PLANNING COMMISSION
City of Campbell, California

7:30 P.M. October 25, 2016
City Hall Council Chambers Tuesday

AGENDA

ROLL CALL

APPROVAL OF THE MINUTES October 11, 2016

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL REQUESTS
This is the point on the agenda where members of the public may address the Commission on items of concern to the Community that are not listed on the agenda this evening. People may speak up to 5 minutes on any matter concerning the Commission.

PUBLIC HEARINGS

1. **PLN2016-237** Public Hearing to consider the application of HOMETEC Architecture for a Site and Architectural Review Permit (PLN2016-237) to allow a single-story addition to an existing single-family residence on property located at **786 Cambrian Drive**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

2. **PLN2015-264/265/266 PLN2016-260** Public Hearing to consider the application of Terry Prias for a Site and Architectural Review Permit (PLN2015-264, 265, 266) to allow the construction of three new single-family residences and a Tree Removal Permit (PLN2016-260) to allow the removal of a protected tree on property located at **738 Briarwood Way**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Stephen Rose, Associate Planner*

3. **PLN2016-140** Public Hearing to consider the application of Kaiser Foundation Health Plan, Inc., for a Conditional Use Permit (PLN2016-140) to allow the establishment of a medical services clinic and pharmacy within the Vasona Technology Park (Building 'G') on property located at **250 E. Hacienda Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Project Planner: *Daniel Fama, Senior Planner*

4. **PLN2015-274/275** Public Hearing to consider the application of Saul Flores for a Site and Architectural Review Permit (PLN2015-274) to allow the construction of a new office building and a Tree Removal Permit (PLN2015-275) to remove four protected Redwood trees on property located at **95 E. Hamilton Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Cindy McCormick, Senior Planner*

5. **PLN2016-255** ***NOTE THIS ITEM WILL BE CONTINUED TO THE REGULAR PC MEETING OF NOVEMBER 22, 2016, AT THE REQUEST OF THE APPLICANT***
Public Hearing to consider the application of SINA Investments, LLC for a Conditional Use Permit (PLN2015-255) to allow a massage establishment in an existing tenant space on property located at **225 W. Hamilton Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner*: Cindy McCormick, Senior Planner*

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting on **November 22, 2016**, at 7:30 p.m., in the City Hall Council Chambers, 70 North First Street, Campbell, California. The Regular PC meeting on November 8, 2016 has been cancelled.

CITY OF CAMPBELL PLANNING COMMISSION

MINUTES

7:30 P.M. TUESDAY

OCTOBER 11, 2016
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of October 11, 2016, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Dodd and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Cynthia L. Dodd
	Vice Chair:	Yvonne Kendall
	Commissioner:	JoElle Hernandez
	Commissioner:	Philip C. Reynolds, Jr.
	Commissioner:	Michael L. Rich
	Commissioner:	Donald C. Young
Commissioners Absent:	Commissioner:	Ron Bonhagen
Staff Present:	Community Development Director:	Paul Kermoyan
	Senior Planner:	Daniel Fama
	City Attorney:	William Seligmann
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: **Upon motion by Commissioner Reynolds, seconded by Commissioner Young, the Planning Commission minutes of the meeting of September 27, 2016, were approved as submitted. (5-0-1-1; Commissioner Bonhagen was absent and Commissioner Rich abstained)**

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

CONSENT

None

DISCLOSURES

None

PUBLIC HEARINGS

Chair Dodd read Agenda Item No. 1 into the record as follows:

1. **PLN2016-253** Public Hearing to consider the application of LVL, LLC for a Modification (PLN2016-253) to a previously-approved Conditional Use Permit to allow an arcade within an approved restaurant on property located at **400 E. Campbell Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Daniel Fama, Senior Planner*

Mr. Daniel Fama, Senior Planner, presented the staff report.

Chair Dodd asked if there were questions of staff.

Commissioner Hernandez said that she assumes that office space would still be located upstairs.

Planner Daniel Fama said that is correct.

Commissioner Hernandez asked where the entrance to the office space upstairs would be located.

Planner Daniel Fama explained that there would be an interior lobby serving as common access point for both the downstairs restaurant space and the upstairs office space.

Commissioner Hernandez asked if there are any concerns about noise impacts for the office use upstairs resulting from the noise of the arcade games.

Planner Daniel Fama said that staff tends to concentrate on any potential impacts on nearby residential uses.

Commissioner Kendall asked staff to explain the “gamer lounge” term.

Planner Daniel Fama said that there is an emphasis on restaurants for Downtown Campbell. This use is expected to be predominately a restaurant with ancillary inclusion of a small arcade.

Commissioner Young asked if the “gamer lounge” would include more interactive games while arcade games are played by a single player.

Planner Daniel Fama advised that staff’s underlying concern is alcohol service with the games. The intent is to keep this predominately a restaurant not an entertainment establishment.

Commissioner Young clarified that this use would be conditioned so as not to allow alcohol service and consumption for any patrons playing the arcade games.

Planner Daniel Fama replied correct.

Commissioner Hernandez questioned how the business would enforce the prohibition of alcohol service within the arcade especially given that there will be minors there.

Planner Daniel Fama said that this would become an adult-only establishment after 10 p.m. He clarified that the arcade is not intended to be an extension of the bar.

Director Paul Kermoyan:

- Explained the reasoning for staff’s recommended conditions.
- Said that staff determines what the applicant is proposing for their business. Following that, staff must anticipate how that proposed use can change into something else. With that, staff develops conditions to control operations.
- Added that the Commission can look at the draft conditions of approval to determine if they are either too extreme or not strict enough.
- Concluded that the intent is to determine how to ensure that this use is kept as predominately a restaurant.

Commissioner Hernandez said that a use that is a “bar” with arcade would require a different Conditional Use Permit. The plan is to keep this use as it has been approved, as a restaurant, with ancillary bar and arcade.

Commissioner Rich asked what would be necessary to grant an exception to allow for tournament play in some form of annual event.

Planner Daniel Fama said that could not occur as currently structured.

Chair Dodd opened the Public Hearing for Agenda Item No. 1.

Jeffrey Clugh, Applicant, 400 E. Campbell Avenue:

- Stated that they are proposing a restaurant with 1980's/90's-era arcade games. It is a part of their theme. The games will not be big money makers for their business since the cost to play will be just a quarter. Hopefully that will cover the cost of maintenance/operation of the games.
- Said that everything looks good in regards to the proposed conditions of use. However, they would like the ability to arrange the games so they are not just up against the wall.

David Ramsay, Applicant, 400 E. Campbell Avenue:

- Explained that they would like to position the arcade games to that the noise from play does not interrupt the diners in the restaurant.
- Reported that this represents a throwback to their childhood. The restaurant will have a retro feel that encourages families to go back in time. It is a fantastic theme.
- Reminded that The Gaslighter had entertainment at this location for a long time and he thinks the inclusion of a small arcade is a good focus for them to have some form of entertainment on site with their restaurant.

Commissioner Rich asked Mr. Ramsay how he would configure the games.

David Ramsay said that they proposed their number of games at 18 with three up-rights. They will have some of the more popular games from that era. They determined that number as the maximum number of games that could be supported on site while allowing them to maximize their dining seating.

Commissioner Rich asked how they might change their configuration.

David Ramsay said that they would rearrange their placement while retaining them in the periphery. They also want to be able to switch out the games occasionally while maintaining the same maximum number allowed under their Use Permit approval.

Commissioner Hernandez:

- Asked Mr. Ramsay for input about the service of alcohol and/or food to people who are playing the arcade games.
- Pointed out that per their business description they don't want guests to feel tied down to a table.
- Questioned just how they would prevent alcohol around the games. How would they enforce that?

David Ramsay:
- Said that families will come in together. They will create a “home base” at a table.
- Pointed out that there will be no place/space provided for those at the arcade to place their beverage.
- Added that most of the games will require use of both hands to play.

Commissioner Hernandez reminded that per the Conditional Use Permit this restaurant will have to have food with alcohol. She recounted that she has a teenager who just recently played her first pinball machine. She and her husband had to teach her how.

Jeff Clugh added that minors would have to be out by 10 p.m. Perhaps even by 9 p.m. They will have doormen after 10 p.m. to make sure that no minors remain or enter the restaurant after that time.

Commissioner Rich:
- Stated that he is always looking for things to do as a family.
- Suggested the use of signage to indicate no alcohol allowed while playing at the arcade games.
- Questioned whether that prohibition makes sense in the case of a “dad” who holds a beer in hand while watching his child play. Would that be allowed?

Chair Dodd suggested that be discussed by the Commission after the public hearing is closed. She asked if there were any other members of the public who would like to speak to this item.

Larry Schaadt, Property Owner, 400 E. Campbell Avenue:
- Stated that he is excited to see this site being built out. This project started years ago.
- Reminded that the first idea was for two floors of restaurant with a total of 240 seats and a bar on each level.
- Advised that he has worked with the Historic Preservation Board to bring this historic building back up to historical standards.
- Said that many people are looking for a viable restaurant site in Downtown Campbell.
- Advised that this current operator is asking for 72 seats. They are restaurant operators in the local area and know what they are doing.
- Admitted that he likes the idea of there being some entertainment.
- Pointed out that this restaurant is in a smaller scale than the original approval and will not include late-night operation. This use will bring a lot of fun and have less of an impact on the Downtown than the original approval.
- Said he hopes the Commission will approve this request and reported that this business should be ready to open by the end of the year.

Chair Dodd closed the Public Hearing for Agenda Item No. 1.

Director Paul Kermoyan:
- Said that based on the discussion about the possible re-arrangement of the games, Planner Daniel Fama was working on different iterations of floor plans.
- Stated that moving the games while still including the required aisle clearance could create accessibility impacts.

Chair Dodd asked if that means it would not meet ADA compliance.

Director Paul Kermoyan replied yes.

Commissioner Rich:
- Said that he is very much in favor of this use and allowing the business to rearrange its games and recommended a provision that gives the Community Development Director the flexibility to approve any change the set-up of the games.
- Asked how signage prohibiting alcohol in the arcade would be addressed.

Chair Dodd said the signs would simply need to read, “No alcohol past this point”.

Commissioner Rich questioned whether it would be so bad if a dad could hold a cocktail in hand while watching his child play arcade games?

Commissioner Reynolds:
- Said Commissioner Rich makes valid points.
- Added that this could create something that could not be enforced.
- Suggested some reasonableness.
- Reminded that there is no place to set down a drink to allow arcade game play.
- Opined that allowing parent to oversee their child while holding a drink could be okay.
- Said that this is intended to reflect a family atmosphere.
- Agreed that if children are playing in the arcade, a parent should be able to be there in some manner.
- Stated that if this was an over-21 business that would be a different atmosphere and/or problem.
- Concluded that there is not a problem having a parent watch their kid play and/or to show them how to play the retro games to be provided.

Commissioner Rich said that he could anticipate another scenario – adults playing with other adults watching with drink in hand.

Commissioner Kendall:
- Said that she concurs with Commissioner Reynolds.
- Stated that it is no different having someone oversee a child with a drink in hand that having that adult sitting at the table with their alcohol.
- Opined that “no alcohol allowed” signage would be a turn off and too heavy-handed.

- Added that she likes the idea of this business being about to change out their games upon Community Development Director's discretion as well as the proposed placement and configuration of the arcade games.
- Said that she loves the idea of having some form of tournament for kids. That is something that could be kind of fun so she would encourage that.
- Suggested that the kid-friendly menus should include more simplified fare to help parents feed their kids.
- Reiterated that this could be a good and fun idea if it is advertised right and includes family events.
- Predicted that people will flock to this establishment with their kids.

Commissioner Young:
- Reminded that alcohol is not the primary reason to be in a family environment.
- Stated that this use is primarily a restaurant and the bar and arcade will be ancillary uses.
- Said that the draft findings are right on. However, Finding 8 may not be accurate. Perhaps an acoustical study might be warranted to be sure there are no impacts from the arcade on the offices above.

Chair Dodd:
- Said that she likes the proposed menu and feels that children have a more sophisticated palate these days.
- Agreed that the intent of this business is apparent.
- Supported allowing the Director to approve the change out of the arcade games.
- Pointed out that as to the office use upstairs, this building is owned by one person. He will tend to his tenants. She suggested letting him manage that.
- Agreed that there is little freedom in the configuration of the arcade and suggested letting staff keep an eye on that.
- Said that she took her kids to The Gaslighter often when it was in business.
- Stated that she appreciates the tenacity of the current property owner. This building is a landmark in our City.
- Reminded that this proposal offers a family-oriented use that she'd like to see happen.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4334 approving Modification (PLN2016-253) to a previously-approved Conditional Use Permit to allow an arcade within an approved restaurant on property located** at **400 E. Campbell Avenue, subject to the conditions of approval as amended to give the Community Development Director the discretion to allow changes to the games within the arcade, by the following roll call vote:**

AYES: **Dodd, Hernandez, Kendall, Reynolds, Rich and Young**
NOES: **None**
ABSENT: **Bonhagen**
ABSTAIN: **None**

Chair Dodd advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

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REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan had no additions to his written report.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:18 p.m. to the next Regular Planning Commission Meeting of **October 25, 2016**.

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

RESOLUTION NO. 4334

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A MODIFICATION (PLN2016-253) TO A PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT (PLN2015-202) TO ALLOW AN ARCADE WITH AN APPROVED GROUND-FLOOR RESTAURANT ON PROPERTY LOCATED AT **400 E. CAMPBELL AVENUE.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2016-253:

1. The project site is zoned C-3 (Central Business District) and designated Central Commercial by the General Plan Land Use Element.

2. The project site is located along East Campbell Avenue between North Central Avenue and the railroad tracks.

3. The project site consists of a 3,965 square-foot parcel, developed with the Grower's National Bank Building.

4. At its meeting of February 26, 2013, the Planning Commission adopted Resolution No. 4094 approving a Conditional Use Permit (PLN2012-255) to allow establishment of a 'wine bar' within the Grower's National Bank Building. The Conditional Use Permit was subsequently modified (PLN2014-207) by the Planning Commission on September 9, 2014, by adoption of Resolution No. 4165, to allow the approved 'wine bar' use to be converted to a restaurant and bar.

5. At its meeting of September 22, 2015, the Planning Commission adopted Resolutions No. 4244 and 4245 approving a Modification to the previously approved Conditional Use Permit and a Historic Exception to allow a reduction in size and capacity of an approved restaurant, expansion of an existing mezzanine into a full second floor (exceeding the allowable FAR), and establishment of professional office space on the second floor (a change of use in an historic resource inventory property)

6. The proposed project is a Modification to a Conditional Use Permit that would allow placement of upright arcade games and pinball machines within the approved restaurant.

7. An arcade is a conditionally permitted use within the C-3 (Central Business District), and may be allowed within the approved restaurant with a Modification to the Conditional Use Permit.

8. The use of the upper floor for professional office would not be affected by the proposed project.

9. The addition of arcade games and pinball machines does not increase the parking demand of the restaurant.

10. The proposed project would be consistent with the following General Plan policies:

Policy LU-2.1:	Ground Level Commercial: Develop and maintain the ground floor space along East Campbell Avenue between Third Street and the light rail tracks as a distinctive retail and restaurant experience with ground floor uses that are diverse and interesting and contribute strongly to a distinctive and unique shopping experience.
Strategy LU-2.1a:	Restrict the use of ground floor commercial space along East Campbell Avenue to retail/restaurant uses.
Strategy LUT-5.3g:	Day and Evening Activities: Encourage restaurant and specialty retail uses in the Downtown commercial area that will foster a balance of day and evening activity.
Strategy LUT-19.1a:	Mix of Uses: Encourage a compatible mix of uses (i.e. professional offices, services and retail uses) with ground floor retail uses.
Strategy LUT-8.1c:	Adaptive Re-Use: Encourage adaptive reuse of and incorporation of the city's historic buildings and structures for new development projects, when feasible.

11. The Modification of the previously approved Conditional Use Permit continues to incorporate applicable operational standards of the Downtown Alcohol Beverage Policy.

12. Alcohol beverage service in the restaurant shall be ancillary and subordinate to the primary purpose of serving food.

13. As conditioned, the arcade games and pinball machines will be ancillary to the restaurant, and may be considered consistent with the Downtown Alcohol Beverage Policy.

14. Policies found within the Campbell General Plan and Downtown Campbell Development Plan articulate a desire to promote and enhance a downtown environment that provides a desirable balance of land uses including shopping, services, and entertainment. This vision is evidenced in policies that encourage a mix of day and evening activities, a distinctive retail presence, a diversity of eating establishments, support for neighborhood-serving businesses, and protection of surrounding residential neighborhoods.

15. The City Council adopted the 'Downtown Alcohol Beverage Policy', as an implementation tool of the Campbell General Plan and Downtown Development Plan. The Policy is intended to balance the health and safety of the community while still maintaining the commercial viability of the downtown in which restaurants have an essential role.

16. Conformance to the provisions of the Downtown Alcohol Beverage Policy is the basis to which the City shall review new applications for alcohol beverage service. Restrictions to the hours of operation, amount of bar area seating, and alcohol beverage service, are necessary to protect the public health, safety and welfare.

17. The Downtown Alcohol Beverage Policy strongly recommends that Conditional Use Permits for establishments for on-site consumption of alcohol beverages be limited to a closing time of no later than 12:00 AM. However, the Planning Commission retains the discretion to allow lesser hours as necessary to satisfy the required findings provided for in CMC Secs. 21.46.070 and 21.46.040.

18. The over-concentration of late night alcohol serving establishments within a compact downtown district can create a cumulative impact that overwhelms the area creating an undesirable result such as drunkeness in public, vandalism, and disorderly conduct.

19. The approval of a Modification to a previously approved Conditional Use Permit incorporates applicable operational standards of the Downtown Alcohol Beverage Policy

20. Alcohol beverage service in the restaurant shall be ancillary and subordinate to the primary purpose of serving food.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The proposed use is allowed within the applicable zoning district with Conditional Use Permit approval, and complies, as conditioned, with all other applicable provisions of this Zoning Code and the Campbell Municipal Code.

2. The proposed use, as conditioned, is consistent with the General Plan.

3. As conditioned, the proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area.

4. As conditioned, the proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate.

5. The design, location, size, and operating characteristics of the proposed use, as conditioned, are compatible with the existing and future land uses on-site and in the vicinity of the subject property.

6. The establishment, maintenance, or operation of the proposed use, as conditioned, at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

7. As conditioned, the establishment will not result in an over-concentration of these uses in the surrounding area.

8. As conditioned, the establishment will not create a nuisance due to litter, noise, traffic, vandalism, or other factors.

9. As conditioned, the establishment will not significantly disturb the peace and enjoyment of the nearby residential neighborhood.

10. As conditioned, the establishment will not significantly increase the demand on city services.

11. As conditioned, the establishment will be consistent with the Campbell Downtown Alcohol Policy.

12. The project is Categorically Exempt under Section 15301 Class 1 of the California Environment Quality Act (CEQA), pertaining to minor alterations to an existing private structure, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Modification (PLN2016-253) to a previously-approved Conditional Use Permit (PLN2015-202) to allow an arcade with an approve restaurant located at **400 E. Campbell Avenue**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 11th day of October, 2016, by the following roll call vote:

AYES:	Commissioners:	Dodd, Hernandez, Kendall, Reynolds, Rich and Young
NOES:	Commissioners:	None
ABSENT:	Commissioners	Bonhagen
ABSTAIN:	Commissioners:	None

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Modification to a Conditional Use Permit (PLN2016-253)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT

1. Approved Project: Approval is granted for a Modification (PLN2016-253) to a previously-approved Conditional Use Permit (PLN2015-202) to allow an arcade within an approved ground-floor restaurant with late-night operational hours, live entertainment, and "general" alcohol sales (liquor establishment) in an historic resource inventory property located at **400 E. Campbell Avenue**. The project shall substantially conform to the previously Approved Project Plans stamped as received by the Planning Division on September 3, 2015, as modified by the Revised Project Plans dated as received on September 9, 2016, except as may be modified by the conditions of approval contained herein.

2. Approval Expiration: The approval shall be valid for one year from the date of final approval (expiring October 21, 2017). Within this one-year period, an application for a building permit(s) for interior tenant improvements for the office space and restaurant must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the approval being rendered void. Once established, approval for professional office use on the second floor and a restaurant and arcade on the ground floor with late night operational hours, full alcohol sales, and live entertainment, shall be valid in perpetuity subject to continued operation of the use(s). Abandonment, discontinuation, or ceasing of operations for a continuous period of twelve months shall void the Conditional Use Permit approved herein.

3. Previous Conditions of Approval: Upon the effective date of the Modified Conditional Use Permit, the previously approved Conditions of Approval provided in Planning Commission Resolution No. 4244 (PLN2015-202) shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.

4. Signage: No signage has been approved as part of this development application. New signage shall not be installed prior to approval of a sign permit as required by CMC 21.10.060.K. The allowable sign materials for the project site shall include enameled metal, painted wood, cast metal, painted fabric, and similar materials. Plastic signage of any type, whether individual letters or as part of a box (or cabinet), shall not be approved.

5. Exterior Modifications: The subject building is included in the City's Historic Resource Inventory and is known as the Grower's National Bank Building. No exterior modifications shall be allowed other than those previously approved as part of the

exterior restoration and seismic upgrade Building Permit approved in 2008. The temporary fire sprinkler connection located on the storefront shall be recessed into the wall as originally approved prior to building occupancy.

6. Refuse Enclosure: A new refuse enclosure shall be constructed below the rear exterior stairway in compliance with all applicable standards set forth by the Campbell Municipal Code, California Building Code, and California Fire Code, and shall include a roof covering, sanitary drain connection, and fire sprinkler protection. Refuse receptacles shall be kept within the enclosures except during collection in compliance with Chapter 6.04 of the Campbell Municipal Code.

7. Professional Office Use: The use of the second floor shall be restricted to "professional office", as defined by the Campbell Municipal Code.

8. Arcade Standards: The approved arcade within the restaurant shall comply with the following standards:

   a. **Number of Machines**: The arcade shall be limited to twenty one (21) arcade and pinball machines, the composition of which shall be subject to review and approval by the Community Development Director to ensure adequate disabled access and sufficient dining area.

   b. **Types of Arcade Machines**: All arcade machines shall be cabinet (upright) arcade games. Personal computers or game consoles (e.g., Xbox, PlayStation, Wii, etc.) are prohibited.

   c. **Placement of Machines**: All arcade and pinball machines shall be placed along the perimeter walls of the restaurant as determined by the Community Development Director.

   d. **Alcohol Service**: Customers shall be prohibited from consuming or ordering alcoholic beverages while playing arcade games.

   e. **Arcade Capacity**: In addition to the restaurant's seating capacity (as noted by Condition of Approval No. 9.a), the arcade shall be limited to forty-two (42) individuals (an average of two persons per game), subject to the maximum occupancy capacity as determined by the California Building Code (CBC). It is the responsibility of the business owner to provide adequate entrance controls to ensure that patron occupancy is not exceeded.

   f. **Admittance Fee**: An admittance fee to enter the restaurant to access the arcade machines shall be prohibited. However, this restriction does not preclude the charging for individual play of the arcade machines.

   g. **Age Restriction**: Consistent with Campbell Municipal Code Chapter 5.30, minors (under 18) shall not be allowed to enter the restaurant without an adult guardian after 10:00 PM nor play arcade games after 10:00 PM.

   h. **License Required**: Prior to commencing operation of the arcade, the business operator shall secure an Arcade Permit from the City Council.

9. Restaurant Operational Standards: Consistent with Downtown Alcohol Beverage Policy and other City standards, any restaurant operating pursuant to the Conditional Use Permit approved herein shall conform to the following operational standards.

   a. **Restaurant Seating/Patron Occupancy**: Restaurant patron capacity shall be limited to 72 seated persons, consisting of 62 "dining" seats and 10 "bar" seats, excluding those waiting for service or those playing arcade games, subject to the maximum occupancy capacity as determined by the California Building Code (CBC). It is the responsibility of the business owner to provide adequate entrance controls to ensure that patron occupancy is not exceeded. Maximum Occupancy signs shall be posted conspicuously within the premises.

   b. **Bar Area Seating**: The bar area shall be composed of ten (10) bar seats as shown on the approved project plans, including the accessible (ADA) space. No part of the dining area shall be considered part of the bar area. There shall be no "waiting area" adjacent to the bar.

   c. **Floor Plan**: As depicted on the approved project plans, chairs and tables within the dining area shall consist of non-communal standard-height furniture (i.e., no "high-top" seating and tables), with the exception of the four two-person tables along the easterly wall. All tables and chairs shall be placed in such a manner to allow sufficient area for dining and shall not be stacked or removed from the dining area or placed outside. At no time shall the seating be reconfigured to created large open spaces for patrons to congregate, dance, drink, or socialize.

   d. **Hours of Operation**: Hours of operation shall be as follows. By the end of 'Business Hours' all patrons shall have exited the restaurant. By the end of the 'Operational Hours' all employees shall be off the premises.

      - Business Hours 11:00 AM – 10:00 PM, Sunday – Wednesday
11:00 AM – 11:00 PM, Thursday – Saturday
      - Operational Hours 10:00 AM – 11:00 PM, Sunday – Wednesday
10:00 AM – 12:00 AM, Thursday – Saturday

   e. **Food Service**: Full menu food service—defined as a combination of food items intended to serve as meals for breakfast, lunch or dinner—shall be provided at all times during the Business Hours in the dining and bar areas (i.e., the kitchen shall not be closed).

   f. **Alcohol Beverage Service**: Alcohol beverage service in the dining area shall only be allowed in conjunction with food service. The dining area shall not be converted to a bar area or dance area.

   g. **Bar Area Meal Service**: Meal service shall be available in the bar area at all times.

   h. **Outdoor Seating**: Outdoor seating is prohibited.

   i. **Loitering**: There shall be no loitering allowed outside the business and within the outside dining area. The business owner is responsible for monitoring the premises to prevent loitering.

j. **Live Entertainment**: Live entertainment, limited to three musicians for the purpose of providing ambient music, staged as shown on the Approved Floor Plan, shall be permitted 6:00 PM to 10:00 PM, daily, subject to approval of a Live Entertainment Permit in compliance with CMC 5.24. Amplification shall be limited to the establishment's built-in speaker system. On-site security shall be provided as required by the Police Department. The door shall remain closed at all times when live entertainment is occurring, except for the entering and existing of patrons and staff.

k. **Cover Charge**. At no time shall a cover charge be required or donation necessary in order to patronize the establishment.

l. **Loud Speakers**: Exterior loud speakers, exterior audio sound systems, and/or public address systems are prohibited.

m. **Noise**: Regardless of decibel level, and taking into consideration the noise environment of Downtown Campbell, no noise generated by the restaurant shall obstruct the free use of neighboring properties so as to unreasonably interfere with the comfortable enjoyment of the neighboring residents. In the event the city receives three (3) verifiable and repeated number of complaints pertaining to noise, the Planning Commission may review the Conditional Use Permit. Upon review, if the Planning Commission finds that there is substantial evidence that the use is creating unreasonable disturbance to the adjacent residents, the Planning Commission may take reasonable measures to mitigate such noise such as limiting the hours of operational and/or restricting or terminating live entertainment.

n. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC 6.11.060. It is the business owner's responsibility to enforce the "no smoking" requirements within the outdoor dining areas and along the immediate exterior of the restaurant.

o. **Doors and Windows**: Doors and windows shall remain closed after 10:00 PM and during times that live entertainment performances.

p. **Trash & Clean Up**: All trash, normal clean up, carpet cleaning, etc. shall occur during the approved Operational Hours. Refuse receptacles shall be kept within the refuse enclosure approved by the Community Development Director, except during collection in compliance with Chapter 6.04 of the Campbell Municipal Code.

q. **Liquor License**: The applicant shall obtain and maintain in good standing a Type 47 license from the State Department of Alcoholic Beverage Control for the sale of alcoholic beverages. The license shall include Business Hour and other applicable restrictions consistent with the Conditional Use Permit approved herein. A copy of the issued license shall be provided to the Community Development Department prior to issuance of a Business License.

r. **Alcohol Sales**: The monthly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period, consistent with ABC

licensing regulations. The business owner shall provide sales records on demand to the City to verify compliance with this standard.

s. **Employee Training**: The establishment shall use an employee training manual that addresses alcoholic beverage service consistent with the standards of the California Restaurant Association and the Department of Alcoholic Beverage Control.

t. **Designated Driver Program**: The establishment shall maintain and actively promote a designated driver program (e.g., complimentary non-alcoholic beverages for designated drivers), including posting in a conspicuous place contact information for local designated driver services.

u. **Taxicab Service**: The establishment shall post in a conspicuous place the telephone numbers of local taxicab services.

v. **Outdoor Activity**: No outdoor activity (e.g., cooking) is permitted in association with the establishment.

w. **City Meetings**: At the discretion of the Chief of Police, periodic meetings will be conducted with representatives from the Police Department/Alcohol Beverage Control for on-going employee training on alcoholic beverage service to the general public.

x. **Security**: If the use generates disturbances that, in the opinion of the Police Department, warrant security, the applicant shall provide private security to the satisfaction of the Police Chief.

10. Revocation of Permit: Operation of the restaurant and arcade pursuant to the Conditional Use Permit approved herein is subject to Sections 21.68.020, 21.68.030 and 21.68.040 of the Campbell Municipal Code authorizing the appropriate decision making body to modify or revoke a Conditional Use Permit if it is determined that the sale of alcohol has become a nuisance to the City's public health, safety or welfare or for violation of the Conditional Use Permit or any standards, codes, or ordinances of the City of Campbell.

At the discretion of the Community Development Director, if the establishment generates three (3) verifiable complaints related to violations of conditions of approval and/or related to the service of alcohol within a six (6) month period, a public hearing before the Planning Commission may be scheduled to consider modifying conditions of approval or revoking its Conditional Use Permit. The Community Development Director may commence proceedings for the revocation or modification of use permits upon the occurrence of less than three (3) complaints if the Community Development Director determines that the alleged violation warrants such an action. In exercising this authority, the decision making body may consider the following factors, among others:

a. The number and types of Police Department calls for service at or near the establishment that are reasonably determined to be a direct result of patrons actions;

b. The number of complaints received from residents, business owners and other citizens concerning the operation of an establishment,

c. The number of arrests for alcohol, drug, disturbing the peace, fighting and public nuisance violations associated with an establishment;

d. The number and kinds of complaints received from the State Alcoholic Beverage Control office and the County Health Department; and

e. Violation of conditions of approval.

Building Division:

11. Permits Required: A building permit application shall be required for the proposed tenant improvements to the existing vacant commercial structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

12. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

13. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

14. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

15. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

16. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

17. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

18. Non-point Pollution Control Program: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24” X 36”) is available at the Building Division service counter.

19. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

20. Title 24 Accessibility – Commercial: Projects seeking to use the Title 24 Hardship exemption clause shall blue-line completed, City of Campbell "20%" exemption form on submitted construction plans. Form is available at Building Division service counter.

21. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407) **(Backflow prevention is required)**
    b. Santa Clara County Fire Department (378-4010)
    c. Santa Clara County Dept. of Environmental Health (918-3400)
    d. City of San Jose Dept. of Environmental Services (535-8550)

22. P.G.&E: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

23. Storm Water Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

24. Waste Line Seperation: All second floor plumbing waste lines shall be independent from first floor waste lines and brought in to building main sewer line, downstream of "Back Water".

PUBLIC WORKS DEPARTMENT

25. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

26. Water Meter(s) and Sewer Cleanout(s): Proposed water meter(s) and sewer cleanout(s) shall be installed at a location approved by the City Engineer.

27. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

28. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Campbell Avenue has not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

29. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

30. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

31. Private Improvements Agreement: Prior to issuance of any grading or building permits for the site, the owner shall execute an "Agreement for Private Improvements in the Public Right of Way". This agreement would be required to allow the existing utility facilities located in the public right of way along the frontage of this property, and any other non-City standard improvements, to remain.

32. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

    Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

ITEM NO. 1

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 25, 2016

PLN2016-237
HOMETECH

Public Hearing to consider the application of HOMETEC Architecture for a Site and Architectural Review Permit (PLN2016-237) to allow a single-story addition to an existing single-family residence on property owned by Greg Staples located at **786 Cambrian Drive** in the R-1-8 (Single-Family) Residential Zoning District.

STAFF RECOMMENDATION
That the Planning Commission take the following action:

1. **Adopt a Resolution**, approving a Site and Architectural Review Permit to allow an addition to an existing single family residence.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15301, Class 1 of the California Environmental Quality Act (CEQA), pertaining to additions to existing structures.

PROJECT DATA

Zoning Designation:	R-1-8 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	15,510 sq. ft.	
Building Height:	16 ½ feet	35 feet Maximum Allowed
Building Square Footage:		
Existing Living Area:	1,607 square-feet	
Proposed Living Area:	1,264 square-feet	
Partial Garage Conversion:	131 square-feet	
	3,002 square-feet (Total Living Area)	
Remaining Garage Area:	381 square-feet	
Proposed Garage Addition:	307 square-feet	
	3,690 square-feet (Total Floor Area)	
Floor Area Ratio (FAR):	.24	.45 Maximum Allowed
Building (Lot) Coverage:	25%	40% Maximum Allowed
Parking:	2 Covered Spaces	2 Spaces (1 covered) Required

Setbacks	Proposed	Required
Front (west):	26 feet	20 feet
Street Side (north):	18 feet	12 feet
Side (south):	5 feet	5 feet or half the wall height
Side (east):	5 feet	5 feet or half the wall height
Rear:	75 feet	5 feet or half the wall height
Garage:	26 feet	25 feet

DISCUSSION

Project Location: The project site is located within the Cambrian 36 annexed area, commonly known as "Campbell Village," at the southeast corner of Cambrian Drive and Briarwood Way (reference **Attachment 2** – Location Map).

Project Description: The applicant is seeking approval of a Site and Architectural Review Permit to allow a 1,571 square-foot addition to an existing single-family residence (reference **Attachment 3** – Project Plans).

ANALYSIS

Zoning District: The project site was pre-zoned prior to annexation to the R-1-8 (Single-Family Residential) Zoning District. This zoning district maintains the same development standards (height, setbacks, FAR, etc.) of the more common R-1-6 Zoning District, with the exception of the minimum lot size required (8,000 square-feet). However, due to larger lots sizes—and the potential for larger homes with greater neighborhood impacts—new homes and additions to existing homes require approval of Site and Architectural Review Permit by the Planning Commission. As indicated under 'Project Data', the proposed addition conforms to applicable development standards.

General Plan: The General Plan land use designation for the project site is Low Density Residential (less than 4.5 units per gross acre). The proposed residence would be consistent with the following General Plan Land Use Strategy:

> Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics

Design: Review of the Site and Architectural Review Permit application is governed by the *City's Design Guidelines for Additions to Single-Family Homes*. This document provides design guidance in terms of architectural compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for ensuring that additions to homes are compatible with both the existing structure and surrounding neighborhood.

The proposed 1,571 square-foot addition would match the existing residence's materials and colors, incorporating composition roofing and hardie-board siding (reference **Attachment 4** – Color/Material Board). Existing gabled and hipped roof forms would maintain the home's ranch-style design. As such, the project would be consistent with the *Design Guidelines*.

Site Layout: The proposed expansion would add to the house at the side, rear, and front. The existing portion of the home would be substantially retained, largely maintain the property's existing layout. The addition would allow for an expanded garage, living room, and a master bedroom suite.

Landscaping/Hardscaping: The property's existing front-yard landscape is sufficient and will be retained with the project.

Off-Site Public Improvements: Since preparation of the Campbell Village Neighborhood Plan is still underway, the Public Works Department will require completion of a deferred street improvement agreement with the property owner that will require installation of off-site improvements (i.e., curb, gutter, and sidewalk) in the future, should the Campbell Village Neighborhood Plan call for such improvements.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of October 11, 2016. The Committee was supportive of the project as presented.

Attachments:
1. Draft Resolution
2. Location Map
3. Project Plans
4. Color/Material Board

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Paul Kermoyan, Community Development Director

RESOLUTION NO. 43__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2016-237) TO ALLOW A SINGLE-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE ON PROPERTY OWNED BY GREG STAPLES LOCATED AT **786 CAMBRIAN DRIVE**.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2016-237:

1. The project site is zoned R-1-8 (Single Family Residential) on the City of Campbell Zoning Map.

2. The project site is designated Low Density Residential (4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.

3. The proposed project will be compatible with the R-1-8 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.

4. The project site is located at the southeast corner of Cambrian Drive and Briarwood Way.

5. The application is subject to design review under the City of Campbell Design Guidelines for Additions to Single Family Homes.

6. The project is compatible with the architecture of the existing home and the adjacent neighborhood in that the project utilizes simple architectural design that matches existing materials and colors of existing residence, with a design not out of conformance with the surrounding community.

7. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;

2. The project will aid in the harmonious development of the immediate area; and

3. The project is consistent with applicable adopted design guidelines.

4. Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2016-237) to allow a single-story addition to an existing single-family residence on property located at **786 Cambrian Drive**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 25th day of October, 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners
ABSTAIN: Commissioners:

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

Exhibit A

CONDITIONS OF APPROVAL
Site and Architectural Review Permit (PLN2016-237)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2016-91) to allow an approximately 1,571 square-foot single-story addition to an existing single-family residence located at **786 Cambrian Avenue**. The project shall substantially conform to the Revised Project Plans and Color/Material Board stamped as received by the Planning Division on October 6, 2016 and July 20, 2016, respectively, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring November 4, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

5. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Section 21.18.060 of the Campbell Municipal Code and shall be submitted for review and approval by the Community Development Department.

6. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

7. Permits Required: A building permit application shall be required for the proposed addition to and remodeling of the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

8. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

9. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

10. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

11. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as “natural grade” and intended for use to determine the height of the proposed structure.

12. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

13. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

14. Non-point Pollution Control Program: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24” X 36”) is available at the Building Division service counter.

15. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    d. School District:
        i) Campbell Union School District (378-3405)
        ii) Campbell Union High School District (371-0960)
        iii) Moreland School District (379-1370)
        iv) Cambrian School District (377-2103)

    Note: To determine your school district, contact the offices identified above or visit: http://www.sccoe.k12.ca.us/resourcesfamilies/districtlocator. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

16. P.G.&E: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

17. Intent to Occupy During Construction: Owners shall declare their intent to occupy the dwelling during construction. The Building Inspection Division may require the premises to be vacated during portions of construction because of substandard and unsafe living conditions created by construction.

18. Build it Green: Applicant shall complete and submit a “Build it Green” inventory of the proposed new single family project prior to the issuance of a building permit.

19. Stormwater Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

20. CA Green Building Code: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2013 edition.

PUBLIC WORKS DEPARTMENT

The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However Frontage Improvements will be deferred at this location per 11.24.050 - Deferred street improvement agreements.

The building permit and grading permit will not be issued until all Public Works Conditions of Approval have been satisfied.

Quitclaim SJWC: It is recommended that the homeowner work directly with San Jose Water Company (SJWC) to quitclaim the water easement as identified on the title report

crossing a center portion as shown on the Tract Map 471 (CL Pipe Line Location: 17 of Maps, Page 4).

These Conditions of Approval are a supplement to the "Greg Staples & Maggie Ostrowski Plans" dated August 15, 2016 by Hometec Archictecture Inc. The plans are not approved for construction. Further plan checking by Public Works will be required post entitlement.

21. Response Letter: Upon submittal of the Parcel Map, the Street Improvement Plans and the Grading and Drainage Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met or addressed.

22. Proof of Ownership: Prior to issuance of any grading, drainage, or building permits for the site, the applicant shall provide a current Preliminary Title Report, grant deed, or other satisfactory proof of ownership.

23. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at $2,120.00 per net acre, which is $755.00.

24. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

    Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

25. Deferred Street Improvement Agreement: Prior to issuance of any grading or building permits for the site, the owner shall execute a deferred street improvement agreement for construction of standard street improvements. Unless otherwise approved by the City Engineer these improvements shall include, but are not limited to, *removal and replacement of street pavement structural section to centerline, relocation of utility poles and facilities as required, installation of curb, gutter, sidewalk, curb ramp, ADA compliant driveways, street trees, street lights, necessary drainage facilities* and necessary conforms to existing improvements.

26. Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for the construction of the Asphalt Concrete (AC) for driveways as identified on the plans as "New Driveway Apron Per City Standard".

Asphalt Concrete (AC) for driveways: The City does not allow any concrete improvements to be installed in the public right of way; residents are allowed to pave from existing edge of pavement to property line (i.e. driveways). In this case the section can be either: 6" AC deep lift or 4" AC over 4" Aggregate Base (AB). AC to be Type A, ¾" max. med. AB to be Class II. Grades need to conform to existing adjacent properties.

The following conditions only apply if the applicant has a n eed to install / upgrade utility services (water, sewer, gas, etc.) in the street:

27. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

    Utility locations shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, alternate locations for utilities shall be explored. Include utility trench details where necessary.

28. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.

29. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

30. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Cambrian Drive has not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

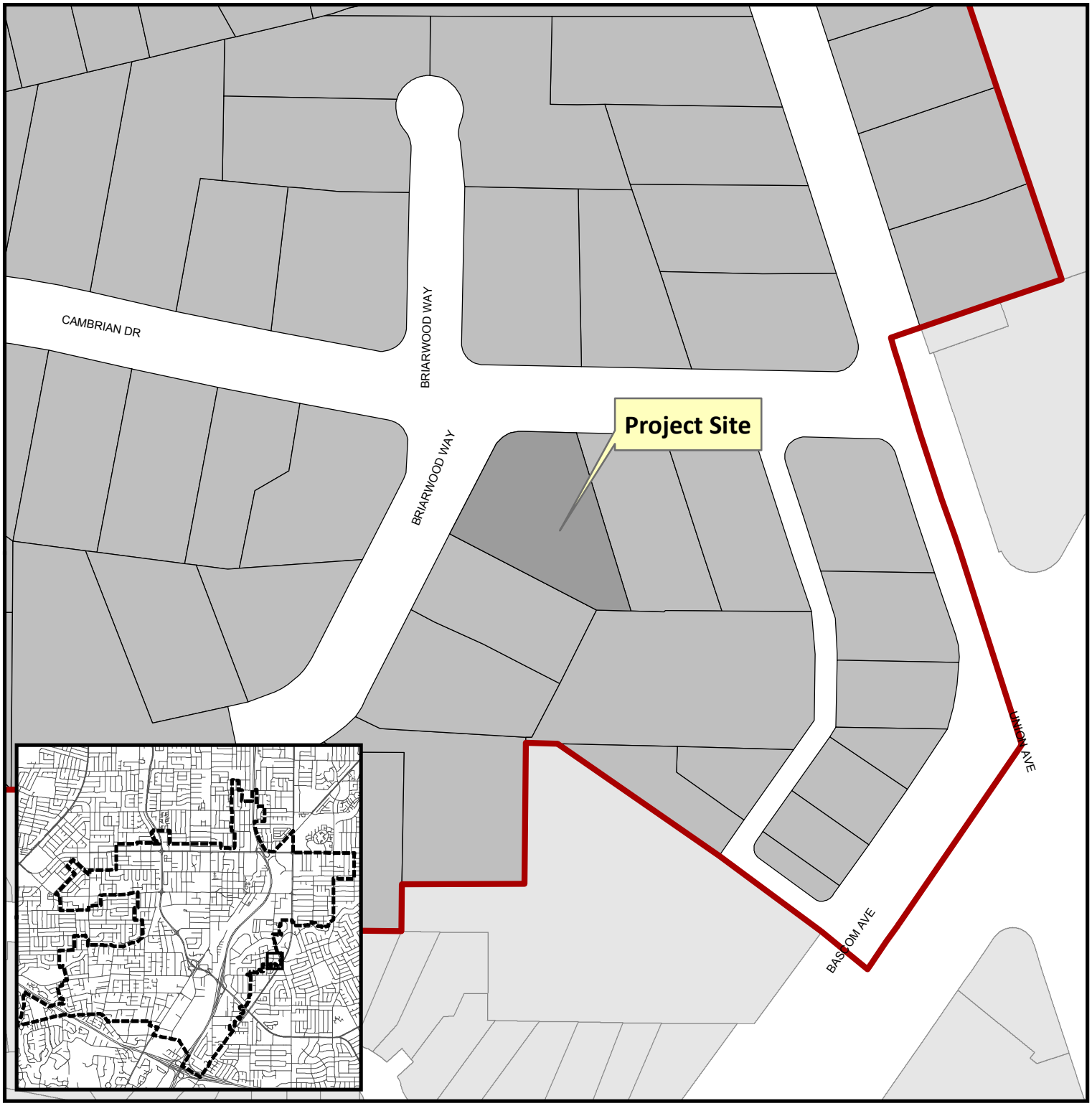
31. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

32. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

33. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

Project Location Map

Attachment 2



Project Location: 786 Cambrian Dr.
Application Type: Site and Arch. Review Permit
Planning File No.: PLN2016-237

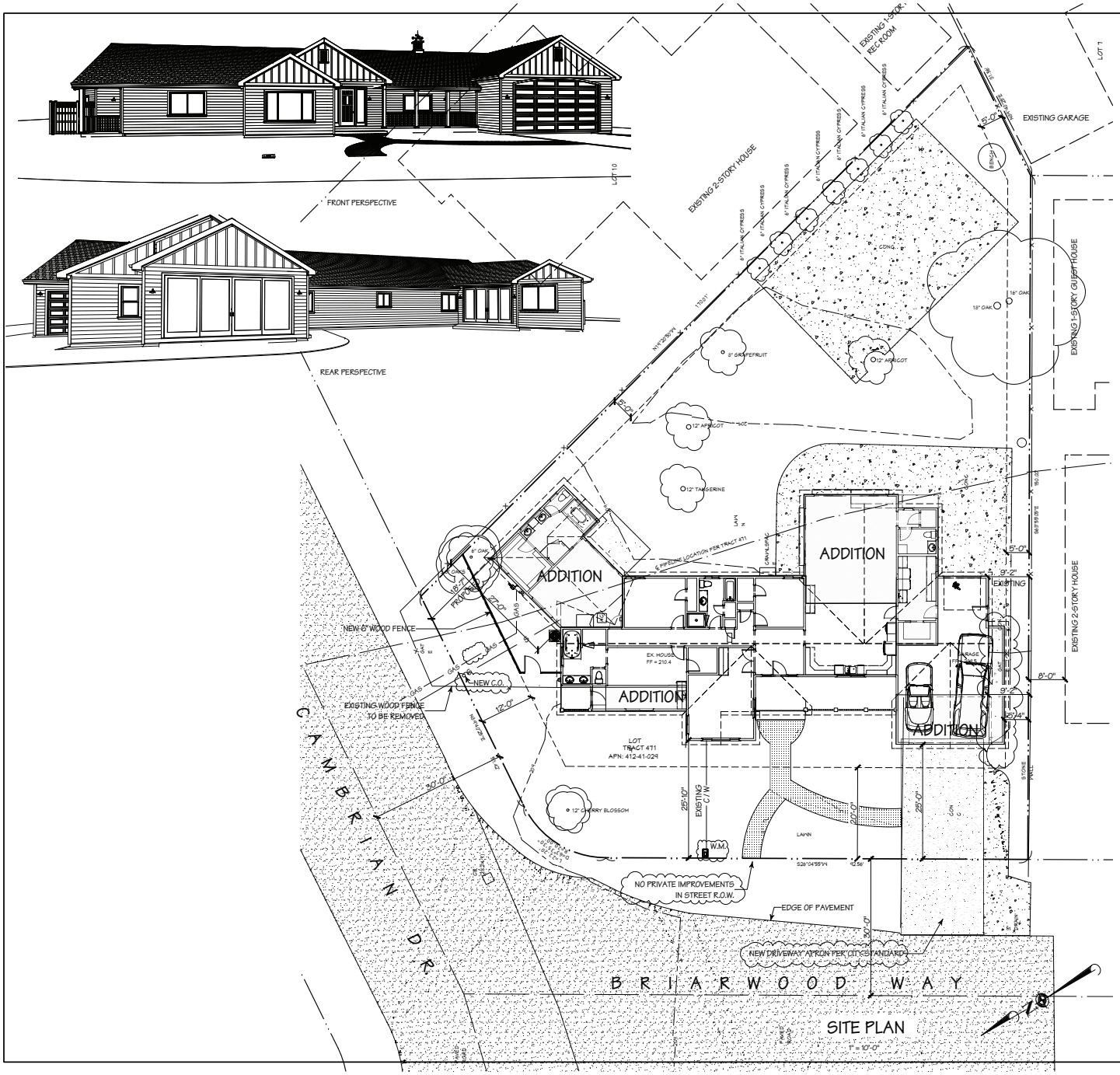
0 287.5 575 Feet

N

CITY OF CAMPBELL · THE ORCHARD CITY

Community Development Department
Planning Division

Attachment 3



VICINITY MAP

A.P.N.:	412 - 41 - 029
ZONING:	R 1 - 8
LOT SIZE:	15,510 S.F.
EXISTING HOUSE:	1,607 S.F.
ADDITION:	1,264 S.F.
GARAGE CONVERT:	131 S.F.
TOTAL HOUSE:	3,002 S.F.
EXISTING GARAGE:	512 -131 = 381 S.F. (REMAINING)
GARAGE ADDITION:	307 S.F.
NEW GARAGE:	688 S.F. 2
F.A.R. ALLOWED:	15,510 X .45 = 6,979.5 S.F.
PROPOSED:	3,695 = 23.8%
LOT COV. ALLOWED:	15,510 X .40 = 6,204 S.F.
PROPOSED:	3,864 = 24.9%

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2013 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

A-1 SITE PLAN
A-2 EXISTING FLOOR PLAN, ELEVATIONS
A-3 NEW FLOOR PLAN
A-4 ELEVATIONS
A-5 SECTIONS
A-6 AREA CALC'S, STREET SCAPE

REVISIONS	BY
PLANNING 8-15-16	1
OWNER CHANGE 9-28-16	2

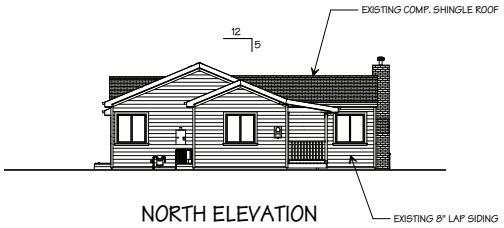
HOMETEC ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN A.I.A.
408.998.6406
HometecArch@Gmail.com

ADDITION & REMODEL FOR:

GREG STAPLES & MAGGIE OSTROWSKI

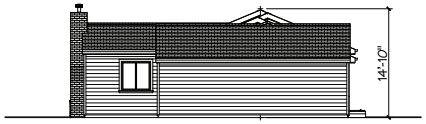
786 CAMBRIAN DRIVE, CAMPBELL, CA. 95008

Date	7 - 20 - 16
Scale	1" = 10'-0"
Drawn	RAH
Job	15-048
Sheet	A-1
of	Sheets



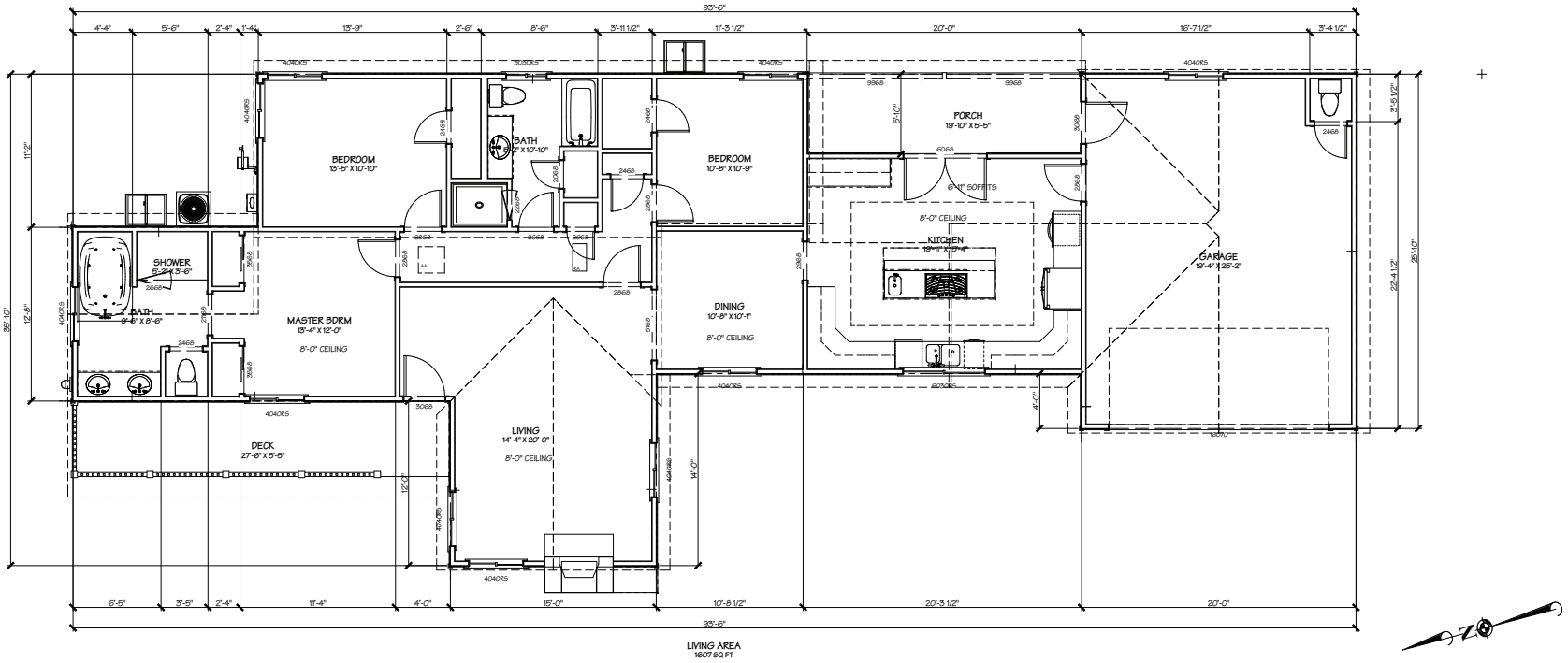
NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



EXISTING FLOOR PLAN

REVISIONS	BY
PLANNING 8-15-16	1
OWNER CHANGE 9-28-16	2

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ADDITION & REMODEL FOR:

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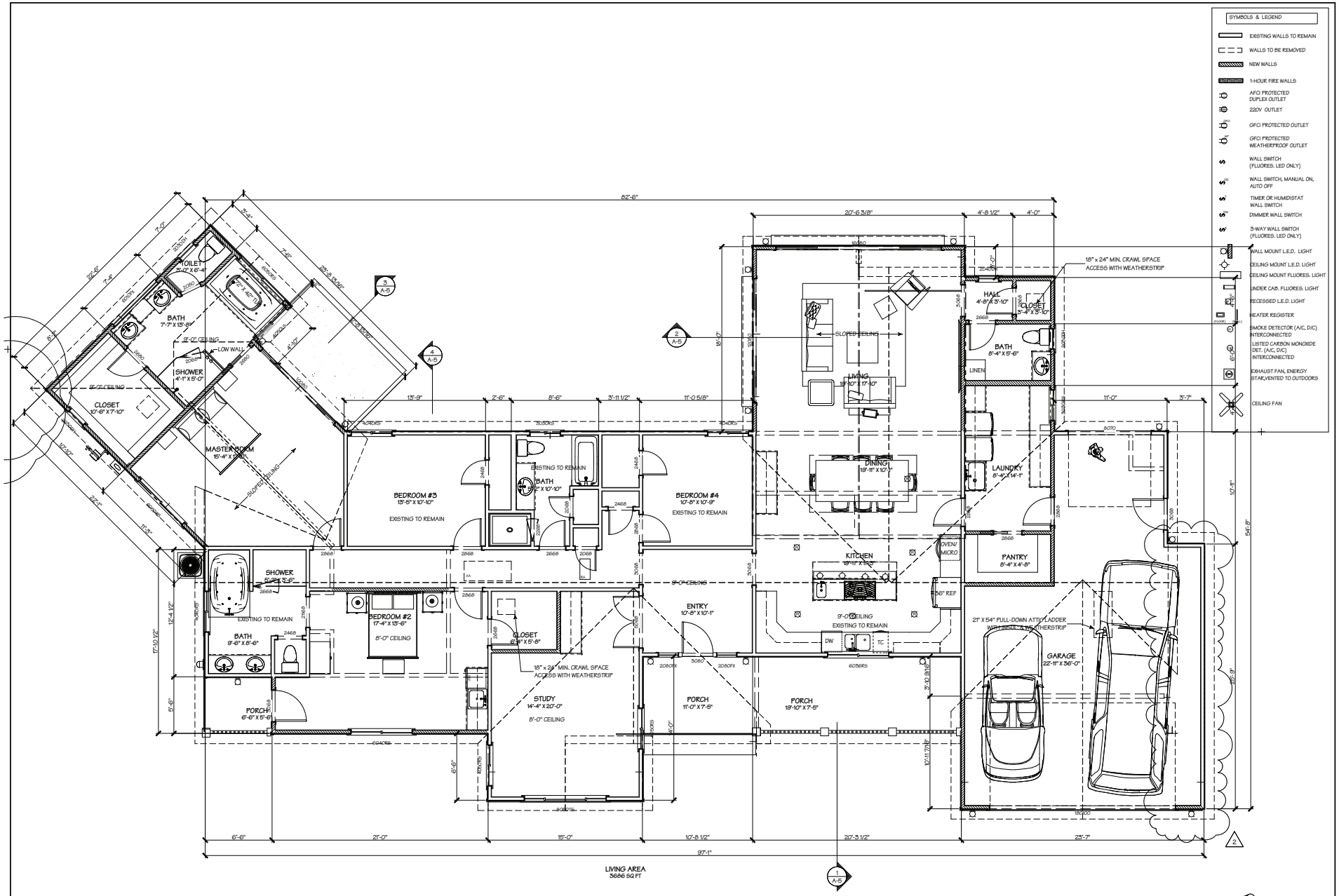
786 CAMBRIAN DRIVE, CAMPBELL, CA. 95008

Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-2
of	Sheets



NEW FLOOR PLAN

REVISIONS	BY
PLANNING 8-15-16	1
OWNER CHANGE 9-28-16	2

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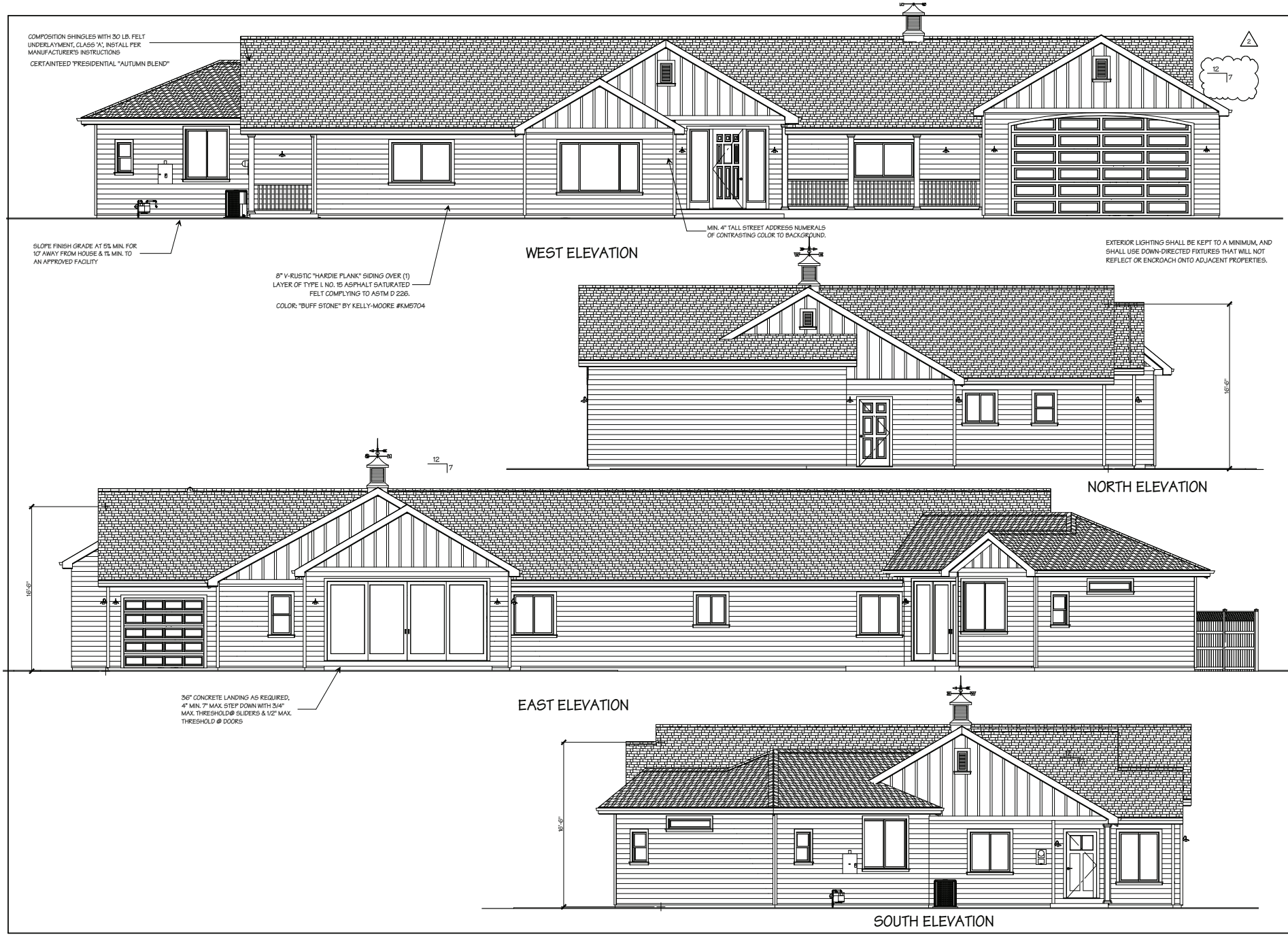
ADDITION & REMODEL FOR:

GREG STAPLES & MAGGIE OSTROWSKI

786 CAMBRIAN DRIVE, CAMPBELL, CA. 95008

Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-3
of	Sheets



REVISIONS	BY
PLANNING 8-15-16	1
OWNER CHANGE 9-28-16	2

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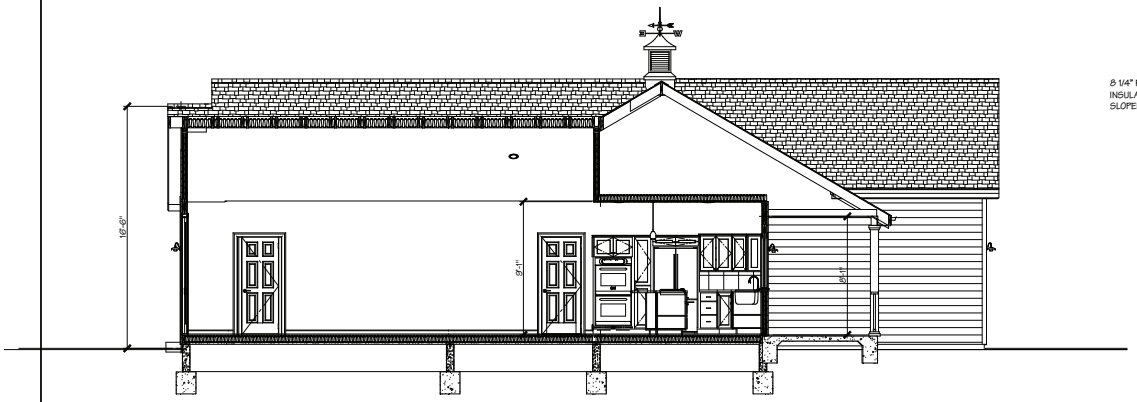
ADDITION & REMODEL FOR:

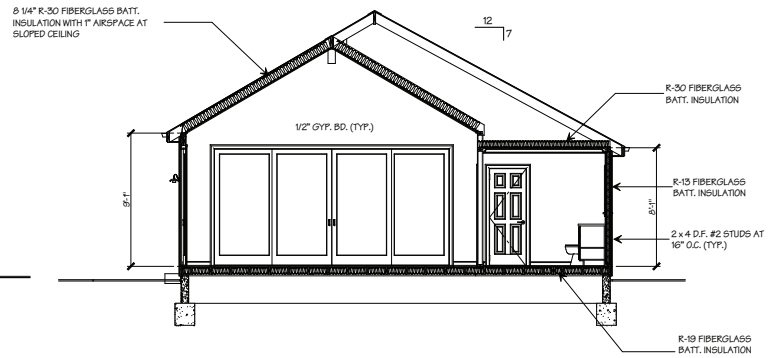
GREG STAPLES & MAGGIE OSTROWSKI

786 CAMBRIAN DRIVE, CAMPBELL, CA. 95008

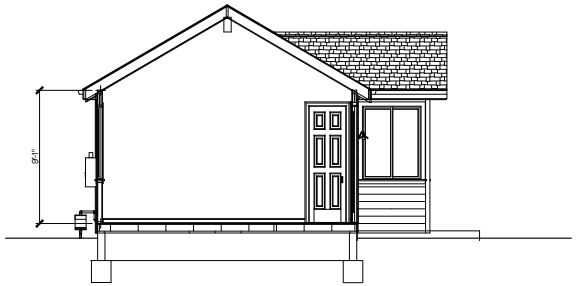
Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-4
of	Sheets



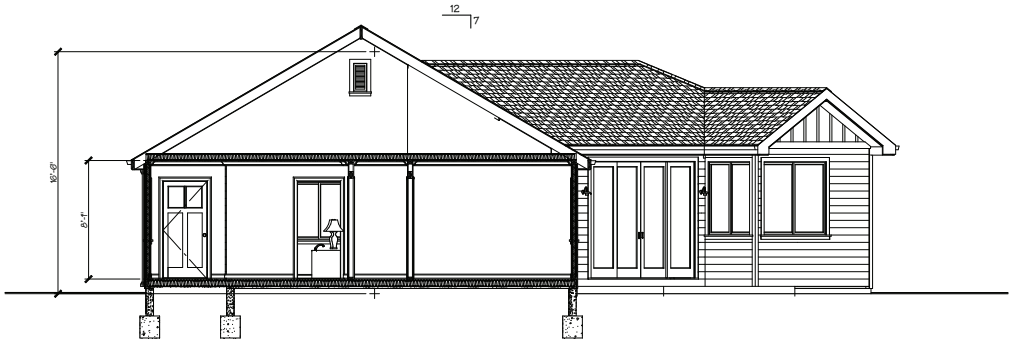
1 SECTION



2 SECTION



3 SECTION



4 SECTION

REVISIONS	BY
PLANNING 8-15-16	1
OWNER CHANGE 9-28-16	2

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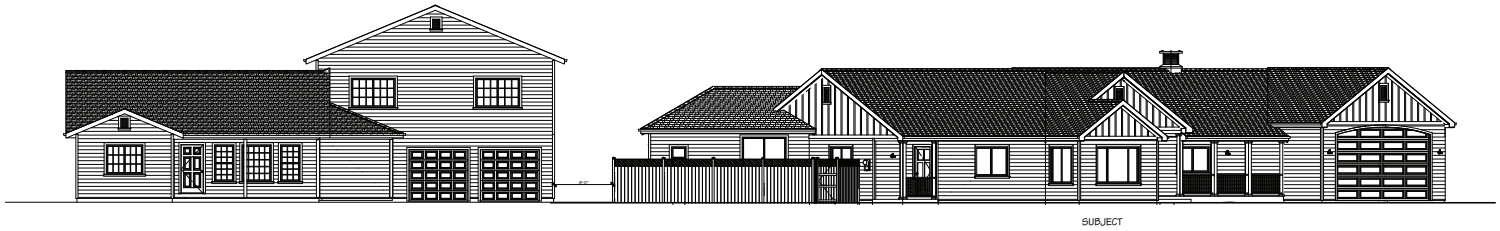
ADDITION & REMODEL FOR:

GREG STAPLES & MAGGIE OSTROWSKI

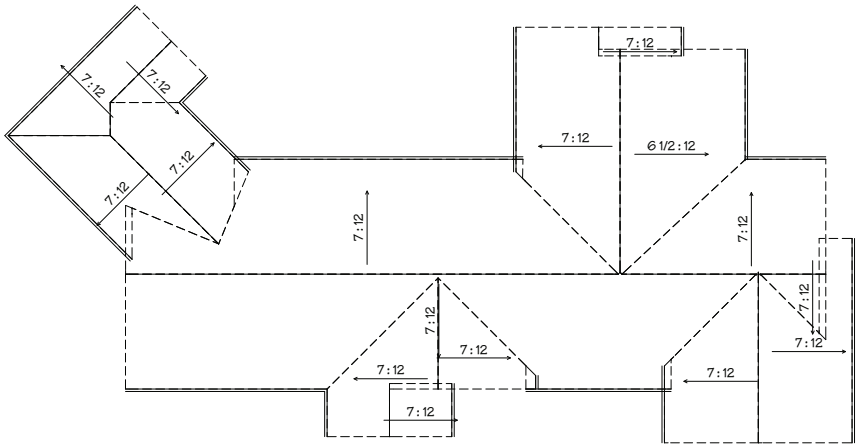
786 CAMBRIAN DRIVE, CAMPBELL, CA. 95008

Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-5
of	Sheets

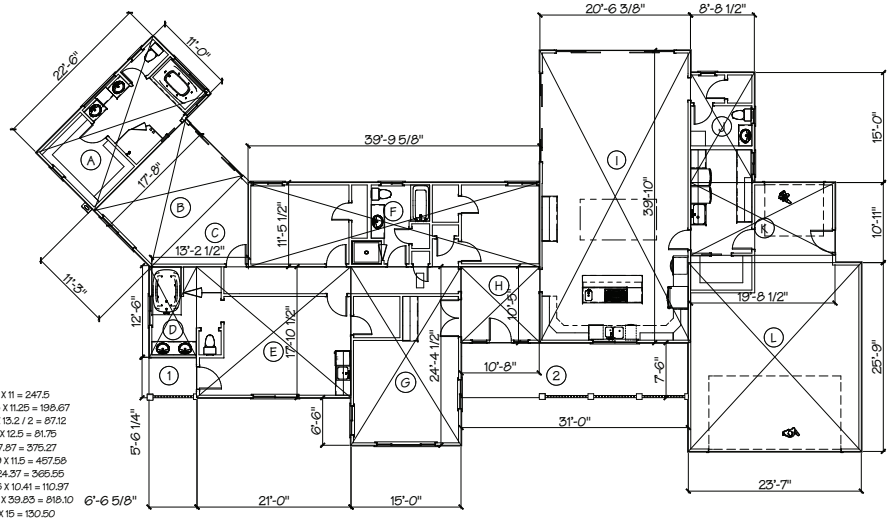


C A M B R A I N D R.

B R I A R W O O D W A Y



ROOF PLAN



A ; 22.5 X 11 = 247.5
B: 17.66 X 11.25 = 198.67
C: 13.2 X 13.2 / 2 = 87.12
D: 6.54 X 12.5 = 81.75
E: 21 X 17.87 = 375.27
F: 39.79 X 11.5 = 457.58
G: 15 X 24.37 = 366.55
H: 10.66 X 10.41 = 110.97
I: 20.54 X 39.83 = 818.10
J: 8.70 X 15 = 130.50
K: 19.70 X 10.91 = 214.92
L: 23.58 X 25.75 = 607.18

TOTAL = 3,695.11 S.F.

AREA CALCULATIONS

REVISIONS	BY
PLANNING 8-15-16	1
OWNER CHANGE 9-28-16	2

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
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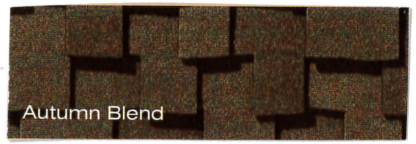
ADDITION & REMODEL FOR:
GREG STAPLES & MAGGIE OSTROWSKI
786 CAMBRIAN DRIVE, CAMPBELL, CA. 95008

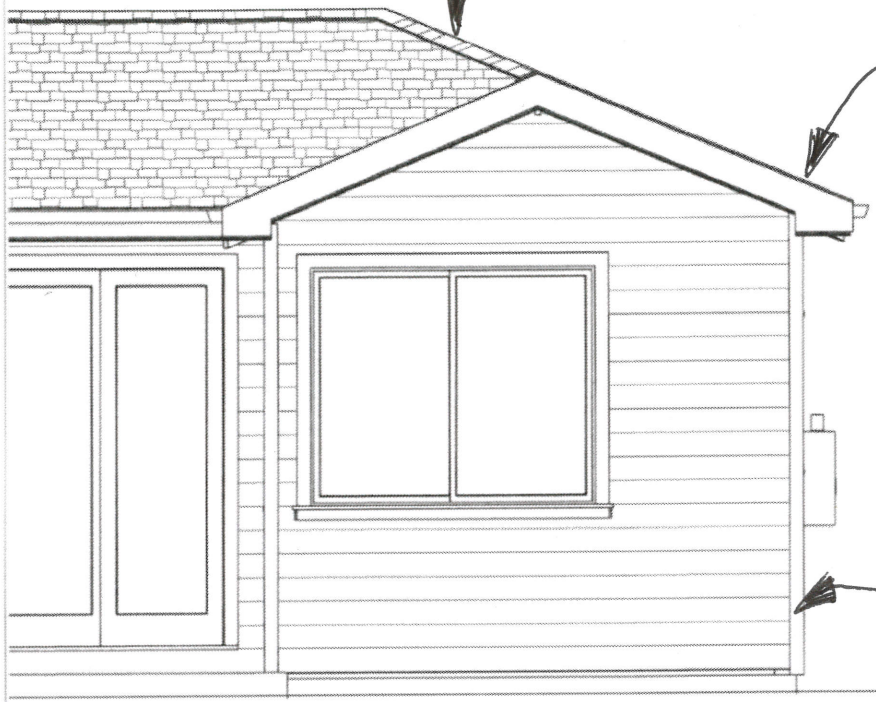
Date	7 - 20 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-048
Sheet	A-3
of	Sheets

STAPLES-OSTROWSKI PROJECT
786 CAMBRIAN DRIVE

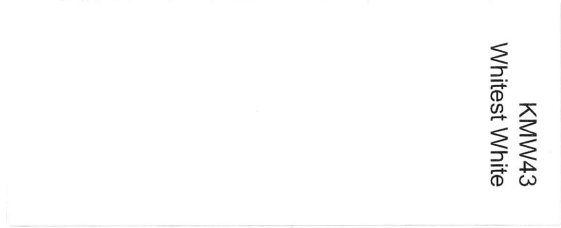
Hometec Architecture, Inc.
408/995-0496



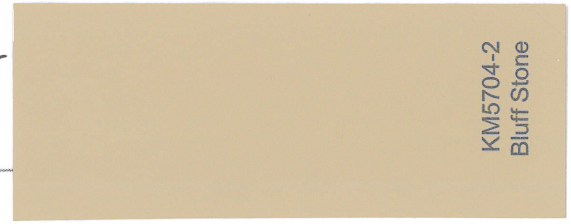
ROOF = CERTAINTEED
PRESIDENTIAL
AUTUMN BLEND



TRIM = KELLY-MOORE
KM243 WHITEST WHITE



BODY = KELLY-MOORE
KM5704 BLUFF STONE



RECEIVED
JUL 20 2016
CITY OF CAMPBELL
PLANNING DEPT.

ALL COLORS, MATERIALS 'OR SIMILAR'

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report ·October 25, 2016

PLN2015-264
PLN2015-265
PLN2015-266
PLN2016-260
Pries, T.

Public Hearing to consider the application of Terry Pries for a Site and Architectural Review Permit (PLN2015-264, 265, 266) to allow the construction of three new single-family residences and a Tree Removal Permit (PLN2016-260) to allow the removal of a protected tree on property located at **738 Briarwood Way** in the R-1-8 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Site and Architectural Review Permit (PLN2015-264) to allow the construction of a new 3,733 sq. ft. single-family residence (Lot 1);

2. **Adopt a Resolution**, incorporating the attached findings, approving a Site and Architectural Review Permit (PLN2016-265) to allow the construction of a new 3,784 sq. ft. single-family residence (Lot 2); and

3. **Adopt a Resolution**, incorporating the attached findings, approving a Site and Architectural Review Permit (PLN2015-266) to allow the construction of a new 3,953 sq. ft. single-family residence (Lot 3; Rear/Flag Lot) with an associated Tree Removal Permit (PLN2016-260) to allow for the removal of a protected tree.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find each of the Site and Architectural Review Permits (PLN2015-264, 265, 266) Categorically Exempt under Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings. Further, Staff recommends that the Planning Commission find the Tree Removal Permit (PLN2016-260) Categorically Exempt under Section 15304 of the California Environmental Quality Act (CEQA) pertaining to minor alterations to private land and vegetation.

PROJECT DATA

Zoning Designation:	R-1-8 (Single-Family Residential)
General Plan Designation:	Low-Density Residential (<4.5 units/gr. acre)

	Net Lot Size (8,000 sq. ft. min)	Floor Area (Max Varies)	F.A.R. (45% max)	Lot Coverage (40% max)	Landscape (750 sq. ft. min)	Height (28-feet max)
Lot 1	8,496 sq. ft.	3,733 sq. ft.	44%	27.4%	5,121 sq. ft.	27.5-ft. tall
Lot 2	8,581 sq. ft.	3,784 sq. ft.	44%	27.86%	3,136 sq. ft.	27-ft. tall
Lot 3 (flag lot)	8,825 sq. ft. (9,501 sq. ft. gross)	3,953 sq. ft.[1]	44.8%	27.81%	3,557 sq. ft.	27.6-ft tall

DISCUSSION

Project Location: The project site includes three separate, contiguous, lots located at the northeast end of Briarwood Way, north of Cambrian Drive, west of Union Avenue, and south of Central Park Drive in the Campbell Village Neighborhood in the R-1-8 (Single-Family Residential) Zoning District (reference **Attachment 4** – Location Map). Single-family residential properties border the site on all sides.

Project Description: The applicant is seeking approval of three separate Site and Architectural Review Permits (PLN2015-264, 255 & 266) to allow the construction of three new two-story single-family homes on three separate lots, and to remove a smaller oak tree (PLN2016-260) on Lot 3 (reference **Attachment 5** – Project Plans). The residences will measure 3,733 sq. ft. (Lot 1), 3,784 sq. ft. (Lot 2) and 3,953 sq. ft. (Lot 3; Rear/Flag Lot) in size respectively.

SCOPE OF REVIEW

In that all three lots are next to each other, are under common ownership, and would independently and as a group contribute to neighborhood design review, a single report has been prepared for consideration. The Planning Commission should evaluate the merits of each lot independently when taking action, imposing lot specific conditions as appropriate.

ANALYSIS

General Plan: The General Plan land use designation for the project site is Low-Density Residential (less than 4.5 units per gross acre). The proposed single-family residence, in a single-family neighborhood, would be consistent with the following General Plan Land Use Strategy:

> Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics

Zoning District: The project site has an R-1-8 (Single-Family Residential) Zoning District designation. Construction of a new single-family home within this zoning district requires approval of a Site and Architectural Permit by the Planning Commission.

Site Layout & Architectural Design: Review of the subject applications is governed by the General Plan, the R-1-8 Zoning Ordinance, the City's 'Design Guidelines for Single-Family Homes', and

[1] Sheet 3A-1 of the project plans erroneously notes the floor area as exceeding the F.A.R. allowed at 4,009 sq. ft. in total. Adding the proposed first floor and second floor nets a floor area of 3,953 sq. ft. in total.

'considerations in review of applications' subject to Site and Architectural Review (CMC21.42.040). While the configuration of each lot presented a challenge, the proposed design of each home seeks to address the site constraints while proposing designs that incorporate a rich pallet of colors (earth tones) and materials (stone & stucco) with features (combination of hipped and gable roofs) that are representative of other homes in the area. For a more detailed analysis of each lot, please refer to the SARC Memo from October 11, 2016 (reference **Attachment 9**).

Tree Removal: Throughout the three lots, the applicant is proposing to remove eleven (11) fruit trees, one (1) pine tree, two (2) magnolia trees, and one (1) 14-inch diameter oak tree. Of the trees proposed for removal, only the 14-inch diameter oak tree, which is located on Lot 3, is considered protected. The locations, species, and size of all trees proposed for removal, in relation to the proposed structures, may be found on Sheet C-8 & Sheet C-9 of the Project Plans (reference **Attachment 5**).

The applicant has provided a Written Statement and Photos (reference **Attachment 7**) providing evidence supporting the position that the oak tree is diseased and in danger of falling, and has proposed to plant two new oak trees as replacements. A Condition of Approval has been included to reflect this requirement.

Landscaping: The project will require compliance with the State mandated landscape water efficient guidelines, which will require incorporation of various water conservation measures, including planting of drought-resistant vegetation.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed all four applications at its meeting of October 11, 2016. The SARC was generally supportive of the project (design, color, architecture) with the following recommendations (applicant responses have been noted below each point in italics):

- Consider providing at least two trees per property, the species of which should be complementary to other trees in the area. At least one of the two trees on Lot 3 should be an oak tree (which is the species of tree removed), and at least one tree should be planted to the west of the garage between Lot 2 and Lot 3.
  The applicant agreed to the SARC recommendations indicating that these changes would be reflected in the building permit submittal. A condition of approval has been incorporated on each lot to reflect SARC direction.

- Consider a installing a French door (in lieu of a garage door) on the west side of Lot 1.
  The applicant agreed to explore this recommendation with the project architect and present the preferred approach at the Planning Commission meeting. A condition of approval has been incorporated to reflect the SARC recommendation as a requirement.

- Consider installing pervious pavers on all lots. Alternatively, the applicant could consider a stamped pattern which resembles pavers, although that approach would be less preferred.
  The applicant indicated he would work with his civil engineer whether or not pervious pavers would be required to address storm water requirements. If the civil engineer had not relied on pervious pavers to meet the onsite drainage calculation requirements, the

applicant indicated a preference to install concrete stamped with a pattern to resemble pavers as they are more durable and present fewer issues with settling and liability long term. A condition of approval has been included by staff on all lots to reflect SARC feedback.

Public Outreach: A notice was mailed to all property owners within 300-feet on the project. No public comments were received by the time the staff report was prepared.

Attachments:
1. PC Resolution - PLN2015-264 (Lot 1)
2. PC Resolution - PLN2015-265 (Lot 2)
3. PC Resolution - PLN2015-266 (Lot 3) & PLN2016-260 (Tree Removal)
4. Location Map
5. Project Plans
6. Color & Material Board
7. Tree Removal – Written Statement & Photos
8. Photos of Homes on Briarwood
9. SARC Memo - October 11, 2016

Prepared by: _____
Stephen Rose, Associate Planner

Approved by: _____
Paul Kermoyan, Community Development Director

RESOLUTION NO.

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,733 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **738 BRIARWOOD WAY (LOT 1).** FILE NO.: PLN2015-264

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2015-264:

Environmental Finding(s)

1. The project qualifies as a Categorically Exempt project per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

Evidentiary Findings

1. The project site is zoned R-1-8 (Single Family Residential) on the City of Campbell Zoning Map.

2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.

3. The project site is located at the northeast end of Briarwood Way, north of Cambrian Drive, west of Union Avenue, and south of central Park Drive in the Campbell Village Neighborhood.

4. The proposed project consists of the construction of a 3,733 square-foot two-story single-family residence with a lot coverage of 27.4% and a floor area ratio of 44% where a maximum lot coverage of 40% and floor area ratio of 45% is allowable.

5. The proposed project will be compatible with the R-1-8 (Single Family Residential) Zoning District with approval of a Site and Architectural Review Permit.

6. The proposed residence provides two covered parking spaces, satisfying the applicable parking requirement to provide two spaces, one of which shall be covered.

7. The proposal is consistent with the City adopted Design Guidelines for Single Family Homes.

8. The proposal is consistent with the Considerations in Review of Applications (CMC21.42.040) subject to Site and Architectural Review.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;

2. The project will aid in the harmonious development of the immediate area;

3. The project is consistent with applicable adopted design guidelines; and

4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings, pertaining to minor to minor alterations to existing private structures.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2015-264) to allow for the construction of a new 3,733 square-foot, two-story single-family residence on property located at **738 Briarwood Way (Lot 1)**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 25th day of October, 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners
ABSTAIN: Commissioners:

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Site and Architectural Review Permit – 738 Briarwood Way (PLN2015-264)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2015-264) to allow for the construction of a new 3,733 square-foot, single-family residence located at **738 Briarwood Way (Lot 1)**. The project shall substantially conform to the project plans and color and material board as received by the Planning Division on November 4, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring November 4, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit being rendered void.

3. Revision to Plans: The building permit submittal construction plans shall incorporate the following revisions:

    a. Trees: The project plans shall note the inclusion of two (24-inch box) trees.

    b. Pervious Pavers or Stamped Patterns: The building permit plans shall reflect the inclusion of pervious pavers or stamped patterns (to resemble the look of pavers).

    c. French Door: The garage door on the west side of the building shall be replaced with a French door.

    Compliance with these revisions shall be subject to the satisfaction of the Director of Community Development.

4. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

5. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any

proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

6. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.

7. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

8. Construction Activities: The applicant shall abide by the following requirements during construction:

   a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

   b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

   c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

   d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

   e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

   f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

9. Permits Required: A building permit application shall be required for the proposed addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

10. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

11. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

12. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

13. Soils Report: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

14. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.

15. Foundation Inspections: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

    a. pad elevation
    b. finish floor elevation (first floor)
    c. foundation corner locations

16. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

17. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

18. Non-point Pollution Control Program: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

19. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    d. School District:
        i) Campbell Union School District (378-3405)
        ii) Campbell Union High School District (371-0960)
        iii) Moreland School District (379-1370)
        iv) Cambrian School District (377-2103)

    Note: To determine your school district, contact the offices identified above or visit: http://www.sccoe.k12.ca.us/resourcesfamilies/districtlocator. Obtain the

School District payment form from the City Building Division, after the Division has approved the building permit application.

20. Construction Fencing: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

21. Build it Green: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to the issuance of a building permit.

22. Stormwater Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

23. CA Green Building Code: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2013 edition.

FIRE DEPARTMENT

24. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Division all applicable construction permits.

25. Fire Sprinklers Required: An Automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. NOTE: Covered porches, patios, balconies, and attic spaces may require fire sprinkler coverage. NOTE: The owner(s), occupant(s), and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to the this department for review and approval prior to beginning their work. R313.2 as adopted and amended by CBLMC.

26. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an applicant capable of causing contamination of the potable water supply of the purveyor of record. Final approval of

the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2007 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

27. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 14 and our Standard Detail and Specification SI-7.

28. Address Identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.5 mm) high with a minimum stroke width of 0.5 inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

RESOLUTION NO.

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,784 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **738 BRIARWOOD WAY (LOT 2).** FILE NO.: PLN2015-265

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2015-265:

Environmental Finding(s)

1. The project qualifies as a Categorically Exempt project per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

Evidentiary Findings

1. The project site is zoned R-1-8 (Single Family Residential) on the City of Campbell Zoning Map.

2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.

3. The project site is located at the northeast end of Briarwood Way, north of Cambrian Drive, west of Union Avenue, and south of central Park Drive in the Campbell Village Neighborhood.

4. The proposed project consists of a two-story 3,784 square-foot single-family residence with a lot coverage of 27.8% and a floor area ratio of 44% where a maximum lot coverage of 40% and floor area ratio of 45% is allowable.

5. The proposed project will be compatible with the R-1-8 (Single Family Residential) Zoning District with approval of a Site and Architectural Review Permit.

6. The proposed residence provides two covered parking spaces, satisfying the applicable parking requirement to provide two spaces, one of which shall be covered.

7. The proposal is consistent with the City adopted Design Guidelines for Single Family Homes.

8. The proposal is consistent with the Considerations in Review of Applications (CMC21.42.040) subject to Site and Architectural Review.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;

2. The project will aid in the harmonious development of the immediate area;

3. The project is consistent with applicable adopted design guidelines; and

4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings, pertaining to minor to minor alterations to existing private structures.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2015-265) to allow for the construction of a new 3,784 square-foot, single-family residence on property located at **738 Briarwood Way (Lot 2)**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 25th day of October, 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners
ABSTAIN: Commissioners:

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Site and Architectural Review Permit – 738 Briarwood Way (PLN2015-265)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2015-265) to allow for the construction of a new 3,784 square-foot, single-family residence located at **738 Briarwood Way (Lot 2)**. The project shall substantially conform to the project plans and color and material board as received by the Planning Division on September 27, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring November 4, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit being rendered void.

3. Revision to Plans: The building permit submittal construction plans shall incorporate the following revisions:

    a. Trees: The project plans shall note the inclusion of two (24-inch box) trees.

    b. Pervious Pavers or Stamped Patterns: The building permit plans shall reflect the inclusion of pervious pavers or stamped patterns (to resemble the look of pavers).

    Compliance with these revisions shall be subject to the satisfaction of the Director of Community Development.

4. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

5. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance

with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

6. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.

7. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

8. Construction Activities: The applicant shall abide by the following requirements during construction:

   a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
   b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
   c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
   d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
   e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
   f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

9. Permits Required: A building permit application shall be required for the proposed addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

10. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

11. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

12. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

13. Soils Report: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

14. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.

15. Foundation Inspections: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

    a. pad elevation
    b. finish floor elevation (first floor)
    c. foundation corner locations

16. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

17. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

18. Non-point Pollution Control Program: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

19. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    d. School District:
        i) Campbell Union School District (378-3405)
        ii) Campbell Union High School District (371-0960)
        iii) Moreland School District (379-1370)
        iv) Cambrian School District (377-2103)

    Note: To determine your school district, contact the offices identified above or visit: http://www.sccoe.k12.ca.us/resourcesfamilies/districtlocator. Obtain the

School District payment form from the City Building Division, after the Division has approved the building permit application.

20. Construction Fencing: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

21. Build it Green: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to the issuance of a building permit.

22. Stormwater Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

23. CA Green Building Code: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2013 edition.

FIRE DEPARTMENT

24. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Division all applicable construction permits.

25. Fire Sprinklers Required: An Automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. NOTE: Covered porches, patios, balconies, and attic spaces may require fire sprinkler coverage. NOTE: The owner(s), occupant(s), and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to the this department for review and approval prior to beginning their work. R313.2 as adopted and amended by CBLMC.

26. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an applicant capable of causing contamination of the potable water supply of the purveyor of record. Final approval of

the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2007 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

27. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 14 and our Standard Detail and Specification SI-7.

28. Address Identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.5 mm) high with a minimum stroke width of 0.5 inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

RESOLUTION NO.

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 3,953 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **738 BRIARWOOD WAY (LOT 3).** FILE NO.: PLN2015-266 & PLN2016-260

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2015-266 & PLN2016-260:

Environmental Finding(s)

1. The project qualifies as a Categorically Exempt project per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings and under Section 15304 pertaining to minor alterations to private land and vegetation.

Evidentiary Findings

1. The project site is zoned R-1-8 (Single Family Residential) on the City of Campbell Zoning Map.

2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.

3. The project site is located at the northeast end of Briarwood Way, north of Cambrian Drive, west of Union Avenue, and south of central Park Drive in the Campbell Village Neighborhood.

4. The proposed project would allow the construction of a new two-story 3,953 square-foot single-family residence with a lot coverage of 27.8% and a floor area ratio of 44.8% where a maximum lot coverage of 40% and floor area ratio of 45% is allowable. Further, the project would allow for the removal of one (1) 14-inch diameter oak tree.

5. The proposed project will be compatible with the R-1-8 (Single Family Residential) Zoning District with approval of a Site and Architectural Review Permit.

6. The proposed residence provides two covered parking spaces, satisfying the applicable parking requirement to provide two spaces, one of which shall be covered.

7. The proposal is consistent with the City adopted Design Guidelines for Single Family Homes.

8. The proposal is consistent with the Considerations in Review of Applications (CMC21.42.040) subject to Site and Architectural Review.

9. Removal of trees greater than 12-inches in diameter (of a protected species) requires a Tree Removal Permit under the City's Tree Protection requirements (CMC 21.32).

10. The oak tree is in direct conflict with the proposed residence.

11. The oak tree is in poor condition, with dried out and dead branches, termite damage, a poor root structure and may be diseased.

12. Redwood, oak, cedar and ash trees are considered protected in the City of Campbell.

13. The applicant will be required to plant two 24-inch box trees to replace the removed tree, one of which shall be oak.

14. The replacement trees will be a sufficient replacement for the trees to be removed and will continue the diversity of tree species found in the community.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;

2. The project will aid in the harmonious development of the immediate area;

3. The project is consistent with applicable adopted design guidelines;

4. The tree is in poor condition and presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that public health or safety requires its removal; and

5. This project is Categorically Exempt under Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings, and under Section 15304 pertaining to minor alterations to private land and vegetation.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2015-266) to allow for the construction of a new 3,784 square-foot, single-family residence and removal of a one (1) 14-inch diameter oak tree (PLN2016-260) on property located at **738 Briarwood Way (Lot 3)**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 25th day of October, 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners
ABSTAIN: Commissioners:

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Site and Architectural Review Permit (PLN2015-266) & Tree Removal Permit (PLN2016-260) 738 Briarwood Way (Lot 3)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2015-266) to allow for the construction of a new 3,953 square-foot, single-family residence and the removal of one (1) 14-inch diameter oak tree located at **738 Briarwood Way (Lot 3)**. The project shall substantially conform to the project plans and color and material board as received by the Planning Division on September 27, 2016, except as may be modified by the Conditions of Approval herein.

2. Permit Expiration: The Site and Architectural Review Permit & Tree Removal Permit approval shall be valid for one year from the date of final approval (expiring November 4, 2017). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline will result in the Site and Architectural Review Permit & Tree Removal Permit being rendered void.

3. Phasing: The one (1) 14-inch diameter oak tree shall not be removed until after the building permit has been submitted.

4. Revision to Plans: The building permit submittal construction plans shall incorporate the following revisions:

    a. Trees: The project plans shall note the inclusion of two (24-inch box) trees, one of which shall be oak. One of the two trees shall be planted at the northwest corner of the property, to the west of the garage.

    b. Pervious Pavers or Stamped Patterns: The building permit plans shall reflect the inclusion of pervious pavers or stamped patterns (to resemble the look of pavers).

    Compliance with these revisions shall be subject to the satisfaction of the Director of Community Development.

5. Planning Final Required: Planning Division clearance is required prior to final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

6. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.

7. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.

8. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

9. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

    b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

    d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

    e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

    f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division

10. Permits Required: A building permit application shall be required for the proposed addition to the existing structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

11. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

12. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

13. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

14. Soils Report: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

15. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as "natural grade" and intended for use to determine the height of the proposed structure.

16. Foundation Inspections: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

    a. pad elevation
    b. finish floor elevation (first floor)
    c. foundation corner locations

17. Title 24 Energy Compliance: California Title 24 Energy Compliance forms shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

18. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Appendix Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

19. Non-point Pollution Control Program: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

20. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District (378-2407)
    b. Santa Clara County Fire Department (378-4010)
    c. Bay Area Air Quality Management District (Demolitions Only)
    d. School District:

i) Campbell Union School District (378-3405)
ii) Campbell Union High School District (371-0960)
iii) Moreland School District (379-1370)
iv) Cambrian School District (377-2103)

Note: To determine your school district, contact the offices identified above or visit: http://www.sccoe.k12.ca.us/resourcesfamilies/districtlocator. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

21. Construction Fencing: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

22. Build it Green: Applicant shall complete and submit a "Build it Green" inventory of the proposed new single family project prior to the issuance of a building permit.

23. Stormwater Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

24. CA Green Building Code: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2013 edition.

FIRE DEPARTMENT

25. Formal Plan Review: Review of this development proposal is limited to accessibility of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Division all applicable construction permits.

26. Fire Sprinklers Required: An Automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area. NOTE: Covered porches, patios, balconies, and attic spaces may require fire sprinkler coverage. NOTE: The owner(s), occupant(s), and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to the this department for review and approval prior to beginning their work. R313.2 as adopted and amended by CBLMC.

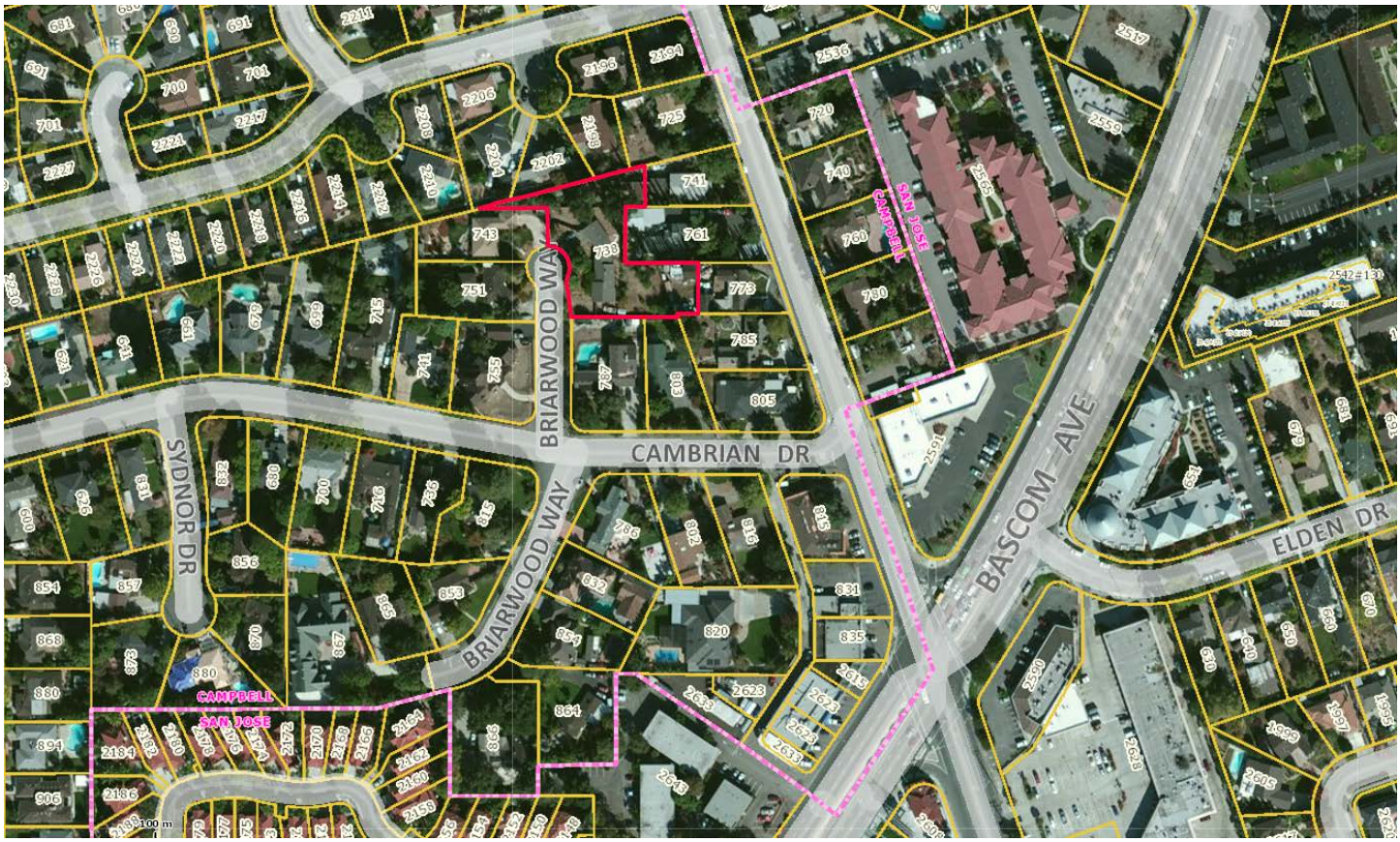
27. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an applicant capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2007 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

28. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 14 and our Standard Detail and Specification SI-7.

29. Address Identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.5 mm) high with a minimum stroke width of 0.5 inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

Attachment 4

Location Map



THREE NEW HOMES ON

BRIARWOOD WAY

PARCEL #1

SHEET INDEX

1A-1 SITE PLAN
1A-2 FIRST FLOOR PLAN
1A-3 SECOND FLOOR PLAN
1A-4 ELEVATIONS
1A-5 ELEVATION, SECTION
1A-6 SECTION, STREET SCAPE
1A-7 ROOF PLAN, AREA CALCS
1L-1 LANDSCAPE PLAN
C-1 TITLE SHEET
12C-2 GRADING AND DRAINAGE PLAN
C-4 ONSITE STORM DRAIN PLAN/PROFILE
12C-5 EROSION CONTROL PLAN
C-7 BLUEPRINT FOR A CLEAN BAY
C-8 TREE REMOVAL PLAN
C-9 TREE REMOVAL PLAN

PARCEL #2

SHEET INDEX

2A-1 SITE PLAN
2A-2 FIRST FLOOR PLAN
2A-3 SECOND FLOOR PLAN
2A-4 ELEVATIONS
2A-5 ELEVATION, SECTION
2A-6 SECTION, STREET SCAPE
2A-7 ROOF PLAN, AREA CALCS
2L-1 LANDSCAPE PLAN
C-1 TITLE SHEET
12C-2 GRADING AND DRAINAGE PLAN
C-4 ONSITE STORM DRAIN PLAN/PROFILE
12C-5 EROSION CONTROL PLAN
C-7 BLUEPRINT FOR A CLEAN BAY
C-8 TREE REMOVAL PLAN
C-9 TREE REMOVAL PLAN

PARCEL #3

SHEET INDEX

3A-1 SITE PLAN
3A-2 FIRST FLOOR PLAN
3A-3 SECOND FLOOR PLAN
3A-4 ELEVATIONS
3A-5 ELEVATION, SECTION
3A-6 SECTION, STREET SCAPE
3A-7 ROOF PLAN, AREA CALCS
3L-1 LANDSCAPE PLAN
C-1 TITLE SHEET
3C-3 GRADING AND DRAINAGE PLAN
C-4 ONSITE STORM DRAIN PLAN/PROFILE
3C-6 EROSION CONTROL PLAN
C-7 BLUEPRINT FOR A CLEAN BAY
C-8 TREE REMOVAL PLAN
C-9 TREE REMOVAL PLAN

RECEIVED
SEP 27

REVISIONS	BY
PLANNING 11-24-15	1
T.M. UPDATE 5-12-16	
PLANNING 6-22-16	2
PLANNING 8-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
408/993-0196
Remote: hart@hometec.com

NEW HOUSE FOR:
TERRY FRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-055
Sheet	T-1
of	Sheets

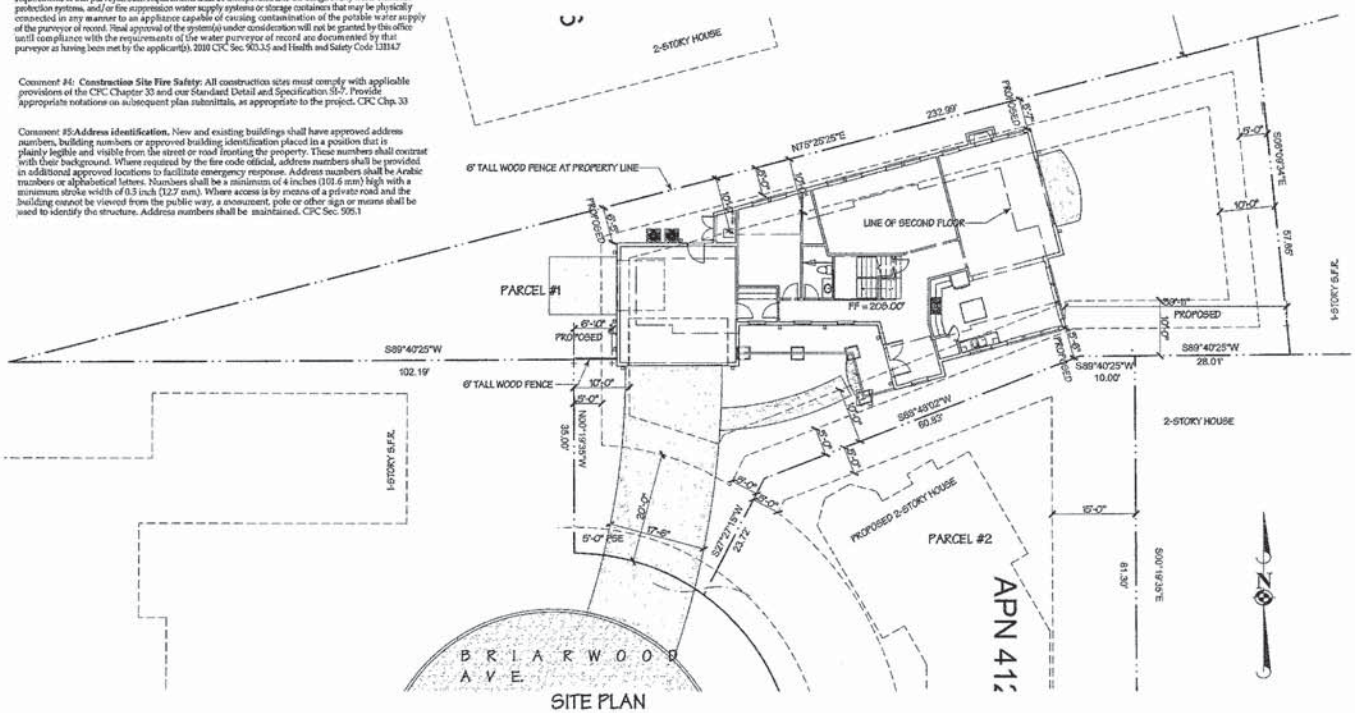
SCOPE OF WORK:
NEW 2-STORY 5 BEDROOM HOUSE WITH ATTACHED 2-CAR GARAGE

Comment #2: **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE** The owner(s), occupant(s) and any contractor (s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 313.2 as adopted and amended by CSJMC

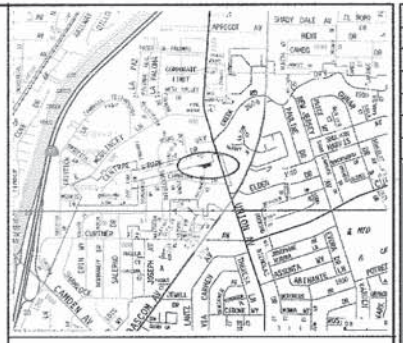
Comment #3: **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

Comment #4: **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

Comment #5: **Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1



SITE PLAN
1" = 10'-0"



VICINITY MAP

A.P.N.:	412 - 37 - 009
ZONING:	R-1-8
LOT SIZE:	8,496 S.F.
NEW HOUSE:	
FIRST FLOOR:	2,226.52 S.F.
SECOND FLOOR:	1,514.02 S.F.
TOTAL HOUSE:	3,732.88 S.F.
F.A.R. ALLOWED:	8,496 S.F. X .45 = 3,823 S.F.
PROPOSED:	3,733 = 43.9% (INCL. GARAGE, STAIR)
LOT COV. PROPOSED:	2,330 = 27.4%
PAVING COV. PROPOSED:	1,053 = 12.4%
LANDSCAPE PROPOSED:	5,121 = 60.2%

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2010 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

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REVISIONS	BY
PLANNING 9-24-15	1
T.M. UPDATE 3-22-16	
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1" = 10'-0"
Drawn	RAH
Job	15-055
Sheet	1A-1
of	Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.

4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE FOLDED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION

5. SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS

7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 44" MAXIMUM TO BOTTOM

8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E., DRYERS, BATH & UTILITY FANS, ECT.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS)

9. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM

10. ALL EXHAUST FANS SHALL BE "ENERGY STAR" AND SEPARATELY SWITCHED WITH TIMER OR HUMIDISTAT SWITCHES AND CAPABLE OF 5 AIR CHANGES PER HOUR (MIN. 50 CFM) AT BATHS, TOILETS, AND LAUNDRY

11. ALL WATER CLOSETS SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH

12. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER "MOISTURE-RESISTANT" FIBER BOARD TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET AT SHOWERS & TUB/SHOWERS (NO GREEN BOARD), INSTALL PER MANUFACTURER'S INSTRUCTIONS.

13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO 120°F MAX WITH MAX 2.0 GPM FLOW @ 80 PSI, BAR FAUCETS MAX 1.5 GPM FLOW @ 20 PSI.

14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, AND OUTWARD SWING 22" MIN. DOOR

15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 20' OF THE UNDERFLOOR ACCESS, OR EXTENDED TO THE EXTERIOR

16. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO (2) 20 AMP. CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.

17. ELECTRIC DRYERS AND COOKTOPS SHALL HAVE A DEDICATED 30 AMP CIRCUIT, PROVIDE WIRES WITH INSULATED NEUTRAL

18. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT

19. ALL ELECTRIC SWITCHES SHALL BE OF THE SCREW TYPE GROUND.

20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN KITCHEN & BATHS SHALL BE PROTECTED BY COMBINATION ARC-FAULT CIRCUIT INTERRUPTERS (C.E.C. 210.12.B)

21. LIGHT FIXTURES LOCATED OVER OR WITHIN 4' OF TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

22. A PERMANENT LABEL SHALL IDENTIFY EACH PLIE OF SAFETY GLAZING

23. T-24 INSTALLATION CERTIFICATE (CF-6R-LTG-01-E) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.

24. RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE A.T. & I.C. RATED, ELECTRONIC BALLAST AND CAULKED AIR-TIGHT

25. DRYER EXHAUST VENTS SHALL BE PER MANUF. REQUIREMENTS OR MAX 14' IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING

26. JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED WITH UL 181 LISTED DUCT TAPE, AND INSULATED WITH R-6 MIN.

27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTICS, UNDERFLOORS, ECT.) SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CAULKED WITH A RESIDENTIAL FIRE RATED CAULK WITH AN ASTM E084 OR E814 RATING

29. EGRESS WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.

30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION

31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS.

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33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

34. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GPM AT 60 PSI. CGBSC SECT. 4.303.1.4.4

35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MERV-6 FILTER OR BETTER.

36. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.

37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (F.A.U., EXHAUST, ECT.)

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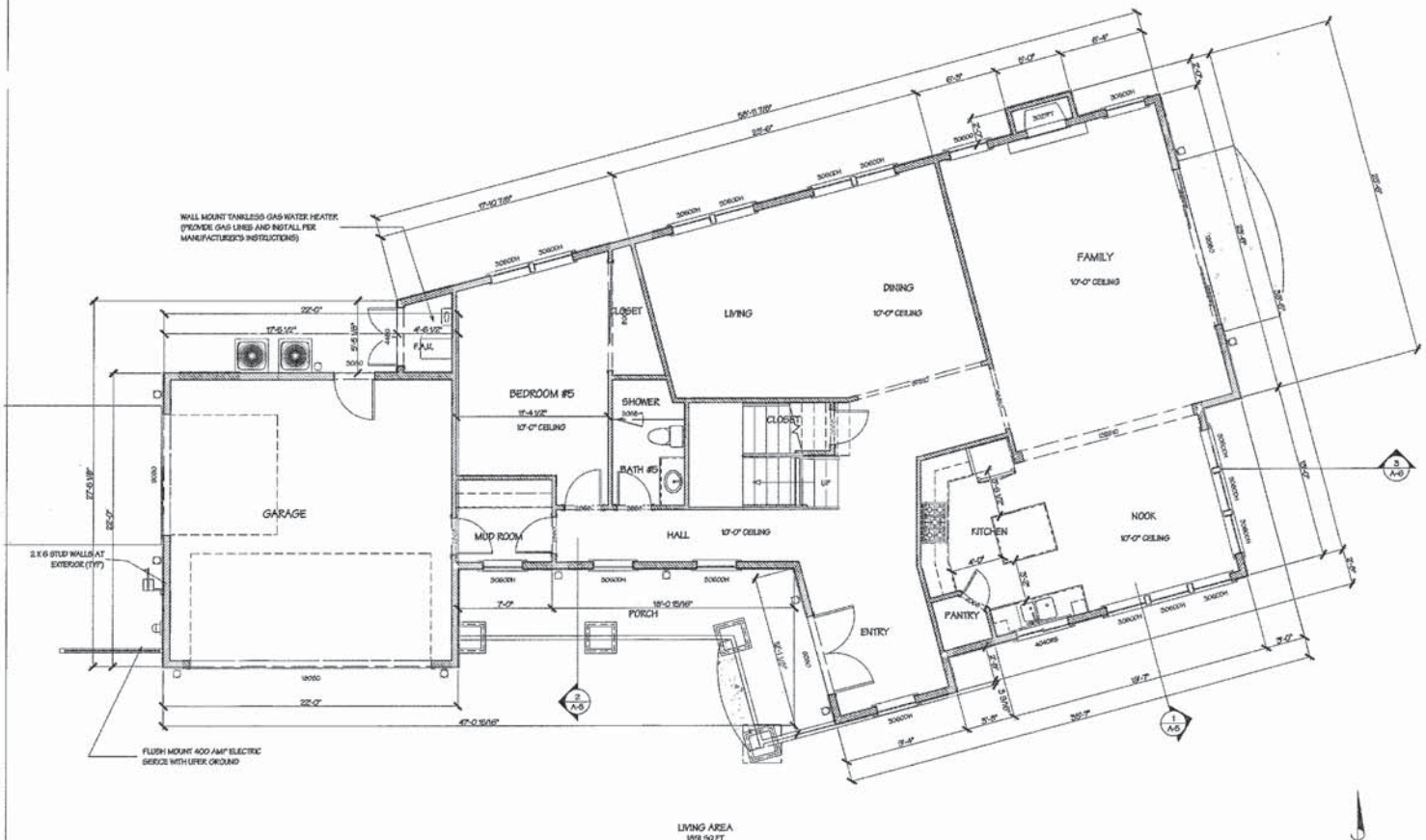
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.

40. FOR ANY L.E.D. LIGHTS TO QUALIFY AS HIGH EFFICACY LIFTRS, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT http://www.appliances.energy.ca.gov. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY L.E.D. LIGHTS AS SELECTED BY THE OWNER.

