



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: September 11, 2018

COUNCIL DISTRICT: 4

SUBJECT: FILE NOS. PDC17-050, PD17-024, PT17-054. PLANNED DEVELOPMENT REZONING FROM THE A AGRICULTURAL ZONING DISTRICT TO THE R-M(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO FIVE SINGLE-FAMILY DETACHED RESIDENCES; A PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE, AND REMOVAL OF FOUR ORDINANCE-SIZE TREES, AND ALLOW THE CONSTRUCTION OF UP TO FIVE SINGLE-FAMILY DETACHED CONDOMINIUM UNITS AND THE IMPROVEMENT OF ONE COMMON AREA PARCEL; AND A VESTING TENTATIVE MAP TO SUBDIVIDE ONE PARCEL INTO FIVE RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMON AREA PARCEL ON AN APPROXIMATELY 0.45-GROSS ACRE SITE, ON THE SOUTHEAST CORNER OF MURPHY AVENUE AND RINGWOOD AVENUE (1508 MURPHY AVENUE).

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Vora absent) to recommend that the City Council:

1. Adopt a resolution approving the Mitigated Negative Declaration for the Murphy Villas Subdivision Project in accordance with the California Environmental Quality Act (CEQA) and associated Mitigation Monitoring and Reporting Plan; and
2. Approve an ordinance of the City of San José rezoning certain real property located at the southeast corner of Murphy Avenue and Ringwood Avenue (1508 Murphy Avenue) from the A Agricultural Zoning District to the R-M(PD) Planned Development Zoning District to allow up to five single-family detached residences on an approximately 0.45-gross acre site.
3. Adopt a resolution approving the Vesting Tentative Map to subdivide one parcel into five residential condominium units and one common area parcel on an approximately 0.45-gross acre site.

4. Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the demolition of a single-family residence, and removal of four ordinance-size trees, and allow the construction of up to five single-family detached condominium units and improvement of one common area parcel on an approximately 0.45-gross acre site.

OUTCOME

If the City Council approves the Planned Development Rezoning, Planned Development Permit and Vesting Tentative Map, the applicant would be able to move forward with a final subdivision map and building permit application for the subdivision of the parcel, the demolition of a single-family residence and removal of four ordinance-size trees, and allow the construction of up to five single-family detached condominium units and improvement of one common area parcel.

BACKGROUND

On August 22, 2018, the Planning Commission held a public hearing to consider the Planned Development Zoning District, Planned Development Permit and Vesting Tentative Map. The item was on the consent calendar and no members of the public spoke on the proposed project.

The Planning Commission voted 6-0-1 (Commissioner Vora absent), to recommend approval, as was recommended by staff, to the City Council as part of the consent calendar with no separate discussion.

ANALYSIS

A complete analysis of the issues regarding this project are contained in the attached Planning Commission Staff Report.

EVALUATION AND FOLLOW UP

If the City Council approves the Planned Development Rezoning, Planned Development Permit and Vesting Tentative Map, the developer would need to obtain a final subdivision map from the Public Works Department and building permit(s) for the demolition of a single-family residence, and allow the construction of up to five single-family detached condominium units and improvement of one common area parcel.

PUBLIC OUTREACH

Staff followed Council Policy Public Outreach Policy 6-30, in that notices for the public hearings for the project were mailed to the owners and tenants of all properties located within 500 feet of the project site. An electronic version of this memorandum has been available online, accessible from the

City Council Agenda for the September 25, 2018 hearing. Staff has been available to discuss the proposal with members of the public.

COORDINATION

Preparation of this memorandum was coordinated with the City Attorney's Office.

CEQA

An Initial Study/Mitigated Negative Declaration (IS/MND) entitled "Murphy Villas Subdivision" was prepared by the Director of Planning, Building, and Code Enforcement for the subject Planned Development Rezoning, Planned Development Permit and Vesting Tentative Map. The IS/MND was completed in compliance with the California Environmental Quality Act (CEQA), as amended, to reflect an independent judgment and analysis of the project.

The IS/MND identified potentially significant environmental impacts and determined that the proposed project would not have a significant effect on the environment. The environmental issues addressed in the IS/MND were the resource areas of biological resources and hazards and hazardous materials. The IS/MND determined with the incorporation of mitigation measures that the proposed project would not have a significant effect on the environment. Mitigation measures are outlined for both of these resource areas which will reduce any potential significant project impacts to a less-than-significant level. These mitigation measures include conducting pre-construction bird surveys and subsurface soil testing for organochlorine pesticides and pesticide-based metals. The mitigation measures and associated compliance methods are included in the Mitigation Monitoring and Reporting Program.

The IS/MND was circulated from June 5, 2018 to June 25, 2018, for a 20-day review period. During this period, comments from the Amah Mutsun Tribal Band were received that confirmed that the project is outside their traditional tribal territory.

The IS/MND identified that the implementation of the project would not result in any significant effects to the environment. The circulated draft and final IS/MND, associated appendices, and other related environmental documents are available on the Planning website at:
<http://www.sanjoseca.gov/index.aspx?nid=6120>.

/s/
Rosalynn Hughey, Secretary
Planning Commission

For questions, please contact Interim Deputy Director, Sylvia Do, at (408) 535-7907.

Attachment: Planning Commission Staff Report and Attachments



PLANNING COMMISSION STAFF REPORT

File Nos.	PDC17-050, PD17-024, PT17-054
Applicant	Henry Cord, Cord Associates
Location	Southeast corner of Murphy Avenue and Ringwood Avenue (1508 Murphy Avenue)
Existing Zoning	A Agricultural
Proposed Zoning	R-M (PD) Planned Development
Council District	4
Historic Resource	No
Annexation Date	August 26, 1987(Orchard No. 131)
CEQA	Mitigated Negative Declaration for the Murphy Villas Subdivision Project.

APPLICATION SUMMARY:

1. **File No. PDC17-050:** Planned Development Rezoning from the A Agricultural Zoning District to the R-M(PD) Planned Development Zoning District to allow up to five single-family detached residences on an approximately 0.45-gross acre site.
2. **File No. PT17-054:** Vesting Tentative Map to subdivide one parcel into five residential condominium units and one common area parcel on an approximately 0.45-gross acre site.
3. **File No. PD17-024:** Planned Development Permit to allow the demolition of a single-family residence, and removal of four ordinance-size trees, and allow the construction of up to five single-family detached condominium units and the improvement of one common area parcel on an approximately 0.45-gross acre site.

RECOMMENDATION:

Planning staff recommends that the Planning Commission recommend to the City Council all of the following actions:

1. Adopt a resolution approving the Mitigated Negative Declaration for the Murphy Villas Subdivision Project in accordance with the California Environmental Quality Act (CEQA) and associated Mitigation Monitoring and Reporting Plan.
2. Adopt an ordinance of the City of San José rezoning certain real property located at the southeast corner of Murphy Avenue and Ringwood Avenue (1508 Murphy Avenue) from the A Agricultural Zoning District to the R-M(PD) Planned Development Zoning District to allow up to five single-family detached residences on an approximately 0.45-gross acre site.

3. Adopt a resolution approving the Vesting Tentative Map to subdivide one parcel into five residential condominium units and one common area parcel on an approximately 0.45-gross acre site.
4. Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the demolition of a single-family residence, and removal of four ordinance-size trees, and allow the construction of up to five single-family detached condominium units and improvement of one common area parcel on an approximately 0.45-gross acre site.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Residential Neighborhood <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		LU-5.1, IP-1.6, CD-3.9, and IP-8.5	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Urban Residential	IP(PD) Planned Development (File No. PDC90-060)	Multi-Family Residence (Across Murphy Avenue)
South	Residential Neighborhood	A(PD) Planned Development (File No. PDC85-007)	Detached Single- Family Residence
East	Residential Neighborhood	A(PD) Planned Development (File No. PDC85-007)	Detached Single- Family Residence
West	Residential Neighborhood	A(PD) Planned Development (File No. PDC04-072)	Single-Family Residence (Across Ringwood Avenue)

PROJECT DESCRIPTION

The applicant, Henry Cord, submitted a Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map applications on November 8, 2017, to rezone the subject site from the A Agricultural Zoning District to the R-M(PD) Planned Development Zoning District and to allow the demolition of an existing single-family residence, and removal of four ordinance-size trees, and allow the construction of up to five single-family detached condominium units and the improvement of one common area parcel. The project would subdivide the existing lot into five residential condominium units and one common area parcel (guest parking, driveway, and landscaping) on the subject 0.45-gross acre site. The project consists of five single-family detached condominium units with two units fronting on Murphy Avenue, two interior units fronting on the private driveway and one interior building with front entrances oriented towards Ringwood Avenue. The units along Murphy Avenue are three-story, and the other units are two-story. The project would develop at a density of approximately 11.19 dwelling units per acre.

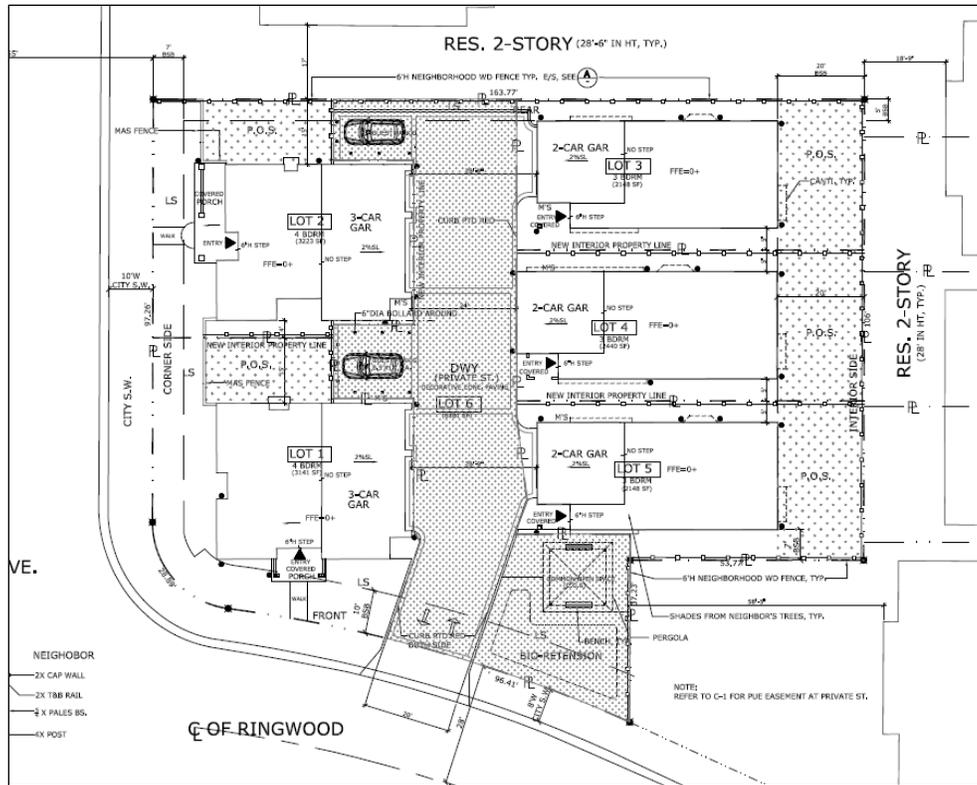


Figure 1: Site Plan (larger plan set attached to Staff Report)

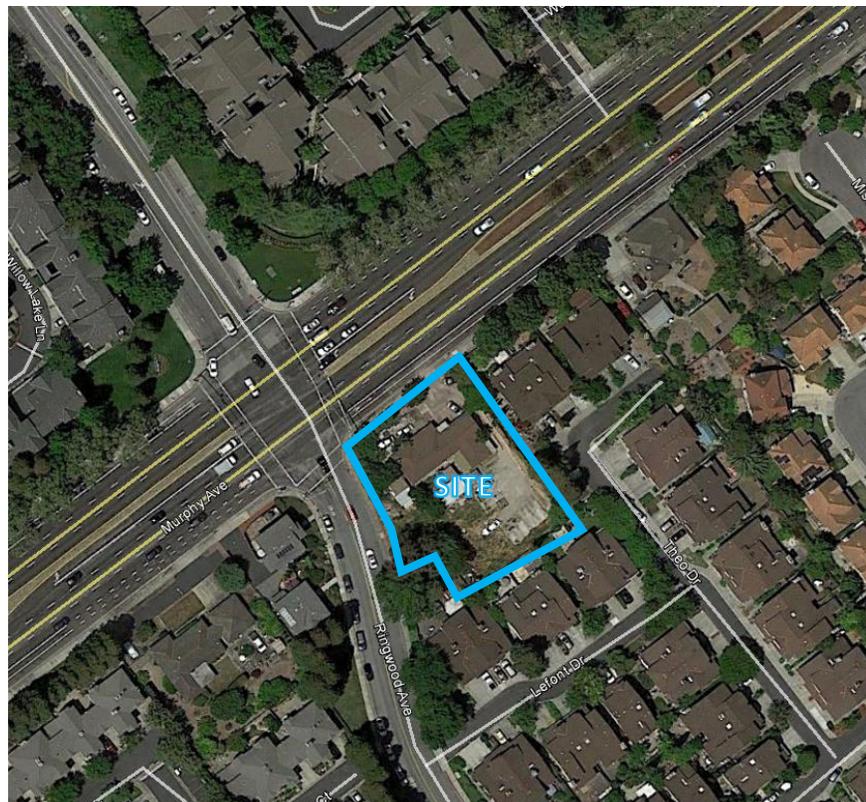


Figure 2: Aerial of Subject Site

Site Location and Surrounding uses:

The subject site is located at 1508 Murphy Avenue, at the southeast corner of Murphy Avenue and Ringwood Avenue. The 0.45-gross acre site consists of one lot that is currently developed with an approximately 1,618-gross square foot one-story single-family residence built in 1952. The property is adjacent to a six-lane arterial road (Murphy Avenue) and a residential street (Ringwood Avenue). To the south and east adjacent to the site is an existing detached single-family residential development (Foothill Glen Planned Development) at approximately 11.9 dwelling units to an acre. Across Ringwood Avenue to the west are two existing single-family residential units at 10.9 dwelling units to an acre. Across Murphy Avenue is an existing multiple-family residential development (Ringwood Apartments) built at approximately 26.7 dwelling units to an acre.

ANALYSIS

This proposed Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map were analyzed with respect to conformance with the Envision San José 2040 General Plan, North San José Area Development Policy, Municipal Code, Residential Design Guidelines, and California Environmental Quality Act.

Envision San José 2040 General Plan Conformance

The subject site has a Residential Neighborhood land use designation on the General Plan Land Use/Transportation Diagram. This designation is applied broadly throughout the City encompassing most of the established single-family residential neighborhoods. The intent of this designation is to preserve the existing character of residential neighborhoods and to guide new infill projects to conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. The Residential Neighborhood land use designation is typically eight dwelling units per acre or matches existing neighborhood character up to 16 dwelling units per acre. The surrounding parcels in the Residential Neighborhood land use designation are a mixture of single-family detached and multi-family residential with densities ranging from 10.9 to 26.7 dwelling units per acre.

The subject site's current A Agricultural Zoning District does not conform to the Envision San José General Plan land use designation of Residential Neighborhood. The proposed Planned Development Zoning District would facilitate a development with single-family detached residential developments with an approximately 11.9 dwelling units per acre that is consistent with the density and site configuration of existing residential developments in the vicinity.

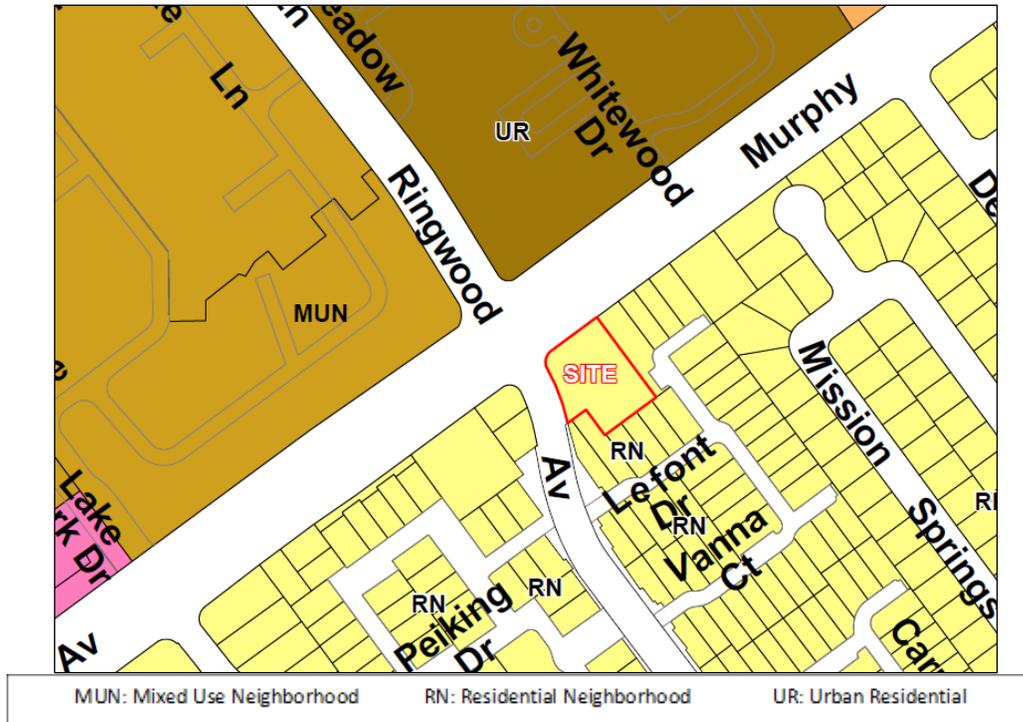


Figure 3: General Plan Map of Project Site and Surroundings

In addition to conforming to the General Plan Land Use/Transportation Diagram, the project conforms to the following General Plan policies as discussed below:

1. Land Use Policy LU-5.1: For new infill development, match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

Analysis: The infill site is located on a corner parcel that is surrounded by single-family residential developments to the east and south, and a mix of attached multi-family residential and single-family detached residential developments across Ringwood Avenue. The project is proposing a density that is similar to the surrounding single-family and multi-family residential development. The project consists of five single-family detached residential units with two units fronting on Murphy Avenue, two interior lots fronting on the private driveway and an interior building with an entrances oriented towards Ringwood Avenue. The adjacent single-family detached residences developed with a Planned Development Permit, average lots sizes are approximately 3,000 square feet and the proposed development range from 2,700 to 3,500 square feet condominium lots.

2. Implementation Policy IP-1.6: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals and policies.

Analysis: The existing Agricultural Zoning District is currently inconsistent with the General Plan's land use designation of Residential Neighborhood. The proposed infill development would conform to the land use designation and be consistent with the uses and community design goals and policies as prescribed in the Envision San José General Plan. The project

would add to the City's housing stock while remaining consistent with the surrounding residential density and site configuration.

3. Connection Policy CD-3.9: A minimize driveway entrances to enhance pedestrian safety and decrease the area of paved surfaces. Encourage shared vehicular access points that serve multiple uses and/or parcels, including shared access for commercial and residential uses. Avoid driveways that break up continuous commercial building frontages. Position vehicular access to minimize negative impacts to aesthetics and to pedestrian and bicycle safety.

Analysis: The project has one shared driveway entrance for all the residential units to minimize the disruption of the street frontages and encourage pedestrian access to units along the street frontage.

4. Implementation Policy IP-8.5: Use the Planned Development zoning process to tailor such regulations as allowed uses, site intensities and development standards to a particular site for which, because of unique circumstances, a Planned Development zoning process will better conform to Envision General Plan goals and policies than may be practical through implementation of a conventional Zoning District. These development standards and other site design issues implement the design standards set forth in the Envision General Plan and design guidelines adopted by the City Council. The second phase of this process, the Planned Development Permit, is a combined site/architectural permit and Conditional Use Permit which implement the approved Planned Development zoning on the property.

Analysis: The site is currently in the Agricultural Zoning District, which does not allow more than one single-family dwelling to be developed on the subject site. The site is surrounded by a mix of single-family and multi-family residential uses. Conventional zoning for single-family developments would only allow the site to be developed with three single-family units. Allowing only three units be a lower density and out of character with the surrounding Planned Development Zoning Districts. The proposed R-M(PD) Planned Development Zoning District would allow the development of a project that combines elements of nearby single-family residential uses, while promoting a density that is similar to the nearby multi-family developments with a density range of 10.9 to 26.7 dwelling units per acre. The project would include two units that front onto public streets and three interior unit that front onto a private driveway. This pattern is similar to the nearby single-family developments adjacent to the east and south.

North San José Area Development Policy

The project is located within the North San José Area Development Policy boundary. The City developed several policy documents to support the ongoing growth and development of the North San José area as a key employment and residential center for San Jose. The North San José Area Development Policy works in conjunction with the General Plan to facilitate various types of complementary development in North San José. The Policy also identifies necessary transportation improvements to support new development and establishes an equitable funding mechanism for new development to share the cost of those improvements. The proposed rezoning and Planned Development Permit would facilitate a five-unit residential development project and the number of vehicle trips generated would fall within the expected trips for the area in the North San José Area Development Policy. Therefore, no new unidentified impacts from the vehicle trips would be generated. The North San Jose Area Development Policy includes

mitigation measures that are paid with traffic impact fees. The project is subject to the residential fee of \$10,326 per single-family unit and \$8,262 per multi-family unit and is subject to an annual escalation fee on July 1, 2019.

Zoning Code Conformance

The site is currently in the A Agricultural Zoning District with a Residential Neighborhood General Plan land use designation. The site is not designated as prime farmland and is not subject to a Williams Act Contract. The RM(PD) Planned Development Zoning District would facilitate a development with five detached single-family residences. Subject to the Development Standards adopted as part of the rezoning, the maximum allowed height would be 45 feet, and the tallest proposed building measures 35 feet to the top of the roof. The Development Standards adopted the zoning code parking requirements at the following ratios:

Living Unit Size	Two-Car Garage
0 Bedroom (Studio)	2.2
1 Bedroom	2.3
2 Bedroom	2.5
3 Bedroom	2.6
Each additional Bedroom	0.15

The project includes two 4-bedroom and three 3-bedroom units. A total of 13.3 parking spaces are required and the project would provide 14 parking spaces on-site with a mix of two-car garage, three-car garage, and surface guest parking. Additionally, the project conforms to the following setback requirements.

Setback	Required	Provided
Front (Ringwood Avenue)	10 feet minimum	10 feet
Rear (Northeast Property Line):	5 feet minimum	5 feet
Side (Southeast Property Line):	15 feet minimum	15 feet
Side Corner (Murphy Avenue):	7.5 feet minimum	7.5 feet
Interior Side Lot Lines:	5 feet minimum	5 feet

The project is consistent with street frontage orientation as the units fronting along Murphy Avenue and the interior building closest to Ringwood Avenue have entrances on the front elevation facing the street frontages. The two interior lots not near street frontages would be facing towards the private driveway, are consistent with the nearby single-family developments to the south and east of the site.

Planned Development Permit Findings

[Chapter 20.100.910](#) of the San José Municipal Code establishes evaluation criteria for the issuance of a Planned Development Permit. These criteria are applied to the project based on the above-stated findings related to General Plan, Zoning and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in the proposed permit. In order to make the Planned Development Permit findings pursuant to [Section 20.100.940](#) of the San José

Municipal Code and recommend approval to the City Council, Planning Commission must determine that:

1. The Planned Development Permit, as issued, is consistent with and furthers the policies of the General Plan;

Analysis: As described in the General Plan conformance analysis, the project is consistent with the General Plan land use designation of Residential Neighborhood, as the density and building orientation is consistent with the existing surrounding residential developments.

2. The Planned Development Permit, as issued, conforms in all respects to the Planned Development Zoning of the property;

Analysis: As described above, the project conforms in all respects to the Planned Development Zoning's Development Standard. The single-family detached residential is an allowed use, and all buildings are below the maximum building height of 45 feet. The project is also consistent with the required parking ratio and maintains all the required setbacks.

3. The Planned Development Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justify the inconsistency;

Analysis: The project site is not subject to a specific City Council Policy. The project was analyzed for conformance with the North San José Area Development Policy, and number of trips generated by the five-unit residential project and would not exceed the number of expected trips in the North San Jose Area Development Policy. Therefore, the project would not generate new unidentified traffic impacts.

4. The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious;

Analysis: The proposed project is for a new development consisting of a mix of two and three-story buildings with the tallest portion of the three-story unit buildings are at the peak of the roof a maximum of 35 feet, and the two-story buildings are 27 feet in height at the peak of the roofs. All the buildings would share a common driveways with same vehicular access. All the developments shared a stone bases, gable roofs, recessed windows elements and compatible color schemes.

5. The environmental impacts of the project, including, but not limited to aesthetics, air quality, noise, and transportation/traffic, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties.

Analysis: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Based on the environmental analysis of the project in the IS/MND and scope of the project, as discussed above, the project was determined to have limited effects on the adjacent properties. As the project is an infill residential use that is similar to the surrounding urban and residential area, the use is compatible and expected to have limited impacts. Given the size and scope of the project for five single-family residential use, there is sufficient traffic capacity for the project.

Demolition Findings

Under the Pursuant to [Chapter 20.80.460](#) of the San José Municipal Code the following criteria have been considered by the Director of Planning to determine whether the benefits of permitting the demolition of the existing building outweighs the impacts of demolition:

1. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
2. The failure to approve the permit would jeopardize public health, safety or welfare;
3. The approval of the permit should facilitate a project which is compatible with the surrounding neighborhood.
4. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
5. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;
6. Rehabilitation or reuse of the existing building would not be feasible; and
7. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.

Analysis: The proposed project will require the demolition of an existing single-family residences that was built in 1952. According to the Department of Parks and Recreation's Primary Record report of the project site (see attached), the existing on-site residence has lost its architectural integrity due to modifications to the building and is not considered eligible for the California Register of Historic Resources or as a San José Historic Landmark. The project site is not within the City's Historic Districts or Conservation Areas. Subsequent redevelopment will include the construction of five new residential development and would increase the supply of the housing stock in the City of San José. The proposed development would provide an infill development that furthers the General Plan Policies related to residential redevelopment of an existing site. Therefore, these positive changes outweigh the impact of the demolition of the existing structure.

Tentative Map Findings

In accordance with San José Municipal Code (SJMC) section 19.12.130, the City Council may approve the vesting tentative map if the City Council cannot make any of the findings for denial in Government Code Section 66474 and the City Council has reviewed and considered the information relating to compliance of the project with the California Environmental Quality Act and determines the environmental review to be adequate. Additionally, the City Council may approve the project if the City Council does not make any of the findings for denial in San José Municipal Code Section 19.12.220.

1. The City Council finds that the proposed subdivision shown on the Vesting Tentative Map, subject to the conditions listed below and the requirements for project design and improvements is consistent with applicable General and Specific Plans of the City of San José, in that:

Analysis: As discussed in detail above, the proposed project is consistent with the General Plan and associated policies.

2. The City Council has considered the proposed subdivision shown on the Vesting Tentative Map, with the imposed conditions, to determine whether to make any of the findings set forth in subsections of Section 66474 of the Government Code of the State of California which states “A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:”
 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Analysis: Based on review of the proposed subdivision, the City Council cannot not make any such findings to deny the subject subdivision in that: 1) the proposed map/project is consistent with the General Plan as noted above; 2) the proposed design of the lots are consistent with the General Plan in that the lots are of adequate size to support new development; 3) the proposed site is physically suitable for the proposed development; 4) the proposed density is suitable for the proposed site based on the density allowance of the General Plan; 5) the proposed subdivision in this urban setting will not cause any environmental damage or substantially injure fish or other wildlife habitat; 6) the subdivision lots will not cause any public health issues; 7) the proposed subdivision will not conflict with any public easements, as the project is providing all necessary public easements, all explained in detail above and in the administrative record. Based on that review, the City Council does not make any such denial findings for the subject subdivision.

Municipal Code Tree Removal Findings

[Chapter 13.32.100](#) of the San José Municipal Code establishes at least one of the following required findings must be made for issuance of a Tree Removal Permit for ordinance-size trees measuring 56 inches or more in circumference. Findings are made for the project based on the above-stated findings related to General Plan, Zoning Ordinance and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in this Permit.

1. That the tree affected is of a size, type and condition, and is in such a location in such surroundings, that its removal would not significantly frustrate the purposes of Chapter 13.32 of the San José Municipal Code as set forth in Section 13.32.010;
2. That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question;
3. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal;

Analysis: The project includes the removal of four ordinance-size trees and 12 non-ordinance-size trees for a total of 16 trees. The location of the existing trees would restrict the proposed new structures, driveway, and other site improvements such as walkways and stormwater treatment areas. The largest trees on the site are orchard fruit trees and redwood and ash trees. The project would be required, based on the species and size, to provide 26 15-gallon replacement trees. In lieu of 26 15-gallon trees, the project proposes to install 15 24-inch box trees, as 24-inch box trees can be installed at a 2 to 1 ratio in place of 15-gallon trees.

Residential Design Guidelines

The project mimics the existing development patterns of the neighborhood by orienting the building frontage towards Ringwood Avenue and Murphy Avenue. The project enhances the pedestrian area by fronting primarily buildings entrance onto the street and limiting the development to one driveway curb cut and providing landscaping along the public street frontage. To reduce conflict between vehicle and pedestrian right of way, all parking and garage entrances are located on the private driveway. The building height and massing allowed in this Planned Development Zoning is similar to what is found in nearby Planned Development Zoning Districts. The proposed architectural elements include tile, open gable roof, stone base, wood trim, variety of windows and colors to break up the massing. Each unit is required to provide at least 450 square feet of private open space. The project has each unit providing a range of open space from 450 square feet to 730 square feet.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An Initial Study/Mitigated Negative Declaration (IS/MND) entitled “Murphy Villas Subdivision” was prepared by the Director of Planning, Building, and Code Enforcement for the subject Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map. The IS/MND was completed in compliance with the California Environmental Quality Act (CEQA), as amended, to reflect an independent judgment and analysis of the project.

The IS/MND identified potentially significant environmental impacts and determined that the proposed project would not have a significant effect on the environment. The environmental issues addressed in the IS/MND were the resource areas of biological resources and hazards and hazardous materials. The IS/MND determined with the incorporation of mitigation measures that the proposed project would not have a significant effect on the environment. Mitigation measures are outlined for both of these resource areas which will reduce any potentially significant project impacts to a less-than-significant level. These mitigation measures include conducting pre-construction bird surveys and subsurface soil testing for organochlorine pesticides and pesticide-based metals. The mitigation measures and associated compliance methods are included in the Mitigation Monitoring and Reporting Program.

The IS/MND was circulated from June 5, 2018 to June 25, 2018, for a 20-day review period. During this period, comments from the Amah Mutsun Tribal Band were received that confirmed that the project is outside their traditional tribal territory.

The IS/MND identified that the implementation of the project would not result in any significant effects to the environment. The circulated draft and final IS/MND, associated appendices, and other related environmental documents are available on the Planning website at:

<http://www.sanjoseca.gov/index.aspx?nid=6120>.

PUBLIC OUTREACH

Staff informed the public of the proposed project in accordance with Council Policy 6-30. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report was also posted on the City’s website prior to the hearing. Staff has been available to respond to questions from the public.

Project Manager: Tong (John) Tu

Approved by: *[Signature]*, Acting Planning Official for Rosalynn Hughey, Planning Director

Date: *8/13/2018*

Attachments:
<ul style="list-style-type: none"> A. Draft Development Standards B. Draft Planned Development Rezoning Ordinance C. Draft Planned Development Resolution D. Draft Vesting Tentative Map Resolution E. Draft CEQA Resolution with Signed MMRP F. Plan Sets G. Draft Initial Study Mitigated Negative Declaration H. Department of Parks and Recreation’s Primary Record

Owner:	Applicant:
Villa Developers, LLC 2850 Steven Creek Blvd San José, CA 95128	Henry Cord 401 Fieldcrest Drive San Jose, CA 95123

General Development Standards*
FILE NO. PDC17-050 (Revised July 9, 2018)
RM(PD) Planned Development
Murphy Villas Subdivision

In any cases where the graphic plans and text may differ, this text takes precedence.

ALLOWED USES

- Up to five-single family detached residential units.
- Permitted, Conditional and Special uses of the R-M Multi-Family Residence Zoning District of Title 20, Section 20.30, of the San José Municipal Code, as may be amended. Conditional and Special uses as identified in the R-M Multi-Family Residence Zoning Districts shall be subject to approval of a Planned Development Permit or Planned Development Permit Amendment by the Planning Director.

DEVELOPMENT STANDARDS

BUILDING HEIGHT

- Maximum building height not to exceed 45 feet-0 inches.

SETBACKS

- Front (Ringwood Avenue): 10 feet minimum
- Rear (Northeast Property Line): 15 feet minimum
- Side (Southeast Property Line): 5 feet minimum
- Side Corner (Murphy Avenue): 7 feet 6 inches minimum
- Interior Side Lot Lines: 5 feet minimum

PARKING REQUIREMENTS

- Parking spaces shall be provided per Title 20 of the San José Municipal Code, Section 20.90, as may be amended.

OPEN SPACE

- Each unit shall be provided with a minimum of 450 square feet of private open space.

ARCHITECTURAL & SITE DESIGN

- The design of the new structure shall be consistent with the Residential Design Guidelines, as may be amended.
- Residence along streets frontages (Murphy Avenue and Ringwood Avenue) shall include front door entrances on the elevations facing the street frontages.

ENVIRONMENTAL MITIGATION

- Implement the mitigation measures identified in the Initial Study (IS) and Mitigated Negative Declaration (MND) for Murphy Villas Subdivision and Mitigation Monitoring and Reporting Program, as may be amended.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 0.45-GROSS ACRE SITUATED ON THE SOUTHEAST CORNER OF MURPHY AVENUE AND RINGWOOD AVENUE (1508 MURPHY AVENUE) FROM THE A AGRICULTURAL ZONING DISTRICT TO THE RM(PD) PLANNED DEVELOPMENT ZONING DISTRICT

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

WHEREAS, a Mitigated Negative Declaration was prepared in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, for the subject rezoning to **RM(PD)** Planned Development Zoning District under File No. PDC17-050 (the “MND”); and

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

WHEREAS, this Council of the City of San José has considered, approved and adopted said MND and related Mitigation Monitoring and Reporting Program under separate Council resolution prior to taking any approval actions on this project.

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

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as RM(PD) Planned Development Zoning District. The base district zoning of the subject property shall be RM Multiple Residence Zoning District. The Planned Development zoning of the subject property shall be that development plan for the subject property entitled, "Murphy Villas Subdivision" last revised on July 9, 2018 ("General Development Plan").

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

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

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. The land development approval that is the subject of City File No. PDC17-050 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this _____ day of _____, 2018 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE, AND REMOVAL OF FOUR ORDINANCE-SIZE TREES, AND ALLOW THE CONSTRUCTION OF UP TO FIVE SINGLE-FAMILY DETACHED RESIDENCES ON AN APPROXIMATELY 0.45-GROSS ACRE SITE, LOCATED AT THE SOUTHEAST CORNER OF MURPHY AVENUE AND RINGWOOD AVENUE (1508 MURPHY AVENUE)

FILE NO. PD17-024

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on November 8, 2017, an application (File No. PD17-024) was filed by the applicant, Henry Cord, on behalf of Villas Developers, with the City of San José for a Planned Development Permit to allow the demolition of an existing single-family residence, removal of four ordinance-size trees, and allow the construction of up to five single-family detached residences on an approximately 0.45-gross acre site, on that certain real property situated in the RM(PD) Planned Development Zoning District and located at the southeast corner of Murphy Avenue and Ringwood Avenue (1508 Murphy Avenue, San José, which real property is sometimes referred to herein as the “subject property”); and

WHEREAS, the subject property is all that real property more particularly described in Exhibit "A," entitled “Legal Description,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Planning Commission conducted a hearing on said application on August 8, 2018, notice of which was duly given; and

WHEREAS, at said hearing, the Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, the Planning Commission made a recommendation to the City Council respecting said matter based on the evidence and testimony; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this City Council conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this City Council gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this City Council received and considered the reports and recommendations of the City's Planning Commission and City's Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this City Council received in evidence a development plan for the subject property entitled, "Murphy Villas," dated revised on March 14, 2018, said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said public hearing before the City Council was conducted in all respects as required by the San José Municipal Code and the rules of this City Council; and

WHEREAS, this City Council has heard and considered the testimony presented to it at the public hearing, and has further considered written materials submitted on behalf of

the project applicant, City staff, and other interested parties;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

After considering all of the evidence presented at the Public Hearing, the City Council finds that the following are the relevant facts regarding this proposed project:

- 1. Site Description and Surrounding Uses.** The subject site is located at 1508 Murphy Avenue, at the southeast corner of Murphy Avenue and Ringwood Avenue. The 0.45-gross acre site consists of one lot that is currently developed with an approximately 1,618-gross square foot one-story single-family residence built in 1952. The property is adjacent to a six-lane arterial road (Murphy Avenue) and a residential street (Ringwood Avenue). To the south and east adjacent to the site is an existing detached single-family residential development (Foothill Glen Planned Development) at approximately 11.9 dwelling units to an acre. Across Ringwood Avenue to the west are two existing single-family residential units at 10.9 dwelling units to an acre. Across Murphy Avenue is an existing multiple-family residential development (Ringwood Apartments) built at approximately 26.7 dwelling units to an acre.
- 2. Project Description.** The project consists of five single-family detached residential condominium units with two units fronting on Murphy Avenue, two interior units fronting on the private driveway, one interior building with a front entrance oriented towards Ringwood Avenue, and a common area parcel for egress and ingress for a private driveway. The units along Murphy Avenue are three-story, and the other units are two-story. The project would develop at a density of approximately 11.19 dwelling units per acre. The project provides 14 off-street parking spaces connected by the private driveway with access from Ringwood Avenue. Four ordinance-size trees and 12 non-ordinance-size trees will be removed from the site, with the project planting at least fifteen replacement trees on the site.
- 3. General Plan Conformance.** The subject site has a Residential Neighborhood land use designation on the General Plan Land Use/Transportation Diagram. This designation is applied broadly throughout the City encompassing most of the established single-family residential neighborhoods. The intent of this designation is to preserve the existing character of residential neighborhoods and to guide new infill projects to conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. The Residential Neighborhood land use designation is typically eight dwelling units per

acre or matches existing neighborhood character up to 16 dwelling units per acre. The surrounding parcels in the Residential Neighborhood land use designation are a mixture of single-family detached and multi-family residential with densities ranging from 10.9 to 26.7 dwelling units per acre.

The project would facilitate a development with single-family detached residential developments with an approximately 11.9 dwelling units per acre that is consistent with the density and site configuration of existing residential developments in the vicinity.

1. Land Use Policy LU-5.1: For new infill development, match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

Analysis: The infill site is located on a corner parcel that is surrounded by single-family residential developments to the east and south, and a mix of attached multi-family residential and single-family detached residential developments across Ringwood Avenue. The project has a density that is similar to the surrounding single-family and multi-family residential development. The project consists of five single-family detached residential units with two units fronting on Murphy Avenue, two interior lots fronting on the private driveway and an interior building with an entrance oriented towards Ringwood Avenue. The adjacent single-family detached residences developed with a Planned Development Permit, average lots sizes are approximately 3,000 square feet and the proposed development range from 2,700 to 3,500 square feet condominium lots.

2. Implementation Policy IP-1.6: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals and policies.

Analysis: The project is an infill development that would conform to the land use designation and be consistent with the uses and community design goals and policies as prescribed in the Envision San José General Plan. The project would add to the City's housing stock while remaining consistent with the surrounding residential density and site configuration.

3. Connection Policy CD3.9: A minimize driveway entrances to enhance pedestrian safety and decrease the area of paved surfaces. Encourage shared vehicular access points that serve multiple uses and/or parcels, including shared access for commercial and residential uses. Avoid driveways that break up continuous commercial building frontages. Position vehicular access to minimize negative impacts to aesthetics and to pedestrian and bicycle safety

Analysis: The project has one shared driveway entrance for all the residential units to minimize the disruption of the street frontages and encourage pedestrian access to units along the street frontage

4. Implementation Policy IP-8.5: Use the Planned Development zoning process to tailor such regulations as allowed uses, site intensities and development standards to a particular site for which, because of unique circumstances, a Planned Development zoning process will better conform to Envision General Plan goals and policies than may be practical through implementation of a conventional Zoning District. These development standards and other site design issues implement the design standards set forth in the Envision General Plan and design guidelines adopted by the City Council. The second phase of this process, the Planned Development Permit, is a combined site/architectural permit and Conditional Use Permit which implement the approved Planned Development zoning on the property.

Analysis: The site is surrounded by a mix of single-family and multi-family residential uses. The RM(PD) Planned Development Zoning District would allow the development of a project that combines elements of nearby single-family residential uses, while promoting a density that is similar to the nearby multi-family developments with a density range of 10.9 to 26.7 dwelling units per acre. The Planned Development Permit would allow the development of a project that would include two units that front onto public streets and three interior units that front onto a private driveway. This pattern is similar to the nearby single-family developments adjacent to the east and south.

4. North San José Area Development Policy

The project is located within the North San José Area Development Policy boundary. The City developed several policy documents to support the ongoing growth and development of the North San José area as a key employment and residential center for San José. The North San José Area Development Policy works in conjunction with the General Plan to facilitate various types of complementary development in North San José. The Policy also identifies necessary transportation improvements to support new development and establishes an equitable funding mechanism for new development to share the cost of those improvements. The project would facilitate a five-unit residential development and the number of vehicle trips generated would fall within the expected trips for the area in the North San José Area Development Policy. Therefore, no new unidentified impacts from the vehicle trips would be generated. The North San José Area Development Policy includes mitigation measures that are paid with traffic impact fees. The project is subject to the residential fee of \$10,326 per single-family unit and \$8,262 per multi-family unit and is subject to an annual escalation fee on July 1.

5. **Zoning and Planned Development Zoning Conformance.** The site is in the RM(PD) Planned Development Zoning District with a Residential Neighborhood General Plan land use designation. The site is not designated as prime farmland and is not subject to a Williams Act Contract. project is a residential development

with five detached single-family dwelling units. Subject to the Development Standards adopted as part of the rezoning, the maximum allowed height would be 45 feet, and the tallest project building measures 35 feet to the top of the roof. A The Development Standards adopted the zoning code parking requirements at the following ratios:

Living Unit Size	Two-Car Garage
0 Bedroom (Studio)	2.2
1 Bedroom	2.3
2 Bedroom	2.5
3 Bedroom	2.6
Each additional Bedroom	0.15

The project includes two 4-bedroom and three 3-bedroom units. A total of 13.3 parking spaces are required and the project would provide 14 parking spaces on-site with a mix of 3 two-car garages, 2 three-car garages, and two surface guest parking spaces. Additionally, the project conforms to the following setback requirements.

Setback	Required	Provided
Front (Ringwood Avenue)	10 feet minimum	10 feet
Rear (Northeast Property Line):	5 feet minimum	5 feet
Side (Southeast Property Line):	15 feet minimum	15 feet
Side Corner (Murphy Avenue):	7.5 feet minimum	7.5 feet
Interior Side Lot Lines:	5 feet minimum	5 feet

The project is consistent with street frontage orientation as the units fronting along Murphy Avenue and the interior building closest to Ringwood Avenue have entrances on the front elevation facing the street frontages. The two interior lots not near street frontages would be facing towards the private driveway, are consistent with the nearby single-family developments to the south and east of the site.

- 6. Residential Design Guidelines.** The project mimics the existing development patterns of the neighborhood by orienting the building frontage towards Ringwood Avenue and Murphy Avenue. The project enhances the pedestrian area by fronting primarily buildings entrance onto the street and limiting the development to one driveway curb cut and providing landscaping along the public street frontage. To reduce conflict between vehicle and pedestrian right of way, all parking and garage entrances are located on the private driveway. The building height and massing

allowed in this Planned Development Zoning is similar to what is found in nearby Planned Development Zoning Districts. The proposed architectural elements include tile, open gable roof, stone base, wood trim, variety of windows and colors to break up the massing. Each unit is required to provide at least 450 square feet of private open space. The project has each unit providing a range of open space from 450 square feet to 730 square feet.

- 7. Environmental Review.** An Initial Study/Mitigated Negative Declaration (IS/MND) entitled "Murphy Villas Subdivision" was approved on May 31, 2018, by the Director of Planning, Building, and Code Enforcement for the subject Planned Development Rezoning, Planned Development Permit, and Tentative Map. The IS/MND was completed in compliance with the California Environmental Quality Act (CEQA), as amended, to reflect an independent judgment and analysis of the project.

The IS/MND identified potentially significant environmental impacts and determined that the project would not have a significant effect on the environment. The environmental issues addressed in the IS/MND were the resource areas of biological resources and hazards and hazardous materials. The IS/MND determined with the incorporation of mitigation measures that the project would not have a significant effect on the environment. Mitigation measures are included for both of these resource areas which will reduce any potentially significant project impacts to a less-than-significant level. These mitigation measures include conducting pre-construction bird surveys and subsurface soil testing for organochlorine pesticides and pesticide-based metals. The mitigation measures and associated compliance methods are included in the Mitigation Monitoring and Reporting Program.

A historical evaluation was conducted for the existing residence on the site. According to the Department of Parks and Recreation's Primary Record report of the project site, the 66-year old residence no longer provides historical integrity due to years of additions and alterations that have obliterated the original design. The residence is not eligible for the California Register of Historic Resources or as a San José Historic Landmark (California Department of Parks and Recreation 2017). The project site is not within a City Historic District or Conservation Areas, as defined in the General Plan.

The IS/MND was circulated from June 5, 2018 to June 25, 2018, for a 20-day review period. Comments were received during this period from the Amah Mutsun Tribal Band confirming the project is outside their traditional tribal territory. No other comments were received. The IS/MND concluded that the implementation of the project would not result in any significant effects to the environment.

- 8. Planned Development Permit Findings:** Chapter 20.100 of the San José Municipal Code establishes evaluation criteria for the issuance of a Planned Development Permit. These criteria are applied to the project based on the above-stated findings related to General Plan, Zoning and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in the proposed permit.

In order to make the Planned Development Permit findings pursuant to Section 20.100.720 of the San José Municipal Code and recommend approval to the City Council, Planning Commission must determine that:

1. The Planned Development Permit, as issued, is consistent with and furthers the policies of the General Plan;

Analysis: As described in the General Plan conformance analysis, the project is consistent with the General Plan land use designation of Residential Neighborhood, as the density and building orientation is consistent with the existing surrounding residential developments.

