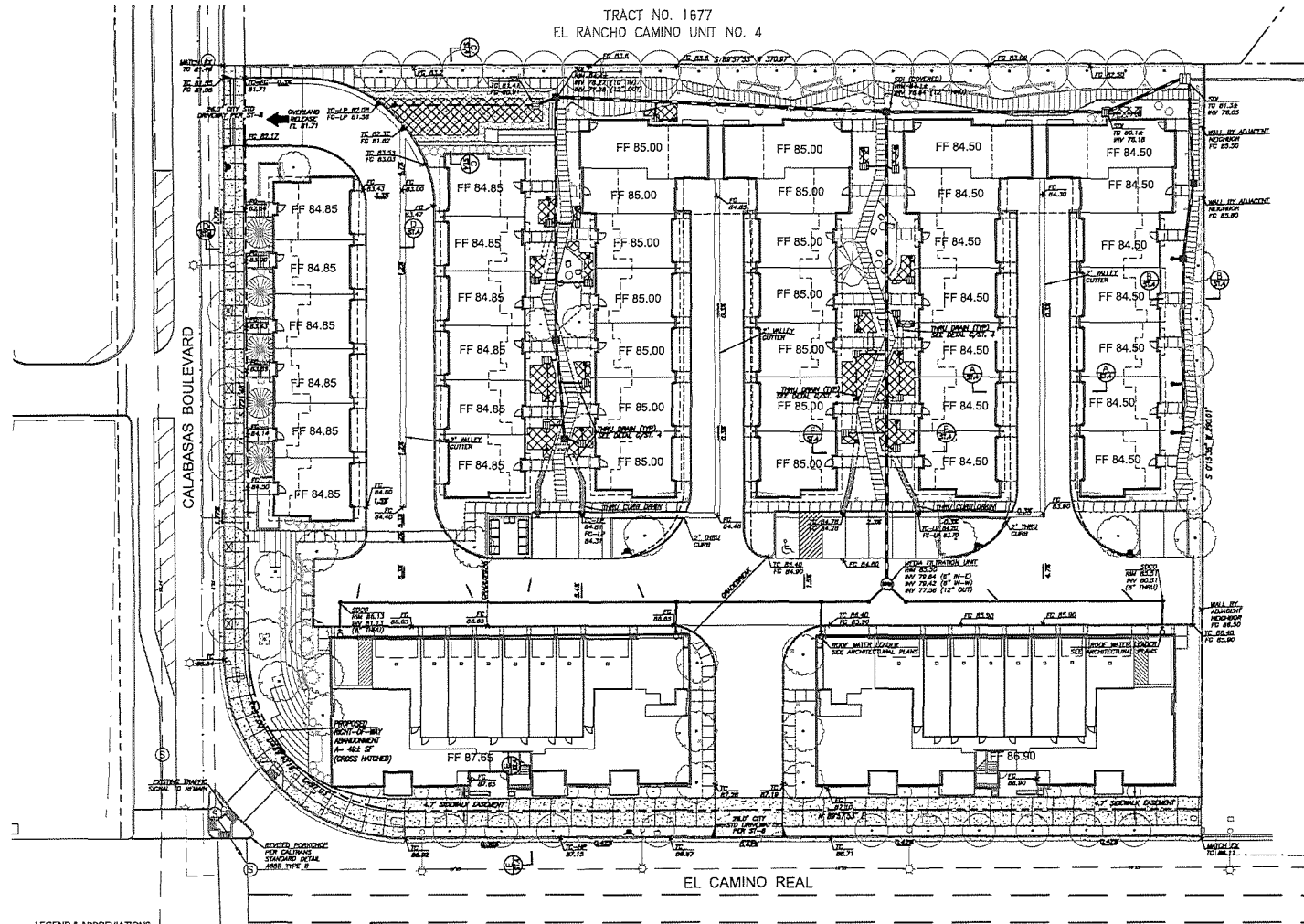
NOTES

- 1) EASEMENTS, AS NEEDED, TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENTS
- 2) SOME EASEMENTS TO BE ABANDONED, AS NEEDED TO NECESSITATE SITE DESIGN, EITHER BY THE FINAL MAP OR BY SEPARATE INSTRUMENT.
- 3) SUBJECT TO PROJECT COAR'S TO BE RECORDED
- 4) EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) TO BE DEDICATED THROUGHOUT PROPERTY AS INDICATED.