41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION AND STANDARDS REFERENCED IN TABLE 1401.1 OF THE 2015 CPC 301.1

42. ALL PIPE, TUBE, SOLVENT, CEMENT, THREAD SEALANT, SOLDER AND DRIPLUG AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE "NATIONAL SANITATION FOUNDATION STANDARDS AND OF THE 2015 CPC 604.1

43. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND WELDED PIPING 15-60 PSI FOR 30 MINUTES. CPC 1213.5



FIRST FLOOR PLAN

REVISIONS	BY
PLANNING 11-24-15	1
T.M. UPDATE 3-22-16	
PLANNING 6-22-16	2
PLANNING 8-1-16	3

RICHARD A. HARTMAN A.I.A.
HOMETEC ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-056
Sheet	1A-2
of	Sheets

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7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 44" MAXIMUM TO BOTTOM
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28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CAULKED WITH A RESIDENTIAL FIRE RATED CAULK WITH AN ASTM E136 OR UBC4 RATING
29. EGRESS WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWER LATCH.
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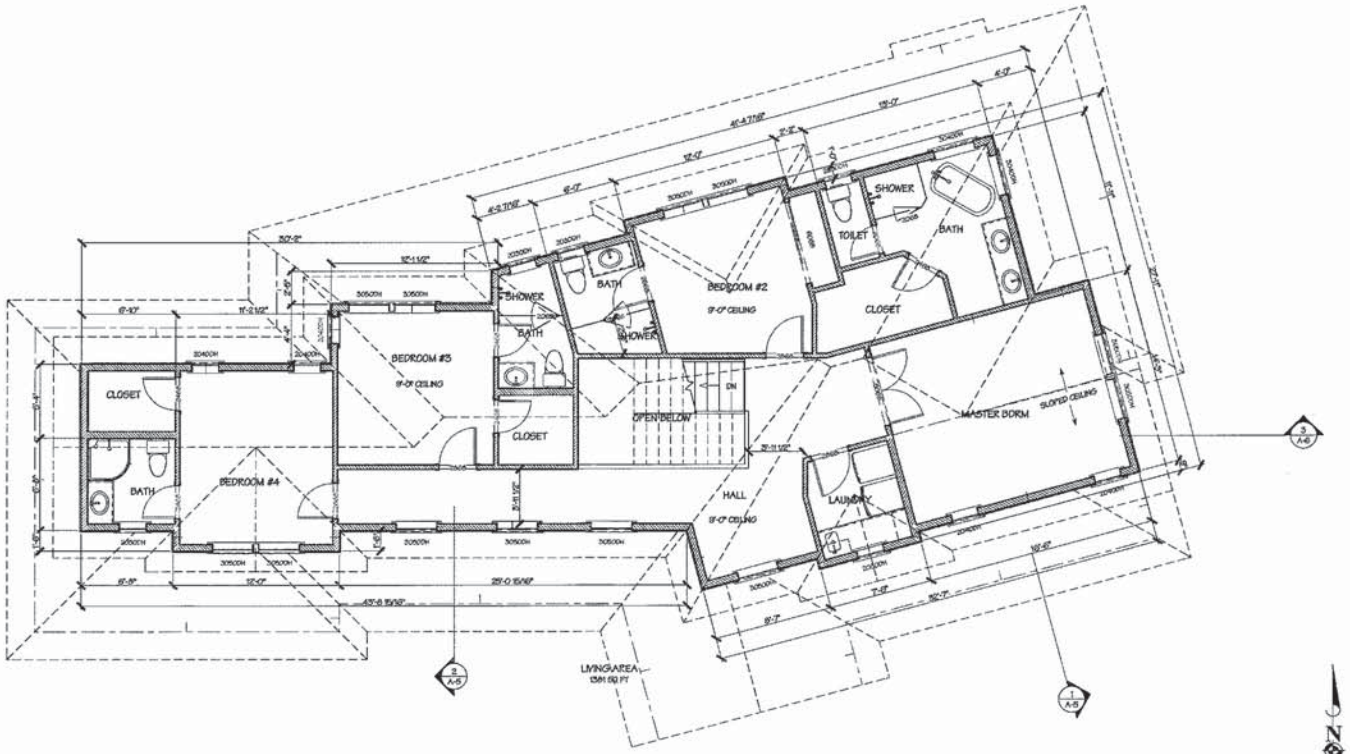


SECOND FLOOR PLAN

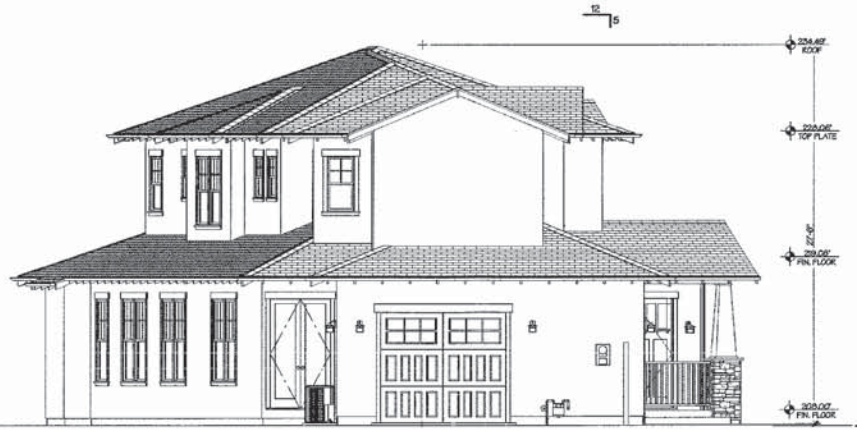
REVISIONS	BY
PLANNING 11-24-15	1
T.M. UPDATE 3-31-16	
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
408 947-1696
Hometec.Arch@hotmail.com

NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-055
Sheet	1A-3
of	Sheets

SOUTH ELEVATION



WEST ELEVATION

SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

EAST ELEVATION

REVISIONS	BY
PLANNING 11-24-15	1
T.M. UPDATE 3-22-16	
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
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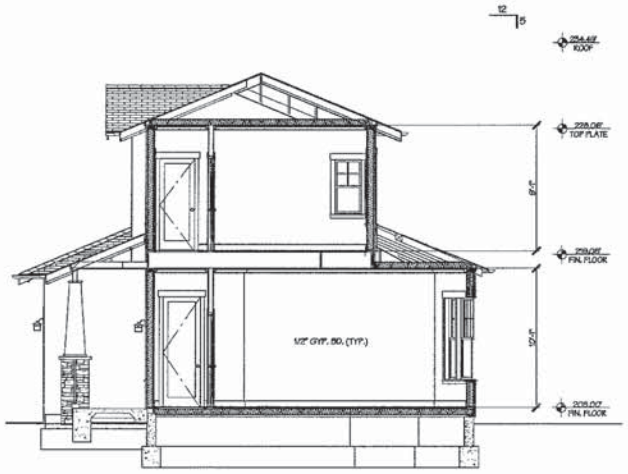
NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-066
Sheet	1A-4
of	Sheets

NORTH ELEVATION

1 SECTION



2 SECTION

REVISIONS	BY
PLANNING 11-24-15	1
T34 UPDATE 3-29-16	
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-066
Sheet	1A-5
of	Sheets

STREET SCAPE

1/8" = 1'-0"

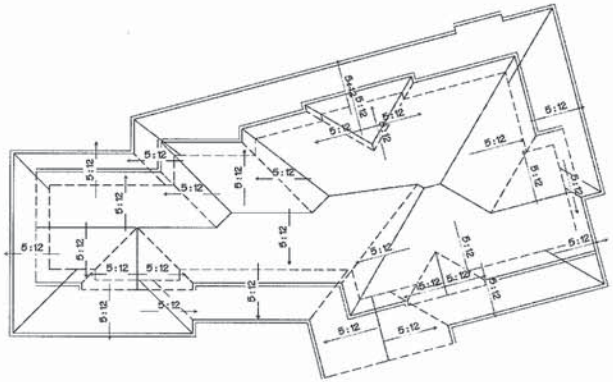
3 SECTION

REVISIONS	BY
PLANNING 8-24-15	1
T.M. UPDATE 3-23-16	
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
A.I.A.
ARCHITECT
California License No. C-15 Registered Architect

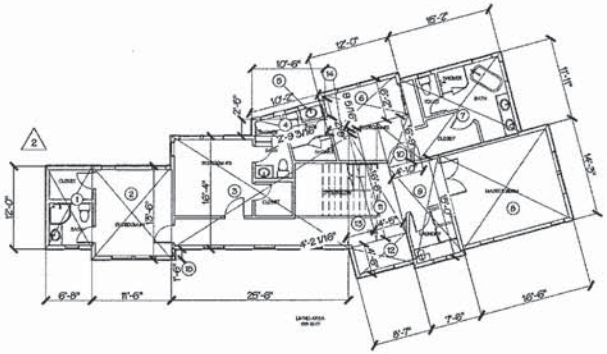
NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

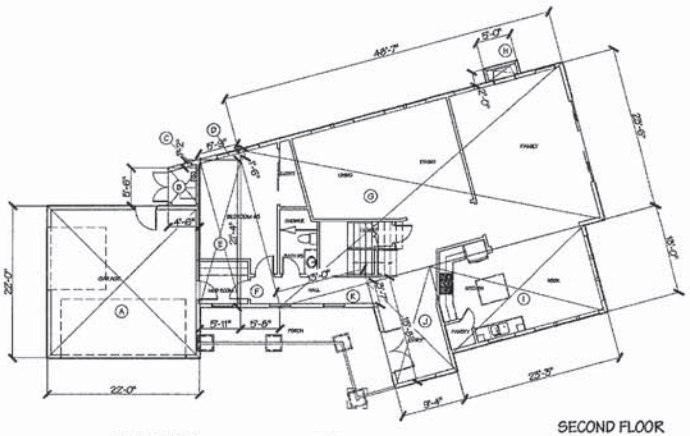
Date 6-15-16
Scale 1/8" = 1'-0"
Drawn KAH
Job 13-066
Sheet
1A-6
of Sheets



ROOF PLAN

1/8" = 1'-0"





FIRST FLOOR

A: 22 X 22 = 484
B: 4.5 X 5.5 = 24.75
C: (4.5 X 1.16) / 2 = 2.61
D: (5.75 X 1.5) / 2 = 4.31
E: 5.91 X 21.33 = 27.24
F: (5.66 X 21.33) / 2 = 60.36
G: 46.58 X 23.5 = 1,141.63
H: 5 X 2 = 10
I: 23.25 X 13 = 302.25
J: 9.33 X 15.66 = 146.10
K: (13 X 3.58) / 2 = 23.27

TOTAL = 2,226.52 S.F.

FIRST FLOOR = 2,226.52 S.F.

SECOND FLOOR = 1,506.36 S.F.

TOTAL BUILDING = 3,732.88 S.F.

SECOND FLOOR

1: 6.66 X 12.00 = 79.92
2: 11.5 X 13.50 = 155.25
3: 25.5 X 16.33 = 416.41
4: 10.5 X 2.41 = 25.30
5: (10.16 X 2.75) / 2 = 13.97
6: 12 X 6.16 = 73.92
7: 15.16 X 11.91 = 180.55
8: 16.5 X 14.25 = 235.12
9: 7.5 X 15 = 112.5
10: 4.83 X 6.75 = 32.60
11: 4.41 X 16.5 = 72.76
12: 8.58 X 4.5 = 38.61
13: 4.16 X 15.5 = 64.64
14: 2.75 X .75 = 2.06
15: .5 X 1.5 = .75

TOTAL = 1,506.36 S.F.

AREA CALCULATION

REVISIONS	BY
PLANNING 11-24-15	1
T.M. UPDATE 3-22-16	
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
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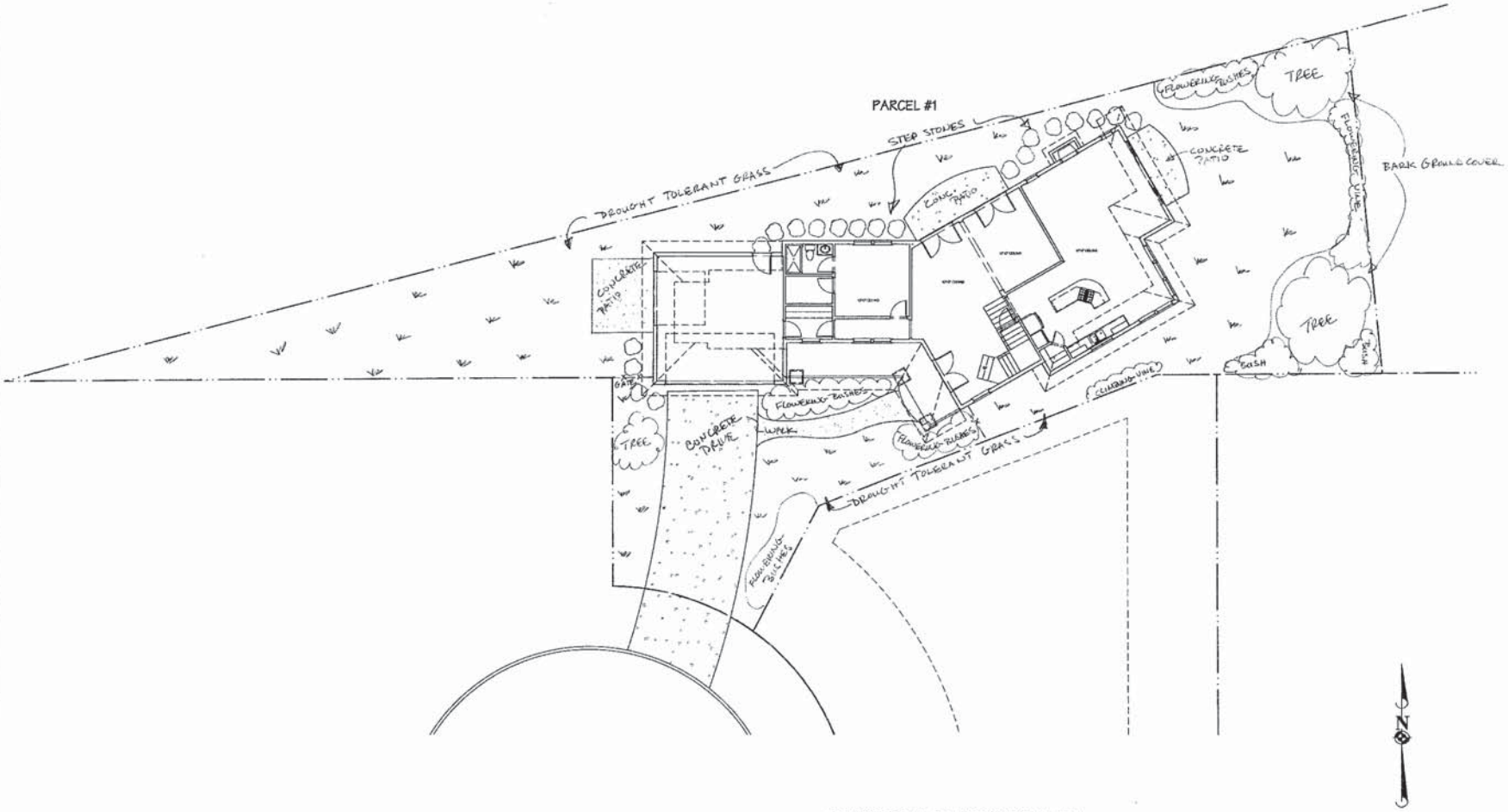
NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6-15-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-056
Sheet	1A-7
of	Sheets



CONCEPTUAL LANDSCAPE PLAN

REVISIONS	BY

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NEW HOUSE FOR:
TERRY PRIES
PARCEL #1, BRIARWOOD, CAMPBELL, CA.

Date	6 - 2 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-056
Sheet	1L-1
of	Sheets

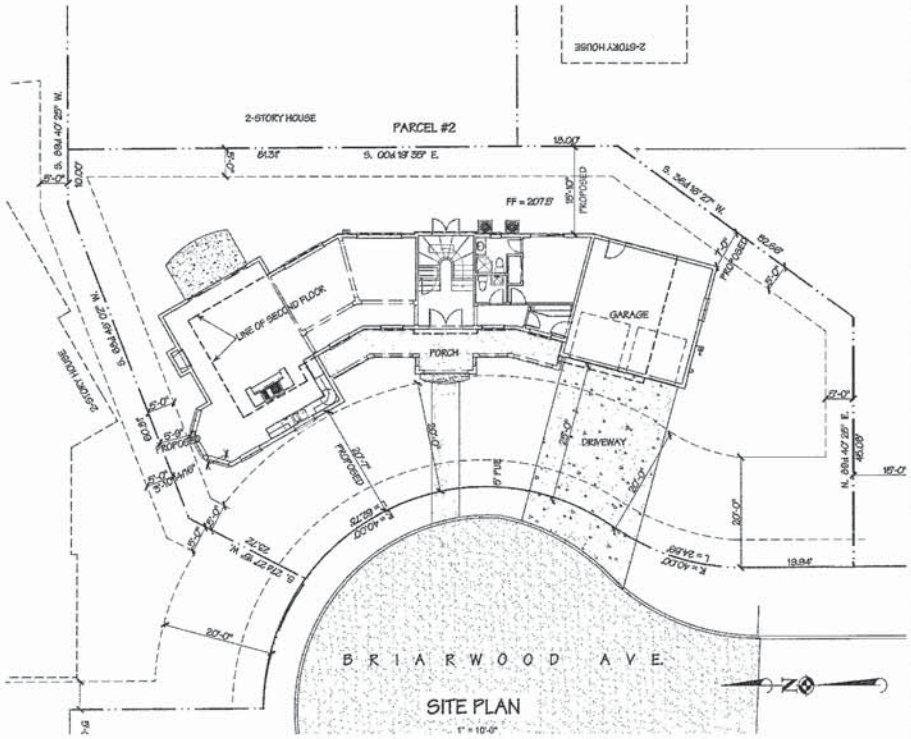
SCOPE OF WORK:
NEW 2-STORY 5 BEDROOM HOUSE WITH ATTACHED 2-CAR GARAGE.

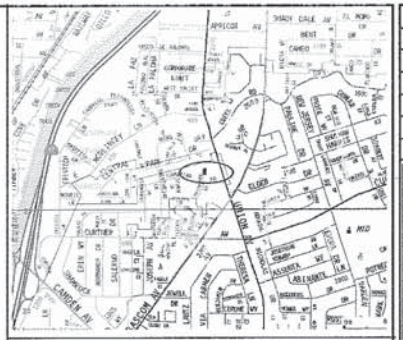
Comment #2: **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE** The owner(s), occupant(s) and any contractor (s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CBC Sec. 903.2 as adopted and amended by CBLMC

Comment #3: **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

Comment #4: **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

Comment #5: **Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1





VICINITY MAP

A.P.N.: 412 - 37 - 009

ZONING: R1 - 8

LOT SIZE: 8,581 S.F.

NEW HOUSE:

FIRST FLOOR: 2,161.68 S.F.

SECOND FLOOR: 1,621.86 S.F.

TOTAL HOUSE: 3,783.54 S.F.

F.A.R. ALLOWED: 8,581 X .45 = 3,861.4 S.F.

PROPOSED: 3,783.54 S.F. = 44%

LOT COV. PROPOSED: 2,391 S.F. = 27.84%

PAVING COV. PROPOSED: 745 S.F. = 08.6%

LANDSCAPE COV. PROPOSED: 3,156 S.F. = 36.54%

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2013 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

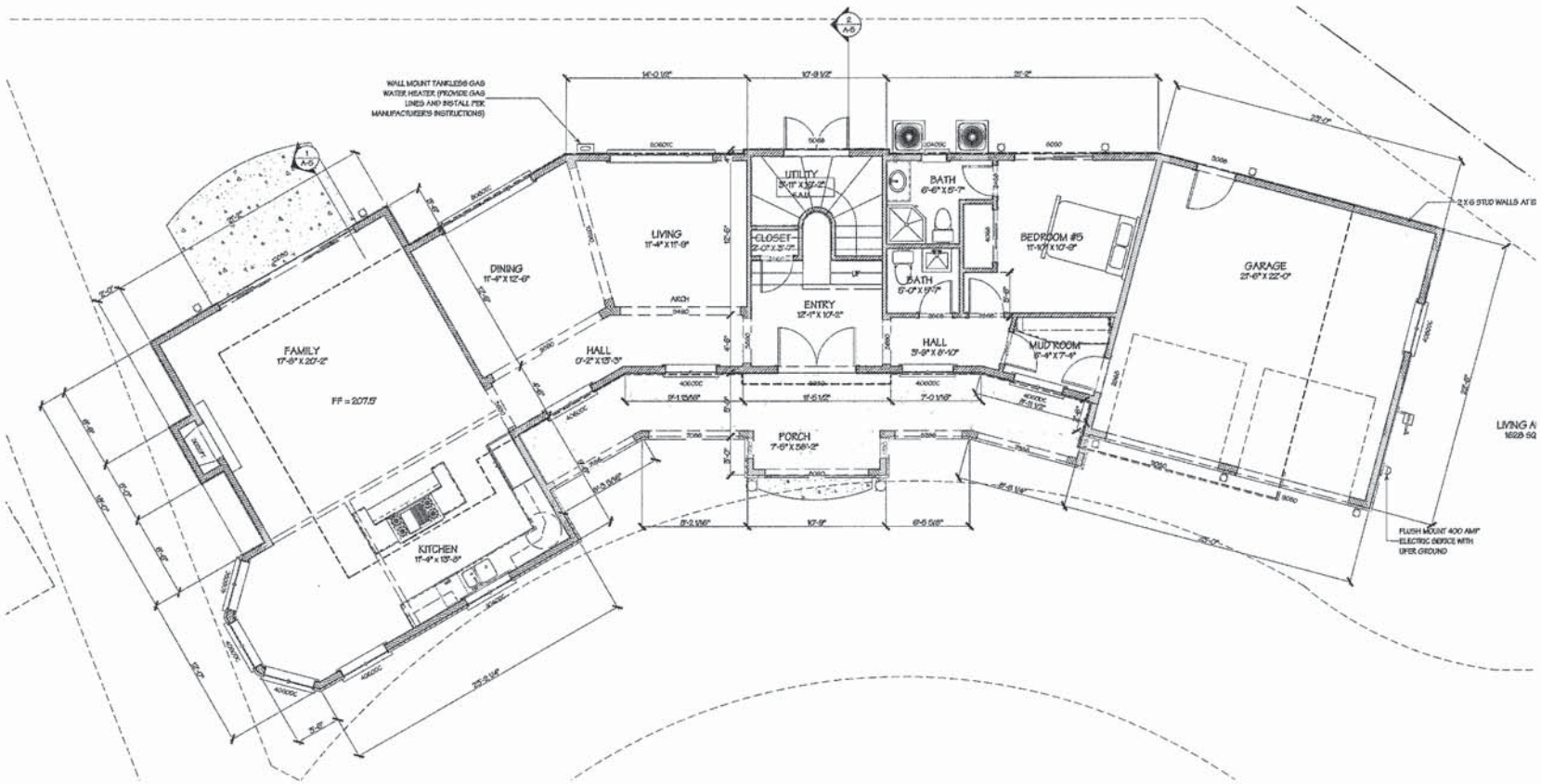
2A-1 SITE PLAN
2A-2 FIRST FLOOR PLAN
2A-3 SECOND FLOOR PLAN
2A-4 ELEVATIONS
2A-5 ELEVATION, SECTION
2A-6 SECTION, STREET SCAPE
2A-7 ROOF PLAN, AREA CALCS
2L-1 LANDSCAPE PLAN
C-1 TITLE SHEET
12C-2 GRADING AND DRAINAGE PLAN
C-4 ONSITE STORM DRAIN PLAN/PROFILE
12C-5 EROSION CONTROL PLAN
C-7 BLUEPRINT FOR A CLEAN BAY
C-8 TREE REMOVAL PLAN
C-9 TREE REMOVAL PLAN

REVISIONS	BY
PLANNING 5-24-15	1
PLANNING 6-22-15	2
PLANNING 9-1-15	3

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRIARWOOD, CAMPBELL, CA.

Date	8-22-15
Scale	1" = 10'-0"
Drawn	RAH
Job	13-015
Sheet	2A-1
of	Sheets



FIRST FLOOR PLAN

REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 6-22-16	2
PLANNING 8-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRIARWOOD, CAMPBELL, CA.

Date	8-28-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	15-016
Sheet	2A-2
of	Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.

4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION

5. SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS

7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 44" MAXIMUM TO BOTTOM

8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E., DRYERS, BATH & UTILITY FANS, ECT.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS)

9. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM

10. ALL EXHAUST FANS SHALL BE "ENERGY STAR" AND SEPARATELY SWITCHED WITH TIMER OR HUMIDISTAT (SWITCHES AND CAPABLE OF 5 AIR CHANGES PER HOUR (MIN. 50 CFM) AT BATHS, TOILETS, AND LAUNDRY

11. ALL WATER CLOSETS SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH

12. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER THE WATERSHEDDER FENCE BOARD TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET AT SHOWERS & SUBSHOWERS (NO GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.

13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO 120F MAX WITH MAX. 2.0 GPM FLOW @ 80 PSI, SHR. FAUCETS MAX. 1.5 GPM FLOW @ 20 PSI.

14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, AND OUTWARD SWING 22" MIN. DOOR

15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 20' OF THE UNDERFLOOR ACESS, OR EXTENDED TO THE EXTERIOR

16. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO (2) 20 AMP CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.

17. ELECTRIC DRYERS AND COOKTOPS SHALL HAVE A DEDICATED 50 AMP CIRCUIT, PROVIDE WIRES WITH INSULATED NEUTRAL.

18. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT

19. ALL ELECTRIC SWITCHES SHALL BE OF THE GROUND TYPE GROUND.

20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN KITCHEN & BATHS SHALL BE PROTECTED BY COMBINATION ARC-FAULT CIRCUIT INTERRUPTERS.(C.E.C. 210.12.B)

21. LIGHT FIXTURES LOCATED OVER OR WITHIN 60.5" OF TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

22. A PERMANENT LABEL SHALL IDENTIFY EACH LITE OF SAFETY GLAZING

23. T-24 INSTALLATION CERTIFICATE (CF-2R-LTG-01-E) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.

24. RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE A.T. & I.C. RATED, ELECTRONIC BALLAST AND CAULKED AIR-TIGHT

25. DRYER EXHAUST VENTS SHALL BE PER MANUF. REQUIREMENTS OR MAX. 14' IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING

26. JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED WITH UL 181 LISTED DUCT TAPE, AND INSULATED WITH R-6 MIN.

27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTICS, UNDERFLOORS, ECT.) SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CAULKED WITH A RESIDENTIAL FIRE RATED CAULK WITH AN ASTM E84 OR E84 RATING

29. EGRESS WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.

30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION

31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS.

32. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE GFCI TAMPER-RESISTANT RECEPTACLES (CEC 406.11)

33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

34. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GPM AT 60 PSI. CGBSC SECT. 4.303.1.4.4

35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MERV-6 FILTER OR BETTER.

36. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.

37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR (F.A.U., EXHAUST, ECT.)

38. PROVIDE COMBO SMOKE/CARBON MONOXIDE DETECTORS AT HALLWAYS ON EACH LEVEL AND OUTSIDE OF BEDROOMS

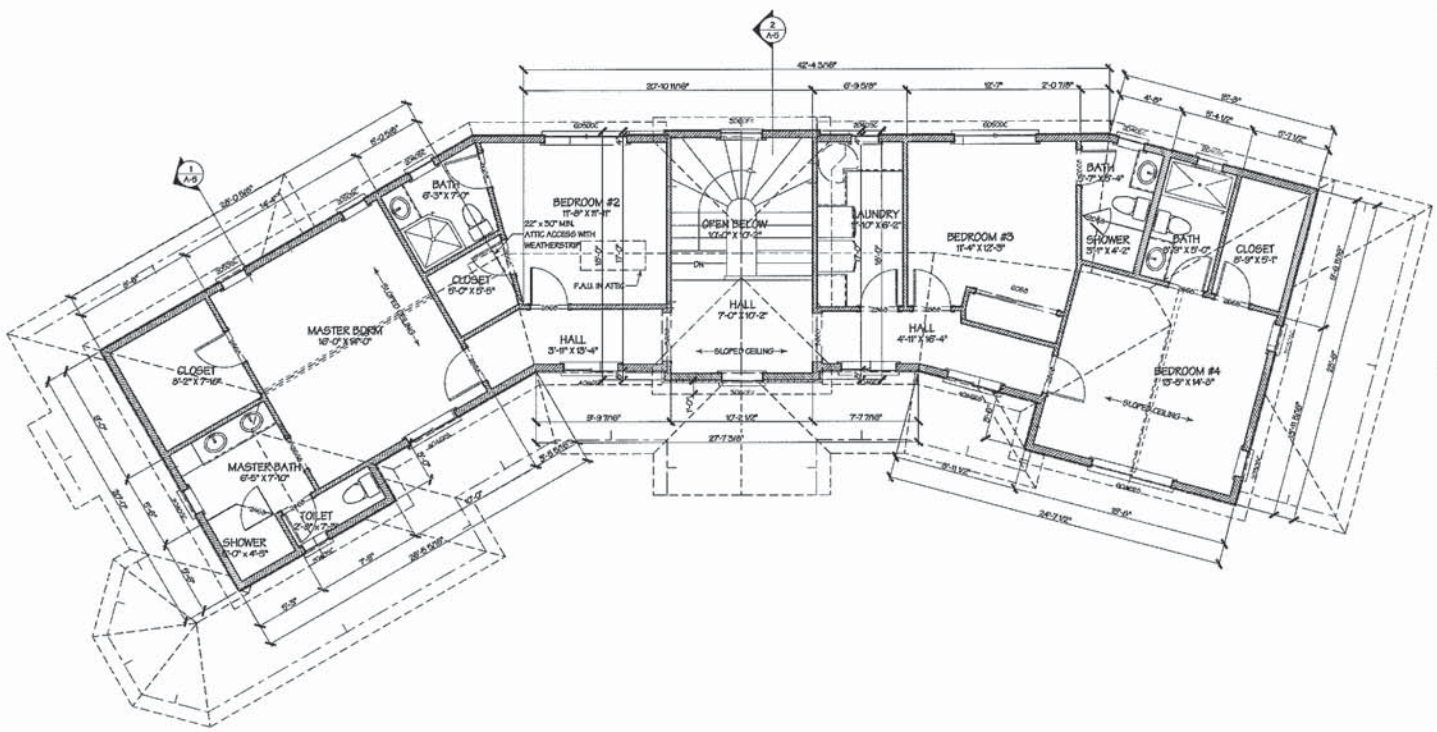
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.

40. FOR ANY LED LIGHTS TO QUALIFY AS HIGH EFFICACY LIFTING, THEY MUST BE LISTED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT http://www.appliance.energy.ca.gov. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY L.E.D. LIGHTS AS SELECTED BY THE OWNER.

41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION AND STANDARDS REFERENCED IN TABLE 1401 OF THE 2013 CPC 301.1

42. ALL PIPE, TUBE, SOLVENT, CEMENT, THREAD SEALANT, SOLDER AND OR FLUX AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE "NATIONAL SANITATION FOUNDATION STANDARDS AND OF THE 2013 CPC 604.1

44. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND WELDED PIPING 15-60 PSI FOR 30 MINUTES. CPC 1213.3



SECOND FLOOR PLAN

REVISIONS	BY
PLANNING 5-24-15	1
PLANNING 6-22-15	2
PLANNING 8-1-15	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
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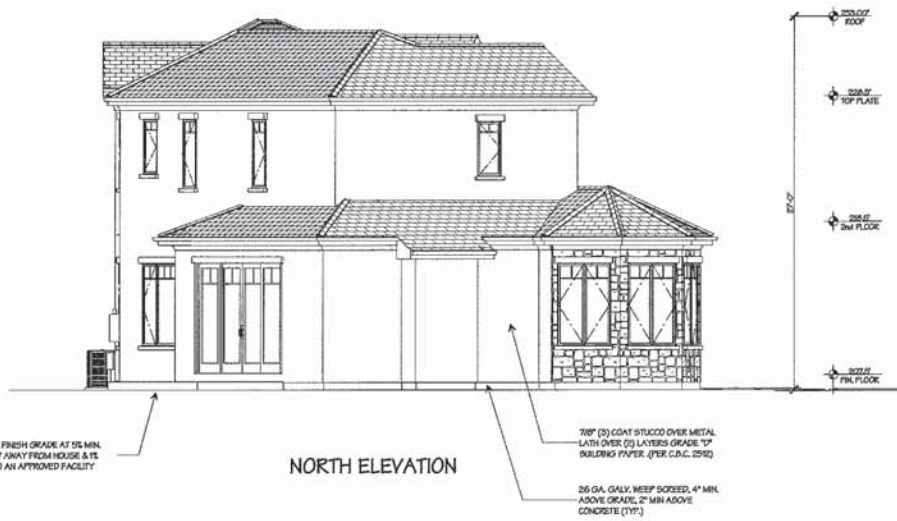
408 947-1096

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRIARWOOD, CAMPBELL, CA.

Date	5-22-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-018
Sheet	2A-3
of	Sheets

WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

REVISIONS	BY
PLANNING 7-24-15	1
PLANNING 8-22-15	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
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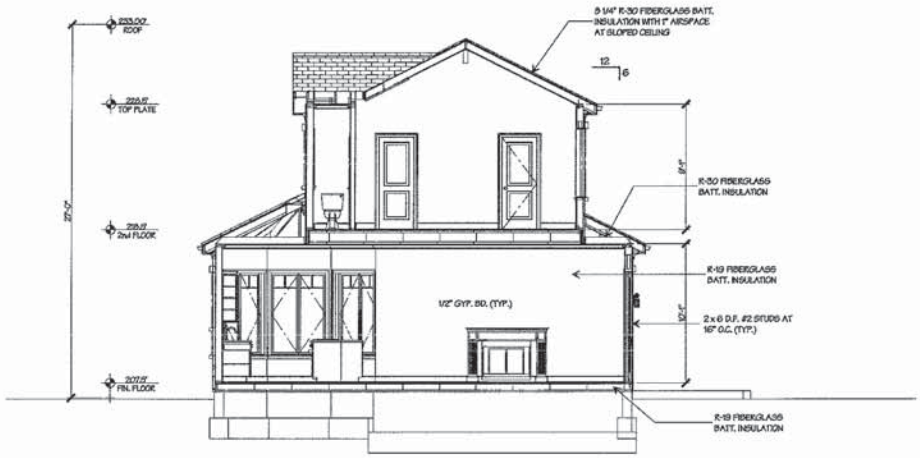
PARCEL #2, BRIARWOOD, CAMPBELL, CA.

Date	5-28-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-058
Sheet	2A-4
of	Sheets

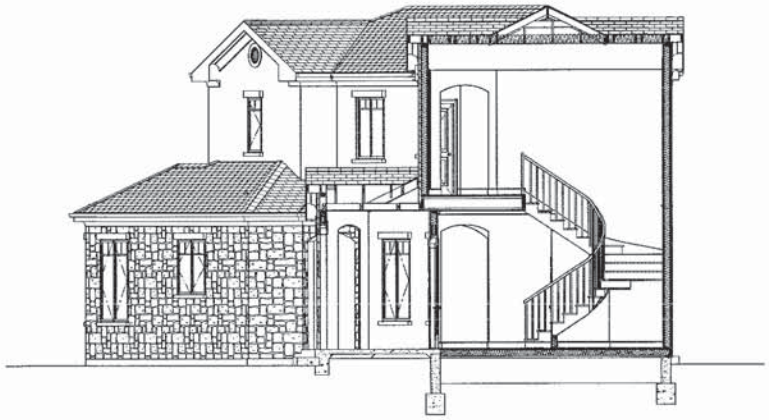
PROVIDE CROSS-VENTING OPENINGS OF 1/150 ATTIC AREA (COVER WITH 26 GA. GALV. 1/4" MESH) 50% VENTS TO BE 36" ABOVE CEILING PER C.B.C. 1203.2

PROVIDE CROSS-VENTING OPENINGS OF 1/150 UNDERFLOOR AREA (COVER WITH 26 GA. GALV. 1/ 4" MESH) PER C.B.C. 1203.3

EAST ELEVATION



1 SECTION



2 SECTION

REVISIONS	BY
PLANNING 3-24-15	1
PLANNING 6-22-15	2
PLANNING 9-1-15	3

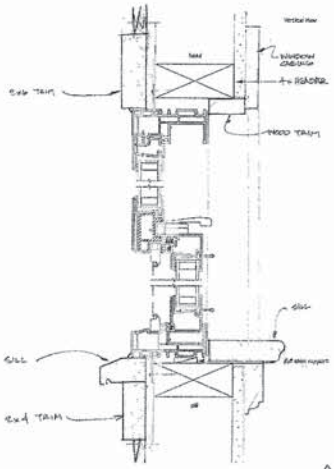
HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
408/947-0496
Member AIA/CSI/CSI/CCCI

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRIARWOOD, CAMPBELL, CA.

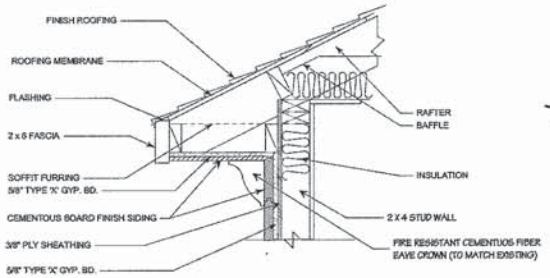
Date	6-22-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-015
Sheet	2A-5
of	Sheets

STREET SCAPE

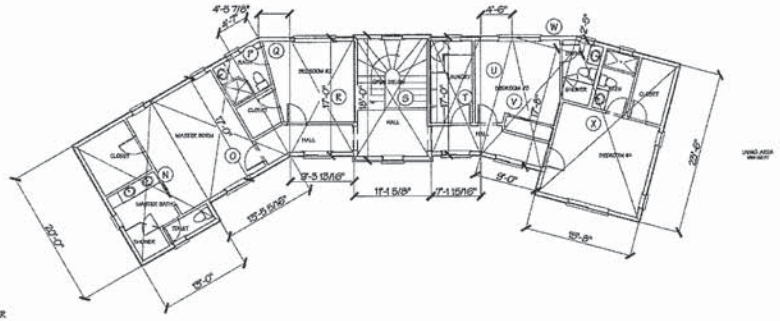
SCALE: 1" = 10'-0"

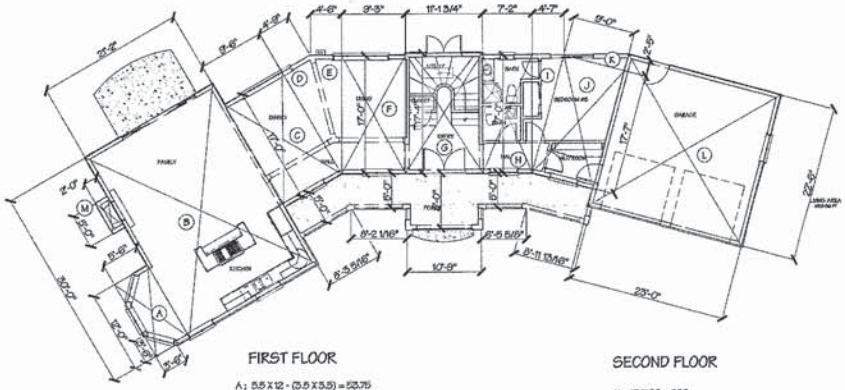


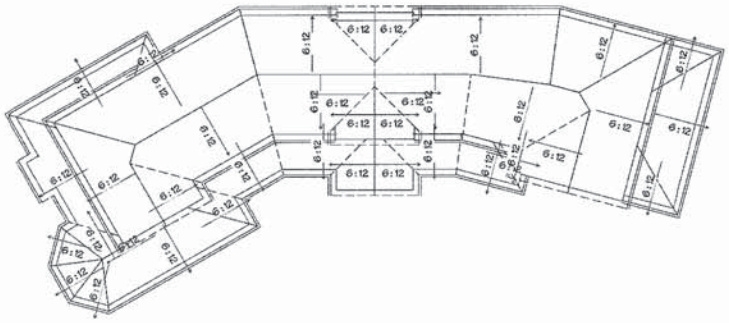
1 TYPICAL WINDOW TRIM



2 TYPICAL EAVE TRIM







ROOF PLAN

1/8" = 1'-0"

FIRST FLOOR

A; 5.5 X 12 - (3.5 X 3.5) = 53.75
B; 21.16 X 30 = 634.8
C; 9.5 X 17 = 161.5
D; 4.75 X 17 / 2 = 40.37
E; 4.5 X 17 / 2 = 38.25
F; 9.25 X 17 = 157.25
G; 11.14 X 17.33 = 193.06
H; 7.16 X 17 = 121.72
I; 7.58 X 17 / 2 = 64.43
J; 9 X 17.58 = 158.22
K; 9 X 2.41 / 2 = 10.84
L; 23 X 22.5 = 517.5
M; 2 X 5 = 10

TOTAL = 2,161.68 S.F.

FIRST FLOOR = 2,161.68 S.F.
SECOND FLOOR = 1,621.86 S.F.
TOTAL BUILDING = 3,783.54 S.F.

SECOND FLOOR

N; 13 X 20 = 260
O; 13.45 X 17 = 228.65
P; 4.58 X 17 / 2 = 38.95
Q; 4.5 X 17 / 2 = 38.25
R; 9.29 X 17 = 157.93
S; 11.15 X 18 = 200.34
T; 7.16 X 17 = 121.72
U; 4.5 X 17 / 2 = 38.25
V; 9 X 17.68 = 158.94
W; 9 X 2.41 / 2 = 10.84
X; 15.66 X 23.5 = 368.01

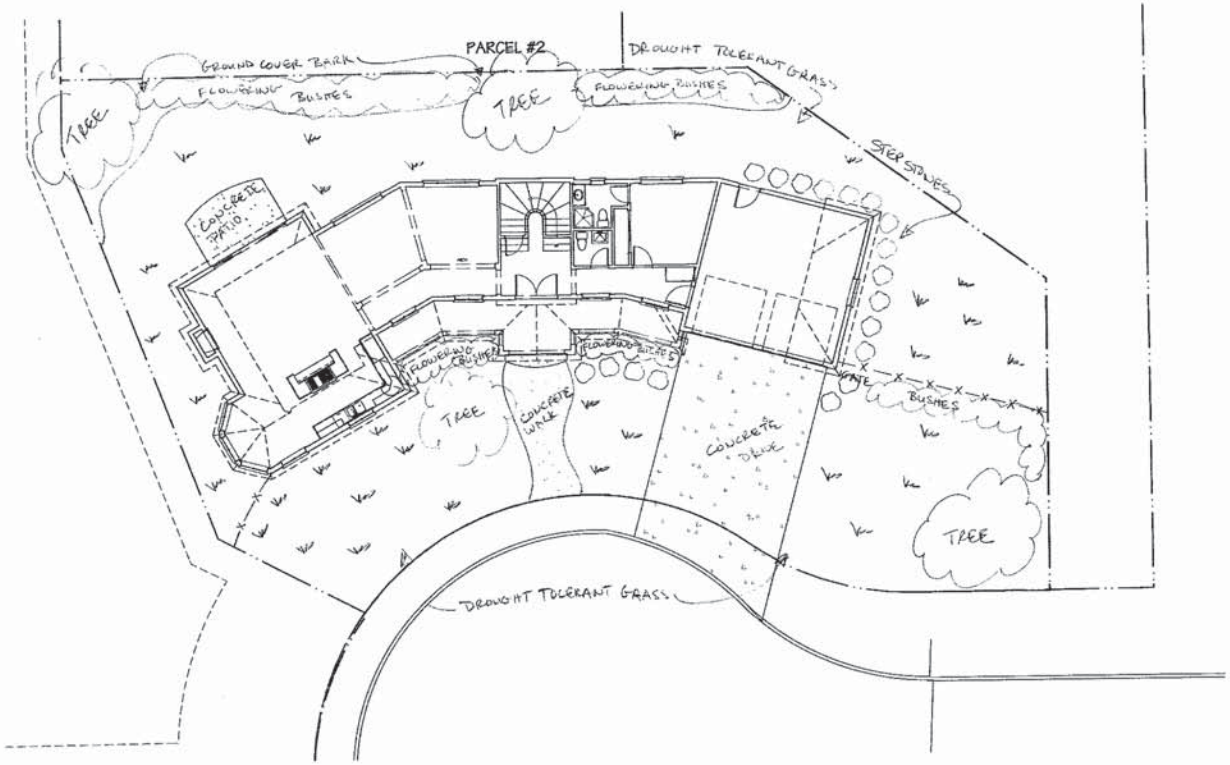
TOTAL = 1,621.86 S.F.

REVISIONS	BY
PLANNING 5-22-15	1
PLANNING 6-22-15	2
PLANNING 9-1-15	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
419 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRUKWOOD, CAMPBELL, CA.

Date	5-22-15
Scale	1/4" = 1'-0"
Drawn	KAH
Job	13-016
Sheet	2A-6
of	Sheets



CONCEPTUAL LANDSCAPE PLAN

REVISIONS	BY

HOME'TEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN, A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
408 995-8406
Hometec.Arch@hotmail.com

NEW HOUSE FOR:
TERRY PRIES
PARCEL #2, BRUARWOOD, CAMPBELL, CA.

Date	4-7-15
Scale	1/8" = 1'-0"
Drawn	KAH
Job	15-015
Sheet	2L-1
of	Sheets

Comment #2: **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE:** The owner(s), occupant(s) and any contractor (s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CBL&C

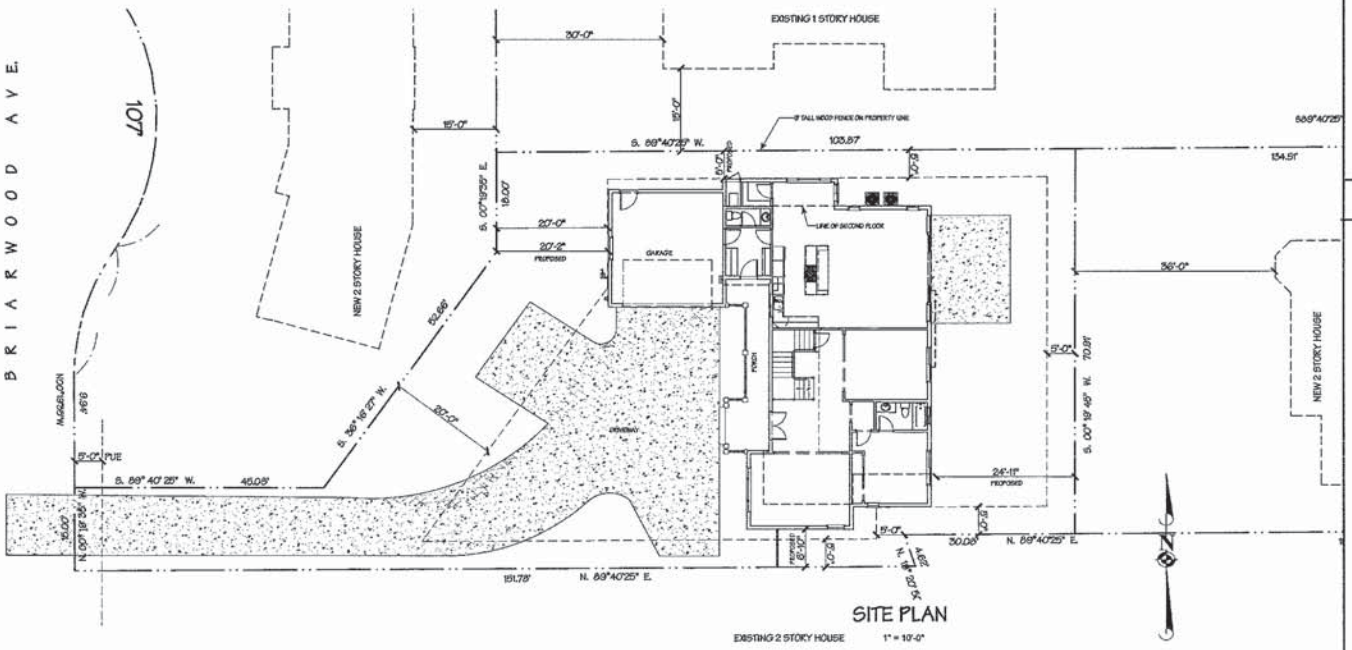
Comment #3: **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

Comment #4: **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S9-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

Comment #5:**Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

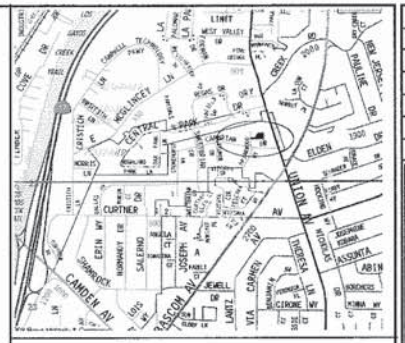
1

SCOPE OF WORK:
NEW 2-STORY HOME WITH 4 BEDROOMS AND ATTACHED 2 CAR GARAGE.



SITE PLAN

EXISTING 2 STORY HOUSE 1" = 10'-0"



VICINITY MAP

A.P.N.:	412 - 37 - 009
ZONING:	R1 - 8
LOT SIZE:	9,501 S.F. (GROSS) 3
	8,824.8 S.F. (NET)
NEW HOUSE:	(F.A.R.) 2
FIRST FLOOR :	2,335.5 S.F.
SECOND FLOOR :	1,617.96 S.F. 3
TOTAL BUILDING :	3,953.46 S.F.
F.A.R. ALLOWED:	8,824 X .45 = 3,971 S.F.
PROPOSED:	4,009.16 = 45%
LOT COV. PROPOSED:	2,528 = 28.6%
PAVING PROPOSED:	2,759 = 31% 3
LANDSCAPE PROPOSED:	3557 = 40.3%

TYPE OF CONSTRUCTION: V-B

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2013 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

3A-1	SITE PLAN
3A-2	FIRST FLOOR PLAN
3A-3	SECOND FLOOR PLAN
3A-4	ELEVATIONS
3A-5	ELEVATION, SECTION
3A-6	SECTION, STREET SCAPE
3A-7	ROOF PLAN, AREA CALCS
3L-1	LANDSCAPE PLAN
C-1	TITLE SHEET
3C-3	GRADING AND DRAINAGE PLAN
C-4	ONSITE STORM DRAIN PLAN/PROFILE
3C-6	EROSION CONTROL PLAN
C-7	BLUEPRINT FOR A CLEAN BAY
C-8	TREE REMOVAL PLAN
C-9	TREE REMOVAL PLAN

REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 6-22-16	2
PLANNING 9-1-16	3

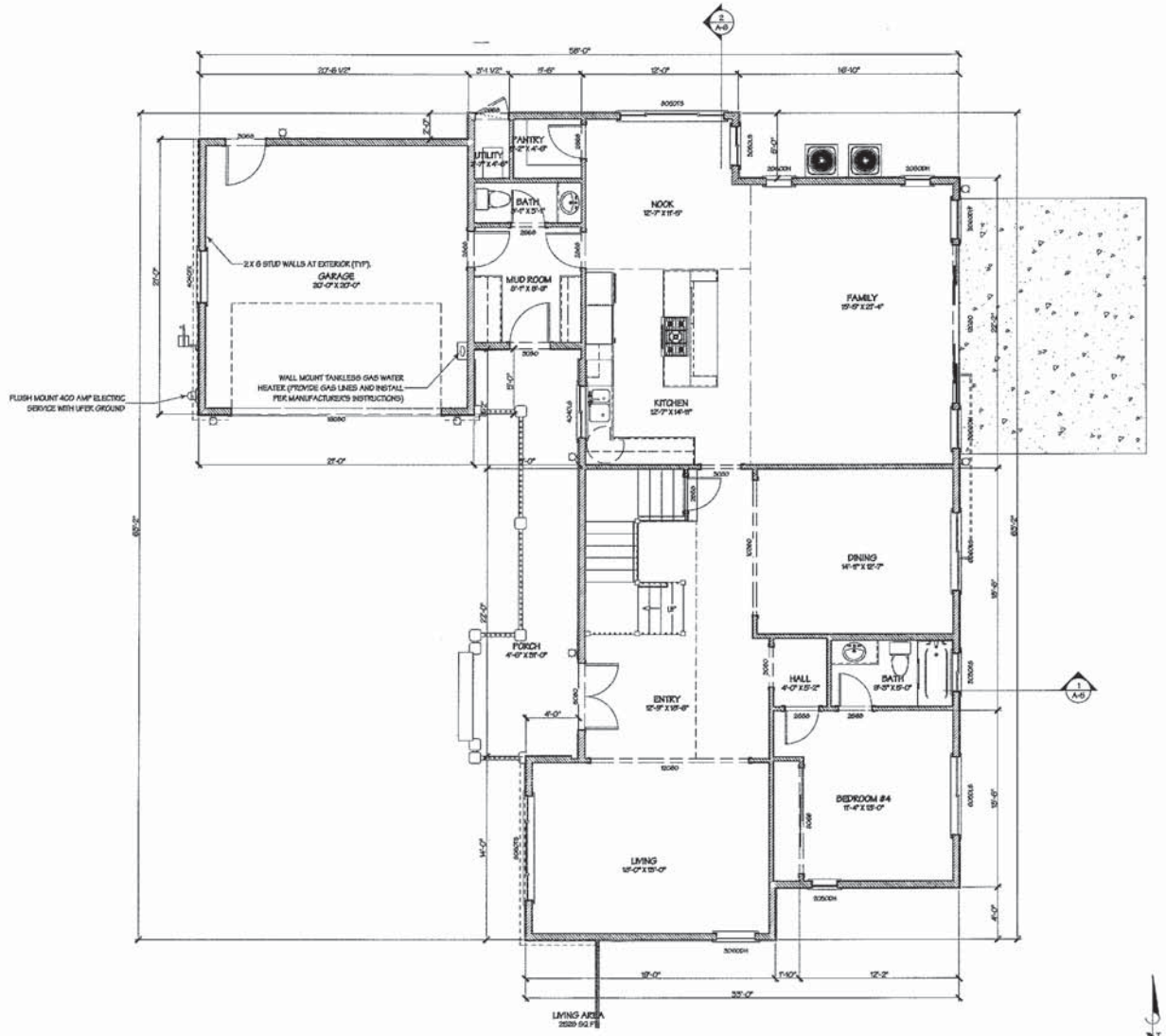
HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. BARTMAN
A.I.A.
408/947-1406
Remove A.A@Yahoo.com

NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRIARWOOD, CAMPBELL, CA.

Date	8-25-15
Scale	1" = 10'-0"
Drawn	RAH
Job	13-016
Sheet	3A-1
of	Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE
2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION
5. SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY
6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS
7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 44" MAXIMUM TO BOTTOM
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E., DRYERS, BATH & UTILITY FANS, ECT.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTICVENTS)
9. ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM
10. ALL EXHAUST FANS SHALL BE "ENERGY STAR" AND SEPARATELY SWITCHED WITH TIMER OR HUMIDISTAT SWITCHES AND CAPABLE OF 5 AIR CHANGES PER HOUR (MIN. 50 CFM) AT BATHS, TOILETS, AND LAUNDRY
11. ALL WATER CLOSETS SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH
12. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER "HARDIBACKER" FIBER BOARD TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET AT SHOWERS & TUBSHOWERS (NO GREEN BOARD). INSTALL PER MANUFACTURER'S INSTRUCTIONS.
13. SHOWER AND TUBSHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO 120°F MAX WITH MAX. 2.0 GPM FLOW @ 80 PSI, SINK FAUCETS MAX. 1.5 GPM FLOW @ 20 PSI.
14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, AND OUTWARD SWING 22" MIN. DOOR.
15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 20' OF THE UNDERFLOOR ACESS, OR EXTENDED TO THE EXTERIOR
16. KITCHEN SHALL HAVE SEPARATE CIRCUITS FOR DISPOSAL, DISHWASHER, & TWO (2) 20 AMP CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
17. ELECTRIC DRYERS AND COOKTOPS SHALL HAVE A DEDICATED 30 AMP CIRCUIT, PROVIDE NM(B) WITH INSULATED NEUTRAL.
18. LAUNDRY ROOM AND BATHROOM COUNTERTOP OUTLETS SHALL BE EACH SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT.
19. ALL ELECTRIC SWITCHES SHALL BE OF THE SCREW TYPE (GROUND).
20. ALL BRANCH CIRCUITS IN ALL ROOMS OTHER THAN KITCHEN & BATHS SHALL BE PROTECTED BY COMBINATION ARC-FAULT CIRCUIT INTERRUPTERS (C.E.C. 210.12.B)
21. LIGHT FIXTURES LOCATED OVER, OR WITHIN 5' OF TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"
22. A PERMANENT LABEL SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
23. T-24 INSTALLATION CERTIFICATE (CF-2R-LTG-01-E) SHALL BE SUBMITTED TO THE FIELD INSPECTOR AT TIME OF FINAL INSPECTION.
24. RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE A.T. & I.C. RATED, ELECTRONIC BALLAST AND GASKETED AIR-TIGHT
25. DRYER EXHAUST VENTS SHALL BE PER MANUF. REQUIREMENTS OR MAX. 14' IN LENGTH, TERMINATING 3' CLEAR OF ANY OPENING
26. JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED WITH UL 181 UTD 181 DUCT TAPE, AND INSULATED WITH R-8 MIN.
27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTICS, UNDERFLOORS, ECT.) SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
28. ALL PENETRATIONS IN TOP PLATES, FLOORS, ETC. SHALL BE CAULKED WITH A RESIDENTIAL FIRE RATED CAULK WITH AN ASTM U336 OR E84 RATING
29. EGRESS WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.
30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION
31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS.
32. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLS (CEC 406.11)
33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
34. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.8 GPM AT 60 PSI. CGBSC SECT. 4.303.1.4.4
35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MERV-6 FILTER OR BETTER.
36. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.
37. PROVIDE A DEDICATED 20-AMP CIRCUIT FOR EACH FAN MOTOR (F.A.U., KITCHENS, ECT.)
38. PROVIDE COMBO SMOKE/CARBON MONOXIDE DETECTORS AT HALLWAYS ON EACH LEVEL, AND OUTSIDE OF BEDROOMS
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.
40. FOR ANY L.E.D. LIGHTS TO QUALIFY AS HIGH EFFICACY LIFTING, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT http://www.appliancestandards.org.ca.gov/. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY L.E.D. LIGHTS AS SELECTED BY THE OWNER.
41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE NATIONAL SANITATION FOUNDATION AND STANDARDS REFERENCED IN TABLE 1401.1 OF THE 2013 CPC 301.1
42. ALL PIPE, TUBE, SOLVENT, CEMENT, THREAD SEALANT, SOLDER AND OR FLUX AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE "NATIONAL SANITATION FOUNDATION STANDARDS AND OF THE 2013 CPC 604.1
44. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND WELDED PIPING IS 60 PSI FOR 30 MINUTES. CPC 1213.3



FIRST FLOOR PLAN

REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 5-20-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRIARWOOD, CAMPBELL, CA.

Date	8-25-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-016
Sheet	3A-2
of	Sheets

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

2. ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.

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4. INSTALLATION INSTRUCTIONS FOR ALL USED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION

5. SLOPE FINISH GRADE AT 5% MIN. FOR 10' AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY

6. PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE BIBBS

7. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. WINDOW OPENINGS OF 24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 44" MAXIMUM TO BOTTOM

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11. ALL WATER CLOSETS SHALL BE MAXIMUM 1.28 GALLONS PER FLUSH

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13. SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCE ANTI-SCALD VALVES TO 120°F MAX. WITH MAX. 2.0 GPM FLOW @ 80 PSI, SINK FAUCETS MAX. 1.5 GPM FLOW @ 20 PSI.

14. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, AND OUTWARD SWING 22" MIN. DOOR.

15. ALL UNDERFLOOR PLUMBING CLEANOUTS SHALL BE WITHIN 20' OF THE UNDERFLOOR ACESS, OR EXTENDED TO THE EXTERIOR

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21. LIGHT FIXTURES LOCATED OVER OR WITHIN 3' OF TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

22. A PERMANENT LABEL SHALL IDENTIFY EACH LITE OF SAFETY GLAZING

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24. RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE A.T. & I.C. RATED, ELECTRONIC BALLAST AND CAULKED AIR-TIGHT

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26. JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED WITH UL 181 LISTED DUCT TAPE, AND INSULATED WITH R-6 MIN.

27. ALL PENETRATIONS INTO UNCONDITIONED SPACE (ATTICS, UNDERFLOORS, ECT.) SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

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29. EGRESS WINDOWS WITH MULTIPLE LATCHES SHALL HAVE THEM INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH.

30. SHOWER ENCLOSURE DOORS SHALL OPEN OUT WITH A CLEAR OPENING OF 22" MIN. IN THE OPEN POSITION

31. SMOKE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS AND AT AREAS LEADING TO BEDROOMS.

32. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTICALS (CEC 406.12)

33. MAIN ENTRY DOOR SHALL BE OPERABLE FROM THE INSIDE OF THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

34. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.5 GPM AT 60 PSI. CGBSC SECT. 4.303.1.4.4

35. VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE A MERV-6 FILTER OR BETTER.

36. PROVIDE STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT OFF VALVES AT ALL NEW, RELOCATED, AND REPLACED GAS UTILITY METERS.

37. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR EACH FAN MOTOR. (F.A.U., EXHAUST, ECT.)