2. The Planned Development Permit, as issued, conforms in all respects to the Planned Development Zoning of the property;

Analysis: As described above, the project conforms in all respects to the Planned Development's RM (PD) Planned Development Zoning District and its associated General Development Standards. The single-family detached residential development is an allowed use, and all buildings are below the maximum building height of 45 feet. The project is also consistent with the required parking ratio and maintains all the required setbacks.

3. The Planned Development Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justify the inconsistency;

Analysis: The project site is not subject to a specific City Council Policy. The project was analyzed for conformance with the North San José Area Development Policy, and number of trips generated by the five-unit residential project and would not exceed the number of expected trips in the North San José Area Development Policy. Therefore, the project would not generate new unidentified traffic impacts.

Under the North San José Area Development Policy, the project is subject to the residential fee of \$10,326 per single-family unit and \$8,262 per multi-family unit and is subject to an annual escalation fee on July 1.

4. The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious;

Analysis: The proposed project is for a new development consisting of a mix of two and three-story buildings with the tallest portion of the three-story unit buildings are at the peak of the roof a maximum of 35 feet, and the two-story buildings are 27 feet in height at the peak of the roofs. All the buildings would share a common driveways with same vehicular access. All the developments shared a stone bases, gable roofs, recessed windows elements and compatible color schemes.

5. The environmental impacts of the project, including, but not limited to aesthetics, air quality, noise, and transportation/traffic, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties.

Analysis: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Based on the environmental analysis of the project in the IS/MND and scope of the project, as discussed above, the project was determined to have limited effects on the adjacent properties. As the project is an infill residential use that is similar to the surrounding urban and residential area, the use is compatible and expected to have limited impacts. Given the size and scope of the project for five single-family residential use, there is sufficient traffic capacity for the project.

9. **Demolition Findings:** Pursuant to Section 20.80.460 of the San José Municipal Code the following criteria have been considered by the Director of Planning to determine whether the benefits of permitting the demolition of the existing building outweighs the impacts of demolition:

- b. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
- c. The failure to approve the permit would jeopardize public health, safety or welfare;
- d. The approval of the permit should facilitate a project which is compatible with the surrounding neighborhood.
- e. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
- f. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;
- g. Rehabilitation or reuse of the existing building would not be feasible; and
- h. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.

Analysis: The proposed project will require the demolition of an existing single-family residences that was built in 1952. According to the Department of Parks and Recreation's Primary Record report of the project site (see attached), the existing on-site residence has lost its architectural integrity due to modifications to the building and is not considered eligible for the California Register of Historic Resources or as a San José Historic Landmark. The project site is not within the City's Historic Districts or Conservation Areas. Subsequent redevelopment will include the construction of five new residential development and would increase the supply of the housing stock in the City of San José. The proposed development would provide an infill development that furthers the General Plan

Policies related to residential redevelopment of an existing site. Therefore, these positive changes outweigh the impact of the demolition of the existing structure.

7. Tree Removal Findings: Chapter 13.32.100 of the San José Municipal Code establishes at least one of the following required findings must be made for issuance of a Tree Removal Permit for ordinance-size trees measuring 56 inches or more in circumference. Findings are made for the project based on the above-stated findings related to General Plan, Zoning Ordinance and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in this Permit.
- a. That the tree affected is of a size, type and condition, and is in such a location in such surroundings, that its removal would not significantly frustrate the purposes of Chapter 13.32 of the San José Municipal Code as set forth in Section 13.32.010;
 - b. That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question;
 - c. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal

Analysis: The project includes the removal of four ordinance-size trees and 12 non-ordinance-size trees for a total of 16 trees. The location of the existing trees would restrict the new structures, driveway, and other site improvements such as walkways and stormwater treatment areas. The largest trees on the site are orchard fruit trees and redwood and ash trees. The project would be required, based on the species and size, to provide 26 15-gallon replacement trees. In lieu of planting twenty-six (26) 15-gallon trees, the project will install fifteen (15) 24-inch box trees, as 24-inch box trees can be installed instead of 15-gallon trees at a 2 to 1 ratio .

In accordance with the findings set forth above, a Planned Development Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **granted**. This City Council expressly declares that it would not have granted this Permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

1. **Acceptance of Permit.** Per Section 20.100.290(B) of Title 20 of the San José Municipal Code, should the permittee fail to file a timely and valid appeal of this Planned Development Permit within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the permittee:

- a. Acceptance of the Planned Development Permit; and
 - b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this Permit or other approval and the provisions of Title 20 of the San José Municipal Code applicable to such Permit.
2. **Permit Expiration.** The Planned Development Permit shall automatically expire two (2) years from and after the date of issuance hereof by the City Council, if within such time period, a Building Permit has not been obtained or the use, if no Building Permit is required, has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the date this Permit is approved by the City Council. However, the Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20 of the San José Municipal Code. The Permit Adjustment/Amendment must be approved prior to the expiration of this Planned Development Permit.
 3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this Planned Development Permit shall be deemed acceptance of all conditions specified in this permit and the permittee's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the "Building Code" shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
 4. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Permittee shall constitute acknowledgement of receipt of notice by Permittee that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.
 5. **Conformance to Plans.** The development of the site shall conform to the approved

Planned Development Permit plans entitled, "Murphy Villas," dated revised on March 14, 2018, on file with the Department of Planning, Building and Code Enforcement, as may be amended subject to City's approval, and to the San José Building Code (San José Municipal Code, Title 24), as amended. The plans are referred to herein as the "Approved Plan Set."

6. **Planned Development District Effectuated.** Once this Planned Development Permit is accepted, the use of land covered by the Permit shall only be land uses consistent with the Planned Development Zoning District and only upon issuance of a Planned Development Permit for those uses.
7. **Scope and Use Authorization of the Planned Development Permit.** This Planned Development Permit allows the demolition of an existing single-family residence, removal of four ordinance-size trees, and allows the construction of up to five single-family detached residences on an approximately 0.45-gross acre site, in accordance with the approved development plans and uses consistent with the General Development Standards of the Planned Development Zoning District.
8. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance, as conditioned.
9. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Permit incorporated by reference in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code.
10. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance or that adversely affects the peace, health, safety, morals or welfare of persons residing or working in the surrounding area or be detrimental to public health, safety or general welfare. Any such nuisance shall be abated immediately upon notice by the City.
11. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
12. **Anti-Graffiti.** During construction, the permittee shall remove all graffiti from buildings, walls and other surfaces within 48 hours of defacement. Upon project completion and/or transfer of ownership, the property owner, and/or Maintenance District shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
13. **Loitering.** Loitering shall not be allowed in the public right-of-way adjacent to the subject site.

14. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.
15. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the approved plan set.
16. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to review and approval by the Director of Planning through a subsequent Permit Adjustment.
17. **Building and Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.
18. **Colors and Materials.** All building colors and materials are to be those specified on the Approved Plan Set. Any change in building colors and materials shall require a Permit Adjustment.
19. **Affordable Housing.** The project may be subject to the City's Inclusionary Housing Ordinance (IHO) or Affordable Housing Impact Fee (AHIF). If the development is subject to the referenced IHO or AHIF, the permittee must execute and record their Affordable Housing Agreement with the City prior to the issuance of any building permits, or any final approval of any final map.
 - a. The IHO and AHIF Resolution each exempt certain developments from affordable housing obligations, if the development meets certain criteria. However, whether an exemption is claimed or not, the permittee must submit an Affordable Housing Compliance Plan Application, and the application processing fee to the Housing Department as part of the application for First Approval.
 - b. The Housing Department has reviewed and approved the Affordable Housing Compliance Plan for this project. Permittee shall strictly comply with the approved Affordable Housing Compliance Plan for this project and any other applicable requirements of the IHO or AHIF.
 - c. If the project is subject to the AHIF, no building permit may issue until the AHIF is paid. No Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the AHIF Resolution are met.
 - d. If the project is subject to the IHO, no Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the IHO are met.
20. **Building Division Clearance for Issuing Permits.** Prior to the issuance of any Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

- a. **Construction Plans.** The permit file number, PD17-024, shall be printed on all construction plans submitted to the Building Division.
 - b. **Americans with Disabilities Act.** The permittee shall provide appropriate access as required by the Americans with Disabilities Act (ADA), including paths of travel connecting all buildings on the site.
 - c. **Emergency Address Card.** The permittee shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
 - d. **Street Number Visibility.** Street numbers of the buildings shall be easily visible at all times, day and night.
 - e. **Construction Plan Conformance.** A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
21. **Construction and Demolition Hours.** Construction, demolition, and grading activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. This includes the staging of equipment and construction personnel. The construction hours shall be printed on all plans for the project used to construct the project. Interior construction activities that do not generate any audible noise impacts at residential properties are allowed on Saturdays between 9:00 a.m. and 5:00 p.m.
22. **Demolition of Structures.** No demolition permits may be issued prior to the submittal of foundation or structural building permits. Demolition Permits may be issued prior to the Final Map approval.
23. **Landscaping.** Planting and irrigation are to be provided as indicated on the approved plans. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced. Permanent irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.
24. **Landscaping Maintenance.** The permittee shall maintain on-site landscaping areas and landscaping areas along the public right-of-way areas/streets to the satisfaction of the Director of Public Works.
25. **Irrigation Standards.** The permittee shall install an adequately sized irrigation distribution system with automatic controllers in all areas to be landscaped that conforms to the Zonal Irrigation Plan in the Approved Plan Set and is consistent with the City of San José Landscape and Irrigation Guidelines. The design of the system shall be approved and stamped by a California Registered Landscape Architect prior to Certificate of Occupancy.
26. **Certification.** Pursuant to San José Municipal Code, Section 15.10.486, certificates

of substantial completion for landscape and irrigation installation shall be completed by licensed or certified professionals and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.

27. **Street Cleaning and Dust Control.** During construction, permittee shall damp sweep the public and private streets within and adjoining the project site each working day sufficient to remove all visible debris and soil. On-site areas visible to the public from the public right-of-way shall be cleaned of debris, rubbish, and trash at least once a week. While the project is under construction, permittee shall implement effective dust control measures to prevent dust and other airborne matter from leaving the site.
28. **Recycling.** Scrap construction and demolition material should be recycled. Integrated Waste Management staff can provide assistance on how to recycle construction and demolition debris from the project, including information on available haulers and processors.
29. **Lighting.** All exterior lighting shall be as shown on the approved plans. On-site, exterior, unroofed lighting shall conform to the Outdoor Lighting Policy. Lighting shall be designed, controlled and maintained so that no light source is visible from outside of the property.
30. **Fencing.** Fence height and materials shall be as shown on the approved plans. Changes to the approved fencing shall require review by the Director of Planning, Building, and Code Enforcement.
31. **Mechanical Equipment.** The location of mechanical equipment (AC Units) shall be located as shown on the approved plans and shall be screened from view.
32. **Utilities.** All new on-site telephone, electrical, and other overhead service facilities shall be placed underground.
33. **Final Map.** With the exception of building demolition, improvements associated with this permit cannot occur until there is a City approved and recorded final map subdividing the property.
34. **Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the permittee shall be required to have satisfied all of the following Public Works conditions. The permittee is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following: <http://www.sanjoseca.gov/index.aspx?nid=2246>.
 - a. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public

Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

b. Transportation:

- i. An area wide traffic impact analysis was prepared as part of the North San José Area Development Policy, adopted June 2005. Traffic impacts were identified and resulted in an area wide traffic impact fees. This project is covered under the North San José EIR.
- ii. Consistent with North San José EIR, this project is required to pay a traffic impact fee. The 2018 fee is \$10,326.00 per single-family unit and \$8,262 per multi-family unit and are subject to an annual escalation of 3.3% on July 1st and the next fee escalation will occur on July 1st, 2019. This fee must be paid prior to issuance of Public Works Clearance. Credits for existing structures on site will be applied to the residential traffic impact fee consistent with the policy and will be prorated with each building permits issued.

c. Grading/Geology:

- i. A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
- ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2013 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10-year storm event.
- iii. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The report should also include, but not limited to: foundation, earthwork, utility trenching, retaining and drainage recommendations. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.

- d. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.
 - i. The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.
 - ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
- e. **Sewage Stormwater Peak Flow Control Measures:** The project is located in a non-Hydromodification Management area and is not required to comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).
- f. **Flood: Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.
- g. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable prior to Public Works Clearance.
- h. **Parks:** This development is subject to the requirements of either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San José Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San José Municipal Code,) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within the parkland dedication ordinance and the associated Fees and Credit Resolutions.).
- i. **Reimbursement:** The developer will be required to reimburse the City for costs advanced for the construction of street improvements along Murphy Avenue in accordance with City Ordinance #19663.
- j. **Street Improvements:**
 - i. Construct curb, gutter, and 10-foot wide attached sidewalk with tree wells at the back of curb along Murphy Avenue project frontage to City standard.
 - ii. Construct curb, gutter, and 8-foot wide attached sidewalk with tree wells at the back of curb along Ringwood Avenue project frontage to City standard.

- iii. Construct a 26-foot wide driveway along Ringwood Avenue project frontage per City Standard detail R-6.
- iv. Close driveway cut along Murphy Avenue.
- v. Install handicap ramp at the southeast corner of Murphy Avenue and Ringwood Avenue per City Standard detail R-11. This will require a street easement dedication.
- vi. Developer shall be responsible for adjusting existing utility boxes/vaults to grade, locating and protecting the existing communication conduits (fiber optic and copper) along the project frontage.
- vii. Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
- viii. Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
- k. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
- l. **Street Trees:** The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings. Street trees shown on this permit are conceptual only.
- m. **Private Streets:** Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.

35. **Conformance to Mitigation Monitoring and Reporting Program.** This project shall conform to all applicable requirements of the Mitigation Monitoring and Reporting Program (MMRP) approved for this development by City Council Resolution No. _____.

36. **Standard Environmental Permit Conditions**

a. **AIR QUALITY.**

The following measures shall be implemented during all phases of construction to control dust and exhaust at the project site:

- i. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- ii. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- iii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- iv. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- v. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- vi. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- vii. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- viii. Post a publicly visible sign with telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district’s phone number shall also be visible to ensure compliance with applicable regulations.

b. BIOLOGICAL RESOURCES.

- i. Any tree to be removed will be replaced with new trees in accordance with the City’s Tree Replacement Ratios, as set forth below.

Table 4.4-1 Tree Replacement Ratios

Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	None	15-gallon
Less than 19 inches	1:1	1:1	None	15-gallon

Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

- ii. In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage
 - 1) The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.
 - 2) Replacement tree plantings may be accommodated at an alternative site(s). An alternative site may include local parks or schools, or an adjacent property where such plantings may be utilized for screening purposes. However, any alternatively proposed site would be pursuant to agreement with the Director of the Department of Planning, Building and Code Enforcement.
- iii. Habitat Plan. The project is subject to applicable Habitat Plan conditions and fees (including the nitrogen deposition fee) prior to issuance of any grading permits. The project permittee shall submit a Habitat Plan Coverage Screening Form to the Supervising Environmental Planner of the Department of Planning, Building and Code Enforcement for review and will complete subsequent forms, reports, and/or studies as needed.

c. CULTURAL RESOURCES.

- i. Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City's Supervising Environmental Planner.
- ii. If avoidance is not feasible, adverse effects to such resources should be mitigated in accordance with the recommendations of the appropriate personnel. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings, documenting any data recovery would be submitted to Supervising Environmental Planner and Historic Preservation Officer of the Department of Planning, Building, and Code Enforcement and the Northwest Information Center.
- iii. If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Section 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project permittee shall immediately notify the

Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and a qualified archaeologist, who will then notify the Santa Clara County Coroner. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

- iv. If vertebrate fossils are discovered during construction, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project proponent will be responsible for implementing the recommendations of the paleontological monitor.

c. GEOLOGY AND SOIL.

- i. Prior to the issuance of any site-specific grading or building permits, a design-level geotechnical investigation shall be prepared and submitted to the City of San José Public Works Department for review and confirmation that the development complies with the California Building Code and the requirements of applicable City Ordinance 25015 and Building Division Policy SJMC 24.02.310-4- 94. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards such as seismicity, expansive soils, and liquefaction. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met.
 - 1) Analysis presented in the geotechnical report shall conform to the California Division of Mines and Geology recommendations presented in the "Guidelines for Evaluating Seismic Hazards in California."
- ii. The project permittee shall comply with the City of San José Grading Ordinance (Chapter 17.04, Part 6), including erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent storm water pollution and minimize potential sedimentation during construction:
 - 1) Grading will not be allowed between October 1st and April 30th of any year

without Erosion Control plans and measures approved by the Director of Public Works.

- 2) Utilize on-site sediment control BMPs to retain sediment on the project site.
- 3) Utilize stabilized construction entrances and/or wash racks.
- 4) Implement damp street sweeping.
- 5) Provide temporary cover of disturbed surfaces to help control erosion during construction.
- 6) Provide permanent cover to stabilize the disturbed surfaces after construction has been completed

d. HAZARDS AND HAZARDOUS MATERIALS.

- i. In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, an asbestos survey shall be performed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If asbestos-containing materials are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of Bay Area Air Quality Management District (BAAQMD). Demolition and disposal of asbestos-containing materials (ACMs) will be completed in accordance with the procedures specified by BAAQMD's Regulation 11, Rule 2. A final report of methodologies and findings of the survey shall be submitted to the Building Division of the City of San José Department of Planning, Building and Code Enforcement prior to the issuance of grading or building permits.
- ii. A lead-based paint survey shall be performed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If lead-based paint is identified, then federal and state construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified at the building, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Requirements set forth in the California Code of Regulations will be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed. A final report of methodologies and findings of the survey shall be submitted to the Building Division of the City of San José Department of Planning, Building and Code Enforcement prior to the issuance of grading or building permits.

e. NOISE.

- i. Construction hours within 500 feet of residential uses will be limited to the hours

- of 7:00 a.m. and 7:00 p.m. weekdays, with no construction on weekends or holidays.
- ii. Utilize 'quiet' models of air compressors and other stationary noise sources where technology exists.
 - iii. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
 - iv. Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;
 - v. Locate staging areas and construction material areas as far away as possible from adjacent land uses;
 - vi. Prohibit all unnecessary idling of internal combustion engines;
 - vii. The contractor will prepare a detailed construction plan identifying a schedule of major noise generating construction activities. This plan shall identify a noise control 'disturbance coordinator' and procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance. This plan shall be made publicly available for interested community members.
 - viii. The disturbance coordinator will be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. The telephone number for the disturbance coordinator at the construction site will be posted and included in the notice sent to neighbors regarding the construction schedule.

41. Revocation, Suspension, Modification. This Planned Development Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council, as applicable, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2 of Chapter 20.100 of Title 20 of the San José Municipal Code it finds:

- a. A violation of any conditions of the Planned Development Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

In accordance with the findings set forth above, a permit to use the subject property for said purpose specified above is hereby **approved**.

EFFECTIVE DATE

The effective date of this Permit (File No. PD17-024) shall be the effective date of the Planned Development Rezoning Ordinance for File No. PDC17-050 approved for publication on _____, 2018 (the “Planned Development Rezoning Ordinance”) and shall be no earlier than the effective date of said Planned Development Rezoning Ordinance.

ADOPTED this _____ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING A VESTING TENTATIVE MAP, SUBJECT TO CONDITIONS, TO SUBDIVIDE ONE PARCEL INTO FIVE RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMON PARCEL ON AN APPROXIMATELY 0.45-GROSS ACRE SITE, LOCATED AT THE SOUTHEAST CORNER OF MURPHY AVENUE AND RINGWOOD AVENUE (1508 MURPHY AVENUE)

FILE NO. PT17-054

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on November 8, 2017, a concurrent application (File No. PT17-054) by the applicant, Henry Cord for Villa Developers, LLC, was filed with the City of San José for a Vesting Tentative Map to subdivide one parcel into five residential condominium units and one common parcel on an approximately 0.45-gross acre site, on that certain real property situated in the RM(PD) Planned Development Zoning District and located on the southeast corner of Murphy Avenue and Ringwood Avenue (1508 Murphy Avenue, San José, which real property is sometimes referred to herein as the “subject property”); and

WHEREAS, the subject property is all that real property more particularly described in Exhibit "A", entitled “Legal Description,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Planning Commission conducted a hearing on said concurrent applications on August 8, 2018, notice of which was duly given; and

WHEREAS, at said hearing, the Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, the Planning Commission made a recommendation to the City Council respecting said matter based on the evidence and testimony; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this City Council conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this City Council gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this City Council received and considered the reports and recommendations of the Planning Commission and the City's Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this City Council received in evidence a development plan for the subject property entitled "For Residential Condominium Purposes Portion of Lot 21 of Map of the subdivision of D.J. Murphy's Ringwood Farm and Parcel 7-C," dated December 12, 2017, said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said public hearing before the City Council was conducted in all respects as required by the San José Municipal Code and the rules of this City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

After considering all of the evidence presented at the Public Hearing, the City Council finds that the following are the relevant facts regarding this proposed project:

1. **Site Description and Surrounding Uses.** The subject site is located at 1508 Murphy Avenue, at the southeast corner of Murphy Avenue and Ringwood Avenue. The 0.45-gross acre site consists of one lot that is currently developed with an approximately 1,618-gross square foot one-story single-family residence built in 1952. The property is adjacent to a six-lane arterial road (Murphy Avenue) and a residential street (Ringwood Avenue). To the south and east adjacent to the site is an existing detached single-family residential development (Foothill Glen Planned Development) at approximately 11.9 dwelling units to an acre. Across Ringwood Avenue to the west are two existing single-family residential units. Across Murphy Avenue is an existing multiple-family residential development (Ringwood Apartments) built at approximately 26.7 dwelling units to an acre.
2. **Project Description.** The proposed project is a Vesting Tentative Map to subdivide one parcel into five residential condominium units and one common parcel on an approximately 0.45-gross acre site.

The development project consists of five single-family detached residential units with two units fronting on Murphy Avenue, two interior lots fronting on the private driveway and one interior building with a front entrance oriented towards Ringwood Avenue. The units along Murphy Avenue are three-story, and the other units are two-story. The project would develop at a density of approximate 11.19 dwelling units per acre. The project provides 14 off-street parking spaces connected by the private driveway with access from Ringwood Avenue. Four ordinance-size trees and 12 non-ordinance-size trees will be removed from the site, with the project planting at least fifteen replacement trees on the site.

3. **General Plan Conformance.** The subject site has a Residential Neighborhood land use designation on the General Plan Land Use/Transportation Diagram. This designation is applied broadly throughout the City encompassing most of the established single-family residential neighborhoods. The intent of this designation is to preserve the existing character of residential neighborhoods and to guide new infill projects to conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. The Residential Neighborhood land use designation is typically eight dwelling units per acre or matches existing neighborhood character up to 16 dwelling units per acre. The Vesting Tentative Map would facilitate a development with single-family detached residences with an approximately 11.9 dwelling units per acre that is consistent with the density and site configuration of existing residential developments in the vicinity.

This project is consistent with the following General Plan policies:

- a) Land Use Policy LU-5.1: For new infill development, match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

Analysis: The infill site is located on a corner parcel that is surrounded by single-family residential developments to the east and south, and a mix of attached multi-family residential and single-family detached residential developments across Ringwood Avenue. The project has a density that is similar to the surrounding single-family and multi-family residential development. The project consists of five single-family detached residential units with two units fronting on Murphy Avenue, two interior lots fronting on the private driveway and an interior building with an entrance oriented towards Ringwood Avenue. The adjacent single-family detached residences developed with a Planned Development Permit, average lots sizes are approximately 3,000 square feet and the proposed development range from 2,700 to 3,500 square feet condominium lots.

- b) Implementation Policy IP-1.6: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram, and advance Envision General Plan vision, goals and policies.

Analysis: The project is an infill development that would conform to the land use designation and be consistent with the uses and community design goals and policies as prescribed in the Envision San José General Plan. The project would add to the City's housing stock while remaining consistent with the surrounding residential density and site configuration.

- c) Connection Policy CD-3.9: A minimize driveway entrances to enhance pedestrian safety and decrease the area of paved surfaces. Encourage shared vehicular access points that serve multiple uses and/or parcels, including shared access for commercial and residential uses. Avoid driveways that break up continuous commercial building frontages. Position vehicular access to minimize negative impacts to aesthetics and to pedestrian and bicycle safety.

Analysis: The project has one shared driveway entrance for all the residential units to minimize the disruption of the street frontages and encourage pedestrian access to units along the street frontage.

- d) Implementation Policy IP-8.5: Use the Planned Development zoning process to tailor such regulations as allowed uses, site intensities and development standards to a particular site for which, because of unique circumstances, a Planned Development zoning process will better conform to Envision General Plan goals and policies than may be practical through implementation of a conventional Zoning District. These development standards and other site design issues implement the design standards set forth in the Envision General

Plan and design guidelines adopted by the City Council. The second phase of this process, the Planned Development Permit, is a combined site/architectural permit and Conditional Use Permit which implement the approved Planned Development zoning on the property.

Analysis: The site is surrounded by a mix of single-family and multi-family residential uses. The RM(PD) Planned Development Zoning District would allow the development of a project that combines elements of nearby single-family residential uses, while promoting a density that is similar to the nearby multi-family developments with a density range of 10.9 to 26.7 dwelling units per acre. The Planned Development Permit would allow the development of a project that would include two units that front onto public streets and three interior units that front onto a private driveway. This pattern is similar to the nearby single-family developments adjacent to the east and south.

4. **North San José Area Development Policy.** The project is located within the North San José Area Development Policy boundary. The City developed several policy documents to support the ongoing growth and development of the North San José area as a key employment and residential center for San José. The North San José Area Development Policy works in conjunction with the General Plan to facilitate various types of complementary development in North San José. The Policy also identifies necessary transportation improvements to support new development and establishes an equitable funding mechanism for new development to share the cost of those improvements. The project would facilitate a five-unit residential development and the number of vehicle trips generated would fall within the expected trips for the area in the North San José Area Development Policy. Therefore, no new unidentified impacts from the vehicle trips would be generated. The North San José Area Development Policy includes mitigation measures that are paid with traffic impact fees. The project is subject to the residential fee of \$10,326 per single-family unit and \$8,262 per multi-family unit and is subject to an annual escalation fee on July 1
5. **Zoning and Planned Development Zoning Conformance.** The site is in the RM(PD) Planned Development Zoning District with a Residential Neighborhood General Plan land use designation. The site is not designated as prime farmland and is not subject to a Williams Act Contract. The project is a residential development with five detached single-family dwelling units. Subject to the Development Standards adopted as part of the rezoning, the maximum allowed height would be 45 feet, and the tallest project building measures 35 feet to the top of the roof. Parking would be required by the zoning code at the following ratios:

Living Unit Size	Two-Car Garage
0 Bedroom (Studio)	2.2
1 Bedroom	2.3

2 Bedroom	2.5
3 Bedroom	2.6
Each additional Bedroom	0.15

The project includes two 4-bedroom and three 3-bedroom units. A total of 13.3 parking spaces are required and the project would provide 14 parking spaces on-site with a mix of 3 two-car garages, 2 three-car garages, and two surface guest parking spaces. Additionally, the project conforms to the following setback requirements.

Setback	Required	Provided
Front (Ringwood Avenue)	10 feet minimum	10 feet
Rear (Northeast Property Line):	5 feet minimum	5 feet
Side (Southeast Property Line):	15 feet minimum	15 feet
Side Corner (Murphy Avenue):	7.5 feet minimum	7.5 feet
Interior Side Lot Lines:	5 feet minimum	5 feet

The project is consistent with street frontage orientation as the units fronting along Murphy Avenue and the interior building closest to Ringwood Avenue have entrances on the front elevation facing the street frontages. The two interior lots not near street frontages would be facing towards the private driveway, are consistent with the nearby single-family developments to the south and east of the site

6. **Environmental Review.** An Initial Study/Mitigated Negative Declaration (IS/MND) entitled “Murphy Villas Subdivision” was approved on May 31, 2018, by the Director of Planning, Building, and Code Enforcement for the subject Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map. The IS/MND was completed in compliance with the California Environmental Quality Act (CEQA), as amended, to reflect an independent judgment and analysis of the project.

The IS/MND identified potentially significant environmental impacts and determined that the project would not have a significant effect on the environment. The environmental issues addressed in the IS/MND were the resource areas of biological resources and hazards and hazardous materials. The IS/MND determined with the incorporation of mitigation measures that the project would not have a significant effect on the environment. Mitigation measures are included for both of these resource areas which will reduce any potentially significant project impacts to a less-than-significant level. These mitigation measures include conducting pre-construction bird surveys and subsurface soil testing for organochlorine pesticides and pesticide-based metals. The mitigation measures and associated compliance methods are included in the Mitigation Monitoring and Reporting Program.

A historical evaluation was conducted for the existing residence on the site. According to the Department of Parks and Recreation's Primary Record report of the project site, the 66-year old residence no longer provides historical integrity due to years of additions and alterations that have obliterated the original design. The residence is not eligible for the California Register of Historic Resources or as a San José Historic Landmark (California Department of Parks and Recreation 2017). The project site is not within a City Historic District or Conservation Areas, as defined in the General Plan.

The IS/MND was circulated from June 5, 2018 to June 25, 2018, for a 20-day review period. Comments were received during this period from the Amah Mutsun Tribal Band confirming the project is outside their traditional tribal territory. The IS/MND concluded that the implementation of the project would not result in any significant effects to the environment.

FINDINGS

The City Council concludes and finds, based on the analysis of the above facts, that:

1. **Conformance with the Subdivision Ordinance and the Subdivision Map Act.** In accordance with San José Municipal Code (SJMC) Section 19.12.130, the City Council may approve the vesting tentative map if the City Council cannot make any of the findings for denial in Government Code Section 66474, and the City Council has reviewed and considered the information relating to compliance of the project with the California Environmental Quality Act and determines the environmental review to be adequate. Additionally, the City Council may approve the project if the City Council does not make any of the findings for denial in San José Municipal Code Section 19.12.220. San José Municipal Code Section 19.12.130 incorporates the findings for denial in Section 66474 of the Government Code, as set forth below.
 - a. The City Council finds that the proposed subdivision shown on the Vesting Tentative Map, subject to the conditions listed below and the requirements for project design and improvements is consistent with applicable General and Specific Plans of the City of San José, in that:

Analysis: As discussed in detail above, the proposed project is consistent with the General Plan.
 - b. The City Council has considered the proposed subdivision shown on the Vesting Tentative Map, with the imposed conditions, to determine whether to make any of the findings set forth in the subsections of Section 66474 of the Government Code of the State of California which states "A legislative body of a city or county shall deny approval of a vesting tentative map, or a parcel map for which a vesting tentative map was not required, if it makes any of the following findings:"
 - a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c) That the site is not physically suitable for the type of development.
- d) That the site is not physically suitable for the proposed density of development.
- e) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Analysis: Based on review of the subdivision, the City Council cannot make any such findings to deny the subject subdivision in that: 1) the map/project is consistent with the General Plan as noted above; 2) the design of the units are consistent with the General Plan in that the parcels are of adequate size to support new development; 3) the project site is physically suitable for the development; 4) the density is suitable for the project site based on the density allowance of the General Plan; 5) the subdivision in this urban setting will not cause any environmental damage or substantially injure fish or other wildlife habitat; 6) the subdivision parcels and units will not cause any public health issues; and 7) the subdivision will not conflict with any public easements, as the project is providing all necessary public easements, all explained in detail above and in the administrative record. Based on that review, the City Council does not make any such denial findings for the subject subdivision.

In accordance with the findings set forth above, a Vesting Tentative Map to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **approved**. This City Council expressly declares that it would not have granted this permit and determination except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon

the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Vesting Tentative Map.** Per Section 19.12.230, should the Subdivider fail to file a timely and valid appeal of this Vesting Tentative Map within the applicable appeal period, such inaction by the Subdivider shall be deemed to constitute all of the following on behalf of the Subdivider:
 - a. Acceptance of the Vesting Tentative Map by the Subdivider; and
 - b. Agreement by the Subdivider to be bound by, to comply with, and to do all things required of or by the Subdivider pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 19 applicable to such Vesting Tentative Map.
2. **Expiration of Vesting Tentative Map.** This Vesting Tentative Map shall automatically expire 48 months from and after the date of issuance hereof by the Director of Planning of the City of San José. The date of issuance is the date this Vesting Tentative Map is approved by the City Council.
3. **Development Rights - Vesting on Approval of Vesting Tentative Map.**
 - a. Per San José Municipal Code Section 19.13.070, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards described in Government Code Section 66474.2. However, if Section 66474.2 of the Government Code is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.
 - b. Notwithstanding subsection 3.a., above, any permit, including a building permit, approval, extension, or entitlement may be made conditional or denied if any of the following are determined:
 - i. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.
 - ii. The condition or denial is required, in order to comply with state or federal law.
 - c. The rights referred to herein shall expire if a final map is not approved prior to the expiration of the vesting tentative map as provided in Section 19.13.060. If the final map is approved, these rights shall last for the following periods of time:
 - i. An initial time period of one year. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this one-

year initial time period shall begin for each phase when the final map for that phase is recorded. All of said final maps or parcel maps must be recorded within the time period set forth in Section 19.13.060 or the vesting tentative map approval shall expire for those parcels for which final maps or parcel maps are not timely recorded.

- ii. The initial time period set forth in 3.c.i. shall be automatically extended by any time used for processing a complete application for a grading permit if such processing exceeds thirty days from the date a complete application is filed.
 - iii. A subdivider may apply to the director for a one-year extension at any time before the initial time period set forth in 3.c.i expires. If the extension is denied, the subdivider may appeal that denial to the city council within fifteen (15) days.
 - iv. If the subdivider submits a complete application for a building permit during the periods of time specified in 3.c.i. through 3.c.iii., above, the rights referred to herein shall continue until the expiration of that permit, or any extension of that permit.
4. **Conformance to Plans.** Development shall conform to the approved Vesting Tentative Map plans dated November 12, 2017 and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04).
 5. **Compliance with Subdivision Ordinance.** The final map shall comply with all of the requirements for final maps in Chapter 19.16 of the San José Municipal Code and shall show and contain all of the data required by San José Municipal Code Section 19.16.110.
 6. **Conformance with Other Permits.** The subject Vesting Tentative Map conforms to and complies in all respects with the Planned Development Permit File No. PD17-024 on which such Vesting Tentative Map is based. Approval of said Vesting Tentative Map shall automatically expire with respect to any portion of the lands covered by such Vesting Tentative Map on which a Final Map or Tract Map has not yet been recorded if, prior to recordation of a Final Map or Tract Map thereon, the Planned Development Permit for such lands automatically expires or for any reason ceases to be operative.
 7. **Improvements.** Pursuant to the Subdivision Agreement (hereinafter referred to as "Agreement"), the Subdivider shall, before approval and recording of the Final Map, improve or agree to improve all land within the subdivision and all land outside, but appurtenant to, the Subdivision shown on the Vesting Tentative Map for public or private streets, alleys, pedestrian ways and easements to the satisfaction of the Director of Public Works.
 8. **Improvement Contract.** In the event subdivider has not completed the improvements required for his proposed subdivision at the time the final map is presented for approval, subdivider shall enter into a subdivision improvement agreement with the City of San

José, in accordance with Section 19.32.130 of the San José Municipal Code, and provide the improvement security and insurance required therein.

9. **Public Use Easements.** Subdivider shall dedicate on the final map for public use easements for public utilities, emergency access, open space, streets, pedestrian ways, sanitary sewers, drainage, flood control channels, water systems, and parking in and upon all areas within the subdivision shown on the Vesting Tentative Map for the subdivision to be devoted to such purposes.
10. **Conveyance of Easements.** Subdivider shall convey or cause to be conveyed to the City of San José, easements in and upon all areas as shown on the Vesting Tentative Map outside the boundaries of, but appurtenant to, the subdivision. Should a separate instrument be required for the conveyance of the easement(s), it shall be recorded prior to the recordation of the Final Map. Such easements so conveyed shall be shown on the Final Map, together with reference to the Book and Page in the Official Recorder of Santa Clara County, where each instrument conveying such easements is recorded.
11. **Covenant of Easement.** Prior to the issuance of the final map, the Subdivider shall receive a covenant of easement for the reciprocal rights for shared parking, ingress and egress.
12. **Demolition.** All structures that are on proposed property lines or within the required setback of a property line shown on the vesting tentative map shall be approved for demolition prior to approval of the final map subdividing the parcel into three parcels.
13. **Final Map.** No Final Map or Tract Map shall be approved by City Council unless and until the appeal period for the development permit, City File No. PD17-024 has expired and all appeals have been exhausted.
14. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Subdivider shall constitute acknowledgement of receipt of notice by Subdivider that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.

15. **Sewage Fees:** In accordance with City Ordinance, all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable to the Department of Public Works prior to Public Works clearance.
16. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Vesting Tentative Map shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
17. **Affordable Housing.** The project may be subject to the City's Inclusionary Housing Ordinance (IHO) or Affordable Housing Impact Fee (AHIF). If the development is subject to the referenced IHO or AHIF, the permittee must execute and record their Affordable Housing Agreement with the City prior to the issuance of any building permits, or any final approval of any final map.
 - a. The IHO and AHIF Resolution each exempt certain developments from affordable housing obligations, if the development meets certain criteria. However, whether an exemption is claimed or not, the permittee must submit an Affordable Housing Compliance Plan Application, and the application processing fee to the Housing Department as part of the application for First Approval.
 - b. The Housing Department has reviewed and approved the Affordable Housing Compliance Plan for this project. Permittee shall strictly comply with the approved Affordable Housing Compliance Plan for this project and any other applicable requirements of the IHO or AHIF.
 - c. If the project is subject to the AHIF, no building permit may issue until the AHIF is paid. No Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the AHIF Resolution are met.
 - d. If the project is subject to the IHO, no Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the IHO are met.
18. **Parkland Dedication Ordinance.** This development is subject to the requirements of either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San José Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San José Municipal Code,) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within the parkland dedication ordinance and the associated Fees and Credit Resolutions.
19. **Conformance to Mitigation Monitoring and Reporting Program.** This Project shall conform to all applicable requirements of the Mitigation Monitoring and Reporting

Program (MMRP) approved for this development by City Council Resolution No. _____.

- 20. Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions as described in the Planned Development Permit (PD17-024).
- 21. Revocation, Suspension, Modification.** This Vesting Tentative Map is subject to revocation, suspension or modification for violation of any of its provisions or condition.

In accordance with the findings set forth above, a Vesting Tentative Map Permit to use the subject property for said purpose specified above, subject to conditions, is hereby **approved**.

EFFECTIVE DATE

The effective date of this Vesting Tentative Map shall be the same effective date of the Planned Development Zoning Ordinance for File No. PDC17-050 adopted on _____, 2018 (the "Planned Development Zoning Ordinance") and shall be no earlier than the effective date of said Planned Development Zoning Ordinance.

APPROVED and issued this _____ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

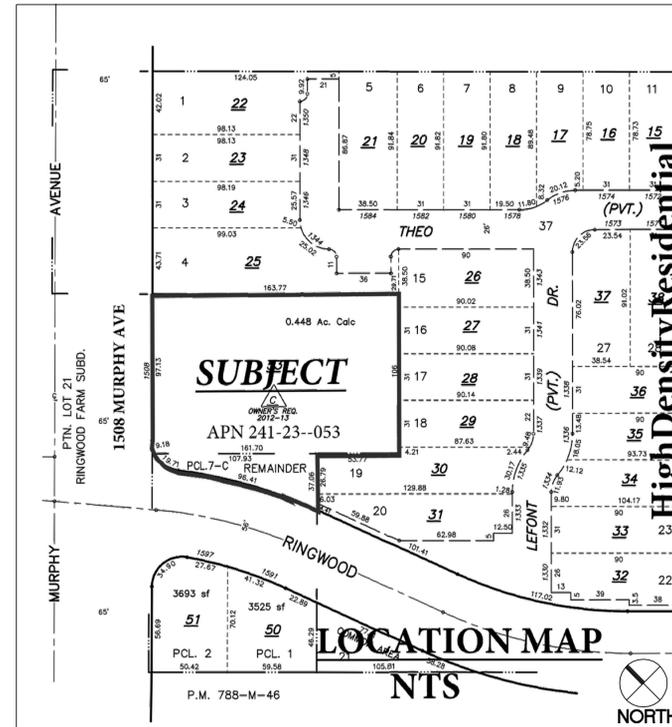
PROJECT DATA

1. APN: 241-23-053
2. LOT SIZE: 19481 SQ.FT (0.447 AC)
3. DETACHED SINGLE-FAMILY RESIDENCES
4. DENSITY DUA = 11.19

PLAN TYPE	LOT AREA AC/SF	LIVING AREA SQFT			TOTAL LIVING	GAR	TOTAL FAR	
		1ST FLR	2ND FLR	3RD FLR				
LOT 1	0.0801AC/3506 SF	790 SF	1334 SF	1099 SF	3223 SF	704 SF	3927 SF	
LOT 2	0.068AC/2980 SF	773 SF	1300 SF	1068 SF	3141 SF	672 SF	3813 SF	
LOT 3	0.064AC/2776 SF	925 SF	1253 SF		2178 SF	397 SF	2575 SF	
LOT 4	0.064AC/2774 SF	027 SF	1460 SF		2487 SF	397 SF	2875 SF	
LOT 5	0.063AC/2742 SF	925 SF	1253 SF		2178 SF	397 SF	2575 SF	
LOT 6	0.108AC/4704 SF	COMMON OPEN SPACE						

NOTE: COMMON AREA
INCLUDES - PRIVATE STREET, PARKING, PERGOLA, & BIO-RETENSION

LOCATION MAP N.T.S.



DRAWING INDEX

SHEET 1	TS	TITLE SHEET
SHEET 2	LUP	LAND USE PLAN
SHEET 3	GDS	GENERAL DEVELOPMENT STANDARDS
SHEET 4	CDP	CONCEPTUAL DEMO PLAN
SHEET 5	CASP	CONCEPTUAL ARCHITECTURAL SITE PLAN
SHEET 6	CESP	CONCEPTUAL ENGINEERING SITE PLAN
SHEET 7	CGDP	CONCEPTUAL GRADING & DRAINAGE PLAN
SHEET 8	CSCP	CONCEPTUAL STORMWATER CONTROL PLAN
SHEET 9	CSD	CROSS SECTIONS AND DETAILS
SHEET 10	TRP	TREE REMOVAL PLAN
SHEET 11	CLP	CONCEPTUAL LANDSCAPE PLAN

CONSULTANTS

ARCHITECT: STEVE YANG & ASSOCIATES 1618 WILLOWHURST AVE. TEL (408) 694-1618
SAN JOSE, CA 95125 FAX (408) 694-8888

CIVIL ENGINEER: DJ EDWARDS, PE, QSD, BRANCH MGR 1731 Technology Dr. Suite 880 TEL (408) 790-4982
JMH WEISS, INC SAN JOSE, CA 95110

GEOTECHNICAL:

LANDSCAPE ARCHITECT: TODD KALBFELD 2345 TULIP RD TEL (408) 605-9973
SAN JOSE, CA

STRUCTURAL ENGINEER:

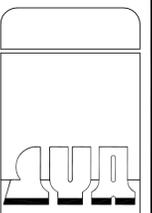
SOIL ENGINEER:

MECHANICAL ENGINEER:

OWNER: DEGAN HOMES, INC
2959 S. WINCHESTER BLVD, SUITE 200A
CAMPBELL, CA95008
(408) 825-2895

MURPHY VILLAS
1508 MURPHY AVE.
SAN JOSE, CA

PD REZONING



Steve Yang & Associates
architects ala/pe
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architecture
& design

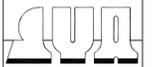
1618 WILLOWHURST AVE.
San Jose, CA 95125
(408) 694-1618

Revisions	By
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01/22/18	NH
03/14/18	NH

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PDC17-050



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architects aia/pe
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& design

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(408) 694-1618

MURPHY VILLAS
1508 MURPHY AVE.
SAN JOSE, CA

Revisions	By
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03/14/18	NH

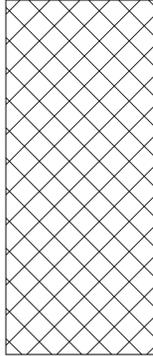
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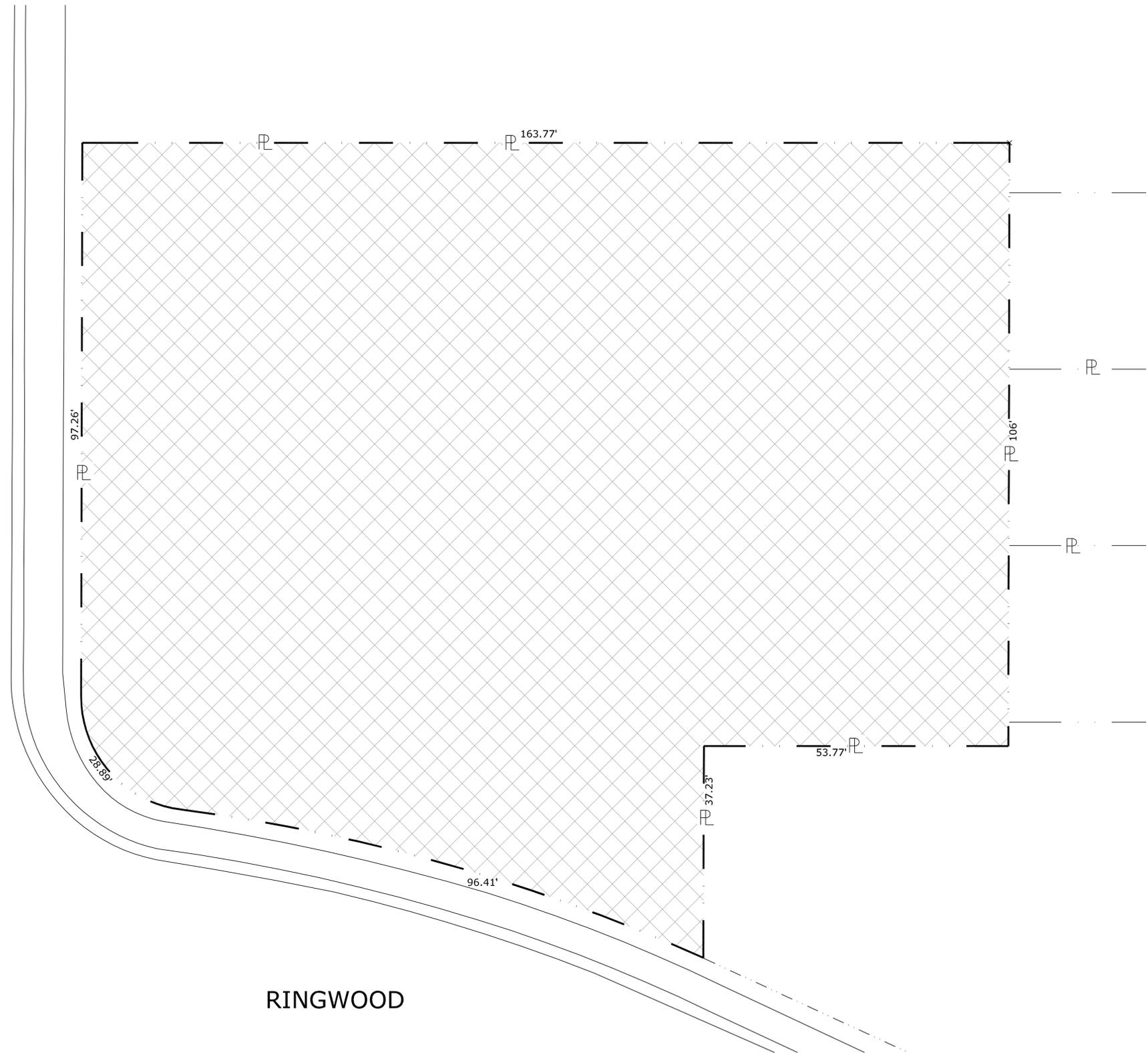
PDC17-050

LAND USE TABLE

LOT SIZE - 19,481 SF (0.447 AC)



Residential uses shall conform to those uses identified in the R-M-Multi-Family Residence Zoning District as set forth in the current Title 20 of the San Jose Municipal Code, and as may be amended in the future.