[illegible]



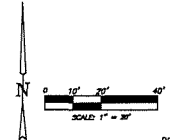
TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



LEGEND & ABBREVIATIONS

- EX. PROPERTY LINE
- EX. PROPERTY LINE TO BE REMOVED
- NEW PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING LINE
- FENCELINE
- WALL
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- AREA DRAIN OR CATCH BASIN
- COMMUNICATIONS MULET
- CURB DRAIN
- DETECTOR
- DETECTOR CHECK VALVE
- ELECTRICAL UTILITY BOX

- ELECTRICITY/STREET LIGHT
- ELECTRICAL MULET
- GAS VALVE
- SANITARY SEWER CLEANOUT
- SIGN
- SITE LIGHT
- SPOT ELEVATION
- SPOT ELEVATION (ACTUALLY DERIVED)
- STREET LIGHT BOX
- STREET DRAIN MANHOLE
- TRAFFIC SIGNAL BOX
- TRANSFORMER
- UTILITY CONDUIT
- UTILITY MANHOLE (TYPE UNKNOWN)
- UTILITY POLE
- UTILITY MULET (TYPE UNKNOWN)
- WATER METER
- WATER VALVE



PRELIMINARY GRADING, DRAINAGE & UTILITIES

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLN2020-14674
SANTA CLARA CALIFORNIA

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
1731 Technology Drive, Suite 200 San Jose, CA 95110
Tel: (408) 298-4555

REVISIONS		
#	DATE	DESCRIPTION
1	10/19/2020	1.000 SUBMITTAL
2	10/19/2020	2.000 SECOND SUBMITTAL
3	12/22/2020	3.000 THIRD SUBMITTAL
4	02/11/2022	4.000 FOURTH SUBMITTAL

AS SHOWN	02/11/2022	5213	3 OF 4
SCALE	DATE	JOB NO.	

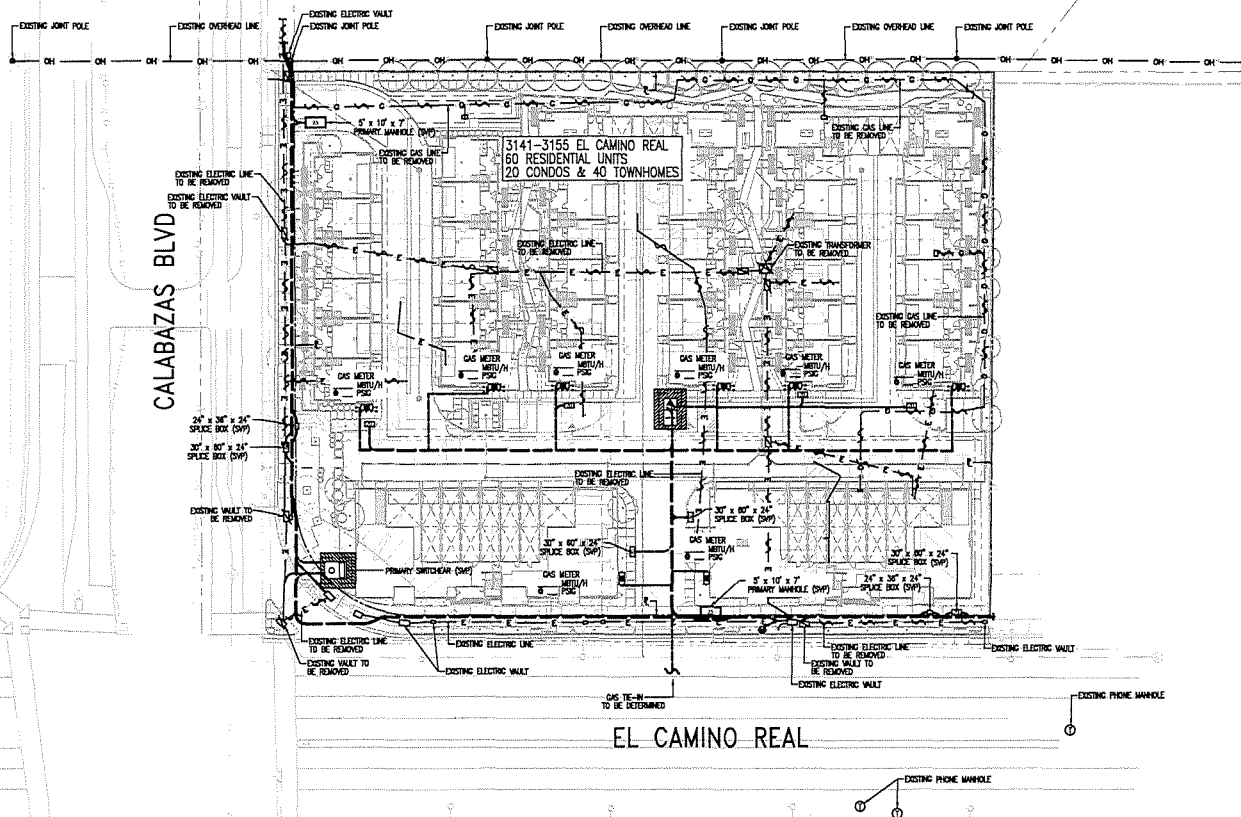
UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