38. PROVIDE COMBO SMOKE/CARBON MONOXIDE DETECTORS AT HALLWAYS ON EACH LEVEL, AND OUTSIDE OF BEDROOMS

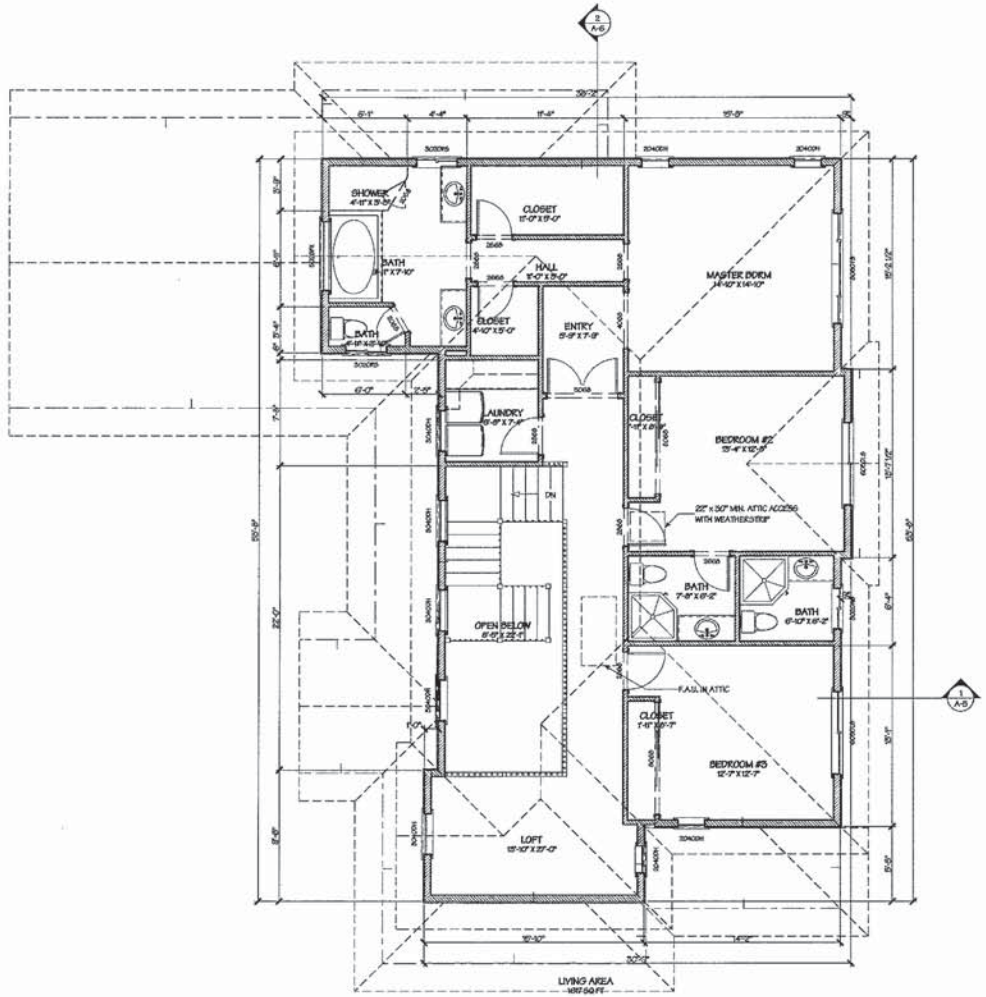
39. A GAS PIPING LAYOUT PLAN SHALL BE PROVIDED TO THE FIELD INSPECTOR BY THE CONTRACTOR AT TIME OF INSPECTION.

40. FOR ANY L.E.D. LIGHTS TO QUALIFY AS HIGH EFFICACY LIFTING, THEY MUST BE CERTIFIED BY THE ENERGY COMMISSION AND LISTED ON THEIR DATABASE AT https://www.appliancerating.energy.ca.gov/. PROVIDE TO THE FIELD INSPECTOR EVIDENCE OF CERTIFICATION FOR ALL HIGH EFFICACY L.E.D. LIGHTS AS SELECTED BY THE OWNER.

41. ALL PLASTIC PIPE AND FITTINGS SHALL MEET THE "NATIONAL SANITATION FOUNDATION" AND STANDARDS REFERENCED IN TABLE 1401.1 OF THE 2013 CPC 301.1

42. ALL PIPE, TUBE, SOLVENT, CEMENT, THREAD SEALANT, SOLDER AND OR FLUX AND FITTINGS FOR POTABLE WATER SYSTEMS SHALL MEET THE NATIONAL SANITATION FOUNDATION STANDARDS AND OF THE 2013 CPC 604.2

44. ALL GAS LINE PRESSURE TESTING SHALL BE AT 10 PSI FOR 15 MINUTES AND WELDED PIPING IS 60 PSI FOR 30 MINUTES. CPC 1213.3



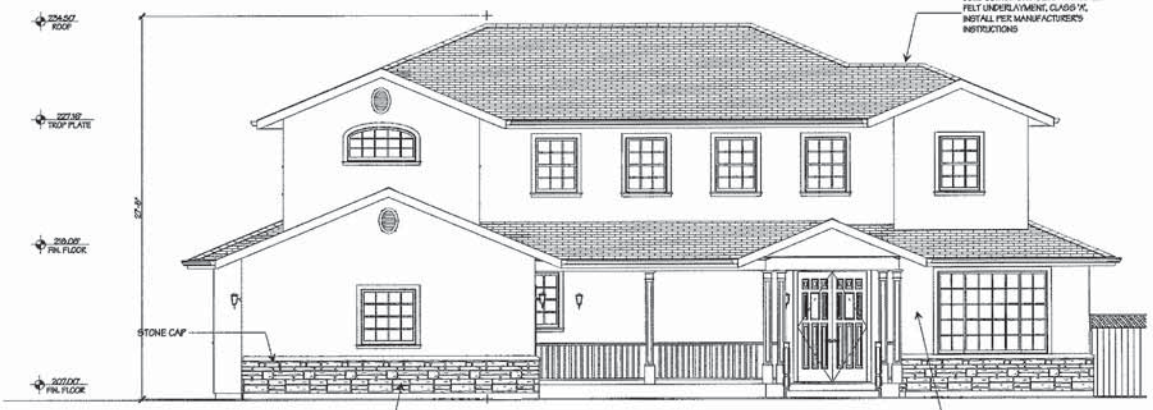
SECOND FLOOR PLAN

REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
408 947-0546
Hometec1@hometec.com

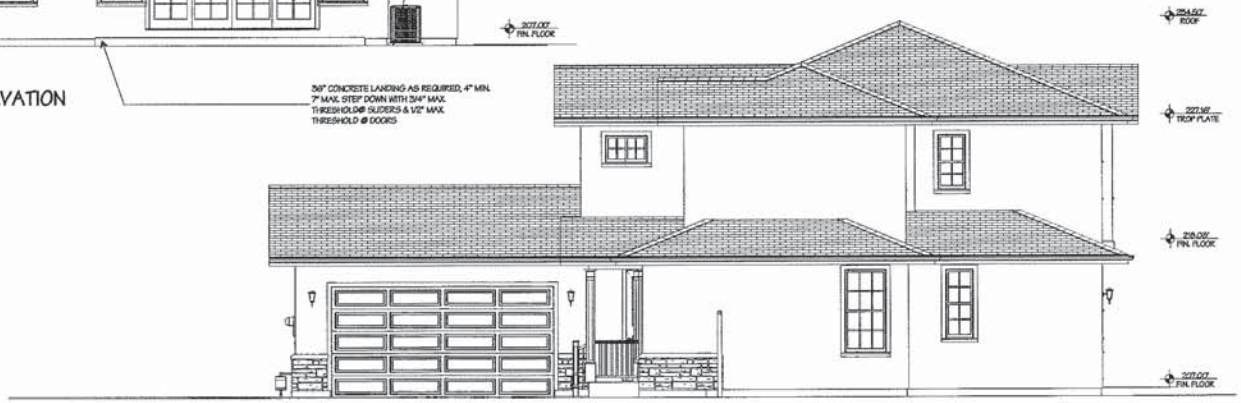
NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRIARWOOD, CAMPBELL, CA.

Date	8-25-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-016
Sheet	3A-3
of	Sheets



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION

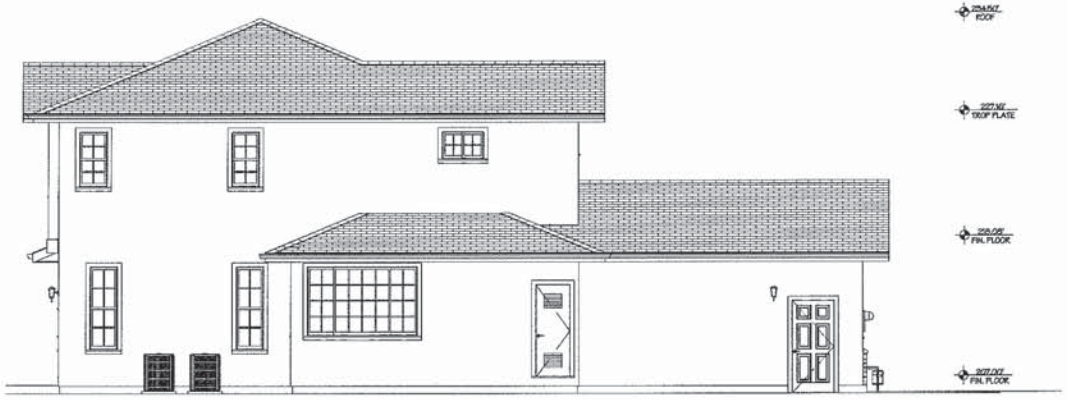
REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRUNSWOOD, CAMPBELL, CA.

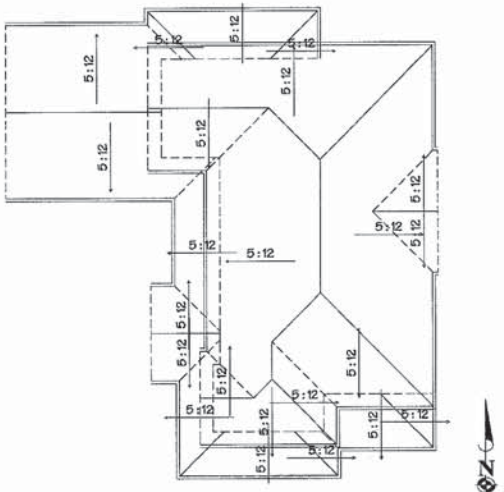
Date	6-22-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-016
Sheet	3A-4
of	Sheets

PROVIDE CROSS-VENTING OPENINGS OF 1/150 ATTIC AREA (COVER WITH 26 GA. GALV. 1/4" MESH) 50% VENTS TO BE 36" ABOVE CEILING PER C.B.C. 1203.2



NORTH ELEVATION

PROVIDE CROSS-VENTING OPENINGS OF 1/150 UNDERFLOOR AREA (COVER WITH 26 GA. GALV. 1/ 4" MESH) PER C.B.C. 1203.3



ROOF PLAN

1/8" = 1'-0"

1 SECTION

REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
#19 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRUNWOOD, CAMPBELL, CA.

Date	8-25-15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	13-016
Sheet	3A-5
of	Sheets

FRONT HOUSE NORTH

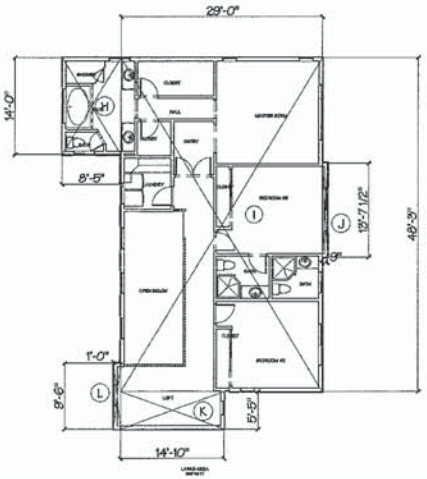
SUBJECT (FLAG LOT)

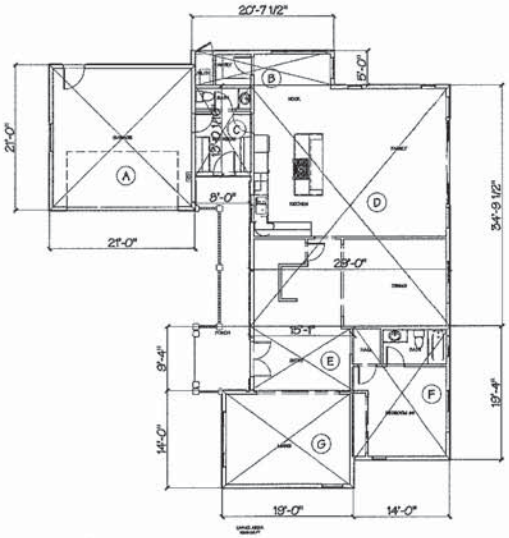
FRONT HOUSE SOUTH

STREET SCAPE

1/8" = 1'-0"

2 SECTION





FIRST FLOOR

A: 21 X 21 = 441
B: 20.62 X 5 = 103.12
C: 8 X 13 = 104
D: 29 X 34.83 = 1,010.07
E: 15.08 X 9.33 = 140.68
F: 14 X 19.33 = 270.62
G: 19 X 14 = 266

TOTAL = 2,335.5 S.F.

SECOND FLOOR

H: 8.41 X 14 = 117.74
I: 29 X 48.25 = 1,399.25
J: .75 X 13.62 = 10.21
K: 14.83 X 5.48 = 81.26
L: 1 X 9.5 = 9.5

TOTAL = 1,617.96 S.F.

FIRST FLOOR = 2,335.5 S.F.
SECOND FLOOR = 1,617.96 S.F.
TOTAL BUILDING = 3,953.46 S.F.

AREA CALCULATIONS

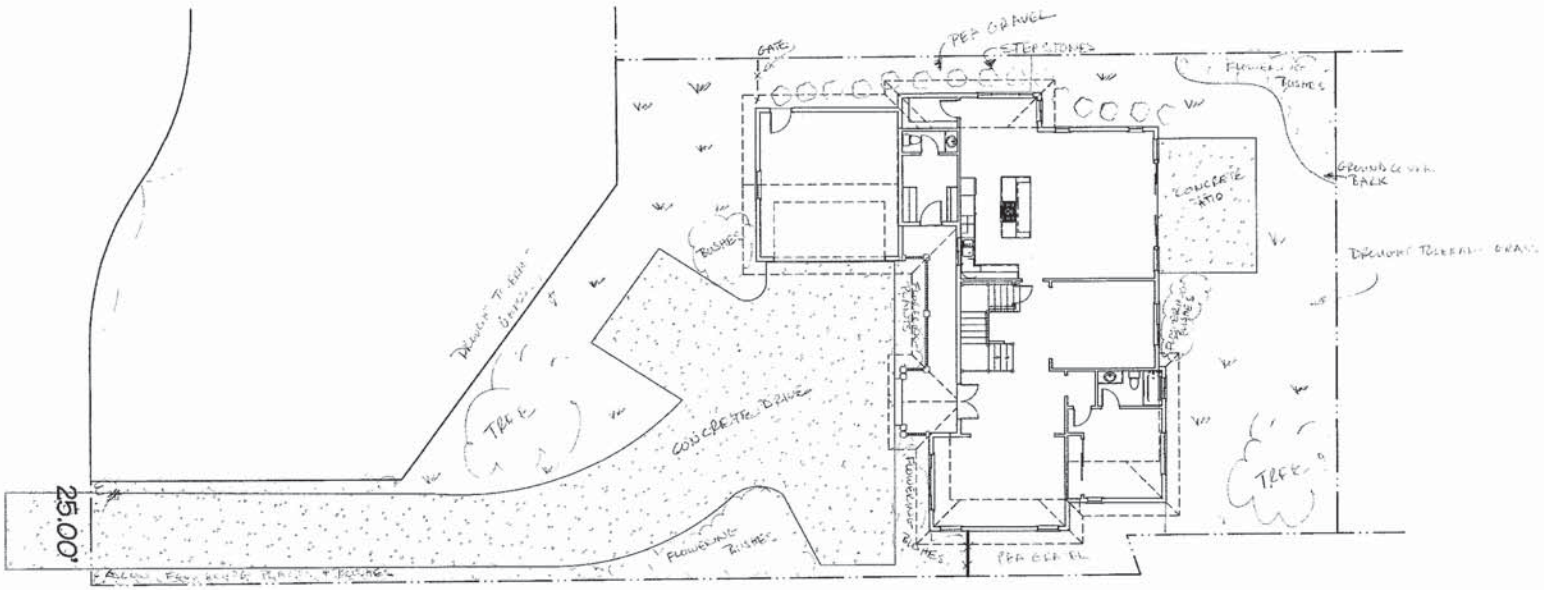
2

REVISIONS	BY
PLANNING 11-24-15	1
PLANNING 6-22-16	2
PLANNING 9-1-16	3

HOMETEC ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN A.I.A.
408.947.4416
Hometec@sbcglobal.net

NEW HOUSE FOR:
TERRY PRIES
PARCEL #3, BRIARWOOD, CAMPBELL, CA.

Date	8-25-15
Scale	1/4" = 1'-0"
Drawn	KAH
Job	13-016
Sheet	3A-6
of	Sheets



CONCEPTUAL LANDSCAPE PLAN

REVISIONS	BY

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
A.I.A.
408-995-2686
Hometec-tech@hotmail.com

NEW HOUSE FOR:
TERRY PRIEG
PARCEL #2, BRIARWOOD, CAMPBELL, CA.

Date	4 - 13 - 15
Scale	1/8" = 1'-0"
Drawn	RAH
Job	15-016
Sheet	3L-1
of	Sheets

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 738 BRIARWOOD WAY
BUILDING PERMIT NO. BLD 2016-00844
ASSESSORS PARCEL NO. 412-37-009
PARCEL MAP _____

CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC., DATED JUNE 29, 2016, PROJECT NO. 520-3.

4. SPECIFICATIONS AND OBSERVATIONS
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

6. LOCAL NON-POINT SOURCE ORDINANCE
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCES CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

7. UNDERGROUND UTILITIES AND STRUCTURES
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. EROSION CONTROL
EROSION CONTROL, PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

9. UTILITY ELEVATION VERIFICATION
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

10. UTILITY CROSSINGS
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2 % FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1 %.

12. GRADED SITE ELEVATIONS
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THIS PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY TSCIVIL ENGINEERING, INC. 1776 TECHNOLOGY DRIVE SAN JOSE, CA 95110 ON 10/10/2013.

15. TREE REMOVAL AND PRESERVATION
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 352 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. ELEVATION ADJUSTMENTS
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE:
UNION AVE SOUTH TO BASCOM AVE SOUTHWEST TO CAMDEN AVE NORTH TO HIGHWAY 17.

24. CONTRACTOR RESPONSIBILITIES
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMENTS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

25. NEAT AND CLEAN PREMISES
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

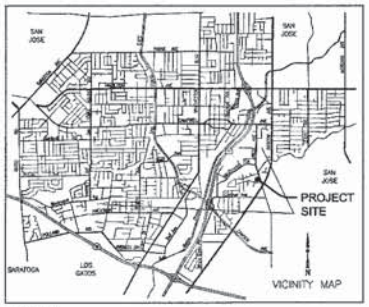
29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSTANTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A. M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

31. CONSTRUCTION PERIMETER RETENTION WALLS
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENT FACILITIES
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

1-800-227-2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 511-3900
PACIFIC GAS & ELECTRIC	(408) 973-8960
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-5100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____
APPROVED BY: _____
DATE: _____

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON _____ IN CAMPBELL, CALIFORNIA, PROJECT NO. _____ DATED _____ PREPARED BY _____

(NAME) DATE
C.E. #

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	C-1
GRADING AND DRAINAGE PLAN	12C-2
GRADING AND DRAINAGE PLAN	3C-3
ONSITE STORM DRAIN PLAN/PROFILE	C-4
EROSION CONTROL PLAN	12C-5
EROSION CONTROL PLAN	3C-6
BLUE PRINT FOR A CLEAN BAY	C-7

LEGEND

EXISTING / PROPOSED

SIDEWALK, CURB AND GUTTER
CENTER LINE
PROPERTY LINE
EDGE OF PAVEMENT
DRIVEWAY
PCC OR AC REMOVAL
STANDARD CITY MONUMENT
BENCH MARK
MANHOLE
STORM DRAIN INLET
WATER METER
VALVE
FIRE HYDRANT
STREET LIGHT
POWER POLE
PULL BOX
CABLE TELEVISION LINE
ELECTRICAL LINE
IRRIGATION LINE
NATURAL GAS LINE
OVERHEAD LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TELEPHONE LINE
WATER LINE
TRAFFIC SIGNAL CONDUIT
LIGHTING CONDUIT
ROADSIDE SIGN & SIGN CODE
FENCE
TREE/SHRUB

Earthwork Quantities

FILL:	97 CY
CUT:	207 CY
IMPORT:	-
EXPORT:	110 CY

BENCHMARK

ELEVATION: 207.79
LOCATION: #40 MCGLINCEY LN. @ UNION AVE. N.W. RETURN AT NORTH END OF C.R.
DESCRIPTION: 2½" BRASS DISK IN TOP OF CURB

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

TERENCE J. SIEWCZYK, P.E. R.C.E. 35537
EXPIRATION DATE: 09/30/17
TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
(408) 452-0300

No.	Revision	Date	By	Chkd

Date: 9-15-16
Drawn By: DKH
Designed By: TJS

TSCIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.0300 TOLL FREE: 888.327.7070 FAX: 408.817.7850

TITLE SHEET
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844

SCALE: AS NOTED
SHEET: C-1 OF 7

09/15/2016 10:43am - N:\2012 jobs\12-236\Dwg\12-235 ONSITE C1 COVERSHEET.DWG - C1

LEGEND

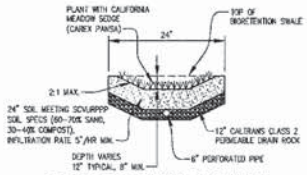
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. RETAINING WALL
- EX. RESIDENCE
- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED SILT FENCE
- PROPOSED FLOW LINE
- PROPOSED RWL WITH SPLASH BLOCK
- PROPOSED FENCING NOTE: SIDE AND REAR P/L'S TO HAVE 6' GOOD NEIGHBOR FENCE UNLESS OTHERWISE NOTED
- EXISTING TREE
- PROPOSED PERVIOUS PAVERS/CONCRETE
- PROPOSED CONCRETE
- SURFACE RELEASE

DESIGNED UNDER THE SUPERVISION OF
TERENCE J. SZEWCZYK NO. 35027 CIVIL
EXPIRATION DATE: 09/30/2016 9-15-16

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
DRIVEWAY	0	20
GARAGE	0	10
HOUSE	207	0
REAR YARD	0	67
TOTAL	207	97

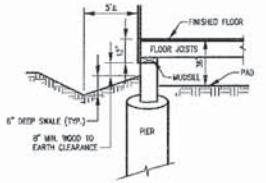
*110 CY TO BE HAULED OFF TO LEGAL DUMP SITE

IMPERVIOUS COVERAGE		
	EXISTING CONDITION SITE (SQ. FT.)	PROPOSED CONDITION SITE (SQ. FT.)
DRIVEWAY	0	0
RESIDENCE	3,380	7,163
CONC. PATIOS	2,254	1,889
TOTAL	5,634	9,052
PERCENTAGE	21.2%	34.1%



GRASSY SWALE DETAIL

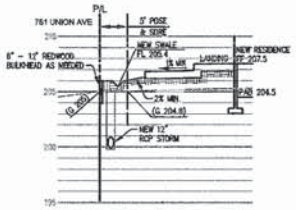
NOT TO SCALE



NOTE:
MINIMUM LONGITUDINAL SLOPE OF SWALE SHALL BE 1%
2% TO 4% PREFERRED GRADE

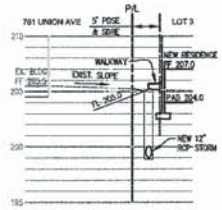
FOUNDATION SWALE

NOT TO SCALE



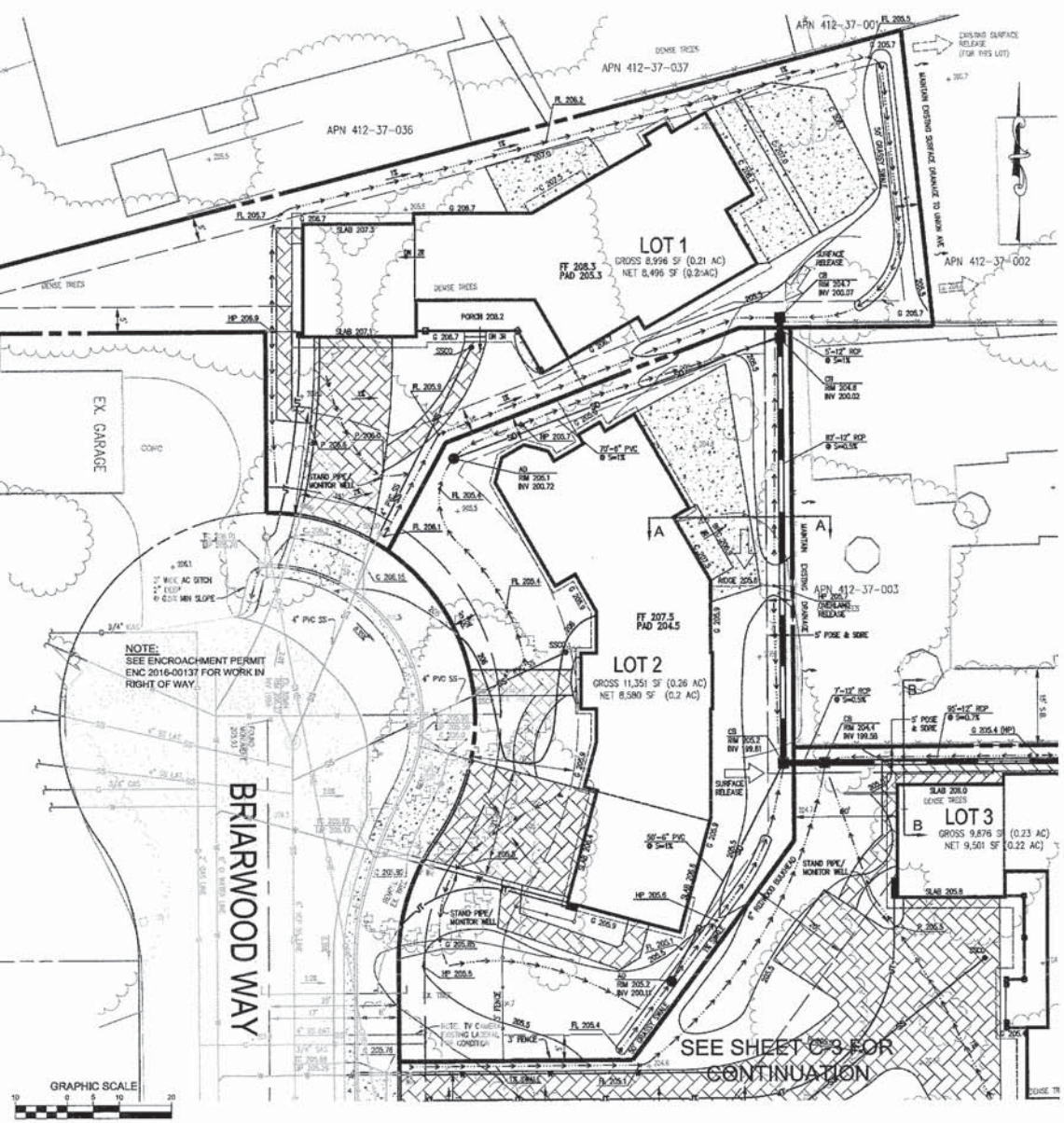
SECTION A-A

HORIZONTAL 1"=10'
VERTICAL 1"=5'



SECTION B-B

HORIZONTAL 1"=10'
VERTICAL 1"=5'



No.	Revision	Date	By	Chkd

Date: 9-15-16
Drawn By: DKH
Designed By: TJS

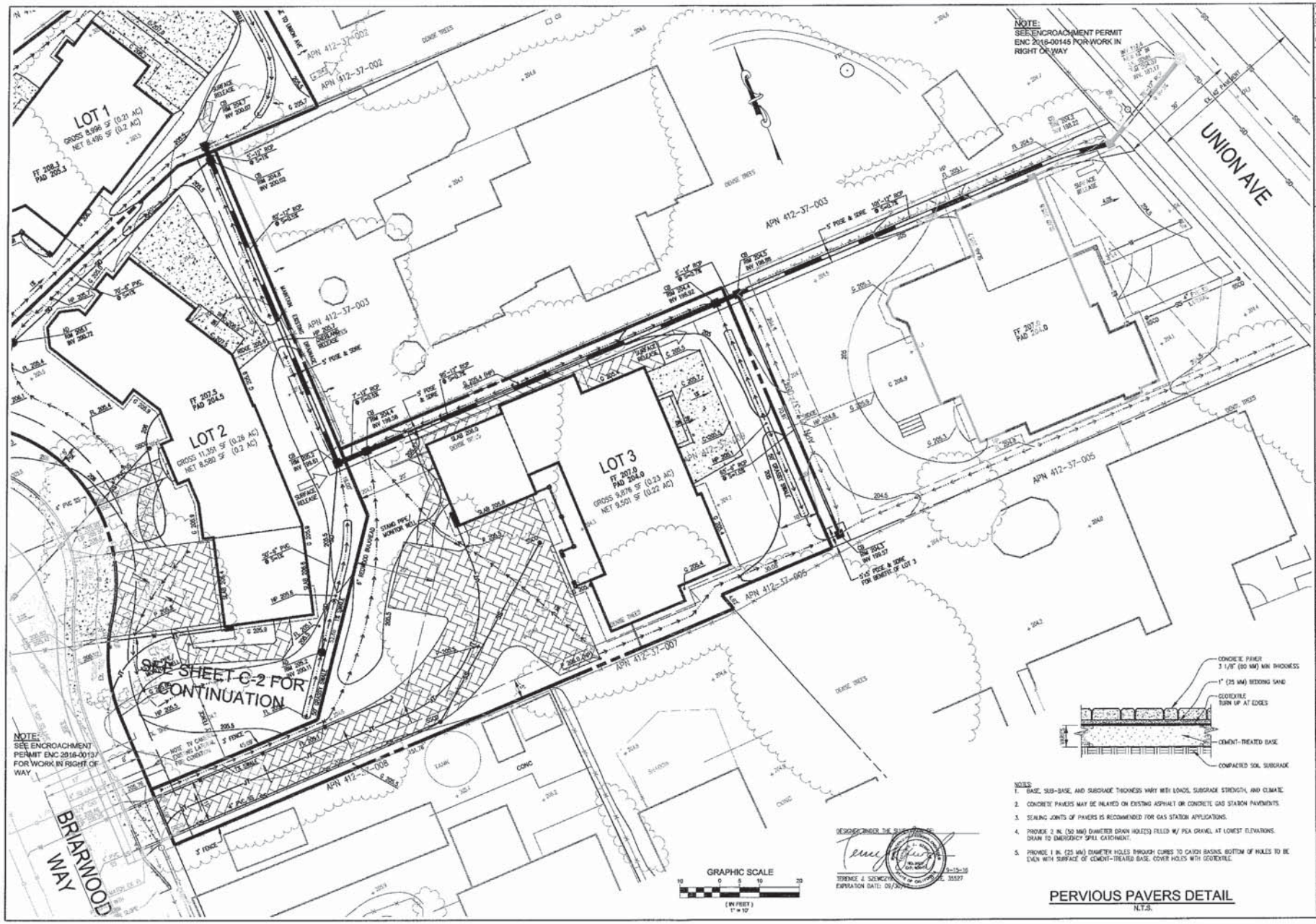
TSCIVIL ENGINEERING, INC.
1170 NORTH SHORELINE BLVD.
SAN JOSE, CA 95110
PH: 408.453.9300 TOLL FREE: 866.377.7070 FAX: 408.837.7350

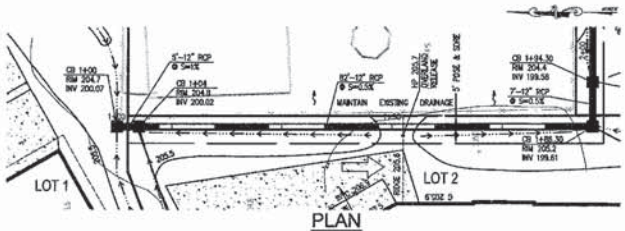
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844

SCALE: AS NOTED

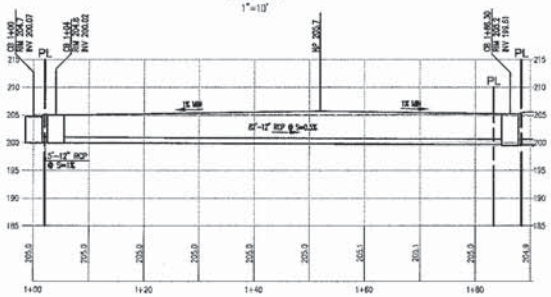
SHEET: 12C-2 OF 7

09/13/2016 12:47pm - N:\2012 jobs\12-236\dwg\12-236 ONSITE C2 GRADING PLAN.dwg - C2


LOT 1
GROSS 8,996 SF (0.21 AC)
NET 8,496 SF (0.2 AC)
FF 208.3
PAD 205.3
LOT 2
GROSS 11,351 SF (0.26 AC)
NET 8,580 SF (0.2 AC)
FF 207.5
PAD 204.5
LOT 3
FF 207.0
PAD 204.0
GROSS 9,876 SF (0.23 AC)
NET 9,501 SF (0.22 AC)
FF 207.0
PAD 204.0
APN 412-37-002
APN 412-37-003
APN 412-37-005
APN 412-37-007
APN 412-37-008
UNION AVE
BRIARWOOD WAY
NOTE:
SEE ENCROACHMENT PERMIT ENC 2016-00145 FOR WORK IN RIGHT OF WAY
NOTE:
SEE ENCROACHMENT PERMIT ENC 2016-00137 FOR WORK IN RIGHT OF WAY
SEE SHEET C-2 FOR CONTINUATION
GRAPHIC SCALE
(IN FEET)
1" = 10'
CONCRETE PAVER 3 1/8" (80 MM) MIN THICKNESS
1" (25 MM) BEDDING SAND
GEOTEXTILE TURN UP AT EDGES
CEMENT-TREATED BASE
COMPACTED SOIL SUBGRADE
NOTES:
1. BASE, SUB-BASE, AND SUBGRADE THICKNESS VARY WITH LOADS, SUBGRADE STRENGTH, AND CLIMATE.
2. CONCRETE PAVERS MAY BE INLAYED ON EXISTING ASPHALT OR CONCRETE GAS STATION PAVEMENTS.
3. SEALING JOINTS OF PAVERS IS RECOMMENDED FOR GAS STATION APPLICATIONS.
4. PROVIDE 2 IN. (50 MM) DIAMETER DRAIN HOLE(S) FILLED W/ PEA GRAVEL AT LOWEST ELEVATIONS. DRAIN TO EMERGENCY SPILL CATCHMENT.
5. PROVIDE 1 IN. (25 MM) DIAMETER HOLES THROUGH CURBS TO CATCH BASINS. BOTTOM OF HOLES TO BE EVEN WITH SURFACE OF CEMENT-TREATED BASE. COVER HOLES WITH GEOTEXTILE.
PERVIOUS PAVERS DETAIL
N.T.S.
TERENCE J. SZENCZY
EXPIRATION DATE: 09/30/16
9-15-16
TSCIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.8300 TOLL FREE: 888.327.7570 FAX: 408.437.7550
Date: 9-15-16
Drawn By: DKH
Designed By: TJS
No. Revision Date By Chkd
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844
SCALE: AS NOTED
SHEET: 3C-3 OF 7
09/15/2016 10:47am - N:\2012 jobs\12-236\dwg\12-236 ONSITE C3 GRADING PLAN.dwg - C3

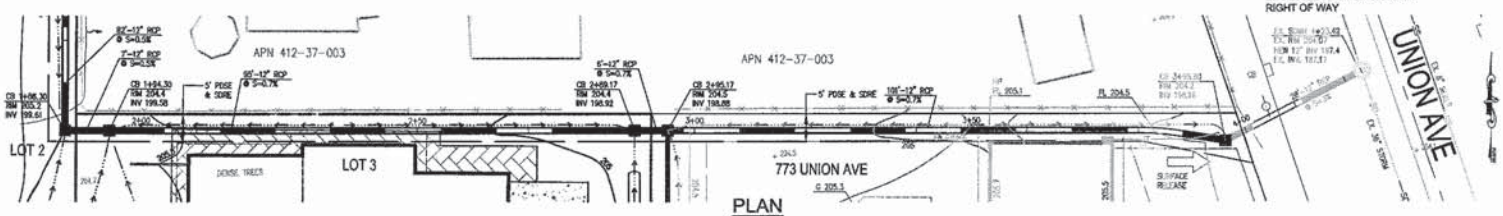


PLAN
1"=10'

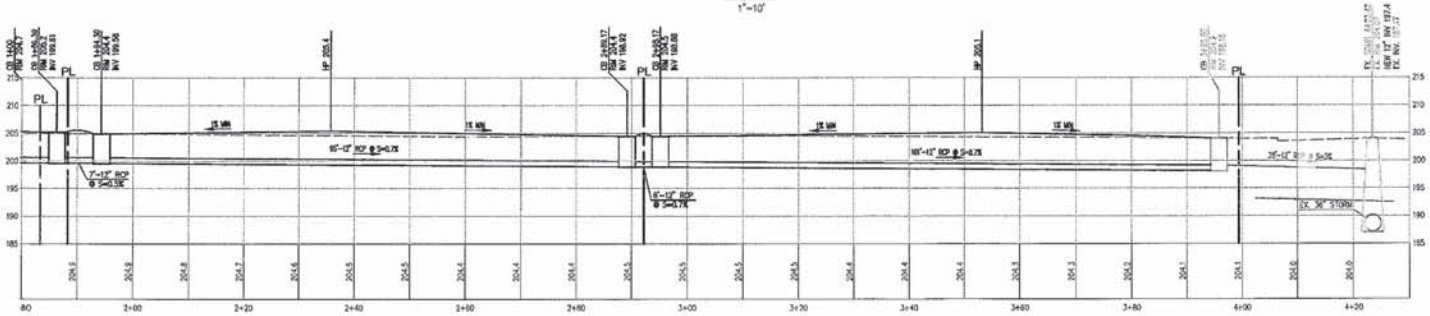


PROFILE
1"=10'

NOTE:
SEE ENCROACHMENT PERMIT
ENC 2016-00145 FOR WORK IN
RIGHT OF WAY



PLAN
1"=10'



PROFILE
1"=10'

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1" = 10'

DESIGNED/PREPARED BY: TERENCE J. SZENCZY
EXPIRATION DATE: 09/30/2016
9-15-15

No.	Revision	Date	By	Chkd

TSCIVIL ENGINEERING
TSCIVIL ENGINEERING, INC.
1775 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.8300 TOLL FREE: 888.327.7070 FAX: 408.827.7050

Date: 9-15-16
Drawn By: DKH
Designed By: TYS

ONSITE STORM DRAIN PLAN/PROFILE
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844

SCALE: 1"=10'

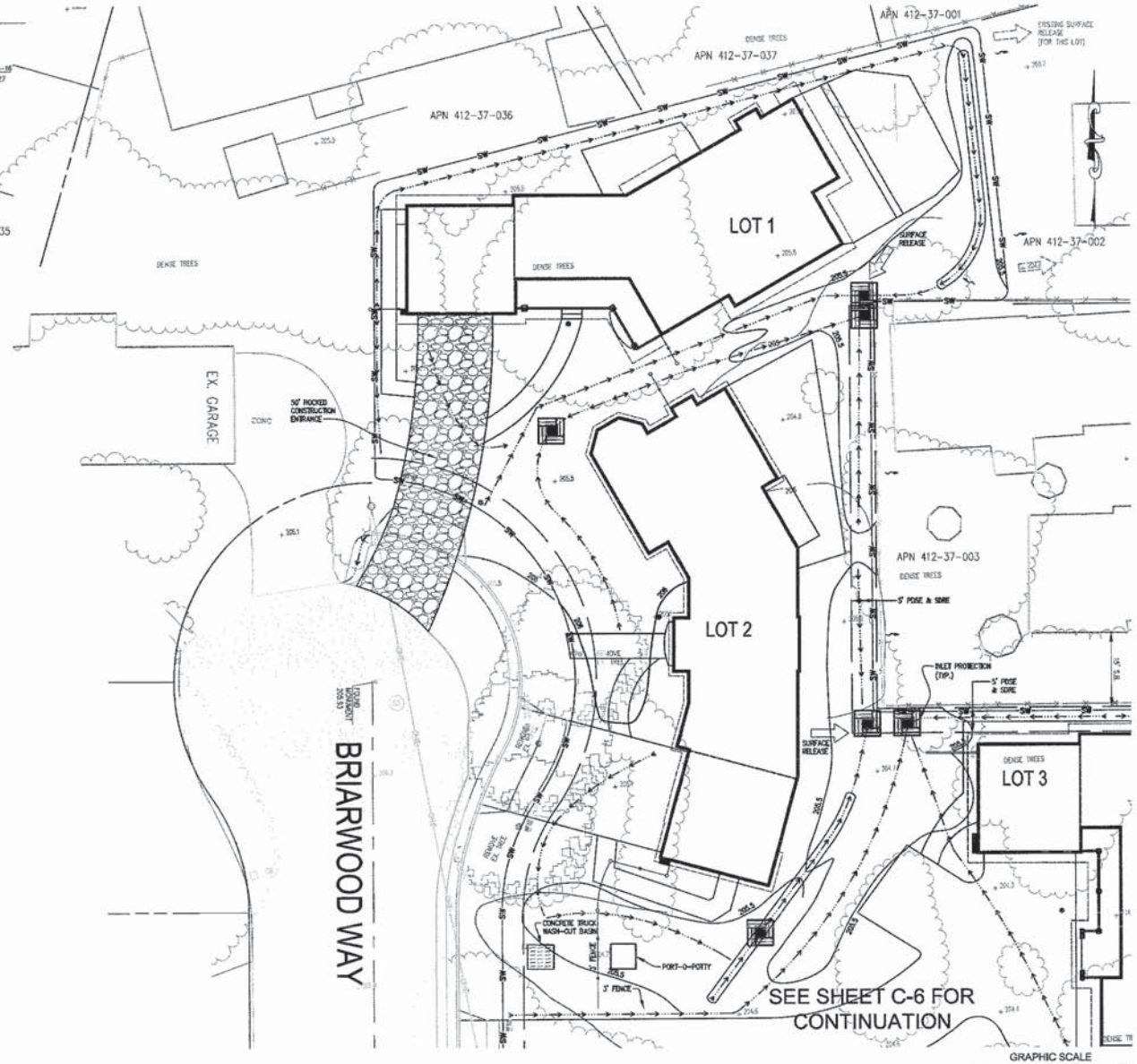
SHEET: C-4 OF 7

09/15/2016 10:45am - N:\2012 jobs\12-236\dwg\12-236 ONSITE C4 STORM PROFILE.dwg - C4

EROSION CONTROL LEGEND

- ROCKED CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASH-OUT BASIN
- SW — STRAW WATTLES
- INLET PROTECTION
- PORT-O-POTTY

DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/2016
9-13-16



No.	Revision	Date	By	Chkd

Date: 9-16-16
Drawn By: DKR
Designed By: TYS

TSCHOE ENGINEERING, INC.
1775 TECHNOLOGY DRIVE
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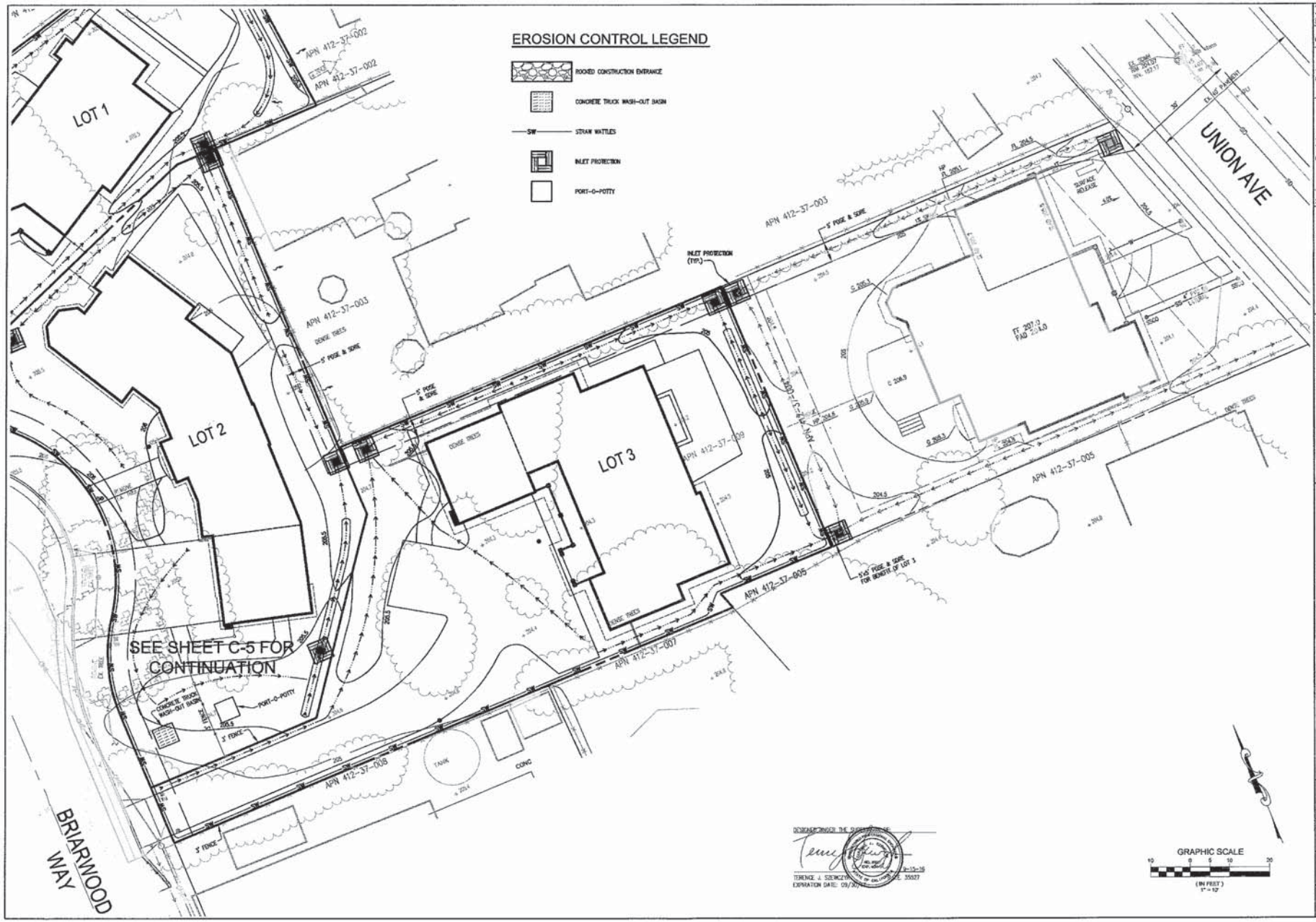
CIVIL ENGINEERING

EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844

SCALE: AS NOTED

SHEET: 12C-5 OF 7

09/15/2016 10:45am - N:\2012 jobs\12-236\dwg\12-236 ONSITE C5 EROSION CONTROL PLAN.dwg - C5



No.	Revision	Date	By	Chkd

Date: 9-16-16
Drawn By: DKH
Designed By: TJS

TROYER ENGINEERING, INC.
1175 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408-452-3000 TOLL FREE: 888-327-7070 FAX: 408-837-7550
CIVIL ENGINEERING

EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844

SCALE: AS NOTED

SHEET: 3C-6 OF 7

09/15/2016 10:44am - R:\2012 jobs\12-236\dwg\12-236 ONSITE CB EROSION CONTROL PLAN.dwg - C6

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the strom drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant (408) 730-7270

Palo Alto Regional Water Quality Control Plant (415) 329-2598 Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL.

A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

No.	Revision	Date	By	Chkd

Date: 9-15-16
Drawn By: DKH
Designed By: TJS

TSCIVIL ENGINEERING INC. 1776 TECHNOLOGY DRIVE SAN JOSE, CA 95110
TS CIVIL ENGINEERING
PH: 408.452.9300 TOLL FREE: 888.327.7070 FAX: 408.437.7550

BLUEPRINT FOR A CLEAN BAY
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO BLD 2016-00844

CAMPBELL, CALIFORNIA

SCALE: AS NOTED

SHEET: C-7 OF 7

09/15/2016 10:37am - N:\2012 jobs\12-236\dwg\12-236 ONSITE C7 BlueprintForAClean Bay.dwg - C7

LEGEND

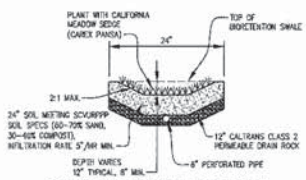
- EX. CONTOUR MAJOR
- EX. CONTOUR MINOR
- EX. TOP OF BANK
- EX. TOE OF BANK
- EX. RETAINING WALL
- EX. RESIDENCE
- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED SILT FENCE
- PROPOSED FLOW LINE
- PROPOSED RWL WITH SPLASH BLOCK
- PROPOSED FENCING NOTE: SIDE AND REAR P/L'S TO HAVE 6' GOOD NEIGHBOR FENCE UNLESS OTHERWISE NOTED
- EXISTING TREE
- PROPOSED PERMEABLE PAVERS/CONCRETE
- PROPOSED CONCRETE
- SURFACE RELEASE

DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWCZYK, R.C.E. 35527
EXPIRATION DATE: 09/30/2016
7-7-16

EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
DRIVEWAY	0	20
GARAGE	0	10
HOUSE	207	0
REAR YARD	0	67
TOTAL	207	97

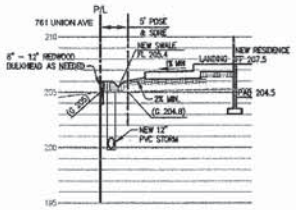
*110 CY TO BE HAULED OFF TO LEGAL DUMP SITE

IMPERVIOUS COVERAGE		
	EXISTING CONDITION SITE (SQ. FT.)	PROPOSED CONDITION SITE (SQ. FT.)
DRIVEWAY	0	0
RESIDENCE	3,380	7,163
CONC. PATIOS	2,254	1,889
TOTAL	5,634	9,052
PERCENTAGE	21.2%	34.1%



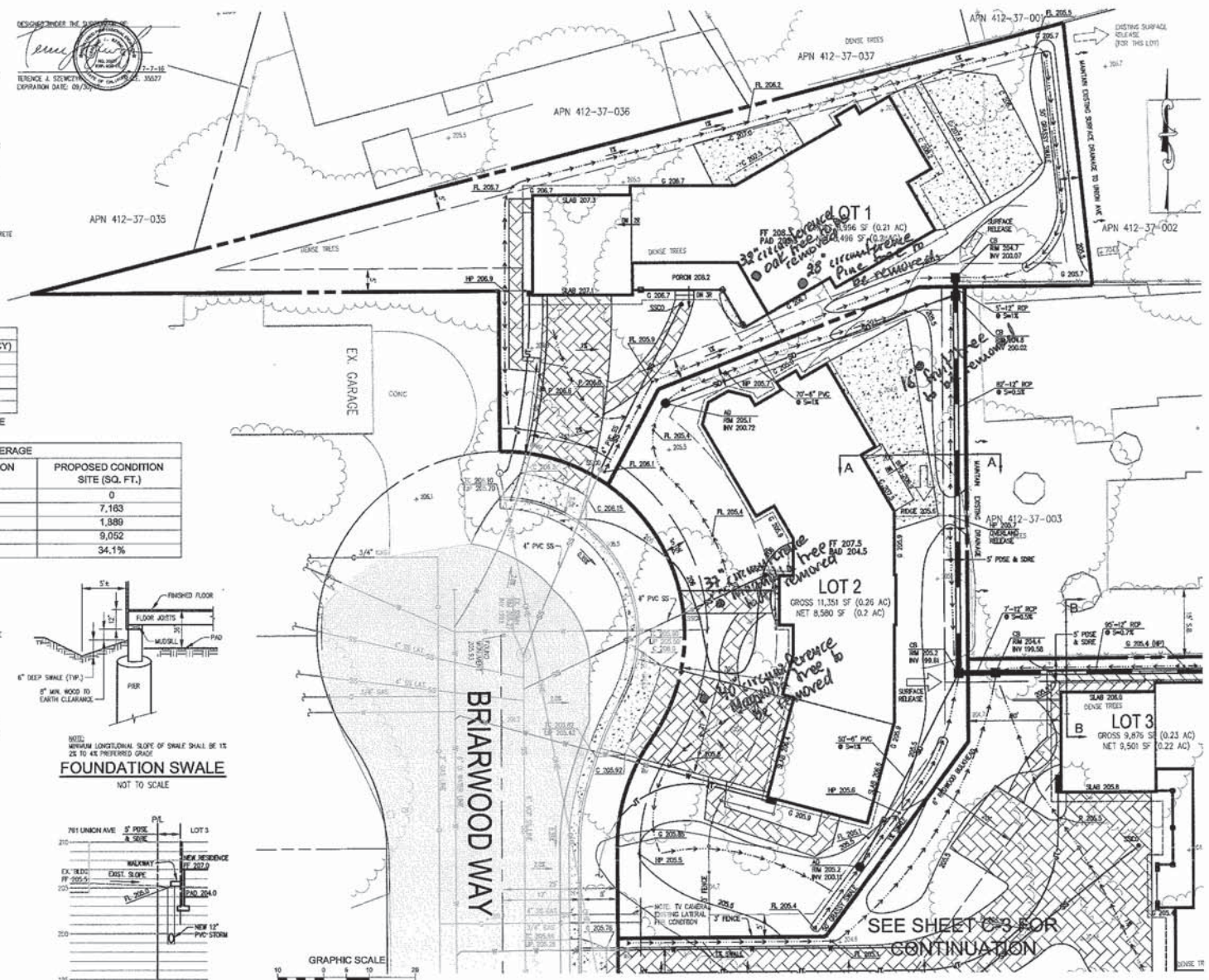
GRASSY SWALE DETAIL
NOT TO SCALE

FOUNDATION SWALE
NOT TO SCALE



SECTION A-A
HORIZONTAL 1"=10'
VERTICAL 1"=5'

SECTION B-B
HORIZONTAL 1"=10'
VERTICAL 1"=5'



No.	Revision	Date	By	Chkd

Date: 7-7-16
Drawn By: DKE
Designed By: TJS

TOPOS ENGINEERING, INC.
TECHNOLOGY DRIVE
SAN JOSE, CA 95110
TOLL FREE: 888.377.7070 FAX: 408.837.7080
PH: 408.452.9300
CIVIL ENGINEERING

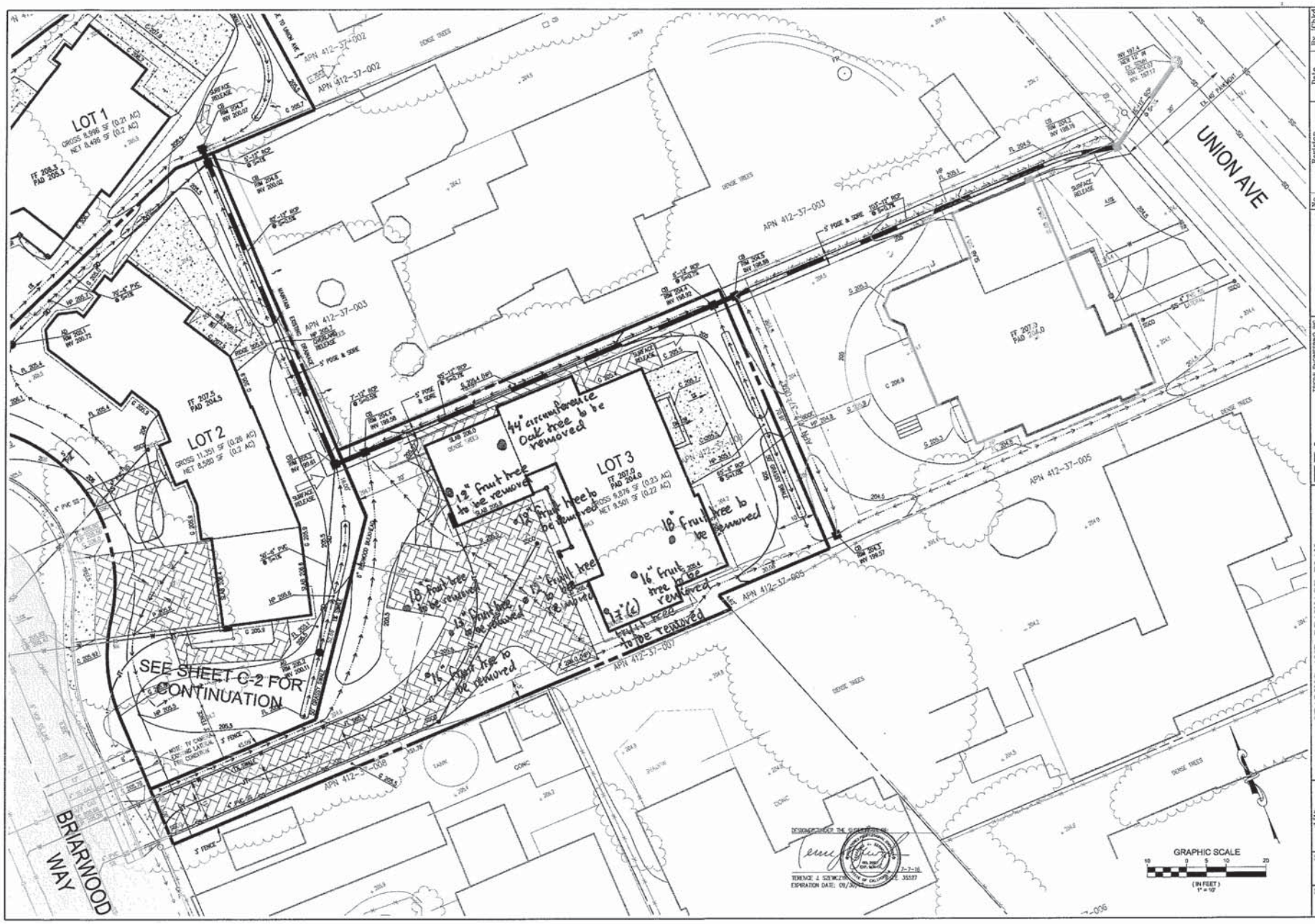
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO. _____

CAMPBELL, CALIFORNIA

SCALE: AS NOTED

SHEET: C-3 OF 5

07/07/2016 2:54pm - N:\2012 Jobs\12-236\dwg\12-236 ONSITE C2 GRADING PLAN.dwg - C2



DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SIEWCZYNSKI, STATE OF CALIFORNIA LICENSE 35527
EXPIRATION DATE: 09/30/2016
7-7-16

TYSON ENGINEERING, INC.
1777 OAKLAND BLVD.
SAN JOSE, CA 95110
PH: 408.452.2000 TOLL FREE: 888.327.7070 FAX: 408.437.1550

CIVIL ENGINEERING

Date:	7-7-16
Drawn By:	DKH
Designed By:	TJS

No.	Revision	Date	By	Chkd

GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
738 BRIARWOOD WAY CAMPBELL, CA
APN: 412-37-009 BUILDING PERMIT NO. _____

SCALE: AS NOTED

SHEET: C4 OF 5

07/07/2016 2:55pm - N:\2012 Jobs\12-236\Dwg\12-236 ONSITE C3 GRADING PLAN.dwg - C3

PRIES PROJECT
LOT 1, BRIARWOOD AVENUE

ROOF = BORAL, S TILE,
MONTEREY SLATE #600
IRON RIVER BLEND

BODY = KELLY-MOORE,
UNION STATION #5827

KM5827-1
Union Station

STONE = ELDORADO
LIMESTONE YORK

PICKETS & COLUMNS =
KELLY-MOORE, PICKET FENCE #W46

KMW46-1
Picket Fence

TRIM = KELLY-MOORE,
WINTER PARK #5824

KM5824-3
Winter's Park

Attachment 6

ROOF = BORAL, S TILE
CARMEL BLEND

KM5720-5
Man Cave

TRIM: WINDOW HEADERS/WOOD TRIM =
KELLY-MOORE, MAN CAVE #5720

BODY = KELLY-MOORE,
SAND PEBBLE #171

171
Sand Pebble

TRIM: CROWN/GUTTER/WINDOW/
DOORS = KELLY-MOORE DOESKIN
#202

202
Doeskin

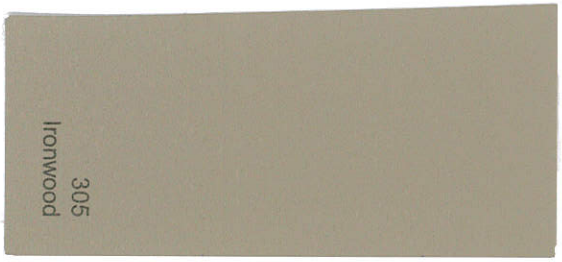
STONE = ELDORADO, CYPRESS RIDGE
ORCHARD

PRIES PROJECT
LOT 2, BRIARWOOD AVENUE

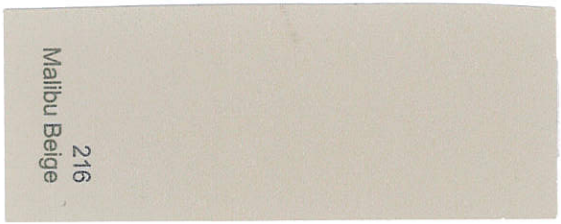
PRIES PROJECT
LOT 3, BRIARWOOD AVENUE

ROOF = BORAL, S TILE
OLD WORLD BLEND

BODY = KELLY-MOORE,
IRONWOOD #305



TRIM = KELLY-MOORE,
MALIBU BEIGE #216



STONE = ELDORADO, ROUGH CUT
AUTUMN LEAF

Tree Removal – Written Statement & Photos

Below you will find photos of the Oak Tree that we are proposing to remove. The tree is diseased and possesses a danger of falling and damaging a structure and/or threatening someone's life.