RINGWOOD

LAND USE PLAN

1" = 10'-0"
0 5' 10' 20'



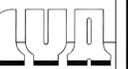
Ref. N

FILE NO. PD17-024
MURPHY SUBDIVISION
DEVELOPMENT STANDARDS

In any cases here the graphic plans and text may differ, this text takes precedence.

ALLOWED USES

DEVELOPMENT STANDARDS



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architecture
& design

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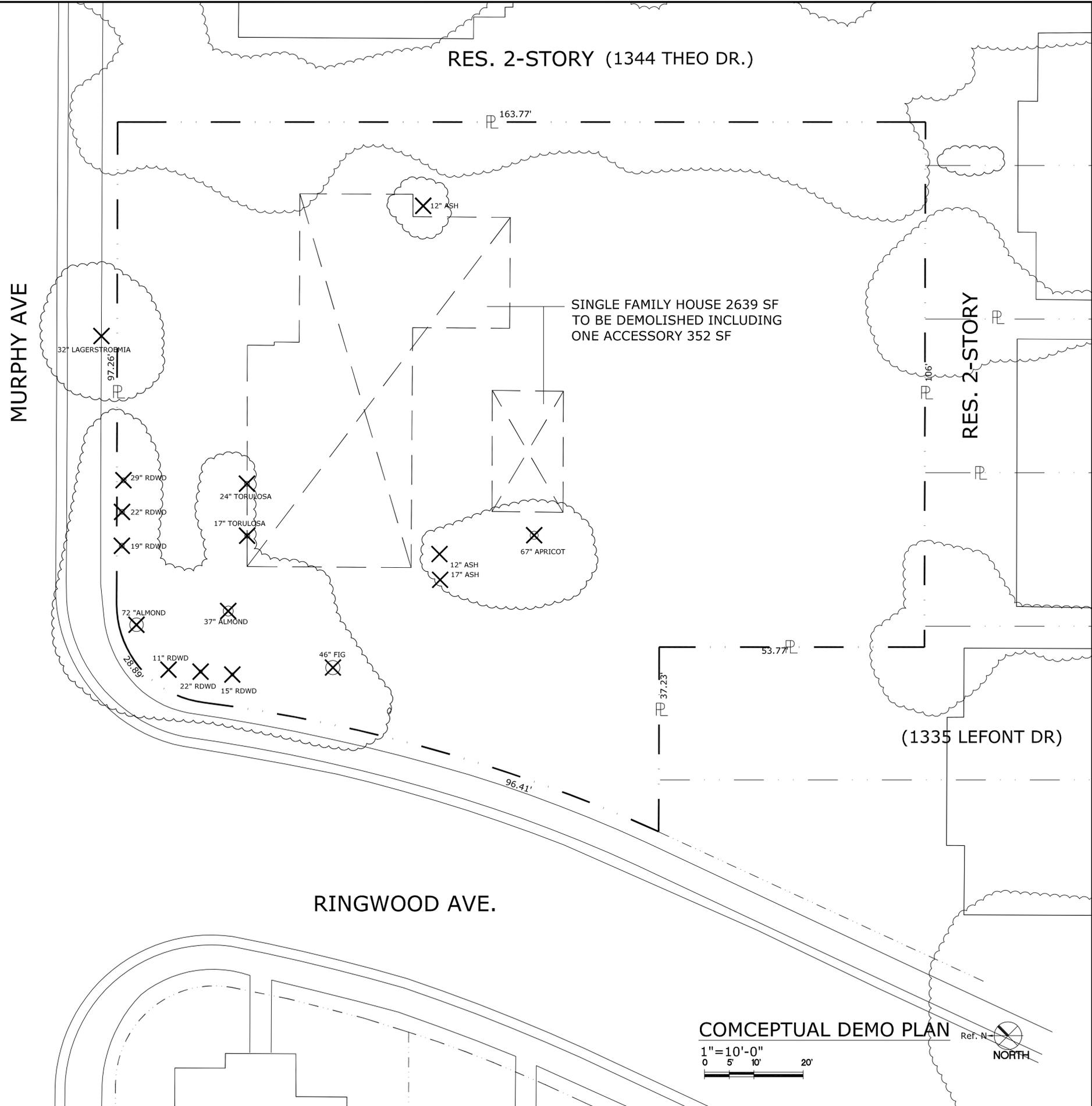
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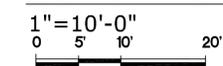
PDC17-050

NOTES:

1. TWO (2) SINGLE-STORY WOOD FRAMED STRUCTURES TO BE DEMOLISHED
2. TREES SHOWN 'X' ARE REMOVED AND REFER TO SHEET TRP FOR DETAILS
3. REMOVE FENCE IF ANY AROUND PROPERTY.



CONCEPTUAL DEMO PLAN



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architects o/a/p/e
planning
architecture
& design

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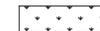
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03/14/18	NH

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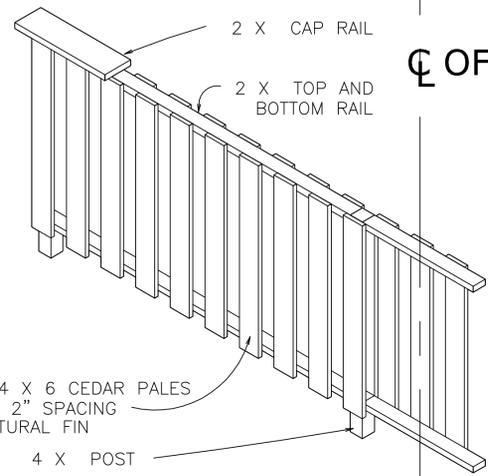
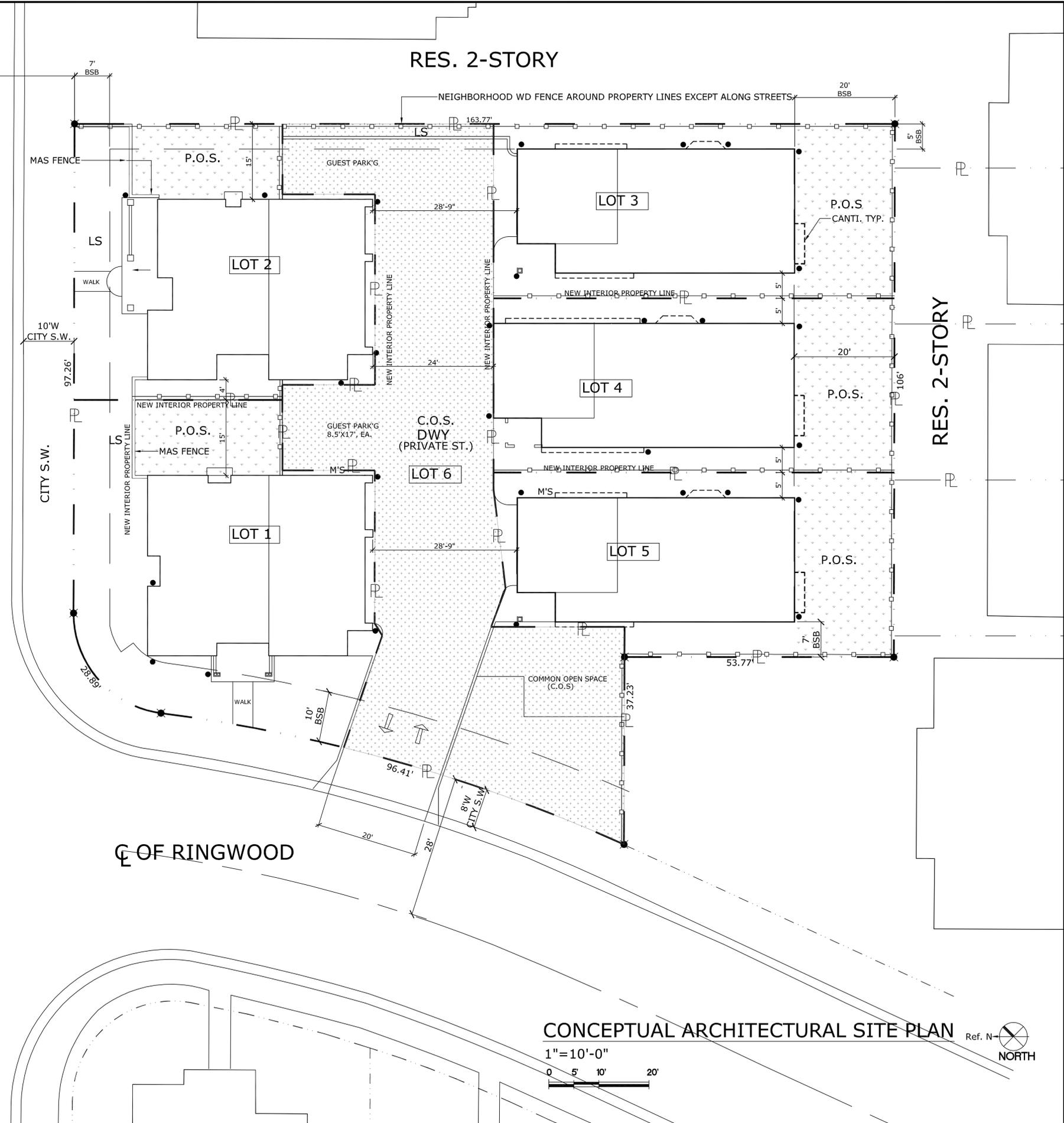
PDC17-050

LEGEND:

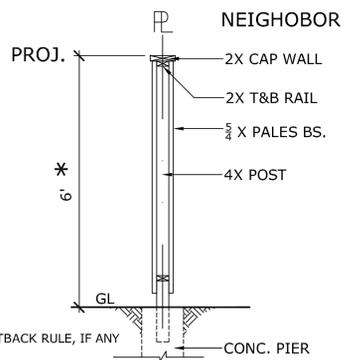
-  HOUSE FOOTPRINT
-  PRIVATE OPEN SPACE
-  COMMON OPEN SPACE
-  WD FENCE SEE DET. (A) THIS SHEET
-  DWON SPOUT

SIZE OF OPEN SPACE:

	PRIVATE (SF) (P.O.S.)	COMMON (SF) (C.O.S.)
REQUIRED	450 / UNIT W/ 15' MIN.	NOT REQUIRED LESS LESS THAN 20 LOTS
PROVIDED	LOT 1 - 450 SF LOT 2 - 450 SF LOT 3 - 695 SF LOT 4 - 695 SF LOT 5 - 730 SF	PROVIDED AS DELINEATED PRIVATE ST., PERGOLA, & BIO-RETENSION LOT 6 - 4704 SF

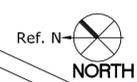
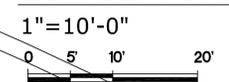


☐ OF MURPHY AVE.



WD FENCE (A)
N.T.S.
(BOARD ON BOARD)

CONCEPTUAL ARCHITECTURAL SITE PLAN



SYA

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1618 WILLOWHURST AVE.
San Jose, CA, 95125-5560
(408) 694-1618

MURPHY VILLAS
1508 MURPHY AVE.
SAN JOSE, CA

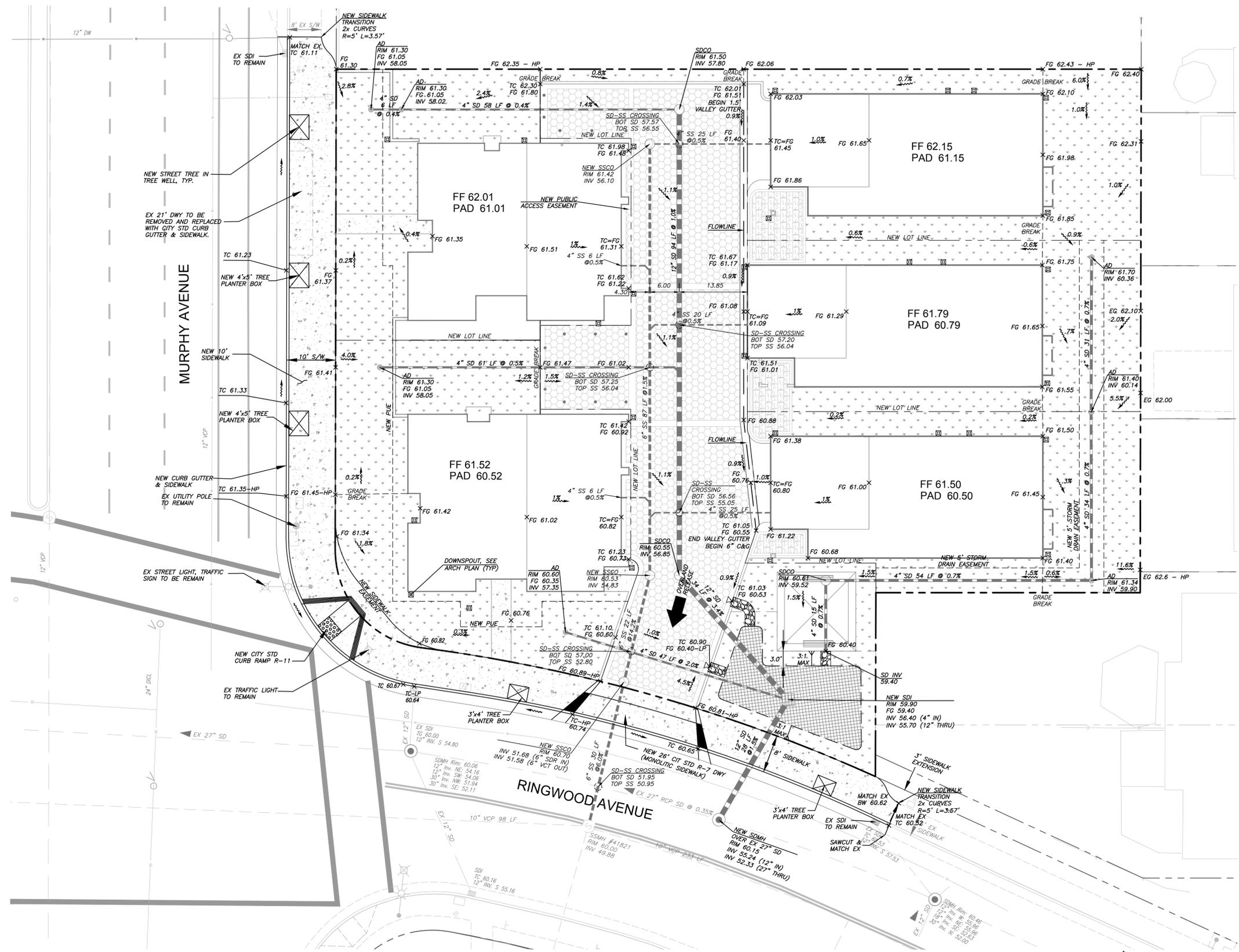
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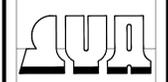
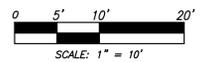
- Legend**
- Property Line
 - Adjacent Property Line
 - Centerline
 - Fenceline
 - New Storm Drain Line
 - Easement Line
 - C Communications Box
 - Catch Basin
 - e Electric Utility Box
 - ev Electric Vault
 - Electrolier
 - Fire Hydrant
 - Gas Meter
 - ir Irrigation Box
 - ss Sanitary Sewer Cleanout
 - Sanitary Sewer Manhole
 - Sign
 - 109.65 Spot Elevation
 - Storm Drain Manhole
 - sl Street Light Box
 - Traffic Signal
 - Landscape (See Landscape Plans)
 - Proposed Concrete (6" PC/6" AB In Driveway & 4" AB Sidewalk)
 - Biotreatment Area
 - Pavement (3.25" Non-Permeable Paver/12" AB)



GENERAL NOTES:

BASIS OF BEARINGS: N. 32°38'51" W 65.91' (MSR) [N 32°34'37" W 65.91' (788 M 46)] [N 32°36'54" W 65.91' (546 M 48)]

BENCHMARK : CITY OF SAN JOSE BENCHMARK 225-B: A BRASS PIN IN A MONUMENT WELL AT THE INTERSECTION OF MURPHY AVENUE AND RINGWOOD AVENUE. ELEVATION TAKEN AS 61.29', NGVD 29.



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& Associates
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www.jmhweiss.com

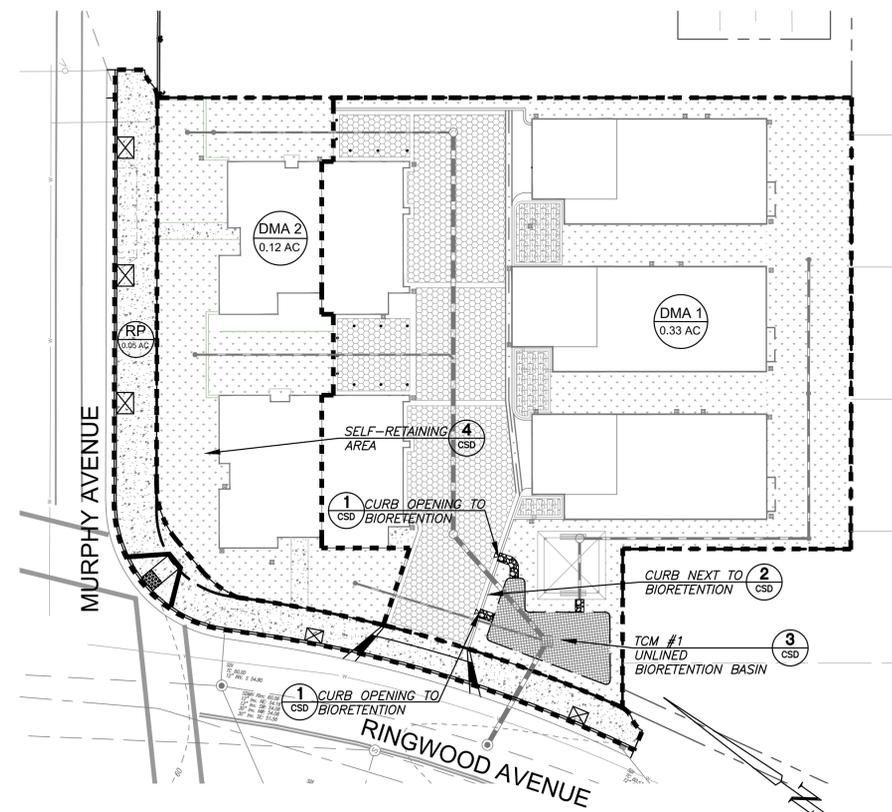
**DETACHED SINGLE
FAMILY RESIDENCES
1508 MURPHY AVE.
SAN JOSE, CA**

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Date	06/15/18
Scale	AS-NOTED
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CONCEPTUAL GRADING
AND DRAINAGE PLAN



- SOURCE CONTROL MEASURES:**
- BENEFICIAL LANDSCAPING.
 - USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
 - MAINTENANCE (PAVEMENT/PRIVATE STREET SWEEPING, GOOD HOUSEKEEPING).
 - STORM DRAIN LABELING.

- SITE DESIGN MEASURES:**
- USE SELF-RETAINING AREA
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
 - CLUSTER STRUCTURES/PAVEMENT.
 - PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
 - CREATE NEW PERVIOUS LANDSCAPE AREAS.
 - PARKING:
 - NOT PROVIDED IN EXCESS OF CODE.

SIZING FOR VOLUME BASED TREATMENT

DMA #	1	
A=	14272	s.f.
Impervious Area =	9904	s.f.
MAPsite =	14.6	Correction Factor= 1.05036
MAPage =	13.9	
Clay (D):		Sandy Clay (D):
Silt Loam/Loam (B):	X	Clay Loam (D):
Not Applicable (100% Impervious):		
Are the soils outside the building footprint not graded/compacted? No Yes/No		
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)		
Modified Soil Type: B		
S=	1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.409528027 inches (Use Figure B-2)		
UBS Volume for 15% Slope (UBS15%) = 0.420652466 inches (Use Figure B-5)		
UBS Volume for X% Slope (UBSX%) = 0.409528027 inches (Corrected Slope for the site)		
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)		
Adjusted UBS = 0.43015174 inches		
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch		
Design Volume = 511.59 ft ³		

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area =	14,272	sq. ft.
Impervious Area =	9,904	sq. ft.
Pervious Area =	4,368	sq. ft.
Equivalent Impervious Area =	437	sq. ft.
Total Equivalent Impervious =	10,341	sq. ft.
Rainfall intensity =	0.2	in/hr
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity	
Duration =	2.150758702	hrs
Estimate the Surface Area = 367 sq. ft. (Typically start with Total Impervious x 0.03)		
Volume of Treated Runoff = 328.886852 cu. ft.		
Volume in Ponding Area = 182.706952 cu. ft.		
Depth of Ponding = 0.49783911 ft. Depth of Ponding = 6 inches (Round up)		

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
 If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
 If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

STANDARD STORMWATER CONTROL NOTES:

STANDARD WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL, AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

NOTE

- OVERFLOW RISER WITH GRATE CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES. SUBJECT TO LOCAL AGENCY APPROVAL. 6" MINIMUM - 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA
- OFFSET OVERFLOW STRUCTURES FROM CURB OPENINGS, ROOF DRAINS, AND DIRECT FLOW LINES.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
- 2" MIN DROP FROM ASPHALT GRADE TO FINISH GRADE OF LANDSCAPE.

**TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS**

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

PROJECT SITE INFORMATION:

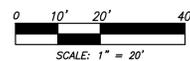
- SOILS TYPE: B
- GROUND WATER DEPTH: 10'
- NAME OF RECEIVING BODY: COYOTE CREEK
- FLOOD ZONE: D
- FLOOD ELEVATION (IF APPLICABLE): N/A

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOECA.GOV/INDEX.ASP?Xmid=1761](http://www.sanjoecsa.gov/index.asp?xmid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

FORM # - Stormwater Evaluation Form page 2 of 4

2. SURFACE DATA
- Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): 1
 - Total area of site: 0.496 acres
 - Total Existing Impervious Surfaces on site: 12726 sq. ft.
 - Total area of site that will be disturbed: 0.496 acres



COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	To Be Replaced sq. ft. ¹	New sq. ft. ²	RESET CALCULATIONS
2.e. IMPERVIOUS SURFACES				
Roof Area	3657	4146	2787	
Parking				
Sidewalks, Patios, Driveways, Etc.	9069	4447	575	
Public Streets				
Private Streets			2066	
Online form auto-calculates: Impervious Surfaces Total	e.1. 12726	e.2. 8593	e.3. 5428	e.4. 14021
2.f. PERVIOUS SURFACES				
Landscaped Area	8874	3446	4133	
Pervious Paving				
Green Roof and other Pervious Surfaces				
Online form auto-calculates: Pervious Surfaces Total	f.1. 8874	f.2. 3446	f.3. 4133	f.4. 7579

2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: Online form auto-calculates: 6.67.52 %

¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.
² Proposed New Impervious Surface: New impervious surface that will cover an existing pervious surface.

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:**
 - PROPERTY ADDRESS: 1508 MURPHY AVENUE, SAN JOSE, CA 95131
 - PROPERTY OWNER: DEGAN HOMES, INC.
- RESPONSIBLE PARTY FOR MAINTENANCE:**
 - CONTACT: MACK DEGAN
 - PHONE NUMBER OF CONTACT: (408)-825-2895
 - EMAIL: MACK@DEGANHOMES.COM
 - ADDRESS: 5959 S. WINCHESTER BLVD, SUITE 200A, SAN JOSE, CA 95008

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

DMA Area	TCM No.	Pervious Area (sf)	Parking & Sidewalk Area (sf)	Roof Area (sf)	Drainage Area (sf)	Drainage Area (acres)	Total Impervious Area (sf)	Treatment Type	Bioretention Area Required (sf)	Bioretention Area Provided (sf)	Line or Unlined	Depth of Ponding (in)
1	1	4,368	4,479	5,425	14,272	0.33	9,904	Bio-Retention	367**	386	Unlined	6
2	-	3,211	343	1,568	5,132	0.12	1,921	Self-Retaining	-	-	-	3
Roadway Project*	-	0	2,196	0	2,196	0.05	2,196	Roadway Project*	-	-	-	-
Total Area		7,579	7,018	6,993	21,600	0.50	14,021		367	386		

*New pavement not creating a travel lane and new sidewalk created on an existing street are exempt from C.3 requirements for public roadway projects per Tablr 2-2 of the Chapter 2.3 of thr C.3 Control Handbook (SCVURPPP, April 2012)

** Treatment area required based on the combo flow method (see above)



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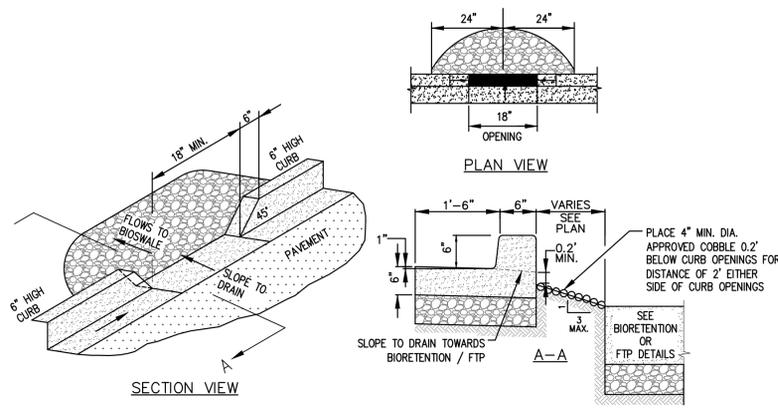
DETACHED SINGLE FAMILY RESIDENCES
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 SAN JOSE, CA

Revisions	By

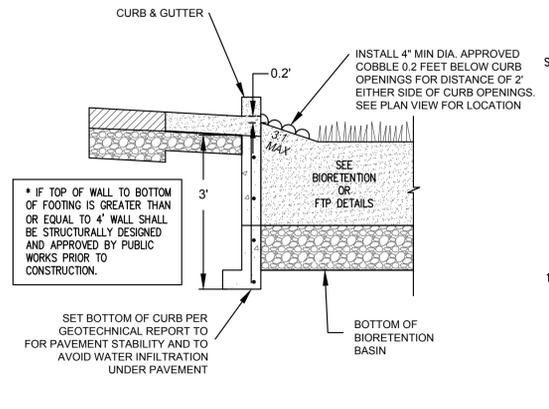
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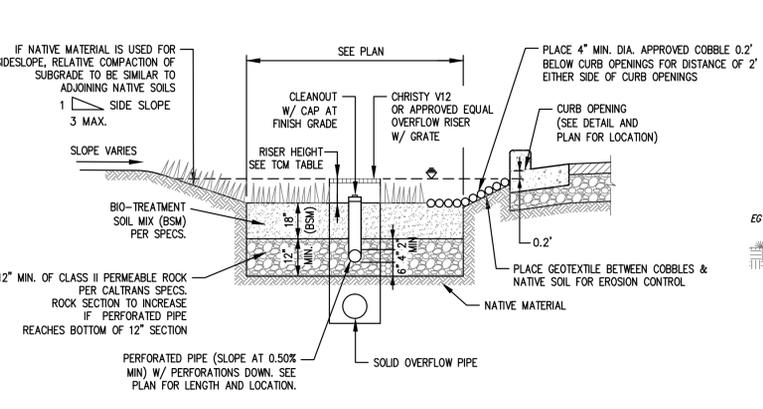
CONCEPTUAL STORMWATER CONTROL PLAN



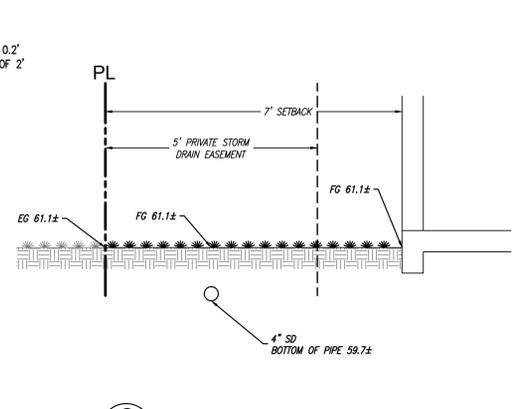
1 CURB OPENING
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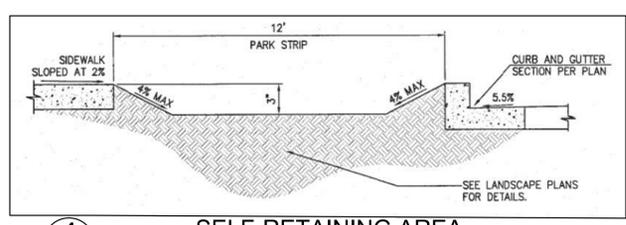
2 CURB ADJACENT TO BIORETENTION
CSCP N.T.S.



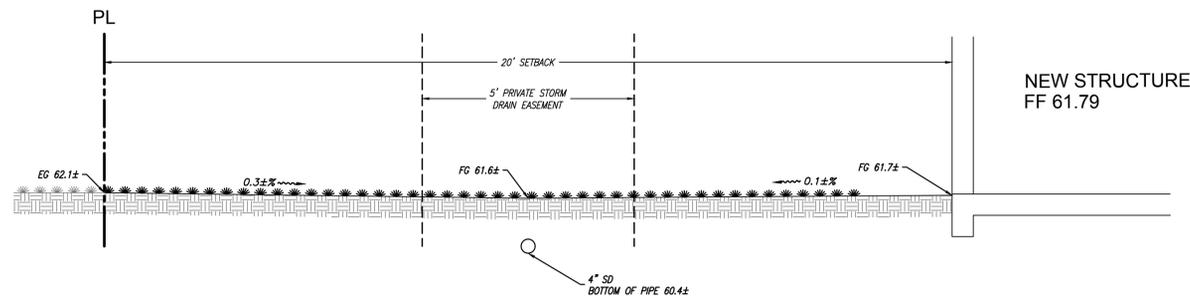
3 BIORETENTION BASIN WITHOUT LINER
CSCP N.T.S.



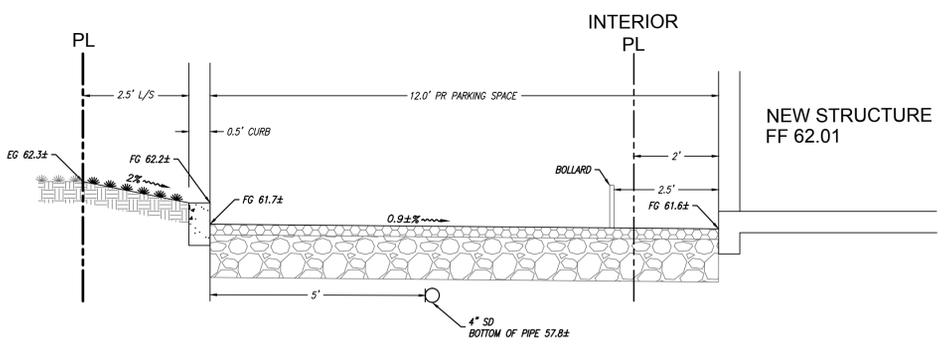
C SOUTH PROPERTY LINE
CESP SCALE: 1" = 2"



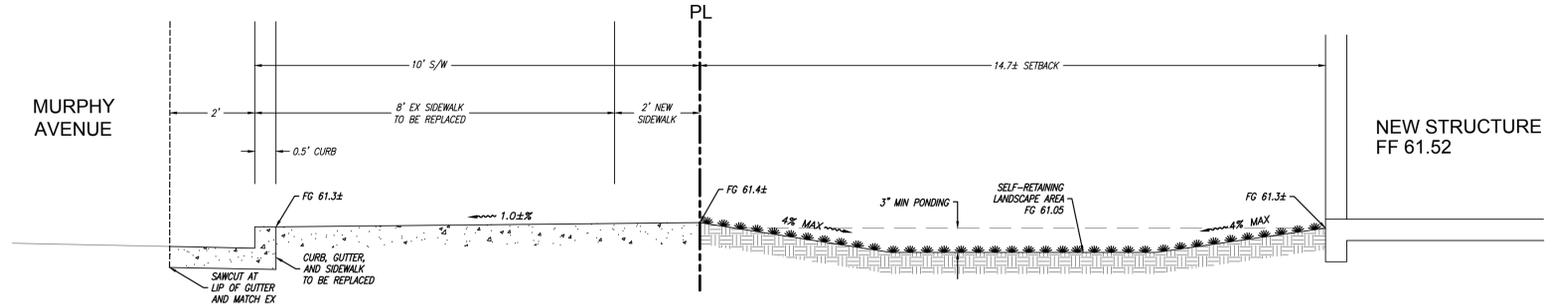
4 SELF-RETAINING AREA
CSCP N.T.S.



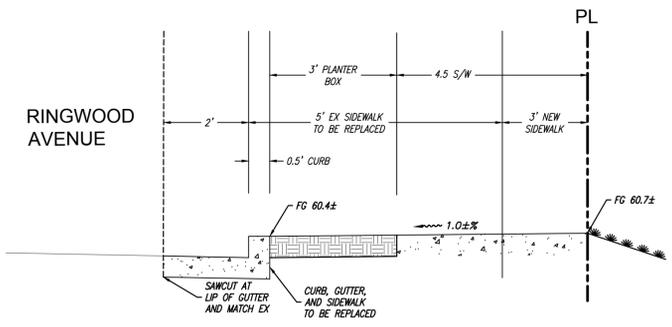
B SOUTHEAST PROPERTY LINE
CESP SCALE: 1" = 2"



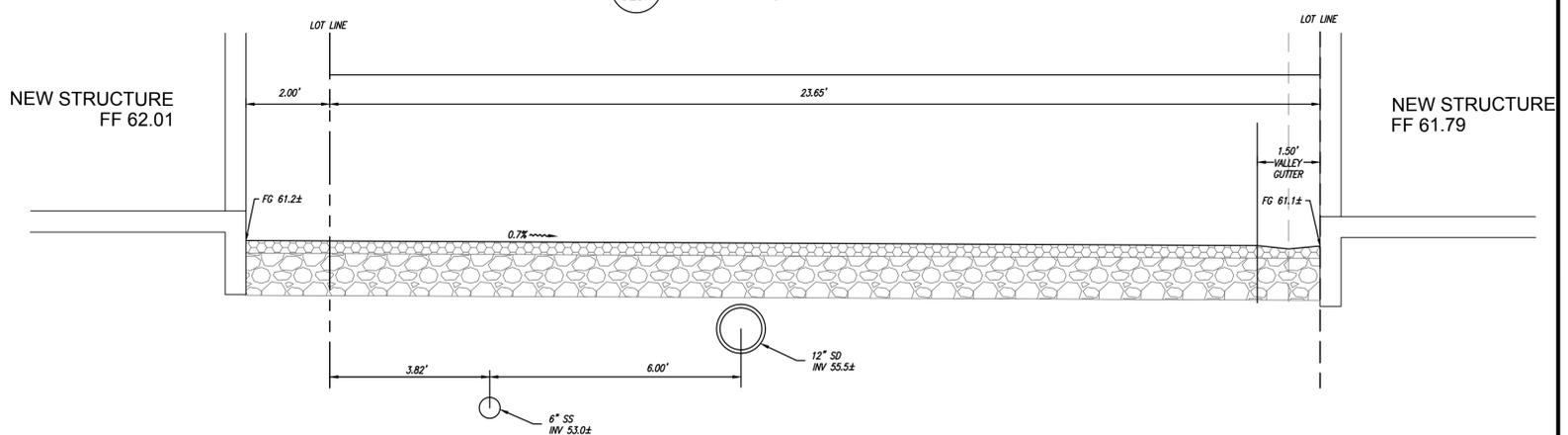
A NORTH EAST PROPERTY LINE
CESP SCALE: 1" = 2"



D NORTHWEST PROPERTY LINE
CESP SCALE: 1" = 2"



E RINGWOOD AVENUE
CESP HORIZONTAL SCALE: 1" = 2"



F PRIVATE STREET
CESP HORIZONTAL SCALE: 1" = 2" VERTICAL SCALE: N.T.S.

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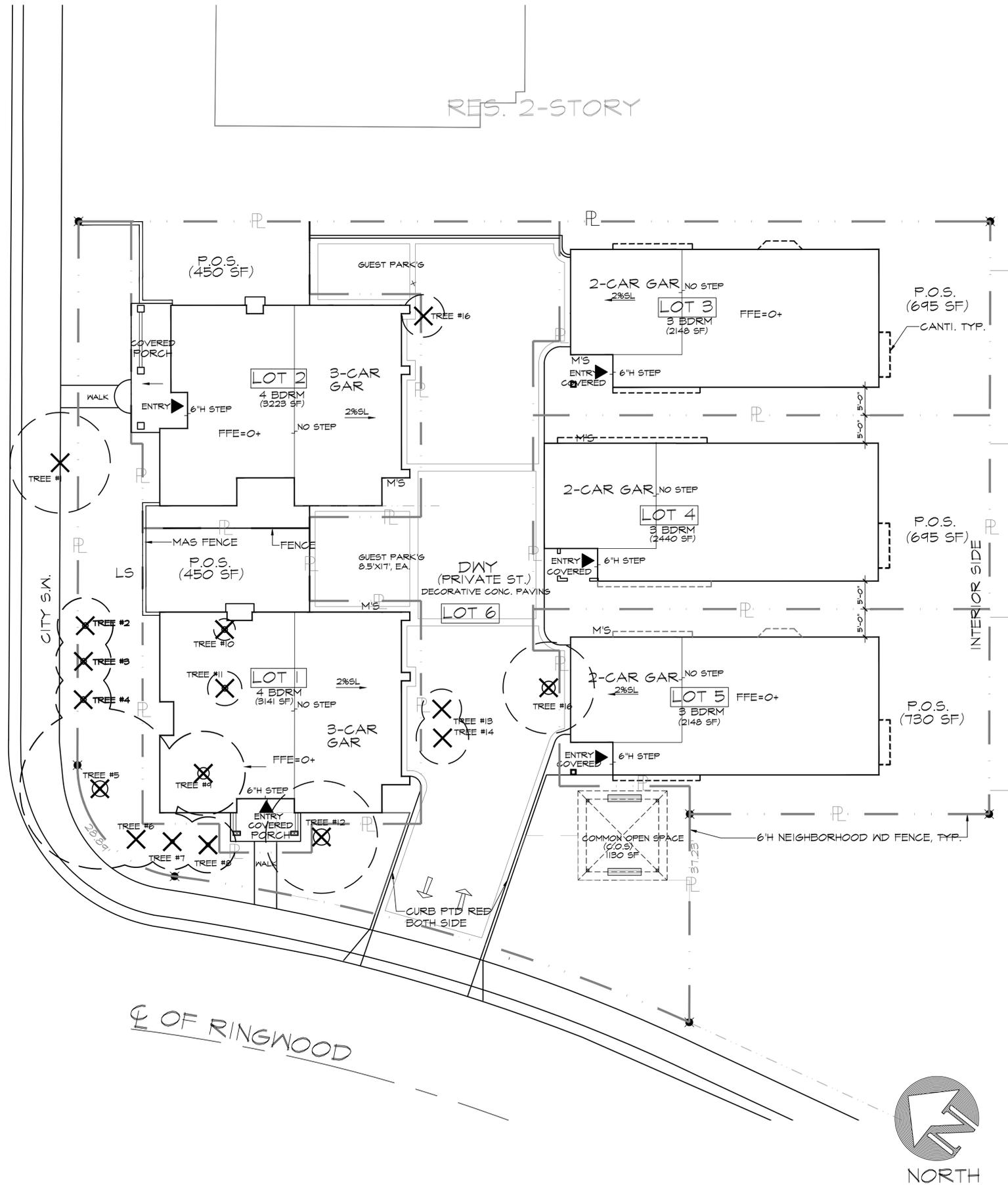
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PD #	PDC17-050

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CROSS SECTIONS
AND DETAILS

MURPHY AVE.



TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	Trunk Circumference	Action
1	Lagerstroemia indica	Crepe Myrtle	32"	To Be Removed
2	Sequoia Sempervirens	Redwood	29"	To Be Removed
3	Sequoia Sempervirens	Redwood	22"	To Be Removed
4	Sequoia Sempervirens	Redwood	18"	To Be Removed
5	Almond	Almond Tree	72"	To Be Removed
6	Sequoia Sempervirens	Redwood	11"	To Be Removed
7	Sequoia Sempervirens	Redwood	22"	To Be Removed
8	Sequoia Sempervirens	Redwood	15"	To Be Removed
9	Almond	Almond Tree	37"	To Be Removed
10	Juniperus 'Torulosa'	Torulosa Juniper	24"	To Be Removed
11	Juniperus 'Torulosa'	Torulosa Juniper	17"	To Be Removed
12	Fig	Fig Tree	46"	To Be Removed
13	Fraxinus uhdei	Evergreen Ash	12"	To Be Removed
14	Fraxinus uhdei	Evergreen Ash	17"	To Be Removed
15	Apricot	Apricot Tree	67"	To Be Removed
16	Fraxinus uhdei	Evergreen Ash	12"	To Be Removed

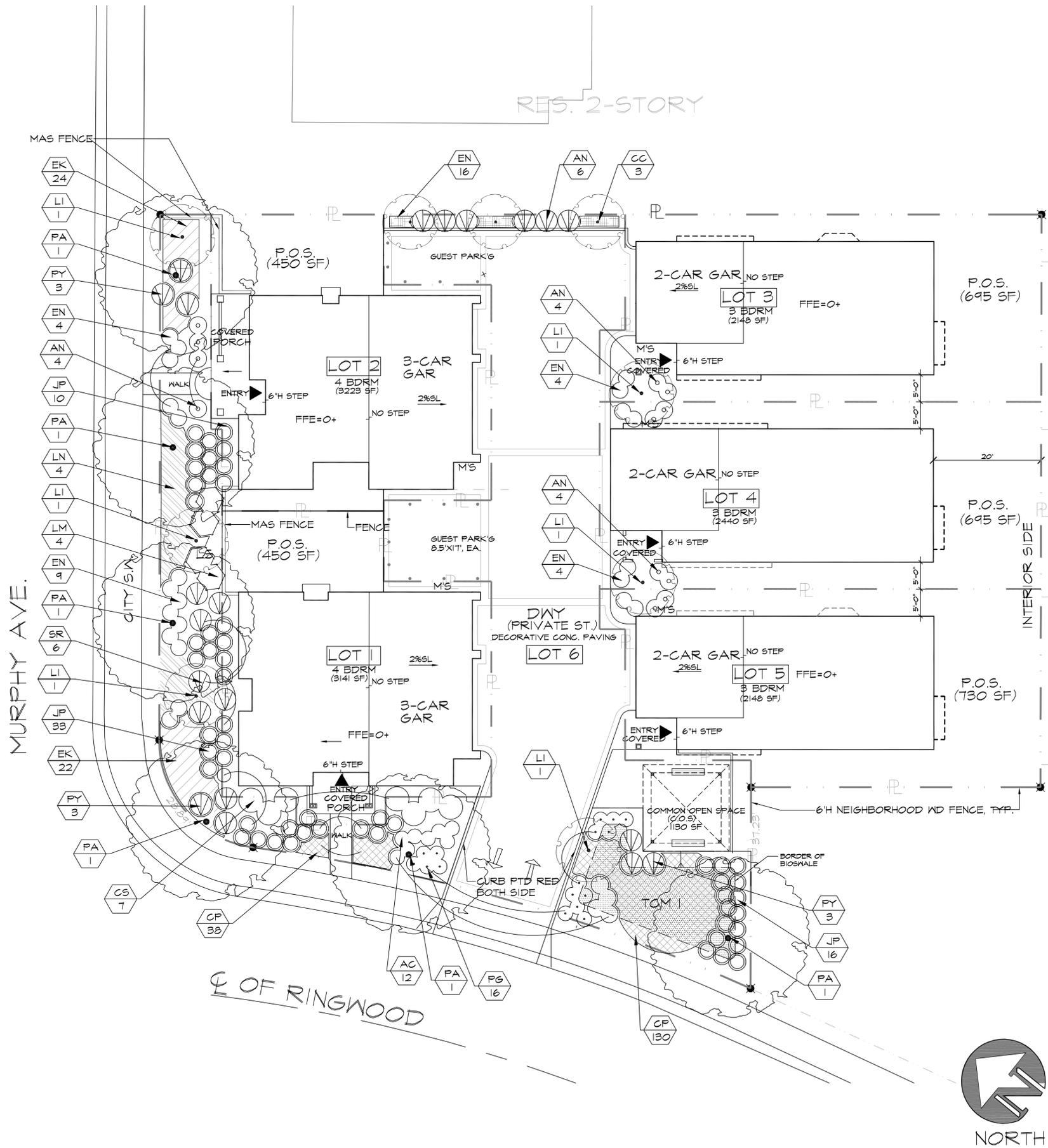
Todd Kalbfeld
 Landscape Design
 Landscape Design & Construction Management
 2845 TULIP ROAD, SAN JOSE, CA 95128
 (408) 605-9973

REVISIONS BY
 12/12/2017 TK
 4/13/2018 TK

5 SINGLE FAMILY HOMES
 MURPHY AVENUE, SAN JOSE, CA

TREE REMOVAL PLAN

DATE MAY / 2017
 SCALE 1"=10'-0"
 DRAWN TK
 JOB MURPHY VILLAS
 SHEET TRP
 OF SHEETS



PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	MUGOLS
TREES						
CC	24" Bx	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Red Bud	Standard	Low
LI	24" Bx	6	Lagerstroemia l. 'Tuscarora'	Crepe Myrtle	Natural Form	Low
PA	24" Bx	6	Platanus x a. 'Colombia'	London Plane Tree	Standard	Mod.

