



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jon Cicirelli

**SUBJECT: APPROVAL OF PARK MASTER
PLAN AT 3257 PAYNE AVENUE**

DATE: October 13, 2020

Approved

Date

10/16/2020

COUNCIL DISTRICT: 1

RECOMMENDATION

Approve the Master Plan for a 1.9-acre neighborhood park with phasing plan for a community center located at 3257 Payne Avenue.

OUTCOME

Approval will provide a Master Plan to guide design, and development of a 1.9-acre neighborhood park along Payne Avenue. The plan guides a two-phase approach to support development in Phase I of neighborhood park improvements and, in Phase II a community center when resources are available. Development of the site will provide a range of recreational opportunities, and is expected to strengthen a sense of community and support public health.

BACKGROUND

On March 13, 2017, the City Council approved an option to purchase a 1.9-acre site from the Prince of Peace Evangelical Lutheran Church (APN 299-03-117). The cost to acquire the land was \$5.1 million and included funding from two sources; Council District 1 Construction & Conveyance Tax Fund (\$4.0 million), and Park Trust Fund (\$1.1 million).

In its current state of development, the site is occupied by former church buildings, including one leased to a preschool facility, as well as a community garden and a playground. Community members report that the playground was constructed as a KaBOOM! project several years ago.

The project site is well-located to serve as a neighborhood park. The planned park and community center site are framed by residential uses. The neighborhood is composed of single-family, duplex and multi-family high-density residential developments.

Two neighborhood-serving parks, Marijane Hamann Park, and Starbird Park, are located within a 3/4-mile radius and are both operated and maintained by the City of San José. These parks offer a range of public amenities, including open space and passive recreation opportunities, baseball fields, a soccer field, basketball courts, tennis courts, walking paths, youth and tot lots, restrooms, and a youth community center. The two parks are relatively close but require foot or bike travel via major arterial roadways; Winchester Boulevard for Marijane Hamann Park, and San Tomas Aquino Parkway for Starbird Park. These busy roadways likely limit or discourage use by residents that live near the Payne Avenue site.

The Parks, Recreation and Neighborhood Services Department's (Department) 2018-2019 Adopted Capital Budget allocated funding of \$775,000 for preparation of a Master Plan and construction documents. A current appropriation for Payne Avenue Park Phase I in the amount of \$5.3 million supports design and construction of the neighborhood park.

ANALYSIS

The acquisition and development of a neighborhood park in District 1, particularly near Winchester Boulevard, has long been a goal of the community. The [Draft Winchester Urban Village Plan](#) (prepared in February 2017) provided a park concept that aligns with the 2001 Winchester Neighborhood Improvement Plan. That plan was developed as part of the City's Strong Neighborhoods Initiative and recommended acquisition and development of additional parkland to expand recreational opportunities in the area.

The development of this property will address the need for a park within a ten-minute walk of the surrounding neighborhood. This is recommended in accordance with ActivateSJ, the Department's Strategic Plan. The ten-minute walk goal is also consistent with the National Recreation and Park Association's (NRPA) 10-Minute Walk Program, aligns with Envision San José 2040 General Plan, and the United Nations Urban Environmental Accords.

In developing the Master Plan for the Payne Avenue site, staff assessed existing park assets available to the community. As noted, the nearest parks were Marijane Hamann Park and Starbird Park. The assessment found a range of resources, but distance and major arterial roadways warranted some duplication of assets to best serve residents in the immediate area.

Three community meetings were held by Department Staff and the project consultant, Callander Associates (CALA). The meetings provided the opportunity to solicit input on park elements. The Department worked closely with advocates to engage the community at the workshops. The Community Outreach section of this memorandum provides detail on this robust outreach process.

The community voiced many needs for a well-developed neighborhood park and presented a large number of priorities for the space. In drafting the Master Plan, the community and staff considered the construction funds held in reserve and made efforts to align future development to that budget. The community's strong advocacy for a community center is well documented and

included in the Master Plan. However, the high cost of a facility exceeds funds currently budgeted. This is not an unusual planning challenge, and it has been addressed with a well-defined phasing plan.

The Master Plan calls for development as follows:

- Phase I (shown in Attachment A) –
 - Remove existing buildings, playground, portion of parking lot
 - Construct playground, plaza, walking path, turf area, exercise equipment, half-basketball court, seating areas, picnic areas, shade structures, lighting, landscaping, planting and a parking lot
 - Expand community garden; improve community garden access

- Phase II (shown in Attachment B) –
 - Sustain Phase I park features (except the half-basketball court)
 - Construct community center and additional park amenities
 - Expand parking lot

Development of Phase II will occur upon allocation of resources by the City Council.

Community comments were received and organized by major themes. Table 1 captures the community's goals which helped staff offer a balanced and varied set of options for community consideration. Table 2 captures the preferences for park features.

Staff found support at the community meetings for the Master Plan but acknowledged that some community members were seeking to save the Kaboom! Playground and advocated against the Community Center as part of Phase 2. The Master Planning process seeks to obtain as many opinions as possible, carefully consider all opportunities and constraints, and offer the most balanced and responsive plan possible. As is often the case, not all requests or needs can be addressed. Staff is proud to report that 93% of the 165 suggestions received at the community meetings are incorporated in the proposed plan. The remaining 7% of comments pertained to the playground, community center and/or requests referred to responsible departments (i.e., crosswalk requests were conveyed to the Department of Transportation) and on-site housing for park monitoring was deemed as contrary to City Policy (no camping, no afterhours use of parks).

TABLE 1 – General Goals and Character of the Park

Community Input	Planned Approach
Focal point and community space for the existing neighborhood	Plaza adjacent to open lawn area for community gatherings.
Expand the existing community garden	Careful reallocation of the space yields 15 additional plots, an increase of 30%.
Provide parking at the park	Existing condition: 33 Spaces Phase I: 19 Spaces Phase II: 27 Spaces to serve park and community center. Street Parking: 12-13 spaces of parking along street frontage sustained in all Phases.
Provide a community center	Phase II guides construction of community center.
Passive and moderately-active recreation experiences for all community users	Passive recreation with picnic tables, benches, open turf and a community garden. Active recreation for all ages with tot and youth playgrounds, open turf for informal play, walking path, half basketball court, and fitness equipment. Future programming for Phase II Community Center will engage community in program planning, typical of the Department’s offerings.
City-maintained in an efficient, sustainable, and cost-effective manner	California native and Mediterranean landscape for lower water demand. “Smart” controller water-wise irrigation and LED lighting to save electricity. The park elements and spaces will be high quality, aesthetically designed, and durable.
Sunny and shady areas	The park layout takes advantage of existing shade trees. New trees are strategically located to provide midday shade surrounding the lawn area at picnic and park bench sites.
Concern of removing the KaBOOM! playground	Installed as a “community build” in 2014 with an estimated remaining useful life of between five and ten years. The Master Plan calls for replacement with a larger playground that includes both tot and youth play areas. The current placement of the playground compromises development of the park and distance from planned playgrounds can create a challenge for parents and guardians to monitor children. Staff is sensitive and supportive of community engagement. The Master Plan acknowledges and recommends opportunities for community involvement in the Adopt-A-Park Program and other volunteer efforts at the park and in the community.

TABLE 2 – Preferred Park Elements

Community Input	Planned Approach
Playgrounds	Tot lot (ages 2 to 5), youth lot (ages 5 to 12). Master Plan guides inclusion of universal play features.
Shade and/or Shade Structures	Shade structure over a picnic area, gazebo, as well as trees near tables, and benches. Leverage existing mature tree near the tot and youth playgrounds.
Picnic Areas, Seating Areas, and Game Tables	Eight picnic areas, ten benches and two game tables.
Basketball	Half court.
Open Space	Approximately 21,000 square feet of open turf and a 3,000 square feet plaza.
Walkways	Perimeter design supports access and circulation throughout the site. Paired with four fitness stations, the path functions as exercise loop.
Security fencing and low-level lighting	A fence frames the community garden. Security lighting for monitoring, and shield to avoid intrusion in neighboring yards.

Attachment C presents the draft Master Plan document. If approved by Council the document will be finalized.

CONCLUSION

The property is well-suited and was purchased for park development. Staff has conducted robust community outreach for the Master Plan which will guide development of the park.

EVALUATION AND FOLLOW-UP

Approval of the Master Plan will enable staff to design and construct the first phase of the future park. Staff will return to Council for the approval of bid and awards for the future construction project.

CLIMATE SMART SAN JOSÉ

The recommendation in this memo aligns with one or more Climate Smart San José energy, water, or mobility goals.

PUBLIC OUTREACH

In 2018, the Department engaged the landscape architectural services of CALA to collaborate on the planning effort. The community engagement process included a comprehensive outreach effort to ensure public desires were solicited and incorporated into the Plan. Table 3 lists the community outreach workshops conducted by the Department.

TABLE 3 – Community Outreach

Community Meeting	Purpose	Date	Attendees
1	Gather Programmatic Data	March 14, 2019	50+
2	Evaluate three Design Options	May 9, 2019	40+
3	Endorsement of Master Plan	January 31, 2020	30+
4	Eden *NAC Community Discussion	April 29, 2020	15+
5	Cadillac Winchester *NAC Community Discussion	July 9, 2020	20+

* Neighborhood Action Coalition

To elicit feedback from the entire community, the outreach meetings were conducted in both English and Spanish to ensure all community members could participate. The bi-lingual strategy also included translated outreach materials such as the mailers, flyers, presentation materials, and the question and answer portion of the community meetings.

The public was notified of the community meetings via:

- Notices mailed to residents and property owners within 1,500 feet of the park site (includes residents within the Cadillac-Winchester and Eden neighborhoods);
- Notices emailed directly to Project Hope staff, and the Academy of Mandarin Immersion (on-site daycare);
- Banners and flyers at the project site; and
- Notices and reminders via social media, including Nextdoor.com, the Department’s Facebook page.

The Department’s typical process for Master Plan development includes three community meetings and a Parks and Recreation Commission meeting. The first of these is to present basic information about the site and gather initial data from the community; the second is to present three design options developed as a result of the first meeting. The design team then uses the information from the second meeting to develop the Master Plan. At the third meeting is typically to confirm the Master Plan with the community. Finally, the Master Plan is presented to the Parks and Recreation Commission to request adoption of the Master Plan.

With this Master Planning project, several community members requested an additional meeting as they had not participated in the first two meetings. The third meeting, held in January 2020, the community endorsed staff’s recommended Payne Avenue Master Plan.

Eden Neighborhood residents had additional comments and suggestions following the January meeting, staff reviewed their comments and responded to some of the group at an informal meeting on April 29, 2020 via video conference. Additionally, staff updated the Cadillac Winchester Neighborhood Association regarding the Eden Neighborhood additional comments on July 9, 2020 via video conference.

Payne Avenue Park is a working title. Staff is seeking input on the park name from the neighboring community and will return to seek approval of a park name at a later date. Naming of the park will not impact the park's layout, amenities or phasing.

COORDINATION

This project has been coordinated with the City Attorney's Office, the City Manager's Budget Office, and the Public Works Department.

COMMISSION RECOMMENDATION/INPUT

The Parks and Recreation Commission heard this item on September 2, 2020 and approved the recommendation to accept the Payne Avenue Park Master Plan and advise City Council to approve the Payne Avenue Park Master Plan. The motion carried. (6-1-1). Noes: Commissioner Flores. Absent: Commissioner Ames

FISCAL/POLICY ALIGNMENT

Development of the site aligns with public park and recreation goals of the *Envision San José 2040 General Plan*, the *Activate San José 2019* and the Winchester Neighborhood Improvement Plan.

COST SUMMARY/IMPLICATIONS

Approval of the Master Plan will have no cost implications. The 2018-2019 Adopted Capital Budget approved by City Council in June 2018 allocated funding of \$775,000 (Pueblo de Dios Master Plan and Design) in the Council District 1 Construction and Conveyance Tax Fund that is currently budgeted in 2020-2021 in the amount of \$250,000 for preparation of a Master Plan and construction documents and Subdivision Park Trust Fund \$5,277,000 (Payne Avenue Park Phase I) for the construction of the park. The operating and maintenance costs will be reviewed as part of the 2022-2026 Five-Year Forecast.

HONORABLE MAYOR AND CITY COUNCIL

October 13, 2020

Subject: Payne Avenue Park Master Plan

Page 8

CEQA

Categorically Exempt, File No. ER19-082, CEQA Guidelines Section 15332. In-Fill Development Projects.

/s/

JON CICIRELLI

Director, Parks, Recreation and
Neighborhood Services Department

For questions please contact Nicolle Burnham, Deputy Director, at (408) 793-5514.

Attachments:

- A. Payne Avenue Park Master Plan Map Phase I
- B. Payne Avenue Park Master Plan Map Phase II
- C. Master Plan Report Payne Ave. Park

Attachment A: Payne Avenue Park Master Plan Phase I



Attachment B: Payne Avenue Park Master Plan Phase II

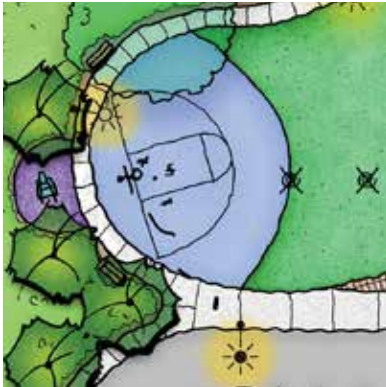


Attachment C

September 2020

MASTER PLAN REPORT

PAYNE AVE PARK



Approved by:

City of San José
- *Parks and Recreation Commission*
September 2, 2020
- *City Council*
October 27, 2020

Environmental Clearance/CEQA

Initial Study / Mitigated Negative Declaration
3257 Payne Ave Park
CEQA: Categorically Exempt, File no. ER19-082,
CEQA Guidelines Section 15332.
Infill Development Projects.
Date: 10/27/20

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acknowledgments

Mayor and City Council

Sam Liccardo, Mayor
Charles “Chappie” Jones, Vice Mayor and District 1
Sergio Jimenez, District 2
Raul Peralez, District 3
Lan Diep, District 4
Magdalena Carrasco, District 5
Devora “Dev” Davis, District 6
Maya Esparza, District 7
Sylvia Arenas, District 8
Pam Foley, District 9
Johnny Khamis, District 10

Parks and Recreation Commission

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table of contents

Project Background	1
Existing Conditions	1
Outreach	3
Phasing	7
Master Plan Phase 1	8
Master Plan Phase 2	8
Storm Water Management	13
Environmental Clearance	13
Appendix	
A Community Meeting #1 Summary	
B Community Meeting #2 Summary	
C Community Meeting #3 Summary	
D Master Plan Phase 1 Cost Estimate	
E Tree Inventory	
F Project Report and Estimate - Payne Avenue Daycare Building	
G Geotechnical Investigation	

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figures

Figure 1	Parking Lot	vi	Figure 10	Community Comments Table 1 of 3	4
Figure 2	Parking Lot	vi		Community Comments Table 2 of 3	5
Figure 3	Preschool Building	vi		Community Comments Table 3 of 3	6
Figure 4	Community Garden	vi	Figure 11	Phasing Schedule	7
Figure 5	Overhead Utilities	vi	Figure 12	Master Plan Enlargement	8
Figure 6	Existing Kaboom! Playground	vi	Figure 13	Master Plan Phase 1	9
Figure 7	Site Analysis Plan	2	Figure 14	Master Plan Phase 2	10
Figure 8	Community Members	3	Figure 15	Image Board 1	11
Figure 9	Presenters	3	Figure 16	Image Board 2	12



Figure 1. Parking Lot



Figure 2. Parking Lot



Figure 5. Overhead Utilities



Figure 3. Preschool Building



Figure 4. Community Garden



Figure 6. Existing Kaboom! Playground

Project Background

The project at 3257 Payne Ave will convert a former church and preschool site to a new City of San José park. The 1.9 acre site is located within District 1 on the north side of Payne Ave between San Tomas Expressway and Winchester Blvd.