As you can see from photo 1 and 2 the roots of the trees are not below ground but instead are above ground. Furthermore as you poke the roots that have been exposed and even a portion of the trunk, there is evidence of termite damage. If you look close enough and pick away at some of the layers of bark you can locate the termites.

In photos 3 and 4 you can see that half of the tree has dried out and has dead branches. This is further evidence that the tree is not healthy and possesses a danger to both structures and life.

I know it's difficult to lose trees, but we can offer to replace the tree we are removing with two health oak trees anywhere on the project. I feel that the front yard of lots 1 and 2 would be an ideal location for the new oak trees.

Photos of Homes on Briarwood Way

755 Briarwood Way
(Stone veneer, wood shingle roofing)

787 Briarwood Way

751 & 743 Briarwood Way

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: October 11, 2016

From: Stephen Rose, Associate Planner

Via: Paul Kermoyan, Community Development Director PK

Subject/File: Site and Architectural Review (PLN2015-264, 265 & 266) (Lot 1, 2 & 3)
Tree Removal Permit (PLN2016-260) – Lot 3

Address No: 738 Briarwood Way (Lot 1, 2 & 3)

PROPOSAL

The applicant is seeking approval of three separate Site and Architectural Review Permits (PLN2015-264, 255 & 266) to allow the construction of three new two-story single-family homes on three separate lots, and to remove a tree (PLN2016-260) on Lot 3 (reference **Attachment 1** – Project Plans). The residences will measure 3,733 sq. ft. (Lot 1), 3,784 sq. ft. (Lot 2) and 3,953 sq. ft. (Lot 3; Rear/Flag Lot) in size respectively.

SCOPE OF REVIEW

In that all three lots are next to each other, are under common ownership, and would independently and as a group contribute to neighborhood design review, a single SARC report has been prepared for their consideration. As such, while only a single SARC report has been prepared, the SARC should provide feedback on the merits of each lot individually.

PROJECT SITE

The project site includes three separate, contiguous, lots located at the northeast end of Briarwood Way, north of Cambrian Drive, west of Union Avenue, and south of Central Park Drive in the Campbell Village Neighborhood.

PROJECT DATA

Zoning Designation: R-1-8 (Single-Family Residential)
General Plan Designation: Low-Density Residential (<4.5 units/gr. acre)

	Net Lot Size	Floor Area	F.A.R.	Lot Coverage	Landscape Area	Bld. Height
Lot 1	8,496 sq. ft.	3,733 sq. ft.	44%	27.4%	5,121 sq. ft.	27.5-ft. tall
Lot 2	8,581 sq. ft.	3,784 sq. ft.	44%	27.86%	3,136 sq. ft.	27-ft. tall
Lot 3 (flag lot)	8,825 sq. ft. (9,501 sq. ft. gross)	3,953 sq. ft.[1]	44.8%	27.81%	3,557 sq. ft.	27.6-ft tall

[1] Sheet 3A-1 of the project plans erroneously notes the floor area as exceeding the F.A.R. allowed at 4,009 sq. ft. in total. Adding the proposed first floor and second floor nets a floor area of 3,953 sq. ft. in total.

DISCUSSION

Design: Review of the subject application is governed by the General Plan, the R-1-8 Zoning Ordinance, the City's 'Design Guidelines for Single-Family Homes', and 'considerations in review of applications' subject to Site and Architectural Review (CMC21.42.040). Generally these documents are not meant to prescribe any particular style, but serve to provide developments standards and guidelines to minimize potentially adverse impacts to surrounding properties and the environment, and promote compatibility with the site and surrounding neighborhood.

As a combined report, an analysis of the site layout and architectural design of each property has been provided in their respective section as follows:

Lot 1 – Site Layout & Architectural Design (PLN2016-264)
The irregular/triangular configuration of Lot 1, which is located off the arc of a cul-de-sac, presents several design challenges. First, the relatively narrow frontage and elongated shape of the lot would generally dictate that the garage would be the most prominent feature when viewed from the street. Second, as the lot tapers dramatically to the east, a great deal of open space could be underutilized or neglected by a future owner.

The proposed design seeks to address both of these site constraints by setting the garage further back on the lot and emphasizing the front entrance of the residence with an elongated covered porch which includes decorative stone columns. Second, the garage is proposed with an extra door on the western side of the garage, which serves to provide greater access and convenience to the tapered segment of property.

Architecturally, the two-story residence includes a combination of hipped and gable slate tile roofs with exposed rafter tails, beige stucco walls with a light grey trim around the windows and garage door frames, and a white paint to accent the pickets, between the craftsman style columns with stone accenting at the base, along the front porch. As the color of the garage and front door are not specified, a discussion point has been raised to solicit the proposed color and materials for these features from the project designer and receive SARC feedback on the approach.

Lot 2 – Site Layout & Architectural Design (PLN2016-265)
In contrast to Lot 1, Lot 2 is a wide and shallow lot which runs perpendicular to the street. While this lot configuration generally results in a more 'sprawling' appearance from the street, the layout also serves to minimize the prominence of the garage on the front façade. As such, the SARC may wish to consider if the design is successful in maintaining a reasonable relationship to the neighborhood and adjacent homes, despite the challenges presented by the site layout.

The design of the two-story home includes a combination of hipped, and gable roofs with decorative soffit boxes which square off the edges. The roof will be comprised of caramel colored 'S' tiles which may lend the building a more Spanish aesthetic when accounting for the sand colored stucco walls, light beige roof trim, and dark brown window detailing (reference **Attachment 3 –** Color & Material Board).

A discussion point has been raised to determine whether or not the 'length/width' of the home should be reduced.

Lot 3 (Rear/Flag Lot) – Site Layout & Architectural Design (PLN2016-266)
As a rear/flag lot, the potential for privacy impacts on surrounding neighbors is typically a key consideration of review. The applicant's proposal seeks to address this concern by placing the house closer to the front setback, providing a nearly 25-foot setback at the rear of the lot, and proposing smaller windows on the side elevations (the windows on the south elevation are deeply recessed from the adjoining lot).

The proposed two-story residence includes a combination of hipped and gable 'S' dark brown tile roofs, dark beige stucco walls with lighter beige paint used for accent around the windows, on the posts of the front porch, and band above the decorative stone wainscoting along the front façade. At the rear of the home, a small segment of the home is cantilevered (under the gable) providing relief on an otherwise unarticulated face of the building.

In consideration of the site layout and design, three discussion points have been raised to consider the extent of pavement in the front yard, whether or not home should be redesigned to retain the oak tree (see discussion on Tree Removal) and whether or not the wainscoting should 'return' on the north elevation of the building garage.

Tree Removal: Throughout the three lots, the applicant is proposing to remove eleven (11) fruit trees, one (1) pine tree, two (2) magnolia trees, and one (1) 14-inch diameter oak tree. Of the trees proposed for removal, only the 14-inch diameter oak tree, which is located on Lot 3, is considered protected. The locations, species, and size of all trees proposed for removal, in relation to the proposed structures, may be found on Sheet C-8 & Sheet C-9 of the Project Plans (reference **Attachment 2**).

The applicant has provided a Written Statement and Photos (reference **Attachment 4**) providing evidence supporting the position that the oak tree is diseased and in danger of falling, and has proposed to plant two new oak trees as replacements. The oak tree is noted as having termites, dead foliage and branches, and can be observed as having hollowed out areas under the roots and portions of the trunk. From the photos, it further appears that areas under the base of the tree have been filled in with concrete to provide temporary structural support. In consideration of the poor condition of the tree, staff is supportive of the proposed tree removal permit and replacement planting proposed by the applicant.

OPTIONS

The SARC should discuss the project for compliance with the applicable policy documents. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions. The following option(s) are intended to facilitate discussion of the project's site and architectural review:

Lot 1:

- Should any changes to Lot 1 occur to further minimize the appearance of the garage?
- In addition to the two replacement oak trees proposed by the applicant, should any additional trees be required? Is there a preferred location for where the replacement trees should be placed?

Lot 2:

- Should the home be reduced in width?

Lot 3:

- Should the 14-inch diameter oak tree be retained? If the tree is to be removed, where should the replacement oak trees be planted?
- Should the amount of pavement in the front yard be reduced?
- Should the stone wainscoting 'return' on the north elevation of the building garage to the man door?

After discussion the SARC may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

Attachments:

1. Location Map
2. Project Plans
3. Color & Material Board
4. Tree Removal - Written Statement & Photos
5. Photos of Homes on Briarwood Way

ITEM NO. 3

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 25, 2016

PLN2016-140 Kaiser Foundation

Public Hearing to consider the application of Kaiser Foundation Health Plan, Inc., for a Conditional Use Permit (PLN2016-140) to allow the establishment of a medical services clinic and pharmacy within the Vasona Technology Park (Building 'G') on property owned by CRP Vasona, LLC located at **250 E. Hacienda Avenue** in the C-M/80 (Controlled Manufacturing) Zoning District .

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt a Resolution**, approving a Conditional Use Permit to allow the establishment of a medical services clinic and pharmacy.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15060(c)(2) of the California Environment Quality Act (CEQA), pertaining to activities that will not result in a direct or reasonably foreseeable indirect physical change to the environment.

PROJECT DATA

Zoning Designation:	C-M/80 (Controlled Manufacturing / 80,000 sf. min. parcel size)
General Plan Designation:	Research and Development
Lot Area:	
Parcel 1	2.093 acres
Parcel 2	5.708 acres
Parcel 3	6.529 acres
Parcel 4	4.259 acres
	18.589 acres
Proposed Site Utilization:	
Paving/Parking:	493,122 square feet (61%)
Building Coverage:	217,114 square feet (27%)
Landscaping:	99,500 square feet (12%)
Building Area:	
A (1315 Dell)	46,948 square-feet
B (200 East Hacienda)	16,544 square-feet
C (210 East Hacienda)	40,000 square-feet
D (220 East Hacienda)	40,000 square-feet

E (240/242 East Hacienda)	33,579 square-feet	
F (1353/1355/1359 Dell)	59,288 square-feet	
G (250/254 East Hacienda)	71,111 square-feet	
	307,470 square-feet	
Floor Area Ratio (FAR):	.38	.40 Maximum Allowed
Parking		
Required:	1,146 spaces	
Proposed:	1,150 spaces	

DISCUSSION

Project Site: The project site is the Vasona Technology Park, which is located at the southeast corner of South Winchester Boulevard and East Hacienda Avenue (reference **Attachment 2** – Location Map). The 18-acre business park is comprised of four parcels that are developed with a total of seven commercial buildings encompasses a variety of research and development, medical, and professional office uses. The park was originally created in 1980 when the Planning Commission approved the remodel of the former IBM processing building and construction of six new office/manufacturing/warehousing buildings. In 2000, the Planning Commission approved a remodel of the business park buildings to accommodate research and development uses and for approval of a parcel map to subdivide the property into four parcels. In late 2015, the Planning Commission approved a more contemporary remodel to the center, including installation of new entry features, standing seem metal roofs, a new color scheme, as well as a restriping of the parking lot to increase the overall parking supply.

Background: The Kaiser Foundation Health Plan occupies two buildings within the Vasona Technology Park. On May 12, 1998, the Planning Commission approved a Conditional Use Permit to allow establishment of an out-patient medical clinic within Building D (220 E. Hacienda Avenue). Subsequently, on November 26, 2002, the Planning Commission approved use of Building B (200 E. Hacienda Avenue) as a mental health services clinic.

Proposal: Kaiser Foundation Health Plan has submitted a Conditional Use Permit application to occupy 36,000 square-feet within Building G, for a general medical clinic and pharmacy (reference **Attachment 3** – Project Plans). The submitted project description (reference **Attachment 4**) indicates that the facility would accommodate 17 primary care provider offices, with 31 exam rooms; eight behavioral health offices and two group rooms, serving both adult and children members, as well as a pharmacy. The clinic would have standard operating hours of 8:00 AM to 9:00 PM, Monday through Saturday.

ANALYSIS

Zoning District: The project site is located within the Controlled Manufacturing (C-M) Zoning District. A medical services clinic with an ancillary pharmacy is a conditionally permitted use in the C-M Zoning District that would be allowable with approval of a Conditional Use Permit. Historically, medical uses in the C-M Zoning District have been found to be an appropriate use when located on a suitable site with adequate parking, circulation, and access, such as Vasona Technology Park.

General Plan Consistency: The land use designation for the project site is *Research and Development*, which the General Plan describes as serving corporate headquarters, research and development facilities and offices. The project would contribute to the continued viability of Vasona Technology Park, consistent with the following General Plan policies and strategies:

Policy LUT-5.4:	Industrial Neighborhoods: Safeguard industry's ability to operate effectively, by limiting the establishment of incompatible uses in industrial neighborhoods and encouraging compatible uses.
Policy LUT-5.7:	Industrial Areas: Industrial development should have functional and safe vehicular, bicycle and pedestrian circulation, good site and architectural design, be sensitive to surrounding uses, connect to public transit, and be energy efficient. New projects should contribute to the positive character of industrial areas and the overall image of the City.
Strategy LUT-5.7b:	Amenities in Industrial Areas: Amend Zoning Ordinance to provide appropriate amenities for employees in industrial areas, such as outdoor eating areas and walkways.
Policy LUT-11.2:	Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.
Strategy LUT-13.1:	Variety of Uses: Attract and maintain a variety of uses that create an economic balance within the City while maintaining a balance with other community land use needs, such as housing and open space, and while providing high quality services to the community.

Parking: The overall parking requirement for the business park with inclusion of a third Kaiser medical clinic is 1,146 spaces—based on a combination of parking for research and development use, professional office use, and medical use (pursuant to Kaiser's 1999 and 2002 Conditional Use Permits)—as noted in the below table:

Vasona Tech. Parking				
Building	**Use**	**Gross SF**	**Required**	**Standard**
A	R&D	46,948	156	1/300 sf
B	Medical	16,544	72	Per CUP
C	Prof. Office	40,000	178	1/225 sf
D	Medical	40,000	132	Per CUP
E	R&D	33,579	112	1/300 sf
F	R&D	59,288	198	1/300 sf
G	R&D	34,358	115	1/300 sf
	Medical	36,750	184	1/200 sf
Total Required		307,470	1,146 Spaces	
Total Provided:			1,150 Spaces	

The Vasona Technology Park has 1,085 spaces, which as part of the last year's remodel, was proposed to be increased to accommodate a future expansion of Kaiser's medical facilities on the property. The final plans that have been submitted to the City indicate provision of an additional 65 spaces, for a total 1,150 spaces, which satisfy the City's parking requirement for the proposed medical services clinic.

Traffic: In compliance with the City's obligation under the regional congestion management program (CMP), a traffic impact analysis (TIA) was conducted by a third-party traffic engineering consultant (reference **Attachment 5**). The analysis studied seven area intersections to identify any potentially significant traffic impacts during the AM (7:00-9:00) and PM (4:00-6:00) "peak hours". The analysis concluded that the studied intersections would continue to operate at substantially the same levels of service with the addition of project-generated traffic. However, since the project would add traffic to the already impacted Highway 17 NB ramp / White Oaks Avenue intersection—it currently warrants a traffic signal—a "fair share" monetary contribution of $7,500 towards the future construction of a traffic signal will be required.

Table 6 – Existing and Existing plus Project Peak Hour Intersection Levels of Service

Study Intersection *Approach*	Existing Conditions				Existing plus Project			
	AM Peak		PM Peak		AM Peak		PM Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Winchester Blvd/Hacienda Ave	28.3	C	35.8	D+	29.2	C	37.7	D+
2. Winchester Blvd/Sunnyoaks Ave	22.9	C+	14.3	B	23.3	C	14.3	B
3. Hacienda Ave/Dell Ave	13.5	B	21.3	C	14.2	B	24.0	C
4. Dell Ave/East Sunnyoaks Ave	30.1	D	10.6	B	33.8	D	11.0	B
5. San Tomas Expwy/SR 17 Southbound Ramps	37.0	D+	35.7	D+	37.8	D+	35.7	D+
6. Camden Ave/White Oaks Rd-Curtner Ave	69.8	E	48.1	D	70.7	E*	48.5	D
7. SR 17 Northbound Ramps/White Oaks Rd	38.3	E	61.3	F	40.3	E	64.3	F
Northbound Approach	**	*F*	**	*F*	**	*F*	**	*F*
With Traffic Signal	-	-	-	-	20.3	C+	27.8	C

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*; **Bold** text = deficient operation; Shaded cells = conditions with recommended improvements;
* Addition of Project Trips did not result in an increase in volume-capacity ratio of 0.01 or more.

Public Improvements: Commensurate with the build-out cost of the proposed project and in recognition of the traffic generation of the medical use, the Public Works Department will require off-site public improvements to enhance the pedestrian accessibly into the site, including upgrading curb ramps for ADA compliance, removing and replacing damage sidewalk, and adding "Public Sidewalk" signs to guide pedestrians to the existing public sidewalk that is obscured by the property's landscaping.

Site and Architectural Review Committee: This application was not reviewed by the Site and Architectural Review Committee (SARC) since no exterior changes are proposed.

Attachments:
1. Draft Planning Commission Resolution
2. Location Map
3. Project Plans
4. Project Description
5. Traffic Impact Analysis

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Paul Kermoyan, Community Development Director

RESOLUTION NO. 42__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A CONDITIONAL USE PERMIT (PLN2016-140) TO ALLOW THE ESTABLISHMENT OF A MEDICAL SERVICES CLINIC AND PHARMACY WITHIN THE VASONA TECHNOLOGY PARK (BUILDING 'G') ON PROPERTY LOCATED AT **250 E. HACIENDA AVENUE**.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to File No. PLN2016-140:

1. The project site consists of 4 parcels, totaling 18 ½ acres.

2. The project site is located at the southeast corner of Winchester Boulevard and East Hacienda Avenue.

3. The project site is zoned C-M/80 (Controlled Manufacturing / 80,000 sf. min. parcel size) as shown on the Campbell Zoning Map.

4. The project site is designated *Research and Development* as shown on the Campbell General Plan Map.

5. The project site is bordered by commercial and industrial uses to the north, south, and east, and Winchester Boulevard to the west.

6. The project site is developed with a seven-building business park, commonly known as the Vasona Technology Park.

7. The business park was originally created in 1980 when the Planning Commission approved the remodel of the former IBM processing building and construction of six new office/manufacturing/warehousing buildings.

8. The Planning Commission approved a remodel of the business park buildings in 2000 to accommodate research and development uses and for approval of a parcel map to subdivide the property into four parcels.

9. In late 2015 the Planning Commission approved a more contemporary remodel for center, including installation of new entry features, standing seem metal roofs, a new color scheme, as well as a restriping of the parking lot to increase the overall parking supply.

10. The project site encompasses a variety of research and development, medical, and professional office uses.

11. The proposed project would allow establishment of a medical clinic and ancillary pharmacy within 36,000 square-feet of existing commercial space with Building G.

12. A medical clinic with an ancillary pharmacy is a conditionally permitted use in the C-M (Controlled Manufacturing) Zoning District.

13. With the proposed medical clinic, the parking requirement for the overall site is 1,146 space based on a combination of parking for research and development use, professional office use, and medical use (pursuant to Kaiser Permanente's 1999 and 2002 Conditional Use Permits).

14. As part of the 2015 remodel project, the business park's parking capacity was increased to 1,150 spaces, which will accommodate the proposed medical clinic.

15. A traffic impact analysis was prepared for the project, which did not identify any significant traffic impacts.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The proposed project is consistent with the General Plan.

2. The proposed use is allowed within the applicable Zoning District with Conditional Use Permit approval, and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

3. The proposed use will not create a nuisance due to litter, noise, traffic, vandalism, or other factors.

4. The proposed use will not significantly disturb the peace and enjoyment of the nearby residential neighborhood.

5. The proposed use will not significantly increase the demand on City services.

6. The site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area.

7. The site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate.

8. The project Categorically Exempt under Section 15060(c)(2) of the California Environment Quality Act (CEQA), pertaining to activities that will not result in a direct or reasonably foreseeable indirect physical change to the environment.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Conditional Use Permit to allow establishment of a medical services clinic and pharmacy with the Vasona Technology Park (Building G), subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 25th day of October, 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Conditional Use Permit (PLN2016-140)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

1. Approved Project: Approval is granted for a Conditional Use Permit (PLN2016-140) to allow the establishment of a medical services clinic and ancillary pharmacy within the Vasona Technology Park Building 'G' on property located at **250 E. Hacienda Avenue**. The project shall substantially conform to the Project Plans and Project Description, stamped as received by the Community Development Department on April 22, 2016, and June 23, 2016, respectively except as may be modified by the Conditions of Approval contained herein.

2. Permit Expiration: The Conditional Use Permit approval shall be valid for one (1) year from the date of final approval. Within this one-year period an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Conditional Use Permit being rendered void.

3. Planning Final Required: Planning Division clearance is required prior to Building Permit final. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

4. Revocation of Permit: Non-compliance with these standards, or any other conditions of approval specified herein or any standards, codes, or ordinances of the City of Campbell or State of California shall be grounds for consideration of revocation of the Conditional Use Permit by the Planning Commission.

5. Operational Standards: Consistent with the Approved Project Plans and Project Description, any medical services clinic and pharmacy operating pursuant to the Conditional Use Permit approved herein shall conform to the following operational standards. Significant deviations from these standards (as determined by the Community Development Director) shall require approval of a Modification to the Conditional Use Permit.

    a. **Approved Use**: The approved use is a "Medical services, clinic" as defined by the Campbell Municipal Code, with an ancillary pharmacy. Any activity inconsistent with this approved land use is prohibited.

b. **Medical Services**: Only outpatient medical, mental health, surgical, and other personal health services, shall be allowed. No in-patient and/or extended care services shall be provided.

c. **Pharmacy**: The approved ancillary pharmacy may provide prescription and over-the-counter medications and personal care products, to patients of the medical services clinic.

d. **Hours of Operation**: Hours of operation for the medical clinic and pharmacy shall be restricted to 6:00 AM to 11:00 PM, daily, exclusive of the customary and reasonable use of the facility for administrative activity.

e. **Parking Management**: In the event that a verifiable complaint is received by the City regarding parking, the Community Development Director may require preparation of a parking management plan.

f. **Smoking**: "No Smoking" signs shall be posted on the premises in compliance with CMC 6.11.060.

g. **Noise**: Any noises, sounds and/or voices, including but not limited to amplified sounds, loud speakers, sounds from microphones, audio sound systems, and/or public address system, generated by the use shall not be audible to a person of normal hearing acuity from any residential property.

h. **Trash Disposal and Clean-Up**: All trash disposal, normal clean-up, carpet cleaning, window cleaning, sidewalk sweeping, etc. shall occur during the approved Hours of Operation.

i. **Deliveries**: All deliveries shall occur during the approved Hours of Operation.

j. **Property Maintenance**: The property owner shall maintain the property free from graffiti, trash, and rubbish.

k. **Business License**: The business shall be required to obtain and maintain a City business license at all times.

6. Location of Mechanical Equipment: No roof-mounted mechanical equipment (i.e. air conditioning units, ventilation ducts or vents), shall be added to the existing buildings without providing screening of the mechanical equipment from public view and surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

7. Landscape Maintenance: All landscaped areas shall be continuously maintained. Landscaped areas shall be watered on a regular basis so as to maintain healthy plants. Landscaped areas shall be kept free of weeds, trash, and litter. Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

8. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Section 21.18.060 of the Campbell Municipal Code and shall be submitted for review and approval by the Community Development Department.

9. Parking Areas: All parking and driveway areas shall be maintained in compliance with the approved plans and Chapter 21.30 (Parking and Loading) of the Campbell Municipal Code. The site at all times shall maintain a minimum of 1,146 parking spaces.

10. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

    b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

    d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

    e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

    f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division:

11. Permits Required: A building permit application shall be required for the building and site improvements. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit..

12. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

13. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

14. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

15. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as

appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

16. Title 24 Energy Compliance: California Title 24 Energy Compliance forms CF-1R and MF-1R shall be blue-lined on the construction plans. 8½ X 11 calculations shall be submitted as well.

17. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

18. Non-Point Source: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

19. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

20. Title 24 Accessibility – Commercial: Projects seeking to use the Title 24 Hardship exemption clause shall blue-line completed, City of Campbell "20%" exemption form on submitted construction plans. Form is available at Building Division service counter.

21. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:

    a. Santa Clara County Fire Department (378-4010)

22. P.G.& E: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

23. Stormwater Requirements: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Stormwater water shall not drain onto neighboring parcels.

24. California Green Building Code: This project shall comply with the California Green Building Code, Chapter 5.

PUBLIC WORKS DEPARTMENT

25. Response Letter: Upon submittal of the Street Improvement Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met or addressed.

26. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall cause plans for public street improvements to be prepared, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

    a. Remove and replace damaged areas of the sidewalk on the south side of Hacienda Avenue between Winchester Blvd and the first driveway. Contractor to verify in the field with the Public Works Inspector the extent of replacement.

    b. Remove and replace the metal storm drain plate cover on the south side of Hacienda Avenue between Winchester Blvd and the first driveway located in the sidewalk.

    c. Retrofit existing curb ramps to meet ADA requirements; if however, retrofit is not possible, remove and install will be required. 1) Replace the yellow acrylic truncated dome in the curb ramps on the south side of the first driveway and 2) Install truncated domes in the curb ramps on the north side of the first driveway. Add this note to the site plan "Detectable warning surface shall be precast 1' x 1' x 2" ADA compliant detectable warning concrete pavers – Wausau Terra pavers, ADA 2 -60, as manufactured by Wausau Tile or approved equal. Contractor shall provide a sample paver a minimum of 14 days prior to installation. City reserves the right to change paver specifications."

    d. Install signs that read "Public Sidewalk" below the existing handicap sign with arrow located on the south side of the first driveway.

    e. Install signs that read "Public Sidewalk" at the south east corner of Winchester and Hacienda Avenue.

    f. Install wheel stops in the adjacent parking spaces to prevent vehicle overhang into the public sidewalk

27. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

28. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

29. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Hacienda Avenue has not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

30. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

31. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

32. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

33. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

34. Traffic Mitigation: Prior to issuance of any grading or building permits for the site, the applicant shall satisfy all traffic mitigation measures outlined in the Traffic Impact Analysis (TIA) for this project by W-Trans dated September 2, 2016.

35. New Traffic Signal Contribution: Prior to issuance of any grading or building permit, the applicant shall post a $7,500.00 payment towards the construction of a future traffic signal at the intersection of SR 17 Northbound Ramps/White Oaks Road. All payments are valuated in 2016 dollars. Adjustments will be made at the time of required payment based on the Engineering News Record Construction Cost Index for San Francisco.

Project Location Map

Attachment 2

Project Location: 250 E. Hacienda Ave.
Application Type: Conditional Use Permit
Planning File No.: PLN2016-140
Description: Kaiser Medical Clinic

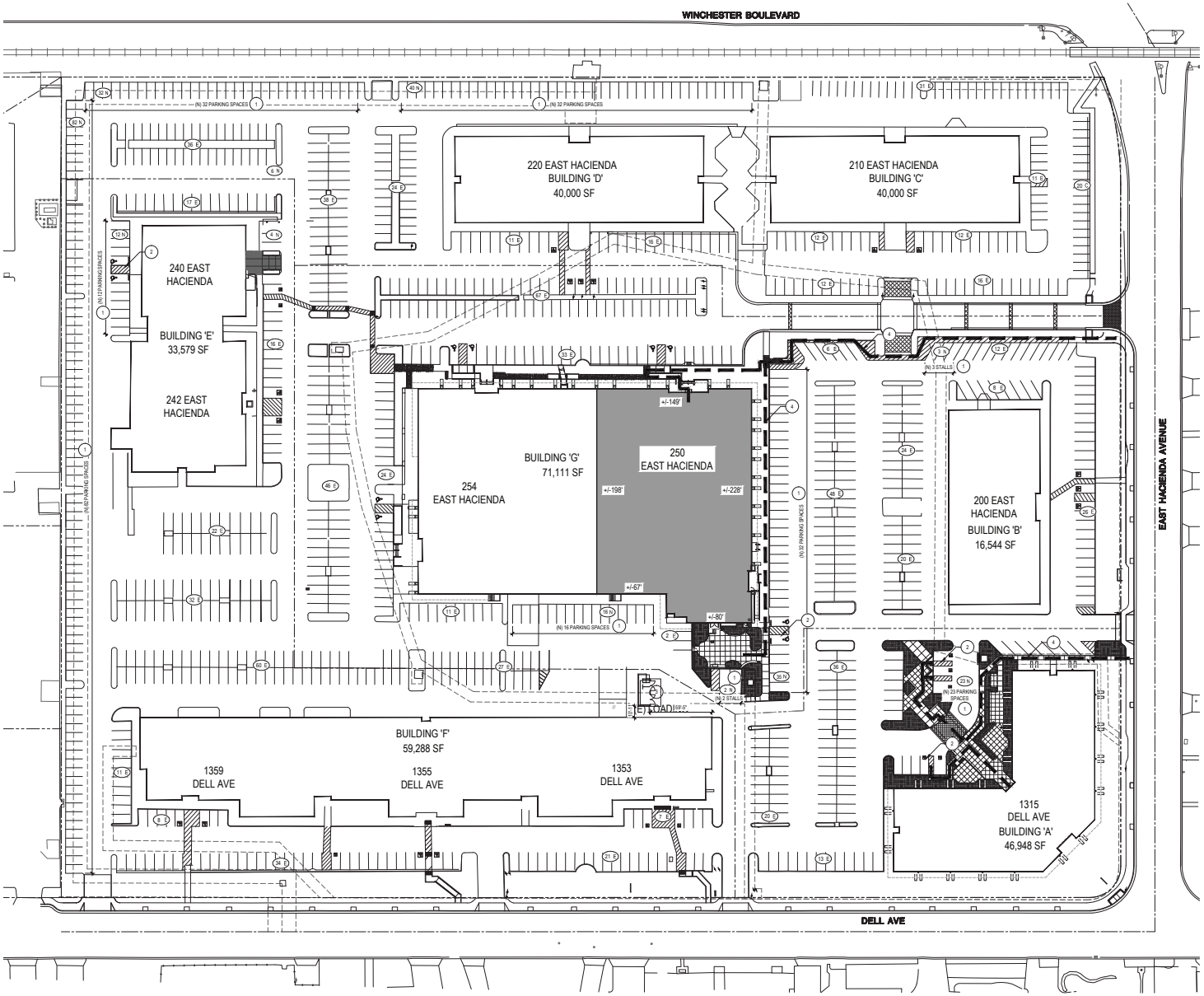
0 550 1,100 Feet

N

CITY OF CAMPBELL · THE ORCHARD CITY

Community Development Department
Planning Division

Attachment 3



1 IMPROVEMENT SITE PLAN

SCALE: 1" = 40'-0"

NORTH

GENERAL NOTES

A. ALL ROADS, WALLS AND PARKING ARE EXISTING, VERIFY IN FIELD. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

B. REFER TO DRAWINGS A0.03 THROUGH A0.05 AND DETAILS ON SHEET A1.02 FOR SITE ACCESSIBILITY PATH OF TRAVEL REQUIREMENTS AND ACCESSIBLE PARKING REQUIREMENTS.

C. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

PROJECT DATA

ASSESSOR'S PARCEL NO.:	APN - 424-33-118 424-33-119 424-33-120 424-33-121
ZONING:	C-M
SITE AREA:	(809,736.8 S.F.+/-) 18.589 +/- ACRES
EXISTING PARKING :	899 SPACES
NEW PARKING ADDED:	248 SPACES
TOTAL PARKING AFTER IMPROVEMENT:	1,147 SPACES

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. NEW PARKING STRIPING, SEE DETAILS ON SHEET A1.02
2. NEW ADA PARKING, SEE DETAILS ON SHEET A1.02
3. RELOCATED TRASH ENCLOSURE
4. PATH OF TRAVEL

SYMBOL KEY

PATH OF TRAVEL DESIGNATION

EXISTING AND NEW PATHS OF TRAVEL ARE IN COMPLIANCE WITH CBC CHAPET 11B, PER SHEET A0.04

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In Association with:

CONDITIONAL USE PERMIT
FOR KAISER
250 EAST HACIENDA
Campbell, CA 95008

THE CARLYLE GROUP
GLOBAL ALTERNATIVE ASSET MANAGEMENT

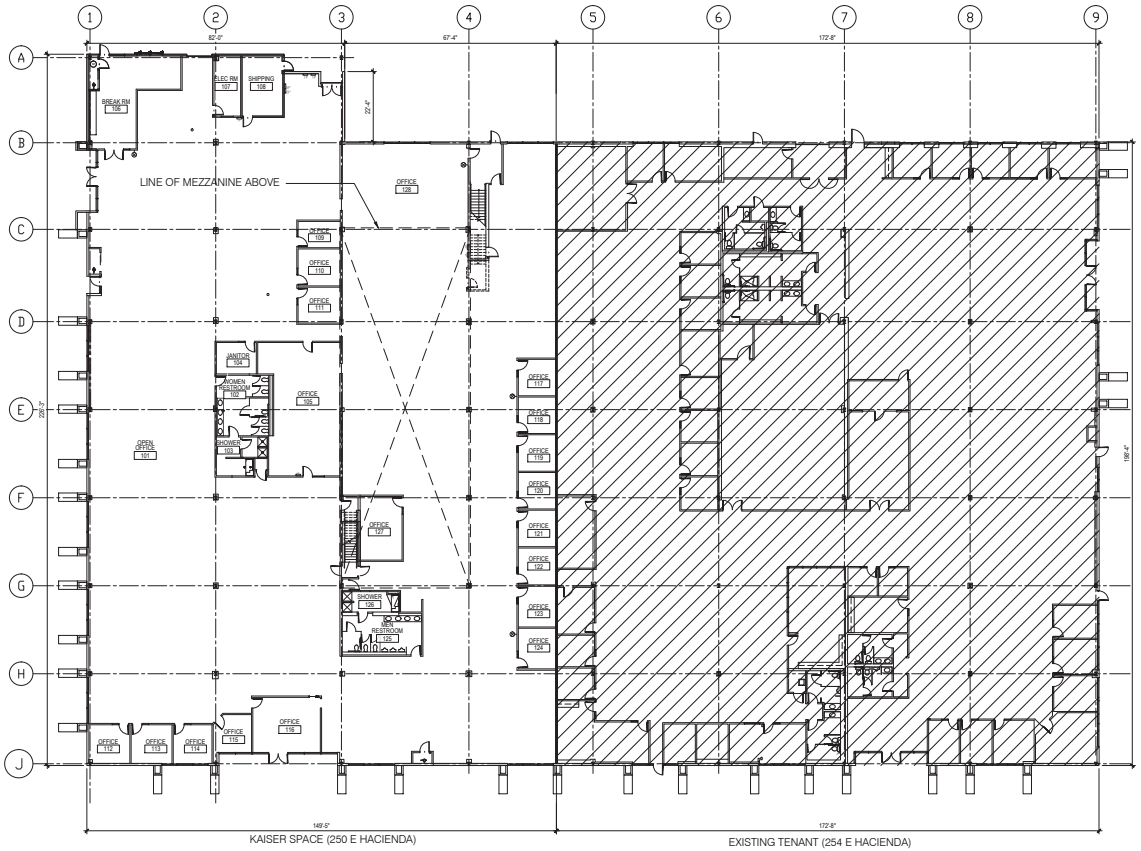
DATE	DESCRIPTION
04.14.16	CUP

LICENSED ARCHITECT
JAMES R. FLOOR
EXP: 02-28-17
C-34714
STATE OF CALIFORNIA

IMPROVEMENT SITE PLAN

A1.01

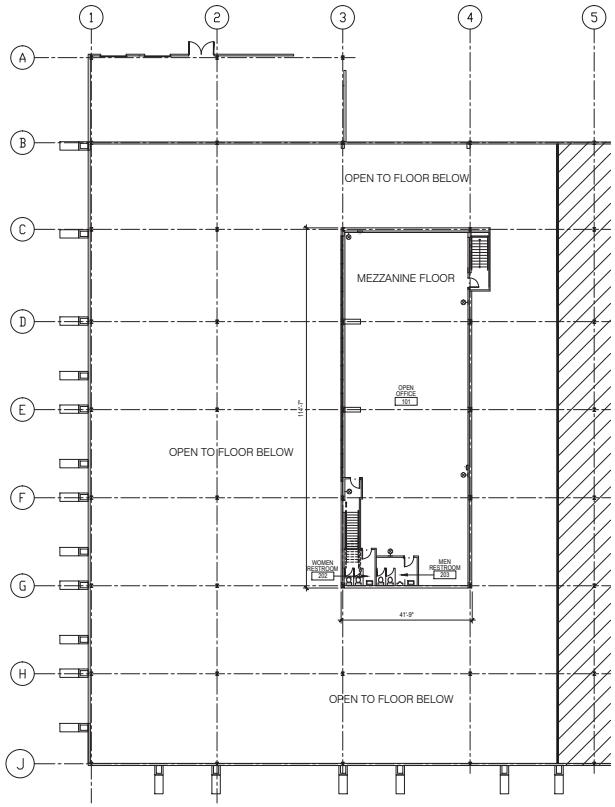
PROJECT NO: 143929



1 FIRST FLOOR PLAN

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

NORTH



2 MEZZANINE FLOOR PLAN

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

NORTH

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California
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In Association with:

CONDITIONAL USE PERMIT
FOR KAISER
250 EAST HACIENDA
Campbell, CA 95008

THE CARLYLE GROUP
GLOBAL ALTERNATIVE ASSET MANAGEMENT

DATE	DESCRIPTION
04.14.16	CUP

LICENSED ARCHITECT
JAMES R. HODGE
EXP. 02-28-17
C-34714
STATE OF CALIFORNIA

FLOOR PLANS

A2.01

PROJECT NO: 143929

Kaiser Permanente Conditional Use Permit
250 East Hacienda Avenue, Campbell
Project Description
(revised 6/23/16)

Kaiser Permanente (Kaiser) is requesting the approval of a Conditional Use Permit (CUP) for "Medical Services, Clinics" uses at 250 E. Hacienda Avenue, located in the Controlled Manufacturing zoning district. Kaiser occupies the adjacent buildings at 200 and 220 East Hacienda, both of which are subject to existing CUPs (see attached Site Plan). The requested CUP will allow Kaiser to address its growing membership base in Campbell and the surrounding communities. Since 2013, Kaiser's Santa Clara service area, where Campbell is located, has grown over 31,800 members or 10% to approximately 343,000 members. The Kaiser E. Hacienda Avenue facilities are estimated to serve approximately 56,000 of those members that live in the surrounding area, including the City of Campbell.

Proposed Uses

Kaiser will occupy about half of the existing building at 250 E. Hacienda Avenue, or approximately 36, 750 gross square feet of lease space, to add 17 primary care provider offices, with 31 exam rooms; eight (8) behavioral health offices and two (2) group rooms, serving both adult and children members; and a pharmacy. The uses will be similar in operations as the two existing Kaiser facilities at 200 and 220 E. Hacienda. All proposed uses at 250 E. Hacienda Avenue will operate within the existing building shell and will not generate noise in excess of typical office uses. The attached floor plan provides the proposed layout of 250 East Hacienda Avenue.

Hours of Operations

The hours of operation are being finalized, but would generally occur between the hours of 8:00 AM to 9:00 PM, Monday through Saturday.

The majority of the uses at the facility would only occur during normal business hours of 8:00 AM to 5:00 PM, Monday through Friday. The pharmacy would stay open later on weeknights and on Saturdays. There may also be occasional classes and other activities in the evening and on Saturday.

Staffing

Kaiser estimates that there will be approximately an average of 65 full time employees (FTE's) on site.

Parking

There will be adequate parking on-site to meet City requirements for the proposed use once the parking lot has been redesigned. The following Table 1 shows the parking demand for the entire Vasona Tech Park, including the proposed Kaiser use of 250 E. Hacienda (Building G). Once the parking lot has been redesigned, there will be 1,150 total parking spaces, four more than required to meet the parking demand of 1,146.

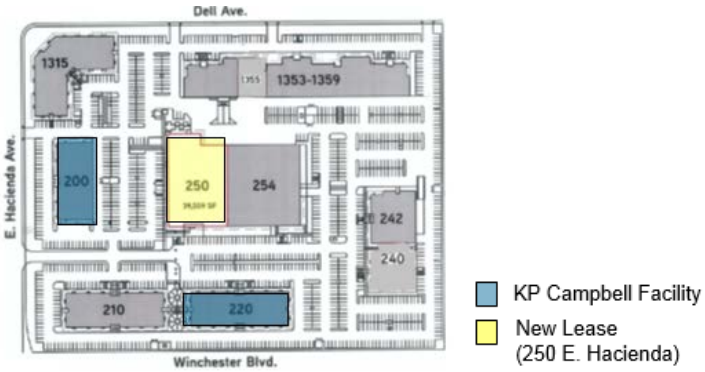
Table 1

Vasona Tech. Parking				
Building	**Use**	**Gross SF**	**Required**	**Standard**
A	R&D	46,948	156	1/300 sf
B	Medical	16,544	72	Per CUP
C	Prof. Office	40,000	178	1/225 sf
D	Medical	40,000	132	Per CUP
E	R&D	33,579	112	1/300 sf
F	R&D	59,288	198	1/300 sf
G - R&D	R&D	34,358	115	1/300 sf
G - Kaiser	Medical	36,750	184	1/200 sf
Total Required		307,467	1146	Spaces

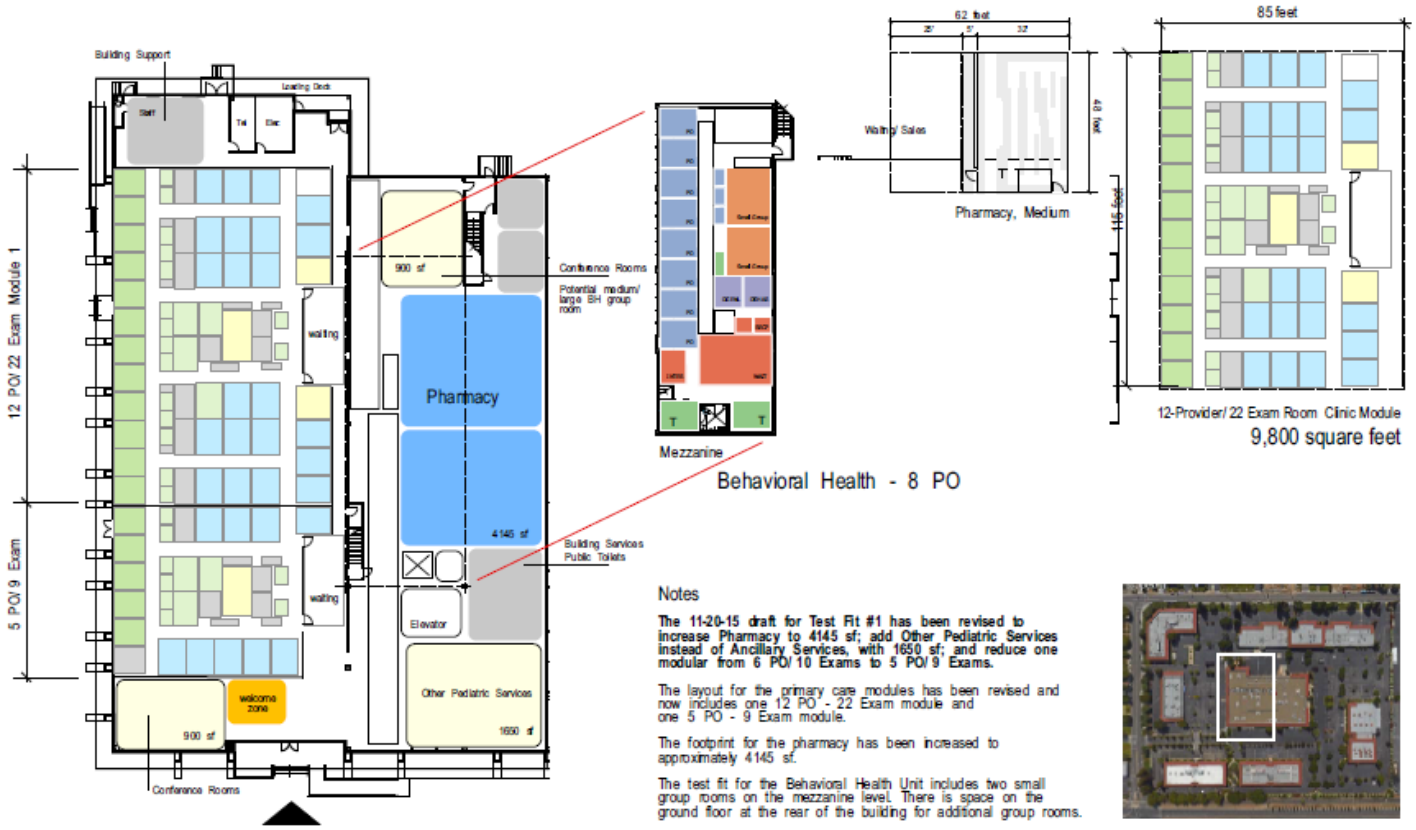
Note: There is a discrepancy of three feet between the current measurement of Building G (ie, 71,108 gsf) compared to the City's records of 71,111 gsf. This is due to technical changes in measuring compared to what existed when the building was built. The minor square footage difference does not change the parking requirement or traffic generation. There are no changes proposed that would change the gross square footage of the building.

Site Plan

Vasona Tech Park Campus



Proposed Floor Plan



31,500 sf + 4,500 sf mezzanine

Test Fit #1

0 10 50 100 Feet

DRAFT 11/ 20/ 2015

Notes

The 11-20-15 draft for Test Fit #1 has been revised to increase Pharmacy to 4145 sf; add Other Pediatric Services instead of Ancillary Services, with 1650 sf; and reduce one modular from 6 PO/ 10 Exams to 5 PO/ 9 Exams.

The layout for the primary care modules has been revised and now includes one 12 PO - 22 Exam module and one 5 PO - 9 Exam module.

The footprint for the pharmacy has been increased to approximately 4145 sf.

The test fit for the Behavioral Health Unit includes two small group rooms on the mezzanine level. There is space on the ground floor at the rear of the building for additional group rooms.

An elevator is included to provide service to the mezzanine level.

250 E Hacienda

Attachment 5

Traffic Impact Analysis for 250 East Hacienda Avenue Project

Prepared for the City of Campbell

Submitted by
W-Trans

September 2, 2016

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Appendices

A. Intersection Level of Service Calculations
B. Signal Warrant Analysis
C. Site Plan and Project Description

Executive Summary

The proposed project includes conversion of 36,750 square feet of research and development office space to medical offices. The proposed project would result in 1,288 added daily trips as compared to Existing conditions (vacant office building), including 88 trips during the a.m. peak hour and 118 trips during the p.m. peak hour.

The study area includes intersections along Winchester Boulevard, as well as the intersections between the project site and the SR 17/San Tomas Expressway-Camden Avenue interchange. The analysis indicates that the intersection of SR 17 Northbound Ramps/White Oaks Road is operating deficiently at LOS E or worse and would continue to operate unacceptably with the addition of project trips. All other study intersections are currently operating acceptably and would be expected to continue operating acceptably with project trips added to the roadway network.

The proposed project would contribute traffic to the intersection of SR 17 Northbound Ramps/White Oaks Road, which currently operates at a deficient operating condition as a two-way stop controlled intersection. Signalization of SR 17 Northbound Ramps/White Oaks Road would improve traffic operations at the intersection to LOS C or better under Existing, and also Existing plus Project Conditions.

Site access would be provided by existing driveways along East Hacienda Avenue and on Dell Avenue. Site access and sight distance at the project driveways is adequate to provide safe and efficient access and circulation.

Introduction

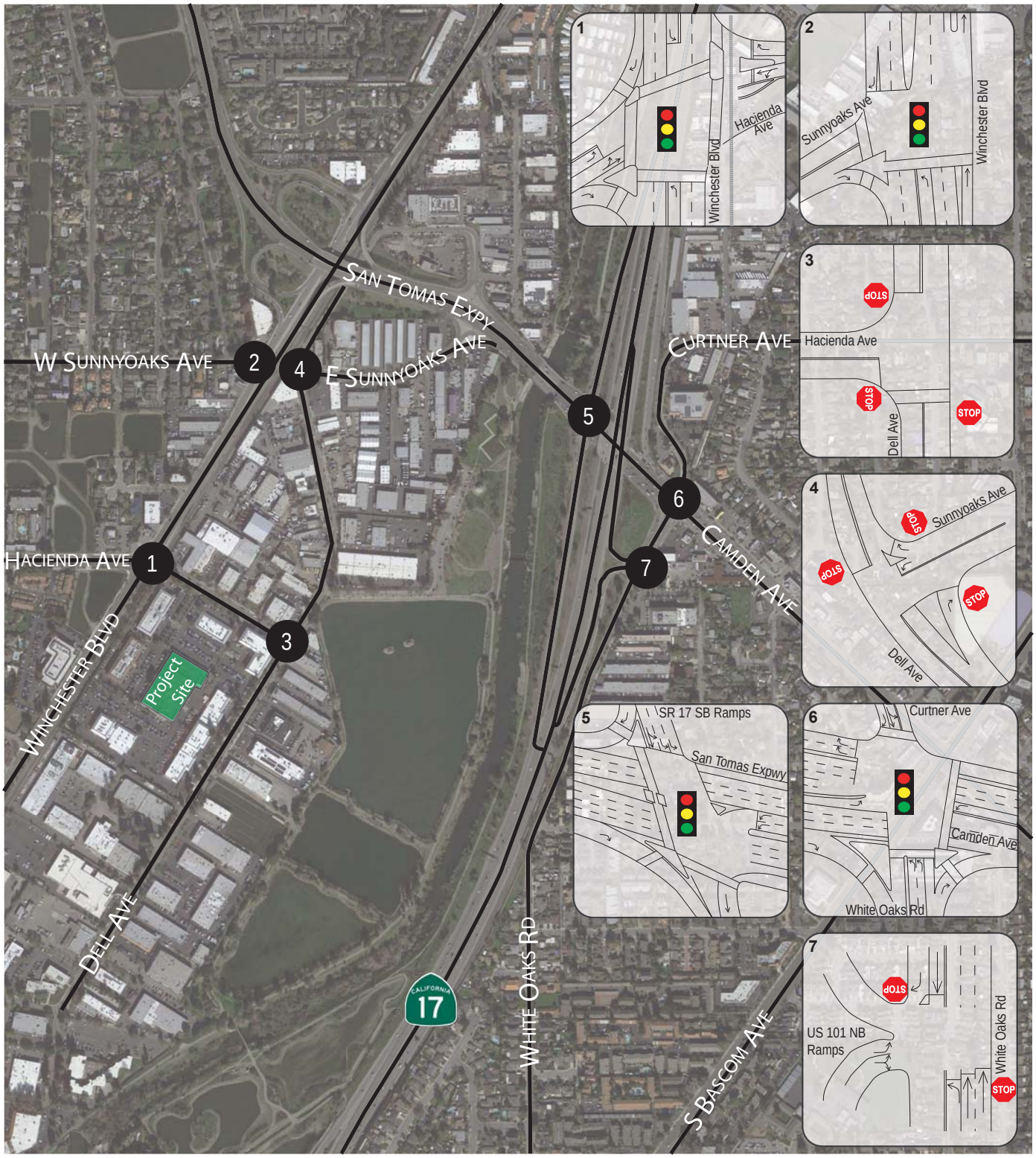
This report presents an analysis of the potential traffic impacts that would be associated with the conversion of 36,750 square feet of space from Research and Development to general medical clinic facilities (Kaiser Permanente) within Vasona Technology Park "Building G", located at 250 East Hacienda Avenue in the City of Campbell. The transportation impact study was completed in accordance with the criteria established by the City of Campbell, and is consistent with standard traffic engineering techniques.

Prelude

The purpose of a transportation impact study is to provide City staff and policy makers with data that they can use to make an informed decision regarding the potential traffic impacts of a proposed project, and any associated improvements that would be required in order to mitigate these impacts to a level of insignificance as defined by the City's General Plan or other policies. Vehicular traffic impacts are typically evaluated by determining the number of new trips that the proposed use would be expected to generate, distributing these trips to the surrounding street system based on existing travel patterns or anticipated travel patterns specific to the proposed project, then analyzing the impact the new traffic would be expected to have on critical intersections or roadway segments. Impacts relative to access for pedestrians, bicyclists, and to transit are also addressed.

Project Profile

The project would convert 36,750 square feet of Research and Development office space to medical-office use. The project site is located at the southeast corner of Winchester Boulevard and East Hacienda Avenue in the City of Campbell, as shown in Figure 1.



LEGEND

Study Intersection

xx AM Peak Volumes

(xx) PM Peak Volumes

Project North — Not to Scale

North — Not to Scale

021cmp.ai 08/16

250 East Hacienda Ave Traffic Impact Analysis

Figure 1 - Study Area and Lane Configurations

W-Trans

Transportation Setting

Operational Analysis

Study Area and Periods

The study area included the following intersections:

- Winchester Boulevard/Hacienda Avenue
- Winchester Boulevard/Sunnyoaks Avenue
- Hacienda Avenue/Dell Avenue
- Dell Avenue/East Sunnyoaks Avenue
- San Tomas Expressway-Camden Avenue/State Route (SR) 17 Southbound Ramps
- Camden Avenue/White Oaks Road-Curtner Avenue
- White Oaks Road/SR 17 Northbound Ramps

Operating conditions during the a.m. and p.m. peak periods were evaluated to capture the highest potential impacts for the proposed project as well as the highest volumes on the local transportation network. The morning peak hour occurs between 7:00 and 9:00 a.m. and reflects conditions during the home to work or school commute, while the p.m. peak hour occurs between 4:00 and 6:00 p.m. and typically reflects the highest level of congestion during the homeward bound commute.

Study Intersections

Winchester Boulevard/Hacienda Avenue is a four-legged signalized intersection with protected left-turn phasing on Winchester Avenue and split-phasing on Hacienda Avenue. Crosswalks are provided on all four legs of the intersection. There is a railroad track parallel to Winchester Boulevard just east of the crosswalk crossing East Hacienda Avenue.

Winchester Boulevard/Sunnyoaks Avenue is a signalized tee-intersection with protected left-turn phasing on the northbound Winchester Boulevard approach. Crosswalks are provided on the west and south legs of the intersection.

Hacienda Avenue/Dell Avenue a three way stop controlled intersection. A crosswalk is provided on the south leg of the intersection.

Dell Avenue/East Sunnyoaks Avenue is an all-way stop controlled tee-intersection with channelized right-turns on the northbound and westbound approaches. No crosswalks are provided at dell Avenue/East Sunnyoaks Avenue

San Tomas Expressway-Camden Avenue/SR 17 Southbound Ramps is a four-legged signalized intersection with split phasing on the southbound SR 17 Southbound Ramp approach and protected left-turn phasing on the westbound Camden Avenue approach. Crosswalks are provided on the west and south legs of the intersection. This intersection is part of the Santa Clara County's Congestion Management Program (CMP) network.