SHRUBS						
AN	5g	18	Anigozanthus 'Yellow'	Kangaroo's Paw		Low
CS	1g	7	Cistus skanbergii	Rockrose		Low
EK	1g	46	Erigeron karvinskianus	Santa Barbara Daisy		Low
EN	5g	37	Callistemon viminalis 'Little John'	Dwarf Bottlebrush		Low
LM	5g	4	Gravillea 'Red Hooks'	NCN		Mod.
PG	5g	16	Fenestemon h. 'Blue Spring'	Foothill Fenestemon		Low
SR	5g	6	Gaura lindheimeri	Gaura		Mod.

VINES AND GROUND COVERS						
CP	4"	168	Carex pansa	California Meadow Sedge		Low
LN	Flats	4	Lippia nodiflora	Lippia		Low

BIO-RETENTION PLANTS						
AC	1g	12	Achillea millefolium	Yarrow		Low
CP	4"	130	Carex pansa	California Meadow Sedge		Low
JP	5g	59	Juncus patens	California Rush		Low
PA	24" Bx	1	Platanus x a. 'Colombia'	London Plane Tree	Standard	Mod
PY	5g	9	Diets Iridaloides	Fortnight Lily		Low

Planting Notes

- All trees 15 gallons or larger to receive (2) 2'x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
- Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
- Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
- Rototill and amend entire planting site with 6 yds/1000sf of compost into top 6"-12" of existing soil as necessary for planting needs. Refer to soil analysis report for type type of fertilizer, amendment needed for optimal growth.
- Provide 3" of shredded mulch under all trees, shrubs and unplanted areas for water conservation.
- Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes.

TABLE 2. TREE REPLACEMENT RATIO

Circumference of Tree to be Removed	Minimum Size of Each Replacement Tree		
	Native	Non-Native	Orchard
39 inches or greater	5:1	4:1	3:1
19 up to 39 inches	3:1	2:1	none
Less than 19 inches	1:1	1:1	none

1 - 24" Box Tree equals 2 - 15 gallon trees

TREE REPLACEMENT LEGEND:

TREE	TREE TYPE	TREE REP. VALUE RATIO	REPLACEMENT
#1 - 32" Crepe Myrtle	NON NATIVE	2:1	1 - 24" Bx Tree
#2 - 29" Redwood	NATIVE	3:1	1.5 - 24" Bx Trees
#3 - 22" Redwood	NATIVE	3:1	1.5 - 24" Bx Trees
#4 - 18" Redwood	NATIVE	1:1	.5 - 24" Bx Tree
#5 - 72" Almond	ORCHARD	3:1	1.5 - 24" Bx Trees
#6 - 11" Redwood	NATIVE	1:1	.5 - 24" Bx Tree
#7 - 22" Redwood	NATIVE	3:1	1.5 - 24" Bx Trees
#8 - 15" Redwood	NATIVE	1:1	.5 - 24" Bx Tree
#9 - 37" Almond	ORCHARD	NONE	N/A
#10 - 24" Juniper	NON NATIVE	2:1	1 - 24" Bx Tree
#11 - 17" Juniper	NON NATIVE	1:1	.5 - 24" Bx Tree
#12 - 46" Fig	ORCHARD	3:1	1.5 - 24" Bx Trees
#13 - 12" Ash	NON NATIVE	NONE	N/A
#14 - 17" Ash	NON NATIVE	NONE	N/A
#15 - 67" Apricot	ORCHARD	3:1	1.5 - 24" Bx Trees
#16 - 12" Ash	NON NATIVE	NONE	N/A

Total: 13 - 24" Bx Trees
Total: Equals 26 - 15g Trees

Todd Kallfeld
Landscape Design
Construction Management
2545 TULIP ROAD, SAN JOSE, CA
95128
(408) 605-9978

REVISIONS	BY
12/12/2017	TK
4/13/2018	TK
6/7/2018	NH

5 SINGLE FAMILY HOMES
MURPHY AVENUE, SAN JOSE, CA

LANDSCAPE PLAN

DATE	MAY / 2017
SCALE	1"=10'-0"
DRAWN	TK
JOB	MURPHY VILLAS
SHEET	CLP
OF	SHEETS

PROJECT DATA

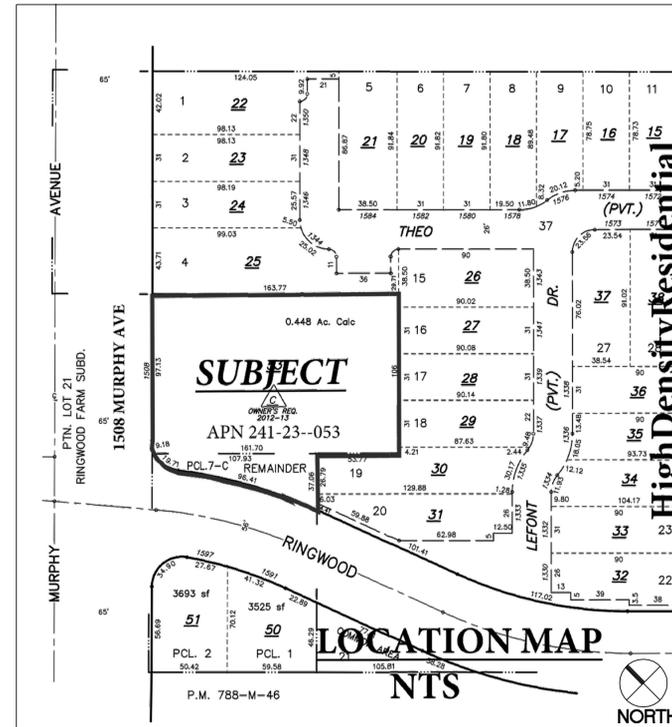
1. APN: 241-23-053
2. LOT SIZE: 19481 SQ.FT (0.447 AC)
3. DETACHED SINGLE-FAMILY RESEDENCE
4. DENSITY DUA = 11.19
5. SETBACK:
 - FRONT - 10'
 - INTERIOR SIDE - 5'
 - CORNER SIDE - 7'-6"
 - REAR - 5'
 - BUILDING HEIGHT : 45' MAX, 35' PROVIDED
7. PARKING RATIO:

REQUIRED	PROVIDED
3-BED RM, 2.6/UNIT x 3 UNITS = 7.8	GARAGE - 12
4-BED RM, 2.75/UNIT x 2 UNITS= 5.5	OUT DOOR - 2
TOTAL - 13.3	TOTAL - 14

PLAN TYPE	LOT AREA AC/SF	LIVING AREA SQFT			TOTAL LIVING	GAR	TOTAL FAR	
		1ST FLR	2ND FLR	3RD FLR				
LOT 1	0.080AC/3506 SF	790 SF	1334 SF	1099 SF	3223 SF	704 SF	3927 SF	
LOT 2	0.068AC/2980 SF	773 SF	1300 SF	1068 SF	3141 SF	672 SF	3813 SF	
LOT 3	0.064AC/2776 SF	925 SF	1253 SF		2178 SF	397 SF	2575 SF	
LOT 4	0.064AC/2774 SF	027 SF	1460 SF		2487 SF	397 SF	2875 SF	
LOT 5	0.063AC/2742 SF	925 SF	1253 SF		2178 SF	397 SF	2575 SF	
LOT 6	0.108AC/4704 SF	COMMON OPEN SPACE						

NOTE: COMMON OPEN SPACE
INCLUDES - PRIVATE STREET, PARKING, PERGOLA, & BIO-RETENSION

LOCATION MAP N.T.S.



DRAWING INDEX

SHEET 1	TS	TITLE SHEET
SHEET 2	LUP	LAND USE PLAN
SHEET 3	GDS	GENERAL DEVELOPMENT STANDARDS
SHEET 4	DP	DEMO PLAN
SHEET 5	SP	SITE PLAN
SHEET 6	A-1	LOT 1 FLOOR PLANS / BUILDING ELEVATIONS
SHEET 7	A-2	LOT 2 FLOOR PLANS / BUILDING ELEVATIONS
SHEET 8	A-3	LOT 3 & 5 FLOOR PLANS / BUILDING ELEVATIONS
SHEET 9	A-4	LOT 4 FLOOR PLANS / BUILDING ELEVATIONS
SHEET 10	A-5	PROJECT MATERIAL & COLOR SAMPLES
SHEET 11	C-1	SITE PLAN
SHEET 12	C-2	GRADING AND DRAINAGE
SHEET 13	C-3	STORMWATER CONTROL PLAN
SHEET 14	C-4	CROSS SECTIONS AND DETAILS
SHEET 15	L-1	TREE REMOVAL PLAN
SHEET 16	L-2	LANDSCAPE PLAN

CONSULTANTS

ARCHITECT : STEVE YANG & ASSOCIATES 1618 WILLOWHURST AVE. TEL (408) 694-1618
SAN JOSE, CA 95125 FAX (408) 694-8888

CIVIL ENGINEER : DJ EDWARDS, PE, QSD, BRANCH MGR 1731 Technology Dr. Suite 880 TEL (408) 790-4982
JMH WEISS, INC SAN JOSE, CA 95110

GEOTECHNICAL:

LANDSCAPE ARCHITECT : TODD KALBFELD 2345 TULIP RD TEL (408) 605-9973
SAN JOSE, CA

STRUCTURAL ENGINEER :

SOIL ENGINEER :

MECHANICAL ENGINEER :

OWNER : DEGAN HOMES, INC
2959 S. WINCHESTER BLVD, SUITE 200A
CAMPBELL, CA95008
(408) 825-2895

MURPHY VILLAS
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SAN JOSE, CA

PD PERMIT

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Blank space for project information or notes.

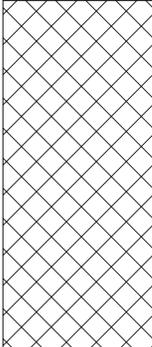
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03/14/18	NH

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Job No.	16.04

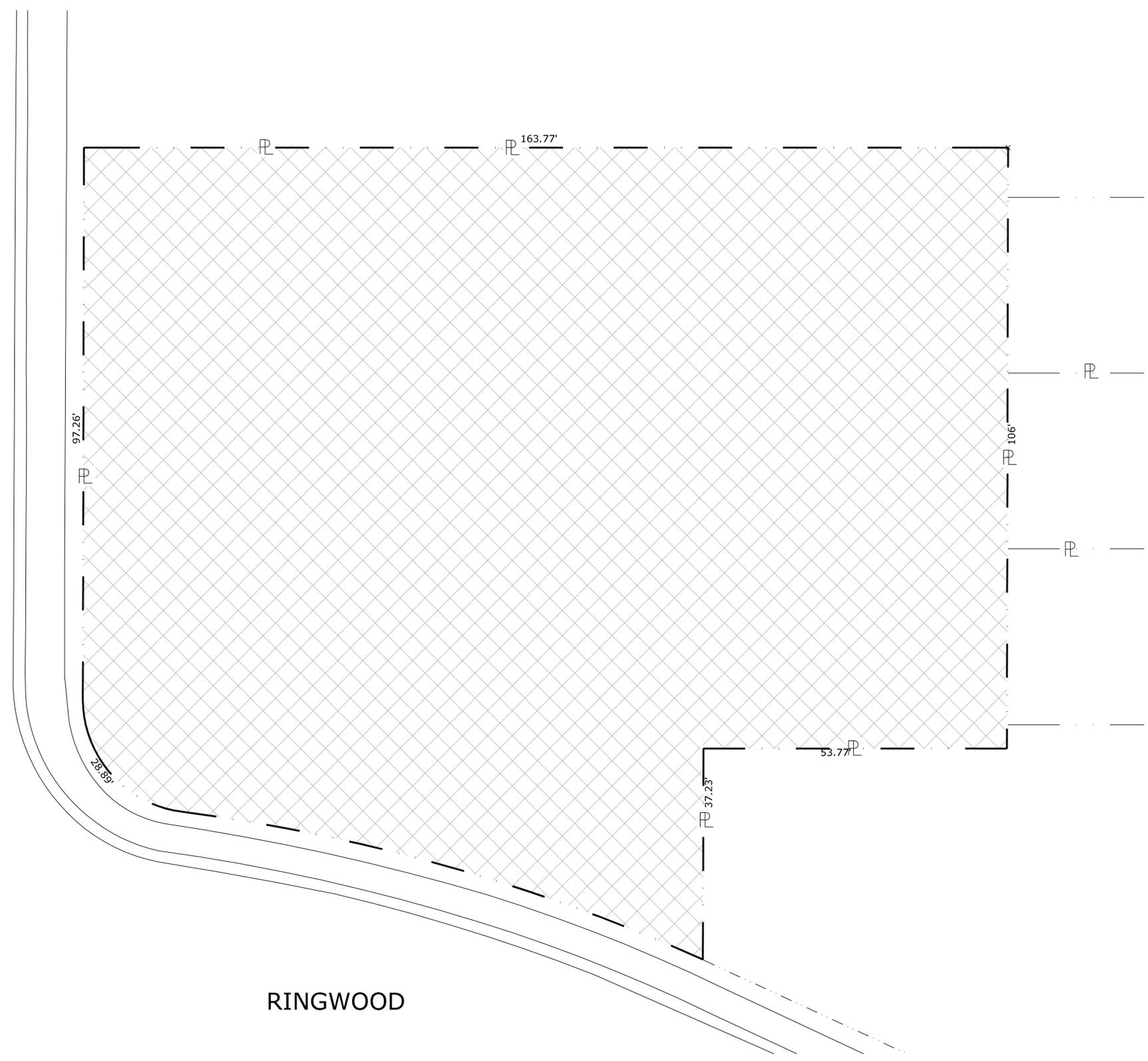
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PD17-024

LAND USE TABLE
 LOT SIZE - 19,481 SF (0.447 AC)

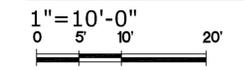


Residential uses shall conform to those uses identified in the R-M-Multi-Family Residence Zoning District as set forth in the current Title 20 of the San Jose Municipal Code, and as may be amended in the future.



RINGWOOD

LAND USE PLAN



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 architects/planners/architects & design
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 1508 MURPHY AVE.
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Date	11.15.17
Scale	AS-NOTED
Job No.	16.04

Sheet
LUP
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PD17-024

FILE NO. PD 17-024
MURPHY SUBDIVISION
DEVELOPMENT STANDARDS

In any cases here the graphic plans and text may differ, this text takes precedence.

ALLOWED USES

DEVELOPMENT STANDARDS



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03/14/18	NH

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Date	11.15.17
Scale	AS-NOTED
Job No.	16.04

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of
15

PD17-024

NOTES:

1. TWO (2) SINGLE-STORY WOOD FRAMED STRUCTURES TO BE DEMOLISHED
2. TREES SHOWN 'X' ARE REMOVED AND REF. TO SHEET L-1 FOR ADDITIONAL DETAILS
3. REMOVE FENCE IF ANY AROUND PROPERTY.

MURPHY AVE

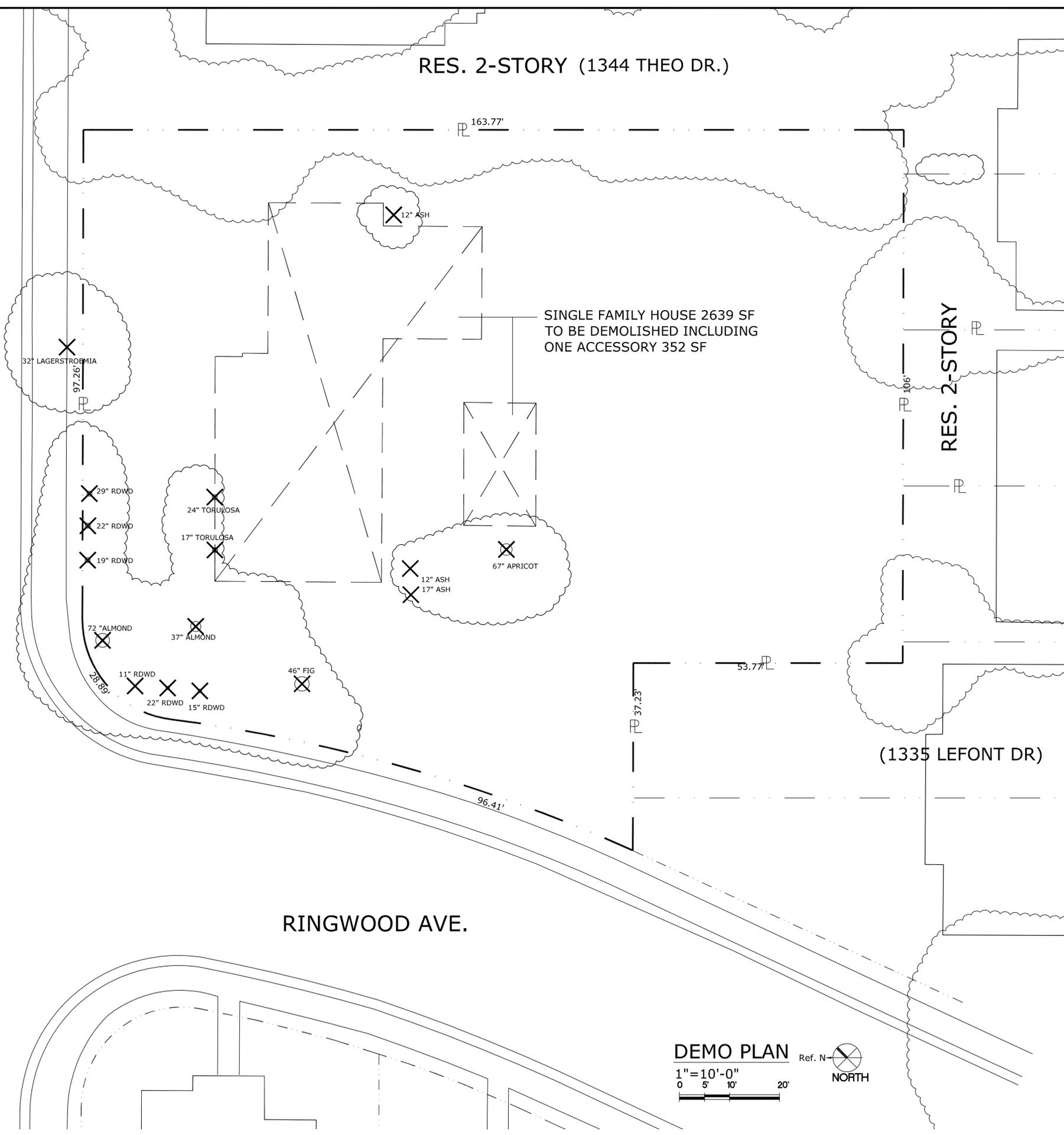
RES. 2-STORY (1344 THEO DR.)

SINGLE FAMILY HOUSE 2639 SF
TO BE DEMOLISHED INCLUDING
ONE ACCESSORY 352 SF

RES. 2-STORY

(1335 LEFONT DR)

RINGWOOD AVE.



SYA

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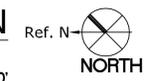
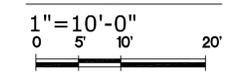
MURPHY VILLAS
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SAN JOSE, CA

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03/14/18	NH

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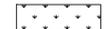
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DEMO PLAN



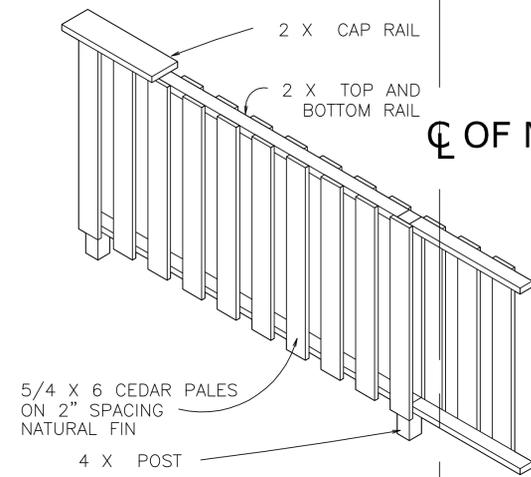
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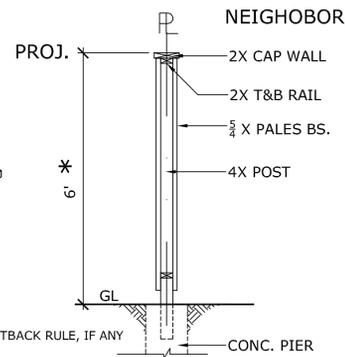
-  HOUSE FOOTPRINT
-  PRIVATE OPEN SPACE
-  COMMON OPEN SPACE
-  WD FENCE SEE DET. **(A)** THIS SHEET
-  DOWN SPOUT

SIZE OF OPEN SPACE:

	PRIVATE (SF) (P.O.S.)	COMMON (SF) (C.O.S)
REQUIRED	450 / UNIT W/ 15' MIN.	NOT REQUIRED LESS LESS THAN 20 LOTS
PROVIDED	LOT 1 - 450 SF LOT 2 - 450 SF LOT 3 - 695 SF LOT 4 - 695 SF LOT 5 - 730 SF	PROVIDED AS DELINEATED PRIVATE ST, PERGOLA, & BIO-RETENSION LOT 6 - 4704 SF

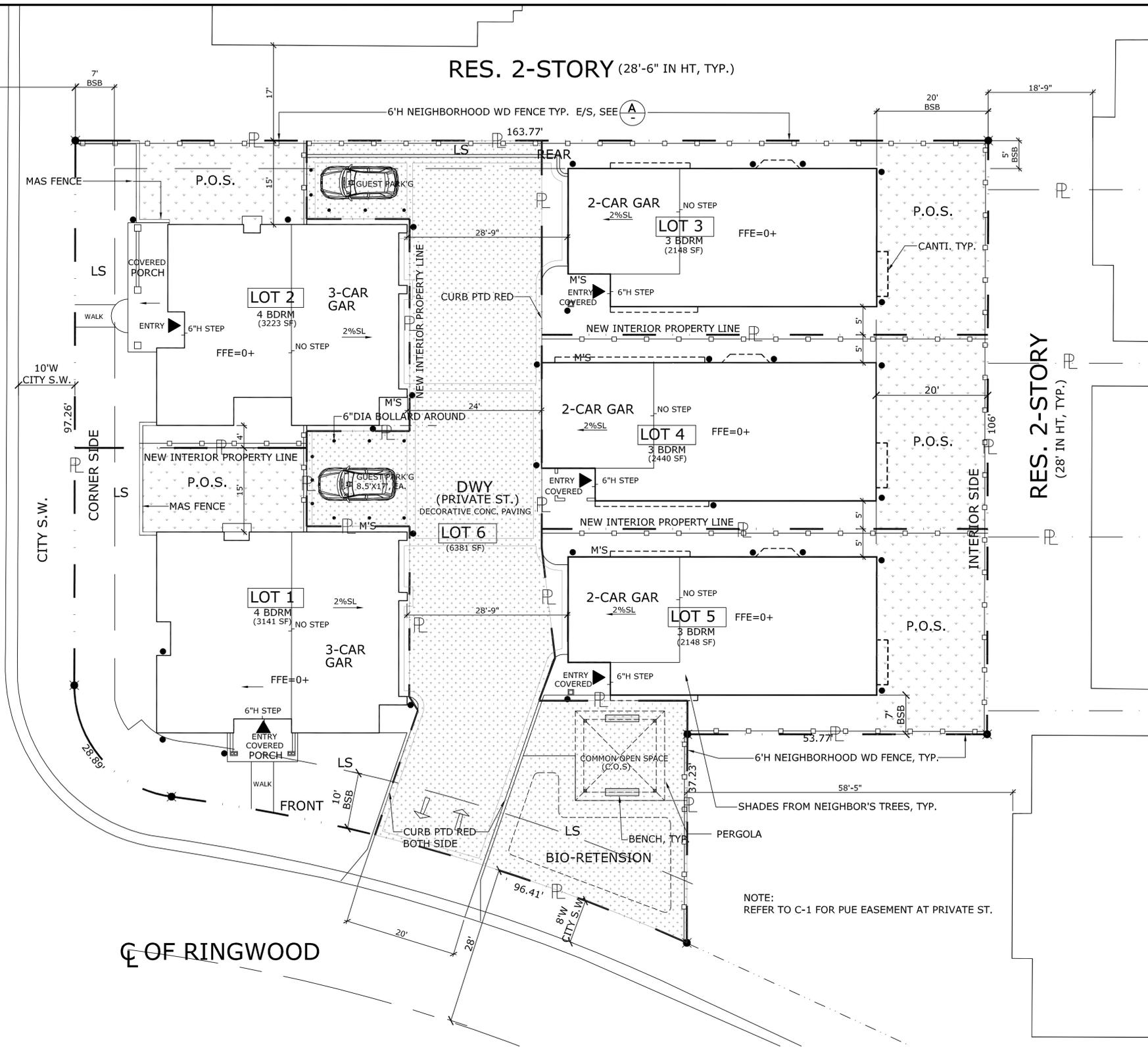


ISOMETRIC



SECTION

WD FENCE **(A)**
N.T.S.
(BOARD ON BOARD)



NOTE: REFER TO C-1 FOR PUE EASEMENT AT PRIVATE ST.

SITE PLAN

1"=10'-0"
0 5' 10' 20'



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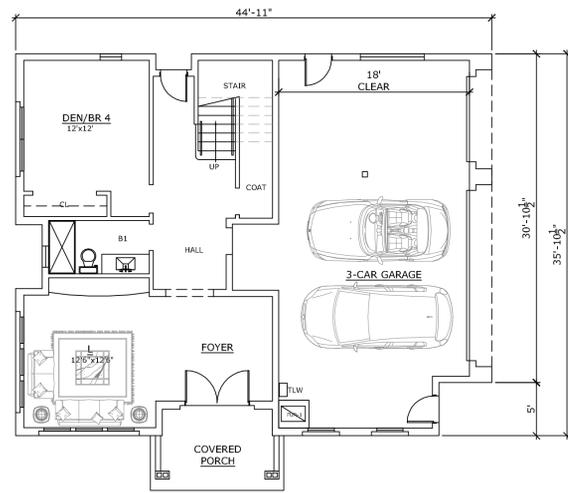
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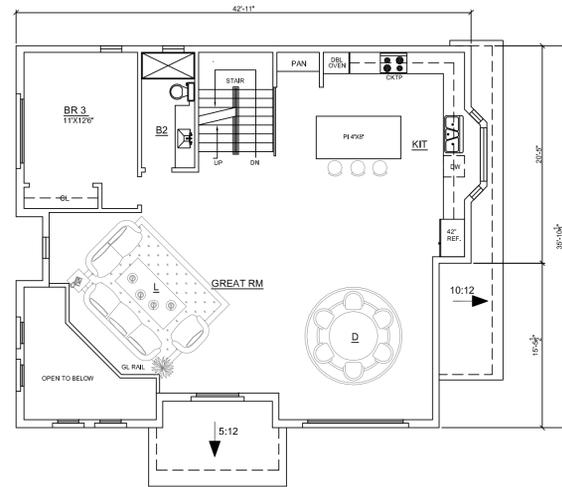
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LOT 1 - FLOOR PLANS & ELEVATIONS



1ST FLOOR PLAN

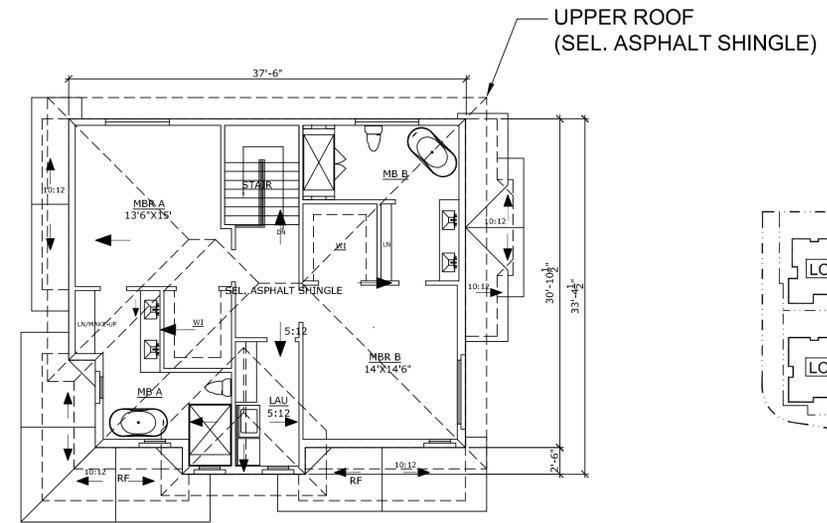
LIVING - 790 SF
GAR - 704 SF



2ND FLOOR PLAN

1334 SF

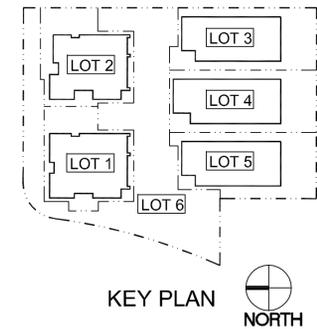
LIVING - 3223 SF
GARAGE - 704 SF



3RD FLOOR PLAN

1099 SF

NOTE:
EXTERIOR FIN. MATERIALS & COLOR
REFER TO SHEE A-5



FRONT ELEVATION(WEST)
(VIEW AT RINGWOOD)



LEFT SIDE ELEVATION(NORTH)



REAR ELEVATION(EAST)



RIGHT SIDE ELEVATION(SOUTH)

1/8"=1'-0"
0 5 10 20

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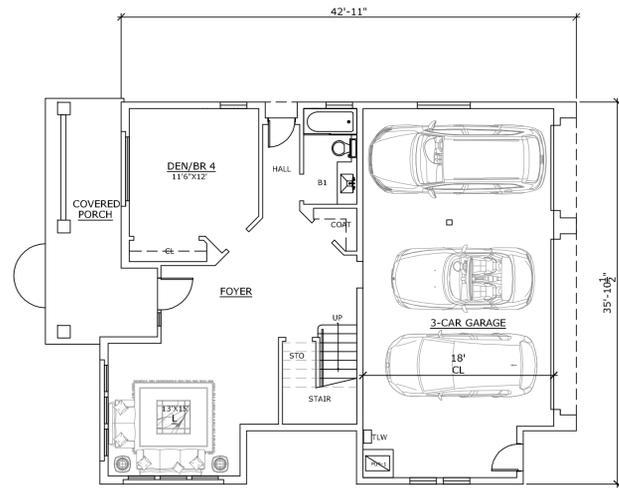
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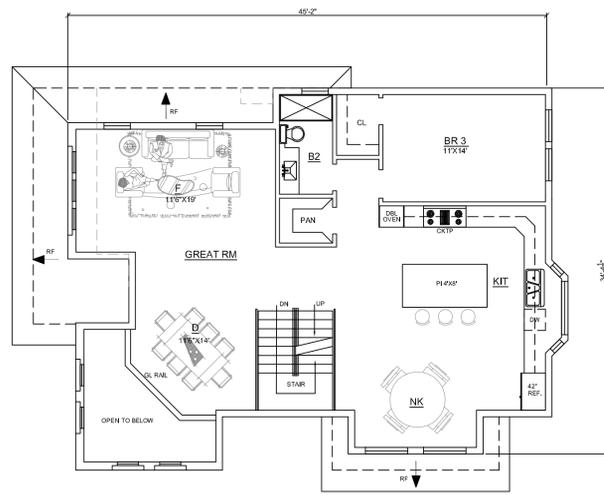
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LOT 2 - FLOOR PLANS & ELEVATIONS



1ST FLOOR PLAN

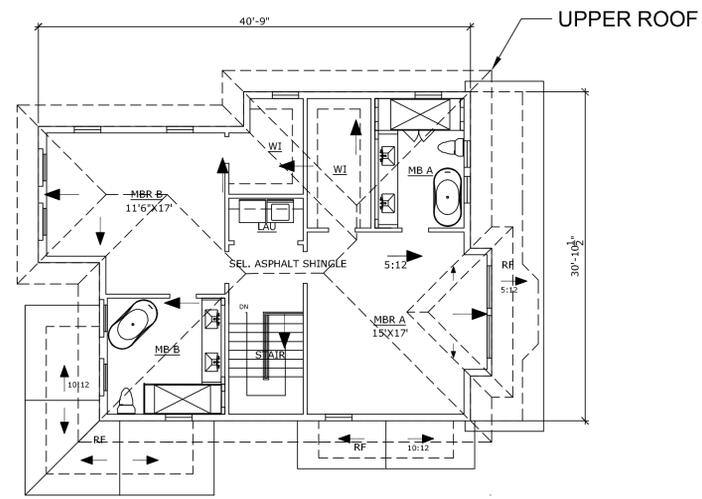
LIVING - 773 SF
GAR - 672 SF



2ND FLOOR PLAN

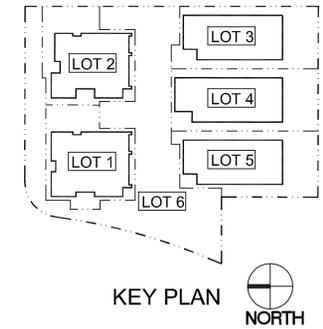
1300 SF

LIVING - 3141 SF
GARAGE - 672 SF



3RD FLOOR PLAN

1068 SF



NOTE:
EXTERIOR FIN. MATERIALS & COLOR
REFER TO SHEE A-5



FRONT ELEVATION (NORTH)
(VIEW AT MURPHY)



LEFT SIDE ELEVATION (EAST)

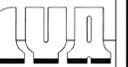
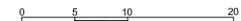


REAR ELEVATION (SOUTH)



RIGHT SIDE ELEVATION (WEST)

1/8"=1'-0"



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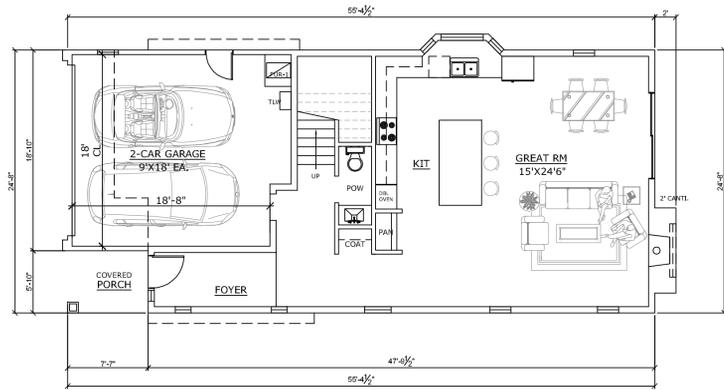
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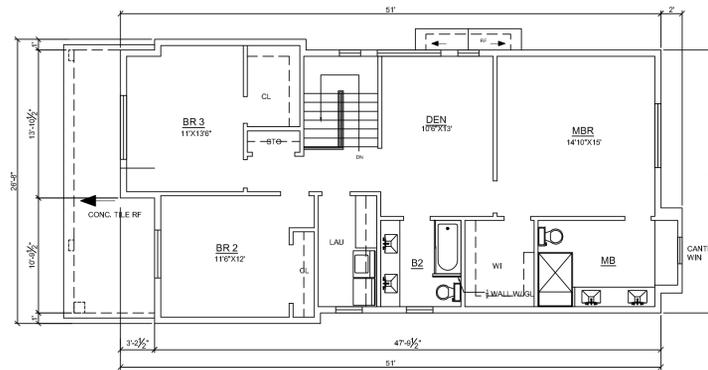
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LOT 3 & 5 - FLOOR PLANS & ELEVATIONS



1ST FLOOR PLAN

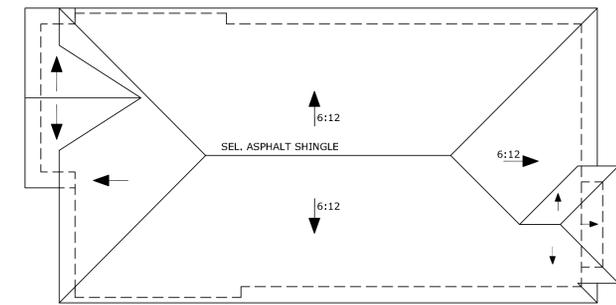
LIVING - 925 SF
GAR - 397 SF



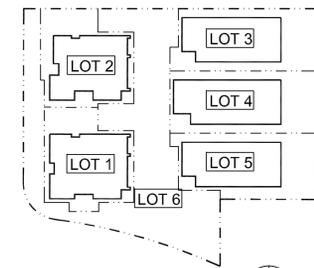
2ND FLOOR PLAN

1253 SF

LIVING - 2187 SF
GARAGE - 397 SF



ROOF PLAN



NOTE:
EXTERIOR FIN. MATERIALS & COLOR
REFER TO SHEE A-5



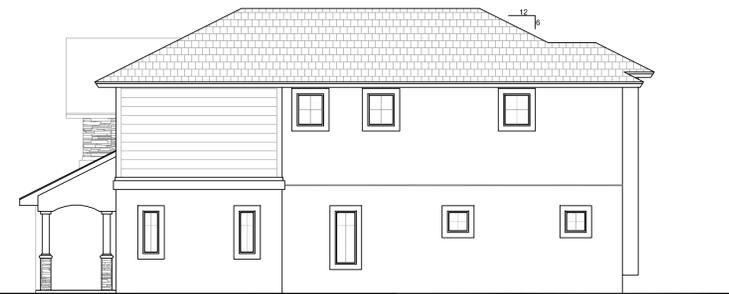
FRONT ELEVATION (NORTH)



LEFT SIDE ELEVATION (EAST)

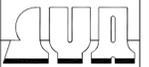
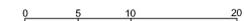


REAR ELEVATION (SOUTH)



RIGHT SIDE ELEVATION (WEST)

1/8"=1'-0"



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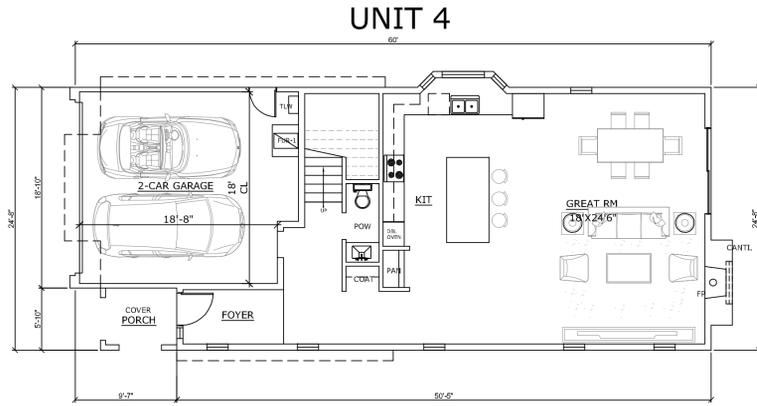
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Scale	AS-NOTED
Job No.	16.04

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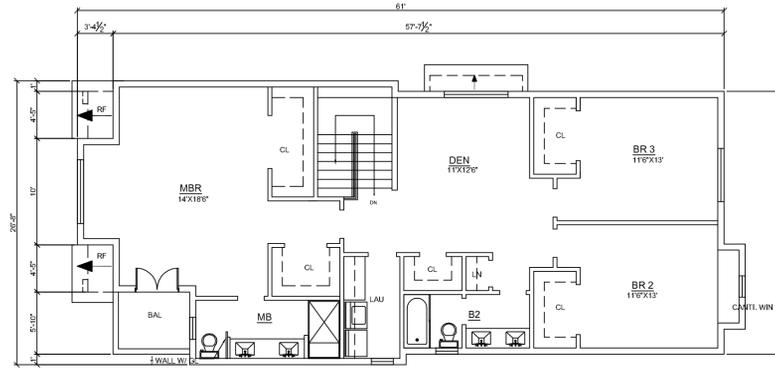
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LOT 4 - FLOOR PLANS & ELEVATIONS



1ST FLOOR PLAN

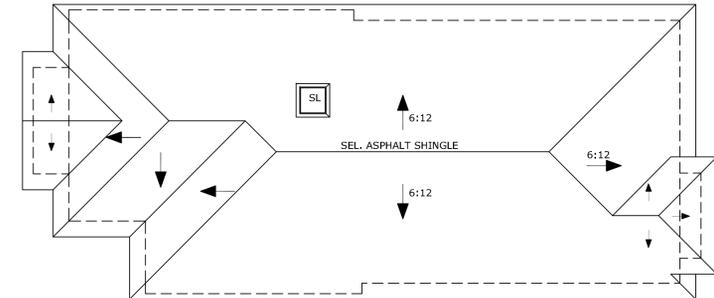
LIVING - 1027 SF
GAR - 397 SF



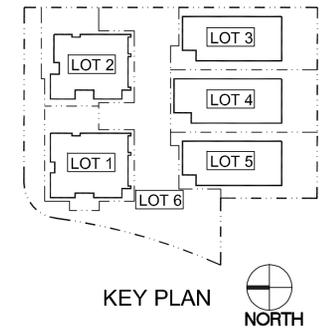
2ND FLOOR PLAN

1460 SF

LIVING - 2487 SF
GARAGE - 397 SF



ROOF PLAN



KEY PLAN
NORTH

NOTE:
EXTERIOR FIN. MATERIALS & COLOR
REFER TO SHEE A-5



FRONT ELEVATION (NORTH)



LEFT SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)



RIGHT SIDE ELEVATION (WEST)

1/8"=1'-0"
0 5 10 20

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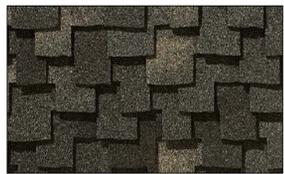
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Check	SY
Date	11.15.17
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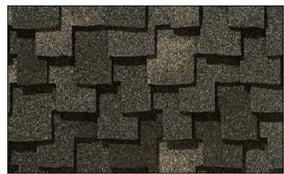
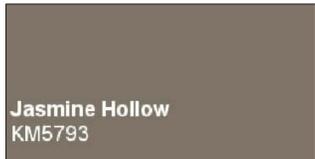
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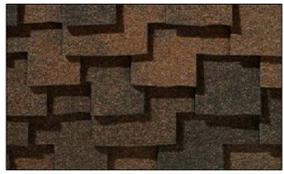
LOT 5

<p>ROOF CERTAINTEED PRESIDENTIAL SHAKE TL (COUNTRY GRAY)</p>	
<p>EXT. BODY COLOR KELLY-MOORE (KM4790 VENETIAN WALL)</p>	<p>Venetian Wall KM4790</p> 
<p>EXT. TRIM KELLY-MOORE (KM4787 PLUME GRASS)</p>	<p>Plume Grass KM4787</p> 
<p>CULTURED STONE ELDORADO STONE (CLIFFSTONE /LANTANA)</p>	

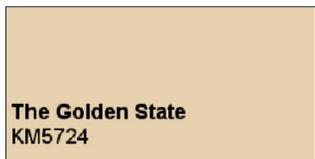
LOT 3

<p>ROOF CERTAINTEED PRESIDENTIAL SHAKE TL (COUNTRY GRAY)</p>	
<p>EXT. BODY COLOR KELLY-MOORE (KM5793-3 JASMINE HOLLOW)</p>	<p>Jasmine Hollow KM5793</p> 
<p>EXT. TRIM KELLY-MOORE (KM5787-1 PARISION CASHMERE)</p>	<p>Parisian Cashmere KM5787</p> 
<p>CULTURED STONE ELDORADO STONE (MOUNTAIN LEDGE /WHISKEY CREEK)</p>	

LOT 1

<p>ROOF CERTAINTEED PRESIDENTIAL SHAKE TL (AGED BARK)</p>	
<p>EXT. BODY COLOR KELLY-MOORE (KM4678-3 HEMP ROPE)</p>	
<p>EXT. TRIM KELLY-MOORE (KM4675-1 WHITE CHOCOLATE)</p>	
<p>CULTURED STONE ELDORADO STONE (RUSTIC LEDGE /CLEAR WATER)</p>	

LOT 4

<p>ROOF CERTAINTEED PRESIDENTIAL SHAKE TL (AGED BARK)</p>	
<p>EXT. BODY COLOR KELLY-MOORE (KM5722-3 PARTRIDGE KNOLL)</p>	<p>Partridge Knoll KM5722</p> 
<p>EXT. TRIM KELLY-MOORE (KM5724-1 THE GOLDEN STATE)</p>	<p>The Golden State KM5724</p> 
<p>CULTURED STONE ELDORADO STONE (CLIFFSTONE/CAMBRIA)</p>	

LOT 2

<p>ROOF CERTAINTEED PRESIDENTIAL SHAKE TL (COUNTRY GRAY)</p>	
<p>EXT. BODY COLOR KELLY-MOORE (KM4790 VENETIAN WALL)</p>	<p>Venetian Wall KM4790</p> 
<p>EXT. TRIM KELLY-MOORE (KM4787 PLUME GRASS)</p>	<p>Plume Grass KM4787</p> 
<p>CULTURED STONE ELDORADO STONE (CLIFFSTONE /LANTANA)</p>	



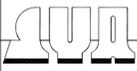
ENTRY DR



GARAGE DR



WINDOW



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San Jose, CA, 95125-5560
(408) 694-1618

MURPHY VILLAS
1508 MURPHY AVE.
SAN JOSE, CA

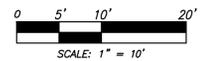
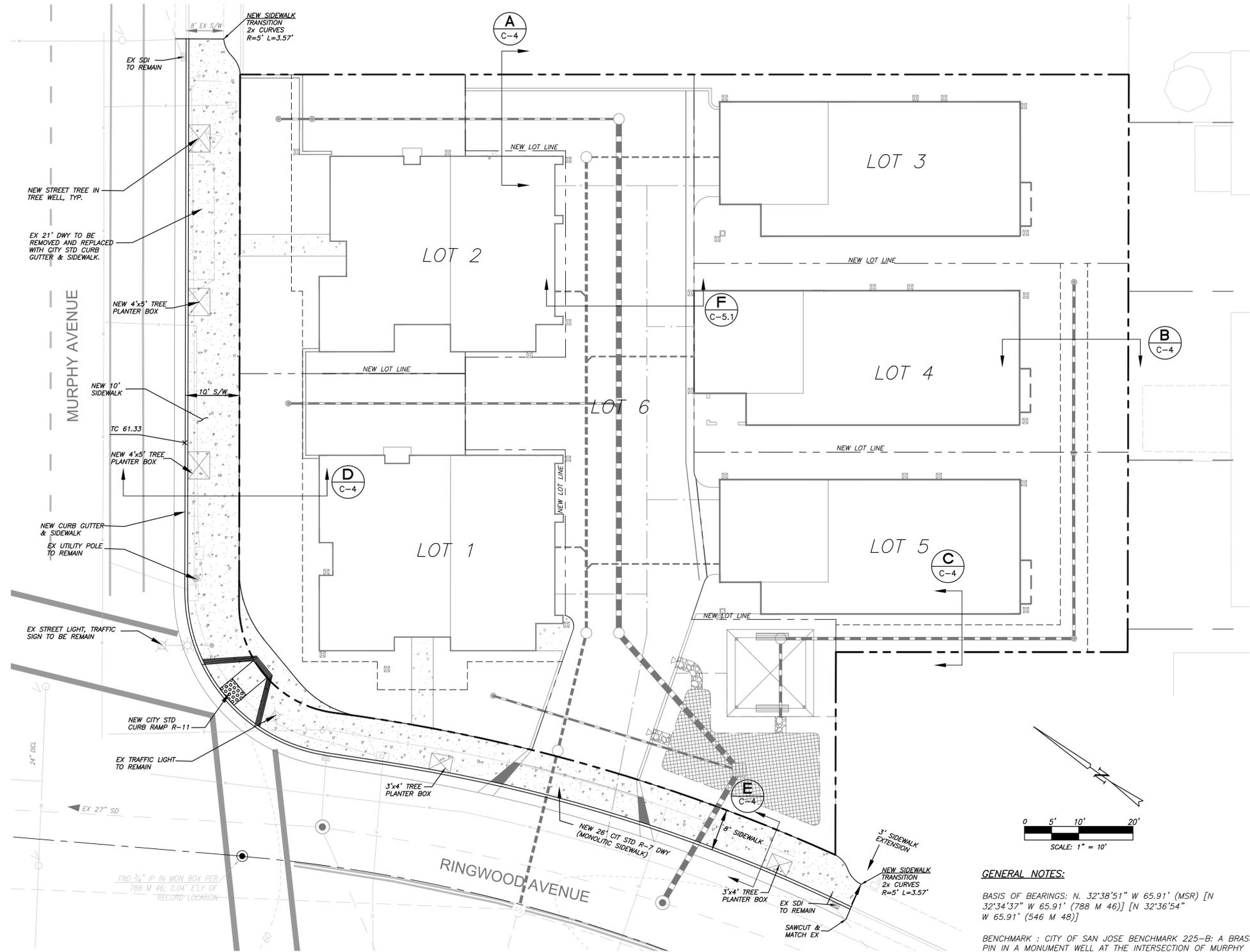
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PD17-024

Legend	
	Property Line
	Adjacent Property Line
	Centerline
	Fenceline
	New Storm Drain Line
	Easement Line
C	Communications Box
	Catch Basin
e	Electric Utility Box
ev	Electric Vault
	Electrolier
	Fire Hydrant
gm	Gas Meter
ir	Irrigation Box
ss	Sanitary Sewer Cleanout
	Sanitary Sewer Manhole
T	Sign
109.65	Spot Elevation
	Storm Drain Manhole
sl	Street Light Box
	Traffic Signal
	Landscape
	Concrete
	New Bioretention Area



GENERAL NOTES:

BASIS OF BEARINGS: N. 32°38'51" W 65.91' (MSR) [N 32°34'37" W 65.91' (788 M 46)] [N 32°36'54" W 65.91' (546 M 48)]

BENCHMARK : CITY OF SAN JOSE BENCHMARK 225-B: A BRASS PIN IN A MONUMENT WELL AT THE INTERSECTION OF MURPHY AVENUE AND RINGWOOD AVENUE. ELEVATION TAKEN AS 61.29', NGVD 29.