District 1 is one of the most park deficient districts in the City. For many years, the City had been searching for a property suitable for park development within the District. A new park would also help meet one of ActivateSJ's goals to have a park within a ten-minute walk of all residents. The City acquired the property, 3257 Payne Ave, from the Prince of Peace Evangelical Lutheran Church in March of 2017.

Before the City purchased the property, the surrounding neighborhood partnered with the church to allow community access to the site. A community garden towards the north east corner of the property has been serving the neighborhood for many years. In 2013, a community group named Pueblo Play began efforts to fund raise, design and construct a new playground at the site. They worked in conjunction with the church, Kaboom!, the San Jose Sharks, and the San Jose Parks Foundation. The playground was built in March 2014 with assistance from members of the community.

The City has a reserve appropriation of \$5.3 million for the construction of the park.

Existing Conditions

The site is located in a residential area along Payne Ave, with Eden Ave to its East, Valley Square Lane to the North, and Essex Way and Lexington Drive to the south of the site. The park site is surrounded by single family residences directly north, east, and west of the site. Across the street on the south end of the site are multi-family residences. The site is very flat with grades falling slightly from south to north. There's approximately 2 feet of grade difference between the lowest and highest points on the site.

The following elements are on the site:












- 2 vacant single story buildings built in the 1960s, previously used as a church
- 1 single story building, currently leased to the Academy of Mandarin Immersion Preschool. The Preschool's lease is slated to expire in 2020
- Play area and playground fenced within the preschool
- Public playground (Kaboom! playground) on the west side of the site
- Community garden
- Parking lot with approximately 50 parking spaces

The site has a total of 38 trees of various species and condition. The western fence line of the site contains a combination of privets and xylosmas. There are two mature Valley Oaks on site with high suitability for preservation. There's also an Interior Live Oak that is a memorial tree, dedicated to a community member, that is suitable for saving. The street trees along Payne Ave are also suitable for keeping. Some of the trees along Payne Ave as well as some trees adjacent to the existing Kaboom! playground were planted by the community.

The site is surrounded on three sides by residences. Placement of park elements should give consideration to the proximity to neighbors. Additionally, the parcel is awkwardly shaped with an acute property angle at the northeast corner. Fortunately, this area has been used as an access controlled community garden, which is flexible to a wide variety of layouts. The community garden has been at the site for many years and will continue to be in the foreseeable future. Keeping this portion of the site as a community garden helps mitigate safety concerns as the garden is regularly occupied by community gardeners.

Site Analysis Plan

LEGEND

- Utility Pole
- OH—OH—OH— Overhead Wire
- — — — — Property Line
- ~ ~ ~ ~ ~ Screen Views
- - - - - Right-of-Way
-  Building to be Demolished
- ↑ Driveway
-  Street Light
-  On-Street Parking
-  View Into/ Out of Site
-  Vehicular Traffic
-  Bicycle Lane
-  Sidewalk
-  Center Turn Lane
-  Red Curb, No Parking
-  Existing Tree/ Tree Canopy
-  Vehicular Entrance

OBSERVATIONS

- ① Parking Restrictor Signs, TYP
- ② Memorial Tree
- ③ 21 On-Street Parking Spaces

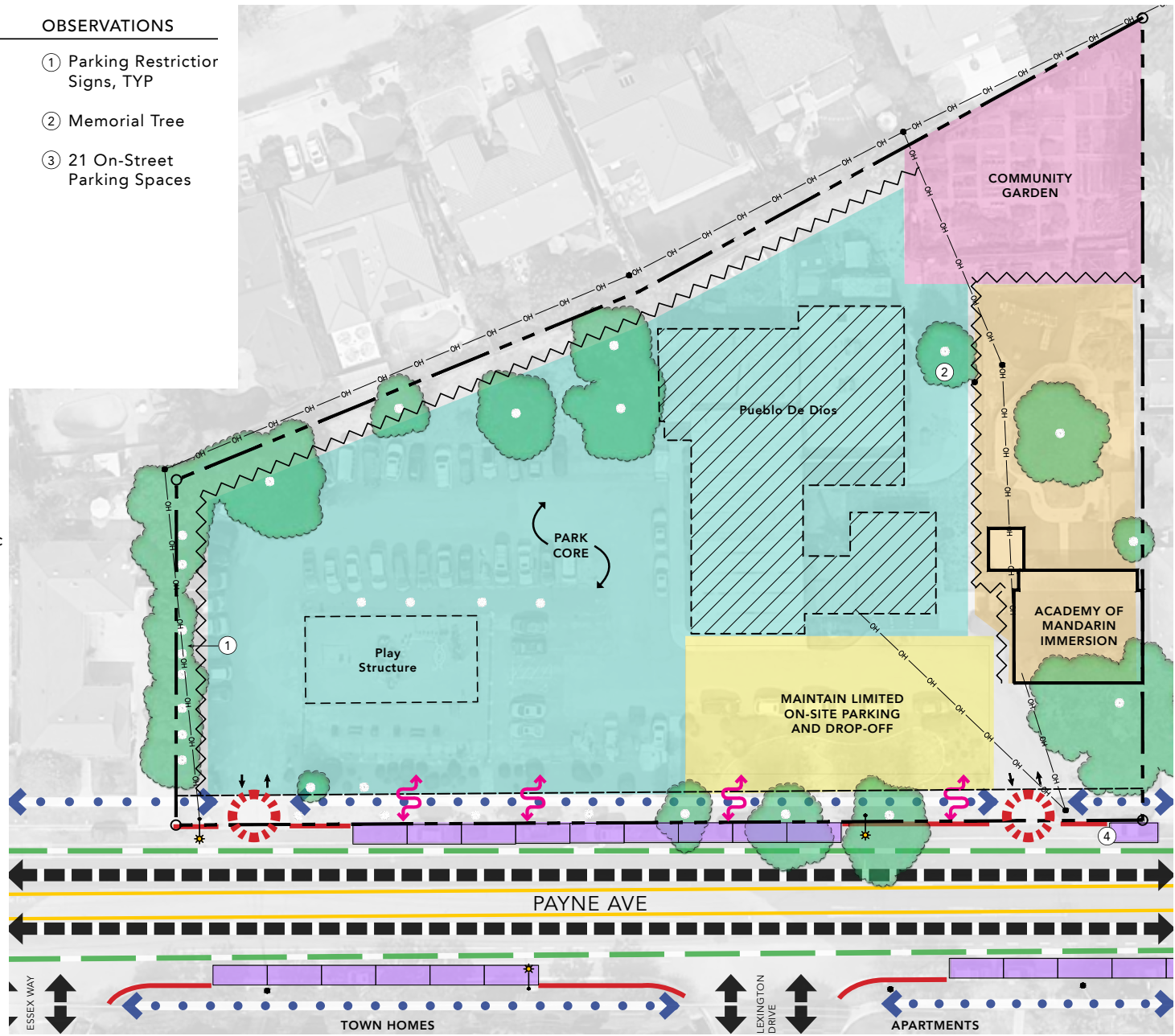


Figure 7. Site Analysis Plan

Outreach

In conjunction with standing neighborhood meetings, PRNS lead two community meetings held at Rosemary Elementary School to hear the needs of the surrounding community. Although located in Campbell, the school is only 0.5 miles from the park site and serves as the location for standing meetings of the Cadillac Winchester Neighborhood Association (CWNA). By community request, a third community meeting was held at the Campbell United Methodist Church, which is less than a mile from the park site.

All meetings were conducted in English and Spanish to ensure all community members could participate. This included all presentation materials being provided in English and Spanish, and all verbal presentations being given in both Spanish and English. PRNS staff facilitated the bilingual conversation.

Community meeting #1, held on March 14th, 2019, with 50+ attendees, focused on introducing the project, presenting the site opportunities and constraints, and soliciting input about what the community would like to see at the park site. Input received from the community was as follows:

- Request for a community center
- Improvement of vehicular access to the community garden
- Garden expansion to accommodate unmet community garden demand

- Consider activating site for park improvements while funding for community center is sought
- Consider how to address parking deficiency in the neighborhood
- Desire for open lawn area

After the first community meeting, staff discussed an approach for moving forward with the project. Knowing existing funding would only be enough to cover a neighborhood park and not a community center, a phasing approach was developed along with phasing plans. The goal was to show the community a road map that provides much needed park space in the near term while providing a vision for future build-out of a community center.

The focus of community meeting #2, held on May 9th, 2019, with 40+ attendees, was to reiterate what was heard at meeting #1, present the phasing approach, request park names, and receive input from the community on park amenities. Overall the phasing approach was well received by the community.

Community meeting #3, was held on January 30th, 2020, with 30+ attendees, to present the preferred concept. The concept incorporated many of the comments received at community meeting #2. Community members expressed overall support for the park and made additional suggestions, including the addition of exercise equipment.

See appendix for meeting summaries.

In addition to the PRNS led meetings, a couple of community neighborhood groups conducted separate meetings, with City staff in attendance, to collect additional feedback on the master plan. Some of the meetings were held online using video conferencing, in light of county and state stay-at-home orders at the time. The community meetings lead to further refinements to the master plan and phasing plans.



Figure 8. Community Members at Community Meeting #1



Figure 9. Presenters at Community Meeting #1

Community Comments Table

Below is a compilation of comments received from the community, along with a background description of the comments, and responses of how the comments are addressed in the concept plans or responses of why the comments are not addressed in the concept plans (see page 9).

General Comment	Background	Response
Walkways	Provide passive activity and circulation around park	The walkways provide access and circulation throughout the site and allow the user to meander through the site or walk directly to park elements. The walkways also provide an exercise loop around the park.
Lots of swings, climbing walls, obstacle courses, monkey bars	Provide additional items in playground	<ul style="list-style-type: none"> • In Master Plan - Master Plan guides more play features • The new playground will be twice the size of the existing Kaboom! playground
Birthday Parties/ Reception/Community Center/Community Services	Provide group gathering space	<ul style="list-style-type: none"> • In Master Plan - A 2,000 sf plaza, with 5 picnic tables (seating for 30) under trees and a large shade structure with a large picnic table (seating for 18) supports community events • Phase 2 will include a public restroom as part of the Community Center
Landscaping, fencing and low-level lighting (security lighting)	Provide security for park	The fence surrounding the community garden and low landscaping in key areas will ensure clear sight lines through to the walkways. Security lighting will provide illumination at night without being intrusive to residents.
Magical/Inclusive Playground	Develop an all inclusive playground	<ul style="list-style-type: none"> • In Master Plan - Master Plan guides development of two additional and all-inclusive playgrounds: <ul style="list-style-type: none"> ◊ New tot playground (2-5 years) ◊ New youth play ground (5-12 years) lot
Park Signage	Signage to show it is public park	<ul style="list-style-type: none"> • In Master Plan - A custom sign park sign is to be installed along Payne Ave
Community Bulletin Board	A location to post community notifications	<ul style="list-style-type: none"> • In Master Plan - Master Plan will support installation upon identification of a community manager of the board and its content.
Fewer Parking Spaces	Reduce the number of parking spaces	<ul style="list-style-type: none"> • Master Plan reduces existing church parking spaces by 31 to 18 with 1 ADA space
Exercise Equipment	Add features and provide other activities for other age groups	<ul style="list-style-type: none"> • In Master Plan - Exercise equipment added • Walking loops includes 4 stations

Figure 10. Community Comments Table 1 of 3



Comment Incorporated into Plan



Comment Not Incorporated into Plan

General Comment	Background	Response
Open Play Areas	Area to throw a ball etc.	In Master Plan – Master Plan supports a large open turf area for multiple uses. 22,310 sf (0.51 acres).
Focal Point and Community Space for the Existing Neighborhood	Provide main gathering space	The park’s design includes a plaza to serve as a focal point and open lawn area for community gatherings. Additional community space will be available at a new and larger playground, an expanded community garden, picnic areas, a basketball half-court, and benches located throughout the park.
Expand the Existing Community Garden	Provide additional plots for community garden to meet demand	At the first community meeting, staff proposed retaining the existing community garden. The community requested additional community garden resources and careful reallocation of the space has netted 15 additional plots, an increase 30% from the initial concept.
Parking at the Park	Provide parking to provide easier access to park	The Master Plan continues to recommend on-site parking to serve the park and temporary community building. The Master Plan calls for 18 parking spaces and 1 ADA parking space for Phase 1, which is 75% less than the existing condition. Phase 2 has space for for additional parking spaces to be added.
Community center	Provide community center to meet community’s need	Phase 2 of the Master Plan indicates a location for a future community center.
Playgrounds	Provide playgrounds for kids	The design includes both a new tot lot (2-5 year old’s) and a youth lot (5-12 year old’s). The playgrounds will include swings, climbing options, slides, and other play elements, which aim to elevate playability, inclusion and access for all community members.
Shade and/or Shade Structures	Provide shade for picnic areas	The design includes shade structure over a picnic area as well as trees near tables, benches and a mature tree covering the new playground.
Picnic Areas, Seating Areas, and Game Tables	Provide space for picnicing, gaming, and sitting	The design includes 8 new picnic tables, 1 large community picnic table, 7 benches, and two game tables
Basketball	Provide space for basketball	The design includes a half-basketball court for Phase 1.
Open Space	Provide space for range of activities	The open turf area is configured to support passive enjoyment (sitting, picnics) and active play (informal games).

Figure 10. Community Comments Table 2 of 3



Comment Incorporated into Plan



Comment Not Incorporated into Plan

General Comment	Background	Response
Community Lending/ Trading Library	Provide community box for book exchange	<ul style="list-style-type: none"> • Recommended for private property • Community to work with Library for additional options
Dog Park and Dog Bath	Provide off leash dog park and bath	<ul style="list-style-type: none"> • An off-leash dog park requires a minimum of 11,000 sf, which would consume 13% of park site. • San José has 13 off-leash dog parks. The Saratoga Creek Dog Park is located at Graves Ave/ Lawrence Expy., 2.5 miles from this park site. • Dog Park was not supported at community meetings
Crosswalks Essex Way/ Payne Ave. & Lexington Drive/Payne Ave.	Enhance Public Safety	<ul style="list-style-type: none"> • Referred to DOT's Traffic Engineer. Crosswalk not recommended due to high traffic volume and low pedestrian volume. • Signalized intersection at Eden/Payne Ave is 260' east of Lexington Ave.
Community Garden Layout	Facilitate truck access	<ul style="list-style-type: none"> • Material delivery access to the garden is provided through the wide plaza. Recommend against altering because: <ul style="list-style-type: none"> ◇ Deliveries limited to twice annually ◇ Reduces utility of plaza and park space ◇ Separates playground from turf area
Funding via Day Care Operations	Revenue resource	<ul style="list-style-type: none"> • Existing building has a lease tenant • Lease expires this year (2020) • Building to be removed with Phase 1 park construction
Day Care Building – Dual Use	Building flexibility	<ul style="list-style-type: none"> • Change in use triggers significant building code upgrades (estimated to be \$1,000,000) • Master Plan prioritizes park improvements
Skate Park	Include a skate park	<ul style="list-style-type: none"> • PRNS tends to site Skate Parks away from residential due to noise. • Mentioned in the community meetings, but not a community priority
On-site Housing (Security)	On-site trailer	<ul style="list-style-type: none"> • City policy does not allow housing in parks. • Easily monitored by police & residents from street • Contact info for park concerns will be posted at park
Sustain Existing Kaboom! Playground	Playground does not meet code	<ul style="list-style-type: none"> • Playground does not meet code and will require additional work to be brought up to code • Playground will be 7 to 8 years old by the time park is estimated to be built

Figure 10. Community Comments Table 3 of 3



Comment Incorporated into Plan



Comment Not Incorporated into Plan

Phasing

Phasing was proposed to balance the funding available with the community's desire for a park and community center in the future. To be efficient with resources, for phase 1, interim park improvements were placed on the west side where the future community center is planned to be, and permanent park improvements are located on the east side of the site where they will not be displaced by future phase 2 site improvements.