Camden Avenue/White Oaks Road-Curtner Avenue is a four-legged signalized intersection with protected left-turn phasing on eastbound and westbound Camden Avenue approaches and split phasing on the Curtner Avenue and White Oaks Road approaches. Crosswalks are provided on north, south, and east legs of the intersection with

channelized right turn lanes on the northbound White Oaks Road and eastbound Camden Avenue approaches. This intersection is part of the Santa Clara County's CMP network.

SR 17 Northbound Ramps/White Oaks Road is a tee-intersection with stop controls on the northbound White Oaks Road approach and southbound White Oaks Road through movement only. There is a channelized right-turn lane on the southbound White Oaks Road approach. There exists one driveway on the east side of White Oaks Road entering at the intersection.

The locations of the study intersections and the existing lane configurations and controls are shown in Figure 1.

Capacity Analysis

Intersection Level of Service Methodologies

Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation.

The study intersections were analyzed using methodologies published in the *Highway Capacity Manual* (HCM), Transportation Research Board, 2000. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle.

The Levels of Service for the intersections with side street stop controls, or those which are unsignalized and have one or two approaches stop controlled, were analyzed using the "Two-Way Stop-Controlled" intersection capacity method from the HCM. This methodology determines a level of service for each minor turning movement by estimating the level of average delay in seconds per vehicle. Results are presented for individual movements together with the weighted overall average delay for the intersection.

The study intersections with stop signs on all approaches were analyzed using the "All-Way Stop-Controlled" Intersection methodology from the HCM. This methodology evaluates delay for each approach based on turning movements, opposing and conflicting traffic volumes, and the number of lanes. Average vehicle delay is computed for the intersection as a whole, and is then related to a Level of Service. The ranges of delay associated with the various levels of service for unsignalized intersections are indicated in Table 1.

Table 1 – Intersection Level of Service Criteria		
LOS	**Two-Way Stop-Controlled**	**All-Way Stop-Controlled**
A	Delay of 0 to 10 seconds. Gaps in traffic are readily available for drivers exiting the minor street.	Delay of 0 to 10 seconds. Upon stopping, drivers are immediately able to proceed.
B	Delay of 10 to 15 seconds. Gaps in traffic are somewhat less readily available than with LOS A, but no queuing occurs on the minor street.	Delay of 10 to 15 seconds. Drivers may wait for one or two vehicles to clear the intersection before proceeding from a stop.
C	Delay of 15 to 25 seconds. Acceptable gaps in traffic are less frequent, and drivers may approach while another vehicle is already waiting to exit the side street.	Delay of 15 to 25 seconds. Drivers will enter a queue of one or two vehicles on the same approach, and wait for vehicle to clear from one or more approaches prior to entering the intersection.
D	Delay of 25 to 35 seconds. There are fewer acceptable gaps in traffic, and drivers may enter a queue of one or two vehicles on the side street.	Delay of 25 to 35 seconds. Queues of more than two vehicles are encountered on one or more approaches.
E	Delay of 35 to 50 seconds. Few acceptable gaps in traffic are available, and longer queues may form on the side street.	Delay of 35 to 50 seconds. Longer queues are encountered on more than one approach to the intersection.
F	Delay of more than 50 seconds. Drivers may wait for long periods before there is an acceptable gap in traffic for exiting the side streets, creating long queues.	Delay of more than 50 seconds. Drivers enter long queues on all approaches.

Reference: *Highway Capacity Manual,* Transportation Research Board, 2000

All the remaining study intersections are controlled by traffic signals, or are planned to be signalized, and were analyzed using the signalized methodology published in the HCM as well as the *Traffic Level of Service Analysis Guidelines*, Santa Clara County Transportation Authority, Congestion Management Program, 2003. The signalized methodology is based on factors including traffic volumes, green time for each movement, phasing, whether or not the signals are coordinated, truck traffic, and pedestrian activity. Average stopped delay per vehicle in seconds is used as the basis for evaluation in this LOS methodology. It should be noted that the average stopped delay for the signalized intersections was calculated using the TRAFFIX analysis software and correlated to a level of service designation as shown Table 2.

Table 2 – Signalized Intersection Level of Service Criteria		
Level of Service	**Average Control Delay (in seconds per vehicle)**	**Description**
A	Delay ≤ 10.0	Free Flow; minimal to no delay
B+	10.0 < Delay ≤ 12.0	Stable flow, but speeds are beginning to be restricted by traffic conditions; slight delays.
B	12.0 < Delay ≤ 18.0	
B-	18.0 < Delay ≤ 20.0	
C+	20.0 < Delay ≤ 23.0	Stable flow, but most drivers cannot select their own speeds and feel somewhat restricted; acceptable delays.
C	23.0 < Delay ≤ 32.0	
C-	32.0 < Delay ≤ 35.0	
D+	35.0 < Delay ≤ 39.0	Approaching unstable flow, and drivers have difficulty maneuvering; tolerable delays
D	39.0 < Delay ≤ 51.0	
D-	51.0 < Delay ≤ 55.0	
E+	55.0 < Delay ≤ 60.0	Unstable flow with stop and go; delays
E	60.0 < Delay ≤ 75.0	
E-	75.0 < Delay ≤ 80.0	
F	Delay > 80.0	Total breakdown; congested conditions with excessive delays.

Reference: *Traffic Level of Service Guidelines*, Santa Clara County Transportation Authority, 2003.

Traffic Operation Standards

The City of Campbell has established a minimum acceptable operating level of LOS D for local intersections not included in the Santa Clara County Congestion Management Program (CMP) network. The City of Campbell has established criteria to determine the level of significance of traffic impacts based on standards set by the Santa Clara County CMP in the *Transportation Impact Analysis Guidelines*, adopted in October 2014. For signalized intersections in the CMP network, a traffic impact is considered significant if:

- The addition of project-generated traffic causes operation of an intersection to deteriorate from an acceptable level of service (LOS E or better) to LOS F, or
- For intersections operating at LOS F under background conditions, the project condition increases the average control delay for critical movements by four seconds or more and project traffic increases the critical volume-capacity (v/c) ratio by 0.01 or more.

For local signalized intersections not on the CMP network, a traffic impact is considered significant if:

- The addition of project-generated traffic causes operation of an intersection to deteriorate from an acceptable level of service (LOS D or better) to LOS E or LOS F, or
- For intersections where LOS E operation has been established as acceptable, the project condition causes operation to deteriorate from LOS E to LOS F.

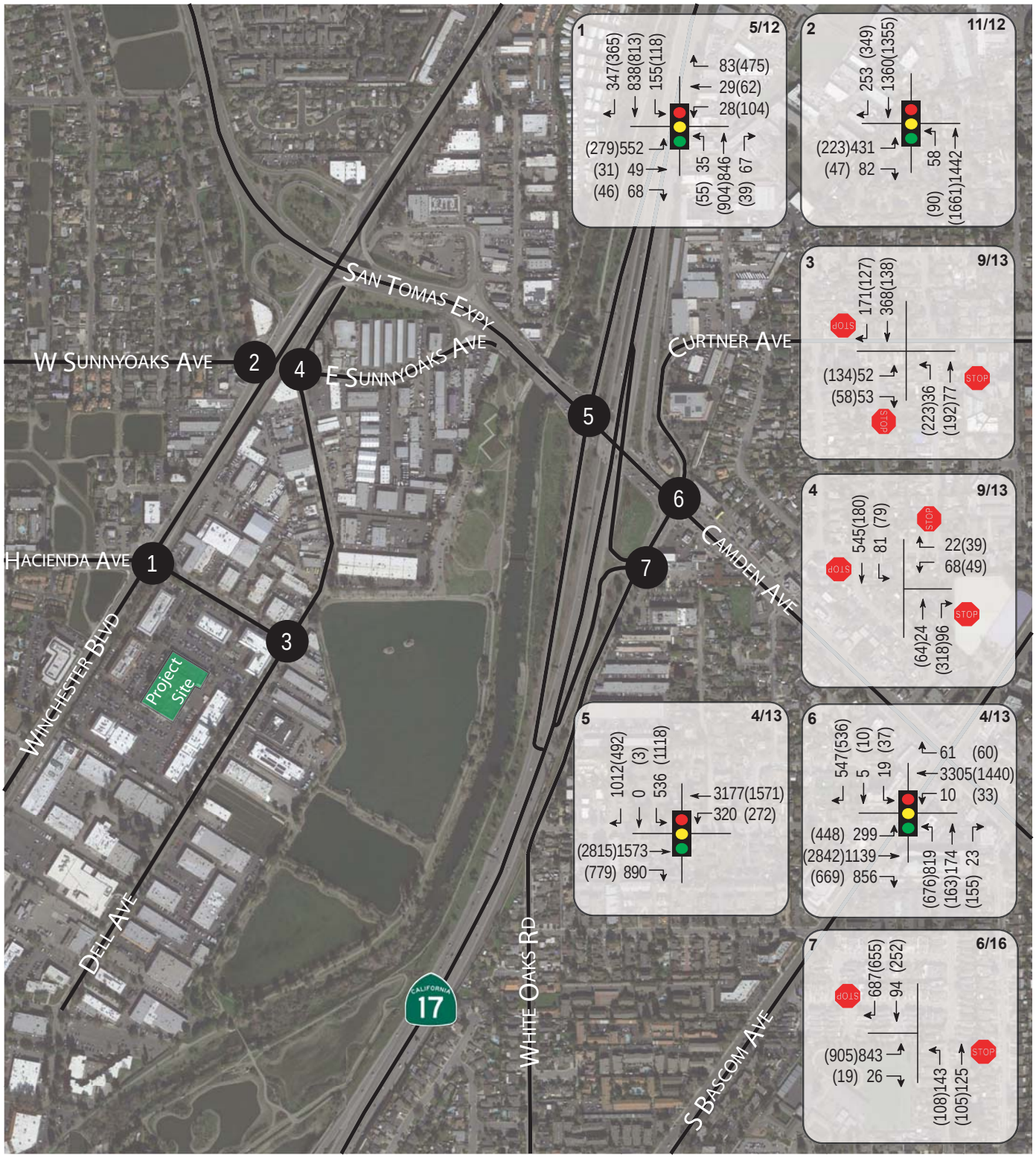
Existing Conditions

The Existing Conditions scenario provides an evaluation of current operation based on existing traffic volumes during the a.m. and p.m. peak periods. This condition does not include project-generated traffic volumes. Volume data for six of the seven intersections were collected between May 2012 and September 2013, while local schools were in session. Volume data for SR 17 Northbound Ramps/White Oaks Road was collected in July 2016.

Intersection Levels of Service

Under existing conditions, the intersection of SR 17 Northbound Ramps/White Oaks Road is operating deficiently at LOS E or worse. All other intersections are operating acceptably. It is worth noting that the traffic volumes at the intersection of SR 17 Northbound Ramps/White Oaks Road currently meet the peak-hour traffic signal warrant as provided in Chapter 4C of the *California Manual on Uniform Traffic Control Devices* (CA-MUTCD).

The existing traffic volumes are shown in Figure 2. A summary of the intersection level of service calculations is contained in Table 3, copies of the Level of Service calculations are provided in Appendix A, and copies of the signal warrant calculations are provided in Appendix B.



LEGEND

Study Intersection

xx AM Peak Volumes

(xx) PM Peak Volumes

Project North — Not to Scale

North — Not to Scale

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250 East Hacienda Ave Traffic Impact Analysis

Figure 2 - Existing Traffic Volumes

W-Trans

Table 3 – Existing Peak Hour Intersection Levels of Service				
Study Intersection ***Approach***	**AM Peak**		**PM Peak**	
	Delay	**LOS**	**Delay**	**LOS**
1. Winchester Blvd/Hacienda Ave	28.3	C	35.8	D+
2. Winchester Blvd/Sunnyoaks Ave	22.9	C+	14.3	B
3. Hacienda Ave/Dell Ave	13.5	B	21.3	C
4. Dell Ave/East Sunnyoaks Ave	30.1	D	10.6	B
5. San Tomas Expwy/SR 17 Southbound Ramps	37.0	D+	35.7	D+
6. Camden Ave/White Oaks Rd-Curtner Ave	69.8	E	48.1	D
7. SR 17 Northbound Ramps/White Oaks Rd	38.3	E	61.3	F
Northbound Approach	**	*F*	**	*F*

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; ** = delay greater than 120 seconds; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 9th Edition, 2012 for "Medical Office Building" (ITE LU #720) for the morning and evening peak.

The expected trip generation potential for the proposed project is indicated in Table 4. Because the existing Research and Development facility was unoccupied at the time traffic counts were conducted, no trip credits were applied to the analysis. The proposed project is expected to generate an average of 1,288 trips per day, including 88 trips during the a.m. peak hour and 118 during the p.m. peak hour.

Table 4 – Trip Generation Summary											
Land Use	**Units**	**Daily**		**AM Peak Hour**				**PM Peak Hour**			
		Rate	**Trips**	**Rate**	**Trips**	**In**	**Out**	**Rate**	**Trips**	**In**	**Out**
Proposed											
Medical Office Building (LU #720)	36.75 ksf	35.04	1,288	2.39	88	69	19	3.22	118	33	85
Existing											
Research and Development (LU #760)	36.75 ksf	-11.91	-438	-1.48	-54	-45	-9	-1.57	-57	-9	-48
Net Increase (Proposed minus Existing)			850		34	24	10		61	24	37

Note: ksf = 1,000 square feet.

Trip Distribution

The trip distribution pattern used to allocate new project trips to the street network was determined by field observations, land uses in the area, traffic count data, as well as based on assumptions applied in previous traffic impact analyses. The applied distribution assumptions and resulting trips are shown in Table 5.

Table 5 – Trip Distribution Assumptions

Route	Percent	Daily Trips	AM Trips	PM Trips
to/from north via SR 17 north	25%	322	22	30
to/from south via SR 17 south	10%	129	9	12
to/from west via SR 85 north	10%	129	9	12
to/from east via SR 85 south	17%	219	15	20
to/from north via San Tomas Expwy	11%	142	10	13
to/from north via Winchester Blvd	6%	77	5	7
to/from south via Winchester Blvd	16%	206	14	19
to/from east via Camden Ave	5%	64	4	5
TOTAL	**100%**	**1,288**	**88**	**118**

Intersection Operation

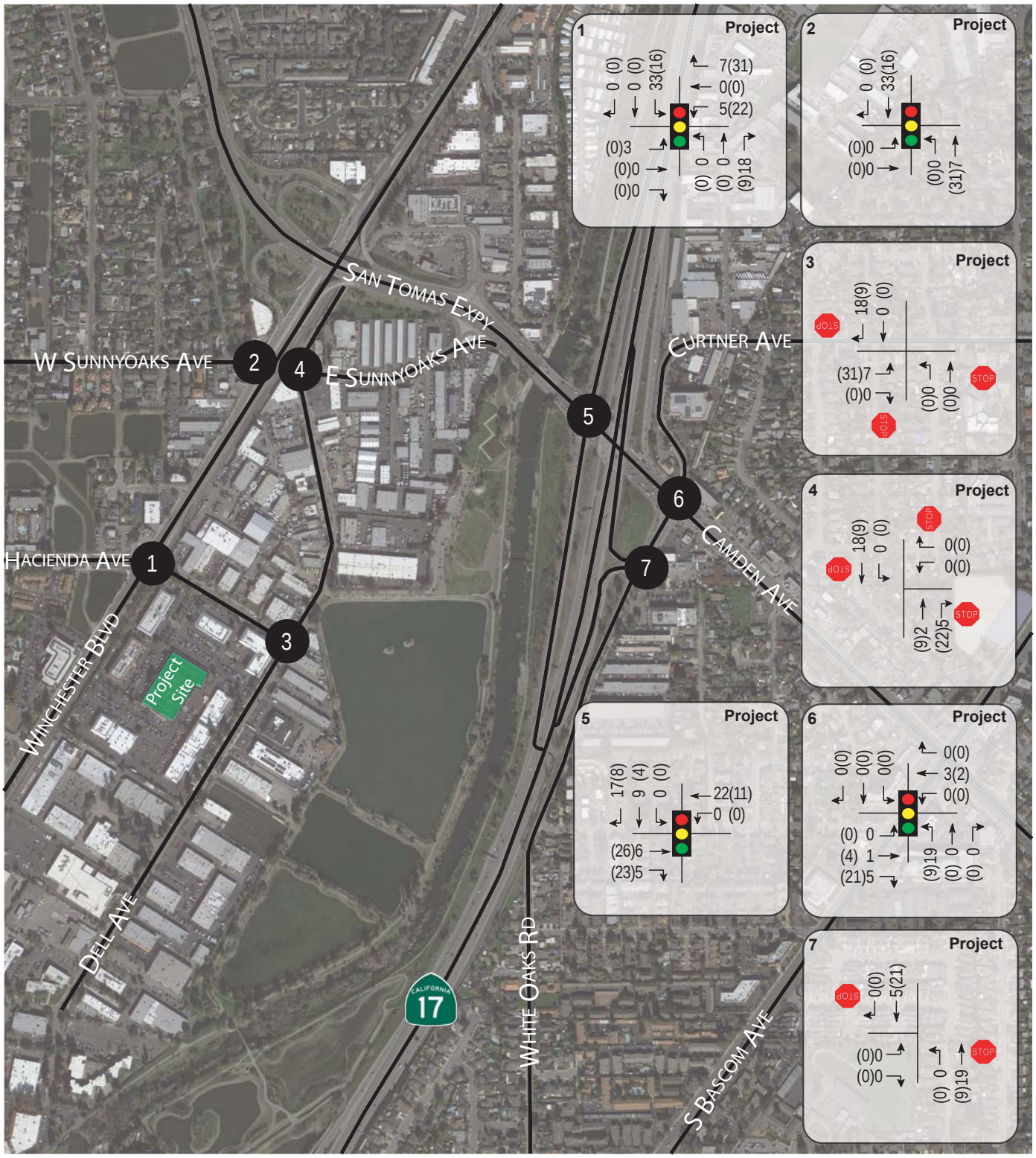
Existing plus Project Conditions

Upon the addition of project-related traffic to the Existing volumes, the study intersections currently operating acceptably would be expected to continue operating acceptably.

The intersection of SR 17 Northbound Ramps/White Oaks Road is currently operating unacceptably at LOS F on the stop-controlled northbound White Oaks Road approach and would continue to operate unacceptably with the addition of project trips. Traffic volumes at the intersection currently meet peak-hour signal warrants and would continue to do so with the addition of project trips. The proposed project would contribute traffic to the intersection of SR 17 Northbound Ramps/White Oaks Road, which currently operates at a deficient operating condition as a two-way stop controlled intersection.

It is recommended that a traffic signal be installed at the intersection of SR 17 Northbound Ramps/White Oaks Road. With the signalization of SR 17 Northbound Ramps/White Oaks Road, the intersection would operate acceptably. A traffic signal at this intersection should be coordinated with the traffic signal at Camden Avenue/White Oaks Road-Curtner Avenue to reduce the delay of vehicles exiting SR 17 northbound and turning left at Camden Avenue. By coordinating the eastbound left-turn phase at SR 17 Northbound Ramps/White Oaks Road with the northbound left-turn phase at Camden Avenue/White Oaks Road-Curtner Avenue, vehicular delay and queuing on the northbound approach to Camden Avenue/White Oaks Road-Curtner Avenue would be reduced.

These results are summarized in Table 6. Project traffic volumes are shown in Figure 3. Signal warrant calculations are included in Appendix B.



LEGEND

Study Intersection

xx AM Peak Volumes

(xx) PM Peak Volumes

Project North — Not to Scale

North — Not to Scale

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250 East Hacienda Ave Traffic Impact Analysis

Figure 3 - Project Traffic Volumes

W-Trans

Table 6 – Existing and Existing plus Project Peak Hour Intersection Levels of Service								
Study Intersection ***Approach***	**Existing Conditions**				**Existing plus Project**			
	AM Peak		**PM Peak**		**AM Peak**		**PM Peak**	
	Delay	**LOS**	**Delay**	**LOS**	**Delay**	**LOS**	**Delay**	**LOS**
1. Winchester Blvd/Hacienda Ave	28.3	C	35.8	D+	29.2	C	37.7	D+
2. Winchester Blvd/Sunnyoaks Ave	22.9	C+	14.3	B	23.3	C	14.3	B
3. Hacienda Ave/Dell Ave	13.5	B	21.3	C	14.2	B	24.0	C
4. Dell Ave/East Sunnyoaks Ave	30.1	D	10.6	B	33.8	D	11.0	B
5. San Tomas Expwy/SR 17 Southbound Ramps	37.0	D+	35.7	D+	37.8	D+	35.7	D+
6. Camden Ave/White Oaks Rd-Curtner Ave	69.8	E	48.1	D	70.7	E*	48.5	D
7. SR 17 Northbound Ramps/White Oaks Rd	38.3	E	61.3	F	40.3	E	64.3	F
Northbound Approach	**	*F*	**	*F*	**	*F*	**	*F*
With Traffic Signal	-	-	-	-	20.3	C+	27.8	C

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service; Results for minor approaches to two-way stop-controlled intersections are indicated in *italics*; **Bold** text = deficient operation; Shaded cells = conditions with recommended improvements;
* Addition of Project Trips did not result in an increase in volume-capacity ratio of 0.01 or more.

Finding – The study intersections would be expected to continue operating at the same levels of service upon the addition of project-generated traffic. The proposed project would contribute traffic to the intersection of SR 17 Northbound Ramps/White Oaks Road, which currently operates at a deficient operating condition as a two-way stop controlled intersection.

Recommendation – Signalization of the intersection of SR 17 Northbound Ramps/White Oaks Road, and coordination with the traffic signal at Camden Avenue/White Oaks Road-Curtner Avenue, is recommended to improve traffic operations to an acceptable level.

Access and Circulation

Site Access

Vehicular access to the project site would be provided via existing driveways located on East Hacienda Avenue and Dell Avenue. The driveways on East Hacienda access the north parking lot, and the driveways on Dell Avenue access the south parking lot. The site plan and project description is included in Appendix C.

Sight Distance

At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle waiting at the crossroad and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either cross, turn left, or turn right, without requiring the through traffic to radically alter their speed. Sight distance should be measured from a 3.5-foot height at the location of the driver on the minor road to a 4.25-foot object height in the center of the approaching lane of the major road. Setback for the driver on the crossroad shall be a minimum of 15 feet, measured from the edge of the traveled way.

Sight distance at the project driveways along East Hacienda Avenue and Dell Avenue were evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance at driveways is based on stopping sight distance, which is based on the approach travel speeds.

Sight distance at the project driveways were assessed in the field. Although sight distance requirements are not technically applicable to urban driveways, the stopping sight distance criterion for private street intersections was applied for evaluation purposes. For driveways on East Hacienda Avenue and Dell Avenue, the minimum stopping sight distance needed is 200 feet based on a design speed of 30mph. The available sight distance at the driveways along East Hacienda Avenue and on Dell Avenue is in excess of 300 feet in both directions of the road. Therefore, the sight distance at the project driveways is adequate to provide safe and efficient access and circulation.

Conclusions and Recommendations

Conclusions

- The proposed project would be expected to generate 1,288 new trips on a daily basis, including 88 trips during the a.m. peak hour and 118 new trips during the p.m. peak hour.
- Under all scenarios with and without the project, the intersection of SR 17 Northbound Ramps/White Oaks Road is expected to continue operating unacceptably at LOS E or worse. All other study intersections are expected to continue operating acceptably.
- The proposed project would contribute traffic to the intersection of SR 17 Northbound Ramps/White Oaks Road, which currently operates at a deficient operating condition as a two-way stop controlled intersection.
- Signalization of SR 17 Northbound Ramps/White Oaks Road would improve traffic operations at the intersection to LOS C or better under Existing, and also Existing plus Project Conditions.
- Site access to the project site is adequate. The available sight distance at all the project driveways is adequate.

Recommendation

- Signalization of SR 17 Northbound Ramps/White Oaks Road is recommended to improve the operation of the intersection to an acceptable Level of Service. The traffic signal should be coordinated with Camden Avenue/White Oaks Road-Curtner Avenue to minimize queues along White Oaks Road.

Study Participants and References

Study Participants

Principal in Charge	Mark E. Spencer, TE
Traffic Engineers	Sam Lam, PE and Lauren Davini, EIT
Technician/Graphics	Hannah Yung, Nivedha Baskarapandian
Editing/Formatting	Angela McCoy, Hannah Yung

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CMP021

Appendix A

Intersection Level of Service Calculations

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Winchester Blvd/Hacienda Ave

Cycle (sec):	100	Critical Vol./Cap.(X):	0.677
Loss Time (sec):	12	Average Delay (sec/veh):	28.3
Optimal Cycle:	56	Level Of Service:	C

Street Name:	Winchester Blvd						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Ovl			Ovl			Include		
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1	1 0	1 0	2	0 1	1 1	0	0 1	0 1	0	0 1
Volume Module: >> Count Date: 24 May 2012 << 7:45 - 8:45 am												
Base Vol:	35	846	67	155	838	347	552	49	68	28	29	83
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	846	67	155	838	347	552	49	68	28	29	83
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	39	940	74	172	931	386	613	54	76	31	32	92
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	39	940	74	172	931	386	613	54	76	31	32	92
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	39	940	74	172	931	386	613	54	76	31	32	92
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.98	0.95	0.92	1.00	0.92	0.93	0.95	0.92	0.95	0.95	0.92
Lanes:	1.00	1.85	0.15	1.00	2.00	1.00	1.84	0.16	1.00	0.49	0.51	1.00
Final Sat.:	1750	3428	272	1750	3800	1750	3261	289	1750	884	916	1750
Capacity Analysis Module:												
Vol/Sat:	0.02	0.27	0.27	0.10	0.25	0.22	0.19	0.19	0.04	0.04	0.04	0.05
Crit Moves:		****		****			****				****	
Green Time:	11.5	38.1	38.1	13.7	40.3	66.5	26.2	26.2	37.7	10.0	10.0	10.0
Volume/Cap:	0.19	0.72	0.72	0.72	0.61	0.33	0.72	0.72	0.11	0.35	0.35	0.53
Delay/Veh:	40.5	28.2	28.2	51.4	24.3	7.4	36.3	36.3	20.4	43.2	43.2	45.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.5	28.2	28.2	51.4	24.3	7.4	36.3	36.3	20.4	43.2	43.2	45.7
LOS by Move:	D	C	C	D-	C	A	D+	D+	C+	D	D	D
HCM2kAvgQ:	1	15	15	5	11	5	11	11	2	2	2	4

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Winchester Blvd/Hacienda Ave

Cycle (sec):	100	Critical Vol./Cap.(X):	0.808
Loss Time (sec):	12	Average Delay (sec/veh):	35.8
Optimal Cycle:	79	Level Of Service:	D+

Street Name:	Winchester Blvd						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Ovl			Ovl			Include		
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1	1 0	1 0	2	0 1	1 1	0	0 1	0 1	0	0 1
Volume Module: >> Count Date: 24 May 2012 << 4:30 - 5:30 pm												
Base Vol:	55	904	39	118	813	365	279	31	46	104	62	475
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	55	904	39	118	813	365	279	31	46	104	62	475
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	58	952	41	124	856	384	294	33	48	109	65	500
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	58	952	41	124	856	384	294	33	48	109	65	500
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	58	952	41	124	856	384	294	33	48	109	65	500
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	1.91	0.09	1.00	2.00	1.00	1.81	0.19	1.00	0.65	0.35	1.00
Final Sat.:	1750	3630	157	1750	3800	1750	3175	353	1750	1130	673	1750
Capacity Analysis Module:												
Vol/Sat:	0.03	0.26	0.26	0.07	0.23	0.22	0.09	0.09	0.03	0.10	0.10	0.29
Crit Moves:		****		****				****				****
Green Time:	9.8	32.4	32.4	8.8	31.4	42.9	11.4	11.4	21.2	35.3	35.3	35.3
Volume/Cap:	0.34	0.81	0.81	0.81	0.72	0.51	0.81	0.81	0.13	0.27	0.27	0.81
Delay/Veh:	43.3	35.0	35.0	71.0	32.4	21.5	54.7	54.7	32.1	23.4	23.4	37.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	43.3	35.0	35.0	71.0	32.4	21.5	54.7	54.7	32.1	23.4	23.4	37.1
LOS by Move:	D	D+	D+	E	C-	C+	D-	D-	C-	C	C	D+
HCM2kAvgQ:	2	16	16	4	12	9	8	8	1	4	4	17

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #2 Winchester Blvd/Sunnyoaks Ave

Cycle (sec): 120 Critical Vol./Cap.(X): 0.752
Loss Time (sec): 9 Average Delay (sec/veh): 22.9
Optimal Cycle: 61 Level Of Service: C+

Street Name:	Winchester Blvd						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Include			Include		
Min. Green:	7	10	10	10	10	0	10	10	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	3	0	0	0	0	2	0	1	0	1
Volume Module: >> Count Date: 27 Nov 2012 << 7:30 - 8:30 am												
Base Vol:	58	1422	0	0	1360	253	431	0	82	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	58	1422	0	0	1360	253	431	0	82	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
PHF Volume:	64	1570	0	0	1501	279	476	0	91	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	64	1570	0	0	1501	279	476	0	91	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	64	1570	0	0	1501	279	476	0	91	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.95	0.95	0.92	0.92	1.00	0.92
Lanes:	1.00	3.00	0.00	0.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	5700	0	0	3800	1750	1800	0	1750	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.04	0.28	0.00	0.00	0.40	0.16	0.26	0.00	0.05	0.00	0.00	0.00
Crit Moves:	****				****		****					
Green Time:	7.0	69.3	0.0	0.0	62.3	62.3	41.7	0.0	41.7	0.0	0.0	0.0
Volume/Cap:	0.63	0.48	0.00	0.00	0.76	0.31	0.76	0.00	0.15	0.00	0.00	0.00
Delay/Veh:	67.0	14.9	0.0	0.0	24.7	16.7	40.2	0.0	27.1	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	67.0	14.9	0.0	0.0	24.7	16.7	40.2	0.0	27.1	0.0	0.0	0.0
LOS by Move:	E	B	A	A	C	B	D	A	C	A	A	A
HCM2kAvgQ:	2	11	0	0	23	6	18	0	2	0	0	0

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #2 Winchester Blvd/Sunnyoaks Ave

Cycle (sec): 120 Critical Vol./Cap.(X): 0.605
Loss Time (sec): 9 Average Delay (sec/veh): 14.3
Optimal Cycle: 42 Level Of Service: B

Street Name:	Winchester Blvd						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Include			Include		
Min. Green:	7	10	10	10	10	0	10	10	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	3	0	0	0	0	2	0	1	0	1
Volume Module: >> Count Date: 27 Nov 2012 << 4:45 - 5:45 pm												
Base Vol:	90	1661	0	0	1355	349	223	0	47	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	90	1661	0	0	1355	349	223	0	47	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
PHF Volume:	94	1737	0	0	1417	365	233	0	49	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	94	1737	0	0	1417	365	233	0	49	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	94	1737	0	0	1417	365	233	0	49	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	3.00	0.00	0.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	5700	0	0	3800	1750	1750	0	1750	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.05	0.30	0.00	0.00	0.37	0.21	0.13	0.00	0.03	0.00	0.00	0.00
Crit Moves:	****				****		****					
Green Time:	10.7	84.6	0.0	0.0	73.9	73.9	26.4	0.0	26.4	0.0	0.0	0.0
Volume/Cap:	0.61	0.43	0.00	0.00	0.61	0.34	0.61	0.00	0.13	0.00	0.00	0.00
Delay/Veh:	59.3	7.6	0.0	0.0	14.6	11.4	44.8	0.0	37.7	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	59.3	7.6	0.0	0.0	14.6	11.4	44.8	0.0	37.7	0.0	0.0	0.0
LOS by Move:	E+	A	A	A	B	B+	D	A	D+	A	A	A
HCM2kAvgQ:	3	9	0	0	16	7	9	0	2	0	0	0

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Base Volume Alternative)

Intersection #3 Dell Ave/Hacienda Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.683
Loss Time (sec): 0 Average Delay (sec/veh): 13.5
Optimal Cycle: 0 Level Of Service: B

Street Name:	Dell Ave						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 1	0 0	0	0 0	0 1	0	0 0	1! 0	0	1 0	0 0	0
Volume Module: >> Count Date: 24 Sep 2013 << 8:00 - 9:00 am												
Base Vol:	36	77	0	0	368	171	52	0	53	1	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	36	77	0	0	368	171	52	0	53	1	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
PHF Volume:	39	84	0	0	400	186	57	0	58	1	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	39	84	0	0	400	186	57	0	58	1	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	39	84	0	0	400	186	57	0	58	1	0	0
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.32	0.68	0.00	0.00	0.68	0.32	0.50	0.00	0.50	1.00	0.00	0.00
Final Sat.:	228	487	0	0	586	272	312	0	318	549	0	0
Capacity Analysis Module:												
Vol/Sat:	0.17	0.17	xxxx	xxxx	0.68	0.68	0.18	xxxx	0.18	0.00	xxxx	xxxx
Crit Moves:		****				****			****	****		
Delay/Veh:	8.8	8.8	0.0	0.0	15.4	15.4	9.2	0.0	9.2	8.8	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	8.8	8.8	0.0	0.0	15.4	15.4	9.2	0.0	9.2	8.8	0.0	0.0
LOS by Move:	A	A	*	*	C	C	A	*	A	A	*	*
ApproachDel:	8.8			15.4			9.2			8.8		
Delay Adj:	1.00			1.00			1.00			1.00		
ApprAdjDel:	8.8			15.4			9.2			8.8		
LOS by Appr:	A			C			A			A		
AllWayAvgQ:	0.2	0.2	0.2	2.0	2.0	0.2	0.2	0.2	0.0	0.0	0.0	

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Base Volume Alternative)

Intersection #3 Dell Ave/Hacienda Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.847
Loss Time (sec): 0 Average Delay (sec/veh): 21.3
Optimal Cycle: 0 Level Of Service: C

Street Name:	Dell Ave						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 1	0 0	0	0 0	0 1	0	0 0	1! 0	0	0 0	1! 0	0
Volume Module: >> Count Date: 24 Sep 2013 << 4:30 - 5:30 pm												
Base Vol:	223	192	0	0	138	127	134	0	58	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	223	192	0	0	138	127	134	0	58	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73
PHF Volume:	305	263	0	0	189	174	184	0	79	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	305	263	0	0	189	174	184	0	79	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	305	263	0	0	189	174	184	0	79	0	0	0
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.54	0.46	0.00	0.00	0.52	0.48	0.70	0.00	0.30	0.00	1.00	0.00
Final Sat.:	361	310	0	0	347	320	390	0	169	0	454	0
Capacity Analysis Module:												
Vol/Sat:	0.85	0.85	xxxx	xxxx	0.54	0.54	0.47	xxxx	0.47	xxxx	0.00	xxxx
Crit Moves:	****				****		****				****	
Delay/Veh:	29.7	29.7	0.0	0.0	13.8	13.8	13.8	0.0	13.8	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	29.7	29.7	0.0	0.0	13.8	13.8	13.8	0.0	13.8	0.0	0.0	0.0
LOS by Move:	D	D	*	*	B	B	B	*	B	*	*	*
ApproachDel:	29.7			13.8			13.8			xxxxxx		
Delay Adj:	1.00			1.00			1.00			xxxxx		
ApprAdjDel:	29.7			13.8			13.8			xxxxxx		
LOS by Appr:	D			B			B			*		
AllWayAvgQ:	4.0	4.0	4.0	1.0	1.0	1.0	0.7	0.7	0.7	0.0	0.0	0.0

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Base Volume Alternative)

Intersection #4 Dell Ave/Sunnyoaks Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.918
Loss Time (sec): 0 Average Delay (sec/veh): 30.1
Optimal Cycle: 0 Level Of Service: D

Street Name:	Dell Ave						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 0	1	0 1	0 1	0 0	0	0 0	0 0	0	1 0	0 0	1
Volume Module: >> Count Date: 24 Sep 2013 << 7:45 - 8:45 am												
Base Vol:	0	24	96	81	545	0	0	0	0	68	0	22
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	24	96	81	545	0	0	0	0	68	0	22
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
PHF Volume:	0	26	105	89	599	0	0	0	0	75	0	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	26	105	89	599	0	0	0	0	75	0	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	26	105	89	599	0	0	0	0	75	0	24
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	1.00	1.00	0.13	0.87	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	656	752	97	652	0	0	0	0	511	0	614
Capacity Analysis Module:												
Vol/Sat:	xxxx	0.04	0.14	0.92	0.92	xxxx	xxxx	xxxx	xxxx	0.15	xxxx	0.04
Crit Moves:			****		****					****		
Delay/Veh:	0.0	8.3	8.1	37.2	37.2	0.0	0.0	0.0	0.0	10.7	0.0	8.6
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	8.3	8.1	37.2	37.2	0.0	0.0	0.0	0.0	10.7	0.0	8.6
LOS by Move:	*	A	A	E	E	*	*	*	*	B	*	A
ApproachDel:	8.1			37.2			xxxxxx			10.1		
Delay Adj:	1.00			1.00			xxxxx			1.00		
ApprAdjDel:	8.1			37.2			xxxxxx			10.1		
LOS by Appr:	A			E			*			B		
AllWayAvgQ:	0.0	0.0	0.2	6.1	6.1	0.0	0.0	0.0	0.2	0.0	0.0	

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Base Volume Alternative)

Intersection #4 Dell Ave/Sunnyoaks Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.454
Loss Time (sec): 0 Average Delay (sec/veh): 10.6
Optimal Cycle: 0 Level Of Service: B

Street Name:	Dell Ave						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 0	1	0 1	0 1	0 0	0	0 0	0 0	0	1 0	0 0	1
Volume Module: >> Count Date: 24 Sep 2013 << 4:45 - 5:45 pm												
Base Vol:	0	64	318	79	180	0	0	0	0	49	0	39
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	64	318	79	180	0	0	0	0	49	0	39
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
PHF Volume:	0	74	370	92	209	0	0	0	0	57	0	45
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	74	370	92	209	0	0	0	0	57	0	45
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	74	370	92	209	0	0	0	0	57	0	45
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	1.00	1.00	0.31	0.69	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	701	814	212	484	0	0	0	0	512	0	615
Capacity Analysis Module:												
Vol/Sat:	xxxx	0.11	0.45	0.43	0.43	xxxx	xxxx	xxxx	xxxx	0.11	xxxx	0.07
Crit Moves:			****		****					****		
Delay/Veh:	0.0	8.3	10.5	11.8	11.8	0.0	0.0	0.0	0.0	10.0	0.0	8.4
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	8.3	10.5	11.8	11.8	0.0	0.0	0.0	0.0	10.0	0.0	8.4
LOS by Move:	*	A	B	B	B	*	*	*	*	A	*	A
ApproachDel:	10.2			11.8			xxxxxx			9.3		
Delay Adj:	1.00			1.00			xxxxx			1.00		
ApprAdjDel:	10.2			11.8			xxxxxx			9.3		
LOS by Appr:	B			B			*			A		
AllWayAvgQ:	0.0	0.1	0.8	0.7	0.7	0.0	0.0	0.0	0.1	0.0	0.1	

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #5 San Tomas Expwy-Camden Ave/SR 17 SB Ramps

Cycle (sec):	180	Critical Vol./Cap.(X):	0.916
Loss Time (sec):	9	Average Delay (sec/veh):	37.0
Optimal Cycle:	144	Level Of Service:	D+

Street Name:	SR 17 SB Ramps							San Tomas Expwy/Camden Ave							
Approach:	North Bound			South Bound				East Bound				West Bound			
Movement:	L	- T	- R	L	- T	- R		L	- T	- R		L	- T	- R	
Control:	Protected			Protected				Protected				Protected			
Rights:	Ignore			Include				Ovl				Ignore			
Min. Green:	0	0	0	10	10	10		0	10	10		7	10	0	
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0		4.0	4.0	4.0	
Lanes:	0	0	0	0	0	2	1	0	0	1		0	0	4	0
	1											2	0	3	0
	0														
Volume Module: >> Count Date: 30 Apr 2013 << 7:30 - 8:30 am															
Base Vol:	0	0	0	536	0	1012		0	1573	890		320	3177	0	
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
Initial Bse:	0	0	0	536	0	1012		0	1573	890		320	3177	0	
User Adj:	1.00	1.00	0.00	1.00	1.00	0.45		1.00	1.00	1.00		1.00	1.00	0.00	
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00	
PHF Volume:	0	0	0	536	0	455		0	1573	890		320	3177	0	
Reduct Vol:	0	0	0	0	0	0		0	0	0		0	0	0	
Reduced Vol:	0	0	0	536	0	455		0	1573	890		320	3177	0	
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00	
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00	
FinalVolume:	0	0	0	536	0	455		0	1573	890		320	3177	0	
Saturation Flow Module:															
Sat/Lane:	1900	1900	1900	1900	1900	1900		1900	1900	1900		1900	1900	1900	
Adjustment:	0.92	1.00	0.92	0.87	1.00	0.92		0.92	1.00	0.92		0.83	1.00	0.92	
Lanes:	0.00	0.00	0.00	3.00	0.00	1.00		0.00	4.00	1.00		2.00	3.00	0.00	
Final Sat.:	0	0	0	4950	0	1750		0	7600	1750		3150	5700	0	
Capacity Analysis Module:															
Vol/Sat:	0.00	0.00	0.00	0.11	0.00	0.26		0.00	0.21	0.51		0.10	0.56	0.00	
Crit Moves:						****				****		****			
Green Time:	0.0	0.0	0.0	51.1	0.0	51.1		0.0	99.9	99.9		20.0	120	0.0	
Volume/Cap:	0.00	0.00	0.00	0.38	0.00	0.92		0.00	0.37	0.92		0.92	0.84	0.00	
Delay/Veh:	0.0	0.0	0.0	51.9	0.0	84.1		0.0	22.5	49.3		107.2	24.4	0.0	
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
AdjDel/Veh:	0.0	0.0	0.0	51.9	0.0	84.1		0.0	22.5	49.3		107.2	24.4	0.0	
LOS by Move:	A	A	A	D-	A	F		A	C+	D		F	C	A	
HCM2kAvgQ:	0	0	0	9	0	29		0	12	51		13	44	0	

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #5 San Tomas Expwy-Camden Ave/SR 17 SB Ramps

Cycle (sec):	180	Critical Vol./Cap.(X):	0.809
Loss Time (sec):	9	Average Delay (sec/veh):	35.7
Optimal Cycle:	80	Level Of Service:	D+

Street Name:	SR 17 SB Ramps							San Tomas Expwy/Camden Ave							
Approach:	North Bound			South Bound				East Bound				West Bound			
Movement:	L	- T	- R	L	- T	- R		L	- T	- R		L	- T	- R	
Control:	Protected			Protected				Protected				Protected			
Rights:	Ignore			Include				Ovl				Ignore			
Min. Green:	0	0	0	10	10	10		0	10	10		7	10	0	
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	4.0		4.0	4.0	4.0	
Lanes:	0	0	0	0	0	2	1	0	0	1		0	0	4	0
	1											2	0	3	0
	0														
Volume Module: >> Count Date: 30 Apr 2013 << 4:30 - 5:30 pm															
Base Vol:	0	0	0	1118	3	492		0	2815	779		272	1571	0	
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
Initial Bse:	0	0	0	1118	3	492		0	2815	779		272	1571	0	
User Adj:	1.00	1.00	0.00	1.00	1.00	0.45		1.00	1.00	1.00		1.00	1.00	0.00	
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00	
PHF Volume:	0	0	0	1118	3	221		0	2815	779		272	1571	0	
Reduct Vol:	0	0	0	0	0	0		0	0	0		0	0	0	
Reduced Vol:	0	0	0	1118	3	221		0	2815	779		272	1571	0	
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00	
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00	
FinalVolume:	0	0	0	1118	3	221		0	2815	779		272	1571	0	
Saturation Flow Module:															
Sat/Lane:	1900	1900	1900	1900	1900	1900		1900	1900	1900		1900	1900	1900	
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92		0.92	1.00	0.92		0.83	1.00	0.92	
Lanes:	0.00	0.00	0.00	2.99	0.01	1.00		0.00	4.00	1.00		2.00	3.00	0.00	
Final Sat.:	0	0	0	4715	13	1750		0	7600	1750		3150	5700	0	
Capacity Analysis Module:															
Vol/Sat:	0.00	0.00	0.00	0.24	0.24	0.13		0.00	0.37	0.45		0.09	0.28	0.00	
Crit Moves:				****						****		****			
Green Time:	0.0	0.0	0.0	52.8	52.8	52.8		0.0	99.0	99.0		19.2	118	0.0	
Volume/Cap:	0.00	0.00	0.00	0.81	0.81	0.43		0.00	0.67	0.81		0.81	0.42	0.00	
Delay/Veh:	0.0	0.0	0.0	62.6	62.6	52.1		0.0	29.4	38.0		92.2	14.7	0.0	
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
AdjDel/Veh:	0.0	0.0	0.0	62.6	62.6	52.1		0.0	29.4	38.0		92.2	14.7	0.0	
LOS by Move:	A	A	A	E	E	D-		A	C	D+		F	B	A	
HCM2kAvgQ:	0	0	0	24	24	10		0	27	38		11	13	0	

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #6 Camden Ave/White Oaks Rd-Curtner Ave

Cycle (sec): 160 Critical Vol./Cap.(X): 1.006
Loss Time (sec): 12 Average Delay (sec/veh): 69.8
Optimal Cycle: 180 Level Of Service: E

Street Name:	White Oaks Rd-Curtner Ave						Camden Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Split Phase			Split Phase			Protected			Protected		
Rights:	Ovl			Ovl			Ignore			Include		
Min. Green:	14	10	10	14	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2	0	1	0	1	0	1	0	0	1	1	0
Volume Module: >> Count Date: 30 Apr 2013 << 7:30 - 8:30 am												
Base Vol:	819	174	23	19	5	547	299	1139	856	10	3305	61
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	819	174	23	19	5	547	299	1139	856	10	3305	61
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	819	174	23	19	5	547	299	1139	0	10	3305	61
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	819	174	23	19	5	547	299	1139	0	10	3305	61
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	819	174	23	19	5	547	299	1139	0	10	3305	61
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	1.00	0.92	0.95	0.95	0.92	0.92	1.00	0.92	0.92	0.99	0.95
Lanes:	2.00	1.00	1.00	0.79	0.21	1.00	1.00	3.00	1.00	1.00	4.91	0.09
Final Sat.:	3150	1900	1750	1425	375	1750	1750	5700	1750	1750	9229	170
Capacity Analysis Module:												
Vol/Sat:	0.26	0.09	0.01	0.01	0.01	0.31	0.17	0.20	0.00	0.01	0.36	0.36
Crit Moves:	****					****	****				****	
Green Time:	41.3	41.3	61.4	22.5	22.5	49.7	27.2	64.1	0.0	20.0	56.9	56.9
Volume/Cap:	1.01	0.35	0.03	0.09	0.09	1.01	1.01	0.50	0.00	0.05	1.01	1.01
Delay/Veh:	92.4	48.9	30.8	60.0	60.0	95.3	120.2	36.1	0.0	61.7	68.6	68.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	92.4	48.9	30.8	60.0	60.0	95.3	120.2	36.1	0.0	61.7	68.6	68.6
LOS by Move:	F	D	C	E	E	F	F	D+	A	E	E	E
HCM2kAvgQ:	30	7	1	1	1	35	21	14	0	0	40	40

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #6 Camden Ave/White Oaks Rd-Curtner Ave

Cycle (sec): 160 Critical Vol./Cap.(X): 0.820
Loss Time (sec): 12 Average Delay (sec/veh): 48.1
Optimal Cycle: 94 Level Of Service: D

Street Name:	White Oaks Rd-Curtner Ave						Camden Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Split Phase			Split Phase			Protected			Protected		
Rights:	Ovl			Ovl			Ignore			Include		
Min. Green:	14	10	10	14	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2	0	1	0	1	0	1	0	0	1	1	0
Volume Module: >> Count Date: 30 Apr 2013 << 4:30 - 5:30 pm												
Base Vol:	676	163	155	37	10	536	448	2842	669	33	1440	60
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	676	163	155	37	10	536	448	2842	669	33	1440	60
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	676	163	155	37	10	536	448	2842	0	33	1440	60
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	676	163	155	37	10	536	448	2842	0	33	1440	60
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	676	163	155	37	10	536	448	2842	0	33	1440	60
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	2.00	1.00	1.00	0.80	0.20	1.00	1.00	3.00	1.00	1.00	4.78	0.22
Final Sat.:	3150	1900	1750	1401	379	1750	1750	5700	1750	1750	9089	379
Capacity Analysis Module:												
Vol/Sat:	0.21	0.09	0.09	0.03	0.03	0.31	0.26	0.50	0.00	0.02	0.16	0.16
Crit Moves:	****			****				****		****		
Green Time:	37.3	37.3	47.3	14.0	14.0	73.7	59.7	86.7	0.0	10.0	37.0	37.0
Volume/Cap:	0.92	0.37	0.30	0.30	0.30	0.66	0.69	0.92	0.00	0.30	0.69	0.69
Delay/Veh:	76.7	52.0	43.9	69.5	69.5	35.6	45.3	38.6	0.0	73.2	57.1	57.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	76.7	52.0	43.9	69.5	69.5	35.6	45.3	38.6	0.0	73.2	57.1	57.1
LOS by Move:	E-	D-	D	E	E	D+	D	D+	A	E	E+	E+
HCM2kAvgQ:	23	7	6	3	3	22	20	45	0	2	14	14

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #7 White Oaks Rd/SR 17 NB Ramps

Average Delay (sec/veh): 38.3 Worst Case Level Of Service: F[270.8]

Street Name:	SR 17 NB Ramps						White Oaks Rd						White Oaks Rd								
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	- T	- R	L	- T	- R	L	- T	- R	L	- T	- R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1 0	1! 0	0	1 0	1 0	0	0 0	0 0	0	1 0	0 0	2
Volume Module:												
Base Vol:	0	843	26	94	687	0	0	0	0	143	0	125
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	843	26	94	687	0	0	0	0	143	0	125
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	0	869	27	97	708	0	0	0	0	147	0	129
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	869	27	97	708	0	0	0	0	147	0	129
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	xxxx	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	xxxx	3.3
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	xxxxx	896	xxxx	xxxxx	xxxx	xxxx	xxxxx	1785	xxxx	882
Potent Cap.:	xxxx	xxxx	xxxxx	766	xxxx	xxxxx	xxxx	xxxx	xxxxx	91	xxxx	348
Move Cap.:	xxxx	xxxx	xxxxx	766	xxxx	xxxxx	xxxx	xxxx	xxxxx	82	xxxx	348
Volume/Cap:	xxxx	xxxx	xxxx	0.13	xxxx	xxxx	xxxx	xxxx	xxxx	1.80	xxxx	0.37
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	xxxxx	0.4	xxxx	xxxxx	xxxx	xxxx	xxxxx	12.6	xxxx	1.6
Control Del:	xxxxx	xxxx	xxxxx	10.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx	488.9	xxxx	21.3
LOS by Move:	*	*	*	B	*	*	*	*	*	F	*	C
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT			LT - LTR - RT		
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			270.8		
ApproachLOS:	*			*			*			F		

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #7 White Oaks Rd/SR 17 NB Ramps

Average Delay (sec/veh): 61.3 Worst Case Level Of Service: F[572.7]

Street Name:	SR 17 NB Ramps						White Oaks Rd						White Oaks Rd								
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	- T	- R	L	- T	- R	L	- T	- R	L	- T	- R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1 0	1! 0	0	1 0	1 0	0	0 0	0 0	0	1 0	0 0	2
Volume Module:												
Base Vol:	0	905	19	252	655	0	0	0	0	108	0	105
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	905	19	252	655	0	0	0	0	108	0	105
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
PHF Volume:	0	943	20	263	682	0	0	0	0	113	0	109
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	943	20	263	682	0	0	0	0	113	0	109
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	xxxx	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	xxxx	3.3
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	xxxxx	963	xxxx	xxxxx	xxxx	xxxx	xxxxx	2160	xxxx	953
Potent Cap.:	xxxx	xxxx	xxxxx	723	xxxx	xxxxx	xxxx	xxxx	xxxxx	53	xxxx	317
Move Cap.:	xxxx	xxxx	xxxxx	723	xxxx	xxxxx	xxxx	xxxx	xxxxx	38	xxxx	317
Volume/Cap:	xxxx	xxxx	xxxx	0.36	xxxx	xxxx	xxxx	xxxx	xxxx	2.96	xxxx	0.34
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	xxxxx	1.7	xxxx	xxxxx	xxxx	xxxx	xxxxx	12.6	xxxx	1.4
Control Del:	xxxxx	xxxx	xxxxx	12.8	xxxx	xxxxx	xxxxx	xxxx	xxxxx	1108	xxxx	22.2
LOS by Move:	*	*	*	B	*	*	*	*	*	F	*	C
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT			LT - LTR - RT		
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			572.7		
ApproachLOS:	*			*			*			F		

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #1 Winchester Blvd/Hacienda Ave

Cycle (sec):	100	Critical Vol./Cap.(X):	0.706
Loss Time (sec):	12	Average Delay (sec/veh):	29.2
Optimal Cycle:	60	Level Of Service:	C

Street Name:	Winchester Blvd						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Ovl			Ovl			Include		
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1	1 0	1 0	2 0	1	1 1	0 0	1	0 1	0 0	1
Volume Module: >> Count Date: 24 May 2012 << 7:45 - 8:45 am												
Base Vol:	35	846	67	155	838	347	552	49	68	28	29	83
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	35	846	67	155	838	347	552	49	68	28	29	83
Added Vol:	0	0	18	33	0	0	0	0	0	5	0	7
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	35	846	85	188	838	347	552	49	68	33	29	90
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	39	940	94	209	931	386	613	54	76	37	32	100
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	39	940	94	209	931	386	613	54	76	37	32	100
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	39	940	94	209	931	386	613	54	76	37	32	100
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	1.80	0.20	1.00	2.00	1.00	1.85	0.15	1.00	0.55	0.45	1.00
Final Sat.:	1750	3426	344	1750	3800	1750	3235	287	1750	967	850	1750
Capacity Analysis Module:												
Vol/Sat:	0.02	0.27	0.27	0.12	0.25	0.22	0.19	0.19	0.04	0.04	0.04	0.06
Crit Moves:		****		****			****				****	
Green Time:	11.7	36.7	36.7	16.0	41.0	66.3	25.3	25.3	37.0	10.0	10.0	10.0
Volume/Cap:	0.19	0.75	0.75	0.75	0.60	0.33	0.75	0.75	0.12	0.38	0.38	0.57
Delay/Veh:	40.3	29.9	29.9	50.7	23.7	7.5	37.9	37.9	20.8	43.4	43.4	47.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.3	29.9	29.9	50.7	23.7	7.5	37.9	37.9	20.8	43.4	43.4	47.4
LOS by Move:	D	C	C	D	C	A	D+	D+	C+	D	D	D
HCM2kAvgQ:	1	15	15	7	11	5	12	12	2	2	2	4

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #1 Winchester Blvd/Hacienda Ave

Cycle (sec):	100	Critical Vol./Cap.(X):	0.844
Loss Time (sec):	12	Average Delay (sec/veh):	37.7
Optimal Cycle:	88	Level Of Service:	D+

Street Name:	Winchester Blvd						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Ovl			Ovl			Include		
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1	1 0	1 0	2 0	1	1 1	0 0	1	0 1	0 0	1
Volume Module: >> Count Date: 24 May 2012 << 4:30 - 5:30 pm												
Base Vol:	55	904	39	118	813	365	279	31	46	104	62	475
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	55	904	39	118	813	365	279	31	46	104	62	475
Added Vol:	0	0	9	16	0	0	0	0	0	22	0	31
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	55	904	48	134	813	365	279	31	46	126	62	506
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	58	952	51	141	856	384	294	33	48	133	65	533
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	58	952	51	141	856	384	294	33	48	133	65	533
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	58	952	51	141	856	384	294	33	48	133	65	533
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	1.89	0.11	1.00	2.00	1.00	1.81	0.19	1.00	0.69	0.31	1.00
Final Sat.:	1750	3593	191	1750	3800	1750	3175	353	1750	1204	593	1750
Capacity Analysis Module:												
Vol/Sat:	0.03	0.26	0.26	0.08	0.23	0.22	0.09	0.09	0.03	0.11	0.11	0.30
Crit Moves:		****		****				****				****
Green Time:	9.7	31.4	31.4	9.6	31.2	42.2	11.0	11.0	20.7	36.1	36.1	36.1
Volume/Cap:	0.34	0.84	0.84	0.84	0.72	0.52	0.84	0.84	0.13	0.31	0.31	0.84
Delay/Veh:	43.4	37.7	37.7	74.9	32.7	22.1	59.1	59.1	32.5	23.2	23.2	39.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	43.4	37.7	37.7	74.9	32.7	22.1	59.1	59.1	32.5	23.2	23.2	39.4
LOS by Move:	D	D+	D+	E	C-	C+	E+	E+	C-	C	C	D
HCM2kAvgQ:	2	17	17	5	12	9	8	8	1	5	5	19

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #2 Winchester Blvd/Sunnyoaks Ave

Cycle (sec): 120 | Critical Vol./Cap.(X): 0.771
Loss Time (sec): 9 | Average Delay (sec/veh): 23.3
Optimal Cycle: 65 | Level Of Service: C

Street Name:	Winchester Blvd						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Include			Include		
Min. Green:	7	10	10	10	10	0	10	10	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	3 0	0	0 0	2 0	1	0 1	0 0	1	0 0	0 0	0
Volume Module: >> Count Date: 27 Nov 2012 << 7:30 - 8:30 am												
Base Vol:	58	1422	0	0	1360	253	431	0	82	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	58	1422	0	0	1360	253	431	0	82	0	0	0
Added Vol:	0	7	0	0	33	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	58	1429	0	0	1393	253	431	0	82	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
PHF Volume:	64	1577	0	0	1538	279	476	0	91	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	64	1577	0	0	1538	279	476	0	91	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	64	1577	0	0	1538	279	476	0	91	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	3.00	0.00	0.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	5700	0	0	3800	1750	1750	0	1750	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.04	0.28	0.00	0.00	0.40	0.16	0.27	0.00	0.05	0.00	0.00	0.00
Crit Moves:	****				****		****					
Green Time:	7.0	69.2	0.0	0.0	62.2	62.2	41.8	0.0	41.8	0.0	0.0	0.0
Volume/Cap:	0.63	0.48	0.00	0.00	0.78	0.31	0.78	0.00	0.15	0.00	0.00	0.00
Delay/Veh:	67.0	15.0	0.0	0.0	25.5	16.8	41.4	0.0	27.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	67.0	15.0	0.0	0.0	25.5	16.8	41.4	0.0	27.0	0.0	0.0	0.0
LOS by Move:	E	B	A	A	C	B	D	A	C	A	A	A
HCM2kAvgQ:	2	11	0	0	24	6	18	0	2	0	0	0