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DETACHED SINGLE FAMILY RESIDENCES
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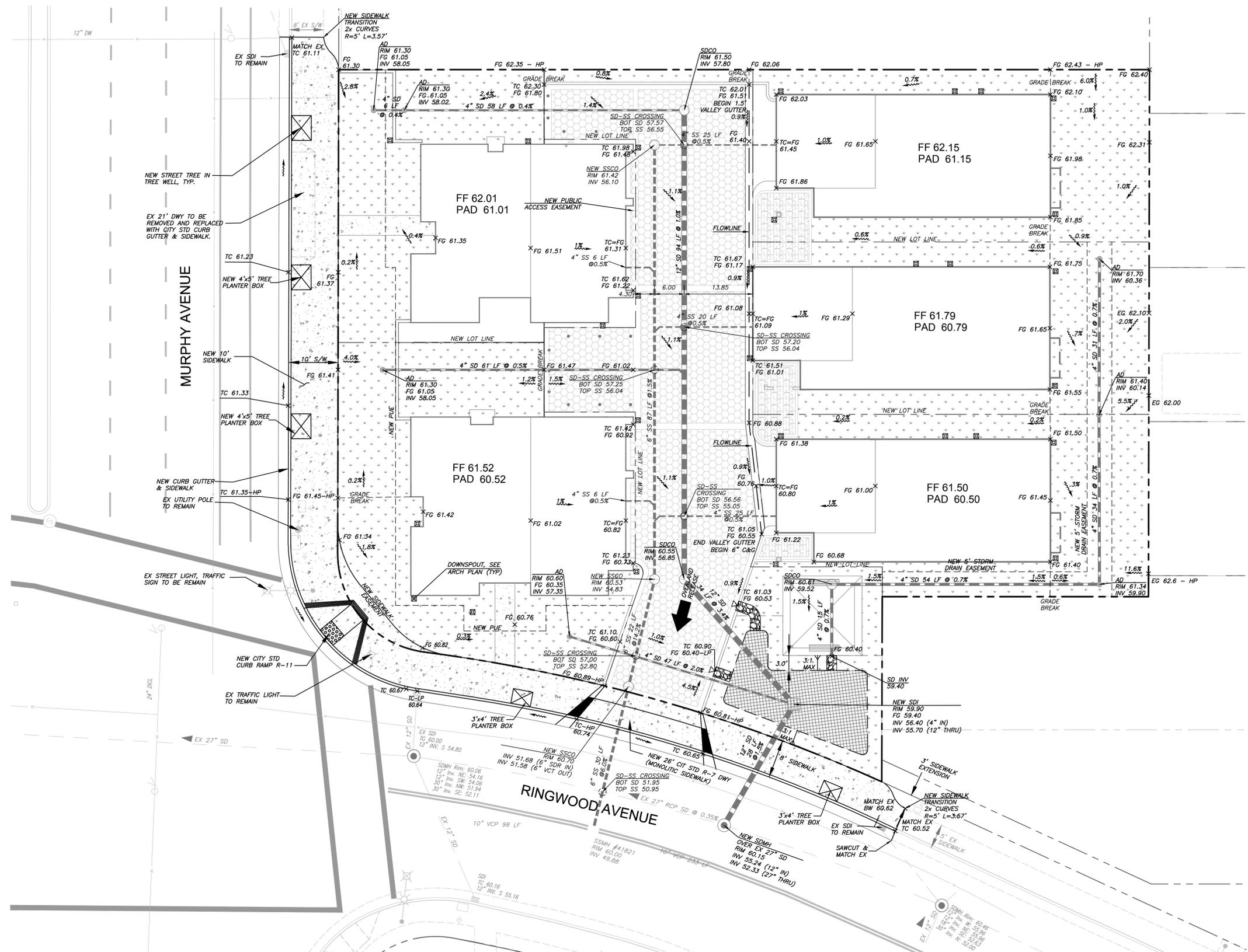
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SITE PLAN

Legend

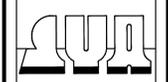
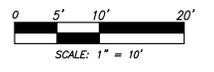
- Property Line
- Adjacent Property Line
- Centerline
- Fenceline
- New Storm Drain Line
- Easement Line
- C Communications Box
- Catch Basin
- e Electric Utility Box
- ev Electric Vault
- Electrolier
- Fire Hydrant
- Gas Meter
- ir Irrigation Box
- ss Sanitary Sewer Cleanout
- Sanitary Sewer Manhole
- Sign
- 109.65 Spot Elevation
- Storm Drain Manhole
- sl Street Light Box
- Traffic Signal
- Landscape (See Landscape Plans)
- Proposed Concrete (6" PC/6" AB In Driveway & 4" 7/4" Sidewalk)
- Biotreatment Area
- Pavement (3.25" Non-Permeable Paver/12" AB)



GENERAL NOTES:

BASIS OF BEARINGS: N. 32°38'51" W 65.91' (MSR) [N 32°34'37" W 65.91' (788 M 46)] [N 32°36'54" W 65.91' (546 M 48)]

BENCHMARK : CITY OF SAN JOSE BENCHMARK 225-B: A BRASS PIN IN A MONUMENT WELL AT THE INTERSECTION OF MURPHY AVENUE AND RINGWOOD AVENUE. ELEVATION TAKEN AS 61.29', NGVD 29.



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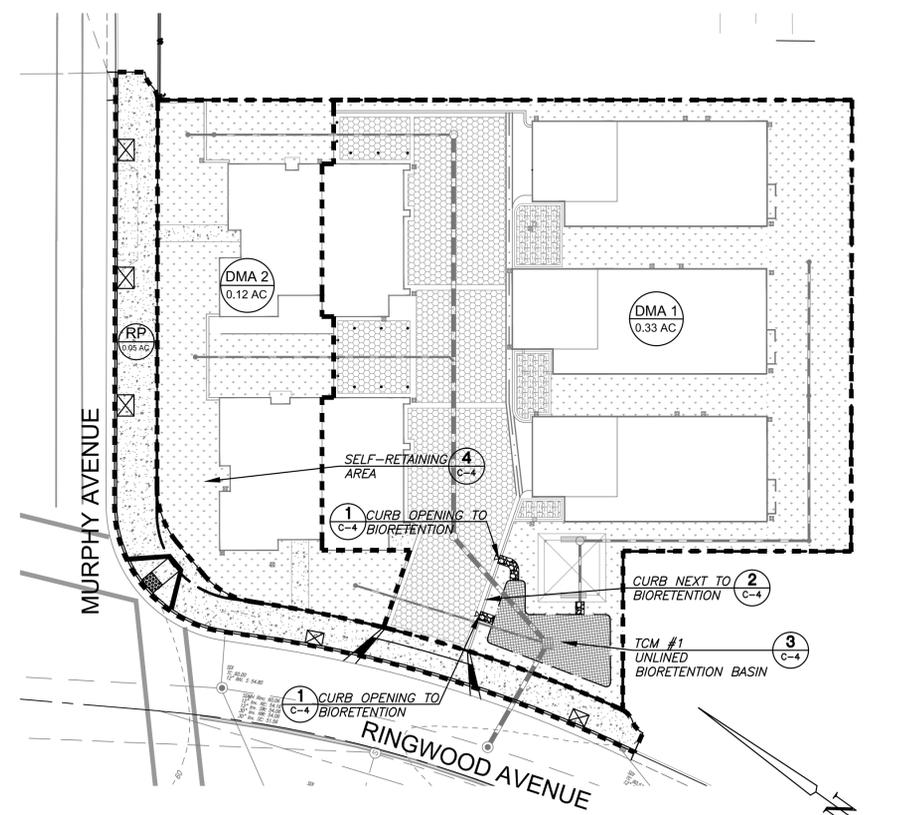
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GRADING
 AND DRAINAGE



- SOURCE CONTROL MEASURES:**
- BENEFICIAL LANDSCAPING.
 - USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
 - MAINTENANCE (PAVEMENT/PRIVATE STREET SWEEPING, GOOD HOUSEKEEPING).
 - STORM DRAIN LABELING.

- SITE DESIGN MEASURES:**
- USE SELF-RETAINING AREA
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
 - CLUSTER STRUCTURES/PAVEMENT.
 - PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
 - CREATE NEW PERVIOUS LANDSCAPE AREAS.
 - PARKING:
 - NOT PROVIDED IN EXCESS OF CODE.

STANDARD STORMWATER CONTROL NOTES:

STANDARD WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

NOTE

- OVERFLOW RISER WITH GRATE CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL. 6" MINIMUM - 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA
- OFFSET OVERFLOW STRUCTURES FROM CURB OPENINGS, ROOF DRAINS, AND DIRECT FLOW LINES.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
- 2" MIN DROP FROM ASPHALT GRADE TO FINISH GRADE OF LANDSCAPE.

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

SIZING FOR VOLUME BASED TREATMENT

DMA # 1
 A = 14272 s.f.
 Impervious Area = 9904 s.f. % Imperviousness = 69.39%

MAPsite = 14.6 Correction Factor = 1.05036
 MAPage = 13.9

Clay (D): Sandy Clay (D): Clay Loam (D):
 Silt Loam/Loam (B): X Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? No Yes/No

If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
 Modified Soil Type: B

S = 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.409528027 inches (Use Figure B-2)
 UBS Volume for 15% Slope (UBS15%) = 0.420652466 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.409528027 inches (Corrected Slope for the site)
 Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 5)

Adjusted UBS = 0.43015174 inches
 Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
 Design Volume = 511.59 ft³

COMBO FLOW & VOLUME BIOTRETMENT CALCULATION

Total Drainage Area = 14,272 sq. ft
 Impervious Area = 9,904 sq. ft
 Pervious Area = 4,368 sq. ft
 Equivalent Impervious Area = 437 sq. ft Total Equivalent Impervious = 10,341 sq. ft

Rainfall intensity = 0.2 in/hr
 Duration = Adjusted UBS (Step 6) / Rainfall Intensity
 Duration = 2.150758702 hrs

Estimate the Surface Area = 367 sq. ft (Typically start with Total Impervious x 0.03)
 Volume of Treated Runoff = 328.886852 cu. ft
 Volume in Ponding Area = 182.706952 cu. ft
 Depth of Ponding = 0.49783911 ft Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
 If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
 If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

PROJECT SITE INFORMATION:

- SOILS TYPE: B
- GROUND WATER DEPTH: 10'
- NAME OF RECEIVING BODY: COYOTE CREEK
- FLOOD ZONE: D
- FLOOD ELEVATION (IF APPLICABLE): N/A

BIOTRETMENT SOIL REQUIREMENTS

- BIOTRETMENT SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOSECA.GOV/INDEX.ASP?NID=1761](http://www.sanjooseca.gov/index.asp?nid=1761)
- PRIOR TO ORDERING THE BIOTRETMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTRETMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

FORM # - Stormwater Evaluation Form page 2 of 4

2. SURFACE DATA
- Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): 1
 - Total area of site: 0.496 acres
 - Total Existing Impervious Surfaces on site: 12726 sq. ft.
 - Total area of site that will be disturbed: 0.496 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface		Proposed Surface		RESET CALCULATIONS
	sq. ft.	To Be Replaced sq. ft. ¹	New sq. ft. ²		
2.e. IMPERVIOUS SURFACES					
Roof Area	3657	4146	2787		
Parking					
Sidewalks, Patios, Driveways, Etc.	9069	4447	575		
Public Streets					
Private Streets			2066		
Online form auto-calculates: Impervious Surfaces Total	e.1. 12726	e.2. 8593	e.3. 5428	e.4. 14021	Total Proposed Impervious Surface (replaced + new)
2.f. PERVIOUS SURFACES					
Landscaped Area	8874	3446	4133		
Pervious Paving					
Green Roof and other Pervious Surfaces					
Online form auto-calculates: Pervious Surfaces Total	f.1. 8874	f.2. 3446	f.3. 4133	f.4. 7579	Total Proposed Pervious Surface (replaced + new)

2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: Online form auto-calculates: 6. 67.52 %

¹ Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.
² Proposed New Impervious Surface: New impervious surface that will cover an existing pervious surface.

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 1508 MURPHY AVENUE, SAN JOSE, CA 95131
 - PROPERTY OWNER: DEGAN HOMES, INC.
- RESPONSIBLE PARTY FOR MAINTENANCE:
 - CONTACT: MACK DEGAN
 - PHONE NUMBER OF CONTACT: (408)-825-2895
 - EMAIL: MACK@DEGANHOMES.COM
 - ADDRESS: 5959 S. WINCHESTER BLVD, SUITE 200A, SAN JOSE, CA 95008

- BIOTRETMENT & FLOW-THROUGH PLANTER NOTES:**
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
 - PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
 - SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
 - CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
 - A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
 - DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

DMA Area	TCM No.	Pervious Area (sf)	Parking & Sidewalk Area (sf)	Roof Area (sf)	Drainage Area (sf)	Drainage Area (acres)	Total Impervious Area (sf)	Treatment Type	Bioretention Area Required (sf)	Bioretention Area Provided (sf)	Line or Unlined	Depth of Ponding (in)
1	1	4,368	4,479	5,425	14,272	0.33	9,904	Bio-Retention	367**	386	Unlined	6
2	-	3,211	343	1,568	5,132	0.12	1,921	Self-Retaining	-	-	-	3
Roadway Project*	-	0	2,196	0	2,196	0.05	2,196	Roadway Project*	-	-	-	-
Total Area		7,579	7,018	6,993	21,600	0.50	14,021		367	386		

*New pavement not creating a travel lane and new sidewalk created on an existing street are exempt from C.3 requirements for public roadway projects per Tablr 2-2 of the Chapter 2.3 of thr C.3 Control Handbook (SCVURPPP, April 2012)
 ** Treatment area required based on the combo flow method (see above)

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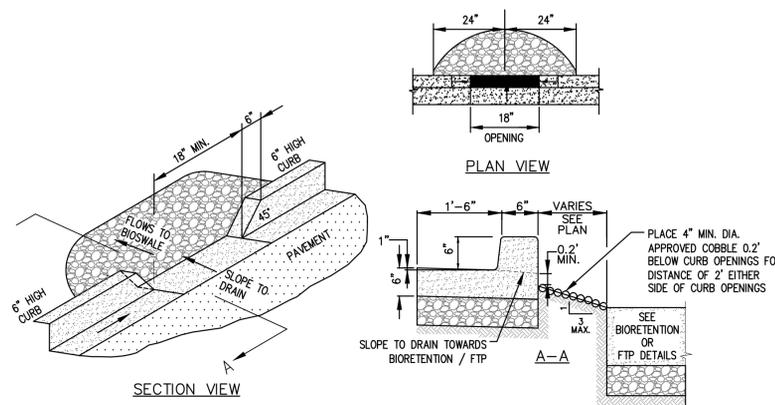
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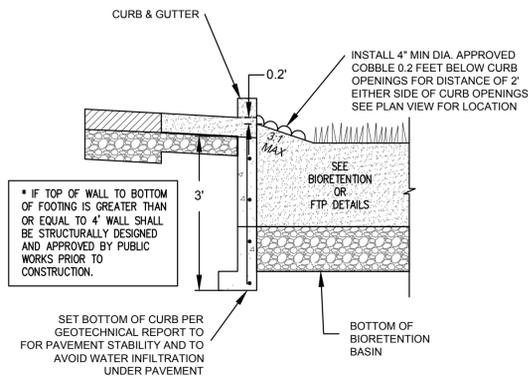
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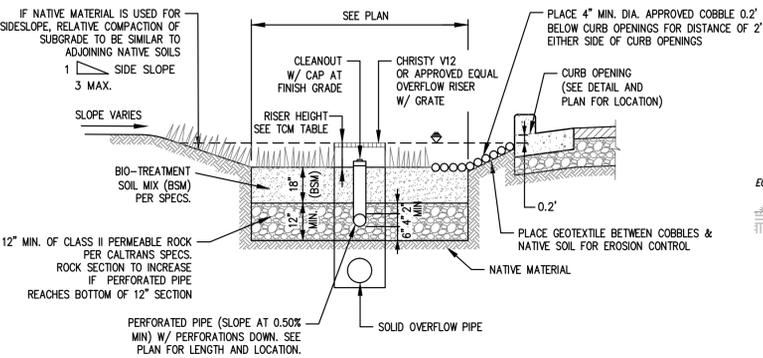
STORMWATER CONTROL PLAN



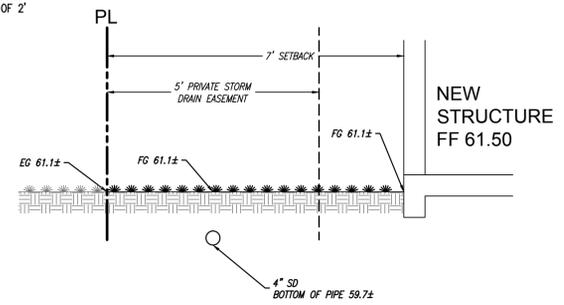
1 CURB OPENING
C-3 N.T.S.



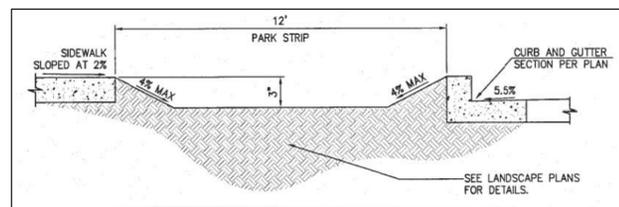
2 CURB ADJACENT TO BIORETENTION
C-3 N.T.S.



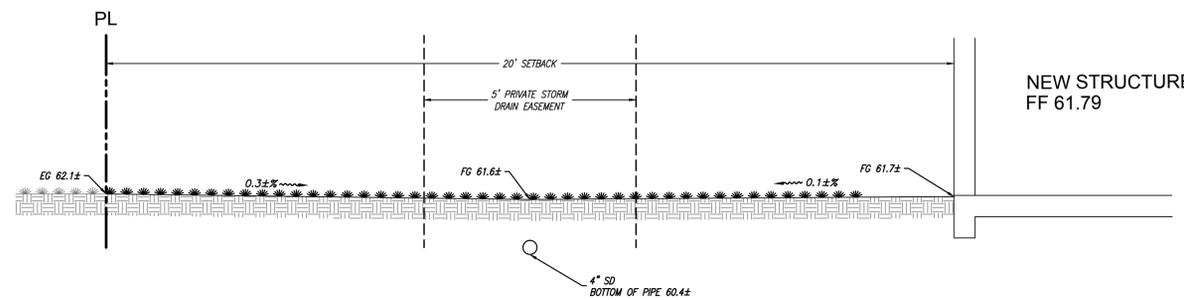
3 BIORETENTION BASIN WITHOUT LINER
C-3 N.T.S.



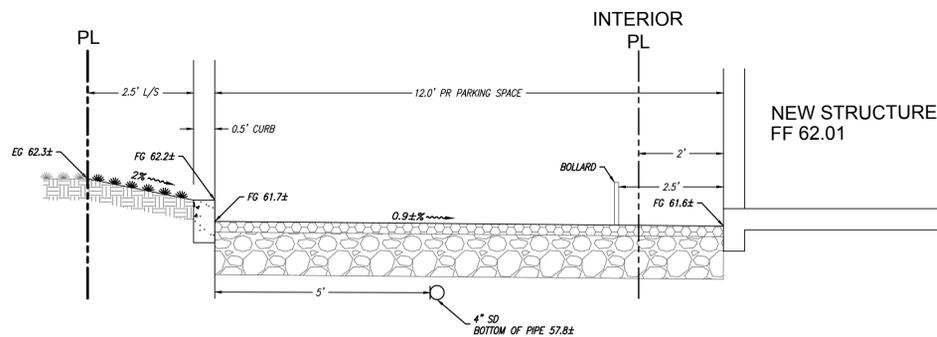
C SOUTH PROPERTY LINE
C-1 SCALE: 1" = 2'



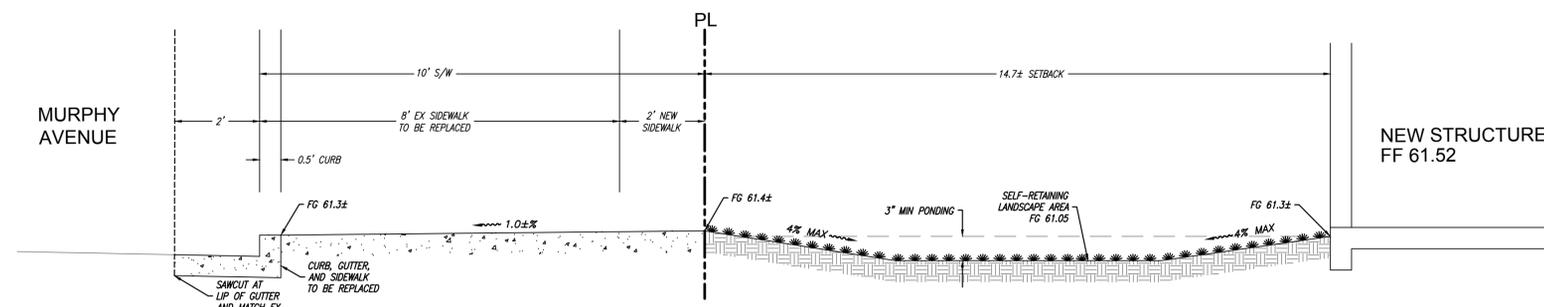
4 SELF-RETAINING AREA
C-3 N.T.S.



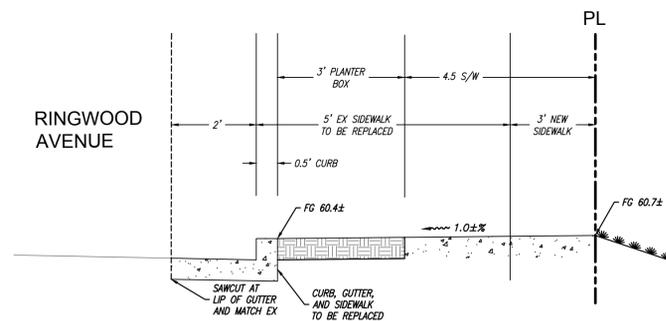
B SOUTHEAST PROPERTY LINE
C-1 SCALE: 1" = 2'



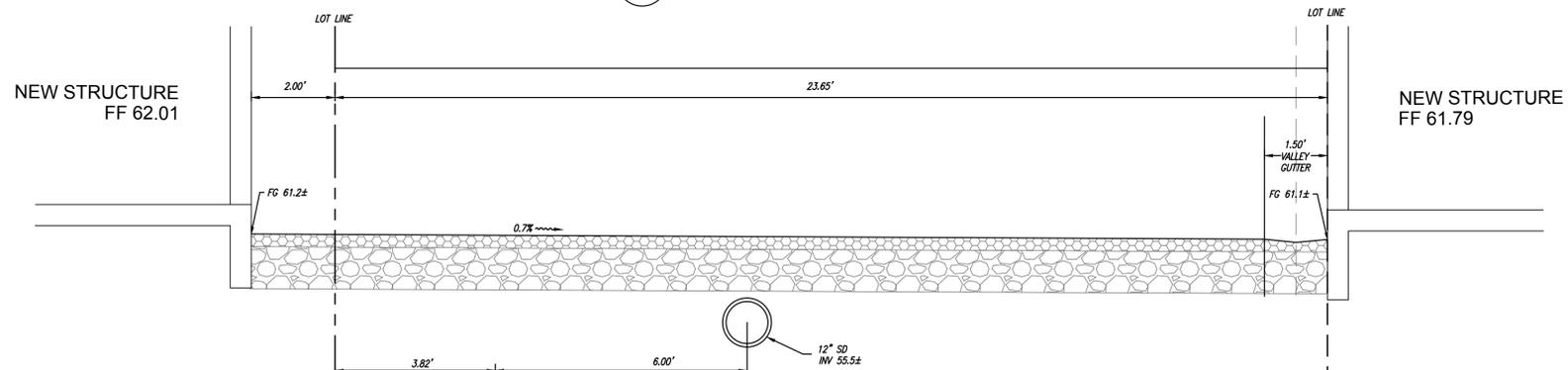
A NORTH EAST PROPERTY LINE
C-1 SCALE: 1" = 2'



D NORTHWEST PROPERTY LINE
C-1 SCALE: 1" = 2'



E RINGWOOD AVENUE
C-1 HORIZONTAL SCALE: 1" = 2'



F PRIVATE STREET
C-1 HORIZONTAL SCALE: 1" = 2'
VERTICAL SCALE: N.T.S.

YUW

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architects o/a/pe
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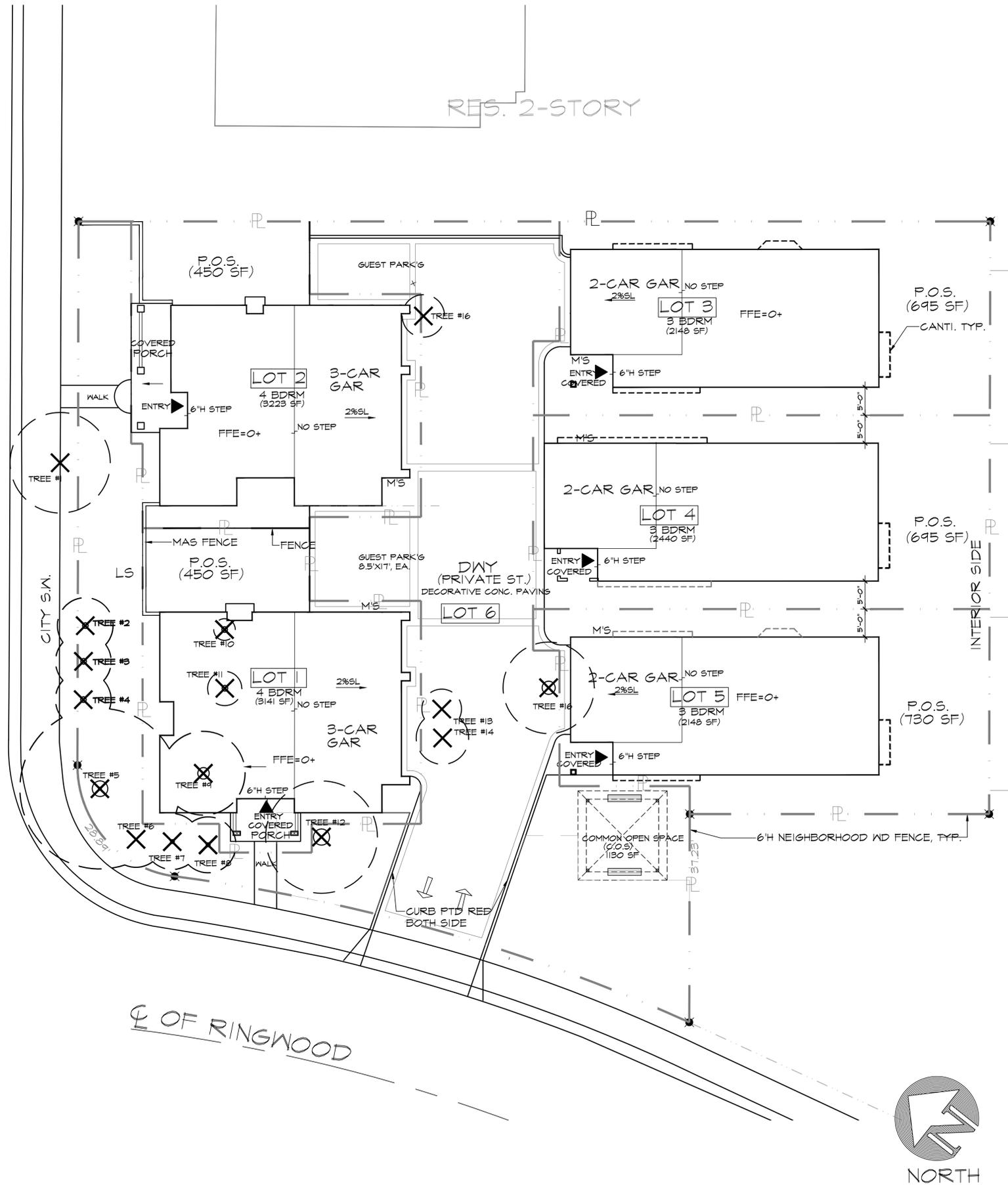
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CROSS SECTIONS AND
DETAILS

MURPHY AVE.



TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	Trunk Circumference	Action
1	Lagerstroemia indica	Crepe Myrtle	32"	To Be Removed
2	Sequoia Sempervirens	Redwood	29"	To Be Removed
3	Sequoia Sempervirens	Redwood	22"	To Be Removed
4	Sequoia Sempervirens	Redwood	18"	To Be Removed
5	Almond	Almond Tree	72"	To Be Removed
6	Sequoia Sempervirens	Redwood	11"	To Be Removed
7	Sequoia Sempervirens	Redwood	22"	To Be Removed
8	Sequoia Sempervirens	Redwood	15"	To Be Removed
9	Almond	Almond Tree	37"	To Be Removed
10	Juniperus 'Torulosa'	Torulosa Juniper	24"	To Be Removed
11	Juniperus 'Torulosa'	Torulosa Juniper	17"	To Be Removed
12	Fig	Fig Tree	46"	To Be Removed
13	Fraxinus uhdei	Evergreen Ash	12"	To Be Removed
14	Fraxinus uhdei	Evergreen Ash	17"	To Be Removed
15	Apricot	Apricot Tree	67"	To Be Removed
16	Fraxinus uhdei	Evergreen Ash	12"	To Be Removed

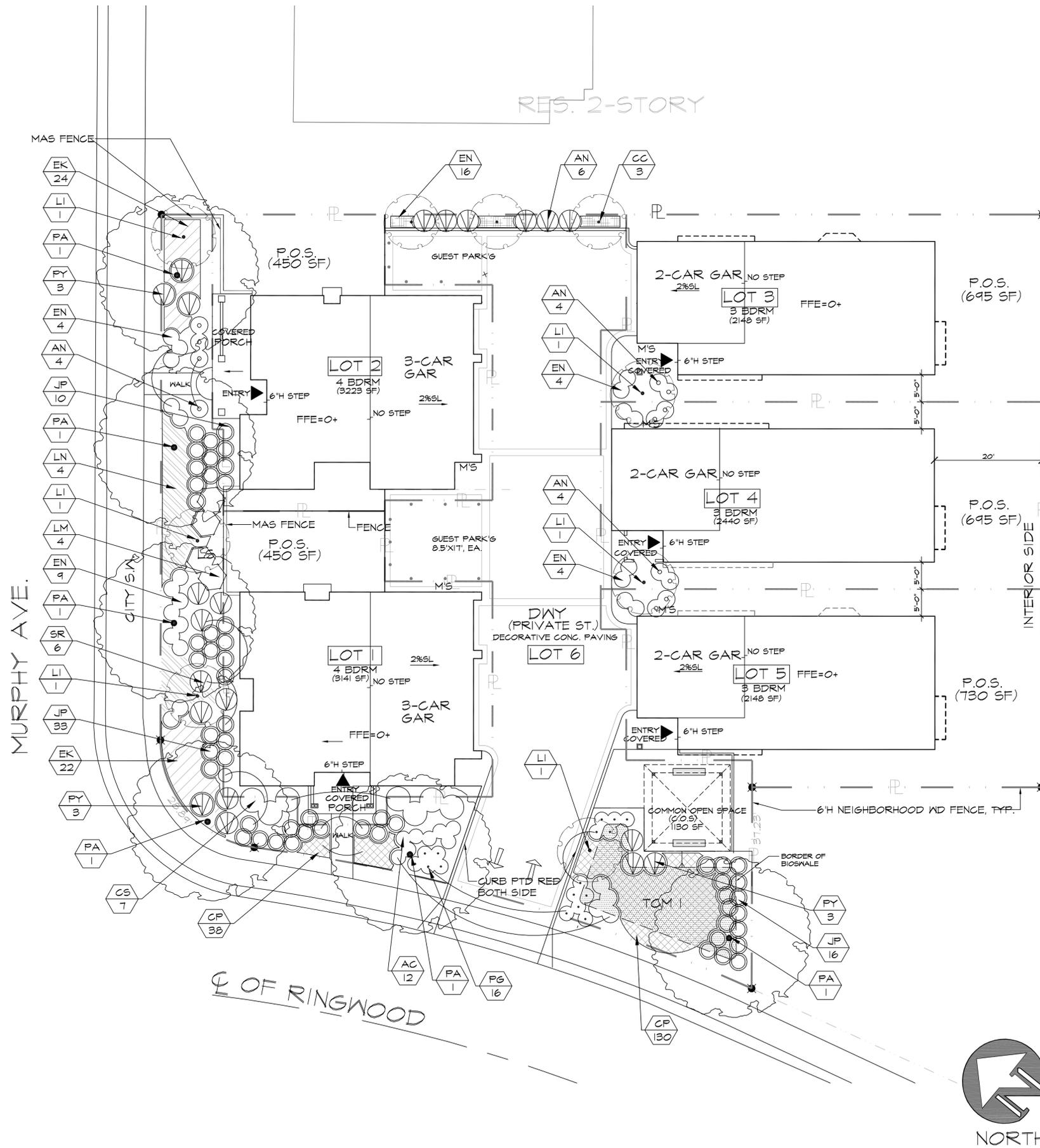
Todd Kalbfeld
Landscape Design
Landscapedesign & Construction Management
2845 TULIP ROAD, SAN JOSE, CA 95128
(408) 605-9973

REVISIONS BY
12/12/2017 TK
4/13/2018 TK

5 SINGLE FAMILY HOMES
MURPHY AVENUE, SAN JOSE, CA

TREE REMOVAL PLAN

DATE MAY / 2017
SCALE 1"=10'-0"
DRAWN TK
JOB MURPHY VILLAS
SHEET 1-1
OF SHEETS



PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	WUCOLS
TREES						
CC	24" Bx	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Red Bud	Standard	Low
LI	24" Bx	6	Lagerstroemia l. 'Tuscarora'	Crepe Myrtle	Natural Form	Low
PA	24" Bx	6	Platanus x a. 'Colombia'	London Plane Tree	Standard	Mod.

SHRUBS						
AN	5g	18	Anigozanthus 'Yellow'	Kangaroo's Paw		Low
CS	1g	7	Cistus skanbergii	Rockrose		Low
EK	1g	46	Erigeron karvinskianus	Santa Barbara Daisy		Low
EN	5g	37	Callistemon viminalis 'Little John'	Dwarf Bottlebrush		Low
LM	5g	4	Grevillea 'Red Hooks'	NCN		Mod.
PG	5g	16	Penstemon h. 'Blue Spring'	Foothill Penstemon		Low
SR	5g	6	Gaura lindheimeri	Gaura		Mod.

VINES AND GROUND COVERS						
CP	4"	168	Carex pansa	California Meadow Sedge		Low
LN	Flats	4	Lippia noaliflora	Lippia		Low

BIO-RETENTION PLANTS						
AC	1g	12	Achillea millefolium	Yarrow		Low
CP	4"	130	Carex pansa	California Meadow Sedge		Low
JP	5g	59	Juncus patens	California Rush		Low
PA	24" Bx	1	Platanus x a. 'Colombia'	London Plane Tree	Standard	Mod
PY	5g	9	Diets Iridioides	Fortnight Lily		Low

Planting Notes

- All trees 15 gallons or larger to receive (2) 2'x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
- Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
- Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
- Rototill and amend entire planting site with 6 yds/1000sf of compost into top 6"-12" of existing soil as necessary for planting needs. Refer to soil analysis report for type type of fertilizer, amendment needed for optimal growth.
- Provide 3" of shredded mulch under all trees, shrubs and unplanted areas for water conservation.
- Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes.

TABLE 2. TREE REPLACEMENT RATIO

Circumference of Tree to be Removed	Minimum Size of Each Replacement Tree		
	Native	Non-Native	Orchard
39 inches or greater	5:1	4:1	3:1
19 up to 39 inches	3:1	2:1	none
Less than 19 inches	1:1	1:1	none

1 - 24" Box Tree equals 2 - 15 gallon trees

TREE REPLACEMENT LEGEND:

TREE	TREE TYPE	TREE REP. VALUE RATIO	REPLACEMENT
#1 - 32" Crepe Myrtle	NON NATIVE	2:1	1 - 24" Bx Tree
#2 - 24" Redwood	NATIVE	3:1	1.5 - 24" Bx Trees
#3 - 22" Redwood	NATIVE	3:1	1.5 - 24" Bx Trees
#4 - 18" Redwood	NATIVE	1:1	.5 - 24" Bx Tree
#5 - 72" Almond	ORCHARD	3:1	1.5 - 24" Bx Trees
#6 - 11" Redwood	NATIVE	1:1	.5 - 24" Bx Tree
#7 - 22" Redwood	NATIVE	3:1	1.5 - 24" Bx Trees
#8 - 15" Redwood	NATIVE	1:1	.5 - 24" Bx Tree
#9 - 37" Almond	ORCHARD	NONE	N/A
#10 - 24" Juniper	NON NATIVE	2:1	1 - 24" Bx Tree
#11 - 17" Juniper	NON NATIVE	1:1	.5 - 24" Bx Tree
#12 - 46" Fig	ORCHARD	3:1	1.5 - 24" Bx Trees
#13 - 12" Ash	NON NATIVE	NONE	N/A
#14 - 17" Ash	NON NATIVE	NONE	N/A
#15 - 67" Apricot	ORCHARD	3:1	1.5 - 24" Bx Trees
#16 - 12" Ash	NON NATIVE	NONE	N/A

Total: 13 - 24" Bx Trees
Total: Equals 26 - 15g Trees

Todd Kalbfeld
Landscape Design
Landscapedesign & Construction Management
2945 TULLIP ROAD, SAN JOSE, CA 95128
(408) 605-9413

REVISIONS
12/12/2017 BY TK
4/13/2018 BY TK
6/7/2018 BY NH

5 SINGLE FAMILY HOMES
MURPHY AVENUE, SAN JOSE, CA

LANDSCAPE PLAN

DATE MAY / 2017
SCALE 1"=10'-0"
DRAWN TK
JOB MURPHY VILLAS
SHEET L-2
OF SHEETS

Legend

- Property Line
- Adjacent Property Line
- Centerline
- Fenceline
- New Storm Drain Line
- Easement Line

C Communications Box

Catch Basin

e Electric Utility Box

ev Electric Vault

Electrolier

Fire Hydrant

gm Gas Meter

ir Irrigation Box

ss Sanitary Sewer Cleanout

Sanitary Sewer Manhole

T Sign

109.65 Spot Elevation

Storm Drain Manhole

sl Street Light Box

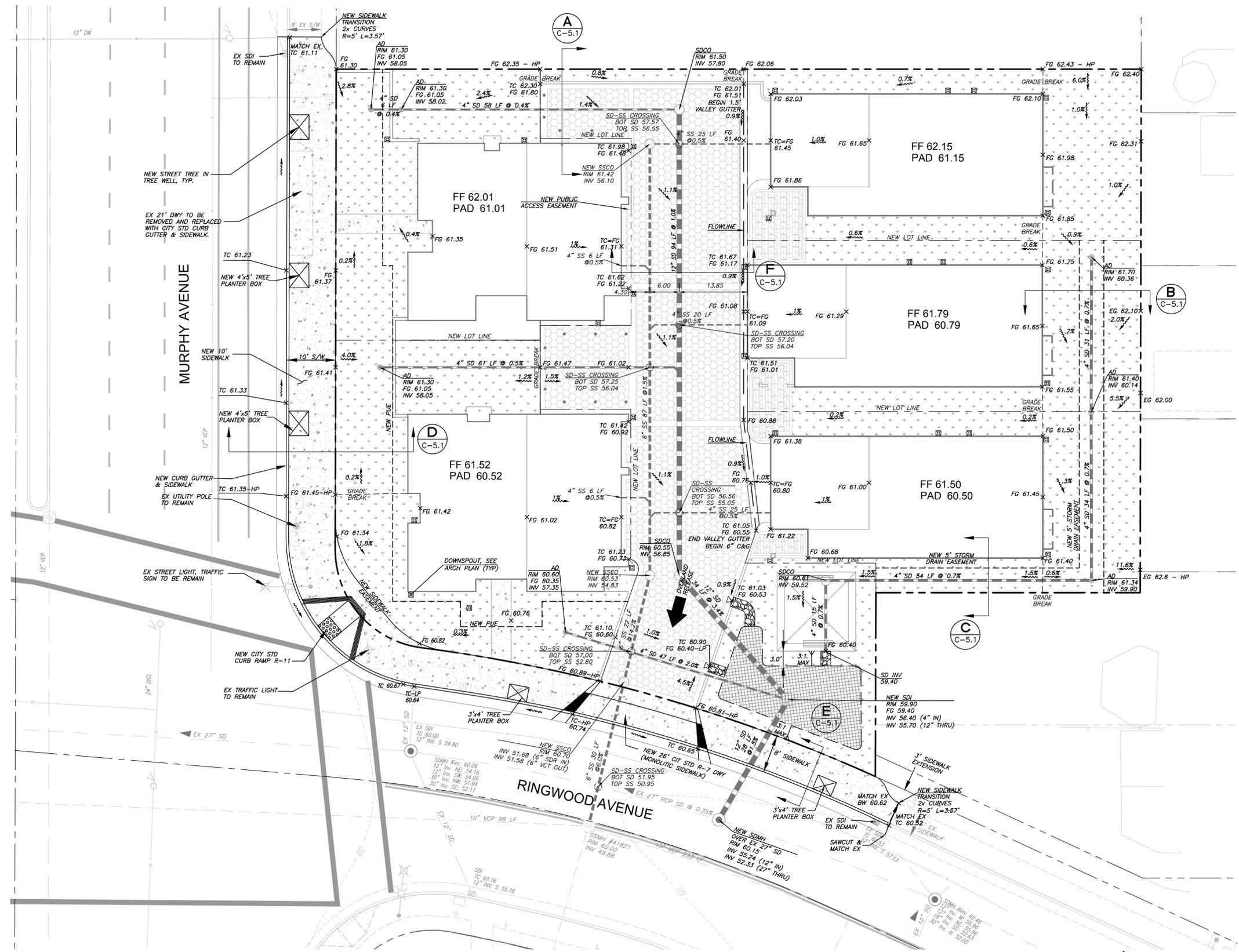
Traffic Signal

Landscape (See Landscape Plans)

Proposed Concrete (6" PC/6" AB In Driveway & 4" 7/4" Sidewalk)

Biotreatment Area

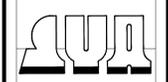
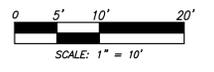
Pavement (3.25" Non-Permeable Paver/12" AB)



GENERAL NOTES:

BASIS OF BEARINGS: N. 32°38'51" W 65.91' (MSR) [N 32°34'37" W 65.91' (788 M 46)] [N 32°36'54" W 65.91' (546 M 48)]

BENCHMARK : CITY OF SAN JOSE BENCHMARK 225-B: A BRASS PIN IN A MONUMENT WELL AT THE INTERSECTION OF MURPHY AVENUE AND RINGWOOD AVENUE. ELEVATION TAKEN AS 61.29', NGVD 29.