The community center is shown in phase 2 and is positioned at the west side of the park site for a number of reasons. It would permit the community garden, play area, picnic area, and a portion of the open lawn built in phase 1 to remain in place when the new community center building is constructed. The building's location at the west side of the site also permits expansion of the parking lot to serve the needs of a community center in the future.

Initially, the reuse of the existing preschool building as a temporary community building was considered to meet one of the community's requests, to have a space to serve the community in the interim of a future community center. However, after an evaluation by Public Works staff, the building was deemed unfit for reuse. The change in use would trigger an estimated \$1,000,000 in required building upgrades. The cost of bringing the building into code compliance would exceed the cost of a new structure providing equivalent accommodation.

The following summarizes the main improvements for each phase:

Phase 1

- Demolish church building, pastor's quarters building, and preschool building
- Demolish Kaboom! playground
- Install new playground
- Demolish existing parking lot and construct new parking lot

- Expand the community garden
- Build perimeter walking path and open lawn area
- Construct basketball court, picnic areas, fitness stations, and shade structure

Phase 2

- Build community center
- Complete parking lot

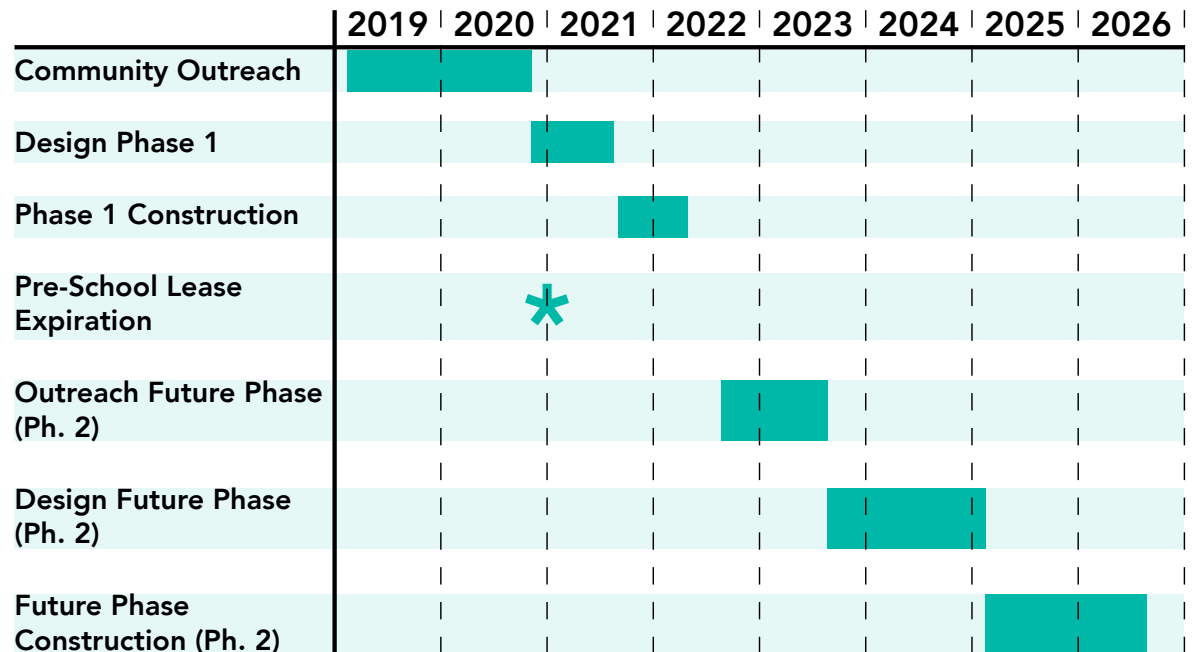


Figure 11. Phasing Schedule

Master Plan Phase 1

Phase 1 of the master plan balances and incorporates community and staff input. Staff's primary goal is to deliver the best possible park with the funding available. The concept was refined after an extensive outreach process to include more detail about park amenities and the overall look and feel of the park, and to address community comments.

With uncertainty on the timing of a community center, the park concept accommodates significant park amenities in the interim condition. Some of those amenities would be displaced by the construction of a future community center, however many of the primary features would remain, including the expanded community garden, new play area, shade structure, some lawn, some picnic areas, game tables, landscape, and park pathways. The park space remaining after phase 2 development is consistent with many typical neighborhood parks in the City (approximately one acre).

Phase 1 of the master plan incorporates a variety of specific improvements, including:

- New play area (youth and tot age) with resilient surfacing. Play area to include features acknowledging previous community contributions made on the site. Design may include a reference to the San Jose Sharks expressed through color, play feature or form.

- Expanded community garden with new plots, more multi-user space, community gathering areas, and improved vehicular access
- Open turf area with mounding
- Half-court basketball and flexible paving area, suitable for movie night set up, hop scotch, 4-square, scooter riding, etc.
- Shade structure and picnic table for large gatherings
- 18-space parking lot with 1 ADA space and drop off area, expandable when community center is built
- Perimeter walking path around park
- Security lighting
- Site furnishings (benches, picnic tables, bike racks, basketball hoop, play area fencing, game tables, drinking fountain)
- Fitness stations

Master Plan Phase 2

Phase 2 of the master plan shows the estimated area where phase 1 west side improvements will be removed to accommodate phase 2 improvements, which can include a community center building and enough space for expansion of the parking lot to an estimated 28 spaces and various other improvements to serve the community center, such as a truck loading zone and a trash enclosure.

A community center is a place where people can meet for social, recreational, and educational activities. While not designed as a part of phase 1 of the park project, the community center is anticipated to offer a multitude of activities and services for the community. A separate outreach and programming effort will be required to guide development of a community center.

Development of phase 2 will occur upon allocation of additional resources by the City Council.

Master Plan (Phase 1)



Figure 13. Master Plan Phase 1

Master Plan (Phase 2)



Figure 14. Master Plan Phase 2

Master Plan Image Board



Figure 15. Image Board 1

Master Plan Image Board

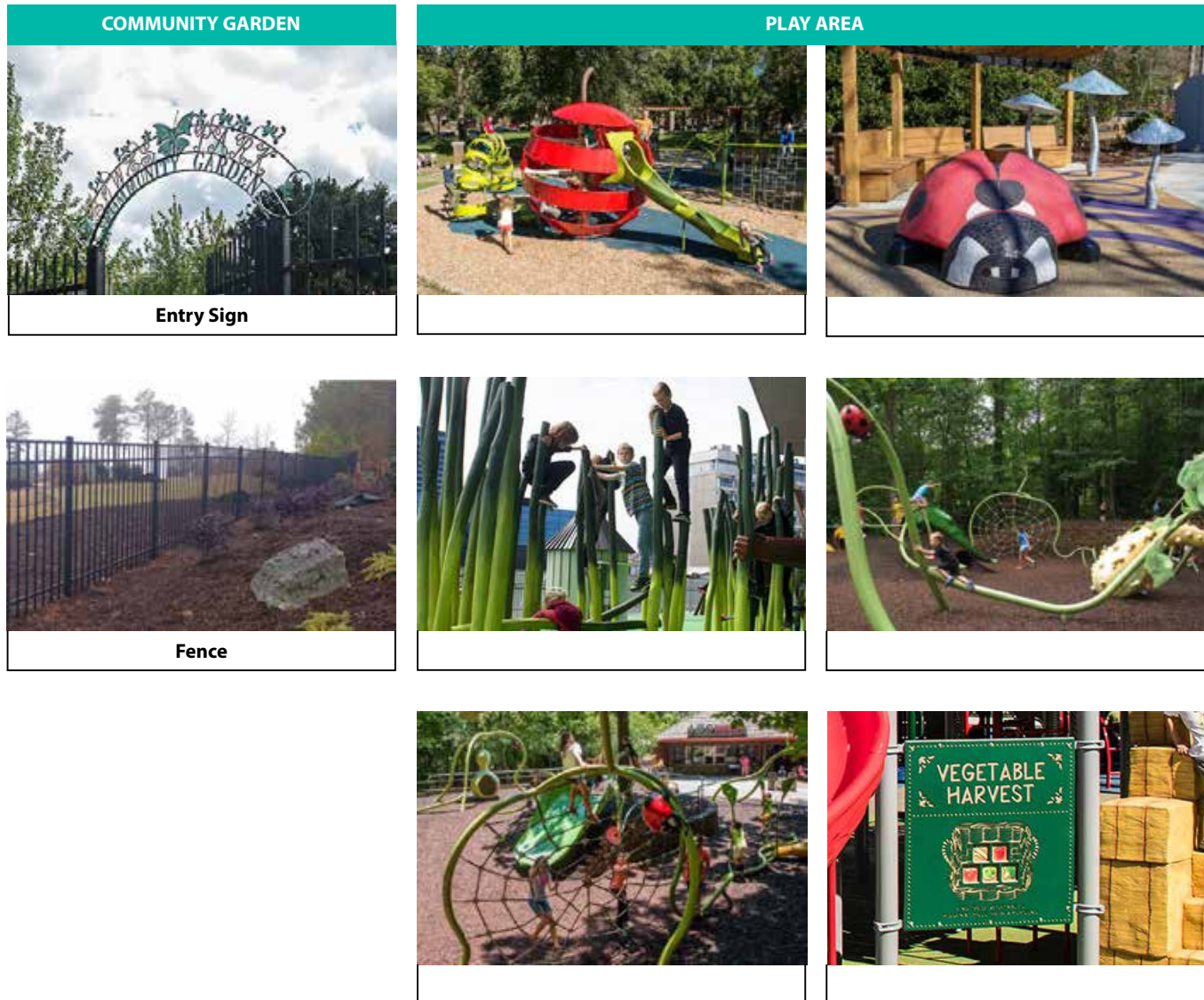


Figure 16. Image Board 2

Stormwater Management

Per Stormwater Pollution Prevention Plan (SWPPP) guidelines, the stormwater generated by a new development must be treated and the discharge rate mitigated to acceptable levels. Compliance for both the phase 1 and phase 2 improvements is achieved at this site through a combination of infiltration and managed discharge to the existing storm infrastructure.

Stormwater treatment has been evaluated for phase 1 using the master plan. Phase 2 stormwater treatment will have to be evaluated when design begins for the phase.

For phase 1, the existing impervious area is 42,180 square feet and the proposed impervious area is 53,510 square feet. A geotechnical investigation was performed on 5/21/19. This investigation included exploratory borings and percolation tests to test the site's soil and to make appropriate recommendations for improvements. See appendix for geotechnical investigation.

Based on the geotechnical investigation, and one percolation pit in the middle of the site, the soils will allow infiltration. The percolation pit to a depth of 4.5 feet experienced infiltration at 3.0 inches per hour. Based on the presence of clay soils, a conservative infiltration rate of 0.2 inches per hour is recommended.

This is sufficient to support both self-treating and self-retaining stormwater treatment measures (to be drained within 5 days of saturation – Section 4.2). The interior pervious turf area is about 22,310 square feet and is considered a self-treating area (Section 4.1). Excess runoff from this area can be routed to the municipal storm drain system. The parking lot and adjacent walkways are about 12,800 square feet and can drain to stormwater treatment planters located between the parking lot and the Payne Ave sidewalk. These planters should total about 520 square feet of treatment area (Section 6.2). The basketball half-court and adjacent walkways (about 2,850 square feet of impervious surface) can drain to the perimeter landscaping along the west and northwest sides of the property. This landscaping area would be considered a self-retaining area (Section 4.2).

The new play area and adjacent walkways (about 6,250 square feet of impervious surface) can drain to the community garden area at the northeast corner of the site. The community garden area would be considered a self-retaining area (Section 4.2). The walkway and picnic table area between the turf and play areas (about 2,330 square feet) might also drain to the community gardens (Section

4.2), or to a nearby 95 square foot treatment planter (Section 6.2). These assumptions do not include potential benefit from interceptor trees (Section 4.5). The final layout and tree species will determine the effectiveness of this site design measure.

Environmental Clearance

The master plan will guide development of a 1.9-acre park on a site previously used by a church and preschool. The project is not anticipated to result in significant environmental impacts with the implementation of mitigation measures included in the project. An initial study is being prepared by the City and the expected determination is a Categorical Exempt project.

CEQA: Categorical Exempt, File No. ER19-082, CEQA Guidelines Section 15332. In-Fill Development Projects.

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appendix

- A** Community Meeting #1 Summary
- B** Community Meeting #2 Summary
- C** Community Meeting #3 Summary
- D** Master Plan Phase 1 Cost Estimate
- E** Tree Inventory
- F** Project Report and Estimate - Payne Avenue Daycare Building
- G** Geotechnical Investigation



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March 15, 2019

Summary

3257 Payne Avenue Property Public Presentation #1

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting

Date: March 14, 2019

Time: 6:30 p.m. to 8:00 p.m.

Location: Rosemary Elementary School, 401 W. Hamilton Ave., Campbell

Attendees: **City of San José (City):**

Jason Condit (JC), jason.condit@sanjoseca.gov

Hayde Pacheco (HP), hayde.pacheco@sanjoseca.gov

Jeff Gomez, (JG) jeffrey.gomez@sanjoseca.gov

Community Members:

Helen Garcia (HG), Rosemary Elementary School, Home and School Club

Xochitl Montes (XM), Project Hope, Community Coordinator

Keith Hubbard (KH), Garden Manager

Tracy Huang, Pre-School Director (Academy of Mandarin Immersion)

Members of the community

Callander Associates (CA):

David Rubin (DR), drubin@callanderassociates.com

Mark Slichter (MS), mslichter@callanderassociates.com

The presentation was held in conjunction with the standing Cadillac-Winchester Neighborhood Association Community Meeting. The purpose of the presentation was to introduce the project and solicit input from the community on uses of the site. A brief project overview was made with the majority of the meeting given over to Q & A.