**-PRELIMINARY-
NOT FOR CONSTRUCTION**

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY,
REFER TO JOINT TRENCH TITLE SHEET (JT-1)

LEGEND

- PROPOSED SERVICE TRENCH
- PROPOSED GAS METER
- PRIMARY SWITCHGEAR (SVP)
- 64" x 75" THREE PHASE TRANSFORMER PAD (SVP)
- WORKING SPACE SHOWN WITH 8' APRON
- 24" x 36" x 24" SPLICE BOX (SVP)
- 30" x 60" x 24" SPLICE BOX (SVP)
- 5' x 10' x 7' PRIMARY MANHOLE (SVP)
- EXISTING JOINT POLE
- EXISTING OVERHEAD LINE
- EXISTING PHONE MANHOLE
- EXISTING ELECTRIC LINE TO BE REMOVED
- EXISTING ELECTRIC VAULT TO BE REMOVED
- EXISTING GAS LINE TO BE REMOVED



NOTE TO CONTRACTOR:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND
VAULTS. DEVELOPER TO PROVIDE TRENCH.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A
LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE
SHEET (JT-1) REGARDING EXISTING CONDITIONS.

SHEET INDEX
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

DATE: 12/27/21	REVISION:
SUBMIT: 1	DATE: 12/27/21
JOINT TRENCH INTENT 3141-3155 EL CAMINO REAL NEW BUSINESS BAYVIEW DEVELOPMENT GROUP SANTA CLARA CALIFORNIA	
 Vizion Utility P. A. N. E. E. UTILITY ENGINEERS CONSULTANTS & STREET LIGHT DESIGN 7701 STONECROFT COURT, SUITE 100, SAN JOSE, CA 95128	
PROJECT NO: 20-055	SCALE: 1" = 30'
DESIGNED BY: K. MENDOZA	CHECKED BY: R. FALCON
DATE: 02-11-2022	DATE: 02-11-2022
SHEET: JT-2 OF: 2	

SINGLE ENCLOSURE PROJECTED TRASH COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S
WASTE - 3CY - LOOSE	2			2		
RECYCLING - 3CY - LOOSE	2			2		



AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

12.22.21		SUBMITTAL #2	
NO.	DATE	ISSUE / REVISION	ISSUED BY

3155 EL CAMINO
SANTA CLARA, CA

PROJECT

TRASH ENCLOSURE LAYOUT

DRAWING TITLE

PROJECT NO.