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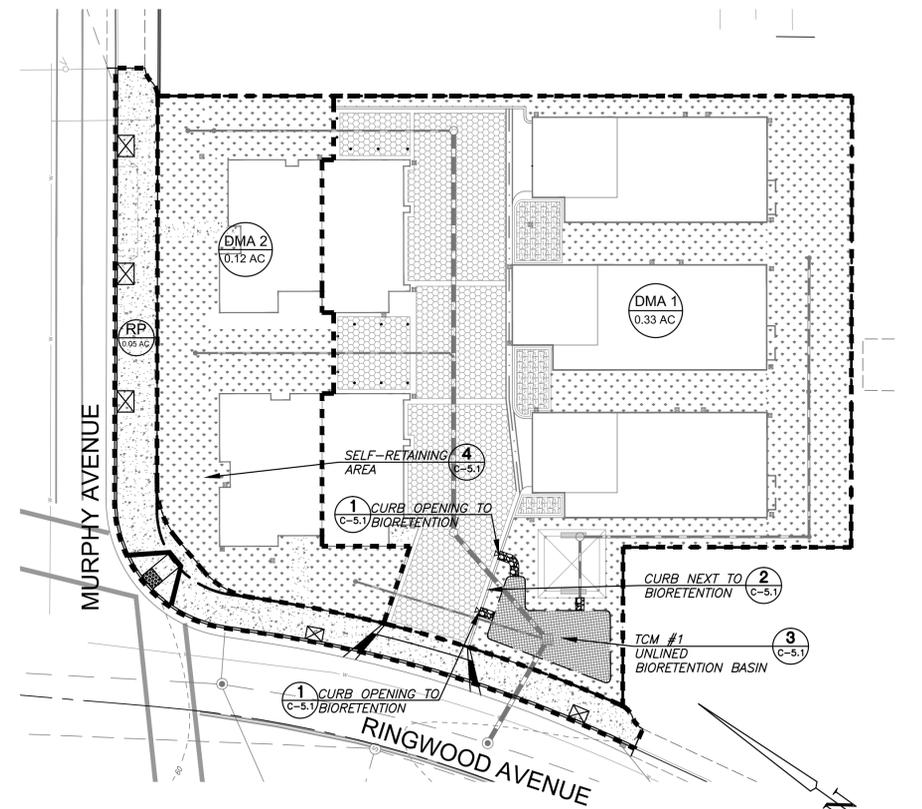
**DETACHED SINGLE
 FAMILY RESIDENCES
 1508 MURPHY AVE.
 SAN JOSE, CA**

Revisions	By

Drawn	DHG
Check	DJ
Date	06/06/18
Scale	AS-NOTED

Sheet
C-4.0

GRADING, DRAINAGE,
 AND UTILITY PLAN



- SOURCE CONTROL MEASURES:**
- BENEFICIAL LANDSCAPING.
 - USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
 - MAINTENANCE (PAVEMENT/PRIVATE STREET SWEEPING, GOOD HOUSEKEEPING).
 - STORM DRAIN LABELING.

- SITE DESIGN MEASURES:**
- USE SELF-RETAINING AREA
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
 - CLUSTER STRUCTURES/PAVEMENT.
 - PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
 - CREATE NEW PERVIOUS LANDSCAPE AREAS
 - PARKING:
 - NOT PROVIDED IN EXCESS OF CODE.

SIZING FOR VOLUME BASED TREATMENT

DMA #	1	
A=	14,272 s.f.	
Impervious Area =	9,904 s.f.	
% Imperviousness=	69.39%	
MAPsite =	14.6	
MAPgage =	13.9	
Correction Factor=	1.05036	
Clay (D):	Sandy Clay (D):	Clay Loam (D):
Silt Loam/Loam (B):	X	Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted?		No Yes/No
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)		
Modified Soil Type:	B	
S=	1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.409528027 inches (Use Figure B-2)		
UBS Volume for 15% Slope (UBS15%) = 0.420652466 inches (Use Figure B-5)		
UBS Volume for X% Slope (UBSX%) = 0.409528027 inches (Corrected Slope for the site)		
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)		
Adjusted UBS =	0.43015174 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch		
Design Volume =	511.59 ft ³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION		
Total Drainage Area =	14,272 sq. ft	
Impervious Area =	9,904 sq. ft	
Pervious Area =	4,368 sq. ft	
Equivalent Impervious Area =	437 sq. ft	Total Equivalent Impervious = 10,341 sq. ft
Rainfall intensity =	0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	Duration = 2.150758702 hrs	
Estimate the Surface Area =	367 sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	328.886852 cu. ft	
Volume in Ponding Area =	182.706952 cu. ft	
Depth of Ponding =	0.49783911 ft	Depth of Ponding = 6 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)		
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)		
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.		

STANDARD STORMWATER CONTROL NOTES:

STANDARD WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

- NOTE**
- OVERFLOW RISER WITH GRATE CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL. 6" MINIMUM - 12" MAXIMUM ABOVE LOW POINT OF PLANTING AREA
 - OFFSET OVERFLOW STRUCTURES FROM CURB OPENINGS, ROOF DRAINS, AND DIRECT FLOW LINES.
 - PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
 - 2" MIN DROP FROM ASPHALT GRADE TO FINISH GRADE OF LANDSCAPE.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

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

FORM # - Stormwater Evaluation Form page 2 of 4

2. SURFACE DATA

2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): 1

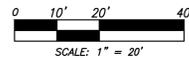
2.b. Total area of site: 0.496 acres

2.c. Total Existing Impervious Surfaces on site: 12,726 sq. ft.

2.d. Total area of site that will be disturbed: 0.496 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.		Proposed Surface sq. ft. ¹		RESET CALCULATIONS
	To Be Replaced	New	To Be Replaced	New	
2.e. IMPERVIOUS SURFACES					
Roof Area	3657	4146	2787		
Parking					
Sidewalks, Patios, Driveways, Etc.	9069	4447	575		
Public Streets					
Private Streets			2066		
Online form auto-calculates: Impervious Surfaces Total	e.1. 12,726	e.2. 8593	e.3. 5,428	e.4. 14,021	
2.f. PERVIOUS SURFACES					
Landscaped Area	8874	3446	4133		
Pervious Paving					
Green Roof and other Pervious Surfaces					
Online form auto-calculates: Pervious Surfaces Total	f.1. 8874	f.2. 3446	f.3. 4,133	f.4. 7,579	

2.g. Percentage of Site's Impervious Area Replacement (e.2 + 2.c) X 100: Online form auto-calculates: g. 67.52 %



OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:**
 - PROPERTY ADDRESS: 1508 MURPHY AVENUE, SAN JOSE, CA 95131
 - PROPERTY OWNER: DEGAN HOMES, INC.
- RESPONSIBLE PARTY FOR MAINTENANCE:**
 - CONTACT: MACK DEGAN
 - PHONE NUMBER OF CONTACT: (408)-825-2895
 - EMAIL: MACK@DEGANHOMES.COM
 - ADDRESS: 5959 S. WINCHESTER BLVD, SUITE 200A, SAN JOSE, CA 95008

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE

DMA Area	TCM No.	Pervious Area (sf)	Parking & Sidewalk Area (sf)	Roof Area (sf)	Drainage Area (sf)	Drainage Area (acres)	Total Impervious Area (sf)	Treatment Type	Bioretention Area Required (sf)	Bioretention Area Provided (sf)	Line or Unlined	Depth of Ponding (in)
1	1	4,368	4,479	5,425	14,272	0.33	9,904	Bio-Retention	367**	386	Unlined	6
2	-	3,211	343	1,568	5,132	0.12	1,921	Self-Retaining	-	-	-	3
Roadway Project*	-	0	2,196	0	2,196	0.05	2,196	Roadway Project*	-	-	-	-
Total Area		7,579	7,018	6,993	21,600	0.50	14,021		367	386		

*New pavement not creating a travel lane and new sidewalk created on an existing street are exempt from C.3 requirements for public roadway projects per Table 2-2 of the Chapter 2.3 of the C.3 Control Handbook (SCVURPPP, April 2012)

** Treatment area required based on the combo flow method (see above)



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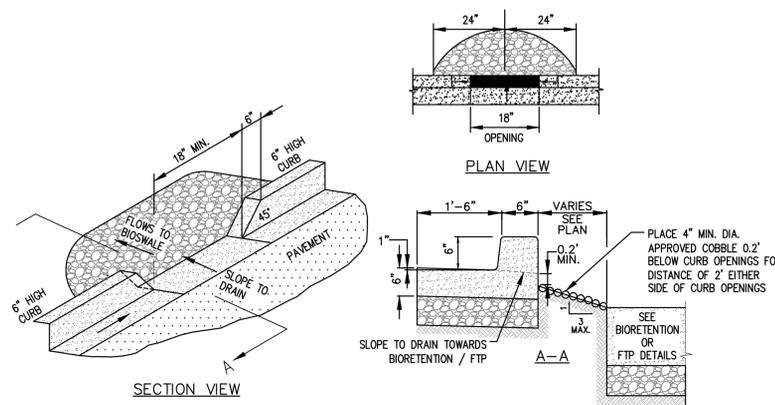
DETACHED SINGLE FAMILY RESIDENCES
1508 MURPHY AVE.
SAN JOSE, CA

Revisions	By

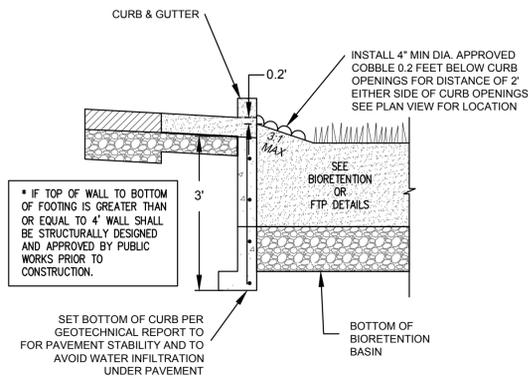
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Check	DJ
Date	06/15/18
Scale	AS-NOTED

Sheet
C-5.0

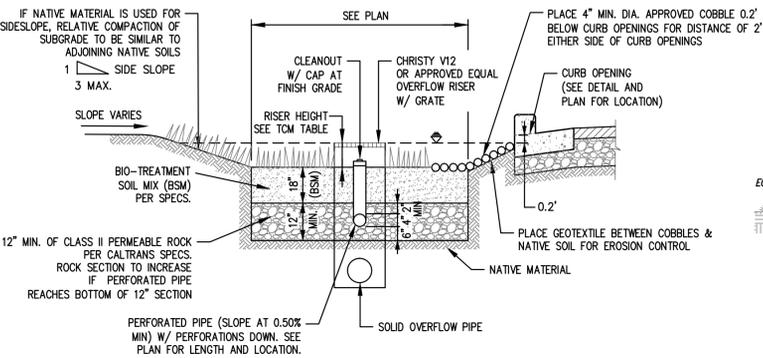
STORMWATER CONTROL PLAN



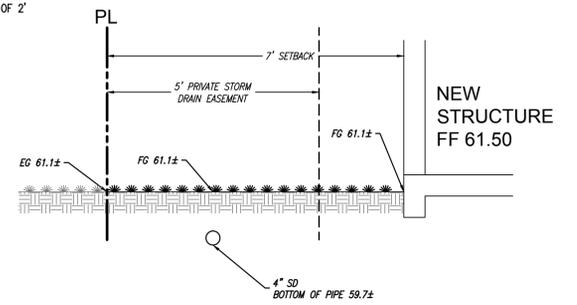
1 CURB OPENING
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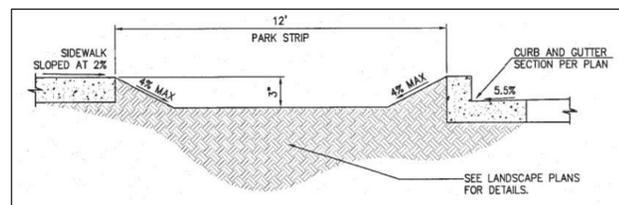
2 CURB ADJACENT TO BIORETENTION
C-5.0 N.T.S.



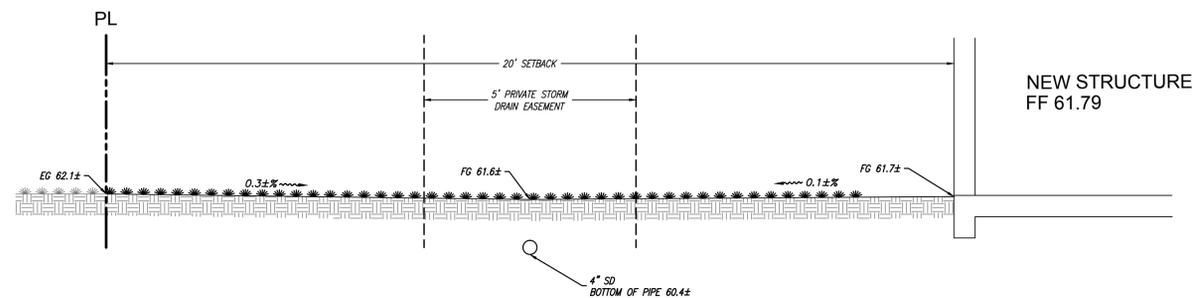
3 BIORETENTION BASIN WITHOUT LINER
C-5.0 N.T.S.



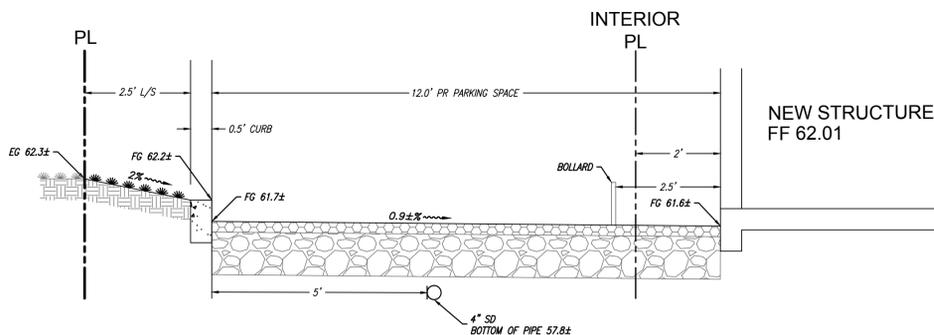
C SOUTH PROPERTY LINE
C-4.0 SCALE: 1" = 2'



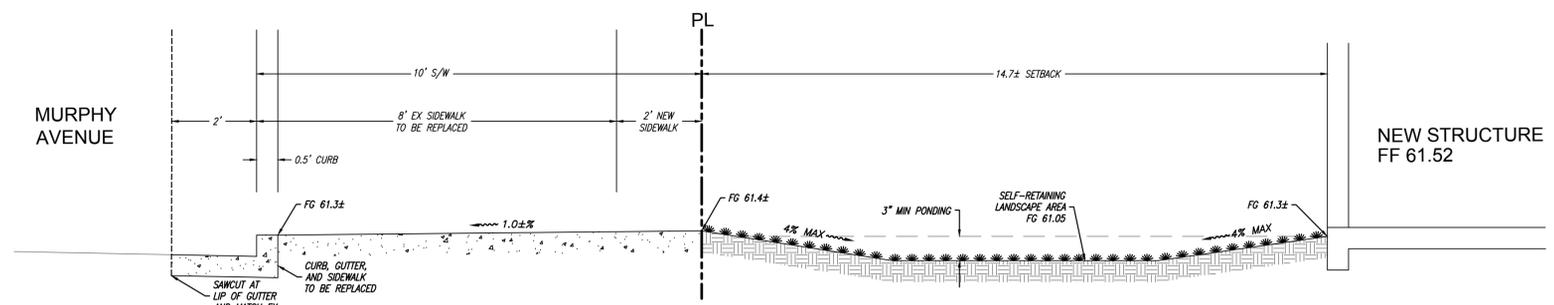
4 SELF-RETAINING AREA
C-5.0 N.T.S.



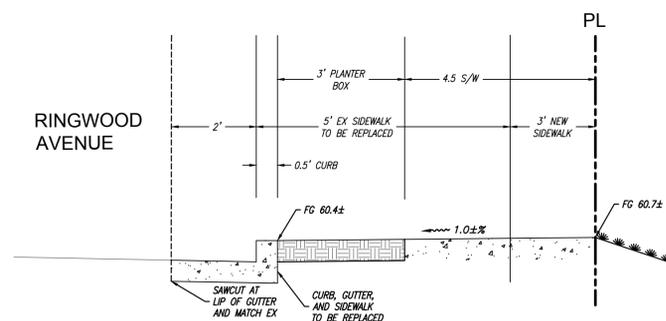
B SOUTHEAST PROPERTY LINE
C-4.0 SCALE: 1" = 2'



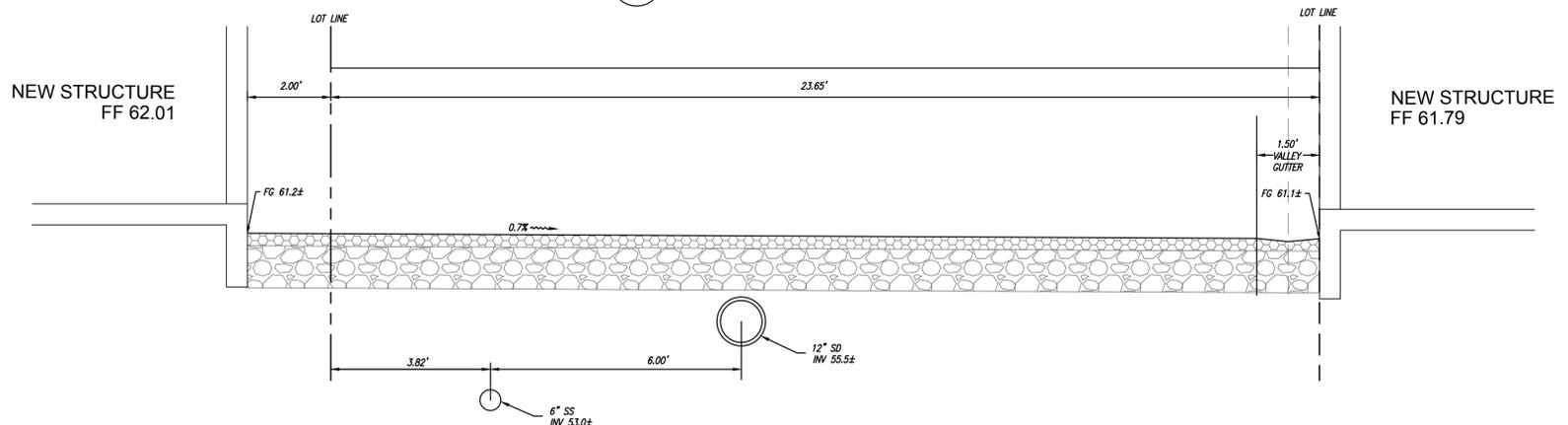
A NORTH EAST PROPERTY LINE
C-4.0 SCALE: 1" = 2'



D NORTHWEST PROPERTY LINE
C-4.0 SCALE: 1" = 2'



E RINGWOOD AVENUE
C-4.0 HORIZONTAL SCALE: 1" = 2'



F PRIVATE STREET
C-4.0 HORIZONTAL SCALE: 1" = 2' VERTICAL SCALE: N.T.S.

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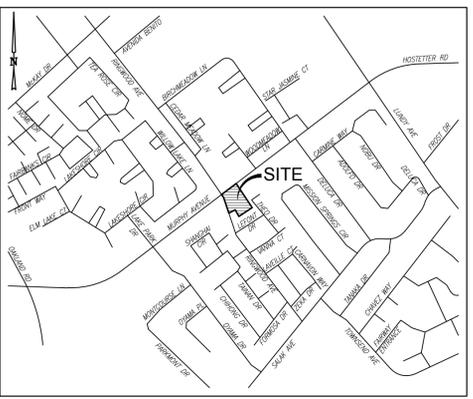
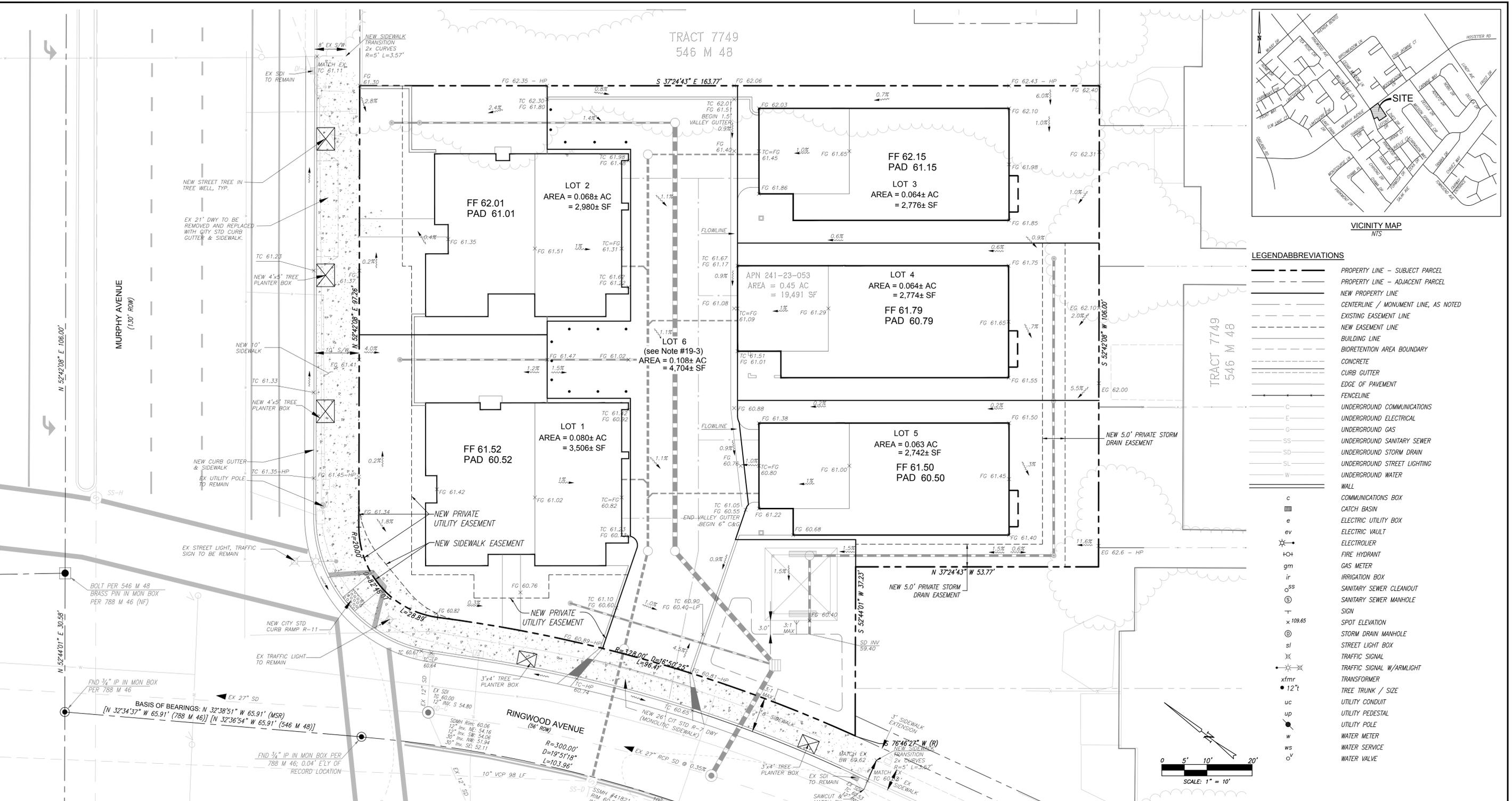
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Revisions	By

Drawn	DHG
Check	DJ
Date	06/15/18
Scale	AS-NOTED

Sheet
C-5.1

CROSS SECTIONS
AND DETAILS



VICINITY MAP
NTS

LEGEND/ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- NEW PROPERTY LINE
- CENTERLINE / MONUMENT LINE, AS NOTED
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- BUILDING LINE
- BIORETENTION AREA BOUNDARY
- CONCRETE
- CURB GUTTER
- EDGE OF PAVEMENT
- FENCELINE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRICAL
- UNDERGROUND GAS
- SS UNDERGROUND SANITARY SEWER
- SD UNDERGROUND STORM DRAIN
- SL UNDERGROUND STREET LIGHTING
- W UNDERGROUND WATER
- WALL
- c COMMUNICATIONS BOX
- ▣ CATCH BASIN
- e ELECTRIC UTILITY BOX
- ev ELECTRIC VAULT
- ⊕ ELECTROLYSER
- +o+ FIRE HYDRANT
- gm GAS METER
- ir IRRIGATION BOX
- o^{SS} SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ SIGN
- x 109.65 SPOT ELEVATION
- ⊙ STORM DRAIN MANHOLE
- sl STREET LIGHT BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL W/ARMLIGHT
- xfm TRANSFORMER
- 12" TREE TRUNK / SIZE
- uc UTILITY CONDUIT
- up UTILITY PEDESTAL
- UTILITY POLE
- w WATER METER
- ws WATER SERVICE
- o^y WATER VALVE

BASIS OF BEARINGS:
THE BEARING OF A LINE BETWEEN TWO FOUND MONUMENTS IN RINGWOOD AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED ON JULY 1, 2005 IN BOOK 788 OF MAPS, AT PAGES 46-47, SANTA CLARA COUNTY OFFICIAL RECORDS. SAID BEARING TAKEN AS NORTH 32°38'51" WEST.

VERTICAL BENCHMARK:
CITY OF SAN JOSE BENCHMARK 225-B: A BRASS PIN IN A MONUMENT WELL AT THE INTERSECTION OF MURPHY AVENUE AND RINGWOOD AVENUE.
ELEVATION TAKEN AS 61.29', NGVD 29.

GENERAL NOTE:
1) ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM A GROUND SURVEY CONDUCTED IN MAY OF 2017. UNDERGROUND UTILITIES WHERE SHOWN ARE BASED UPON USA SURFACE MARKINGS BY OTHERS. NO OTHER ATTEMPTS HAVE BEEN MADE BY SURVEYOR TO DETERMINE THE EXTENT OR EXISTENCE OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.

- GENERAL NOTES:**
- OWNER/SUBDIVIDER: DEGAN HOMES, INC
ATTN: MACK DEGAN
2959 S. WINCHESTER BLVD, STE #200A
CAMPBELL, CA 95008
Tel: 408-628-0201
 - CIVIL ENGINEER/
LAND SURVEYOR: KEVIN R. WEISS, R.C.E. 47967, P.L.S. 7139
DJ EDWARDS, R.C.E. 69369
JMH WEISS, INC.
1731 TECHNOLOGY DRIVE, STE#880
SAN JOSE, CA 95110
(408) 286-4555
 - ASSESSOR'S PARCEL NUMBER: 241-23-053
 - EXISTING ZONING: A-Ag
 - PROPOSED ZONING: RM-PD ZONING DISTRICT
 - GENERAL PLAN DESIGNATION: RN - RESIDENTIAL NEIGHBORHOOD
 - SUBDIVIDED AREA: APPROXIMATELY 0.447± ACRES
 - TOTAL EXISTING LOTS: 1 LOT
 - TOTAL PROPOSED LOTS: 5 RESIDENTIAL LOTS
1 COMMON LOT

- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL, SINGLE FAMILY DETACHED RESIDENCES
- WATER SYSTEM: SAN JOSE WATER COMPANY
- STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE
- SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SAN JOSE
- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE: COMCAST
- FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SAN JOSE
- NOTES: 1) EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT SUBJECT TO PROJECT CCR'S TO BE RECORDED
2) LOT 6 TO BE COMMONLY OWNED AND MAINTAINED. LOT 6 WILL CONTAIN THE FOLLOWING EASEMENTS: PRIVATE INGRESS AND EGRESS EASEMENT (PIEE), EMERGENCY ACCESS EASEMENT (EAE), PRIVATE SANITARY SEWER EASEMENT (PSSE), PRIVATE STORM DRAIN EASEMENT (PSDE), PRIVATE STORM DRAINAGE RELEASE EASEMENT (PSDRE) AND PUBLIC SERVICE EASEMENT (PSE)

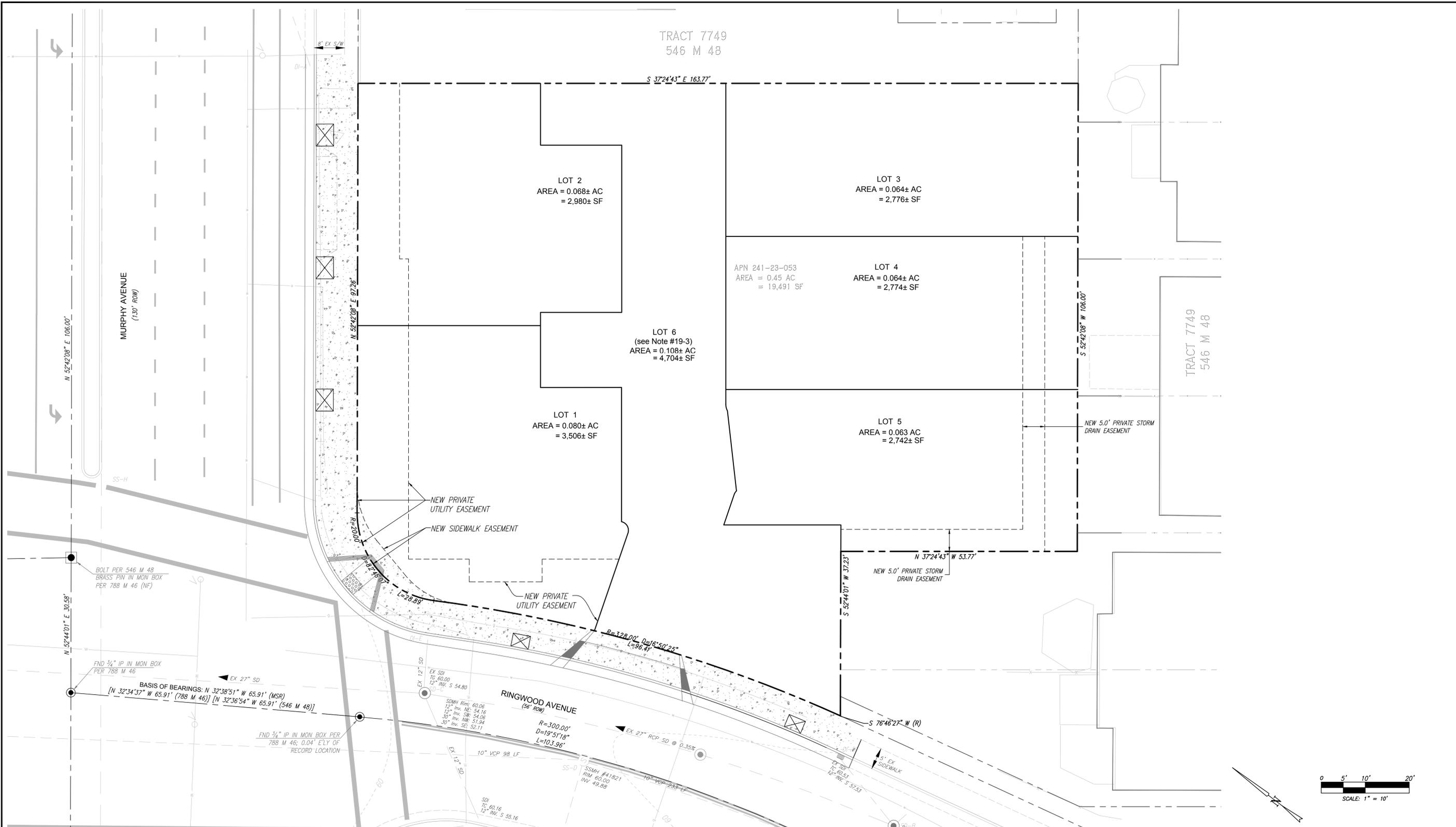
REVISIONS		
#	DATE	DESCRIPTION
1	06/12/17	FIRST SUBMITTAL
2	08/08/17	SECOND SUBMITTAL
3	12/22/17	THIRD SUBMITTAL
4	05/11/18	FOURTH SUBMITTAL

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
PORTION OF LOT 21 OF "MAP OF THE SUBDIVISION OF D.J. MURPHY'S RINGWOOD FARM" AND PARCEL 7-C AS SHOWN ON PARCEL FILED IN BOOK 788 OF MAPS, PAGE 46, SANTA CLARA COUNTY RECORDS
SAN JOSE CALIFORNIA

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#880 San Jose, Ca 95110
Tel:(408)286-4555

AS SHOWN	12/12/17	5109	1 of 2
SCALE	DATE	JOB NO.	

TRACT 7749
546 M 48



TRACT 7749
546 M 48



REVISIONS	
#	DATE
1	06/12/17
2	08/08/17
3	12/22/17
4	05/11/18

VESTING TENTATIVE TRACT MAP
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JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#880 San Jose, Ca 95110
Tel(408)286-4555

AS SHOWN	12/12/17	5109	2 of 2
SCALE	DATE	JOB NO.	

<PT17-054>

DWG NAME: P:\5109 - Murphy Avenue - San Jose\5109\Engineering\Survey\Map\Map\5109-Tent Map-sub #4.dwg, LAST EDITED: Thu, May 10, 2018 2:41pm
USER: claus, AutoCAD V2010 (LMS Tool), Microsoft Windows NT Version 6.2 (x64)

Initial Study

Murphy Villas Subdivision

File Numbers: PDC17-050, PD17-024, PT17-054



May 2018

MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

PROJECT NAME: Murphy Villas Subdivision

PROJECT FILE NUMBER: PDC17-050, PD17-024, and PT17-054

PROJECT DESCRIPTION: The project includes a Planned Development Rezoning from the A Agricultural Zoning District to the R-M(PD) Planned Development Zoning District to allow up to five residential units; Planned Development Permit to demolish a single-family residence and construct five single-family detached residences; and Planned Development Tentative Map to subdivide one (1) lot into five (5) residential condominiums lots and one (1) common lot on an approximately 0.45 gross acre site.

PROJECT LOCATION: Southeast corner of Murphy Avenue and Ringwood Avenue, at 1508 Murphy Avenue in San José.

ASSESSORS PARCEL NO.: 241-23-053

COUNCIL DISTRICT: 4

APPLICANT CONTACT INFORMATION: Degan Development Corporation, Mack Mohsen – 2959 South Winchester Blvd Suite 200A, Campbell, CA. 95008

FINDING

The Director of Planning, Building and Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached Initial Study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- A. **AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- B. **AGRICULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- C. **AIR QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.

D. BIOLOGICAL RESOURCES

Impact BIO-1: Tree removal, demolition, grading, and other construction activities occur during breeding season could result in a significant impact to nesting raptors

Mitigation Measure BIO-1.1: The project applicant shall schedule demolition and construction activities to avoid the nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1st through August 31st (inclusive). If it is not possible to schedule demolition and construction between September 1st and January 31st (inclusive), pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February 1st through April 30th inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1st through August 31st inclusive). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests.

If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with the California Department of Fish and Wildlife, shall determine the extent of a construction free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests shall not be disturbed during project construction.

Prior to any tree removal, or approval of any grading or demolition permits (whichever occurs first), the ornithologist shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the City's Supervising Environmental Planner.

- E. CULTURAL AND TRIBAL CULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- F. GEOLOGY/SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- G. GREENHOUSE GAS EMISSIONS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- H. HAZARDS AND HAZARDOUS MATERIALS**

Impact HAZ-1: Historic activities on the project site may have impacted subsurface soil from previous agricultural uses.

Mitigation Measure HAZ-1.1: The project applicant shall retain a qualified professional to prepare a Phase II Soil Contamination Investigation (Phase II) prior to issuance of any demolition or grading permits or site clearance activities. The Phase II investigation shall consist of collecting shallow soil samples and testing for organochloride pesticides and pesticide based metals, arsenic, and lead across the entire site to investigate historical agricultural use. The Phase II investigation shall also include shallow soil sampling around existing structures to test for lead that may have flaked off structures with lead-containing paint and for organochlorine pesticides that may have been applied for termite control.

The Phase II Soil Contamination Investigation report shall be provided to the City's Supervising Environmental Planner. If the soil testing results indicate residual contamination is not detected and/or found below regulatory environmental screening levels for public health and the environment and/or construction worker safety, no further mitigation is required.

Mitigation Measure HAZ-1.2: If the soil testing results indicate pesticides, arsenic and/or lead that exceed regulatory environmental screening levels for public health and the environment and/or construction worker safety, then the project applicant shall enter into the Santa Clara County Department of Environmental Health's (SCCDEH) Voluntary Cleanup Program to mitigate the contamination. Mitigation may include removal of the contaminated soil and/or capping the contaminated soil under hardscape or clean soil with deed restrictions. The SCCDEH will require a Health & Safety Plan to protect construction workers and will require a Remediation Work Plan, Site Management Plan (SMP), or other similar report to document the mitigation. The SCCDEH will issue a final No Further Action letter or equivalent after the remediation has been satisfactorily completed, which must be provided to the City's Supervising Environmental Planner prior to issuance of any grading permit.

- I. HYDROLOGY AND WATER QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- J. LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- K. MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- L. NOISE AND VIBRATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- M. POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- N. PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- O. RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- P. TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- Q. UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- R. MANDATORY FINDINGS OF SIGNIFICANCE**

The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **Monday, June 25, 2018** any person may:

1. Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or
2. Submit written comments regarding the information and analysis in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Krinjal Mathur
Environmental Project Manager

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

_____ 5/31/18
Date

_____ 
Deputy

Circulation period: June 5, 2018 to June 25, 2018

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APPENDICES

Appendix A	Historic Report
Appendix B	Phase I Environmental Site Assessment

ACRONYMS AND ABBREVIATIONS

BAAQMD	Bay Area Air Quality Management District
CAP	Clean Air Plan
CALGREEN	California Green
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
RWQCB	Regional Water Quality Control Board
USFWS	United States Fish and Wildlife Service

SECTION 1.0 PROJECT INFORMATION

1.1 PURPOSE OF THE INITIAL STUDY

The City of San José (City), as the Lead Agency, has prepared this Initial Study for the 1508 Murphy Avenue Residential project in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of San José, California.

The project includes Planned Development Rezoning (PDC17-050), a Planned Development Permit (PD17-024), and a Tentative Map Permit (PT17-054) to rezone a 0.44-acre site located at the southeast corner of Murphy Avenue and Ringwood Avenue from A Agricultural Zoning District to R-M (PD) Multiple Residence Planning Development Zoning District to allow five single-family detached residences. The R-M (PD) zoning designation is consistent with the site’s General Plan designation of Residential Neighborhood (RN).

1.1.1 Public Review Period

Publication of this Initial Study marks the beginning of a 20-day public review and comment period. During this period, the Initial Study will be available to local, state, and federal agencies and to interested organizations and individuals for review. Written comments concerning the environmental review contained in this Initial Study during the 20-day public review period should be sent to:

Krinjal Mathur, Environmental Project Manager
City of San José
Department of Planning, Building, and Code Enforcement
200 East Santa Clara Street, Third Floor
San José, California 95113
(408) 535-7874
krinjal.mathur@sanjoseca.gov

1.1.2 Consideration of the Initial Study and Project

Following the conclusion of the public review period, the City will consider the adoption of the Initial Study/Mitigated Negative Declaration (MND) for the project at a regularly scheduled meeting. The City shall consider the Initial Study/MND together with any comments received during the public review process. Upon adoption of the MND, the City may proceed with project approval actions.

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SECTION 2.0 PROJECT INFORMATION

2.1 PROJECT TITLE

Murphy Villas Subdivision

File Numbers: PDC17-050, PD17-024, and PT17-054

2.2 LEAD AGENCY CONTACT

City of San José
Department of Planning, Building and Code Enforcement
Planning Division
City Hall, Third Floor
200 East Santa Clara Street
San José, CA 95113

Environmental Review

Krinjal Mathur, Environmental Project Manager
Phone: 408-535-7874
Email: krinjal.mathur@sanjoseca.gov

Project Management

John Tu, Planning Project Manager
Phone: 408-535-6818
Email: john.tu@sanjoseca.gov

2.3 PROJECT APPLICANT

Mack Mohsen, President
Degan Homes
2959 S. Winchester Blvd, Suite 200A
Campbell, CA 95008
Phone: 408-628-0201
Email: mack@deganhomes.com

2.4 PROJECT LOCATION

The project site is located at 1508 Murphy Avenue in the City of San José, California on the southeastern corner of Murphy Avenue and Ringwood Avenue. The project site is bordered by residential uses in all directions. Figure 2.4-1, Location Map and Figure 2.4-2, Project Site illustrate the site location and surrounding area.

Surrounding land uses, General Plan designations, and zoning are summarized in Table 2.4-1, is presented on the following page.

Table 2.4-1 Surrounding Land Uses

	Land Use	General Plan Designation	Zoning
North	Residential	UR (Urban Residential)	IP(PD)
South	Residential	RN (Residential Neighborhood)	A (PD)
East	Residential	RN (Residential Neighborhood)	A(PD)
West	Residential	RN (Residential Neighborhood)	A(PD)

2.5 ASSESSOR'S PARCEL NUMBER

APN: 241-23-053

2.6 GENERAL PLAN DESIGNATION AND ZONING DISTRICT

The project site has an *Envision San José 2040 General Plan* (General Plan) land use designation of Residential Neighborhood (RN) and is located in the Agricultural District (A) zoning district.

2.7 HABITAT PLAN DESIGNATION

Development Zone: Urban Development Equal to or Greater Than Two Acres Covered

Land Cover Type: Urban-Suburban

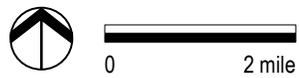
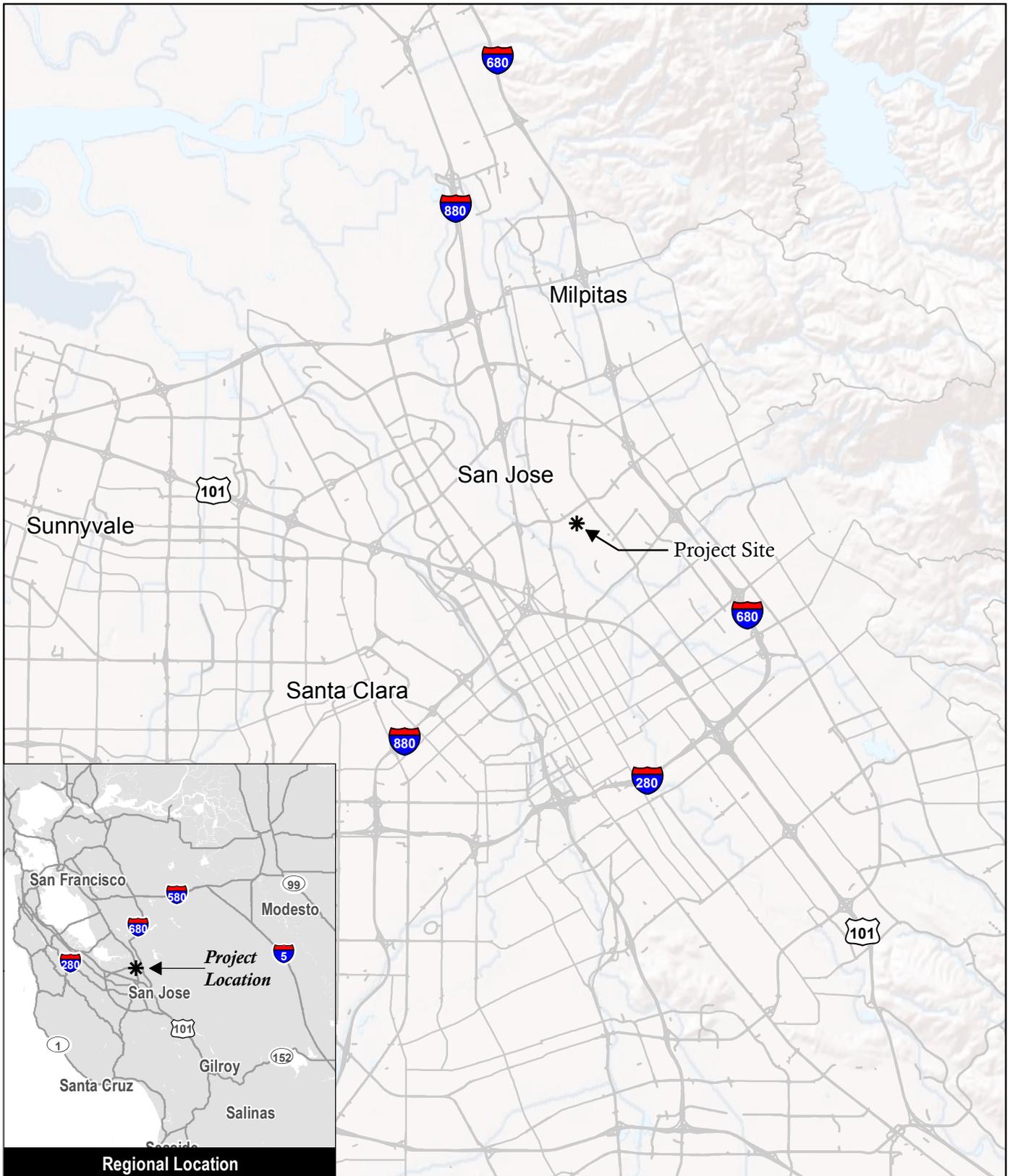
Land Cover Fee Zone: Urban Areas (No Land Cover Fee)

Burrowing Owl Survey and Fee Zone: N/A

2.8 PROJECT-RELATED APPROVALS, AGREEMENTS, AND PERMITS

The project would require:

- Planned Development Rezoning (PDC)
- Planned Development Permit (PD)
- Planned Development Tentative Map (PT)
- Final Map
- Tree Removal Permit
- Demolition Permit
- Grading Permit
- Building Permits
- Other Public Work Clearances



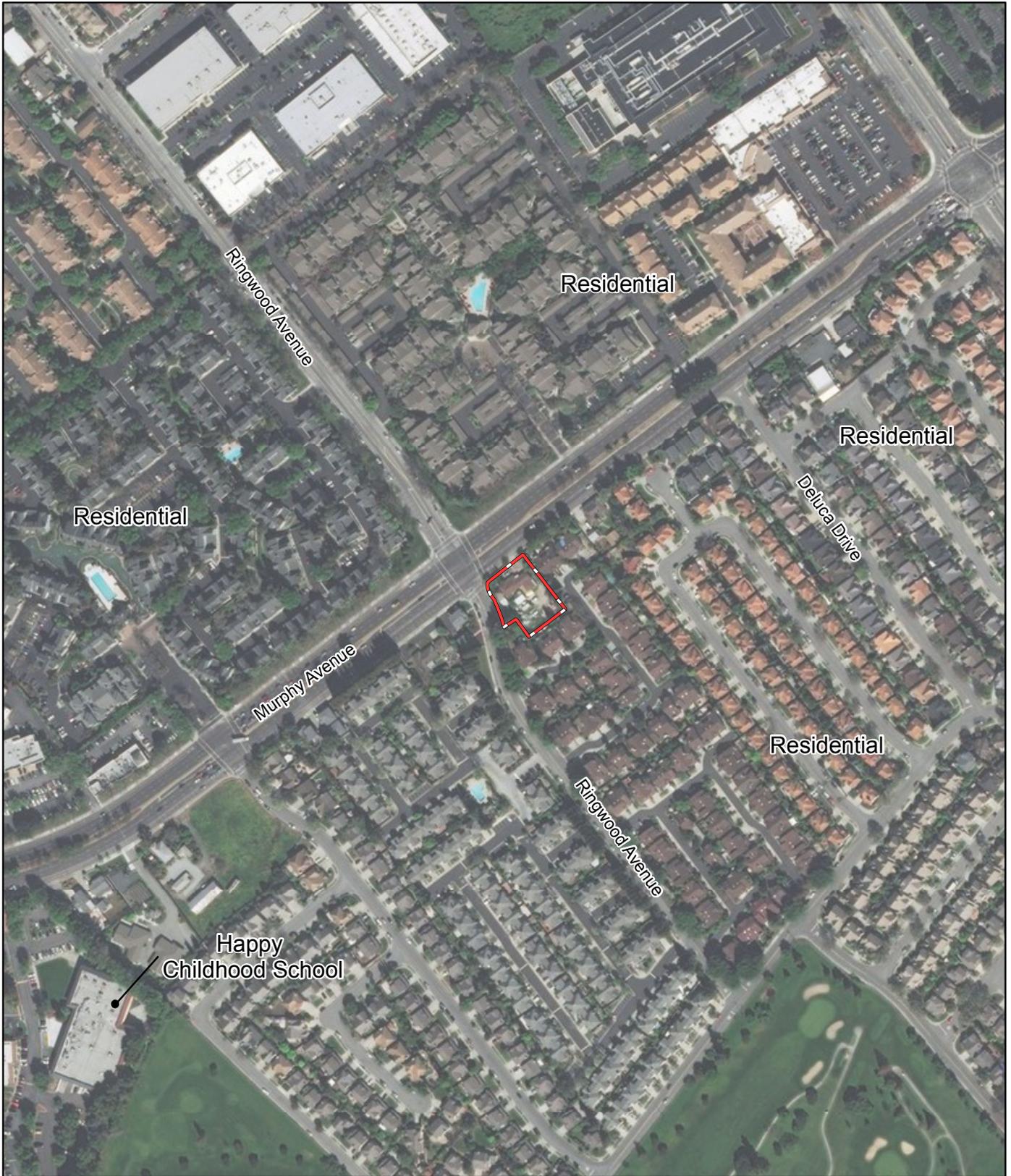
Source: ESRI 2017



Figure 2.4-1
Location Map

Murphy Villas Subdivision IS

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0 400 feet



Project Site

Source: ESRI 2017

Figure 2.4-2

Project Site



Murphy Villas Subdivision IS

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SECTION 3.0 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The proposed project includes Planned Development Rezoning, Planned Development Permit, and Tentative Map Permit to rezone a 0.44-acre site located on Murphy Street from A Agricultural Zoning District to RM (PD) Multiple Residence Planned Development Zoning District to allow construction of five single-family detached residences and to subdivide one (1) lot into five (5) residential condominium lots and one (1) common lot.