Questions and comments

- Supportive of a community center that might provide immigration services, facilities for non-drivers and accommodations for on the job law enforcement personnel.
- Many attendees in support of a community center.
- Could pre-school ultimately be converted to a community center?
School has a 2 year lease but it's possible that it could be converted after the lease expires

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Summary

3257 Payne Avenue Property Public Presentation #1

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting
March 15, 2019
Page 2 of 3

- (KH) A District 1 community garden recently closed and so demand for a community garden at this location has increased. There is a 25 person wait list. The garden accommodates 65 and should be expanded. In addition to being a food source, it is a healthy activity. The access to the garden for vehicles should be improved in addition to expanding the garden
- (HG) Rosemary Elementary School will be adding playgrounds that will be open to the public. With all this added outdoor use, there's little need to add more at the site and the more urgent need is a community center.
- A community center will help serve the senior community.
- The overnight parking is valuable to the community and should be expanded.
- Will the existing buildings church complex be demolished?
Yes
- Though \$5M is earmarked for the project and a community center might cost \$30M the community doesn't feel this should alter their proposal of a community center for the site.
The ultimate use of the site is a function of budget, priorities and community input
- The community would like to be engaged in the programming meetings.
The community will be engaged again at the next meeting to be held in May.
- Suggestion that the determination of if/when a community center happens not derail activation of the site to make it more useful to the community than it is today. Also suggest exploring public/private partnerships to leverage project funding.
- Monkey bars and more swings are needed to supplement the existing play equipment.
- Consider inclusion of open lawn whether the site is developed as a community center or a park.
- Community member advocated for indoor soccer and space for arts and crafts in the event a community center is built at the site.
- Consider including a mobile library program at the site.
- Community member suggested having the playground lit so that it can be used in the evenings.
- How will non-attendees be notified of the project as well as people without internet access?

Summary

3257 Payne Avenue Property Public Presentation #1

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting
March 15, 2019
Page 3 of 3

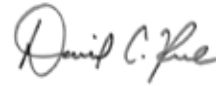
There will be posting to the City website for non-attendees and these could be shared with other sites. Persons without internet access will be advised via flyers placed at the site as well as a banner/poster type summary.

Flyers will also be made available at the Mandarin Immersion School and Rosemary School

- Will materials presented at the meeting be publicly available?
Yes, they will be posted to the City website. There will be posting to the City website for non-attendees and these could be shared with other sites. Persons without internet access will be advised via flyers placed at the site as well as a banner/poster type summary.

The information above is a brief summary of the comments made and does not necessarily capture all input. The public is invited to provide corrections and input on any items omitted or incorrectly represented.

Submitted by:



David Rubin
Callander Associates

cc: All attendees



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Summary

New Park Master Plan at 3257 Payne Avenue – Community Meeting #2

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting

May 13, 2019

Page 2 of 6

Via Email Only

May 13, 2019

Summary

New Park Master Plan at 3257 Payne Avenue - Community Meeting #2

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting

Date: May 9, 2019

Time: 6:30 p.m. to 8:00 p.m.

Location: Rosemary Elementary School, 401 W. Hamilton Ave., Campbell

Attendees: City of San José (City):

Jason Condit (JC), jason.condit@sanjoseca.gov

Hayde Pacheco (HP), hayde.pacheco@sanjoseca.gov

Community Members:

Xochitl Montes (XM), Project Hope, Community Coordinator

Keith Hubbard (KH), Garden Manager

Members of the community

Callander Associates (CA):

David Rubin (DR), drubin@callanderassociates.com

Mark Slichter (MS), mslichter@callanderassociates.com

The bilingual presentation was held in conjunction with the standing Cadillac-Winchester Neighborhood Association Community Meeting. The purpose of the presentation was to reiterate what we heard at the first meeting, present the concept of phasing, show how the concept gets phased over time and request park naming ideas from the community. The remainder of the meeting was devoted to Q & A, conducted in both English and Spanish.

Questions and comments

- One neighbor expressed some concern regarding parking. He noted a need for more parking for residents living on the south side of Payne Ave. JC responded that while neighborhood parking is important, it needs to be balanced with the needs of a park and community center.
- Question was asked about how parking count will be developed. JC responded that parking counts will be developed in cooperation with other City departments including Department of Transportation and Planning.

- Neighbor noted that permit parking has been instituted in the surrounding neighborhood. They asked whether more permits could be issued as finding parking in the neighborhood is difficult. JC responded that the City will check with DOT on permit parking policy in the neighborhood.
- A community member recommended a safety crossing from one side of Payne Ave to the other. The City noted this is a Department of Transportation item.
- A community member suggested charging a fee to people who want to park overnight in the parking lot. The suggestion was noted by the City.
- A community member suggested making the picnic area reservable for a low cost. The suggestion was noted by the City.
- A community gardener inquired about the width of the access path. DR responded that the path as currently drawn is 12' wide. The gardener acknowledged that 12' could work if a straight path, but may need to be more generous if any turns in the path.
- A community member noted when a truck dumps a load of compost, the foot print of the compost pile is broader than 12', so a path wider than 12' may be needed. Design team will take this comment into consideration.
- A community member asked if there will be a tall/metal fence between the open lawn and the community garden. The City noted City standards for community gardens will apply to this site and will include a tall metal fence with a lockable security gate.
- A community gardener suggested the community garden truck deliveries entrance and gardeners' access might be changed to the left side of the old church instead. Design team will take these comments into consideration.
- A community gardener noted that they have some safety concerns about backing up large trucks around the newly proposed play ground in phase #2 and that there is also an existing tree that maybe in the way of the trucks and the concrete could crack because of the weight which could cause a hazard. Design team will take these comments into consideration.
- A community gardener suggested an entrance on the left side of the old church could be safer by not being in the pathway of the park playground and central lawn area. This driveway could also be used for delivery service to the community center down the road. They have been using the dirt field next to the left side of the church for their portable toilet servicing, compost, and wood chip deliveries for several years now. Design team will take these comments into consideration. It could be just an asphalt driveway up to the garden with a double wide gate big enough for a semi-truck, which has been used at other S.J. community gardens. Or using a super

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Summary

New Park Master Plan at 3257 Payne Avenue – Community Meeting #2

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting
May 13, 2019
Page 3 of 6

heavy-duty concrete walkway/ driveway to fit in more with the design. The suggestion was noted by the City.

- Question was asked whether public/private partnerships are possible. JC responded that partnerships are indeed possible and are currently being pursued by the Council District office.
- An audience member noted that the community is ready to help if a community center is coming. They would like to offer input on community center and park features. JC noted that this meeting is a forum to offer just that sort of input.
- A neighbor noted that safety is a concern and asked how it would be addressed. JC cited the following potential measures to mitigate safety concerns.
 - Design the park for open sight lines
 - Add security level lighting
 - Usage will increase 'eyes on the park' and increase safety
 - Garden siting prevents inappropriate use
 - Play increases visibility
 - Spaces to congregate near street
- A neighbor inquired about the Sharks playground and what happens to it in the future. DR noted that the playground gets removed and replaced in phase 2.
- A neighbor expressed concern about whether the community center will create hiding places behind the building. JC responded that access would need to be controlled behind the building to reduce the possibility of hiding places.
- One neighbor noted that the new play area would get more hours of use as compared to the pre-school and would mean noise seven days a week. He requested that the City consider ways to mitigate sound such as a taller wall at that edge. He also noted that a taller wall would keep balls from the park from getting into neighbor's yards. JC responded that the City would consider reasonable ways to control sound and errant balls at that edge.
- A community member inquired about the community benefit of having a pre-school on site. JC responded that the pre-school has a short-term lease and will vacate the site in the next year or so.
- The following were suggestions for plants in the park and were all noted by the City:
 - Flowering trees that blossom for long periods of time and are low maintenance
 - California native plants and other drought tolerant plantings be used in the park
 - Lots of flowers including roses
- The following were suggestions for the park name:

Summary

New Park Master Plan at 3257 Payne Avenue – Community Meeting #2

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting
May 13, 2019
Page 4 of 6

- Payne Park
- Paradiso
- Garden of Eden
- HOPE in/at Cadillac Winchester Park, in honor of the HOPE organization and the neighborhood
- "Esperanza" (esperanza means hope) for our youth
- The following were suggestions for elements and programs in the park:
 - Pool for swimming lessons
 - Incorporate sports courts (i.e. basketball court, tennis court, volley ball court, handball court, soccer/futsal field)
 - Benches and tables that are good quality (like concrete). Avoid wood furnishings as they require additional maintenance and replacement.
 - Plenty of garbage cans
 - Fitness equipment for adults and seniors
 - Adding "green" spaces like those shown in the Master Plan pictures
 - Farmers Market with produce from the community garden or other
 - Organized youth and senior sports with the ability to check out equipment
 - Basket Ball
 - Bocce Ball
 - Shuffle Boar
 - Handball Court
 - Playgrounds for different age groups
 - Resilient surface instead of wood chip material for the playground
 - Swings, zipline, and climbing items/wall for the play area
- JC asked that the community continue to think about the name of the park and please submit names to Xochitl Montes and the next two monthly neighborhood meetings.
- A community member noted that a community center is needed for the youth of the future. They are in strong support of making the project happen.
- A community member expressed support for the Master Plan as presented today and said "our kids waste too much time on electronics with the park this is not necessary." The City noted the comment.
- A community asked if there will be no overnight camping in the park. The City mentioned overnight camping is not allowed in the parks.
- A community asked why not switch the picnic and playground areas to help with the noise and have the picnic area closer the park core. The City noted the play area will bring users into the park and keep the children a safe distance from the street. The picnic tables closer to the street and parking is easier access for people loading picnic supplies and provides a buffer between the play area and the street. Also having the picnic area closer to the street adds 'eyes' on the park if any bad

Summary

New Park Master Plan at 3257 Payne Avenue – Community Meeting #2

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting

May 13, 2019

Page 5 of 6

elements (drinking, gambling etc.) are hanging around at the tables. As far as noise, there currently is a playground in the proposed location and the park will have normal operational hours.

- A community member suggested that the community can help build the community center. There are several ways the community can fundraise. If the community were allowed to have community events (at least monthly) they could sell food and raise funding. The City noted the comment
- A community member mentioned that there are many teens in the neighborhood and a community center would be very good for them. The only one her kids have used is far away. The City noted the comment.
- A community member suggested building the community center first in order to generate revenue for the remaining park amenities. The community center if designed as a large hall could be used for rentals such as private events, zumba, yoga, family events. The City noted the suggestion.
- Community members provided the following programming and physical ideas for the community center. All comments were noted by the City.
 - Senior nutrition
 - Senior services, classes, and activities
 - Clothes closet
 - Food bank
 - Summer children's meals
 - Youth volunteer opportunities
 - Tutoring
 - Murals
 - Nature focus for children
 - English Classes (Adults)
 - After school activities
 - Summer programs
 - Senior/Children lunches
 - Dance Classes for kids, 5 years & over
 - Hip Hop classes for adults
 - Health Classes
 - Parenting Classes (youth and young adult)
 - Counseling services for youth and help for those that are involved in gangs
 - Office for HOPE onsite (for meetings and services)
 - Senior nutrition program
 - Adult-ed classes
 - Library/computer room to give kids, teens, and adults access to books and computers
 - Banquet room available for rental

Summary

New Park Master Plan at 3257 Payne Avenue – Community Meeting #2

Presentation Forum: Cadillac-Winchester Neighborhood Association Meeting

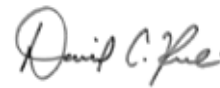
May 13, 2019

Page 6 of 6

- A community member submitted the following comment in a comment card: Very much appreciate keeping and expanding the community garden. District 1 has a very long waiting list for access to a garden plot, and has only 3 small gardens for its many residents. As a gardener, it has been a privilege to grow healthy produce to share with family and friends, and to get to know the other wonderful member of our community. Being outdoors, having a nice social opportunity while doing something healthy as we have more high-density housing is a great way to relieve stress and add joy to life. Thank you!
- A community member inquired if phase 3 (community center) will require a later presentation. JC explained that additional community meetings will be needed at a later date, when funding is available for designing and construction of a future community center. However, he did ask the community to tell us what they need in a community center for programs and services and then gave examples of after school programs, senior nutrition, summer meals, etc.

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:



David Rubin

Callander Associates

cc: All attendees



Via Email Only

February 10, 2020

Summary

New Park Master Plan at 3257 Payne Avenue - Community Meeting #3

Presentation Forum:

Date: January 30, 2020

Time: 6:30 p.m. to 7:30 p.m.

Location: Campbell United Methodist Church, 1675 S. Winchester Blvd, Campbell

Attendees: City of San José (City):

Charles "Chappie" Jones (CJ), Vice Mayor, District 1 Council Member

Jason Condit (JC), jason.condit@sanjoseca.gov

Members of the Community (see sign-in)

Callander Associates (CA):

David Rubin (DR), drubin@callanderassociates.com

Mark Slichter (MS), mslichter@callanderassociates.com

Community Meeting #3 was held at the Campbell United Methodist Church and was conducted bilingual (English and Spanish). The purpose of the meeting was to reiterate what the design team has heard, how those comments have been incorporated and to receive additional input. The remainder of the meeting was devoted to Q & A, conducted in both English and Spanish.

Questions and comments

- A few community members expressed a desire for restrooms in the park. JC noted that small neighborhood parks under 2 acres typically don't have restrooms. He also added that the City would explore the potential of incorporating a restroom with exterior access at the existing building.
- Concern expressed by a few attendees over loss of green space if and when a community center gets built.
- Community member said his comments weren't heard, specifically related to the existing playground.
- A few attendees requested that the City retain the existing playground. JC and DR noted that the City is pursuing playgrounds with more inclusive features wherever

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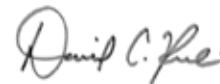
possible. The existing playground may meet ADA, but does not provide a fully inclusive play experience.

- Concern was raised by a community member about inadequate parking. DR noted that on-street parking is available in addition to the parking lot shown in the plan. He also noted that the site is conceived as a park. There is a need to balance space used for a park versus parking.
- Another community member suggested no on-site parking. They noted that on-site parking encourages homelessness and other undesirable activities.
- A few attendees noted that a restroom is not necessary.
- A suggestion was made to add a play area that complements the existing playground.
- An attendee suggested doing a community survey after phase 1 is built to gauge the need for a community center.
- One community member noted that the site is falling into disrepair and undesirable activities are occurring. Further project delay may exacerbate these conditions. He noted on-site car repair, illegal dumping and material being stolen from the community garden as examples.
- Community members inquired about how garden plots will be distributed. JC noted that if there's more demand than plots available, the City may institute a lottery for plots.
- One attendee asked whether costs are known for bringing the existing building into compliance with ADA requirements. JC responded that he's working with Public Works to develop an estimate to upgrade the building.
- A few community members questioned the need for a community center and asked about whether the demand was there. It was noted that there are adequate facilities in Campbell and elsewhere in San Jose. CJ clarified that the idea for a community center sprang from community input received at the first two meetings.
- Community member asked whether there will be parking restrictions for the on-site parking lot. JC responded that there would be a parking policy instituted and enforcement needed for the parking lot.
- A few community members described the need for a community center in this neighborhood. Specifically, they mentioned a desire for recreation, meeting spaces and community services. The community is invested in making it happen. There are wait lists for other community centers.