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #2 Winchester Blvd/Sunnyoaks Ave

Cycle (sec): 120 | Critical Vol./Cap.(X): 0.610
Loss Time (sec): 9 | Average Delay (sec/veh): 14.3
Optimal Cycle: 43 | Level Of Service: B

Street Name:	Winchester Blvd						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Split Phase			Split Phase		
Rights:	Include			Include			Include			Include		
Min. Green:	7	10	10	10	10	0	10	10	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	3 0	0	0 0	2 0	1	0 1	0 0	1	0 0	0 0	0
Volume Module: >> Count Date: 27 Nov 2012 << 4:45 - 5:45 pm												
Base Vol:	90	1661	0	0	1355	349	223	0	47	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	90	1661	0	0	1355	349	223	0	47	0	0	0
Added Vol:	0	31	0	0	16	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	90	1692	0	0	1371	349	223	0	47	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
PHF Volume:	94	1770	0	0	1434	365	233	0	49	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	94	1770	0	0	1434	365	233	0	49	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	94	1770	0	0	1434	365	233	0	49	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	3.00	0.00	0.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	5700	0	0	3800	1750	1750	0	1750	0	0	0
Capacity Analysis Module:												
Vol/Sat:	0.05	0.31	0.00	0.00	0.38	0.21	0.13	0.00	0.03	0.00	0.00	0.00
Crit Moves:	****				****		****					
Green Time:	10.6	84.8	0.0	0.0	74.2	74.2	26.2	0.0	26.2	0.0	0.0	0.0
Volume/Cap:	0.61	0.44	0.00	0.00	0.61	0.34	0.61	0.00	0.13	0.00	0.00	0.00
Delay/Veh:	59.7	7.6	0.0	0.0	14.5	11.2	45.2	0.0	37.9	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	59.7	7.6	0.0	0.0	14.5	11.2	45.2	0.0	37.9	0.0	0.0	0.0
LOS by Move:	E+	A	A	A	B	B+	D	A	D+	A	A	A
HCM2kAvgQ:	3	9	0	0	16	7	9	0	2	0	0	0

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Future Volume Alternative)

Intersection #3 Dell Ave/Hacienda Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.708
Loss Time (sec): 0 Average Delay (sec/veh): 14.2
Optimal Cycle: 0 Level Of Service: B

Street Name:	Dell Ave						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 1	0	0 0	0	0 0	1 0	0	0 1!	0 0	1	0 0	0 0
Volume Module: >> Count Date: 24 Sep 2013 << 8:00 - 9:00 am												
Base Vol:	36	77	0	0	368	171	52	0	53	1	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	36	77	0	0	368	171	52	0	53	1	0	0
Added Vol:	0	0	0	0	0	18	7	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	36	77	0	0	368	189	59	0	53	1	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
PHF Volume:	39	84	0	0	400	205	64	0	58	1	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	39	84	0	0	400	205	64	0	58	1	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	39	84	0	0	400	205	64	0	58	1	0	0
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.32	0.68	0.00	0.00	0.66	0.34	0.53	0.00	0.47	1.00	0.00	0.00
Final Sat.:	225	482	0	0	565	290	328	0	294	548	0	0
Capacity Analysis Module:												
Vol/Sat:	0.17	0.17	xxxx	xxxx	0.71	0.71	0.20	xxxx	0.20	0.00	xxxx	xxxx
Crit Moves:		****			****		****			****		
Delay/Veh:	8.9	8.9	0.0	0.0	16.3	16.3	9.4	0.0	9.4	8.8	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	8.9	8.9	0.0	0.0	16.3	16.3	9.4	0.0	9.4	8.8	0.0	0.0
LOS by Move:	A	A	*	*	C	C	A	*	A	A	*	*
ApproachDel:	8.9			16.3			9.4			8.8		
Delay Adj:	1.00			1.00			1.00			1.00		
ApprAdjDel:	8.9			16.3			9.4			8.8		
LOS by Appr:	A			C			A			A		
AllWayAvgQ:	0.2	0.2	0.2	2.2	2.2	2.2	0.2	0.2	0.2	0.0	0.0	0.0

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Future Volume Alternative)

Intersection #3 Dell Ave/Hacienda Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.879
Loss Time (sec): 0 Average Delay (sec/veh): 24.0
Optimal Cycle: 0 Level Of Service: C

Street Name:	Dell Ave						Hacienda Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 1	0	0 0	0	0 0	1 0	0	0 1!	0 0	0	0 1!	0 0
Volume Module: >> Count Date: 24 Sep 2013 << 4:30 - 5:30 pm												
Base Vol:	223	192	0	0	138	127	134	0	58	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	223	192	0	0	138	127	134	0	58	0	0	0
Added Vol:	0	0	0	0	0	9	31	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	223	192	0	0	138	136	165	0	58	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73	0.73
PHF Volume:	305	263	0	0	189	186	226	0	79	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	305	263	0	0	189	186	226	0	79	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	305	263	0	0	189	186	226	0	79	0	0	0
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.54	0.46	0.00	0.00	0.50	0.50	0.74	0.00	0.26	0.00	1.00	0.00
Final Sat.:	348	299	0	0	324	320	410	0	144	0	436	0
Capacity Analysis Module:												
Vol/Sat:	0.88	0.88	xxxx	xxxx	0.58	0.58	0.55	xxxx	0.55	xxxx	0.00	xxxx
Crit Moves:	****				****		****				****	
Delay/Veh:	34.2	34.2	0.0	0.0	15.1	15.1	15.8	0.0	15.8	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	34.2	34.2	0.0	0.0	15.1	15.1	15.8	0.0	15.8	0.0	0.0	0.0
LOS by Move:	D	D	*	*	C	C	C	*	C	*	*	*
ApproachDel:	34.2			15.1			15.8			xxxxxx		
Delay Adj:	1.00			1.00			1.00			xxxxx		
ApprAdjDel:	34.2			15.1			15.8			xxxxxx		
LOS by Appr:	D			C			C			*		
AllWayAvgQ:	4.6	4.6	4.6	1.2	1.2	1.2	1.0	1.0	1.0	0.0	0.0	0.0

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Future Volume Alternative)

Intersection #4 Dell Ave/Sunnyoaks Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.946
Loss Time (sec): 0 Average Delay (sec/veh): 33.8
Optimal Cycle: 0 Level Of Service: D

Street Name:	Dell Ave						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 0	1 0	1	0 1	0 0	0	0 0	0 0	0	1 0	0 0	1
Volume Module: >> Count Date: 24 Sep 2013 << 7:45 - 8:45 am												
Base Vol:	0	24	96	81	545	0	0	0	0	68	0	22
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	24	96	81	545	0	0	0	0	68	0	22
Added Vol:	0	2	5	0	18	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	26	101	81	563	0	0	0	0	68	0	22
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
PHF Volume:	0	29	111	89	619	0	0	0	0	75	0	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	29	111	89	619	0	0	0	0	75	0	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	29	111	89	619	0	0	0	0	75	0	24
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	1.00	1.00	0.13	0.87	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	656	752	94	654	0	0	0	0	511	0	613
Capacity Analysis Module:												
Vol/Sat:	xxxx	0.04	0.15	0.95	0.95	xxxx	xxxx	xxxx	xxxx	0.15	xxxx	0.04
Crit Moves:			****		****					****		
Delay/Veh:	0.0	8.3	8.2	42.2	42.2	0.0	0.0	0.0	0.0	10.7	0.0	8.6
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	8.3	8.2	42.2	42.2	0.0	0.0	0.0	0.0	10.7	0.0	8.6
LOS by Move:	*	A	A	E	E	*	*	*	*	B	*	A
ApproachDel:	8.2			42.2			xxxxxx			10.2		
Delay Adj:	1.00			1.00			xxxxx			1.00		
ApprAdjDel:	8.2			42.2			xxxxxx			10.2		
LOS by Appr:	A			E			*			B		
AllWayAvgQ:	0.0	0.0	0.2	7.1	7.1	0.0	0.0	0.0	0.2	0.0	0.0	

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM 4-Way Stop Method (Future Volume Alternative)

Intersection #4 Dell Ave/Sunnyoaks Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.487
Loss Time (sec): 0 Average Delay (sec/veh): 11.0
Optimal Cycle: 0 Level Of Service: B

Street Name:	Dell Ave						Sunnyoaks Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0 0	1 0	1	0 1	0 0	0	0 0	0 0	0	1 0	0 0	1
Volume Module: >> Count Date: 24 Sep 2013 << 4:45 - 5:45 pm												
Base Vol:	0	64	318	79	180	0	0	0	0	49	0	39
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	64	318	79	180	0	0	0	0	49	0	39
Added Vol:	0	9	22	0	9	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	73	340	79	189	0	0	0	0	49	0	39
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
PHF Volume:	0	85	395	92	220	0	0	0	0	57	0	45
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	85	395	92	220	0	0	0	0	57	0	45
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	85	395	92	220	0	0	0	0	57	0	45
Saturation Flow Module:												
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	1.00	1.00	0.29	0.71	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	700	812	204	488	0	0	0	0	504	0	604
Capacity Analysis Module:												
Vol/Sat:	xxxx	0.12	0.49	0.45	0.45	xxxx	xxxx	xxxx	xxxx	0.11	xxxx	0.08
Crit Moves:			****	****						****		
Delay/Veh:	0.0	8.5	11.0	12.1	12.1	0.0	0.0	0.0	0.0	10.1	0.0	8.5
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	8.5	11.0	12.1	12.1	0.0	0.0	0.0	0.0	10.1	0.0	8.5
LOS by Move:	*	A	B	B	B	*	*	*	*	B	*	A
ApproachDel:	10.6			12.1			xxxxxx			9.4		
Delay Adj:	1.00			1.00			xxxxx			1.00		
ApprAdjDel:	10.6			12.1			xxxxxx			9.4		
LOS by Appr:	B			B			*			A		
AllWayAvgQ:	0.0	0.1	0.9	0.8	0.8	0.0	0.0	0.0	0.1	0.0	0.1	

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #5 San Tomas Expwy-Camden Ave/SR 17 SB Ramps

Cycle (sec): 180 Critical Vol./Cap.(X): 0.924
Loss Time (sec): 9 Average Delay (sec/veh): 37.8
Optimal Cycle: 152 Level Of Service: D+

Street Name:	SR 17 SB Ramps						San Tomas Expwy/Camden Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Ignore			Include			Ovl			Ignore		
Min. Green:	0	0	0	10	10	10	0	10	10	7	10	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	0 0	0	2 1	0 0	1	0 0	4 0	1	2 0	3 0	0
Volume Module: >> Count Date: 30 Apr 2013 << 7:30 - 8:30 am												
Base Vol:	0	0	0	536	0	1012	0	1573	890	320	3177	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	536	0	1012	0	1573	890	320	3177	0
Added Vol:	0	0	0	0	9	17	0	6	5	0	22	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	536	9	1029	0	1579	895	320	3199	0
User Adj:	1.00	1.00	0.00	1.00	1.00	0.45	1.00	1.00	1.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Volume:	0	0	0	536	9	463	0	1579	895	320	3199	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	536	9	463	0	1579	895	320	3199	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
FinalVolume:	0	0	0	536	9	463	0	1579	895	320	3199	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	0.00	0.00	2.96	0.04	1.00	0.00	4.00	1.00	2.00	3.00	0.00
Final Sat.:	0	0	0	4660	78	1750	0	7600	1750	3150	5700	0
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.12	0.12	0.26	0.00	0.21	0.51	0.10	0.56	0.00
Crit Moves:						****			****	****		
Green Time:	0.0	0.0	0.0	51.6	51.6	51.6	0.0	99.6	99.6	19.8	119	0.0
Volume/Cap:	0.00	0.00	0.00	0.40	0.40	0.92	0.00	0.38	0.92	0.92	0.85	0.00
Delay/Veh:	0.0	0.0	0.0	52.0	52.0	85.2	0.0	22.7	50.7	109.0	25.1	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	52.0	52.0	85.2	0.0	22.7	50.7	109.0	25.1	0.0
LOS by Move:	A	A	A	D-	D-	F	A	C+	D	F	C	A
HCM2kAvgQ:	0	0	0	9	9	30	0	12	51	14	45	0

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #5 San Tomas Expwy-Camden Ave/SR 17 SB Ramps

Cycle (sec): 180 Critical Vol./Cap.(X): 0.824
Loss Time (sec): 9 Average Delay (sec/veh): 35.7
Optimal Cycle: 86 Level Of Service: D+

Street Name:	SR 17 SB Ramps						San Tomas Expwy/Camden Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Ignore			Include			Ovl			Ignore		
Min. Green:	0	0	0	10	10	10	0	10	10	7	10	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 0	0 0	0	2 1	0 0	1	0 0	4 0	1	2 0	3 0	0
Volume Module: >> Count Date: 30 Apr 2013 << 4:30 - 5:30 pm												
Base Vol:	0	0	0	1118	3	492	0	2815	779	272	1571	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	1118	3	492	0	2815	779	272	1571	0
Added Vol:	0	0	0	0	4	8	0	26	23	0	11	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	1118	7	500	0	2841	802	272	1582	0
User Adj:	1.00	1.00	0.00	1.00	1.00	0.45	1.00	1.00	1.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Volume:	0	0	0	1118	7	225	0	2841	802	272	1582	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	1118	7	225	0	2841	802	272	1582	0
PCE Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
FinalVolume:	0	0	0	1118	7	225	0	2841	802	272	1582	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	0.00	0.00	2.98	0.02	1.00	0.00	4.00	1.00	2.00	3.00	0.00
Final Sat.:	0	0	0	4701	29	1750	0	7600	1750	3150	5700	0
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.24	0.24	0.13	0.00	0.37	0.46	0.09	0.28	0.00
Crit Moves:				****					****	****		
Green Time:	0.0	0.0	0.0	52.0	52.0	52.0	0.0	100	100.2	18.9	119	0.0
Volume/Cap:	0.00	0.00	0.00	0.82	0.82	0.45	0.00	0.67	0.82	0.82	0.42	0.00
Delay/Veh:	0.0	0.0	0.0	63.9	63.9	52.9	0.0	28.7	38.5	94.3	14.4	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	63.9	63.9	52.9	0.0	28.7	38.5	94.3	14.4	0.0
LOS by Move:	A	A	A	E	E	D-	A	C	D+	F	B	A
HCM2kAvgQ:	0	0	0	25	25	11	0	27	40	11	13	0

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #6 Camden Ave/White Oaks Rd-Curtner Ave

Cycle (sec):	160	Critical Vol./Cap.(X):	1.009
Loss Time (sec):	12	Average Delay (sec/veh):	70.7
Optimal Cycle:	180	Level Of Service:	E

Street Name:	White Oaks Rd-Curtner Ave						Camden Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Split Phase			Split Phase			Protected			Protected		
Rights:	Ovl			Ovl			Ignore			Include		
Min. Green:	14	10	10	14	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	1 0	1	0 1	0 0	1	1 0	3 0	1	1 0	4 1	0
Volume Module: >> Count Date: 30 Apr 2013 << 7:30 - 8:30 am												
Base Vol:	819	174	23	19	5	547	299	1139	856	10	3305	61
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	819	174	23	19	5	547	299	1139	856	10	3305	61
Added Vol:	19	0	0	0	0	0	0	1	5	0	3	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	838	174	23	19	5	547	299	1140	861	10	3308	61
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	838	174	23	19	5	547	299	1140	0	10	3308	61
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	838	174	23	19	5	547	299	1140	0	10	3308	61
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	838	174	23	19	5	547	299	1140	0	10	3308	61
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	2.00	1.00	1.00	0.80	0.20	1.00	1.00	3.00	1.00	1.00	4.90	0.10
Final Sat.:	3150	1900	1750	1409	371	1750	1750	5700	1750	1750	9314	172
Capacity Analysis Module:												
Vol/Sat:	0.27	0.09	0.01	0.01	0.01	0.31	0.17	0.20	0.00	0.01	0.36	0.36
Crit Moves:	****					****	****				****	
Green Time:	42.2	42.2	62.0	22.5	22.5	49.5	27.1	63.5	0.0	19.9	56.3	56.3
Volume/Cap:	1.01	0.35	0.03	0.10	0.10	1.01	1.01	0.50	0.00	0.05	1.01	1.01
Delay/Veh:	92.5	48.2	30.4	60.1	60.1	96.3	121.2	36.5	0.0	61.8	69.8	69.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	92.5	48.2	30.4	60.1	60.1	96.3	121.2	36.5	0.0	61.8	69.8	69.8
LOS by Move:	F	D	C	E	E	F	F	D+	A	E	E	E
HCM2kAvgQ:	31	7	1	1	1	35	21	14	0	0	40	40

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #6 Camden Ave/White Oaks Rd-Curtner Ave

Cycle (sec):	160	Critical Vol./Cap.(X):	0.824
Loss Time (sec):	12	Average Delay (sec/veh):	48.5
Optimal Cycle:	96	Level Of Service:	D

Street Name:	White Oaks Rd-Curtner Ave						Camden Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Split Phase			Split Phase			Protected			Protected		
Rights:	Ovl			Ovl			Ignore			Include		
Min. Green:	14	10	10	14	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	2 0	1 0	1	0 1	0 0	1	1 0	3 0	1	1 0	4 1	0
Volume Module: >> Count Date: 30 Apr 2013 << 4:30 - 5:30 pm												
Base Vol:	676	163	155	37	10	536	448	2842	669	33	1440	60
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	676	163	155	37	10	536	448	2842	669	33	1440	60
Added Vol:	9	0	0	0	0	0	0	4	21	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	685	163	155	37	10	536	448	2846	690	33	1442	60
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	685	163	155	37	10	536	448	2846	0	33	1442	60
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	685	163	155	37	10	536	448	2846	0	33	1442	60
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	685	163	155	37	10	536	448	2846	0	33	1442	60
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	2.00	1.00	1.00	0.80	0.20	1.00	1.00	3.00	1.00	1.00	4.78	0.22
Final Sat.:	3150	1900	1750	1401	379	1750	1750	5700	1750	1750	9089	378
Capacity Analysis Module:												
Vol/Sat:	0.22	0.09	0.09	0.03	0.03	0.31	0.26	0.50	0.00	0.02	0.16	0.16
Crit Moves:	****			****				****		****		
Green Time:	37.6	37.6	47.6	14.0	14.0	73.5	59.5	86.4	0.0	10.0	36.9	36.9
Volume/Cap:	0.92	0.36	0.30	0.30	0.30	0.67	0.69	0.92	0.00	0.30	0.69	0.69
Delay/Veh:	77.2	51.7	43.6	69.5	69.5	35.9	45.5	39.3	0.0	73.2	57.3	57.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	77.2	51.7	43.6	69.5	69.5	35.9	45.5	39.3	0.0	73.2	57.3	57.3
LOS by Move:	E-	D-	D	E	E	D+	D	D	A	E	E+	E+
HCM2kAvgQ:	23	7	6	3	3	22	20	46	0	2	14	14

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #7 White Oaks Rd/SR 17 NB Ramps

Average Delay (sec/veh): 40.3 Worst Case Level Of Service: F[288.6]

Street Name:	White Oaks Rd						SR 17 NB Ramps					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1 0	1! 0	0	1 0	1 0	0	0 0	0 0	0	1 0	0 0	2
Volume Module:												
Base Vol:	0	843	26	94	687	0	0	0	0	143	0	125
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	843	26	94	687	0	0	0	0	143	0	125
Added Vol:	0	19	0	0	5	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	862	26	94	692	0	0	0	0	143	0	125
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	0	889	27	97	713	0	0	0	0	147	0	129
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	889	27	97	713	0	0	0	0	147	0	129
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	xxxx	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	xxxx	3.3
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	xxxxx	915	xxxx	xxxxx	xxxx	xxxx	xxxxx	1809	xxxx	902
Potent Cap.:	xxxx	xxxx	xxxxx	753	xxxx	xxxxx	xxxx	xxxx	xxxxx	88	xxxx	339
Move Cap.:	xxxx	xxxx	xxxxx	753	xxxx	xxxxx	xxxx	xxxx	xxxxx	79	xxxx	339
Volume/Cap:	xxxx	xxxx	xxxx	0.13	xxxx	xxxx	xxxx	xxxx	xxxx	1.87	xxxx	0.38
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	xxxxx	0.4	xxxx	xxxxx	xxxx	xxxx	xxxxx	12.9	xxxx	1.6
Control Del:	xxxxx	xxxx	xxxxx	10.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx	521.7	xxxx	22.0
LOS by Move:	*	*	*	B	*	*	*	*	*	F	*	C
Movement:	LT -	LTR -	RT	LT -	LTR -	RT	LT -	LTR -	RT	LT -	LTR -	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			288.6		
ApproachLOS:	*			*			*			F		

Note: Queue reported is the number of cars per lane.

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #7 White Oaks Rd/SR 17 NB Ramps

Average Delay (sec/veh): 64.3 Worst Case Level Of Service: F[610.9]

Street Name:	White Oaks Rd						SR 17 NB Ramps					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1 0	1! 0	0	1 0	1 0	0	0 0	0 0	0	1 0	0 0	2
Volume Module:												
Base Vol:	0	905	19	252	655	0	0	0	0	108	0	105
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	905	19	252	655	0	0	0	0	108	0	105
Added Vol:	0	9	0	0	21	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	914	19	252	676	0	0	0	0	108	0	105
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
PHF Volume:	0	952	20	263	704	0	0	0	0	113	0	109
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	952	20	263	704	0	0	0	0	113	0	109
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	xxxx	6.2
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	xxxx	3.3
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	xxxxx	972	xxxx	xxxxx	xxxx	xxxx	xxxxx	2191	xxxx	962
Potent Cap.:	xxxx	xxxx	xxxxx	717	xxxx	xxxxx	xxxx	xxxx	xxxxx	51	xxxx	313
Move Cap.:	xxxx	xxxx	xxxxx	717	xxxx	xxxxx	xxxx	xxxx	xxxxx	36	xxxx	313
Volume/Cap:	xxxx	xxxx	xxxx	0.37	xxxx	xxxx	xxxx	xxxx	xxxx	3.11	xxxx	0.35
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	xxxxx	1.7	xxxx	xxxxx	xxxx	xxxx	xxxxx	12.8	xxxx	1.4
Control Del:	xxxxx	xxxx	xxxxx	12.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	1183	xxxx	22.5
LOS by Move:	*	*	*	B	*	*	*	*	*	F	*	C
Movement:	LT -	LTR -	RT	LT -	LTR -	RT	LT -	LTR -	RT	LT -	LTR -	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			610.9		
ApproachLOS:	*			*			*			F		

Note: Queue reported is the number of cars per lane.

AM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #7 White Oaks Rd/SR 17 NB Ramps

Cycle (sec):	100	Critical Vol./Cap.(X):	0.698
Loss Time (sec):	9	Average Delay (sec/veh):	20.3
Optimal Cycle:	51	Level Of Service:	C+

Street Name:	White Oaks Rd						SR 17 NB Ramps					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Ignore			Include			Include		
Min. Green:	7	10	0	0	10	10	0	10	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1! 0	0	1 0	0 1	0	0 0	1! 0	0	1 0	0 0	2
Volume Module:												
Base Vol:	143	125	0	0	94	687	843	0	26	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	143	125	0	0	94	687	843	0	26	0	0	0
Added Vol:	0	0	0	0	0	5	19	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	143	125	0	0	94	692	862	0	26	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.00	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	147	129	0	0	97	0	889	0	27	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	147	129	0	0	97	0	889	0	27	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	147	129	0	0	97	0	889	0	27	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.83
Lanes:	1.38	0.62	0.00	1.00	1.00	0.00	0.97	0.00	0.03	1.00	0.00	2.00
Final Sat.:	2420	1172	0	1750	1900	0	1699	0	51	1750	0	3150
Capacity Analysis Module:												
Vol/Sat:	0.06	0.11	0.00	0.00	0.05	0.00	0.52	0.00	0.52	0.00	0.00	0.00
Crit Moves:	****				****		****					
Green Time:	8.4	18.4	0.0	0.0	10.0	0.0	72.6	0.0	72.6	0.0	0.0	0.0
Volume/Cap:	0.72	0.60	0.00	0.00	0.51	0.00	0.72	0.00	0.72	0.00	0.00	0.00
Delay/Veh:	51.2	39.5	0.0	0.0	45.0	0.0	10.0	0.0	10.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	51.2	39.5	0.0	0.0	45.0	0.0	10.0	0.0	10.0	0.0	0.0	0.0
LOS by Move:	D-	D	A	A	D	A	A	A	A	A	A	A
HCM2kAvgQ:	5	7	0	0	3	0	18	0	18	0	0	0

PM Peak Hour - Existing + Project Conditions
250 E. Hacienda Ave TIA
City of Campbell

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #7 White Oaks Rd/SR 17 NB Ramps

Cycle (sec):	100	Critical Vol./Cap.(X):	0.814
Loss Time (sec):	9	Average Delay (sec/veh):	27.8
Optimal Cycle:	72	Level Of Service:	C

Street Name:	White Oaks Rd						SR 17 NB Ramps					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Ignore			Include			Include		
Min. Green:	7	10	0	0	10	10	0	10	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 0	1! 0	0	1 0	0 1	0	0 0	1! 0	0	1 0	0 0	2
Volume Module:												
Base Vol:	108	105	0	0	252	655	905	0	19	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	108	105	0	0	252	655	905	0	19	0	0	0
Added Vol:	0	0	0	0	0	21	9	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	108	105	0	0	252	676	914	0	19	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.96	0.96	0.96	0.96	0.96	0.00	0.96	0.96	0.96	0.96	0.96	0.96
PHF Volume:	113	109	0	0	263	0	952	0	20	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	113	109	0	0	263	0	952	0	20	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	113	109	0	0	263	0	952	0	20	0	0	0
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.83
Lanes:	1.36	0.64	0.00	1.00	1.00	0.00	0.98	0.00	0.02	1.00	0.00	2.00
Final Sat.:	2377	1219	0	1750	1900	0	1714	0	36	1750	0	3150
Capacity Analysis Module:												
Vol/Sat:	0.05	0.09	0.00	0.00	0.14	0.00	0.56	0.00	0.56	0.00	0.00	0.00
Crit Moves:	****				****		****					
Green Time:	7.0	23.7	0.0	0.0	16.7	0.0	67.3	0.0	67.3	0.0	0.0	0.0
Volume/Cap:	0.68	0.38	0.00	0.00	0.83	0.00	0.83	0.00	0.83	0.00	0.00	0.00
Delay/Veh:	50.9	32.4	0.0	0.0	56.3	0.0	17.0	0.0	17.0	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	50.9	32.4	0.0	0.0	56.3	0.0	17.0	0.0	17.0	0.0	0.0	0.0
LOS by Move:	D	C-	A	A	E+	A	B	A	B	A	A	A
HCM2kAvgQ:	4	5	0	0	8	0	26	0	26	0	0	0

Appendix B

Signal Warrant Calculations

Warrant 3: Peak-Hour Volumes and Delay

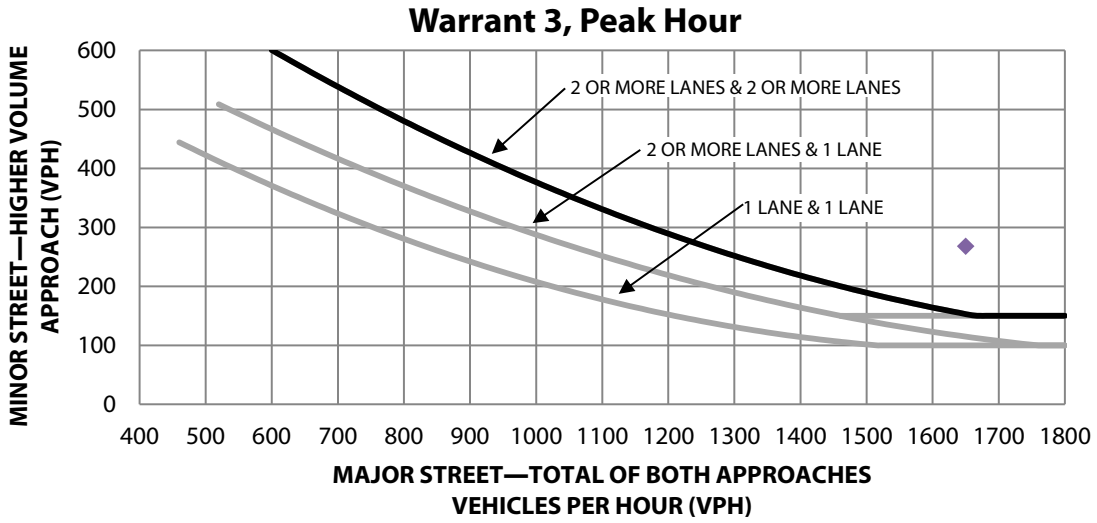
City of Campbell — CMP021

SR 17 NB Ramps-White Oaks Rd & White Oaks Rd

	Major Street	Minor Street
Street Name	17 NB Ramps-White Oaks	White Oaks Rd
Direction	N-S	E-W
Number of Lanes	2	2
Approach Speed	30	30

Population less than 10,000?	No
Date of Count:	Tuesday, June 28, 2016
Scenario:	AM Existing

Warrant 3 Met?: Met when either Condition A or B is met	**Yes**
Condition A: Met when conditions A1, A2, and A3 are met	Met
Condition A1	Met
The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one lane approach, or five vehicle-hours for a two-lane approach	
Minor Approach Delay: 20.16 vehicle-hours	
Condition A2	Met
The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic of 150 vph for two moving lanes	
Minor Approach Volume: 268 vph	
Condition A3	Met
The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more appraches or 650 vph for intersections with three approaches	
Total Entering Volume: 1918 vph	
Condition B	Met
The plotted point falls above the curve	



Warrant 3: Peak-Hour Volumes and Delay

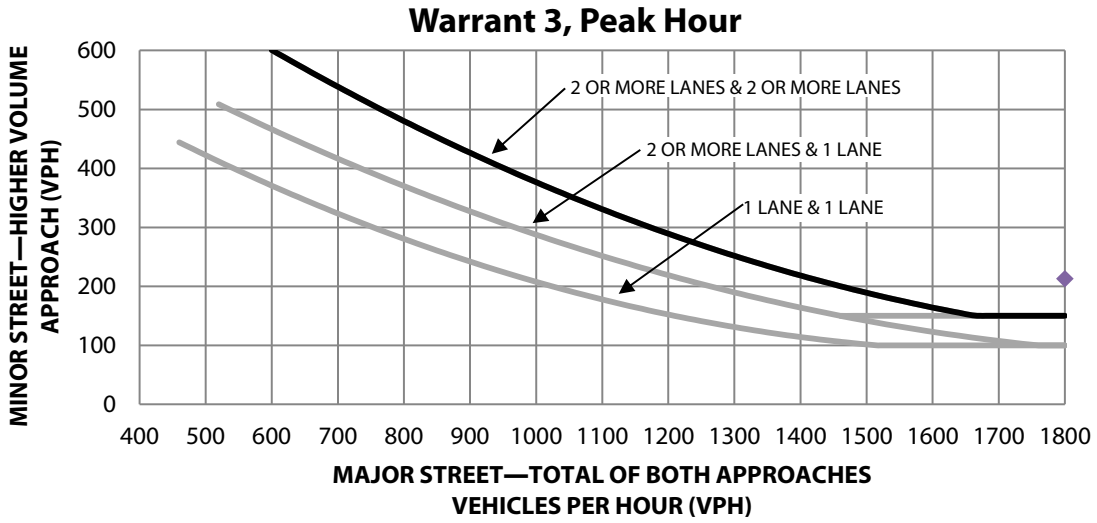
City of Campbell — CMP021

SR 17 NB Ramps-White Oaks Rd & White Oaks Rd

	Major Street	Minor Street
Street Name	17 NB Ramps-White Oaks	White Oaks Rd
Direction	N-S	E-W
Number of Lanes	2	2
Approach Speed	30	30

Population less than 10,000?	No
Date of Count:	Tuesday, June 28, 2016
Scenario:	PM Existing

Warrant 3 Met?: Met when either Condition A or B is met	**Yes**
Condition A: Met when conditions A1, A2, and A3 are met	Met
Condition A1	Met
The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one lane approach, or five vehicle-hours for a two-lane approach	
Minor Approach Delay: 33.88 vehicle-hours	
Condition A2	Met
The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic of 150 vph for two moving lanes	
Minor Approach Volume: 213 vph	
Condition A3	Met
The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more appraches or 650 vph for intersections with three approaches	
Total Entering Volume: 2044 vph	
Condition B	Met
The plotted point falls above the curve	



Warrant 3: Peak-Hour Volumes and Delay

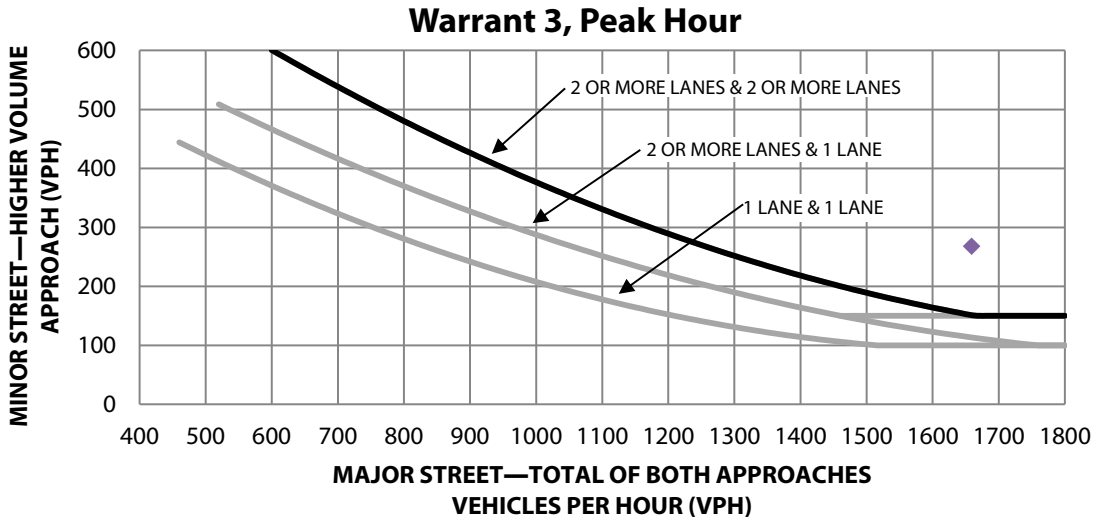
City of Campbell — CMP021

SR 17 NB Ramps-White Oaks Rd & White Oaks Rd

	Major Street	Minor Street
Street Name	17 NB Ramps-White Oaks	White Oaks Rd
Direction	N-S	E-W
Number of Lanes	2	2
Approach Speed	30	30

Population less than 10,000?	No
Date of Count:	Tuesday, June 28, 2016
Scenario:	AM Existing + Project

Warrant 3 Met?: Met when either Condition A or B is met	**Yes**
Condition A: Met when conditions A1, A2, and A3 are met	Met
Condition A1	Met
The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one lane approach, or five vehicle-hours for a two-lane approach	
Minor Approach Delay: 20.16 vehicle-hours	
Condition A2	Met
The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic of 150 vph for two moving lanes	
Minor Approach Volume: 268 vph	
Condition A3	Met
The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more appraches or 650 vph for intersections with three approaches	
Total Entering Volume: 1927 vph	
Condition B	Met
The plotted point falls above the curve	



Warrant 3: Peak-Hour Volumes and Delay

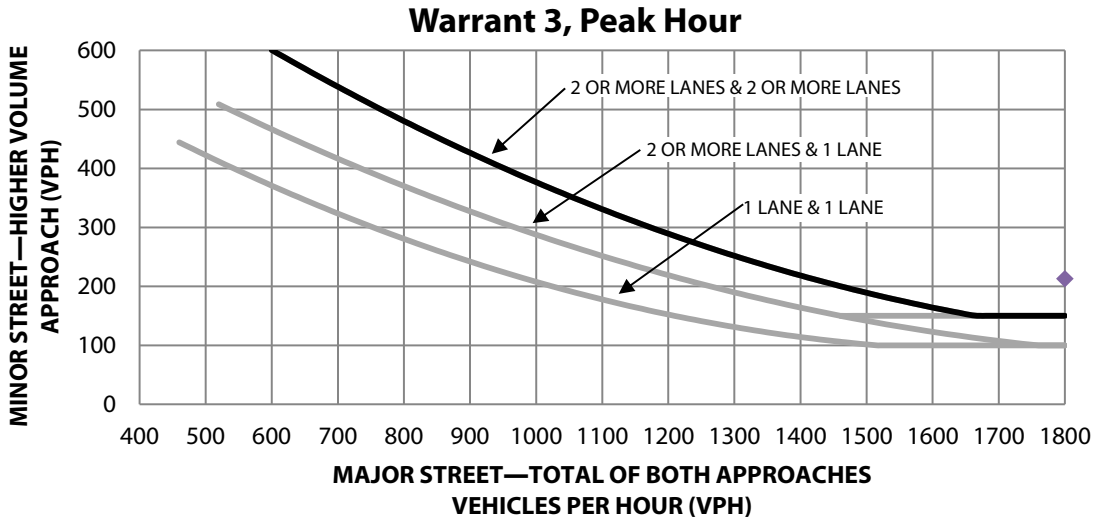
City of Campbell — CMP021

SR 17 NB Ramps-White Oaks Rd & White Oaks Rd

	Major Street	Minor Street
Street Name	17 NB Ramps-White Oaks	White Oaks Rd
Direction	N-S	E-W
Number of Lanes	2	2
Approach Speed	30	30

Population less than 10,000?	No
Date of Count:	Tuesday, June 28, 2016
Scenario:	PM Existing + Project

Warrant 3 Met?: Met when either Condition A or B is met	**Yes**
Condition A: Met when conditions A1, A2, and A3 are met	Met
Condition A1	Met
The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one lane approach, or five vehicle-hours for a two-lane approach	
Minor Approach Delay: 35.03 vehicle-hours	
Condition A2	Met
The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic of 150 vph for two moving lanes	
Minor Approach Volume: 213 vph	
Condition A3	Met
The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more appraches or 650 vph for intersections with three approaches	
Total Entering Volume: 2059 vph	
Condition B	Met
The plotted point falls above the curve	



Appendix C

Site Plan and Project Description

Kaiser Permanente Conditional Use Permit
250 East Hacienda Avenue, Campbell
Project Description
(revised 6/23/16)

Kaiser Permanente (Kaiser) is requesting the approval of a Conditional Use Permit (CUP) for "Medical Services, Clinics" uses at 250 E. Hacienda Avenue, located in the Controlled Manufacturing zoning district. Kaiser occupies the adjacent buildings at 200 and 220 East Hacienda, both of which are subject to existing CUPs (see attached Site Plan). The requested CUP will allow Kaiser to address its growing membership base in Campbell and the surrounding communities. Since 2013, Kaiser's Santa Clara service area, where Campbell is located, has grown over 31,800 members or 10% to approximately 343,000 members. The Kaiser E. Hacienda Avenue facilities are estimated to serve approximately 56,000 of those members that live in the surrounding area, including the City of Campbell.

Proposed Uses

Kaiser will occupy about half of the existing building at 250 E. Hacienda Avenue, or approximately 36, 750 gross square feet of lease space, to add 17 primary care provider offices, with 31 exam rooms; eight (8) behavioral health offices and two (2) group rooms, serving both adult and children members; and a pharmacy. The uses will be similar in operations as the two existing Kaiser facilities at 200 and 220 E. Hacienda. All proposed uses at 250 E. Hacienda Avenue will operate within the existing building shell and will not generate noise in excess of typical office uses. The attached floor plan provides the proposed layout of 250 East Hacienda Avenue.

Hours of Operations

The hours of operation are being finalized, but would generally occur between the hours of 8:00 AM to 9:00 PM, Monday through Saturday.

The majority of the uses at the facility would only occur during normal business hours of 8:00 AM to 5:00 PM, Monday through Friday. The pharmacy would stay open later on weeknights and on Saturdays. There may also be occasional classes and other activities in the evening and on Saturday.

Staffing

Kaiser estimates that there will be approximately an average of 65 full time employees (FTE's) on site.

Parking

There will be adequate parking on-site to meet City requirements for the proposed use once the parking lot has been redesigned. The following Table 1 shows the parking demand for the entire Vasona Tech Park, including the proposed Kaiser use of 250 E. Hacienda (Building G). Once the parking lot has been redesigned, there will be 1,150 total parking spaces, four more than required to meet the parking demand of 1,146.

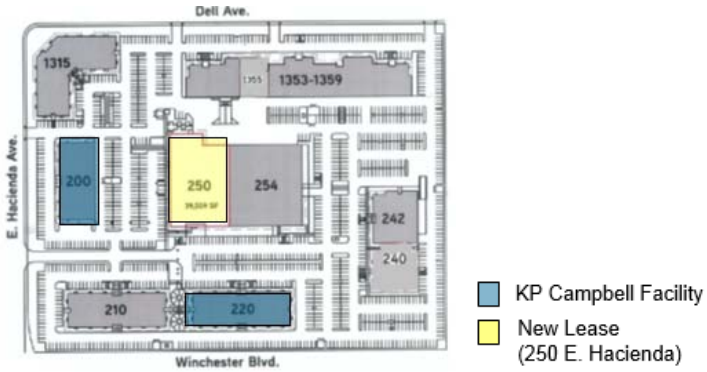
Table 1

Vasona Tech. Parking				
Building	**Use**	**Gross SF**	**Required**	**Standard**
A	R&D	46,948	156	1/300 sf
B	Medical	16,544	72	Per CUP
C	Prof. Office	40,000	178	1/225 sf
D	Medical	40,000	132	Per CUP
E	R&D	33,579	112	1/300 sf
F	R&D	59,288	198	1/300 sf
G - R&D	R&D	34,358	115	1/300 sf
G - Kaiser	Medical	36,750	184	1/200 sf
Total Required		307,467	1146	Spaces

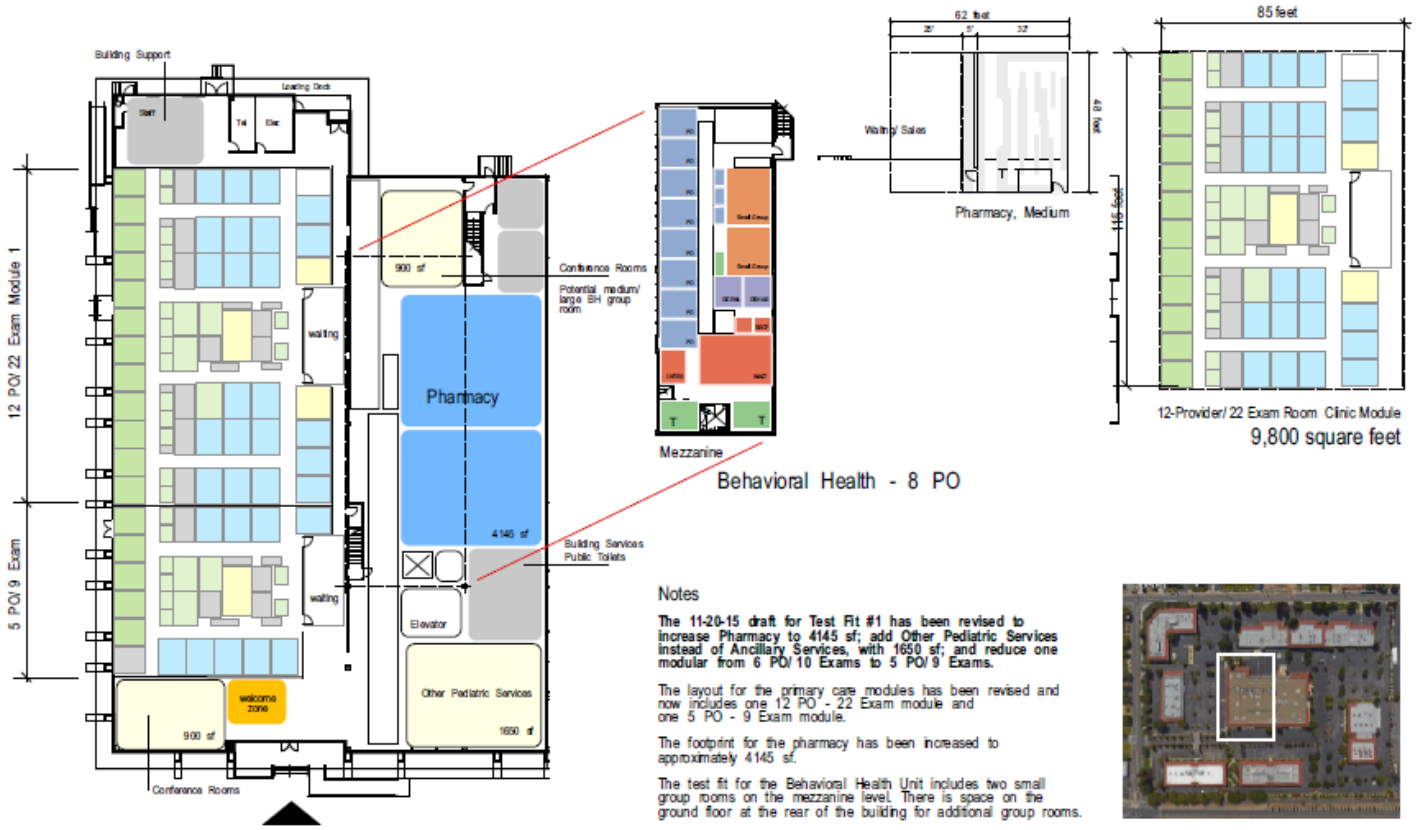
Note: There is a discrepancy of three feet between the current measurement of Building G (ie, 71,108 gsf) compared to the City's records of 71,111 gsf. This is due to technical changes in measuring compared to what existed when the building was built. The minor square footage difference does not change the parking requirement or traffic generation. There are no changes proposed that would change the gross square footage of the building.

Site Plan

Vasona Tech Park Campus



Proposed Floor Plan



31,500 sf + 4,500 sf mezzanine

Test Fit #1

0 10 50 100 Feet

DRAFT 11/ 20/ 2015

Notes

The 11-20-15 draft for Test Fit #1 has been revised to increase Pharmacy to 4145 sf; add Other Pediatric Services instead of Ancillary Services, with 1650 sf; and reduce one modular from 6 PO/ 10 Exams to 5 PO/ 9 Exams.

The layout for the primary care modules has been revised and now includes one 12 PO - 22 Exam module and one 5 PO - 9 Exam module.

The footprint for the pharmacy has been increased to approximately 4145 sf.

The test fit for the Behavioral Health Unit includes two small group rooms on the mezzanine level. There is space on the ground floor at the rear of the building for additional group rooms.

An elevator is included to provide service to the mezzanine level.

250 E Hacienda

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 25, 2016

PLN2015-274
PLN2016-275
Flores

Public Hearing to consider the application of Saul Flores on behalf of 95 Hamilton, LLC for a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) for a new office building on a vacant parcel located at **95 E. Hamilton Avenue** in the P-O (Professional Office) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, approving a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) for a new 5,790 square foot office building on property located at **95 E. Hamilton Avenue**, subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find this project Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to new construction of small structures which allows up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet in an urbanized area.

PROJECT DATA

Zoning Designation: P-O (Professional Office)
General Plan Designation: Professional Office

Surrounding Uses

North: Residential use (zoned residential R-1-6)
South: Professional Office use (zoned planned development)
East: Medical Office use (zoned professional office)
West: Residential use (zoned professional office)

Gross Lot Area: 19,470 square feet
Net Lot Area: 14,520 square feet

	Proposed:	Required:
Building square footage:		
First Floor:	2,015 sq. ft.	
Second Floor:	3,775 sq. ft.	
Total:	5,790 sq. ft.	
Floor Area Ratio (FAR):	39.9%	40% maximum

	Proposed:	Required:
Building setbacks:		
Front yard:	15 ft.	15 ft. minimum
Rear yard:	~63 ft.	13 ft. 3 in. minimum[1]
Side yard (east):	~14 ft.	13 ft. 3 in. minimum
Side yard (west):	~48 ft.	13 ft. 3 in. minimum
Building Height (flat roof):	26 feet, 6 inches	35 feet maximum
Tower Element:	32 feet, 6 inches	35 feet maximum
Parking:	26 spaces[2]	24 regular spaces plus 8 motorcycle spaces[3]

BACKGROUND

A Site and Architectural Review/Conditional Use Permit (PLN2009-06) and Tree Removal Permit (PLN2009-11) was previously approved (and since expired) for the subject property and the adjacent property (109 E. Hamilton Ave) to allow the construction of a new 4,332 square foot medical laboratory office building with 24-hour operation. The original application requested a parking exception to permit 19 spaces where 22 spaces[4] were required. The approved permits expired in 2010 and again in 2011 following a one-year extension. The two lots have since been merged and the existing buildings were removed. The property was sold and a new application was submitted, as provided herein.

DISCUSSION

Project Location: The subject property is situated on a 14,520 square foot site (net), located on the north side of E. Hamilton Avenue between Winchester Boulevard and N. Central Avenue (Attachment **2**, Location Map). The property is surrounded by single-family residences to the north and west and office uses to the east and south. The project site is located in the P-O (Professional Office) Zoning District.

Applicant's Proposal: The applicant is requesting approval of a Site and Architectural Review Permit and Tree Removal Permit to construct a new two story 5,790 sq. ft. office building on a vacant parcel. The project requires the removal of four protected redwood trees that will be replaced in accordance with the Tree Protection Regulations. The proposed project would be consistent with the minimum setbacks, maximum floor area, minimum parking, and minimum landscaping requirements of the Zoning Ordinance.

ANALYSIS

General Plan Designation: The General Plan land use designation for the project site is Professional Office. The proposed office is consistent with this land use designation.

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[1] The minimum front and rear yard setbacks are one-half the 26'6" wall height
[2] 5,839 / 225 = 26 spaces where one space per 225 sq. ft. gross floor area for office uses
[3] See parking discussion
[4] Medical services/laboratories require one space per 200 sq. ft. gross floor area

Zoning Designation: The zoning designation for the project site is P-O (Professional Office). The P-O Zoning District would allow a new office building with approval of a Site and Architectural Review Permit. The proposed project would be consistent with the minimum setbacks, maximum floor area, minimum parking, and minimum landscaping requirements of the Zoning Ordinance.

Building Design: The proposed project consists of a two-story office building. The modern design incorporates quality building materials including dark brown metal siding, beige limestone tiles, grey cement panels, and white plaster (reference page A107 of **Attachment 3**). The design also includes a large amount of glazing accented by blackened steel mullions. A portion of the second story is designed as a podium while the right side of the building features a large upper story deck, created by setting back the second story. The design of the second story helps reduce the massing of the building while retaining the desired floor area and necessary site circulation and parking.

Site Layout and Parking: The building is located on the southeastern portion of the lot, allowing for parking and site circulation to the right side and rear of the building. The entrance faces Hamilton Avenue. The project requires 26 parking spaces. To meet this requirement, the applicant has proposed 24 regular spaces (22 standard plus 2 ADA) and eight (8) motorcycle spaces. Per Campbell Municipal Code (CMC) Section 21.28.065, the project can substitute up to two (2) standard parking spaces with eight (8) motorcycle spaces[5]. As discussed at the beginning of this report, the previously approved project included an exception for three (3) parking spaces. However, the current application meets code without the need for a parking exception.

While technically meeting City Code, the Planning Commission could determine that the proposed motorcycle parking is not adequate to serve the proposed use. However, the Site and Architectural Review Committee (SARC) reviewed the project and recommended that the motorcycle parking be allowed, finding that a parking exception was not a preferred alternative and that a reduction in floor area (to reduce the parking) was not warranted.

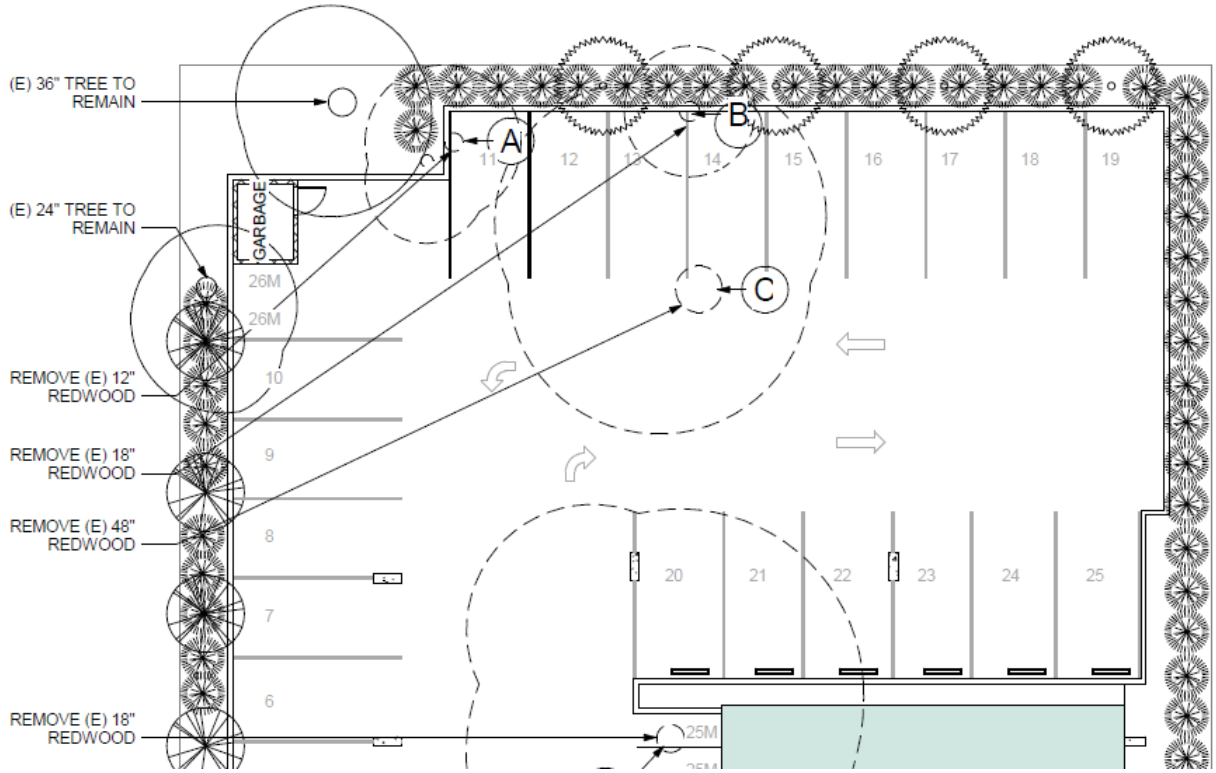
Tree Removal: The application requires a Tree Removal Permit to remove four (4) protected Redwood trees. One of the trees, a very large Redwood in the middle of the property, would likely cause significant damage to the proposed building that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure. The other three trees are located towards the rear of the lot (reference page A104 of **Attachment 2**).

Retention of these trees would require a significant redesign of the project because the trees span across five (5) parking spaces at the rear of the lot. Tree “C” would also interfere with vehicles leaving the northeastern portion of the parking lot (reference illustration on page 4 of this report). Furthermore, City Code requires a minimum 25-foot drive aisle to accommodate vehicles backing out of each parking space, which is not possible due to the location of tree “C”.

[5] Developments that provide 20 or more parking spaces may substitute up to five spaces or 10% (whichever is less) of required vehicle parking with motorcycle parking, where one (1) standard space = four (4) motorcycle spaces.

While a minor reduction in the building size would not represent a severe limit of the economic enjoyment of the property, the building would likely need to be made significantly smaller to reduce the required parking spaces enough to preserve the trees. A significant reduction in floor area would severely limit the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and would therefore restrict the economic enjoyment of the property, one of the findings required for approving a tree removal permit.

The SARC discussed the proposed tree removal but ultimately determined that retention of the trees would be too restrictive, given the design changes that would be needed to preserve the trees. As illustrated below, preservation of trees "A", "B" and "C" would likely result in the loss of at least five (5) parking spaces (#11 through 15). That would represent a floor area reduction of at least 1,125 square feet[6], assuming that the retained trees would not interfere with any additional parking spaces. While the SARC recommended approval of the project as presented, the Planning Commission could require the applicant to redesign the project to preserve one or more trees. Alternatively, the parking could be built underground, at considerable expense to the applicant.



The SARC requested that replacement trees be comparable to the Redwood trees being removed, while also recognizing that site constraints will limit the types of trees that can be planted. For example, the trees should not have shallow tree roots that can cause the pavement to crack and heave, creating a safety hazard for vehicles and pedestrians. Furthermore, trees that can litter the pavement with fruit, branches, and large leaves should also be avoided.

[6] office uses require one space per 225 sq. ft. of floor area

For these reasons the applicant is proposing twelve (12) 15-gallon Italian cypress trees surrounding the parking lot along the north and west property lines and four (4) 36-inch box Fern pine trees in the front yard. Per City Code, the applicant would be required to plant one (1) 36-inch box tree to replace the existing 48-inch redwood tree and three (3) 24-inch box trees to replace the smaller (12"-18") redwood trees. However, the applicant has offered to plant the larger 36-inch box trees to be more comparable to the redwood trees being removed. Two protected Redwood trees would be retained in the northwestern corner of the lot. One street tree, a Crape Myrtle tree would also be retained. Any new trees planted in the public right-of-way would need approval from the Public Works Department.

Landscaping: A landscape plan has been provided illustrating the location of the Italian cypress trees and Fern pine trees discussed above (reference sheets L-1 and L-2 of **Attachment 3**). The proposed landscaping encompasses approximately 26% of the site, which exceeds the 12% minimum landscaping coverage required by code. The landscape plan also includes a 15-foot wide landscape buffer along the front property line and a 5-foot planter strip along the side and rear property lines. The landscape plan includes flowering plants along all four property lines.

Signage: There is no signage proposal included with this application. Any future signage proposal shall comply with the City of Campbell Sign Ordinance standards for office uses.

On/Off-Site Improvements: The project triggers the requirement for frontage improvements as required by CMC Section 11.24.040. The applicant will be required to construct these improvements and have them completed prior to occupying the building. The applicant will also be required to appropriately locate storm drain connections. Permeable pavers will be installed along the westerly surface parking areas to reduce the impervious area and eliminate the need for storm water treatment measures.