3.1.1 Existing Setting

The 0.44-acre project site is within an existing residential neighborhood, with one home currently present on the site. The project site is bordered by Murphy Avenue and Ringwood Avenue to the north and west, respectively, and by two-story residences to the east and south.

The project site has a General Plan land use designation of RN Residential Neighborhood and is currently in the A Agricultural Zoning District.

3.2 PROJECT DESCRIPTION

3.2.1 Site Design

The proposed Vesting Tentative Tract Map (JMH Weiss 2017) identifies six lots: five residential lots ranging in size from 2,148 to 3,223 square feet; and one common lot driveway (private street) 6,381 square feet in size, which would provide access from Ringwood Avenue. No access is proposed from Murphy Avenue. Therefore, the proposed project would result in a total of five residential units on the project site.

Utilities would be provided by San José Water Company, City of San José for sanitary sewer and storm drain, and Pacific Gas and Electric, AT&T, and Comcast. The project proposes to connect to existing storm drainage system, water, and sanitary sewer facilities along Ringwood Avenue.

Sidewalks and curbs would be extended adjacent to the project site. The existing street light, traffic signal, and traffic sign at the intersection of Ringwood and Murphy Avenues may be required to be relocated. The Vesting Tentative Map is presented as Figure 3.2-1, Vesting Tentative Tract Map.

In addition, the Planned Development Permit (PD17-024) proposes the residences to be three stories with two or three car garages. Limited on-site guest parking would be provided.

The proposed storm water control plan illustrates two bio-retention basins at the entrance of the private street, fronting Ringwood Avenue, where the new storm drains would connect to the City’s storm drain system.

The landscape planting plan illustrates trees, shrubs, vines and ground covers planted along Murphy and Ringwood avenues, and along the northern end of the private street.

The plan set also includes floor plans and elevations, project materials, and color samples for the proposed homes.

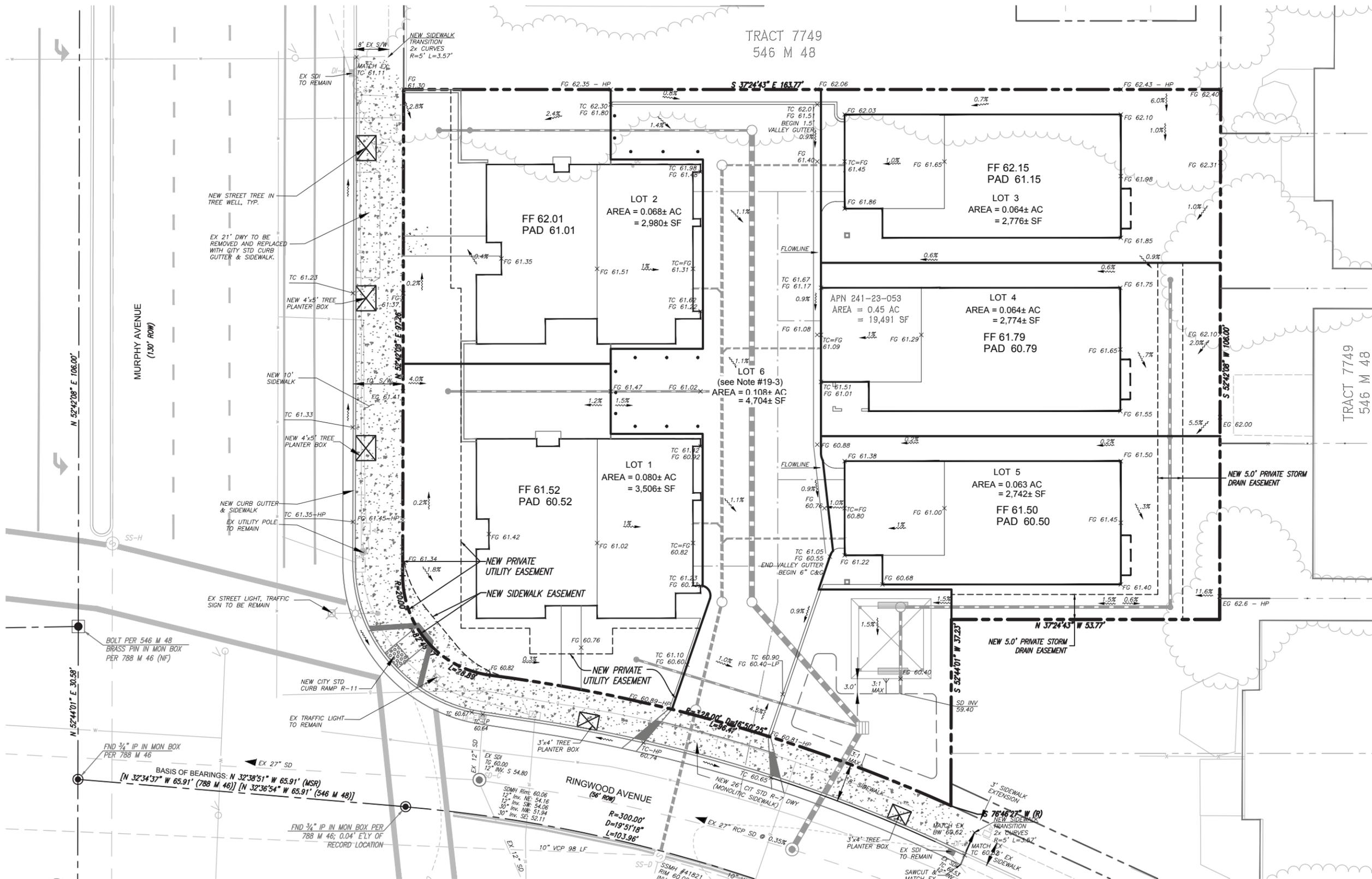
3.2.2 Demolition and Construction

The project site currently has one residence with an asphalt pathway that connects Murphy Avenue to the back of the home. The proposed project includes site preparation that would require the removal of the existing residence and the existing 16 trees on site. The project site is relatively flat; therefore, only minor grading is required.

The proposed project would be constructed in one phase. The anticipated date for construction is September 2018. As development plans are still in the preliminary stages, details regarding construction dates/duration and equipment is not available. There will be necessary utility hookups and access improvements to Murphy Avenue. Off-site improvements will be required including a wheelchair ramp, sidewalk and driveway along the project frontage.

3.2.3 Project Approval Process

The project would require a Planned Development Rezoning from the A Agricultural Zoning District to the R-M (PD) Planned Development Zoning District to allow up to five residential units on a 0.45 gross acre site. The project would also require a Planned Development Permit to demolish a single-family residence and construct five single-family detached residences on an approximately 0.45-gross acre site and Tentative Map permit which would subdivide the site into a total of six lots.



LEGEND/ABBREVIATIONS

	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ADJACENT PARCEL
	NEW PROPERTY LINE
	CENTERLINE / MONUMENT LINE, AS NOTED
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	BUILDING LINE
	BIORETENTION AREA BOUNDARY
	CONCRETE
	CURB GUTTER
	EDGE OF PAVEMENT
	FENCELINE
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND ELECTRICAL
	UNDERGROUND GAS
	UNDERGROUND SANITARY SEWER
	UNDERGROUND STORM DRAIN
	UNDERGROUND STREET LIGHTING
	UNDERGROUND WATER
	WALL
	COMMUNICATIONS BOX
	CATCH BASIN
	ELECTRIC UTILITY BOX
	ELECTRIC VAULT
	ELECTROLIER
	FIRE HYDRANT
	GAS METER
	IRRIGATION BOX
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIGN
	SPOT ELEVATION
	STORM DRAIN MANHOLE
	STREET LIGHT BOX
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/ARMLIGHT
	TRANSFORMER
	12" TREE TRUNK / SIZE
	UTILITY CONDUIT
	UTILITY PEDESTAL
	UTILITY POLE
	WATER METER
	WATER SERVICE
	WATER VALVE

BASIS OF BEARINGS:

THE BEARING OF A LINE BETWEEN TWO FOUND MONUMENTS IN RINGWOOD AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED ON JULY 1, 2005 IN BOOK 788 OF MAPS, AT PAGES 46-47, SANTA CLARA COUNTY OFFICIAL RECORDS. SAID BEARING TAKEN AS NORTH 32°38'51" WEST.

VERTICAL BENCHMARK:

CITY OF SAN JOSE BENCHMARK 225-B: A BRASS PIN IN A MONUMENT WELL AT THE INTERSECTION OF MURPHY AVENUE AND RINGWOOD AVENUE.

ELEVATION TAKEN AS 61.29', NGVD 29.

GENERAL NOTE:

1) ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM A GROUND SURVEY CONDUCTED IN MAY OF 2017. UNDERGROUND UTILITIES WHERE SHOWN ARE BASED UPON USA SURFACE MARKINGS BY OTHERS. NO OTHER ATTEMPTS HAVE BEEN MADE BY SURVEYOR TO DETERMINE THE EXTENT OR EXISTENCE OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.

Source: JMH Weiss, Inc. 2017

Figure 2.4-3
Vesting Tentative Map
Murphy Villas Subdivision IS



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Section 4.0 Evaluation of Environmental Impacts

This section presents the discussion of impacts related to the following environmental subjects in their respective subsections:

3.1	Aesthetics	3.10	Land Use
3.2	Agricultural Resources	3.11	Mineral Resources
3.3	Air Quality	3.12	Noise and Vibration
3.4	Biological Resources	3.13	Population and Housing
3.5	Cultural Resources	3.14	Public Services
3.6	Geology/Soils	3.15	Recreation
3.7	Greenhouse Gas Emissions	3.16	Transportation/Traffic
3.8	Hazards and Hazardous Materials	3.17	Utilities and Service Systems
3.9	Hydrology and Water Quality	3.18	Mandatory Findings of Significance

The discussion for each environmental subject includes the following subsections:

- **Environmental Checklist** – The environmental checklist, as recommended by CEQA, identifies environmental impacts that could occur if the proposed project is implemented. The right-hand column of the checklist lists the source(s) for the answer to each question. The sources are identified at the end of this section. The environmental checklist is included in the discussion of topics 3.1 – 3.18 listed above.
- **Impact Discussion** – This subsection discusses the project’s impact as it relates to the environmental checklist questions. Mitigation measures are identified for all significant project impacts. Mitigation Measures are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guideline 15370).
- **Other Environmental Topics** – This subsection discusses the project’s impacts on the environment for the following topics: aesthetic resource, agricultural and forestry resources, geology and soils, greenhouse gas emissions, mineral resources, population and housing and recreation.

Important Note to the Reader

The California Supreme Court in a December 2015 opinion [*California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369 (No. S 213478)] confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Therefore, the evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the project on the environment, including whether a project may exacerbate existing environmental hazards.

The City of San José’s currently has policies that address existing conditions (e.g., air quality, noise, and hazards) affecting a proposed project, which are also addressed in this section. This is consistent with one of the primary objectives of CEQA and this document, which is to provide objective information to decision-makers and the public regarding a project as a whole. The CEQA Guidelines and the courts are clear that a CEQA document (e.g., EIR or Initial Study) can include information of interest even if such information is not an “environmental impact” as defined by CEQA.

Therefore, where applicable, in addition to describing the impacts of the project on the environment, this chapter will discuss project effects related to policies pertaining to existing conditions. Such examples include, but are not limited to, locating a project near sources of air emissions that can pose a health risk, in a floodplain, in a geologic hazard zone, in a high noise environment, or on/adjacent to sites involving hazardous substances

4.1 AESTHETICS

4.1.1 Environmental Setting

The project site is located within an urbanized area of north San José on Murphy Avenue between Ringwood Avenue and Deluca Drive. The area is residential with a mix of single-family homes and apartments.

The 0.44-acre site currently has one residential home with patches of landscape and a driveway that connects Murphy Avenue to the back of the home (refer to Figure 2.4-2, Project Site). The project site is relatively flat and within a developed residential area; therefore, the project site does not have any elevated or expansive views.

The City’s General Plan identifies goals to enhance and protect views along scenic routes and gateways. For policies on access to scenic resources and attractive gateways, see General Plan Goal CD-9 and Policies CD-9.1 through CD-10.7 and the City’s scenic corridors diagram.

The project is not located along any State scenic highways or routes (Department of Transportation 2018). The project site is not located adjacent to a designated scenic route, scenic vista, or General Plan scenic corridor, gateway, or urban corridor.

4.1.2 Aesthetics Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-cropping, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

4.1.3 Impact Discussion

a) Have a substantial adverse effect on a scenic vista?

(Less Than Significant Impact) The City of San José classifies views of the Santa Clara Valley, the hills and mountains that frame the Valley floor, the baylands, and urban skyline as important scenic vistas to be maintained. The project is not located in the area of scenic vistas, or General Plan scenic corridor, gateway, or urban corridor; therefore, the proposed project would have a less than significant impact on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

(Less Than Significant Impact) The project site is not located within any City or State-designated scenic routes (California Department of Transportation 2018), and, therefore, would not damage scenic resources within a State or other scenic highway. The project includes tree removals, which will comply with the City's Tree Replacement Ratios as discussed in Section 3.4 Biological Resources. This impact would be less than significant.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

(Less Than Significant Impact) The proposed project would alter the existing visual character of the project site through development of five new single family houses on a site that currently has only one home. However, the project site is within a developed residential area and the scale and massing of the proposed homes are consistent with the homes in the existing residential neighborhood. The project will be required to undergo architectural and site design review by the City's planning staff for compatibility with the residential design guidelines and surrounding neighborhood would not substantially degrade the existing visual character or quality of the site or the neighborhood, resulting in a less than significant impact.

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

(Less Than Significant Impact) The proposed project would not include the addition of major sources of light and glare. The exterior lighting of the five residential units, including the driveways/parking area, would be necessary for the purpose of security and access to the project site, consistent with lighting used in the surrounding neighborhood. The design of the project will be compatible with the City's Residential Design Guidelines and the lighting on the site will be consistent with the City's Outdoor Lighting Policy (City Council Policy 4-3).

This would minimize light and glare impacts and ensure that lighting impacts would be less than significant.

4.2 AGRICULTURAL RESOURCES

4.2.1 Environmental Setting

The project site is not located in an area that is identified as prime farmland, nor is the site being used for agricultural use. The project site is within a residential area and is not near any designated and/or active farmland. Further, the project site is not under Williamson Act Contract (California Department of Conservation 2016a).

Although the site is currently zoned A Agricultural Zoning District, it is designated as RN Residential Neighborhood in the City’s General Plan, and therefore anticipated for future residential development. The proposed project includes a rezone to R-M (PD) Multiple Residence Planned Development Zoning District, consistent with the residential General Plan designation.

4.2.2 Agricultural Resources Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,6
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,5,6

4.2.3 Impact Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland)?

(No Impact) The proposed project would be located in an area designated as Urban and Built-Up Land on the Important Farmland Map for Santa Clara County (California Department of

Conservation 2016b). Because the project site is not located in an area identified as prime farmland and is not being used for agricultural use, the development of the project site would not result in the conversion of farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

(No Impact) Although the project site is currently zoned “Agricultural” the proposed project includes a rezone to R-M (PD) Multiple Residence Planned Development Zoning District to be consistent with the City’s General Plan designation of RN Residential Neighborhood. The project site is not in a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

(No Impact) The project site and surrounding properties are zoned and developed for residential uses; therefore, the proposed residential development would not conflict with land zoned or used for forestland or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

(No Impact) The project site and surrounding properties are zoned and developed for residential uses; therefore, the proposed residential development would not result in the loss or conversion of existing forest land.

e) Involve other changes which could result in conversion of Farmland, to non-agricultural use?

(No Impact) As per the discussion above, the proposed project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of farmland or agricultural land.

4.3 AIR QUALITY

4.3.1 Environmental Setting

The City of San José is within the Bay Area Air Quality Management District (hereinafter “air district”). The air district is responsible for monitoring emissions and developing air quality plans for the San Francisco Bay area, including Santa Clara County.

The air district has published comprehensive guidance on evaluating, determining significance of, and mitigating air quality impacts of projects and plans in *CEQA Air Quality Guidelines* (“CEQA guidelines”), which were initially adopted in 1999 and subsequently updated in 2010, 2011, 2012, and 2017.

The 2017 air district CEQA guidelines, Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes, identifies land uses by size that are typically not expected to result in criteria pollutant emissions that would exceed the air district’s thresholds. Table 3-1 provides an indication of when a project’s construction and operational emissions should be quantified based on identified size criteria.

Regional air quality management districts must prepare air quality plans specifying how state air quality standards would be met. The air district’s most recent adopted plan is the *Bay Area 2017 Clean Air Plan: Spare the Air, Cool the Climate* (2017 CAP).

The 2017 CAP includes feasible measures to minimize ozone precursor emissions and halt the movement of these ozone and its precursors into nearby air basins builds upon the air district’s determination to minimize the emissions of fine particulate matter and toxic air contaminants (Bay Area Air Quality Management District 2017b).

4.3.1.1 *Criteria Air Pollutants*

Major criteria pollutants, listed in “criteria” documents by the U.S. Environmental Protection Agency and the California Air Resources Board include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and suspended particulate matter (PM). These pollutants can have health effects such as respiratory impairment and heart/lung disease symptoms.

The City of San José is within the San Francisco Bay Area Air Basin (“air basin”), which is currently in non-attainment for ozone, PM₁₀, and PM_{2.5}.

In addition to criteria air pollutants, another group of substances found in ambient air are referred to as Toxic Air Contaminants (TACs). Generally, these contaminants are localized and found in low concentrations in ambient air. However, exposure to low concentrations over a long period of time can have a serious impact on one’s health. Common stationary sources of TACs include, but are not limited to, chemical plants and petroleum refineries.

4.3.1.3 *Sensitive Receptors*

The air district defines sensitive receptors as facilities where sensitive receptor population groups are likely to be located including residences, schools, childcare centers, convalescent homes, and

medical facilities. The project site is located in a residential area and is adjacent to residential uses in all directions; therefore, the nearest sensitive receptors, the existing residences, are located within one hundred feet of the project site.

4.3.2 Air Quality Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,7,8
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8

4.3.3 Impact Discussion

a) **Conflict with or obstruct implementation of the applicable air quality plan?**

(Less Than Significant Impact) The proposed project would include the construction of five single-family residences to a location within a developed residential neighborhood. The proposed project would not conflict with the implementation of the 2017 CAP because the minimal addition of residents would not significantly increase the regional population growth nor would it cause significant changes in vehicle travel. Further, the proposed project is consistent with the City's General Plan, which is consistent with the 2017 CAP; therefore, the proposed project would not conflict with the air district's clean air planning efforts.

b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

(Less Than Significant Impact) Ambient air quality is monitored by the air district at eight locations in Santa Clara County. Air pollutants of concern in the air basin are ozone, PM₁₀ and PM_{2.5}, and toxic air contaminants (Bay Area Air Quality Management District 2017a). The ozone status is currently "non-attainment" and the suspended and fine particulate matter (PM₁₀ and PM_{2.5}, respectively) attainment status is currently "non-attainment" for both state and federal standards.

The air district CEQA guidelines contain screening criteria for determining whether a project is of a type and size that its operational, criteria air emissions impacts (focused on nitrogen oxides as an ozone precursor) would be less than significant. Table 3-1, “Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes” on page 3-2 of the 2017 air district CEQA guidelines contains the screening criteria. The operational criteria pollutant screening size for single-family residential projects is 325 dwelling units (Bay Area Air Quality Management District 2017a). With the proposed five single-family residences, the project is substantially smaller than the screening threshold.

Table 3-1 also contains screening criteria for construction impacts of new development projects. For single-family residential uses, construction emissions impacts are less than significant for projects of 114 dwelling units or less. The proposed project involves the construction of five dwelling units, resulting in a less than significant impact from construction emissions. However, cumulative construction activities are identified by the air district as having potential to result in cumulative impacts on air quality from contribution of PM₁₀ emissions. As such, the air district recommends the implementation of the following standard permit conditions whether or not construction-related emissions exceed applicable thresholds of significance (Bay Area Air Quality Management District 2017a, p.8-4). The short-term air quality effects during project construction would be avoided with implementation of the air district measures listed as standard permit conditions below. Therefore, the project’s contribution to the air quality violations in the air basin would be less than significant.

Standard Permit Conditions

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district’s phone number shall also be visible to ensure compliance with applicable regulations.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

(Less Than Significant Impact) The air basin is currently in non-attainment for ozone, PM₁₀, and PM_{2.5}. The five single-family homes at the project site would add to these pollutants; however, this increase is not cumulatively considerable.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

(Less Than Significant Impact) Operation of the residential project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors (residential uses to the north, east and south). The short-term air quality effects during project construction would be avoided with implementation of the air district measures listed as standard permit conditions under checklist item “b)” above. The proposed project would not result in localized, concentrated operational emissions that would expose sensitive receptors to unhealthy air pollutant levels.

- e) **Create objectionable odors affecting a substantial number of people?**

(Less Than Significant Impact) The proposed project would result in five residences at the project site. Operation of the project is not anticipated to produce any offensive odors. During construction, the various diesel-powered vehicles and equipment in use onsite would create localized odors. These odors would be temporary and not likely to be noticeable for extended periods of time much beyond the project’s site boundaries. Implementation of standard abatement measures for construction period emissions identified in “b)” above per the air district requirements would ensure that construction odor impacts are less than significant.

4.4 BIOLOGICAL RESOURCES

4.4.1 Environmental Setting

The project site is located within an urbanized area of San José. The property currently consists of one house and a paved driveway that connects with an asphalt path that leads to the back of the house. There are 13 trees on the site primarily on the corner of the project site where Murphy Avenue and Ringwood Avenue intersect (Steve Young and Associates 2017). The canopies of several trees located on adjacent properties and one tree located on the sidewalk of Murphy Avenue extend onto the site. There are no water features and no riparian habitat on the site.

The City of San José's has established regulations for removal of ordinance sized trees defined as having a trunk measuring 38 inches or more in circumference at the height of 4.5 feet above natural grade (Chapter 13.32 of Title 13 of the San José Municipal Code). The City's regulations apply to native and non-native species.

Construction of the proposed project would result in the removal of the trees from the site. The project will be required to conform to the City's tree preservation ordinance and will be required to provide replacement tree(s) in conformance with City policy.

Trees and other areas on the project site have the potential to provide nesting habitat for birds. Birds and their nests are protected under the Migratory Bird Treaty Act of 1918 and California Department of Fish and Game Code Sections 3503 and 3503.5. Despite the disturbed nature of the site, there remains the potential for birds to nest in trees on the site. No other special-status species are expected to occur on the site due to the extent of existing disturbance and the fact that the surrounding areas are developed.

Future development of the site would be subject to the biological policies listed in the City's General Plan, including the following:

Policy MS-21.4: Encourage the maintenance of mature trees, especially natives, on public and private property as an integral part of the community forest. Prior to allowing the removal of any mature tree, pursue all reasonable measures to preserve it.

Policy MS-21.5: As part of the development review process, preserve protected trees (as defined by the Municipal Code), and other significant trees. Avoid any adverse effect on the health and longevity of protected or other significant trees through appropriate design measures and construction practices. Special priority should be given to the preservation of native oaks and native sycamores. When tree preservation is not feasible, include appropriate tree replacement, both in number and spread of canopy.

Policy ER-4.1: Preserve and restore, to the greatest extent feasible, habitat areas that support special-status species. Avoid development in such habitats unless no feasible alternatives exist and mitigation is provided of equivalent value.

Policy ER-5.1: Avoid implementing activities that result in the loss of active native birds' nests, including both direct loss and indirect loss through abandonment, of

native birds. Avoidance of activities that could result in impacts to nests during the breeding season or maintenance of buffers between such activities and active nests would avoid such impacts.

The project site is located within the boundaries of the Santa Clara Valley Habitat Plan/Natural Communities Conservation Plan (HCP), which is intended to promote the recovery of endangered species and enhance ecological diversity and function, while accommodating planned growth in approximately 500,000 acres of southern Santa Clara County. The project site is within the land cover type of Urban-Suburban, which is designated for urban development equal to or greater than two acres for residential, commercial, industrial, or other urban developments. The landscaping that is found in this area is typically residential street trees and landscaped residences.

4.4.2 Biological Resources Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,3
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,9, 10,27
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,10

4.4.3 Impact Discussion

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS?**

(Less than Significant with Mitigation) No known raptor, migratory birds, or special-status species are known to reside on the project site. The trees on and adjacent to the project site could provide nesting habitat for birds, including migratory birds.

Construction activities, including tree/shrub removal and ground disturbance, have potential to impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. The project site has potential to support nesting birds. If protected bird species are nesting in or adjacent to the project site during the bird nesting season (February 1st through August 31st), then noise-generating construction activities and/or vegetation removal could result in the loss of fertile eggs or nestlings, or otherwise lead to the abandonment of nests. Implementation of the following mitigation measure would reduce potentially significant impacts to nesting birds to a less-than-significant level.

Impact BIO-1: Tree removal, demolition, grading, and other construction activities occur during breeding season could result in a significant impact to nesting raptors.

Mitigation Measure

BIO-1 The project applicant shall schedule demolition and construction activities to avoid the nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1st through August 31st (inclusive). . If it is not possible to schedule demolition and construction between September 1st and January 31st (inclusive), pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February 1st through April 30th inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1st through August 31st inclusive). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests.

If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with the California Department of Fish and Wildlife, shall determine the extent of a construction free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests shall not be disturbed during project construction.

Prior to any tree removal, or approval of any grading or demolition permits (whichever occurs first), the ornithologist shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the City's Supervising Environmental Planner.

Implementation of Mitigation Measure BIO-1 would ensure impacts to nesting birds are avoided by requiring a pre-construction survey for bird nests (should construction be scheduled during the nesting season) and implementation of avoidance measures should any active nests be found.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?**

(No Impact) The project site is located in a residential setting with minimal native habitats. There are no riparian habitats or other sensitive natural communities on or adjacent to the site. Thus the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

(No Impact) The project site is disturbed and does not contain any wetland resources and, therefore, will not adversely affect federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?**

(No Impact) The project site is located in an urban area and is not currently used as a migratory wildlife corridor. The project site does not contain a native wildlife nursery site. As described above, there are no wetlands on or adjacent to the project site, and therefore, the project would not impact the movement of migratory fish. The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

(Less Than Significant Impact) Within the City of San José, the urban forest as a whole is considered an important biological resource because most mature trees provide nesting, cover, and foraging habitat for a variety of species that are tolerant of humans. While the urban forest is not as favorable an environment for native wildlife as native habitats, trees in the urban forest are often the only or best habitat commonly or locally available within urban areas.

The City of San José Tree Ordinance, Chapter 13.32 of Title 13 of the San José Municipal Code, regulates tree removals. Development of the proposed project would result in the loss of 16 trees on the site, 3 of which are considered protected under the City's Tree Ordinance due to the circumference sizes exceeding 38 inches.

Consistent with the General Plan FEIR, trees removed as a result of the project will be required to be replaced in accordance with all applicable laws, policies or guidelines, including:

- City of San José Tree Protection Ordinance
- San José Municipal Code Section 13.28
- General Plan Policies MS-21.4, MS-21.5, and MS-21.6

Implementation of the following standard permit condition would reduce potential impacts to regulated trees to a less-than-significant level.

Standard Permit Conditions

- Any tree to be removed will be replaced with new trees in accordance with the City’s Tree Replacement Ratios, as set forth below.

Table 4.4-1 Tree Replacement Ratios

Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	None	15-gallon
Less than 19 inches	1:1	1:1	None	15-gallon

SOURCE: Krinjal Mathur 2018

Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

- In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:
 - The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
 - An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement.
 - A donation of \$300 per mitigation tree to Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to issuance of a development permit.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

(Less Than Significant Impact) The project site is located within the Habitat Plan study area and has a designation of Urban - Suburban. Projects within the Habitat Plan study area, that are on sites of two acres or more are covered under the Habitat Plan and subject to applicable fees

of the plan. The proposed residential development, therefore, is consistent with the land use assumptions for the site in the Habitat Plan. With the implementation of the following standard permit condition, the development of the project site would have a less than significant impact on the Habitat Plan's covered species.

Standard Permit Conditions

The project is subject to applicable Habitat Plan conditions and fees (including the nitrogen deposition fee) prior to issuance of any grading permits. The project applicant shall submit a Habitat Plan Coverage Screening Form to the Supervising Environmental Planner of the Department of Planning, Building and Code Enforcement for review and will complete subsequent forms, reports, and/or studies as needed.

4.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

The following discussion is based in part on a historic evaluation, included as Appendix A of this Initial Study.

4.5.1 Environmental Setting

Cultural resources include both historical and archaeological resources. These resources are irreplaceable and often reveal distinctive information about past environments and the societies that lived there. Historic resources, such as buildings or objects, are typically 50 years or older in age. Paleontological resources include fossils that range from well-known types, such as dinosaur bones, to scientifically crucial types, such as paleobotanical remains. Paleontological resources also include the impressions of ancient animals and plants and unmineralized remains, such as the bones of Ice Age mammals (City of San José 2011a).

The following policies in the City's General Plan have been adopted for the purpose of avoiding or mitigating historic, archaeological, and paleontological impacts resulting from development within the City.

Policy ER-10.1: For proposed development sites that have been identified as archaeologically or paleontologically sensitive, require investigation during the planning process in order to determine whether potentially significant archeological or paleontological information may be affected by the project and then require, if needed, that appropriate mitigation measures be incorporated into the project design.

Policy ER-10.2: Recognizing that Native American human remains may be encountered at unexpected locations, impose a requirement on all development permits and tentative subdivision maps that upon their discovery during construction, development activity will cease until professional archaeological examination confirms whether the burial is human. If the remains are determined to be Native American, applicable state laws shall be enforced.

Policy ER-10.3: Ensure that City, State, and Federal historic preservation laws, regulations, and codes are enforced, including laws related to archaeological and paleontological resources, to ensure the adequate protection of historic and pre-historic resources.

Evaluation Criteria

The California Register of Historical Resources was created to identify resources considered worthy of preservation. The criteria include resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

- It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- It is associated with the lives of persons important to local, California, or national history.

- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Additionally, the City of San José has enacted an ordinance providing for the designation of historic resources as City Landmarks (Municipal Code Chapter 13.48). Based upon the General Plan goals and policies, and the City of San José Historic Preservation Ordinance, the criteria for designation are similar to those for listing on the California Register of Historical Resources but oriented to the local context.

4.5.1.1 *Structural Historic Resources*

According to the Department of Parks and Recreation's Primary Record report of the project site, the existing on-site residence has lost its integrity and is not considered eligible for the California Register of Historic Resources or as a San José Historic Landmark (California Department of Parks and Recreation 2017). The project site is not within what the City considers the Historic District or Conservation Areas (City of San José 2011a, p. 688).

4.5.1.2 *Archaeological Resources*

According to the General Plan EIR, the City of San José has consisted of prehistoric and historic era sites associated with Native Americans for the past 5,000 years. Most of these prehistoric archaeological sites have been found near fresh water sources, at the base of hills, and along or adjacent to the major north/south Native American trails. The project site is located approximately one half mile from Coyote Creek suggesting potential for settlement in the vicinity of the project site.

4.5.1.3 *Paleontological Resources*

According to the City's General Plan EIR, the project site is not in an area of high surface paleontological sensitivity; however, it is identified as being within an area of high sensitivity at depth. See Figure 3.11-1 of the City's General Plan EIR.

4.5.1.4 *Tribal Cultural Resources*

On September 25, 2014, Governor Edmund G. Brown signed Assembly Bill 52 (AB 52), creating a new category of environmental resources (tribal cultural resources), which must be considered under CEQA. A tribal cultural resource can be a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

The legislation imposes new requirements for consultation regarding projects that may affect a tribal cultural resource, includes a broad definition of what may be considered to be a tribal cultural resource, and includes a list of recommended mitigation measures. AB 52 also requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area if they have requested to be notified of projects proposed within that area.

Where a project may have a significant impact on a tribal cultural resource, consultation is required until the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource or when it is concluded that mutual agreement cannot be reached.

4.5.2 Cultural and Tribal Cultural Resources Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,9,11, 12
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,11
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11
e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 12
Tribal Cultural Resources					
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 12
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying this criteria, the significance of the resource to a California Native American tribe shall be considered.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 12

4.5.3 Impact Discussion

a) Cause a substantial adverse change in the significance of an historical resource?

Impacts to Historic Resources

(No Impact) The results of the historic evaluation determined that there are no eligible historic resources on the project site (Appendix A). As there are no listed, determined, or pending local, State of California, or California Register of Historic Resources historic properties located on the proposed project site and the project site is not within any City Historic District; the development of the site would not cause a substantial adverse change in the significance of a historical resource per CEQA.

b) Cause a substantial adverse change in the significance of an archaeological resource?

(Less Than Significant Impact) Although there are no known archaeological resources on the project site, it is possible that archaeological resources may be found during construction activities. As a part of the development permit approval, the project will conform to the following standard permit conditions to avoid impacts related to the disturbance of buried archaeological resources during construction:

Standard Permit Conditions

- Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City's Supervising Environmental Planner.
- If avoidance is not feasible, adverse effects to such resources should be mitigated in accordance with the recommendations of the appropriate personnel. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings, documenting any data recovery would be submitted to Supervising Environmental Planner and Historic Preservation Officer of the Department of Planning, Building, and Code Enforcement and the Northwest Information Center.
- If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Section 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant shall immediately notify the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and a qualified archaeologist, who will then notify the Santa Clara County Coroner. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify

descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Implementation the City's standard permit conditions would serve to avoid impacts related to the disturbance of buried archaeological resources during construction.

c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

(Less Than Significant Impact) According to the City's General Plan EIR, the project site is not in an area of high surface paleontological sensitivity; however, it is identified as being within and area of high sensitivity at depth (see Figure 3.11-1 in the City's General Plan EIR). The project site, if disturbed, is not known to contain any paleontological resources and the project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; however, it is possible that paleontological resources may be encountered during construction activities. In accordance with General Plan Policy ER-10.3, the following standard permit conditions will be implemented by the project to reduce and avoid potential impacts to as yet unidentified buried paleontological resources:

Standard Permit Conditions

- If vertebrate fossils are discovered during construction, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project proponent will be responsible for implementing the recommendations of the paleontological monitor.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

(Less Than Significant Impact) Although it is unlikely, human remains may be revealed during the development of the project site. Standard measures and mitigation is identified in "b)" to avoid impacts associated with disturbance to human remains.

e) Cause a substantial adverse change in the significance of a tribal cultural resource that is: 1) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, 2) determined to be a significant resource to a California Native American tribe.

(Less Than Significant Impact) Assembly Bill (AB) 52 requires lead agencies to conduct formal consultations with California Native American tribes during the CEQA process to identify tribal cultural resources that may be subject to significant impacts by a project. Where a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document must discuss the impact and whether feasible alternatives or mitigation measures could avoid or substantially lessen the impact. This consultation

requirement applies only if the tribes have sent written requests for notification of projects to the lead agency. No tribes have sent written requests for notification of projects to the City of San José.

Additionally, notification letters were re-sent via certified mail to the Native American Heritage Commission identified tribal contacts on September 5, 2017. At the time of preparation of this Initial Study, the City of San José had yet to receive any requests for notification from tribes.

4.6 GEOLOGY/SOILS

4.6.1 Environmental Setting

According to the City’s General Plan EIR, the average grade of the Santa Clara Valley floor is from approximately horizontal grade to a two percentage downward grade to the northwest; however, the grades are steeper when adjacent to hillsides. Santa Clara Valley is an area characterized by its northwest-trending valleys and ridges with sedimentary and metamorphic rocks of the Franciscan Complex. Alluvial deposits make up the structural foundation, with the Diablo Range to the east and Santa Cruz Mountains to the west. The soil type within the area of the project site is clay (City of San José 2011a, p. 497).

Information regarding geologic hazard zones and seismic hazards was obtained from the City’s online permit tool (San José OnLine Permits). Geologic hazard zones are areas of San José where potential geologic hazards such as fault rupture or slope instability may impact a proposed development. Geotechnical studies and geologic hazard mitigation measures may be required for these areas to ensure that proposed construction will not be endangered by geologic hazards and that a proposed project will not create an unsafe condition.

The State Seismic Hazards Mapping Act was passed by the State legislature following the 1989 Loma Prieta earthquake. The City’s seismic hazard maps identify areas susceptible to landslides and/or liquefaction. The purpose of the maps is to protect the health and safety of the public from the effects of strong ground motion caused by earthquakes. Construction proposed in Landslide Seismic Hazard Zones requires a Geologic Hazard Clearance from the City Geologist prior to approval of planning or building permits. Construction proposed in Liquefaction Seismic Hazard Zones requires review by the Building Division prior to approval of building permits.

The San Francisco Bay Area is one of the most seismically active regions in the United States. Earthquakes in the region are generally associated with movements along the fault zones of the San Andreas Fault system. The site is relatively flat and absent any significant topographical features. There are no identified earthquake faults mapped on the site and the site is not mapped within a designated Alquist-Priolo Earthquake Fault Zone. The site is not within a Geologic Hazard Zone; however, the site is within a Liquefaction Seismic Hazard Zone.

4.6.2 Geology/Soils Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1. Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,11,26

2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,11,22,26
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,11,26
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,11,26
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,13
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11,26
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

4.6.3 Impact Discussion

a) Expose people or structures to potential substantial adverse effects?

(Less Than Significant Impact) The project site is in a seismically active region of California and strong ground shaking would be expected during the life of the proposed project (City of San José 2011a, p. 503). The site is not within a designated Alquist-Priolo Earthquake Fault Zone or a Geologic Hazard Zone; however, the site is within a Liquefaction Seismic Hazard Zone. The site is not subject to landslides because it is generally flat.

Because the potential for liquefaction on the site is considered high, liquefaction and differential settlement could occur on the site during an earthquake.

Conformance with the *2016 California Building Code* would minimize potential impacts from seismic shaking on the site. With compliance to the standard permit conditions, the impact would be reduced to less-than-significant.

Standard Permit Conditions

- Prior to the issuance of any site-specific grading or building permits, a design-level geotechnical investigation shall be prepared and submitted to the City of San José Public Works Department for review and confirmation that the proposed development complies with the California Building Code and the requirements of applicable City Ordinance 25015 and Building Division Policy SJMC 24.02.310-4- 94. The report shall determine the project site’s surface geotechnical conditions and address potential seismic hazards such as seismicity, expansive soils, and liquefaction. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met:

- Analysis presented in the geotechnical report shall conform to the California Division of Mines and Geology recommendations presented in the “Guidelines for Evaluating Seismic Hazards in California.”

b) Result in substantial soil erosion or the loss of topsoil?

(Less Than Significant Impact) Although the proposed project would not require an intensive level of grading during the construction of the project site, temporary increase in erosion potential could occur at that time. This impact would be less than significant with the implementation of the required standard permit conditions listed below.

Standard Permit Conditions

- The project applicant shall comply with the City of San José Grading Ordinance (Chapter 17.04, Part 6), including erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent storm water pollution and minimize potential sedimentation during construction:
 1. Grading will not be allowed between October 1st and April 30th of any year without Erosion Control plans and measures approved by the Director of Public Works.
 2. Utilize on-site sediment control BMPs to retain sediment on the project site.
 3. Utilize stabilized construction entrances and/or wash racks.
 4. Implement damp street sweeping.
 5. Provide temporary cover of disturbed surfaces to help control erosion during construction.
 6. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse??**

(Less Than Significant Impact) This issue is addressed above in responses “a)” and would be reduced to a less-than-significant level with standard permit conditions.

d) Be located on expansive soil?

(Less Than Significant Impact) The project site soils could be expansive, which could damage the proposed structures. Impacts associated with expansive soils or other soil hazards would be minimized by applying engineering and construction techniques for expansive soils. This issue is addressed above in response “(a)” and would be reduced to a less-than-significant level.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

(No Impact) A previous septic tank was found on the southeast side of the project site, which will be abandoned in accordance with the DEH requirements. The proposed project does not include any septic systems. The project would tie into the City's existing sanitary sewer system within Ringwood Avenue.

4.7 GREENHOUSE GAS EMISSIONS

4.7.1 Environmental Setting

Various gases in the earth’s atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide (CO₂), methane (CH₄), ozone (O₃), water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for enhancing the greenhouse effect. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.

4.7.2 Greenhouse Gas Emissions Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,8,14
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,8,14

4.7.3 Impact Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

(Less Than Significant Impact) The air district identifies screening levels for evaluation of operational GHG emissions based on project size as described in the Air Quality section of this initial study. The applicable land use category of the air district screening criteria tables for the project is “single-family.” For operational impacts from GHG emissions, the screening size is 56 units. The project, which consists of the five single-family units, is well below the air district screening thresholds for such uses and; therefore, the project would have a less-than-significant impact related to operational GHG emissions.

During site preparation and construction of the project, GHGs would be emitted through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. In addition, compliance with the Standard Permit Conditions

(described above in *Section 4.3 Air Quality*) to limit air quality impacts during construction as required by air district (e.g., limiting speed in construction areas, minimizing idling times, etc.) would further reduce construction GHG emissions. The impact from construction emissions associated with the project, therefore, would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

(Less Than Significant Impact) Per CEQA Guidelines Section 15064(b), the determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the Lead Agency and must be based to the extent possible on scientific and factual data. The proposed project was evaluated for consistency with the City's GHG Reduction Strategy. The GHG Reduction Strategy identifies GHG emissions reduction measures to be implemented by development projects in three categories: built environment and energy, land use and transportation, and recycling and waste reduction. Some measures are mandatory for all proposed development projects and others are voluntary. Voluntary measures could be incorporated as mitigation measures for proposed projects, at the City's discretion.

Since the project is consistent with the General Plan land use designations for the site and the land use assumptions of the GHG Reduction Strategy, compliance with the mandatory measures and voluntary measures required by the City would ensure its consistency with the GHG Reduction Strategy. Projects that are consistent with the GHG Reduction Strategy would have a less than significant impact related to GHG emissions.

4.8 HAZARDS AND HAZARDOUS MATERIALS

The following information is from the *Phase I Environmental Site Assessment* (“Phase I ESA”) prepared by Cornerstone Earth Group. A copy of this report is included as Appendix B of this Initial Study.

4.8.1 Environmental Setting

4.8.1.1 *Historic and Current Uses of the Site and Surrounding Areas*

Based on the Phase I ESA, the project site was historically occupied by an orchard. The existing residence on the site was constructed in 1952, with several orchard trees present until the late 1960s or early 1970s. The Phase I ESA indicates that the project site has remained residential in use. Additionally, the Phase I ESA determined the presence of an additional residence on the southwesterly adjacent parcel during the late 1980s or early 1990s. This residence was present prior to the construction of Ringwood Avenue and partially extended onto the southwest portion of the project site. Since the construction of Ringwood Avenue, this residence appears to have been demolished.

On May 23, 2017, Cornerstone Earth Group staff conducted a reconnaissance of the project site. The Cornerstone staff reported that a single-story building with an attached garage was on the project site. The southeastern portion of the project site, the rear of the residence, consisted of dirt and gravel used for parking vehicles. No hazardous materials were observed on site and the site does not appear to have historically been occupied by businesses that use or store hazardous materials. A septic tank was also found at the southeastern portion of the project site.