- A community member suggested that a dog park would be a good amenity for neighbors with pets and no yard.
- A meeting attendee suggested installing surveillance cameras to deter crime. JC responded that the City has installed cameras in parks previously, only to have them vandalized. DR added that the design would emphasize open sight lines and security level lighting.
- One community member noted that the existing pre-school building is small and may not meet the community's needs, even in the interim.
- One attendee suggested establishing a public/private partnership to help fund maintenance of the park.
- A community gardener noted that the existing garden receives bulk deliveries from an 18-wheeler. The concept plan does not currently address that kind of vehicular movement. JC noted that accommodating an 18-wheeler, including turnaround space on a 1.9-acre park site would be challenging. He noted that the City would work with the garden to identify other means of receiving bulk deliveries that don't require large swaths of pavement.
- The gardener also noted that the wood fence at the perimeter of the community garden is in disrepair.
- One community member suggested features that are tailored to older adults. Specifically, he recommended exercise equipment.

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:



David Rubin
Callander Associates
cc: All attendees

Estimate of Probable Construction Costs						
prepared for the City of San Jose			Payne Ave Park Master Plan Phase 1			
prepared on: 07/30/20 prepared by: KK checked by: DR						
Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	ALLOW	6.0%	\$ 135,900.00	\$ 135,900.00	
2.	Construction staking	ALLOW	LS	\$ 8,000.00	\$ 8,000.00	
3.	Traffic control	ALLOW	LS	\$ 6,000.00	\$ 6,000.00	
4.	Tree protection and pruning	ALLOW	LS	\$ 4,000.00	\$ 4,000.00	
5.	Construction fencing	440	LF	\$ 5.00	\$ 2,200.00	
						\$ 156,100.00
B. Demolition						
1.	Clear and grub	27,280	SF	\$ 0.50	\$ 13,640.00	
2.	Tree removal	21	EA	\$ 500.00	\$ 10,500.00	
3.	Church building and overhangs	7,790	SF	\$ 10.00	\$ 77,900.00	
4.	Church Building lead/asbestos abatement	ALLOW	LS	\$ 75,000.00	\$ 75,000.00	
5.	Pre-school building	1,490	SF	\$ 20.00	\$ 29,800.00	
6.	Pre-school building lead/asbestos abatement	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
7.	Asphalt paving and base rock, assume 10' depth	26,580	SF	\$ 3.00	\$ 79,740.00	
8.	Concrete paving and baserock, assume 10' depth	3,755	SF	\$ 5.00	\$ 18,775.00	
9.	Wood fiber surfacing	3,685	SF	\$ 1.50	\$ 5,527.50	
10.	Play structures	ALLOW	LS	\$ 15,000.00	\$ 15,000.00	
9.	Play area edging	345	LF	\$ 5.00	\$ 1,725.00	
10.	Planter, wood	4	EA	\$ 300.00	\$ 1,200.00	
11.	Picnic table	3	EA	\$ 300.00	\$ 900.00	
12.	Bench	3	EA	\$ 200.00	\$ 600.00	
13.	Chain link fence, 3'	115	LF	\$ 8.00	\$ 920.00	
14.	Chain link fence, 5'	65	LF	\$ 10.00	\$ 650.00	
15.	Trash receptacle	1	EA	\$ 200.00	\$ 200.00	
16.	Ornamental metal fence, 4'	165	LF	\$ 25.00	\$ 4,125.00	
17.	Ornamental metal fence, 3'	275	LF	\$ 20.00	\$ 5,500.00	
18.	Wood fence, 6'	25	LF	\$ 20.00	\$ 500.00	
19.	Pavers	60	SF	\$ 8.00	\$ 480.00	
20.	Brick Planter	ALLOW	LS	\$ 1,000.00	\$ 1,000.00	
21.	Parking lot signs	27	EA	\$ 100.00	\$ 2,700.00	
22.	Irrigation	ALLOW	LS	\$ 2,500.00	\$ 2,500.00	
23.	Wheel stops	60	EA	\$ 100.00	\$ 6,000.00	
24.	Mowband	255	LF	\$ 10.00	\$ 2,550.00	
25.	Church entry sign (2 entry signs)	ALLOW	LS	\$ 2,000.00	\$ 2,000.00	
26.	Cross in front of church building	ALLOW	LS	\$ 2,500.00	\$ 2,500.00	
27.	School entry sign	ALLOW	LS	\$ 1,000.00	\$ 1,000.00	
28.	Ballard	4	EA	\$ 400.00	\$ 1,600.00	
29.	Light fixture	3	EA	\$ 1,500.00	\$ 4,500.00	
30.	Shade structure, preschool	ALLOW	LS	\$ 1,500.00	\$ 1,500.00	
31.	Concrete ramp	ALLOW	LS	\$ 5,000.00	\$ 5,000.00	

18079_EST_Concept_Combined.xls
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Estimate of Probable Construction Costs						
prepared for the City of San Jose			Payne Ave Park Master Plan Phase 1			
prepared on: 07/30/20 prepared by: KK checked by: DR						
Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
32.	Wood logs	ALLOW	LS	\$ 1,000.00	\$ 1,000.00	
33.	Concrete vertical curb	210	LF	\$ 20.00	\$ 4,200.00	
						\$ 405,730.00
C. Stormwater Pollution Prevention						
1.	Stabilized construction entrance	ALLOW	LS	\$ 2,500.00	\$ 2,500.00	
2.	Filter rolls	650	LF	\$ 5.00	\$ 3,250.00	
3.	Storm drain inlet filters	3	EA	\$ 500.00	\$ 1,500.00	
4.	SWPPP maintenance, risk level 2	ALLOW	LS	\$ 7,500.00	\$ 7,500.00	
						\$ 14,750.00
C. Earthwork and Grading						
1.	Rough grading, assume balance earthwork on-site, 6' average	1,495	CY	\$ 40.00	\$ 59,800.00	
						\$ 59,800.00
D. Site Construction						
1.	Play area curb	385	LF	\$ 40.00	\$ 15,400.00	
2.	Play surfacing, rubber (includes concrete pavement section)	5,145	SF	\$ 30.00	\$ 154,350.00	
3.	Playground equipment	ALLOW	LS	\$ 400,000.00	\$ 400,000.00	
4.	Playground audit	ALLOW	LS	\$ 2,500.00	\$ 2,500.00	
7.	Fitness surfacing, rubber (includes concrete pavement section)	1,150	SF	\$ 30.00	\$ 34,500.00	
8.	Fitness area curb	210	LF	\$ 40.00	\$ 8,400.00	
9.	Fitness Equipment	6	EA	\$ 5,000.00	\$ 30,000.00	
10.	Ornamental fence, 6'	240	LF	\$ 150.00	\$ 36,000.00	
11.	Ornamental fence double swing gate, 6'	1	EA	\$ 5,000.00	\$ 5,000.00	
12.	Ornamental fence, 3'-6"	285	LF	\$ 120.00	\$ 34,200.00	
13.	Ornamental fence swing gate, 3'-6"	1	EA	\$ 2,500.00	\$ 2,500.00	
14.	Asphalt pavement	9,290	SF	\$ 7.00	\$ 65,030.00	
15.	Concrete pavement	9,315	SF	\$ 20.00	\$ 186,300.00	
16.	DG pavement	1,060	SF	\$ 10.00	\$ 10,600.00	
17.	Header	235	LF	\$ 8.00	\$ 1,880.00	
18.	Concrete curb ramp	1	EA	\$ 3,500.00	\$ 3,500.00	
19.	Pavers	1,975	SF	\$ 35.00	\$ 69,125.00	
20.	Basketball court surfacing, plexi-court	2,320	SF	\$ 7.00	\$ 16,240.00	
21.	Basketball court striping	ALLOW	LS	\$ 2,500.00	\$ 2,500.00	
22.	Vertical concrete curb	670	LF	\$ 50.00	\$ 33,500.00	
23.	Mowband	80	LF	\$ 30.00	\$ 2,400.00	
24.	Parking lot striping	ALLOW	LS	\$ 5,000.00	\$ 5,000.00	
25.	Parking lot signage	2	EA	\$ 150.00	\$ 300.00	
26.	Driveway	2	EA	\$ 3,500.00	\$ 7,000.00	
27.	Bulk storage compartments (2), block wall, 3' tall	40	LF	\$ 200.00	\$ 8,000.00	
28.	Soil for plots	60	CY	\$ 75.00	\$ 4,500.00	
29.	Park sign	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
						\$ 1,148,730.00

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Landscape Architecture, Inc.

Estimate of Probable Construction Costs						
prepared for the City of San Jose			Payne Ave Park Master Plan Phase 1			
prepared on: 07/30/20 prepared by: KK checked by: DR						
Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
E. Site Furnishings						
1.	Basketball post, backboard, hoop, and net	1	EA	\$ 7,500.00	\$ 7,500.00	
2.	Community picnic table	1	EA	\$ 7,500.00	\$ 7,500.00	
3.	Shade structure	1	EA	\$ 90,000.00	\$ 90,000.00	
4.	Gazebo	1	EA	\$ 30,000.00	\$ 30,000.00	
5.	Picnic table and game table	10	EA	\$ 2,500.00	\$ 25,000.00	
6.	Bench	7	EA	\$ 2,000.00	\$ 14,000.00	
7.	Trash receptacle	4	EA	\$ 1,500.00	\$ 6,000.00	
8.	Bike rack	1	EA	\$ 1,200.00	\$ 1,200.00	
9.	Drinking fountain	1	EA	\$ 6,000.00	\$ 6,000.00	
10.	Tree grate	9	EA	\$ 1,500.00	\$ 13,500.00	
						\$ 200,700.00
F. Irrigation						
1.	Drip irrigation system	15,400	SF	\$ 2.50	\$ 38,500.00	
2.	Controller	1	EA	\$ 10,000.00	\$ 10,000.00	
3.	Water meter for irrigation, 2"	1	EA	\$ 5,000.00	\$ 5,000.00	
4.	Backflow preventer, 2"	1	EA	\$ 2,500.00	\$ 2,500.00	
5.	Irrigation point of connection	Allow	LS	\$ 3,500.00	\$ 3,500.00	
6.	Master valve	1	EA	\$ 750.00	\$ 750.00	
7.	Flow sensor	1	EA	\$ 1,500.00	\$ 1,500.00	
8.	Remote control valves	20	EA	\$ 400.00	\$ 8,000.00	
9.	Hose bib at garden	4	EA	\$ 500.00	\$ 2,000.00	
10.	Extend water line at garden	ALLOW	LS	\$ 2,500.00	\$ 2,500.00	
11.	Rotors	22,310	SF	\$ 1.00	\$ 22,310.00	
12.	Bubblers	44	EA	\$ 75.00	\$ 3,300.00	
						\$ 99,860.00
G. Soil Preparation						
1.	Soil preparation and fine grading	37,710	SF	\$ 1.00	\$ 37,710.00	
						\$ 37,710.00
H. Planting						
1.	Trees, 24" box	22	EA	\$ 500.00	\$ 11,000.00	
2.	Shrubs, 5 gallon	275	EA	\$ 40.00	\$ 11,000.00	
3.	Shrubs, 1 gallon	840	EA	\$ 15.00	\$ 12,600.00	
4.	Mulch	22,840	SF	\$ 1.00	\$ 22,840.00	
5.	Vines, 5 gallon	15	EA	\$ 40.00	\$ 600.00	
6.	Sod, turf	22,310	SF	\$ 1.00	\$ 22,310.00	
7.	Root barrier	425	LF	\$ 15.00	\$ 6,375.00	
						\$ 86,730.00
I. Landscape Maintenance						
1.	Landscape Maintenance	3	MO	\$ 3,500.00	\$ 10,500.00	
						\$ 10,500.00
H. Lighting & Electrical						
1.	Lighting and Electrical	ALLOW	LS	\$ 200,000.00	\$ 200,000.00	
						\$ 200,000.00

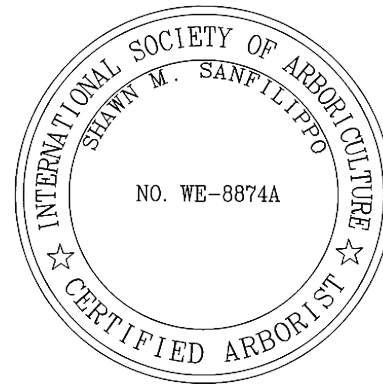
Estimate of Probable Construction Costs						
prepared for the City of San Jose			Payne Ave Park Master Plan Phase 1			
prepared on: 07/30/20 prepared by: KK checked by: DR						
Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
J. Total Estimated Construction Costs						
						\$ 2,420,610.00
K. Contingencies						
1.	Design contingency	ALLOW	5%	\$ 121,030.50	\$ 121,030.50	
2.	Construction contingency	ALLOW	10%	\$ 242,061.00	\$ 242,061.00	
						\$ 363,090.00
L. TOTAL ESTIMATED CONSTRUCTION COSTS & CONTINGENCIES						
						\$ 2,783,700.00
M. Professional Services						
1.	Design Fees	ALLOW	LS	\$ 286,530.00	\$ 286,530.00	
						\$ 286,530.00
N. TOTAL ESTIMATED PROJECT COSTS						
						\$ 3,070,230.00
*	Costs do not include booster pump or air gap, in the event of low available pressure					
<p>Based on drawing titled "Master Plan Phase 1", dated "August 2020"</p> <p>The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level document preparation and is offered only as reference data. Callander Associates Landscape Architecture, Inc. has no control over construction costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.</p>						

TREE INVENTORY

For the 3257 Payne Ave. Park Project

San Jose, CA

Prepared by:
Shawn Sanfilippo
ISA Certified Arborist



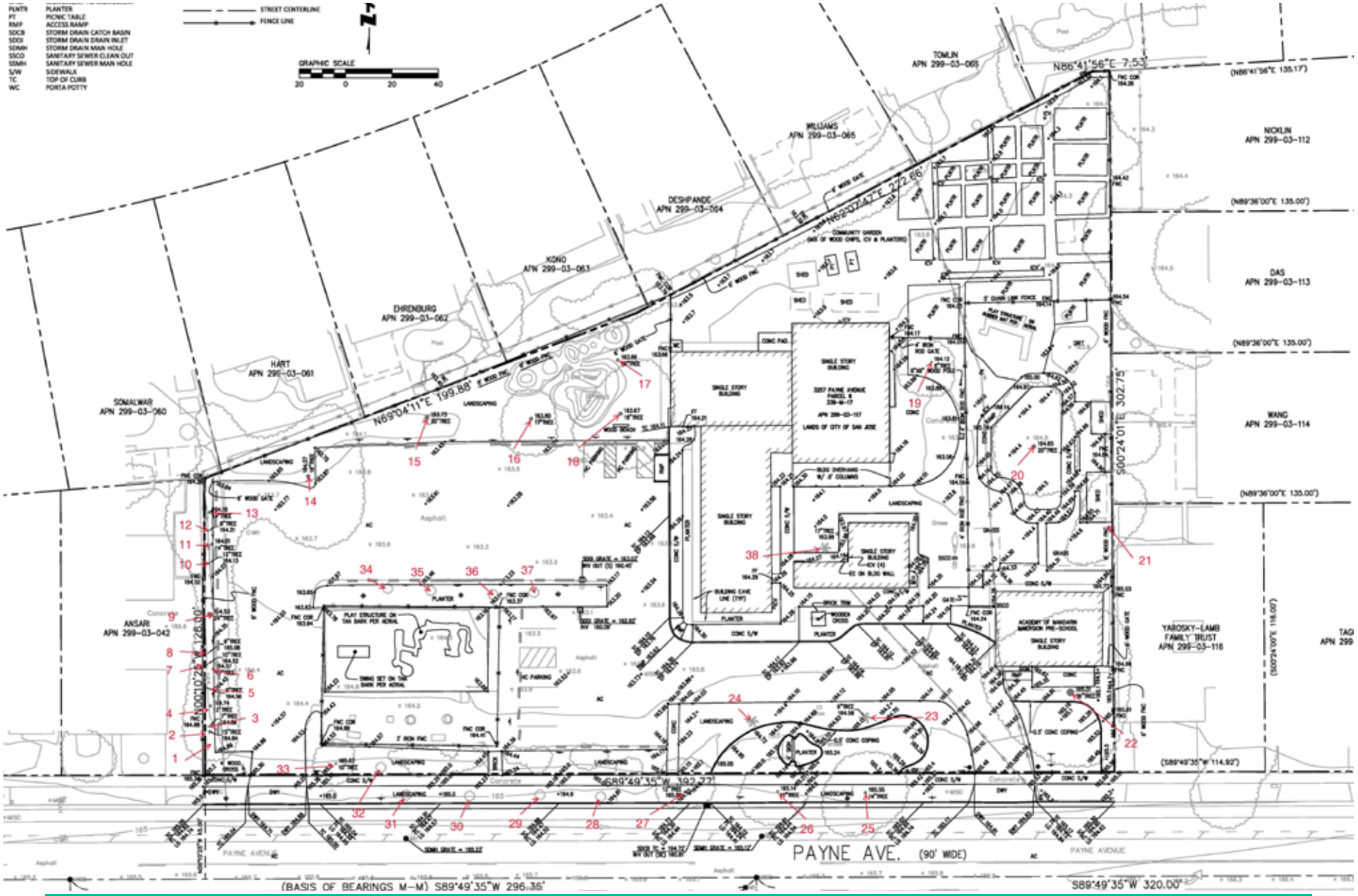
August 6, 2019

APPENDICES

- APPENDIX A Tree Survey Map
- APPENDIX B Tree Inventory Spreadsheet
- APPENDIX C Photographs

Appendix A

Tree Survey Plan Inventory Spreadsheet



Appendix B

TREE INVENTORY SPREADSHEET 3257 PAYNE AVE.