DRAWN

DU

APPROVED

SB

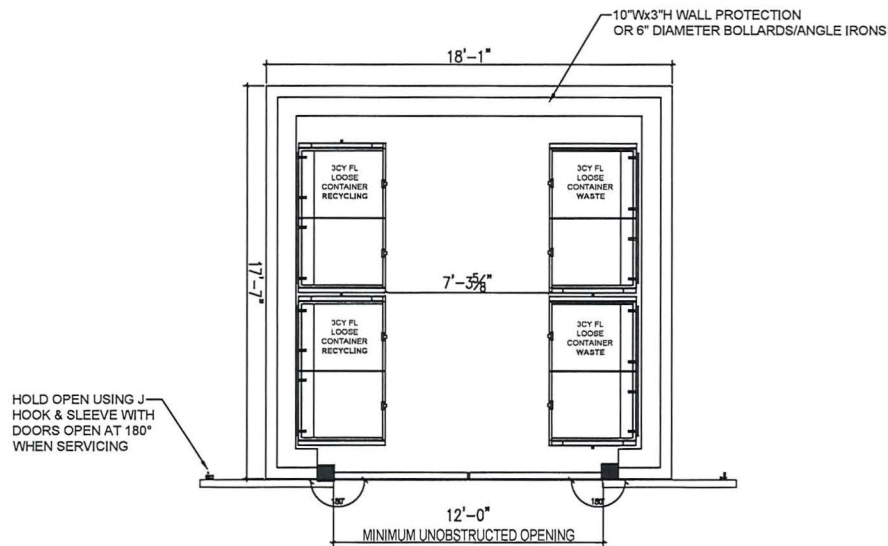
DATE

02/11/2022

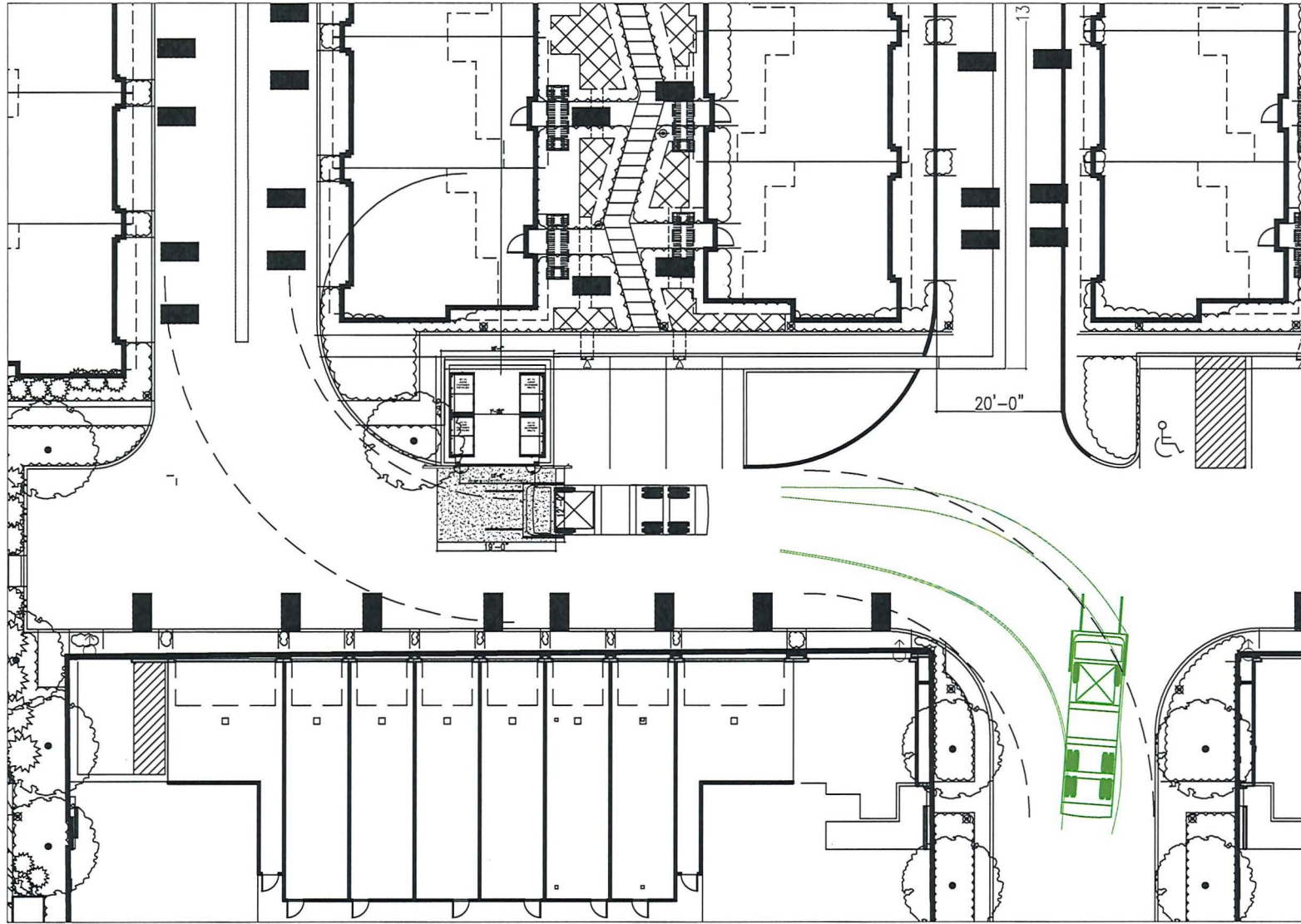
SCALE

3/16" = 1'-0"

T0.2



TRASH ENCLOSURE LAYOUT
SINGLE TRASH ENCLOSURE (RESIDENTIAL ACCESS)



AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
12.22.21		SUBMITTAL #2	

3155 EL CAMINO
SANTA CLARA, CA

PROJECT

OPTION 2: SERVICE LOCATION
LOOSE FRONT-LOAD SERVICE

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN DU	
APPROVED SB	
DATE 02/11/2022	
SCALE 1/16" = 1'-0"	

T0.3