4.8.2 Hazards and Hazardous Materials Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,15

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,16
f) For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,16
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3

4.8.1.2 Recognized Environmental Conditions

No hazardous materials, or spill incidents, were observed by Cornerstone staff during the project site reconnaissance. However the following recognized environmental conditions were identified in the report:

- The site historically was used for agricultural purposes. There is a potential that residual pesticides could remain in site soil. If pesticides are present, this soil may require appropriate management.
- Soil adjacent to structures that are painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. There is a potential that residual lead and pesticide concentrations could remain in on-site soil resulting from existing and/or prior on-site structures.

4.8.3 Impact Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

(No Impact) The proposed project is residential and would not involve the use or transport of significant quantities of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

(Less Than Significant with Mitigation) The project site was used for agricultural purposes for several decades, primarily as an orchard. Due to the historical agricultural use of the site, there is potential that the past owners of the site used pesticides and that there are residual concentrations remaining in the on-site soil. Therefore, soil sampling has been recommended

in the Phase I ESA to determine if agricultural chemicals are present in the soil prior to redevelopment of the project site. With the implementation of the following mitigation measures, this impact would be less than significant.

Impact HAZ-1: Historic activities on the project site may have impacted subsurface soil from previous agricultural uses.

Mitigation Measures

HAZ-1.1 The project applicant shall retain a qualified professional to prepare a Phase II Soil Contamination Investigation (Phase II) prior to issuance of any demolition or grading permits or site clearance activities. The Phase II investigation shall consist of collecting shallow soil samples and testing for organochloride pesticides and pesticide based metals, arsenic, and lead across the entire site to investigate historical agricultural use. The Phase II investigation shall also include shallow soil sampling around existing structures to test for lead that may have flaked off structures with lead-containing paint and for organochlorine pesticides that may have been applied for termite control.

The Phase II Soil Contamination Investigation report shall be provided to the City's Supervising Environmental Planner. If the soil testing results indicate residual contamination is not detected and/or found below regulatory environmental screening levels for public health and the environment and/or construction worker safety, no further mitigation is required.

HAZ-1.2 If the soil testing results indicate pesticides, arsenic and/or lead that exceed regulatory environmental screening levels for public health and the environment and/or construction worker safety, then the project applicant shall enter into the Santa Clara County Department of Environmental Health's (SCCDEH) Voluntary Cleanup Program to mitigate the contamination. Mitigation may include removal of the contaminated soil and/or capping the contaminated soil under hardscape or clean soil with deed restrictions. The SCCDEH will require a Health & Safety Plan to protect construction workers and will require a Remediation Work Plan, Site Management Plan (SMP), or other similar report to document the mitigation. The SCCDEH will issue a final No Further Action letter or equivalent after the remediation has been satisfactorily completed, which must be provided to the City's Supervising Environmental Planner prior to issuance of any grading permit.

Additionally, due to the age of the existing structures onsite, there is potential for the building materials to contain lead-based paint and/or asbestos containing building material. Implementation of the following standard permit conditions shall reduce these impacts to a less than significant level.

Standard Permit Conditions

- In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, an asbestos survey shall be performed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If asbestos-containing materials are determined to be present, the materials shall be abated

by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of Bay Area Air Quality Management District (BAAQMD). Demolition and disposal of asbestos-containing materials (ACMs) will be completed in accordance with the procedures specified by BAAQMD's Regulation 11, Rule 2. A final report of methodologies and findings of the survey shall be submitted to the Building Division of the City of San José Department of Planning, Building and Code Enforcement prior to the issuance of grading or building permits.

- A lead-based paint survey shall be performed on all structures proposed for demolition that are known or suspected to have been constructed prior to 1980. If lead-based paint is identified, then federal and state construction worker health and safety regulations shall be followed during renovation or demolition activities. If loose or peeling lead-based paint is identified at the building, it shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Requirements set forth in the California Code of Regulations will be followed during demolition activities, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings will be disposed of at landfills that meet acceptance criteria for the waste being disposed. A final report of methodologies and findings of the survey shall be submitted to the Building Division of the City of San José Department of Planning, Building and Code Enforcement prior to the issuance of grading or building permits.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

(Less Than Significant Impact) Happy Childhood Preschool is located approximately one quarter mile southwest of the project site in a business park on Murphy Avenue. The proposed project is a residential development and would not emit significant amounts hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would significantly affect children at the preschool. Therefore, this impact would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?

(No Impact) The project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant Government Code Section 65962.5 (Cortese List).

e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard for people residing or working in the project area?

(No Impact) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

- f) Be within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?**

(No Impact) The project is not located within the vicinity of a private airstrip.

- g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**

(Less Than Significant Impact) The project, located within a developed area, would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. The project will not significantly interfere with any emergency response or evacuation plans. Therefore, this impact would be less than significant.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

(No Impact) The project will not expose people or structures to risk from wildland fires as it is located in an urban area that is not prone to such events.

4.9 HYDROLOGY AND WATER QUALITY

4.9.1 Environmental Setting

Any construction or demolition activity that results in land disturbance equal to or greater than one acre must comply with the Construction General Permit, administered by the State Water Resources Control Board (SWRCB). The Construction General Permit requires the installation and maintenance of Best Management Practices to protect water quality until the site is stabilized. The project site is less than one acre in size and therefore, would not require Construction General Permit coverage based on area of land disturbed.

The project must comply with the City of San José's Grading Ordinance, which requires the use of erosion and sediment controls to protect water quality while the site is under construction. Prior to the issuance of a permit for grading activity occurring during the rainy season (October 1st to April 30th), the applicant must submit to the Director of Public Works an Erosion Control Plan detailing Best Management Practices that will prevent the discharge of storm water pollutants.

The City of San José is required to operate under a Municipal Stormwater NPDES Permit to discharge storm water from the City's storm drain system to surface waters. On October 14, 2009, the San Francisco Bay Regional Water Quality Control Board adopted the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (Municipal Regional Permit) for 76 Bay Area municipalities, including the City of San José.

The Municipal Regional Permit (NPDES Permit No. CAS612008) mandates the City of San José use its planning and development review authority to require that storm water management measures such as Site Design, Pollutant Source Control and Treatment measures are included in new and redevelopment projects to minimize and properly treat storm water runoff.

Provision C.3 of the Municipal Regional Permit regulates the following types of development projects;

- Projects that create or replace 10,000 square feet or more of impervious surface; and
- Special Land Use Categories that create or replace 5,000 square feet or more of impervious surface

The Municipal Regional Permit requires regulated projects to include Low Impact Development practices, such as pollutant source control measures and storm water treatment features aimed to maintain or restore the site's natural hydrologic functions. The Municipal Regional Permit also requires that storm water treatment measures are properly installed, operated and maintained.

The Municipal Regional Permit also requires regulated projects to include measures to control hydromodification impacts where the project would otherwise cause increased erosion, silt pollutant generation, or other adverse impacts to local rivers and creeks. Development projects that create and/or replace one acre or more of impervious surface and are located in a sub watershed or catchment that is less than 65 percent impervious, must manage increases in runoff flow and volume so that post-project runoff shall not exceed estimated pre-project rates and durations. Based on its size and land use, the project will not be required to comply with the hydromodification requirements of Provision C.3 of the Municipal Regional Permit.

4.9.2 Hydrology and Water Quality Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3, 11,13
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 17
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,11,13, 17
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,18
e) Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,18
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3, 11,13
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,19
h) Place within a 100-year flood hazard area structures which will impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,19
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11, 20

The project will create approximately 11,825 square feet of impervious area. Based its size and land use, the project will be required to comply with the Low Impact Development stormwater management requirements of Provision C.3 of the Municipal Regional Permit.

Based on the City's General Plan EIR, the project site is within the Coyote Creek Watershed (City of San José 2011a, p. 525), which is a part of the Santa Clara Valley Groundwater Basin and the larger San Francisco Bay Basin. There are no waterways that flow through the project site, but the Coyote Creek is approximately one half mile west of the project site.

Storm water runoff within urbanized areas flows into the local storm drain system, which connects into local creeks and the San Francisco Bay (City of San José 2011a). The storm water runoff from the project site, as illustrated within the applicant's Storm Water Control Plan, would flow toward the existing City storm drain on Ringwood Avenue.

The project site is not within a 100-year flood zone, it is not within a dam failure inundation area (City of San José 2011a, p. 532), and it is not within a tsunami inundation zone (California Department of Conservation 2009).

4.9.3 Impact Discussion

a) Violate any water quality standards or waste discharge requirements?

(Less Than Significant Impact) The proposed project will not violate any water quality standards or waste discharge requirements as described in "c)" and "e)" below.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?

(Less Than Significant Impact) As stated within the City's General Plan EIR, development of new residential uses, as allowed under the General Plan, are not proposed to occur within any of the Santa Clara Valley Water District's percolation facilities for groundwater recharge nor will it otherwise affect the operation of the percolation or recharge facilities (City of San José 2011a, p. 549). The proposed project is consistent with the General Plan and does not include the installation of new groundwater wells or use of groundwater supplies at greater rates than anticipated in the City's 2015 Urban Water Management Plan (CH2M 2016, p. 4-3), which is consistent with the General Plan's projected development and subsequent water demand.

The project will result in minor increase in demand for water to be obtained from the City and will not substantially deplete or otherwise affect groundwater supplies. In addition, the project will not deplete/otherwise affect groundwater recharge since the project is not located within a groundwater recharge area. This impact would be less than significant.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site**

(Less Than Significant Impact) Construction of the project will require grading activities that could result in a potential temporary increase in erosion that could affect the quality of storm water runoff. This increase in erosion is expected to be minimal, due to the small size (less than one acre) and flatness of the site. Implementation of the City's Grading Ordinance (Chapter 17.04, Part 6 of the Municipal Code) and the standard permit conditions listed in *Section 4.6 Geology and Soils Checklist "b)"* would reduce potential construction to surface water quality to a less-than-significant level.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site, and**

(Less Than Significant Impact) Because the proposed project would replace and create more than 10,000 square feet of impervious surface on the project site, the applicant was required to submit a Stormwater Control Plan, which will be reviewed and confirmed for compliance with the Municipal Regional Stormwater NPDES Permit and the City Council's Urban Runoff Policy 6-29 by the City Engineer. Details of specific site design, pollutant source control, and stormwater treatment control measures demonstrating compliance with Provision C.3 of the Municipal Regional Stormwater Permit (NPDES Permit Number CAS612008), shall be included in the project design, to the satisfaction of the Director of Planning, Building and Code Enforcement. With the implementation of the site design, source control, and Low Impact Development storm water treatment measures provided within the applicant's Stormwater Control Plan the proposed project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site; therefore, this impact is less than significant.

- e) **Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

(Less Than Significant Impact) The project site's storm water runoff is required to be managed in accordance with the City Council's Urban Runoff Policy 6-29 and comply with the hydromodification requirements of Provision C.3 of the Municipal Regional Permit (see Impact Discussion "a)"). The project proposes to connect to the City's existing storm drainage system. The small scale of the residential project is not expected to contribute runoff that will exceed the capacity of existing or planned storm water drainage systems or result in substantial additional sources of polluted runoff. This impact would be less than significant. See also c) above.

- f) **Otherwise substantially degrade water quality?**

(Less Than Significant Impact) The proposed project would not otherwise substantially degrade water quality; therefore, this impact would be less than significant.

g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? and

(No Impact) The project site is not located within a floodplain or determined flood hazard zone.

h) Place within a 100-year flood hazard area structures which will impede or redirect flood flows?

(No Impact) The project site is not located within any determined flood hazard zones; therefore, the proposed project would not impede or redirect flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

(No Impact) The project site is not within a dam inundation zone.

j) Result in inundation by seiche, tsunami, or mudflow?

(No Impact) The project site is not within an area subject to significant seiche, tsunami, or mudflow (California Department of Conservation 2009).

4.10 LAND USE AND PLANNING

4.10.1 Environmental Setting

The project site is located in an existing urbanized area in the northern portion of San José at the southeast corner of Murphy Avenue and Ringwood Avenue. The surrounding area is residential neighborhood.

4.10.1.1 *Envision San José 2040 General Plan*

The project site is currently designated as RN (Residential Neighborhood) within the City’s General Plan. The RN land use designation typically allows up to eight dwelling units/acre (or a density that matches the existing neighborhood character) and a floor area ratio (FAR) up to 0.7 (one to 2.5 stories). The RN designation allows for single-family residential neighborhoods, including both suburban and traditional residential neighborhood areas that match the character of the existing neighborhood.

4.10.1.2 *San José Zoning Ordinance*

The project site is currently zoned as A (Agricultural District) in the City’s zoning ordinance. The purpose of the Agricultural District is to provide for areas where agricultural uses are desirable. The regulations contained in this district are intended to provide for a wide range of agricultural uses as well as implementing the goals and policies of the general plan.

4.10.2 Land Use and Planning Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,10

4.10.3 Impact Discussion

a) Physically divide an established community?

(No Impact) Projects that have the potential to physically divide an established community include new freeways and highways, major arterials streets, and railroad lines. The proposed

residential subdivision would provide infill housing within an existing residential neighborhood. Therefore, the proposed project would not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

(Less Than Significant Impact) The project site is currently designated as RN (Residential Neighborhood) in the City's General Plan. The intent of the RN designation is to preserve the existing character of the neighborhood and strictly limit new development to infill projects that closely conform to the existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network.

The average lot size, orientation, and form of the proposed residential project on this infill site generally match the typical lot size and building form of adjacent development and is in conformance with the intent of the residential land use designation. The project site is currently zoned A-Agricultural District, under the City's Zoning Ordinance. The project includes a proposal to rezone the site to R-M (PD) Planned Development District which is consistent with the General Plan designation.

The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this impact would be less than significant.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

(Less Than Significant Impact) The project site is located within the boundaries of the Santa Clara Valley Habitat Conservation Plan and identified as Urban-Suburban in the plan. See Impact Discussion "f)" in *Section 4.4 Biological Resources*.

4.11 MINERAL RESOURCES

4.11.1 Environmental Setting

The area known as Communications Hill, located within the central portion of the City, is designated by the State Mining and Geology Board under Surface Mining and Reclamation Act of 1975 as containing mineral deposits.

Neither the State Geologist nor the State Mining and Geology Board has classified any other areas in San José as containing mineral deposits which are either of statewide significance or the significance of which requires further evaluation. Therefore, other than the Communications Hill area cited above, San José does not have mineral deposits subject to the Surface Mining and Reclamation Act of 1975.

4.11.2 Mineral Resources Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11

4.11.3 Impact Discussion

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

(No Impact) The proposed project is not located within Communications Hill; therefore, the proposed project would have no impact on mineral resources.

- b) Result in the loss of availability of a locally-important mineral resource recovery site?**

(No Impact) Because there are no mineral resources located on or near to the project site, there would be no loss of availability of locally-important mineral resource recovery sites.

4.12 NOISE AND VIBRATION

4.12.1 Environmental Setting

Noise is measured in decibels (dB), and is typically characterized using the A-weighted sound level or dBA. This scale gives greater weight to the frequencies to which the human ear is most sensitive. The City's Envision San José 2040 General Plan applies the Day-Night Level (DNL) descriptor in evaluating noise conditions. The DNL represents the average noise level over a 24-hour period and penalizes noise occurring between the hours of 10 PM and 7 AM by 10 dB. It is important to recognize that there are specific moments when noise levels are higher (e.g., during a train passby) and specific moments when noise levels are lower (e.g. during lulls in traffic flows).

4.12.1.1 *Existing Conditions*

The proposed project would be located within a residential neighborhood outside of downtown San José. The project site is just over three miles east of the Norman Y. Mineta San José International Airport and is outside the aircraft noise contours. The primary sources within San José include highways, major roadways, and three rail lines (City of San José 2011a, p. 313). The project site is in the 60 dBA DNL noise contour for traffic noise levels according to Figure 3.3-2 (City of San José 2011a, p. 327).

4.12.2 Noise and Vibration Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 21
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 21
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,22
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 21
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,16

f) For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,16
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4.12.2.1 *Envision San José 2040 General Plan*

The City's General Plan provides quantitative thresholds for noise and vibration impacts for new developments within the City limits. The General Plan's Table EC-1: Land Use Compatibility Guidelines for Community Noise San José, provides the acceptable and unacceptable exterior noise exposure for several different land use categories (City of San José 2011b, Chapter 3, p. 40).

Policy EC-1.1: Locate new development in areas where noise levels are appropriate for the proposed uses. Consider federal, state and City noise standards and guidelines as a part of new development review. Applicable standards and guidelines for land uses in Sand José include:

Interior Noise Levels: The City's standard for interior noise levels in residences, hotels, motels, residential care facilities, and hospitals is 45 dBA DNL. Include appropriate site and building design, building construction and noise attenuation techniques in new development to meet this standard. For sites with exterior noise levels of 60 dBA DNL or more, an acoustical analysis following protocols in the City-adopted California Building Code is required to demonstrate that development projects can meet this standard. The acoustical analysis shall base required noise attenuation techniques on expected Envision General Plan traffic volumes to ensure land use compatibility and General Plan consistency over the life of this plan.

Exterior Noise Levels: The City's acceptable exterior noise level objective is 60 dBA DNL or less for residential and most institutional land uses (Table EC-1). For single family residential uses, use a standard of 60 dBA DNL for exterior noise in private usable outdoor activity areas, such as backyards.

Policy EC-1.2: Minimize the noise impacts of new development on land uses sensitive to increased noise levels (Categories 1, 2, 3 and 6) by limiting noise generation and by requiring use of noise attenuation measures such as acoustical enclosures and sound barriers, where feasible. The City considers significant noise impacts to occur if a project would:

- Cause the DNL at noise sensitive receptors to increase by five dBA DNL or more where the noise levels would remain "Normally Acceptable"; or
- Cause the DNL at noise sensitive receptors to increase by three dBA DNL or more where noise levels would equal or exceed the "Normally Acceptable" level.

Policy EC-2.3: Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to a building. A vibration limit of 0.20 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

Per the San José Municipal Code Title 20 (Zoning Ordinance) Noise Performance Standards, the sound pressure level generated by any use or combination of uses on a property shall not exceed 55 decibels at the property line for uses adjacent to a property used or zoned for residential purposes.

4.12.3 Impact Discussion

- a) **Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

(Less Than Significant Impact) The primary source of noise at the project site is traffic traveling on Murphy Avenue. As described in Section O. Transportation/Traffic section of this Initial Study, the proposed project would generate approximately 38 net new average daily trips. This is a minor increase in traffic for a developed residential area within San José. As traffic volumes on a street would normally have to double to raise noise levels to a detectable level that creates a significant impact, it is not expected that traffic generated by this project would substantially increase noise levels in the project area. Therefore, the proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- b) **Result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?**

(Less Than Significant Impact) Construction noise could have significant impacts on the residential uses nearest to the project site. With implementation of the Standard Permit Conditions described in Section d) below will the project would not generate excessive groundborne noise or vibration levels or result in the exposure of nearby noise-sensitive receptors to these levels.

- c) **Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

(Less Than Significant Impact) The development of residential uses on an infill site is not expected to result in permanent noise increases from operational sources. Refer to “a)” above.

- d) **Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project**

(Less Than Significant Impact) Construction of the project will temporarily elevate noise levels in the immediate project area from the use of construction equipment.

Construction noise could have significant impact on the nearest sensitive (residential) uses. Implementation of standard noise abatement measures listed below will reduce potential construction impacts to a less-than-significant level.

Standard Permit Conditions

- Construction hours within 500 feet of residential uses will be limited to the hours of 7:00 a.m. and 7:00 p.m. weekdays, with no construction on weekends or holidays.

- Utilize ‘quiet’ models of air compressors and other stationary noise sources where technology exists.
- Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
- Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;
- Locate staging areas and construction material areas as far away as possible from adjacent land uses;
- Prohibit all unnecessary idling of internal combustion engines;
- The contractor will prepare a detailed construction plan identifying a schedule of major noise generating construction activities. This plan shall identify a noise control ‘disturbance coordinator’ and procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance. This plan shall be made publicly available for interested community members.
- The disturbance coordinator will be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. The telephone number for the disturbance coordinator at the construction site will be posted and included in the notice sent to neighbors regarding the construction schedule.

e) Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project expose people residing or working in the project area to excessive noise levels? And

(No Impact) The project is not located within an airport land use plan (Santa Clara County Airport Land Use Commission 2016).

f) Project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels?

(No Impact) The project is not located near any private airstrips.

4.12.4 Impacts on Future Residences at the Site (not covered under CEQA)

As previously discussed in Section 4.0, on December 17, 2015, the California Supreme Court issued an opinion in “CBIA vs. BAAQMD” holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project unless the project could exacerbate the existing environmental hazards or risks. Nevertheless, the City has policies and regulations that address existing conditions affecting a proposed project. The City has, therefore, included information regarding the project’s exposure to ambient noise levels as a General Plan consistency analysis and considerations relating to these policies and regulations.

Future Exterior Noise Environment

As previously stated, the City's standard for exterior noise levels for residential uses is 60 dBA DNL or less. The proposed project is an infill development that would be expected to conform to the City's exterior noise standard similar to how the surrounding residential development has achieved this. The proposed project would also have shielding provided by the proposed six-foot wooden fence along the borders of the project site, further reducing exterior noise levels. Therefore, buildout of the proposed project is anticipated to conform to the City's exterior noise standard.

Future Interior Noise Environment

As previously stated, the City's standard for interior noise levels for residential uses is 45 dBA DNL or less. Assuming standard building construction conditions are met in accordance with the *2016 California Building Code* regulations, the proposed project is anticipated to meet the City's interior noise standard.

4.13 POPULATION AND HOUSING

4.13.1 Environmental Setting

The City’s population as of January 1, 2017 was estimated to be approximately 1,046,079 people (California Department of Finance 2017) and the average number of persons per household was estimated to be 3.13 (United States Census Bureau 2017). The City’s General Plan estimates that through the year 2040, the City could grow to 751,000 jobs and 430,000 dwelling units in total, supporting a population of approximately 1.3 million people.

4.13.2 Population and Housing Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,23
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

4.13.3 Impact Discussion

a) Induce substantial population growth?

(Less Than Significant Impact) As the project is on a small infill parcel, the proposed project would not extend infrastructure or foster growth beyond that planned in the General Plan. The project would construct five new single-family homes that would add approximately 13 people to the City of San José. This is a negligible increase in the City’s current population of 1,046,079.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? and

c) Displace substantial numbers of people?

(No Impact) The project site contains one residence. The housing associated with the proposed project would more than mitigate for the loss of one home and displacement of the associated residents. Therefore, future development of the project site would not displace substantial numbers of people, necessitating the construction of replacement housing

4.14 PUBLIC SERVICES

4.14.1 Environmental Setting

The project site is located in an urbanized area of San José, and served by existing fire, police, school, park and other public facilities. The project would result in a potential increase in population of approximately 13 people.

The City's Fire Department is responsible for all fire, hazardous materials spills, and medical emergencies (City of San José 2011a). The nearest fire station, Station 1, is approximately four miles west of the project site at 225 N Market Street. The City's Police Department is located approximately three miles west of the project site at 201 W Mission Street.

The project site is located within the Berryessa Union School District, which includes ten elementary schools and three middle schools.

Nearby parks include Townsend Park, just under one mile south of the project site, and Gran Paradiso Park, approximately a half mile north of the project site.

All residential development in the City is subject to State law, City ordinances, and the following General Plan policies that serve offset the demand created by residential development upon public services:

Policy PR-1.1: Provide 3.5 acres per 1,000 population of neighborhood/community serving parkland through a combination of 1.5 acres of public park and 2.0 acres of recreational school grounds open to the public per 1,000 San José residents.

Policy PR-1.2: Provide 7.5 acres per 1,000 population of citywide/regional park and open space lands through a combination of facilities provided by the City of San José and other public land agencies.

Policy PR-1.3: Provide 500 square feet per 1,000 population of community center space.

Policy ES-3.8: Use the Land Use / Transportation Diagram to promote a mix of land uses that increase visibility, activity and access throughout the day and to separate land uses that foster unsafe conditions.

Policy ES-3.11: Ensure that adequate water supplies are available for fire-suppression throughout the City. Require development to construct and include all fire suppression infrastructure and equipment needed for their projects.

4.14.2 Public Services Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					1,2,11, 23
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
- Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

4.14.3 Impact Discussion

a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services?**

(Less Than Significant Impact) Fire and Police Protection Facilities: The project could result in an incremental increase in the demand for fire and police protection services. No additional fire or police personnel or equipment are necessary to serve the proposed project’s five residences; no significant impacts from construction of new related facilities would occur. Therefore, this impact is less than significant.

(Less Than Significant Impact) School Facilities: The project could result in an incremental increase in the demand for school services. As required by California Government Code Section 53080, the project will be required to pay a school impact fee for residential development to offset the increased demands on school facilities caused by the project. The incremental increase in school service demand would not result in the need to construct new school facilities; therefore, no significant impacts from construction of new related facilities would occur, resulting in a less than significant impact

(Less Than Significant Impact) Park Facilities: The project will be subject to developer fees to accommodate the incremental demand for park facilities, including the City-required park dedication in-lieu fee.

(Less Than Significant Impact) Other Public Facilities: The project will not significantly impact other public services, including library services. Therefore, this impact would be less than significant.

4.15 RECREATION

4.15.1 Environmental Setting

Although the proposed project does not include parkland, Townsend Park, an eight-acre neighborhood park with an exercise course, children's water play feature, horseshoe pit, and two unlighted tennis courts, is just under one mile south of the project site. Additionally, Gran Paradiso Park is approximately one half mile north of the project site. The Gran Paradiso Park is 1.25 acres with picnic sites, a barbeque, and a youth playground for ages 5-12.

The City of San José has adopted Parkland Dedication Ordinance (Municipal Code Chapter 19.38) and Park Impact Ordinance. These ordinances require residential developers to dedicate public parkland or pay in-lieu fees, or both, to offset the demand for neighborhood parkland created by their housing developments. Each new residential project in the City is required to conform to both the Parkland Dedication Ordinance and Park Impact Ordinance.

4.15.2 Recreation Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,23, 24
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,23, 24

4.15.3 Impact Discussion

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

(Less Than Significant Impact) The development of five single-family residences on the project site could increase in the number of residents in the project area by approximately 13 people. This would incrementally increase demand on recreational facilities.

The City of San José has adopted the Parkland Dedication Ordinance and Park Impact Ordinance (Municipal Code Chapter 19.38), which require residential developers to dedicate public park land or pay in-lieu fees (or both) to compensate for the increase in demand for neighborhood parks. The project would be required to comply with the City's Parkland Dedication Ordinance and Park Impact Ordinance.

The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment; therefore, this impact would be less than significant.

4.16 TRANSPORTATION/TRAFFIC

4.16.1 Environmental Setting

4.16.1.1 *Existing Roadway Network*

The project site is located at the southeast corner of Murphy Avenue and Ringwood Avenue. Murphy Avenue is an extension of Brokaw Road, which connects the roadway onto Interstate 880, and an extension of Hostetter Road, which connects the roadway onto Interstate 680.

The Institute of Transportation Engineers’ standard traffic generation rate for single-family residential development is approximately 9.44 weekday trips per single family detached unit (Trip Generation Manual, 10th Edition September 2017). The weekday morning peak hour of traffic generally falls within the 7:00 to 9:00 a.m. period and the weekday afternoon peak hour is typically in the 4:00 to 6:00 p.m. period.

4.16.2 Transportation/Traffic Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,25
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,25
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

Utilizing the Institute of Transportation Engineers' generation factors, the existing residential use (one single-family house) is estimated to generate approximately 9.44 vehicle trips per weekday, one of which would be during the am and pm peak hours.

The following trip generate table indicates the net new vehicle trips for the proposed project.

Table 4.16-1 Trip Generation²

Proposed Land Use (210) ¹	Size (units)	Daily		AM Peak Hour		PM Peak Hour	
		Rate	Trip	Rate	Trip	Rate	Trip
Single-Family Detached Housing	5	9.44	47	0.74	4	0.99	5
Existing Land Use (210) ¹							
Single-Family Detached Housing	1	9.44	9	0.74	1	0.99	1
Net Vehicle Trips			38		3		4

SOURCE: Institute of Transportation Engineers 2017

NOTE: (1) From the *Trip Generation Manual, 10th Edition*, Land Use Code 210 for Residential Single-Family Detached Housing.

(2) Results may vary due to rounding.

4.16.1.2 Existing Transit Service

There are several transit stations located to the east and west of Murphy Avenue; Lundy Avenue and Oakland Road, respectively. The nearest stations are Lundy and Hostetter Station to the east and Oakland and Brokaw to the west, each located approximately 0.3 miles from the project site.

Existing Pedestrian and Bicycle Facilities

Because the project site is located within an existing residential neighborhood, Class II bike lanes exist within the busy roads such as Murphy Avenue (City of San José 2011a, page 227). Sidewalks area also incorporated throughout the entire area, on busy and neighborhood streets.

Proposed Site Access

The proposed project would create access to the project site from Ringwood Avenue, through a private road that connects to each of the five proposed new residential units. There would also be a walking path for pedestrians to access Lot 2 from Murphy Avenue and Lot 1 from Ringwood Avenue. The remaining proposed lots, Lots 3, 4, and 5, would only have access from the private road, Lot 6.

4.16.3 Impact Discussion

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? and**
- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

(Less Than Significant Impact) The project is located within the North San José Area Development Policy area. An area wide traffic impact analysis was prepared as part of the North San José Area Development Policy, adopted June 2005. Traffic impacts were identified and resulted in an area wide traffic impact fees. This project is covered under the North San José EIR. Consistent with North San José EIR, this project is required to pay a traffic impact fee for the single family detached units. The 2018 fee is \$10,326.00 per single-family unit and \$8,262 per multi-family unit and are subject to an annual escalation of 3.3% on July 1st and the next fee escalation will occur on July 1st, 2019. This fee must be paid prior to issuance of Public Works Clearance. Credits for existing structures on site will be applied to the residential traffic impact fee consistent with the policy and will be prorated with each building permits issued.

The net increase of 38 daily trips to the local road network would not result in an exceedance of the expected trip volumes already anticipated by the General Plan. Therefore, the proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit or conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This impact would, therefore, be less than significant.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?**

(No Impact) The proposed project would not result in a change in air traffic patterns or create a safety risk associated with air traffic.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?**

(Less Than Significant Impact) The proposed project includes a new ten-foot width sidewalk that borders the project site along Murphy Avenue as well as an eight-foot width sidewalk on Ringwood Avenue that borders the project site. This improvement of the sidewalk would be required to conform to the City standards providing an appropriate turning radius as vehicles and/or pedestrians make their way from Ringwood Avenue onto Murphy Avenue. The proposed project involves access to the site through a private street on Ringwood Avenue, which conforms with the City's General Plan in that local streets within the City are designed for high accessibility to adjacent properties.

Given the requirement that improvements conform to City standards and the low volumes of daily trips on Murphy Avenue and Ringwood Avenue, this impact would be less than significant.

e) Result in inadequate emergency access?

(Less Than Significant Impact) The proposed project would not increase hazards due to a design feature because access to the project site would be from Ringwood Avenue, which has a common 25 miles per hour speed limit from neighborhood roads. There would also be no concern for inadequate emergency access to the project site because the proposed project would conform to all City standards in order to provide sufficient access for emergency vehicles. Therefore, the proposed project would not result in inadequate emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

(Less Than Significant Impact) The proposed project complies with General Plan Policy CD-3.3, which states that within new development, pedestrian friendly environments through the connection of internal components with safe, accessible, and pleasant pedestrian facilities are encouraged. The proposed project does this through the access points onto the project site from Murphy Avenue and Ringwood Avenue as well as the common area just south of the entrance fronting Ringwood Avenue; benches are proposed in this location. The proposed project is not of sufficient size or density to warrant provision of a new public transit facility. The proposed project would not conflict with adopted policies or plans regarding public transit, bicycle or pedestrian facilities; therefore, the proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

4.17 UTILITIES AND SERVICE SYSTEMS

4.17.1 Environmental Setting

The project site is an infill development located within the City of San José Urban Service Area where adequate utilities and service systems for urban development exist. The proposed project would result in a population increase of approximately 13 persons in the City. The site is designated for residential development in the City's General Plan, and the proposal is consistent with the land use designation.

Various policies in the General Plan have been adopted for the purpose of avoiding or mitigating utility-related impacts resulting from planned development within the City. All development is subject to the utilities and services policies of the City's General Plan, including the following:

Policy MS-3.2: Promote use of green building technology or techniques that can help reduce the depletion of the City's potable water supply, as building codes permit. For example, promote the use of captured rainwater, graywater, or recycled water as the preferred source for non-potable water needs such as irrigation and building cooling, consistent with Building Codes or other regulations.

Policy MS-3.3: Promote the use of drought tolerant plants and landscaping materials for non-residential and residential uses.

Action EC-5.16: Implement the Post-Construction Urban Runoff Management requirements of the City's Municipal NPDES Permit to reduce urban runoff from project sites.

In addition to the above-listed policies of the San José General Plan, all new development in San José is required to comply with programs that mandate the use of water-conserving features and appliances and the City's Integrated Waste Management Program, which minimizes solid waste.

4.17.1.1 *Water Service*

The project site would be served by the San José Water Company through an existing water line in Ringwood Avenue.

4.17.1.2 *Wastewater/Sanitary Sewer System*

The project site would be served by the city's wastewater collection system through an existing sewer line in Ringwood Avenue. Wastewater is treated at the San José-Santa Clara Regional Wastewater Facility.

4.17.1.3 *Storm Drainage*

Storm water runoff would be directed into the City-maintained storm drain system located in Ringwood Avenue. The storm water would be collected through two new storm drains, located on the north and south sections of the proposed project, which would direct the flow into the two bio-retention basins fronting Ringwood Avenue. A third new storm drain would direct storm water flow from the bio-retention basins and connect into the City's existing storm drain system. The proposed project would result in more than 10,000 square feet of replaced and new impervious surfaces.

4.17.2 Utilities and Services Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17,23
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,17
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,17,23
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11, 17,23
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,11

4.17.1.4 Solid Waste

The Santa Clara County's Integrated Waste Management Plan, which includes the jurisdiction of the City of San José, indicates adequate disposal capacity beyond 2022. According to the City's General Plan EIR, the total permitted landfilling capacity of the five operating landfills in the City is approximately 5.3 million tons per year (City of San José 2011a, p. 663-664).

4.17.3 Impact Discussion**a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

(Less Than Significant Impact) The General Plan EIR determined that development allowed under the General Plan would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board nor would it exceed the City's allocated capacity of the San José-Santa Clara Regional Wastewater Facility. The proposed project is consistent with the General Plan designation of City's General Plan designation of RN (Residential Neighborhood); therefore, residential development of the site has been anticipated in the City's General Plan and evaluated in the General Plan EIR. Since the City's General

Plan EIR determined that residential development of the site would not impact wastewater treatment requirements of the applicable Regional Water Quality Control Board, this impact would be less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

(No Impact) The proposed project would result in a population increase of approximately 13 persons in the City. The San José Water Company would provide water to the site and sanitary sewer service for the project site would be provided by the City of San José. The project would not substantially increase water demands and wastewater generation, nor would it require or result in the construction of new water or wastewater treatment facilities or any expansion of existing facilities

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

(No Impact) The proposed project proposes to connect to the City's existing storm drainage system and is not expected to contribute runoff that will exceed the capacity of existing or planned storm water drainage systems. A storm water control plan has been prepared and would be implemented as part of the proposed project. Refer also to *Section 4.9 Hydrology and Water Quality*.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

(Less Than Significant Impact) See "b)" above. Sufficient water supplies are available to serve the project from existing entitlements and resources and the proposed project would not require construction of new water facilities. Therefore, this impact would be less than significant.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

(Less Than Significant Impact) See Impact Discussions "a)" and "b)" above. The project will not significantly impact wastewater treatment services, since adequate capacity is available to serve the project demand. Therefore, this impact would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

(Less Than Significant Impact) As concluded in the General Plan EIR, there is sufficient capacity at existing landfills which service the City to serve development under buildout of the General Plan. No new or expanded landfill facilities would be required as a result of this project. Therefore, this impact would be less than significant.

4.18 MANDATORY FINDINGS OF SIGNIFICANCE

4.18.1 Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All
b) Does the project have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All
c) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All

4.18.2 Impact Discussion

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

(Less Than Significant with Mitigation) The proposed project has the potential to result in impacts associated with sensitive biological and cultural resources, as discussed in *Section 4.4 Biological Resources* of this Initial Study. However, with implementation of mitigation measures presented in that section (requiring construction outside the bird nesting period or, if not possible, pre-construction survey for nesting birds), the proposed project would not have the potential to degrade the quality of the environment, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory.

The proposed project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community.

b) Does the project have impacts that are individually limited, but cumulatively considerable?

(Less Than Significant Impact) The project is proposed in an established, developed area and there are no planned or proposed developments in the immediate site vicinity that could contribute to cumulative aesthetic, air quality, biological, land use, noise and vibration, population and housing, public services, recreation, transportation, utilities and service systems impacts. The project's cultural resources, geology and soils, and hazardous materials impacts are specific to the project site and would not contribute to cumulative impacts elsewhere. Implementation of the project would marginally contribute to global GHG emissions, by definition. As discussed in *Section 4.7, Greenhouse Gas Emissions*, the project's individual GHG emissions would have a less than significant (cumulative) GHG impact.

c) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

(Less Than Significant Impact) The project site is currently developed with one single-family residence in a developed urban area. The project proposes to demolish the existing residence and develop five single-family residences, which would be consistent with the General Plan land use designation of the project site. Although the proposed project would result in an increase in demand on nonrenewable resources, the demand would be reduced due to the proposed project complying with the City's Greenhouse Gas Reduction Strategy. The proposed project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

(Less Than Significant Impact) Based on the analysis provided in this Initial Study, the proposed project will not result in environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

SECTION 5.0 REFERENCES

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SECTION 6.0 LEAD AGENCY AND CONSULTANTS

6.1 LEAD AGENCY

City of San José

Department of Planning, Building, and Code Enforcement

Krinjal Mathur, Environmental Project Manager

John Tu, Planning Project Manager

6.2 CONSULTANTS

EMC Planning Group

Environmental Consultants and Planners

Teri Wissler Adam, Senior Principal

Polaris Kinison Brown, MS, Principal Planner

Shoshana Wangerin, Assistant Planner

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State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 1508 Murphy Avenue, San Jose

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ of ___ of Sec ___; _____ B.M.

c. Address 1508 Murphy Avenue City San Jose Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 598275.65 mE/4138146.86 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 241-23-053 (alternate 241-23-049)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is the remaining parcel from a subdivided former agricultural farm. This property is not associated with the subdivisions on its side and rear. The house faces Murphy Avenue, a major traffic thoroughfare and is accessed directly off the street with a short driveway.

The single-story house was originally a modest Ranch style. Over the years, a multitude of additions and alterations have obliterated the original design. At best the house can be referred to as a vernacular style with a low pitched roof. The front façade has been pushed forward eliminating any porch and entry area. The entry door is roughly

continued page 3



*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building
 Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front façade
10/19/2017

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1952

*P7. Owner and Address:
Villa Development &
Investment LLC
2850 Stevens Creed Blvd
San Jose CA

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamberg
Urban Programmers
10710 Ridgeview Ave
San Jose CA 95127

*P9. Date Recorded: 10/19/2017

*P10. Survey Type: (Describe)

Project specific

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
none

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Page 3 of 3

*Resource Name or # (Assigned by recorder)

*Recorded by: Urban Programmers

*Date 10/19/2017

X Continuation

Update

P3 Description:

Centered in the projecting addition. The entrance is behind an industrial metal screen door that is flush with the plain stucco walls of the facade. Stepped back from this projecting element is a wall of the original house with the lower portion covered in red brick veneer. Two single-car garage doors are in the front of the attached garage.

The rear facade also has boxy additions. The roof is multi-planer covered with composition shingles. The building is in fair condition. A wood frame storage building is in the rear.

The building has lost integrity and does not retain sufficient original design to be considered eligible for the California Register of Historic Resources or as a San Jose Historic Landmark. Photograph



1508 Murphy Avenue

View: Side with rear addition, and front with garage.

Date 10/19/2017

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1508 Murphy Avenue *NRHP Status Code 6Z
 Page 2 of 3

B1. Historic Name: none
 B2. Common Name: none
 B3. Original Use: residence B4. Present Use: Residence

*B5. Architectural Style: Vernacular- heavily remodeled Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1952, additions and other elements have been added within the past 30 years.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Residential Architecture Area San Jose
 Period of Significance 1953-1980 Property Type House Applicable Criteria 6Z
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property and building are not significant to the history or architectural heritage of San Jose. The building is not associated with an event or person of individual importance and the building is altered to the extent that it does not represent any recognized style of architecture.

Originally part of the Daniel J. Murphy's property it was subdivided in 1942 as D.J. Murphy Ringwood Farm. The subject parcel is a portion of lot 21. A residential subdivision was developed around this, the largest parcel. After street dedications the parcel is now .45 acres. The property was annexed into the City of San Jose August 26, 1987. Since that time owners have been Shun Ng who sold it to Ju Long in 2006. The property was sold by Long to Villa Developers and investors in May 2017.

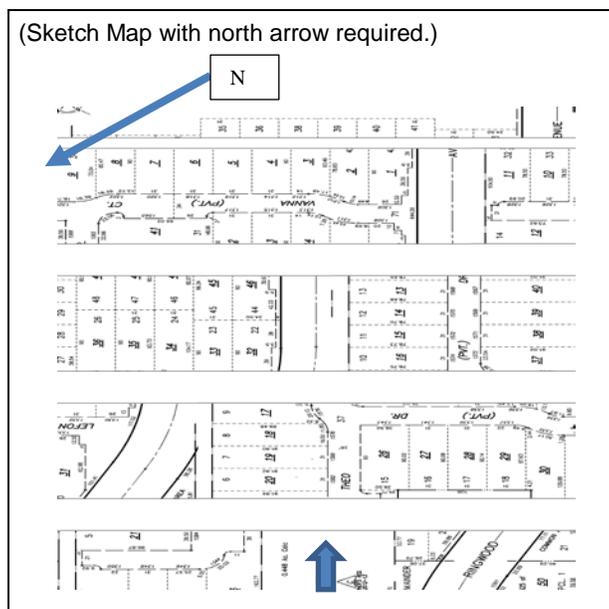
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
San Jose Building Records, Santa Clara County Official Records

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg
 *Date of Evaluation: 10/19/2017

(This space reserved for official comments.)



HISTORIC EVALUATION SHEET

HISTORIC RESOURCE NAME:

HISTORIC RESOURCE ADDRESS: 1508 Murphy Avenue

A. VISUAL QUALIFICATIONS

1	EXTERIOR	concrete without landscaping	E	VG	G	FP
2	STYLE	Vernacular- Extensive additions and alterations to a Ranch	E	VG	G	FP
3	DESIGNER	unknown	E	VG	G	FP
4	CONSTRUCTION	-wood frame with stucco siding	E	VG	G	FP
5	SUPPORTIVE ELEMENTS	none	E	VG	G	FP

B. HISTORY/ASSOCIATION

6	PERSON/ORGANIZATION	none of importance	E	VG	G	FP
7	EVENT	none of individual significance	E	VG	G	FP
8	PATTERNS	suburbanization	E	VG	G	FP
9	AGE	1952	E	VG	G	FP

C. ENVIRONMENTAL/CONTEXT

10	CONTINUITY	Does not contribute to the area	E	VG	G	FP
11	SETTING:	behind a wood fence on a busy street	E	VG	G	FP
12	FAMILIARITY	can not be easily seen	E	VG	G	FP

D. INTEGRITY

13	CONDITION		E	VG	G	FP
14	EXTERIOR ALTERATIONS	extensive additions	E	VG	G	FP
15	STRUCTURAL REMOVALS	Front porch removed	E	VG	G	FP
16	SITE	original site	E	VG	G	FP

E. REVERSIBILITY

17	EXTERIOR		E	VG	G	FP
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18	NATIONAL OR CALIFORNIA REGISTER		E	VG	G	FP
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REVIEWED BY: Bonnie Bamberg

DATE: 10/19/2017

EVALUATION TALLY SHEET (PART 1)

HISTORIC RESOURCE ADDRESS: 1508 Murphy Avenue

A	<u>VISUAL QUALITY/DESIGN</u>	E	VG	G	FP	
	1 EXTERIOR	16	12	6	0	0
	2 STYLE	10	8	4	0	0
	3 DESIGNER	6	4	2	0	0
	4 CONSTRUCTION	10	8	4	0	4
	5 SUPPORTIVE ELEMENTS	8	6	3	0	0
						Subtotal: 4
B.	<u>HISTORY/ASSOCIATION</u>					
	6 PERSON/ORGANIZATION	20	15	7	0	0
	7 EVENT	20	15	7	0	0
	8 PATTERNS	12	9	5	0	5
	9 AGE	8	6	3	0	0
						Subtotal: 5
C.	<u>ENVIRONMENTAL/ CONTEXT</u>					
	10 CONTINUITY	8	6	3	0	0
	11 SETTING	6	4	2	0	0
	12 FAMILIARITY	10	8	4	0	0
						SUBTOTAL: 0
						A & C SUBTOTAL: 4
						B SUBTOTAL: 5
						PRELIMINARY TOTAL: 9
						(sum of A. B. & C.)

EVALUATION TALLY SHEET (PART II)

HISTORIC RESOURCE ADDRESS: 1508 Murphy Avenue

D.	<u>INTEGRITY</u>	E	VG	G	FP				
	13 CONDITION		0.03	0.05	0.10		9 X	0.05 =	0.45
			SUBTOTAL A,B&C						
	14 EXTERIOR ALTERATIONS		0.05	0.10	0.20		4 X	0.1 =	0.4
			SUBTOTAL A&C						
			0.03	0.05	0.10		5 X	0.05 =	0.25
			FROM B						
	15 STRUCTURAL REMOVALS		0.20	0.30	0.40		4 X	0.3 =	1.2
			SUBTOTAL: A & C						
			0.10	0.20	0.40		5 X	0.2 =	1
			FROM B						
	16 SITE		0.10	0.20	0.40		5 X	0 =	0
			FROM B						

INTEGRITY DEDUCTIONS SUBTOTAL 3.3

ADJUSTED SUBTOTAL: 9 - 3.3 5.7
(Preliminary Total minus Integrity Deductions)

			VALUE						
E	<u>REVERSIBILITY</u>	E	VG	G	FP				
	17 EXTERIOR	3	3	2	2			2	
			Total:				2		

F.	<u>ADDITIONAL CONSIDERATIONS</u> <u>BONUS POINTS</u>		VALUE						
		E	VG	G	FP				

22 NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0			
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BONUS POINTS SUBTOTAL: 0

ADJUSTED TOTAL: 7.7