TOTAL TREES ON SITE		TO BE REMOVED	MITIGATION @1:1
24	<38" CIRCUMFERENCE @ BREAST HEIGHT(CBH) TREES	17	
14	≥38" CIRCUMFERENCE @ BREAST HEIGHT (CBH) TREES-ORDINANCE TREE	4	

21

#	Botanical Name	Common Name	CBH	Height X Spread	Condition	Remove	Comments
1	Ligustrum lucidum	California Privet	12"	20' x 6'	Good	X	
2	Ligustrum lucidum	California Privet	72"	20' x 10'	Good	X	Multi--stem
3	Xylosma congestum	Shiny Xylosma	24"	20' x 8'	Good	X	Multi--stem
4	Ligustrum lucidum	California Privet	54"	20' x 10'	Good	X	Multi--stem
5	Xylosma congestum	Shiny Xylosma	30"	20' x 10'	Good	X	Multi--stem
6	Ligustrum lucidum	California Privet	36"	20' x 10'	Good	X	Multi--stem
7	Xylosma congestum	Shiny Xylosma	18"	15' x 8'	Good	X	Multi--stem
8	Xylosma congestum	Shiny Xylosma	18"	15' x 8'	Good	X	Multi--stem
9	Ligustrum lucidum	California Privet	12"	20' x 6'	Good	X	Multi--stem
10	Ligustrum lucidum	California Privet	12"	20' x 6'	Good	X	Multi--stem
11	Ligustrum lucidum	California Privet	12"	20' x 6'	Good	X	
12	Xylosma congestum	Shiny Xylosma	24"	20' x 8'	Good	X	
13	Xylosma congestum	Shiny Xylosma	42"	22' x 20'	Good	X	
14	Quercus lobata	Valley Oak	54"	35' x 30'	Good		
15	Morus alba 'Fruitless'	Fruitless Mulberry	60"	20' x 20'	Good		
16	Morus alba 'Fruitless'	Fruitless Mulberry	60"	25' x 25'	Good		
17	Morus alba 'Fruitless'	Fruitless Mulberry	54"	20' x 20'	Good		
18	Cedrus atlantica	Atlantic Cedar	54"	45' x 40'	Fair		
19	Quercus wizliseni	Interior Live Oak	24"	20' x 40'	Good		
20	Morus alba 'Fruitless'	Fruitless Mulberry	42"	20' x 40'	Good		

**TREE INVENTORY SPREADSHEET
3257 PAYNE AVE.**

21	Malus sp.	Apple	54"	15' x 10'	Good	X	Multi--stem
22	Quercus lobata	Valley Oak	118"	50' x 40'	Good		
23	Syagrus romanzoffiana	Queen Palm	27"	15' x 6'	Good	X	
24	Syagrus romanzoffiana	Queen Palm	12"	10' x 6'	Good	X	
25	Acer platanoides 'Crimson King'	Norway Maple	54"	30' x 30'	Good		Street Tree
26	Acer platanoides 'Crimson King'	Norway Maple	48"	25' x 25'	Good		Street Tree
27	Acer platanoides 'Crimson King'	Norway Maple	48"	20' x 20'	Good		Street Tree
28	Quercus frainetto 'Schmidt'	Hungarian Oak	3"	8' x 2'	Good		Street Tree
29	Quercus frainetto 'Schmidt'	Hungarian Oak	3"	8' x 2'	Good		Street Tree
30	Quercus frainetto 'Schmidt'	Hungarian Oak	3"	8' x 2'	Good		Street Tree
31	Quercus frainetto 'Schmidt'	Hungarian Oak	3"	8' x 2'	Good		Street Tree
32	Quercus frainetto 'Schmidt'	Hungarian Oak	3"	8' x 2'	Good		Street Tree
33	Cupressus sp.	Cypress	36"	20' x 10'	Good		
34	Ulmus parvifolia	Chinese elm	6"	8' x 8'	Good	X	
35	Ulmus parvifolia	Chinese elm	6"	8' x 8'	Good	X	
36	Ulmus parvifolia	Chinese elm	6"	8' x 8'	Good	X	
37	Ulmus parvifolia	Chinese elm	6"	8' x 8'	Good	X	
38	Syagrus romanzoffiana	Queen Palm	36'	15' x 12'	Good	X	

Appendix C

Photographs





#13



#14



#15



#16



#17



#18



#19



#20



#21



#22



#23



#24



#25



#26



#27



#34 - #37

March 26, 2020

PROJECT REPORT AND ESTIMATE

Subject property: Payne Avenue Daycare building
3257 Payne Avenue, San Jose, Ca. 95117

BACKGROUND

The Department of Parks, Recreation and Neighborhood Services (PRNS) requested that Public works staff conduct an evaluation of a structure currently being used as a child daycare center on the east side of the site. The evaluation is to determine if the structure can be re-used for a community Center, or as restrooms with minor retrofit, that could serve a future park that is envisioned for the property. The approximately 1.9 acre site currently contains a church, social hall, the child day care building (daycare), a parking lot and playground which served the church. None of the structures are currently occupied except the daycare.

The daycare consists of an approximately 80 year old, 1 story single family home of approximately 2,500 Square feet, which has been retrofitted to serve as a daycare. The house sits on a ½ basement, and has front and rear porch covers. One of the former bedrooms in the house has been converted into boys and girls restrooms, and another room on the east side of the house into the preschool office.

The residential kitchen remains and is used by the teaching staff as a break room.

The daycare has a large rear play area which is fenced, and separates the play area from the rest of the property.

RESEARCH

At the date of this report, City planning personnel are only available thru City email due to the current Shelter-in place order, and therefore the historic designation of the daycare building has not yet been ascertained. If the daycare is of historic importance, then the Building code makes allowances for this designation, and the conclusions of this report may change. It is assumed that the daycare is not of historic importance as it was not mentioned in the property purchase memo to council dated February 21, 2017.

In review of the 2019 Building code, Section 506.1 states that all buildings that undergo a change of occupancy must comply with the current CBC requirements for the new use. Converting a daycare to a community center, or community meeting room is a change of occupancy from a “R” (Residential) to an “A” (Assembly) and would therefore require that the structure be brought up to the standards for an A occupancy.

The structure does not meet any of the requirements for an A occupancy based on the following visual observations.

Structural deficiencies.

The wood framed residential structure appears to be approximately 80 years old, and therefore does not meet any of the current structural seismic standards as summarized in the following observations.

In examination of the basement, it appears the structure is not bolted to the foundation, and is therefore subject to being severely damaged in a seismic event and pose a hazard to building occupants. (see photos 1). In addition, the foundation exterior on the east and west sides of the house exhibit evidence of concrete spalling, and possible soil shifting. (see photo 2).The house would need to be bolted to the foundation at a minimum, with possible other foundation work needed. Note that a more thorough foundation inspection would need to be conducted by a structural engineer to verify the visual observations.



Photos 1 and 2.

In examining the masonry chimney, it appears to be a non-reinforced masonry, as it is leaning outward slightly away from the roof. In a seismic event, it could collapse in on top of the front porch cover. (see photo 3). The chimney would need to be removed.



Photo 3.

In examining the rear porch cover, the framing and bolting of the cover framing are of a non-standard nature, and likely added later. There appears to be dry rot in several areas of the plywood covering the framing. Additionally, the cover framing members are bolted to the ends of the roof framing, which is structurally hazardous, as the ends of framing members are not rated to carry the added loads of this nature. In a seismic event, the porch cover could collapse thereby preventing exit from the building. (see photo 4). The rear porch cover would need to be removed.



Photo 4.

Fire/ Life/ Safety deficiencies.

A triple trunk oak tree of approx. 40" in diameter is growing directly against the edge of the southeast corner of front porch cover, with one trunk leaning towards the house. In a wind event, it is possible the large tree could fail, and thereby cause significant damage to the roof of the structure. An arborist would need to be consulted regarding the stability of the tree, and possible removal of the front porch cover to ensure the safety of the building occupants, if the tree were to remain. (see photo 6).



Photo 6.

The eastern roof line of the structure (wood construction) appears to be approximately 1'-6" from the east property line. The California Building Code (CBC) requires at least 5 feet from any wooden structure to the property line, to prevent the spread of fire. (see photo 7). The roof line would need to be cut back to achieve the minimum clearance.



Photo 7.

The 3 existing exits (1 front and 2 rear) consist of residential style doors, without the required exit signage or door hardware that would be required in an A occupancy. In accessing the rear exits, occupants would be exiting through adjoining rooms (the kitchen and a playroom), and also a hallway that does not comply with ADA standards for width. The hallway would need to be widened, one of the rear exits made part of the hallway by removal of the intervening room, and the exit doors retrofitted to meet current standards. (see photo 8).



Photo 8.

The fire alarm is not acceptable for use in an A occupancy, due to use of an alarm battery charger wired to an outlet, which is considered substandard construction. (see photo 9) There are no horns or strobes, and a single smoke detector and alarm bell. The entire structure would need to be rewired to city standards and a new fire alarm system installed.



Photo 9.

Restrooms

Both Boys and Girls restrooms do not comply with ADA requirements for size of the rooms, and size and placement and height of plumbing fixtures. All fixtures would need to be removed and replaced, with the possibility that each restroom would need to be converted to a single use due to the room size constraints. The code requires that floors, and other adjacent surfaces next to sinks and toilets be waterproof, and the current finishes of both floors which are plastic laminate, and stall partitions, which are painted wood, do not comply. (see photo 10). Both restrooms would need to be gutted and rebuilt. In addition, new doors and ramps to the restrooms would need to be built. (see ADA deficiencies).



Photo 10.

Plumbing/Electrical deficiencies

The electrical subpanel appears to have been replaced several years ago, and appears serviceable for the current use. However, the electrical service main appears to be of a low Amperage, and not adequate for installation of new lights, fire alarms, restroom equipment, and other electrical service needs. The service would need to be upgraded to at least a 200 AMP service or greater, which would require new electrical equipment, as well as a new PG and E service main. (see photo 11). The actual amperage needed for a new or upgraded facility would need to be verified by an electrical engineer.



Photo 11.

In speaking with the daycare staff, they told me that the plumbing regularly backs up, and in some cases, the children are prevented from using the restrooms until the plumbing has been cleared by a plumbing contractor. It is assumed that the original 80 year old sewer lateral is in place, and is not to current standards or of a size that would be adequate for a new or upgraded park restroom or community center. It is likely that the sewer lateral would need to be replaced.

ADA (Americans with Disabilities Act) deficiencies.

The concrete ramp to the front entrance is of a slope greater than 1:12, and does not have handrails, curbs, or visual warning strips. The porch to house front door threshold is greater than 1/2", and has been adjusted using a metal transition strip, which does not meet current CBC standards. (see photo 3). In addition, the eastern most front door entrance is lacking the code required door hardware and side clearance (24") on the pull side. The front ramp, porch entry, door, door threshold and hardware would need to be replaced.

The rear exits consist of wood stairs and handrails which do not comply with current CBC or ADA standards. The stair treads are not CBC compliant for step height or width, and landing size, and the handrails do not meet current ADA or CBC standards regarding spacing of vertical pickets, or height and construction of the rails. Both rear exit structures would need to be replaced with new ramps with compliant handrails. (see photo 4).

Misc. deficiencies.

The existing roof is missing shingles, and has shingles of different color, indicating patching. A new roof would need to be installed.

The exterior siding of the structure appears to have areas of dry rot, and also comes within 1" of the soil line in places. (see photo 2). Parts of the siding would need to be replaced.

Both Asbestos and Lead are present in the structure, as cited in the report dated July 5, 2017, by EFI Global Inc. In the case of the lead paint, it is present in both the interior and exterior of the structure, and the asbestos is present in the sheet rock taping compound. Both conditions would need remediation prior to any retrofit of the structure.

Not included in the visual inspection-

Existing Utility capacity.

Structural capacity of existing wood framing.

Pavement slope and lighting levels in the existing parking lot.

ADA parking, signage and path of travel requirements beyond the building ramps.

Soil capacity for future foundation engineering work.

CONCLUSION:

In conclusion, in consideration of the cost of the total needed repairs to the original structure, a new structure could be built. It is recommended that the daycare building be demolished, and new park restroom and/or community building be constructed.

If the daycare structure is found to be historically significant, then an alternate evaluation would need to be performed and other recommendations may be presented in that case.

COSTS (as of 3/26/2020)

New restroom building: \$1,127 SF

New community building: \$753 SF

Please feel free to call me if you would like to discuss the findings of this report.

Laura K. Wada A.I.A.

Associate Architect

City Facilities Architectural Services | Department of Public Works | City of San Jose

200 E. Santa Clara Street, 6th floor | San Jose, CA 95113 | phone 408.535.8369

Laura.wada@sanjoseca.gov

[408-218-5110 personal cell](tel:408-218-5110)

Date: May 21, 2019
Project No.: 473-8-1
Prepared For: Mr. David Rubin
CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE, INC.
2025 Gateway Place, Suite 285
San Jose, California 95110
Re: Limited Geotechnical Investigation
Pueblo de Dios Park Improvements
3257 Payne Avenue
San Jose, California

Dear Mr. Rubin:

As requested, this letter report presents the results of our limited geotechnical investigation for the above referenced park improvement project at Pueblo de Dios Park in San Jose, California. We understand that new improvements are planned for the existing park. The location of the site is shown on our Vicinity Map, Figure 1.

Project Description

Our understanding of the project is based on our conversations with Mr. David Rubin of Callander Associates. The project site is located at 3257 Payne Avenue in San Jose, California. The site is currently the existing Pueblo de Dios Park and includes a church building, a child daycare facility, play equipment, natural turf and landscape areas, sidewalks and a patio area, and paved parking. We understand the new improvements currently planned for the site generally include lighting, walkways, fitness and play equipment, and new pavement. Conceptual plans were not available at the time of this letter report. A site plan showing the existing conditions is shown on our Site Plan, Figure 2.

Site and Subsurface Conditions

The site is developed and occupied by a church building, a child daycare facility, paved parking, a patio area and sidewalks, play areas with play equipment, a garden area, a storage yard, natural turf and landscape areas, and numerous mature trees. The church building and daycare facility consist of a 1-story, at-grade building and a 1-story, residential building (former house) with a fenced play area and equipment, respectively, located in the eastern portion of the site. The existing paved parking area occupies the southern and western portions of the site. The site is bounded by Payne Avenue to the south and single-family residences to the north, east, and west.

Our Exploratory Borings EB-1 and EB-2 and our percolation test hole P-1 were drilled on January 18, 2019 using track-mounted, drilling equipment within the existing natural turf and landscape areas. Below the surface grades our borings encountered medium stiff to hard lean

clay with sand and hard sandy lean clay to the terminal depth of our borings of 10 feet. A percolation test was performed within P-1 at a depth of approximately 4½ feet below the existing grades. The surficial soils have a plasticity index of 16 indicating a low expansion potential.

Groundwater was not encountered within our borings or our percolation test hole. Historic high groundwater maps prepared by the California Geologic Survey (CGS) indicates a groundwater depth of 50 feet (CGS, 2002) or deeper below the ground surface across the site. The approximate locations of our exploratory borings and percolation test are shown on the Site Plan, Figure 2. Details regarding our field program are included in Appendix A.

Discussion of Relevant Geologic Hazards

Fault Rupture

Several significant faults are located within 25 kilometers of the site. The Monte Vista-Shannon Fault is located approximately 4.7 miles (7.5 kilometers) from the site. The site is not located within a State-designated Alquist Priolo Earthquake Fault Zone, or a Santa Clara County Fault Hazard Zone, or a City of San Jose Fault Hazard Zone. No known surface expression of fault traces is thought to cross the site; therefore, fault rupture hazard is not a significant geologic hazard at the site.

Estimated Ground Shaking

Moderate to severe (design-level) earthquakes can cause strong ground shaking, which is the case for most sites within the Bay Area. Peak ground accelerations (PGA) of 0.566g was estimated for analysis using a value equal to $PGA_M = F_{PGA} \times PGA_G$ (Equation 11.8-1) as allowed in the 2016 California Building Code (CBC).

Liquefaction Potential

The site is not located within a State-designated Liquefaction Hazard Zone; therefore, evaluation of liquefaction potential was beyond the scope of our current investigation.

Seismic Settlement/Unsaturated Sand Shaking

Loose unsaturated sandy soil can settle during strong seismic shaking. As the soil encountered at the site was predominantly clay, in our opinion, the potential for significant differential seismic settlement affecting the proposed improvements is low.

Earthwork Recommendations

Site Clearing and Stripping

The area designated for improvements should be cleared of all surface and subsurface deleterious materials including any pre-existing foundations, slabs, buried utility and irrigation lines, fills, pavements, if encountered; debris; and any designated grass, sod, shrubs and associated roots. Stripping and clearing may range from depths of 3 to 6 inches depending on location at the site. Deeper stripping and clearing may be needed for tree root removal. Excavations extending below the planned finished site grades should be cleaned and backfilled

with suitable material compacted to the recommendations presented in the "Compaction" section. We recommend that the backfilling be carried out under our observation.

Subgrade Preparation

After the areas designated for improvements have been properly cleared, stripped and necessary excavations have been made, the exposed surface soils in those areas to receive fill, slabs-on-grade, or pavements should be scarified to a depth of 8 to 12 inches, moisture conditioned, and compacted in accordance with the recommendations for fill presented in the "Compaction" section. The finished compacted subgrade should be firm and non-yielding under the weight of compaction equipment.

Material for Fill

All on-site soils below the stripped layer having an organic content of less than 3 percent by weight are suitable for use as fill at the site. In general, fill material should not contain rocks or lumps larger than 6 inches in greatest dimension, with no more than 15 percent larger than 2 inches. Imported and non-expansive fill material should be predominantly granular with a Plasticity Index of 16 or less. Based on our review of the soils (below the stripped layer) from our borings, we anticipate that the on-site materials that are free of organics would be suitable for re-use as fill at the site as described on other sections of this letter report.

Imported and non-expansive material should be inorganic with a Plasticity Index (PI) of 16 or less. To prevent significant caving during trenching or foundation construction, imported material should have sufficient fines. Samples of potential import sources should be delivered to our office at least 10 days prior to the desired import start date. Information regarding the import source should be provided, such as any site geotechnical reports. If the material will be derived from an off-site excavation rather than a stockpile, potholes will likely be required to collect samples from throughout the depth of the planned cut that will be imported. At a minimum, laboratory testing will include PI tests. Material data sheets for select fill materials (Class 2 aggregate base, ¾ inch crushed rock, quarry fines, etc.) listing current laboratory testing data (not older than 6 months from the import date) may be provided for our review without providing a sample. If current data is not available, specification testing will need to be completed prior to approval.

Environmental and soil corrosion characterization should also be considered by the project team prior to acceptance. Suitable environmental laboratory data to the planned import quantity should be provided to the project environmental consultant; additional laboratory testing may be required based on the project environmental consultant's review. The potential import source should also not be more corrosive than the on-site soils, based on pH, saturated resistivity, and soluble sulfate and chloride testing.

Compaction

All fill, as well as scarified surface soils in those areas to receive fill or slabs-on-grade, should be compacted to at least 90 percent relative compaction as determined by ASTM Test Designation D1557, latest edition. Fill should be placed in lifts no greater than 8 inches in uncompacted thickness at a moisture content at least 2 percent over the laboratory optimum. Each successive lift should be firm and non-yielding under the weight of the construction equipment.

Trench Backfill

Utility lines constructed within public right-of-way should be trenched, bedded and shaded, and backfilled in accordance with the local or governing jurisdictional (City of San Jose) requirements. Utility lines in private improvement areas should be constructed in accordance with the following requirements unless superseded by other governing requirements.

All utility lines should be bedded and shaded to at least 6 inches over the top of the lines with crushed rock (¾-inch-diameter or greater) or well-graded sand and gravel materials conforming to the pipe manufacturer's requirements. Open-graded shading materials should be consolidated in place with vibratory equipment and well-graded materials should be compacted to at least 90 percent relative compaction with vibratory equipment prior to placing subsequent backfill materials. Shading materials are used to surround the sides and top of the pipe in the trench before backfilling with either native soil or other materials.

General backfill over shading materials may consist of on-site native materials provided they meet the requirements in the "Material for Fill" section, and are moisture conditioned and compacted in accordance with the requirements in the "Compaction" section.

Temporary Slopes and Excavations

The contractor should be responsible for all temporary slopes and excavations at the site and the design of any required temporary shoring. Shoring, bracing, and benching should be performed by the contractor in accordance with the strictest governing safety standards. On a preliminary basis, the upper 10 feet at the site may be classified as OSHA Soil Type B materials. A Cornerstone representative should be retained to confirm the preliminary site classification.

Wet Weather Construction

If construction is planned for the wet periods of the year, special provisions should be incorporated into grading and construction procedures during wet weather conditions. Stockpiled soils scheduled to be reused as fill should be protected from water infiltration due to rain. Open excavations should also be protected from water infiltration. If the subgrade beneath proposed foundations becomes saturated, pumping conditions may develop. If the subgrade begins to pump it may be necessary to over-excavate the affected areas, place a geotextile fabric, and backfill with crushed rock or use other stabilization methods as recommended on a case by case basis.

Construction Observation

All grading and earthwork should be performed under the observation of our representative to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of the fills has been performed in accordance with our recommendations and the project specifications. Sufficient notification to us prior to earthwork is essential. The project plans and specifications should incorporate all recommendations contained in the text of this report.

Foundation and Seismic Recommendations

The 2016 California Building Code (CBC) provides criteria for the seismic design of buildings in Chapter 16. The “Seismic Coefficients” used to design buildings are established based on a series of tables and figures addressing different site factors, including the soil profile in the upper 100 feet below grade and mapped spectral acceleration parameters based on distance to the controlling seismic source/fault system. Based on our borings and review of local geology, the site is underlain by deep alluvial soils with typical SPT “N” values between 15 and 50 blows per foot. Therefore, we have classified the site as Soil Classification D. The mapped spectral acceleration parameters S_0 and S_1 were calculated using the ASCE 7 web-based program *ASCE 7 Hazard Tool*, located at <http://asce7hazardtool.online>, 2017-2018, based on the site coordinates presented below and the site classification. The table below lists the various factors used to determine the seismic coefficients and other parameters.

Table 1: CBC Site Categorization and Site Coefficients

Classification/Coefficient	Design Value
Site Class	D
Site Latitude	37.301917°
Site Longitude	-121.955704°
0.2-second Period Mapped Spectral Acceleration ¹ , S_0	1.519g
1-second Period Mapped Spectral Acceleration ¹ , S_1	0.600g
Short-Period Site Coefficient – F_a	1.0
Long-Period Site Coefficient – F_v	1.5
0.2-second Period, Maximum Considered Earthquake Spectral Response Acceleration Adjusted for Site Effects - S_{MS}	1.519g
1-second Period, Maximum Considered Earthquake Spectral Response Acceleration Adjusted for Site Effects – S_{M1}	0.900g
0.2-second Period, Design Earthquake Spectral Response Acceleration – S_{D0}	1.013g
1-second Period, Design Earthquake Spectral Response Acceleration – S_{D1}	0.600g

¹For Site Class B, 5 percent damped.

Drilled Piers

Minimum Diameter and Embedment

The proposed fitness and play equipment and light poles may be supported on drilled, cast-in-place, straight-shaft friction piers. The piers should have a minimum diameter of 12 inches and extend to a depth of at least 5 feet below the surface. The upper 12 inches of the drilled pier should be neglected for vertical support. Adjacent piers centers should be spaced at least three diameters apart, otherwise, a reduction for group effects may be required. As the structural loads for the proposed equipment and light poles are not known at this time, the project structural engineer should be retained to design and review the minimum recommendations provided above.

Vertical Capacity

The vertical capacity of the piers may be designed based on an allowable skin friction of 500 pounds per square foot (psf) for combined dead plus live loads based on a factor of safety of 2.0; dead loads should not exceed two-thirds of the allowable capacities. The allowable skin friction may be increased by one-third for wind and seismic loads. Frictional resistance to uplift loads may be developed along the pier shafts based on an allowable frictional resistance of 400 psf; the structural engineer should apply an appropriate factor of safety to the ultimate uplift capacity.

Lateral Loading

Lateral loads exerted on the structure may be resisted by a passive resistance based on an ultimate equivalent fluid pressure of 450 pounds per cubic foot (pcf) acting against twice the projected area of piers. The upper 12 inches of soil should be neglected when determining lateral capacity due to the loose soil present at the site. The structural engineer should apply an appropriate factor of safety to the ultimate passive pressures.

Construction Considerations

The excavation of all drilled shafts should be observed by a Cornerstone representative to confirm the soil profile and that the piers are constructed in accordance with our recommendations and project requirements. The drilled shafts should be straight, dry, and relatively free of loose material before reinforcing steel is installed and concrete is placed. If groundwater cannot be removed from the excavations prior to concrete placement, drilling slurry or casing may be required to stabilize the shaft and the concrete should be placed using a tremie pipe, keeping the tremie pipe below the surface of the concrete to avoid entrapment of water or drilling slurry in the concrete.

Soil Permeability and Groundwater Infiltration

We performed one infiltration test at a depth of 4½ feet below the existing grade using the “Deep Quick Infiltration Testing Methodology”. This testing methodology is not designated as an ASTM method; however, it is generally accepted throughout the San Francisco Bay Area for testing insitu soil to evaluate the infiltration characteristics. The results from our test are summarized below in Table 2 for the test location indicated on the Site Plan, Figure 2.

Table 2: Summary Infiltration Test Results

Test Number	Depth of Infiltration (feet)	Average Rate of Infiltration	
		feet per hour	inches per hour
P-1	4½	0.25	3.0

Table 2 shows the test results for the specific area tested and the soil encountered in P-1 was predominately lean clay with sand. Our Borings EB-1 and EB-2 also predominately encountered clay at the site. Generally, clay has lower rates of infiltration that will need to be considered in design. Based on our engineering judgment, we recommend in areas where clay is present to design with an infiltration rate not greater than 0.2 inch per hour (the typical

infiltration rate for Hydrologic Soil Group D); however, the actual infiltration rates may be variable at the site.

Test results from this testing methodology may not be truly indicative of the long-term, in-situ permeability. Other factors including stratifications, heterogenous deposits, overburden stress, and other factors can influence permeability results. In addition, for stratified soils such as those encountered at the site, the average horizontal permeability is typically greater than the average vertical permeability.

We recommend that if any underground percolation systems including dry wells are to be constructed the locations and depth of the systems are further evaluated at the time of construction to confirm the above estimates are accurate. We recommend the project civil engineer review the above information and provide additional recommendations including the dry well construction, as deemed necessary.

As discussed, the test was performed at a discrete location and depth. In addition, some disturbance in preparing the test can occur. Therefore, the above results can vary significantly and are not representative over the entire site. Localized areas/depths containing higher or lower permeable materials or variable groundwater conditions can increase or decrease the actual infiltration rates, respectively. Therefore, we recommend the potential for variations be considered when evaluating the soil infiltration capacity or performance. In addition, we recommend the project civil engineer give consideration for handling/discharging of water when the infiltration rate is not sufficient or during a large storm event. We also recommend that subsurface water infiltration techniques and/or devices be in accordance with local agencies' guidelines and requirements. We recommend you contact the appropriate agencies for additional information and approval, as required.

Site Pavement and Flatwork

Asphalt Concrete

The following asphalt concrete pavement recommendations tabulated below are based on the Procedure 608 of the Caltrans Highway Design Manual, estimated traffic index of 4 based on the anticipated pavement-loading conditions, and on a design R-value of 5. The design R-value was chosen based on experience in the vicinity of the site and engineering judgment considering the variable surface conditions.

Table 3: Asphalt Concrete Pavement Recommendations, Design R-value = 5

Design Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Aggregate Base* (inches)	Total Pavement Section Thickness (inches)
4.0	2.5	7.5	10.0

*Caltrans Class 2 aggregate base; minimum R-value of 78

The Plasticity Index of the site soils is 16. This indicates low expansion potential of the on-site soils. We note that the PI of this site may be variable and soils with moderate expansive potential may be present. Asphalt concrete pavements constructed on expansive subgrade where the adjacent natural or landscaped areas will not be irrigated for several months after the pavements are constructed may experience longitudinal cracking parallel to the pavement

edge. These cracks typically form within a few feet of the pavement edge and are due to seasonal wetting and drying of the adjacent soil. The cracking may also occur during construction where the adjacent grade is allowed to significantly dry during the summer, pulling moisture out of the pavement subgrade. Any cracks that form should be sealed with bituminous sealant prior to the start of winter rains. One alternative to reduce the potential for this type of cracking is to install a moisture barrier at least 24 inches deep behind the pavement curb. It is noted that this will reduce the potential for cracking but not eliminate it. The project owner should be advised that maintenance of the pavements may need to be performed if this type of cracking occurs.

Concrete Flatwork

Exterior concrete flatwork subject to pedestrian and/or occasional light pick up loading should be at least 4 inches thick and should be constructed with City of San Jose standard details and specifications. We would recommend the sidewalk be supported on at least 4 inches of Class II aggregate base; however, the City of San Jose requirements may apply for this project.

We recommend a maximum control joint spacing of about 2 feet in each direction for each inch of concrete thickness and a construction joint spacing of 10 to 12 feet. Construction joints that abut the foundations should include a felt strip, or approved equivalent, that extends the full depth of the exterior slab. This will help to reduce the potential for permanent vertical offset between the slabs due to friction between the concrete edges. We recommend that exterior slabs be isolated from adjacent foundations.

At the City's option, if desired to reduce the potential for vertical offset or widening of concrete cracks, consideration should be given to using reinforcing steel, such as No. 3 rebar spaced at 18 inches on center each direction; however, the project structural engineer should review these recommendations.

Plans, Specifications, and Construction Review

Because subsurface conditions may vary considerably from previously drilled, relatively small diameter borings, and in order to check that our recommendations have been properly implemented, we recommend that our firm be retained to 1) review the final construction plans and specifications and 2) observe the geotechnical aspects of earthwork and foundation construction. Also, the assumed and/or actual geotechnical conditions can be greatly affected by the construction process. For the above reasons, our geotechnical recommendations are contingent upon our firm providing geotechnical observation and testing services during construction.

Closure

We hope this provides the information you need at this time. Recommendations presented in this letter have been prepared for the sole use of Callander Associates Landscape Architecture, Inc. specifically for the property at Pueblo de Dios Park in San Jose, California. Our professional services were performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at this time and location. No warranties are either expressed or implied.




If you have any questions or need any additional information from us, please call and we will be glad to discuss them with you.

Sincerely,

Cornerstone Earth Group, Inc.


Nicholas S. Devlin, P.E. 75613
Senior Project Engineer





Scott E. Fitinghoff, P.E., G.E. 2379
Senior Principal Engineer

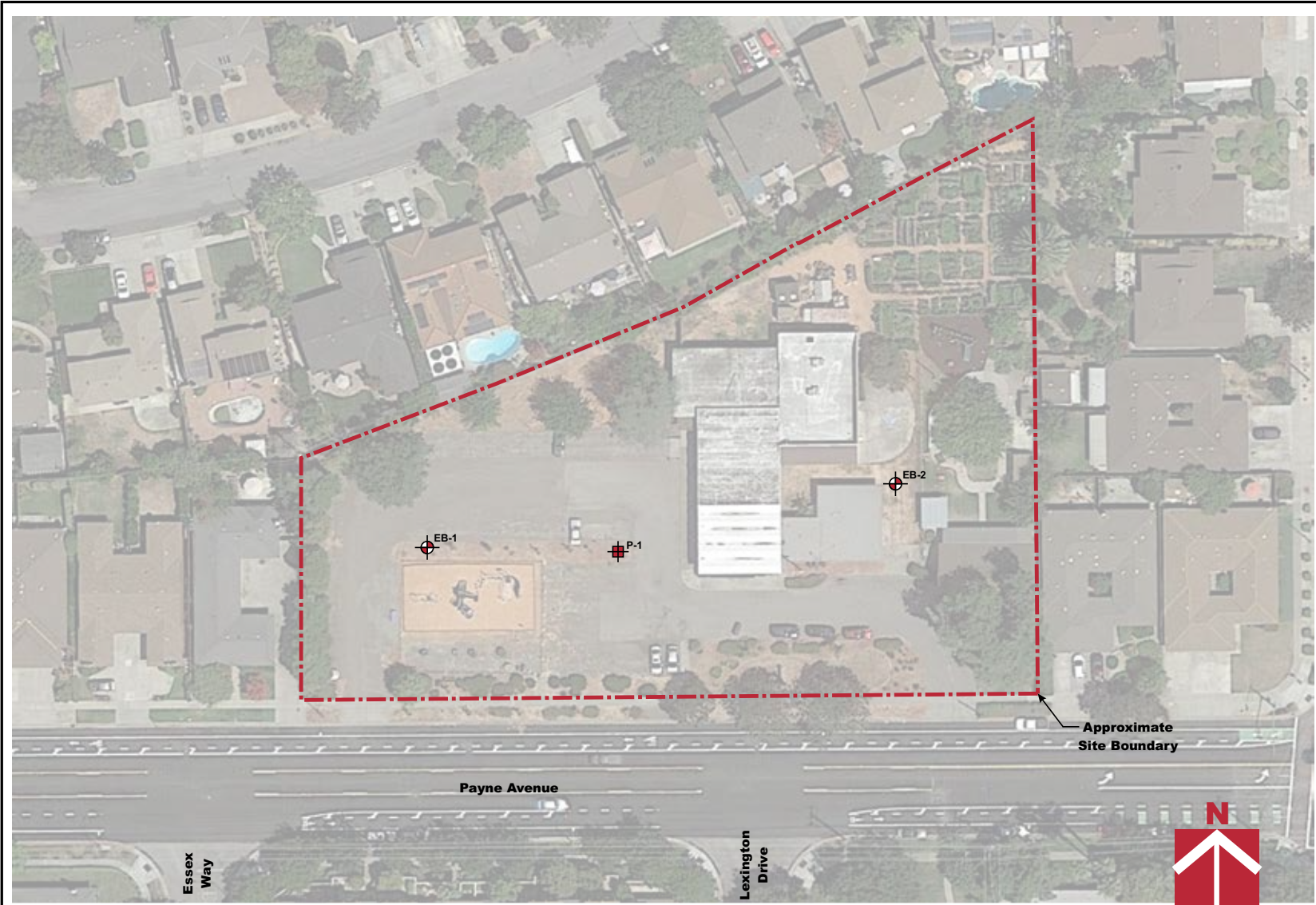
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Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Appendix A – Field and Laboratory Testing



Copies: Addressee (email)

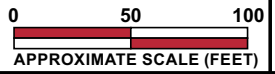



 CORNERSTONE EARTH GROUP	Vicinity Map		Project Number
	Pueblo De Dios Park 3257 Payne Avenue San Jose, CA		473-8-1
			Figure Number
		Figure 1	Date
			February 2019
			Drawn By
			RRN



Base by Google Earth, dated 8/9/2018

- Legend**
-  Approximate location of exploratory boring (EB)
 -  Approximate location of percolation test (P)



	Site Plan Pueblo De Dios Park 3257 Payne Avenue San Jose, CA	Project Number 473-8-1
	Figure Number Figure 2	Date February 2019
		Drawn By RRN

APPENDIX A: FIELD INVESTIGATION AND LAB TEST PROGRAM

The field investigation consisted of a surface reconnaissance and a subsurface exploration program using track-mounted, hollow-stem, auger drilling equipment. Two 6½-inch-diameter exploratory borings were drilled on January 18, 2019 to a depth of 10 feet. One 3-inch-diameter percolation test hole was excavated on January 18, 2019 using hand auger equipment. The approximate location of our exploratory borings and percolation test are shown on the Site Plan, Figure 2. The soils encountered were continuously logged in the field by our representative and described in accordance with the Unified Soil Classification System (ASTM D2488). The boring logs, as well as a key to the classification of the soil, are included as part of this appendix.

Boring locations were approximated using existing site boundaries, and other site features as references. Boring elevations were based on interpolation of plan contours. The locations and elevations of the borings should be considered accurate only to the degree implied by the method used.

Representative soil samples were obtained from the borings at selected depths. All samples were returned to our laboratory for evaluation and appropriate testing. The standard penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The 2-inch O.D. split-spoon sampler was driven 18 inches and the number of blows was recorded for each 6 inches of penetration (ASTM D1586). 2.5-inch I.D. samples were obtained using a Modified California Sampler driven into the soil with the 140-pound hammer previously described. Unless otherwise indicated, the blows per foot recorded on the boring log represent the accumulated number of blows required to drive the last 12 inches. The various samplers are denoted at the appropriate depth on the boring logs.

Field tests included an evaluation of the unconfined compressive strength of the soil samples using a pocket penetrometer device. The results of these tests are presented on the individual boring logs at the appropriate sample depths.

Attached boring logs and related information depict subsurface conditions at the locations indicated and on the date designated on the logs. Subsurface conditions at other locations may differ from conditions occurring at these boring locations. The passage of time may result in altered subsurface conditions due to environmental changes. In addition, any stratification lines on the logs represent the approximate boundary between soil types and the transition may be gradual.

The laboratory testing program was performed to evaluate the physical and mechanical properties of the soils retrieved from the site to aid in verifying soil classification.

Moisture Content: The natural water content was determined (ASTM D2216) on 10 samples of the materials recovered from the borings. These water contents are recorded on the boring logs at the appropriate sample depths.

Dry Densities: In place dry density determinations (ASTM D2937) were performed on 8 samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the boring logs at the appropriate sample depths.

Plasticity Index: One Plasticity Index determination (ASTM D4318) was performed on one sample of the subsurface soil to measure the range of water contents over which this material

exhibits plasticity. The Plasticity Index was used to classify the soil in accordance with the Unified Soil Classification System and to evaluate the soil expansion potential. Results of this test are shown on the boring log at the appropriate sample depth and summarized on Figure A1.



BORING NUMBER EB-1
PAGE 1 OF 1

PROJECT NAME Pueblo De Dios Park
 PROJECT NUMBER 473-8-1
 PROJECT LOCATION San Jose, CA
 GROUND ELEVATION _____ BORING DEPTH 10 ft.
 LATITUDE _____ LONGITUDE _____
 DRILLING METHOD MPP Track Rig, 6 1/2 inch Hollow-Stem Auger
 GROUNDWATER LEVELS:
 ▽ AT TIME OF DRILLING Not Encountered
 ▽ AT END OF DRILLING Not Encountered

DATE STARTED 1/18/19 DATE COMPLETED 1/18/19
 DRILLING CONTRACTOR Cuesta Geo
 LOGGED BY BCG
 NOTES _____

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT	PLASTICITY INDEX, %	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf								
										○ HAND PENETROMETER	△ TORVANE	● UNCONFINED COMPRESSION	▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL					
0.0			Lean Clay with Sand (CL) medium stiff, moist, dark brown to brown, fine to medium sand, trace fine subangular to subrounded gravel, moderate plasticity															
	5.0			5	MC-1B	94	19			○								
	14.0			14	MC-2B	95	21			○								
	5.0		becomes stiff	9	MC-3B	98	23			○								
	7.5			14	MC					○								
	10.0		becomes very stiff	12	MC-5B	105	17				○							
	10.0		Bottom of Boring at 10.0 feet.															

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BORING NUMBER EB-2
PAGE 1 OF 1

PROJECT NAME Pueblo De Dios Park
 PROJECT NUMBER 473-8-1
 PROJECT LOCATION San Jose, CA
 GROUND ELEVATION _____ BORING DEPTH 10 ft.
 LATITUDE _____ LONGITUDE _____
 DRILLING METHOD MPP Track Rig, 6 1/2 inch Hollow-Stem Auger
 GROUNDWATER LEVELS:
 ▽ AT TIME OF DRILLING Not Encountered
 ▽ AT END OF DRILLING Not Encountered

DATE STARTED 1/18/19 DATE COMPLETED 1/18/19
 DRILLING CONTRACTOR Cuesta Geo
 LOGGED BY BCG
 NOTES _____

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-Value (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT	PLASTICITY INDEX, %	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf								
										○ HAND PENETROMETER	△ TORVANE	● UNCONFINED COMPRESSION	▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL					
0.0			Lean Clay with Sand (CL) very stiff, moist, dark brown, fine to medium sand, some fine subangular to subrounded gravel, moderate plasticity Liquid Limit = 35, Plastic Limit = 19															
	9.0			9	MC-1B	98	19	16			○							
	16.0		becomes hard	16	MC-2B	90	11											>4.5
	21.0			21	MC-3B	93	14											>4.5
	7.5		Sandy Lean Clay (CL) hard, moist, dark brown, fine to coarse sand, some fine subangular to subrounded gravel, moderate plasticity															
	10.0		Bottom of Boring at 10.0 feet.	24	MC-4B	110	10											>4.5

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BORING NUMBER P-1

PAGE 1 OF 1

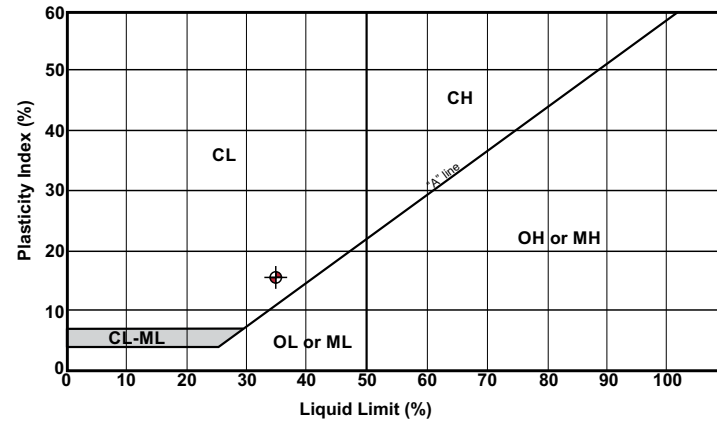
PROJECT NAME Pueblo De Dios Park
 PROJECT NUMBER 473-8-1
 PROJECT LOCATION San Jose, CA
 DATE STARTED 1/18/19 DATE COMPLETED 1/18/19
 DRILLING CONTRACTOR Cuesta Geo
 DRILLING METHOD MPP Track Rig, 6½ inch Hollow-Stem Auger
 LOGGED BY BCG
 NOTES _____

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N. Value (kN/m ² Undrained) Below Perforator	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT PCF	NATURAL MOISTURE CONTENT	PLASTICITY INDEX, %	PERCENT PASSING No. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf
0.0	0.0		7 inches aggregate base							
2.5	2.0	GB	Lean Clay with Sand (CL) medium stiff, moist, dark brown to brown, fine to medium sand, trace fine subangular to subrounded gravel, moderate plasticity		GB					
5.0	2.5	GB-2			GB-2		24			
5.0	5.0	GB-3	Bottom of Boring at 5.0 feet.		GB-3		27			

CORNERSTONE EARTH GROUP2 - CORNERSTONE 0812.GDT - 2/7/19 07:32 - P:\DRAFTING\GIS\FILES\473-8-1 PUEBLO DE DIOS PARK.GPJ

Plasticity Index (ASTM D4318) Testing Summary



Symbol	Boring No.	Depth (ft)	Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index	Passing No. 200 (%)	Group Name (USCS - ASTM D2487)
⊕	EB-2	2.0	19	35	19	16	—	Lean Clay with Sand (CL)

	Plasticity Index Testing Summary	Project Number	473-8-1
	Pueblo De Dios Park 3257 Payne Avenue San Jose, CA	Figure Number	Figure B1
		Date	February 2019