Site and Architectural Review Committee: As previously discussed, the SARC considered the feasibility of the motorcycle parking as well as design changes that could potentially reduce the number of trees to be removed. However, the SARC ultimately supported the project as proposed, for the reasons discussed on pages 3 and 4 of this report.

Attachments:

1. Resolution
2. Location Map
3. Plans
4. Arborist Memo

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

Approved by:

Paul Kermoyan, Community Development Director

RESOLUTION NO. _____

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE & ARCHITECTURAL REVIEW PERMIT (PLN2015-274) AND TREE REMOVAL PERMIT (PLN2015-275) FOR A NEW OFFICE BUILDING ON PROPERTY LOCATED AT **95 E. HAMILTON AVENUE.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2015-274 and PLN2015-275:

Environmental Finding

1. The project is Categorically Exempt per Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to new construction of small structures which allows up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet in area in an urbanized area.

Evidentiary Findings

2. The Project Site is zoned P-O (Professional Office) on the City of Campbell Zoning Map.
3. The Project Site is designated *Professional Office* on the City of Campbell General Plan Land Use diagram.
4. The proposed project will be compatible with the P-O (Professional Office) Zone District with approval of a Site and Architectural Review Permit.
5. The subject property is situated on a 14,520 square foot site (net), located on the north side of E. Hamilton Avenue between Winchester Boulevard and N. Central Avenue (Attachment **2**, Location Map). The property is surrounded by single-family residences to the north and west and office uses to the east and south. The project site is located in the P-O (Professional Office) Zoning District.
6. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the project.
7. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.
8. Four protected trees are proposed for removal and will be replaced in compliance with the City's Tree Preservation Ordinance.
9. One protected tree would cause significant damage to the proposed building that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure. Retention of the other three trees would severely limit the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, restricting the economic enjoyment of the property.

10. Removal of trees greater than 12-inches in diameter requires a Tree Removal Permit under the City's Tree Protection requirements (CMC 21.32).
11. The proposed replacement trees will be a sufficient replacement for the trees to be removed and will continue the diversity of tree species found in the community.
12. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact, and pursuant to the Campbell Municipal Code, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area; and
3. The project is consistent with applicable adopted design guidelines.
4. The applicant has demonstrated to the satisfaction of the Planning Commission that there are no reasonable alternatives to preserve the trees that are proposed for removal due to the site constraints.
5. Staff recommends that the Planning Commission find that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of commercial (office) buildings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit (PLN2015-275) on property located at **95 E. Hamilton Avenue.**

PASSED AND ADOPTED this 25th day of October, 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners
ABSTAIN: Commissioners:

APPROVED: _____
Cynthia Dodd, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2015-274)
and Tree Removal Permit PLN2015-275)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site & Architectural Review Permit (PLN2015-274) and Tree Removal Permit PLN2015-275) for a new 5,790 square foot office building on a vacant parcel located at **95 E. Hamilton Avenue** in the P-O (Professional Office) Zoning District. The project shall substantially conform to the Revised Project Plans, received by the Community Development Department on October 13, 2016, except as may be modified by additional conditions specified herein.

2. Planning Final Required: Planning clearance is required prior to Building Permit final**.** Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

3. Revocation of Permit: Operation of the use in violation of the Conditional Use Permit, the Massage Establishment Permit, or any standards, codes, or ordinances of the City of Campbell shall be grounds for consideration of revocation of the Conditional Use Permit by the Planning Commission.

4. Site and Architectural Review Expiration: The Site and Architectural Review shall be valid for one year from the date of final approval (expiring November 4, 2017). Within this one-year period, applications for building permits must be submitted and substantial construction efforts must commence. Failure to meet this deadline will result in the Site and Architectural Review component of the permit (PLN2015-274) being rendered void.

5. Signage: No signage is approved as part of the development application approved herein. All future signage shall be installed and maintained consistent with the provision of the Sign Ordinance, Chapter 21.30 of the Campbell Municipal Code.

6. Bicycle parking facilities: Short-term and long-term bicycle parking facilities shall be provided in compliance with City and State codes.

7. Parking and Driveways: All parking and driveway areas shall be maintained in compliance with the standards in Chapter 21.28 (Parking & Loading) of the Campbell Municipal Code.

8. Location of Mechanical Equipment: No roof-mounted mechanical equipment (i.e. air conditioning units, ventilation ducts or vents), shall be constructed without adequate screening of the mechanical equipment from public view and surrounding properties. The screening material and method shall be architecturally compatible with the building and requires review and approval by the Community Development Director and Building Division prior to installation of such screening.

9. Time of Removal: The trees may only be removed in conjunction with demolition of existing on-site structures, subject to the conditions of approval herein.

10. Replacement Trees: Tree replacement shall be in conformance with the landscape plan received by the Community Development Department on October 13, 2016, except as may be modified by additional conditions specified herein.

11. Tree Removal Permit Required: The removal of any tree, irrespective of species or size, which is shown on the approved project plans or final landscaping plan, shall require review and approval through a Tree Removal Permit.

12. Outdoor Storage: No outdoor storage is permitted on the property.

13. Site Maintenance: The owner/operator of the property shall provide on-going maintenance of the on-site parking and driveway areas and landscape areas, as previously approved for the Site and Architectural Review Permit (PLN2013-228).

14. Water Efficient Landscape Standards: The project shall demonstrate conformance with the California Model Water Efficient Landscape Ordinance guidelines, including submittal of a landscape documentation package prepared by a licensed landscape architect, if applicable.

10. Landscape Maintenance: The owner/operator of the property shall provide on-going maintenance of the existing and proposed on-site landscaping. In accordance with the Tree Protection Ordinance (Chapter 21.32), all trees planted pursuant to this approval shall be considered “protected” and subject to the established removal requirements and restrictions.

11. On-Site Lighting: Any proposed on-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any exterior lighting shall be reviewed and approved by the Community Development Director, prior to issuance of a building permit. Lighting fixtures shall be of a decorative design to be compatible with the development and shall incorporate energy saving features.

12. Utility Boxes and Back-Flow Preventers: The applicant shall submit a plan prior to installation of any PG&E transformers and San Jose Water Company back-flow preventers, if required, indicating the location of the facilities and screening (if the facilities are above ground) for review and approval by the Community Development Director.

13. Construction Activities: The applicant shall abide by the following requirements during construction:

    a. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
    b. Truck routes to and from the construction site should be established and submitted to the City for review and approval prior to issuance of a building permit. These truck routes shall avoid access to the project site via residential streets where possible.
    c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
    d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
    e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
    f. Prior to the issuance of building permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.
    g. Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets.
    h. Use dust-proof chutes for loading construction debris onto trucks.
    i. Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind.
    j. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
    k. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction site.
    l. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer.
    m. Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

Building Division:

14. PERMITS REQUIRED: A building permit application shall be required for the proposed new commercial structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

15. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

16. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.

17. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.

18. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.

19. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.

20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:

    a. pad elevation
    b. finish floor elevation (first floor)
    c. foundation corner locations

21. TITLE 24 ENERGY COMPLIANCE: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.

22. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

23. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

24. TITLE 24 ACCESSIBILITY – COMMERCIAL: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.

25. TITLE 24 ACCESSIBILITY – NEW COMMERCIAL: This project shall comply fully with Chapter 11B of the California Building Code 2013 ed.

26. APPROVALS REQUIRED: The project requires the following agency approval prior to issuance of the building permit:

    a. West Valley Sanitation District
    b. Santa Clara County Fire Department
    c. School District:
       Campbell Union School District (378-3405)
       Campbell Union High School District (371-0960)
       Moreland School District (874-2900)
       Cambrian School District (377-2103)
    d. Bay Area Air Quality Management District (Demolitions Only)
    e. Santa Clara County Department of Environmental Health
    f. San Jose Water Company (279-7900)

27. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

28. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements of Chapter 5 of the California Green Building Code 2013.

PUBLIC WORKS DEPARTMENT

29. Response Letter: Upon submittal of the Street Improvement Plans and the Grading and Drainage Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been addressed.

30. Preliminary Title Report: Prior to issuance of any grading or building permits for the site, the applicant shall provide a current (within the past 6 months) Preliminary Title Report.

31. Soils Report: Upon submittal of the Parcel/Final Map, applicant shall provide a soils report prepared by a registered geotechnical or civil engineer.

32. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written certification that the development has been built per the engineered grading and drainage plans.
In addition, a plan review letter will be required of the Geotechnical engineer for the entire grading and drainage system which should include but is not limited to a review of the subsurface of the non-compacted biotreatment material that may have potential for subsurface failure and surface failure due to vehicle loads.

33. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at $2,650.00 per net acre, which is $833.00.

34. Storm Water Information: On the grading plans show the amount, in square footage, of:

    a. Existing impervious area. (1,046 sf)
    b. Proposed impervious area. (9694 sf)
    c. Proposed pervious area. (4,826 sf)

35. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

36.

    Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection*

("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

Only approved open joint pavers or permeable pavers can be installed that are proposed for the parking lot and must meet the Site Design Measures for Small Projects as outlined on the attached cut sheets for pervious pavers. A maintenance agreement and plan will be required so that City staff can make yearly inspections. The City suggests that the permeable pavers be installed in the parking stalls rather than just being placed as shown on C-2 Rev 9-19-16.

Minimum permeable paving area must be no less than 1,576 SF with the proposed landscaping at 3,250 SF.

37. Tree Removal(s): To accommodate the required street scape plan, the existing Crape Myrtle tree at 0+94 station identified on Sheet C-4, will be removed as part of this project. Three Evergreen Ash – Fraxinus Uhdei trees will be installed as part of the streetscape plan.

38. Utilities: All on-site utilities shall be installed underground per Section 21.18.140 of the Campbell Municipal Code for any new or remodeled buildings or additions. Applicant shall comply with all plan submittals, permitting, and fee requirements of the serving utility companies.

    Utility locations shall not cause damage to any existing street trees. Where there are utility conflicts due to established tree roots or where a new tree will be installed, alternate locations for utilities shall be explored. Include utility trench details where necessary.

39. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line. Sheet C-2 shows the (N) SCO in the public right-of-way. Also on Sheet C-2 a water meter is shown to be on private property in the (N) driveway approach. Verify with SJW if this is an acceptable location. If not, the (N) water meter needs to be relocated elsewhere on the property.

40. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities.

    The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

Sheet C-2 shows the replacement of a 4" lateral to a 6" lateral. Work directly with WVSD on details and design requirements. The Off-Site Civil plans will incorporate a dedicated sheet for WVSD design and details. Applicant will need to coordinate with WVSD during the plan check and review process.

41. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. Hamilton Avenue has not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

    Pavement restoration work will extend to the south side of E Hamilton Avenue and incorporate both the water lateral and sanitary sewer lateral to create one large rectangular restoration area. There will need to be a review of the traffic control plan and how this work will be accomplished during normal business hours.

42. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

    a. Show location of all existing utilities within the new and existing public right-of-way.
    b. Relocation of all existing utilities including utility boxes, covers, poles, etc. outside of sidewalk area. No utility boxes, covers, etc. will be allowed in the 7' sidewalk area.
    c. Removal of existing driveway approaches and necessary sidewalk, curb and gutter.
    d. Removal of existing curb and gutter, existing sidewalk, driveway approaches and par strip, and install new city streetscape standard.
    e. Installation of a minimum of three (3) City approved street trees Evergreen Ash – Fraxinus Uhdei and irrigation at 40 feet on center. One tree will be located west of the new driveway; two will be located east of the two driveways.

    (There is a requirement for a 10' landscaped buffer behind private property fronting Hamilton Avenue). Park strip ground cover shall be no mow (fine fescue and hair grass Deschampsia) turf with sub-surface drip irrigation such as Eco-Mats (or approved equal).

f. This project is subject to the City's Streetscape Standards for Hamilton Avenue, which requires a 10 foot landscaped park strip with City approved street trees 40 feet on center, and a 7 foot sidewalk.
g. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
h. Installation of traffic control, stripes and signs. Should the any striping work be cut due to utility trench work, the applicant will be required to restripe the entire street frontage and not just the areas that need replaced.
i. Construction of conforms to existing public and private improvements, as necessary. The sidewalks will need to conform at each end at a 90 degree angle with at least a minimum of 4' wide sidewalk to connect to the existing sidewalks. This will be finalized in the plan check review process.
j. All existing utility boxes and its covers, that will remain in the park strip will require readjustments and must be level to the sidewalk, or as required by the City Engineer.
k. Submit final plans in a digital format acceptable to the City.

43. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

44. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

45. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

46. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

47. Trash Enclosure Requirements:

a. NPDES Permit No. CAS612008 (CRWQCB): C.3.a.i. (7):

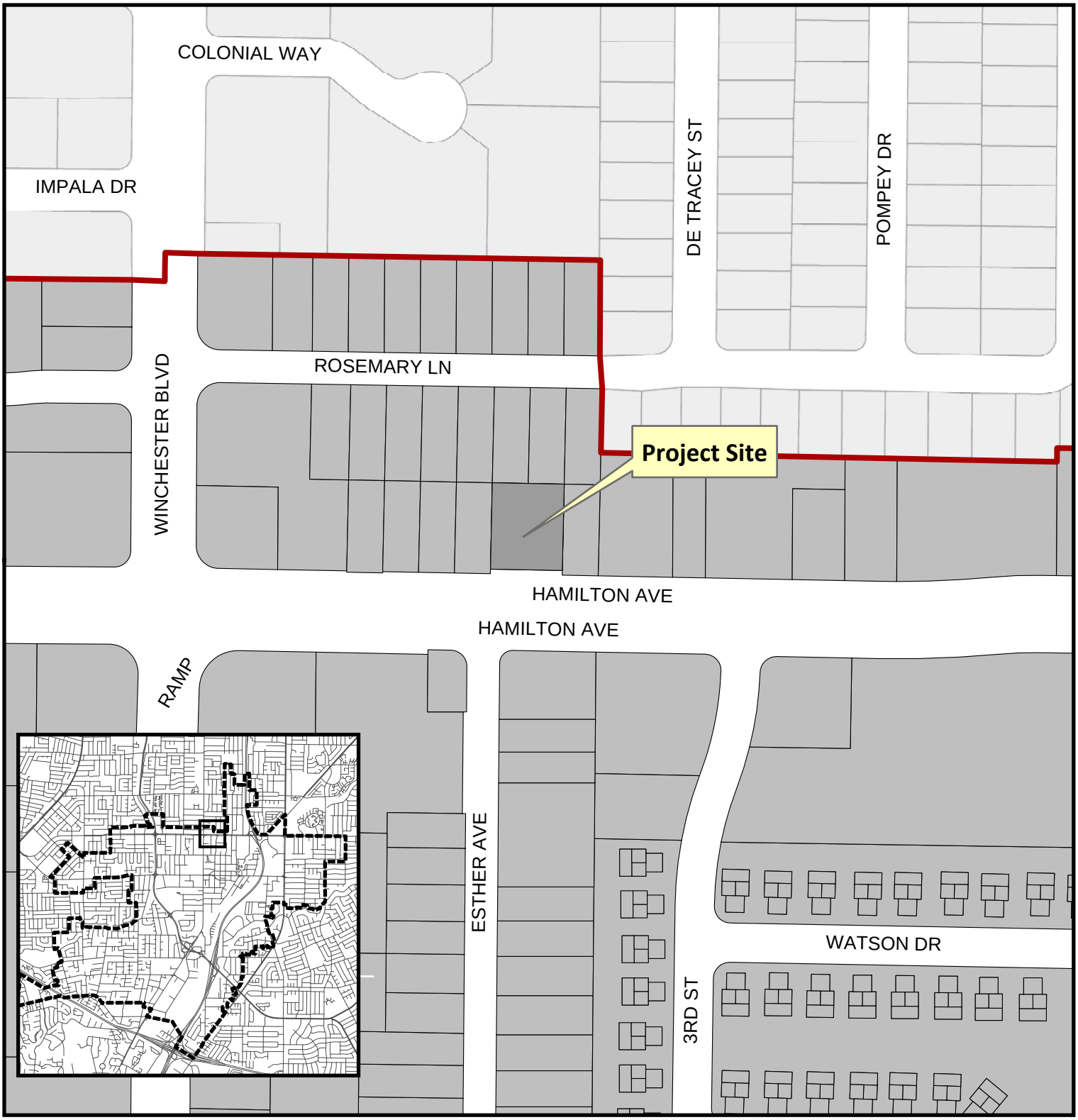
For all new development and redevelopment projects that are subject to the Permittee's planning, building, development, or other comparable review, but not regulated by Provision C.3, encourage the inclusion of adequate source control measures to limit pollutant generation, discharge, and runoff. These source control measures should include:

Covered trash, food waste, and compactor enclosures.

b. Campbell Municipal Code 14.02.030 "Stormwater Pollution Control / Requirements". The code states that no pollutants or water containing pollutants can be discharged into the City's storm drain system. Trash enclosures contain pollutants. During a rain event (or during general cleaning) water washes over and into roofless enclosures, collecting pollutants and discharging to the City's storm drain system. Applicants are required to show how new trash enclosures will not discharge pollutants into the storm drain system. One possible method is to provide a sanitary drain in the trash enclosure.

c. West Valley Sanitation District (WVSD) the local sanitary sewer agency's authority and standards: If a sanitary connection will be installed, WVSD requires a roof on the enclosure.

Project Location Map



Project Location: 95 E. Hamilton Ave.
Application Type: Site and Architectural Review, Tree Removal Permit
Planning File No.: PLN2015-274
Description: New two-story 5,850 sq. ft. office building and removal of four protected redwood trees

N

CITY OF CAMPBELL · THE ORCHARD CITY

Community Development Department
Planning Division

95 E HAMILTON AVE

95 E HAMILTON ROAD

FIRST FLOOR : 2015 SQ FT
SECOND FLOOR: 3,775 SQ FT
GROSS FLOOR AREA: 5,790 SQ FT
NET SITE AREA: 14,520 SQ FT
F.A.R.: 5,790 SF / 14,520 SF = 39.8%

MIN PARKING SPACES REQUIRED: 5,790 SQ FT / 225 = 26 SPACES
TOTAL PARKING: 26 SPACES PROVIDED
(22 STANDARD, 2 ACCESSIBLE, 8 MOTORCYCLE
(4 MOTORCYCLE = 1 STANDARD))

FRONT SETBACK: 1,647 SF
SETBACK PAVING: 150 SF
PERCENTAGE OF SETBACK PAVING: 9%

Sheet List

Sheet Number	Sheet Name
A100	COVER
A101	GROUND LEVEL PLAN
A102	LEVEL 2 PLAN
A103	ROOF PLAN
A104	FLOOR BLOCK DIAGRAM
A105	TREE REMOVAL & PLANTING PLAN
A106	TREE REMOVAL APPLICATION & REPORT
A107	ELEVATIONS
A108	ELEVATIONS
A109	MATERIAL SELECTION
A110	PERSPECTIVE VIEWS
A111	SECTIONAL PERSPECTIVE
A112	EXTERIOR LIGHTING SPECIFICATIONS

Sheet List

Sheet Number	Sheet Name
A113	EXTERIOR LIGHTING SPECIFICATIONS
A115	SOLAR STUDIES
C0	TITLE SHEET
C1	TOPOGRAPHICAL & DEMO PLAN
C2	GRADING & DRAINAGE PLAN
C3	GRADING & DRAINAGE PLAN
C4	OFF SITE IMPROVEMENT PLAN
C5	OFF SITE IMPROVEMENT PLAN
C6	SEDIMENT EROSION PLAN
C7	BLUEPRINT FOR A CLEAN BAY
L1	PLANTING PLAN
L2	IRRIGATION PLAN

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95 E HAMILTON AVE

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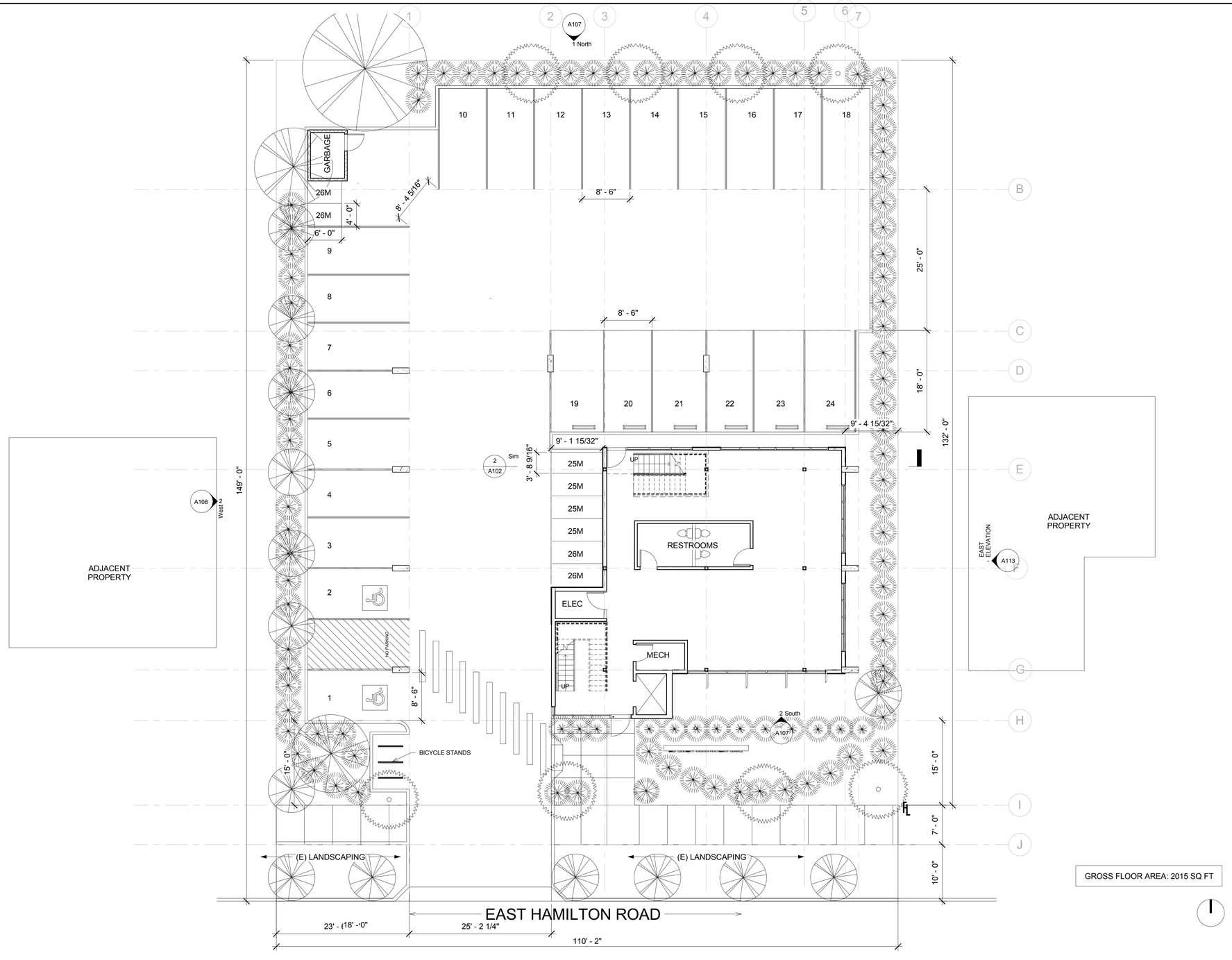
NO.	DATE	ISSUE

DRAWING TITLE
COVER

STATUS

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A100



SITE PLAN
1/8" = 1' - 0"
1

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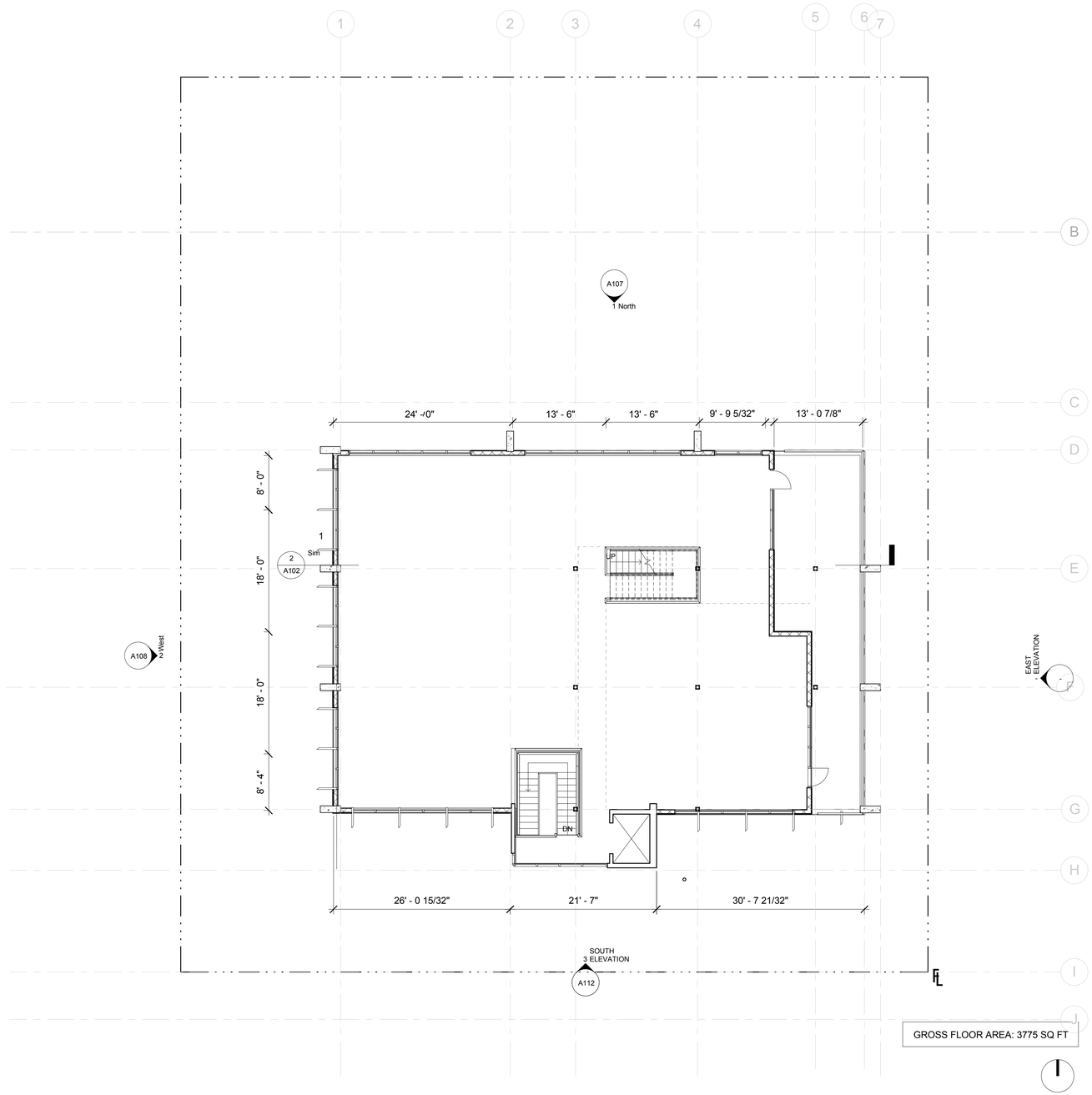
NO.	DATE	ISSUE

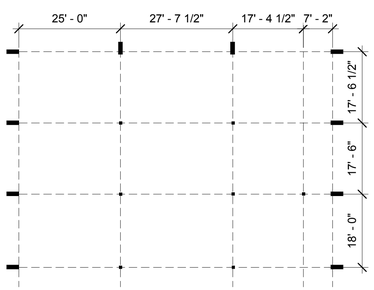
DRAWING TITLE
GROUND LEVEL PLAN

STATUS

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A101



GROSS FLOOR AREA: 3775 SQ FT



STRUCTURAL GRID DIAGRAM PLAN 2
1/16" = 1' - 0"

SECOND FLOOR PLAN 1
1/8" = 1' - 0"

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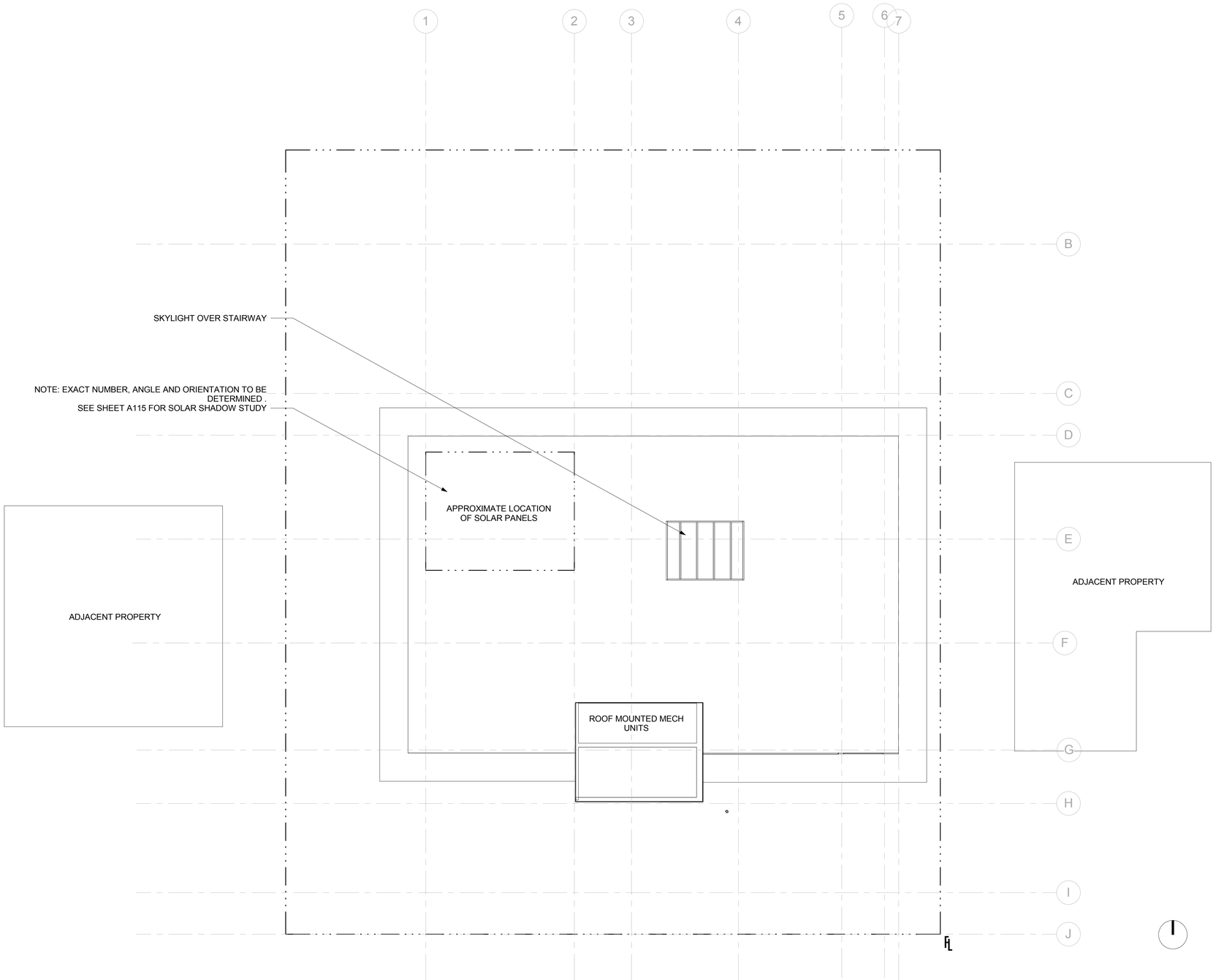
NO.	DATE	ISSUE

DRAWING TITLE
LEVEL 2 PLAN

STATUS

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A102



ROOF PLAN
1/8" = 1' - 0"
1

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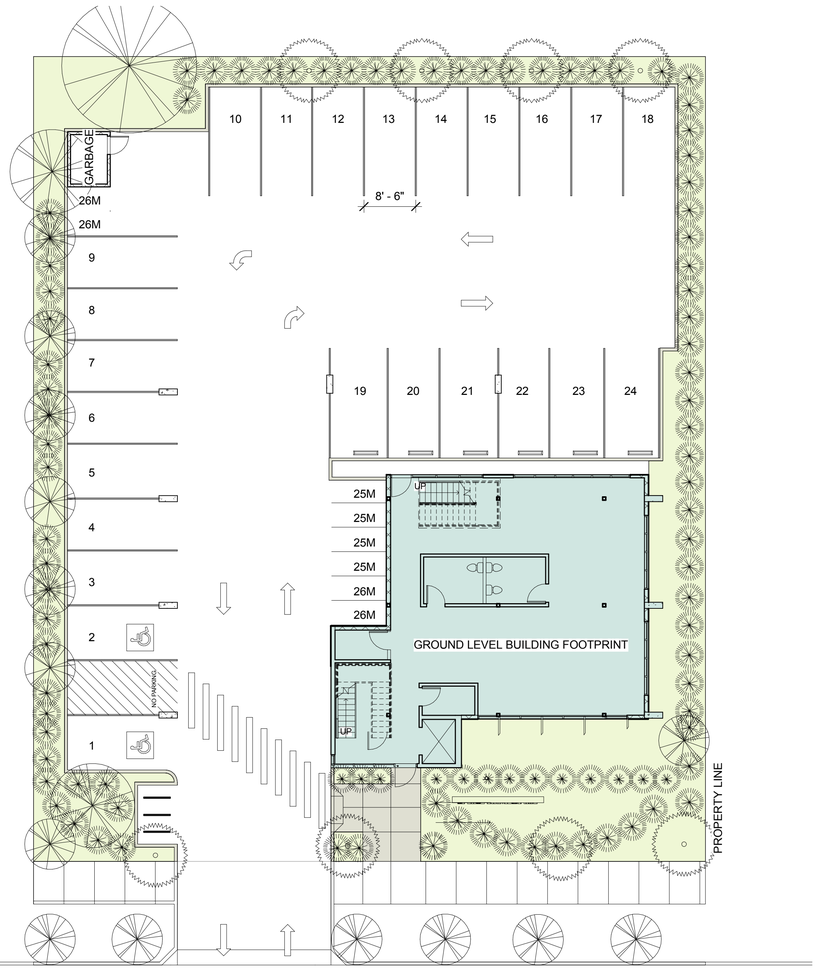
NO.	DATE	ISSUE

DRAWING TITLE
ROOF PLAN

STATUS

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	A103



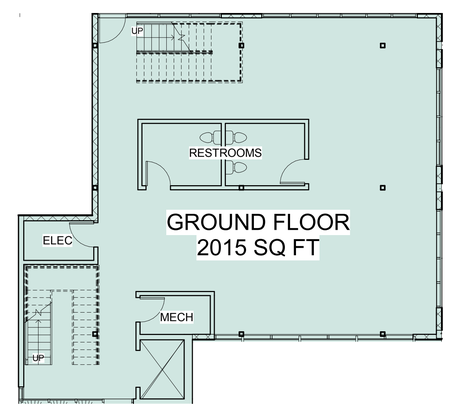
LEVEL	FLOOR AREA
GROUND FLOOR	2015 SF
LEVEL 2	3775 SF
GROSS FLOOR AREA	5,790 SF

	AREA	PERCENTAGE OF SITE
NET SITE	14,520 SF	100%
LANDSCAPING	3,791 SF	26%
PAVING	370 SF	2.5%
BUILDING (GROSS)	5790 SF	39.8%

	AREA
FRONT SETBACK AREA	1,647 SF
PAVING IN FRONT SETBACK	150 SF
PERCENTAGE OF SETBACK PAVING	9%

GROUND FLOOR
1/8" = 1' - 0" 3

LEVEL 2
1/8" = 1' - 0" 2



GROUND FLOOR
1/8" = 1' - 0" 1

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NO.	DATE	ISSUE

DRAWING TITLE
FLOOR BLOCK DIAGRAM

STATUS

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A104

A B C D

D A B C

EXISTING SITE CONDITION IMAGES 2

NTS

LEGEND

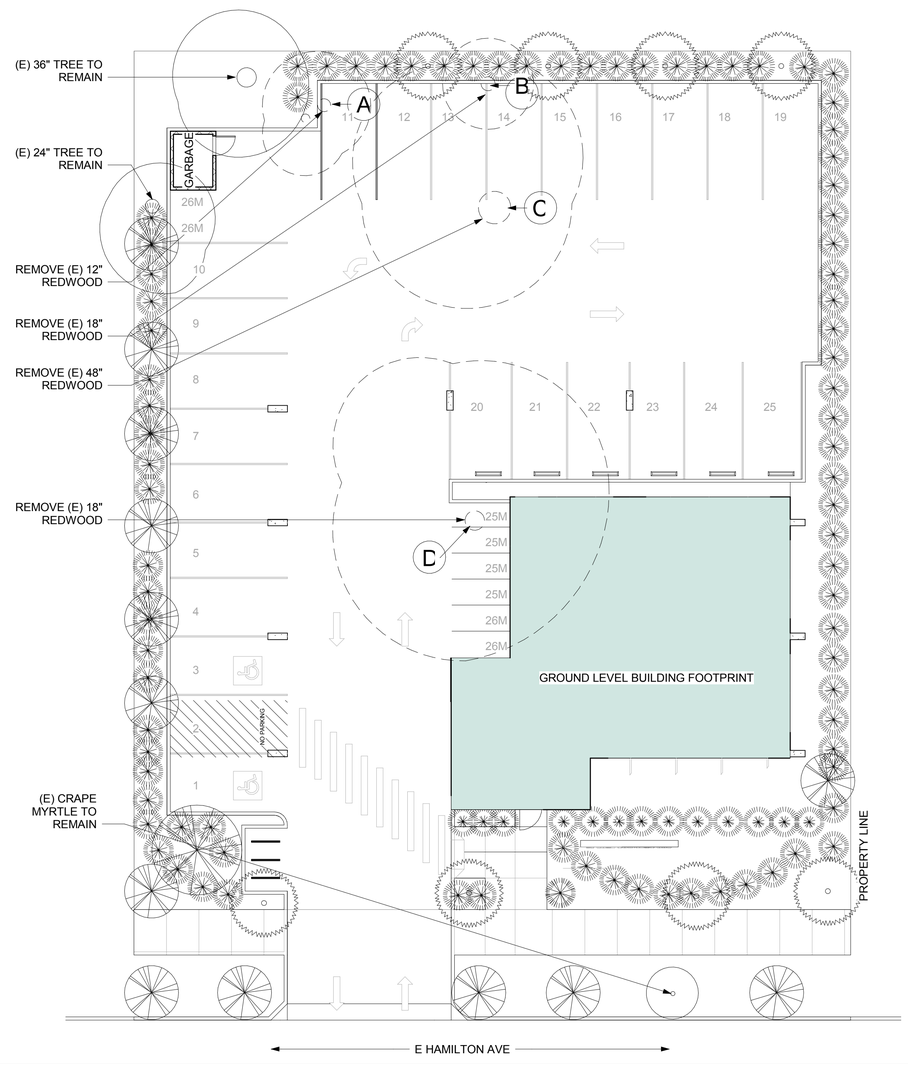
(E) TREE TO BE REMAIN

(E) TREE TO BE REMOVED

(N) LANDSCAPING

(N) PAVING

(N) BUILDING GROUND FLOOR FOOTPRINT



TREE REMOVAL & PLANTING PLAN 1

1/8" = 1' - 0"

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NO.	DATE	ISSUE

DRAWING TITLE

TREE REMOVAL & PLANTING PLAN

STATUS

JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A105

File No. _____

Date Filed _____

City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

TREE REMOVAL PERMIT APPLICATION

Filed Independent of a Development Application

Property Address 95 E HAMILTON AVE Community Name (if applicable) _____

Name of Property Owner SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com

Property Owner's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

Name of Applicant SAUL FLORES Phone 408-710-6725 Email saul@groundzerosj.com

Applicant's Mailing Address 7076 KINDRA HILL DR. SAN JOSE, CA 95120

	Species of Tree(s) (see last page for a list of "protected trees")	Size of Tree(s) (diameter measured 4- ft. above grade)	Reason for Removal (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
A	Redwood	12"	Economic Enjoyment & Hardship
B	Redwood	18"	Economic Enjoyment & Hardship
C	Redwood	48"	Economic Enjoyment & Hardship
D	Redwood	18"	Economic Enjoyment & Hardship

*If the tree(s) is dead or dying, please complete the 'Authorization to Remove a Dead or Dying Tree' form instead of this application.

SUBMITTAL REQUIREMENTS:

1. X Color photographs of trees proposed for removal (depicting reason for requested removal);
2. X Site Plan (see attached details);
3. X Tree Replanting Plan (see attached details); and
4. X Application Filing Fee $168+ $55 each additional tree (single-family properties exempted from fee).

ARBORIST REPORTS

PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Homeowners Assoc. President's Signature: _____ Date: _____

Homeowners Assoc. President's Name: _____

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

Trunk Size of Removed Tree (measured at 4 feet above grade)		Replacement Ratio Required (per tree removed)	
Diameter (inches)	*Circumference (inches)*	*Number of replacement trees*	*Minimum Size*
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently $500 per tree).

Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

a. **Cost of Replacement Trees**: Replacement trees shall be obtained and planted at the expense of the applicant.

b. **Replanting Period**: Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.

c. **Inspection**: City staff shall be permitted to enter the property to verify the installation of the replacement trees.

d. **Maintenance of Replacement Trees**: Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.

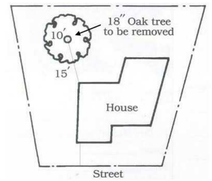
e. **Maintenance Bond**. A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.

SITE PLAN

Sketch a site plan (aerial view) of location of tree(s) and their drip line(s) showing:

1. Location, size and species of protected trees to be removed; and
2. Existing and/or proposed footprint of the structure(s), paving, and landscape areas.

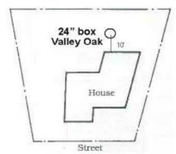
EXAMPLE:



REPLANTING PLAN

Sketch a site plan indicating the location, size and specie(s) of replacement tree(s) as required by the 'Replacement Tree Requirements' table on the following page.

EXAMPLE:



PROCESSING REQUIREMENTS

Protected Trees: The following trees are considered "protected" and require approval of a Tree Removal Permit:

a. **All Properties**: (1) Any tree shown on an approved landscaping plan or required to be planted or retained as a condition of approval of a development application, a building permit, or a tree removal permit; (2) Any tree designated as a "Heritage Tree" by the Historic Preservation Board.

b. **Single-Family Residential Properties**. Any Oak, Redwood, Cedar, or Ash tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

c. **All Other Properties**. Any tree measuring 12-inches in diameter or greater (as measured 4-feet above grade).

Exceptions: Regardless of size, fruit trees and Eucalyptus trees, are not considered "protected" and do not require a Tree Removal Permit.

Determination on an Application Request: The Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

a. **Diseased or Danger of Falling**. The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.

b. **Structure Damage**. The tree or trees have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.

c. **Utility Interference**. The tree or trees have interfered with utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utility services and/or reasonable modification of the tree's root or branch structure.

d. **Overplanting**. The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).

e. **Economic Enjoyment and Hardship**. The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

Public Noticing (Single-Family Residential): Upon rendering a decision on an application, the Community Development Director will mail a notice to neighboring property owners informing them of the decision. This notice will begin a 10 day appeal period. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

Public Noticing (All Other Properties): After an application is submitted and reviewed, a notice will be mailed to the owners of record within a 300-foot radius of the subject property. The notice will be mailed a minimum of 10 calendar days before a decision is rendered. Once a decision is rendered, a 10 day appeal period will begin. If an appeal is not received, the tree(s) may be removed once the appeal period has passed.

TREE REPORT

OFFICE BUILDING
95 E, HAMILTON AVE
CAMPBELL , CALIFORNIA
GROUND ZERO DEVELOPMENT
1361 S. WINCHESTER BLVD. SAN JOSE, 95128
TEL. NO. 408-509-3461

ON MARCH 21, 2015 , I INSPECTED THE TREES AT 95 E, HAMILTON AVE. CAMPELL CALIFORNIA WITH THE FOLLOWING FINDINGS:

ALL SIX ON SITE TREES ARE COAST REDWOOD (SEQUOIA SEMPERVIRENS) THIS SPECIES IS NATIVE TO A NARROW BAND ALONG THE CALIFORNIA COAST. WHERE THE REDWOODS RECEIVE HEAVY WINTER RAINS AND ALSO HARVEST THE MOISTURE FROM FRQUENT SUMMER FOGS. THE SPECIES IS DEFINITELY NOT DROUGHT TOLERANT IN ITS NATIVE ENVIRONMENT. IN THE PROPER ENVIRONMENT THESE TREES ARE MAJESTIC AND LONG LIVED.

TREE NO. ONE THIS TREE IS A 40 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION

TREE NO. TWO THIS TREE IS A 44 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION AND IS SHOWING THIN FOLIAGE AND STRESS FROM THE CURRENT DROUGHT.

TREE NO. THREE THIS TREE IS A 26 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD IN FAIR CONDITION AND IS ALSO SHOWING SIGNS OF STRESS FROM THE CURRENT DROUGHT.

TREE NO. FOUR THIS TREE IS A MULTI TRUNK TREE WITH 18 INCH AND 24 INCH DIAMETER TRUNKS SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THIN THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

TREE NO. FIVE THIS TREE IS A 38 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION.

TREE NO. SIX THIS TREE IS A 32 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

MY RECOMMENDATION IS TO REMOVE TREES NUMBER ONE, TWO, THREE, AND FOUR BECAUSE THEIR ROOT SYSTEMS WILL BE HEAVILY DAMAGED BY THE CONSTRUCTION OF THE REQUIRED SITE IMPROVMENTS FOR THE DEVELOPMENT OF THIS PROPERTY.

TREES FIVE AND SIX CAN BE SAVED WITH PROPER PRECAUTIONS DURING CONSTRUCTION.

TREE NO.S FIVE, AND SIX SHOULD HAVE PROTECTIVE FENCING INSTALLED AROUND THEIR DRIP LINES AS DIRECTED BY THE ARBORIST PRIOR TO CONSTRUCTION. THESE TREES SHOULD ALSO BE IRRIGATED WITH A SOAKER HOSE EVERY TWO WEEKS DURING THE SUMMER DRY SEASON CONSTRUCTION PERIOD.

TO MITIGATE THE REMOVAL OF FOUR LARGE REDWOOD TREES, FOUR REPLACEMENT TREES OF 36" BOX SIZE AND CAN BE INSTALLED IN THE NEW LANDSCAPE AREAS AS DIRECTED BY THE ARBORIST.

IF THERE ARE ANY QUESTIONS ON THIS REPORT, PLEASE CALL ME @TEL. NO. 408-656-3580.

MARK BEAUDOIN
CERTIFIED ARBORIST WC 01860

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LICENSED ARCHITECT
MICHAEL STANTON
C-12
STATE OF CALIFORNIA

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NO.	DATE	ISSUE

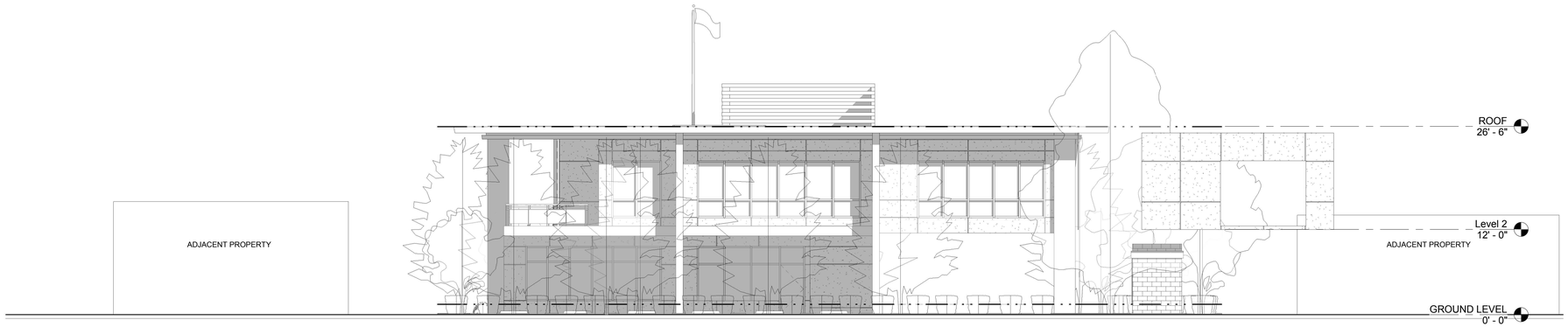
DRAWING TITLE

TREE REMOVAL APPLICATION & REPORT

STATUS

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	

A106



NORTH ELEVATION 2
1/8" = 1' - 0"

SOUTH ELEVATION 1
1/8" = 1' - 0"

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ELEVATIONS

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JOB NO.	16006
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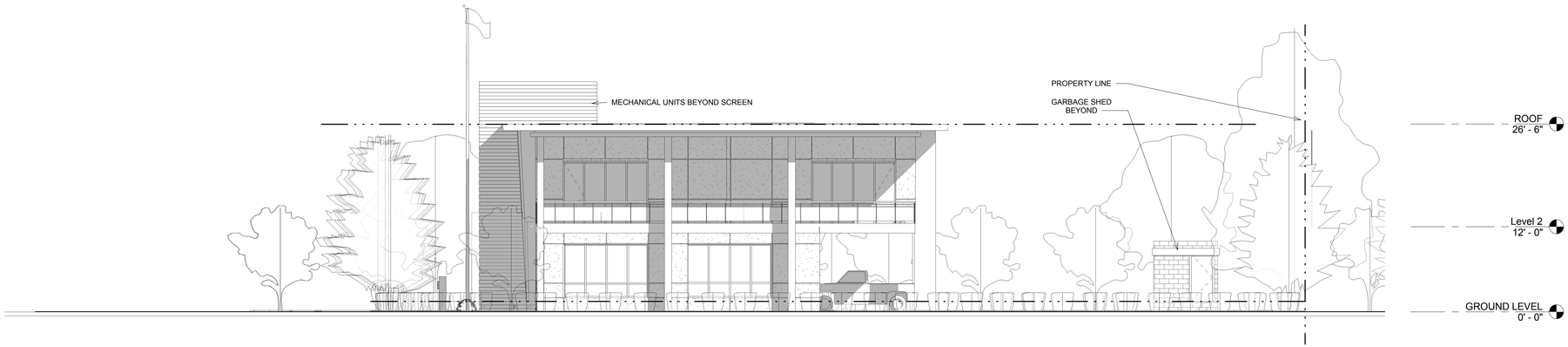
SHEET NO.	A107



NORTH ELEVATION 2
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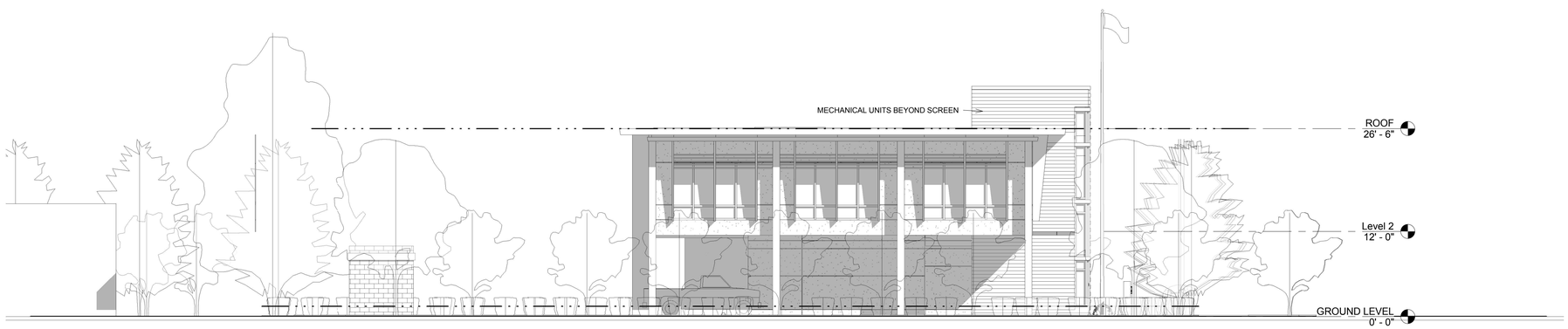

NORTH ELEVATION 2
1/8" = 1' - 0"

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ELEVATIONS

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SHEET NO.	

A108

DARK METAL SIDING

WARM BEIGE
LIMESTONE TILE
ACCENTS

PLASTER CEMENT
SIDING PANELS

WHITE PLASTER

BLACKENED STEEL
MULLIONS

MATERIAL SELECTION
1/8" = 1' - 0"

1

S/A

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**95 E
HAMILTON
AVE**

LICENSED ARCHITECT
MICHAEL STANTON
C-21
STATE OF CALIFORNIA

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MATERIAL SELECTION

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SHEET NO.	

A109

PERSPECTIVE VIEWS
1/8" = 1' - 0"
1

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PERSPECTIVE VIEWS

STATUS

JOB NO.	16006
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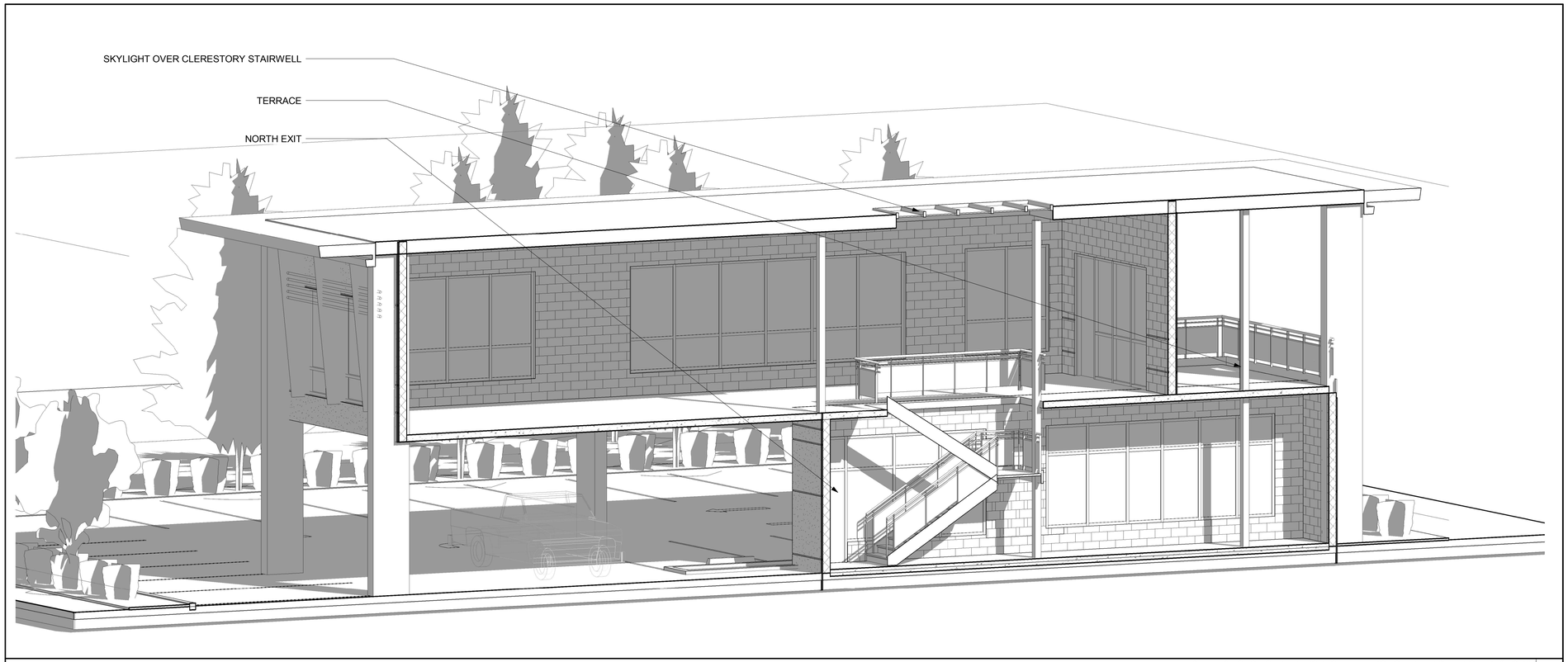
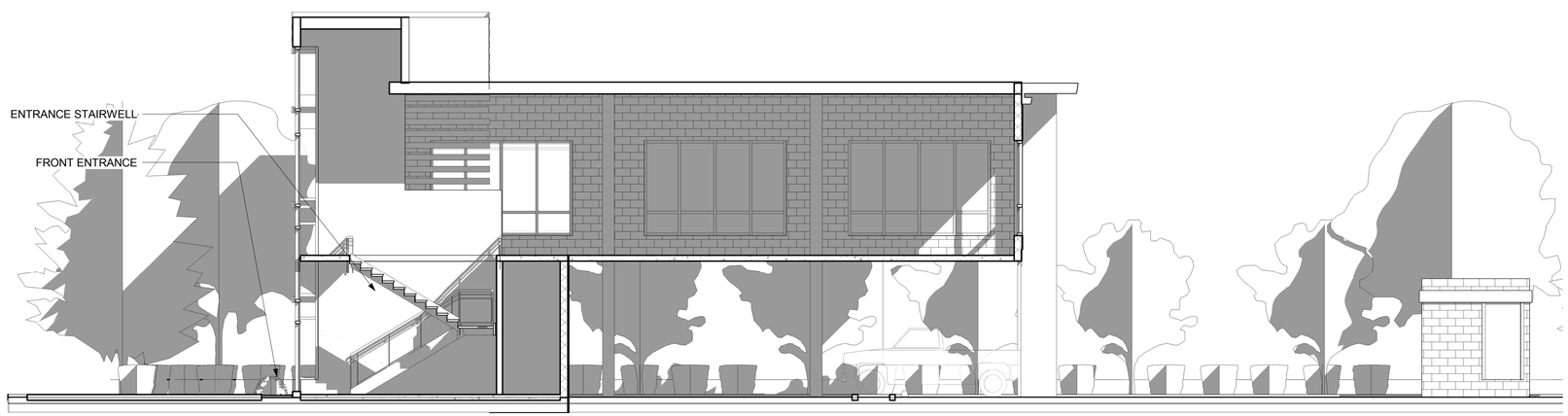
SHEET NO.	A110



EAST-WEST SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY 2
1/4" = 1' - 0"



NORTH-SOUTH SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY 1
3/16" = 1' - 0"

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SECTIONAL PERSPECTIVE

STATUS

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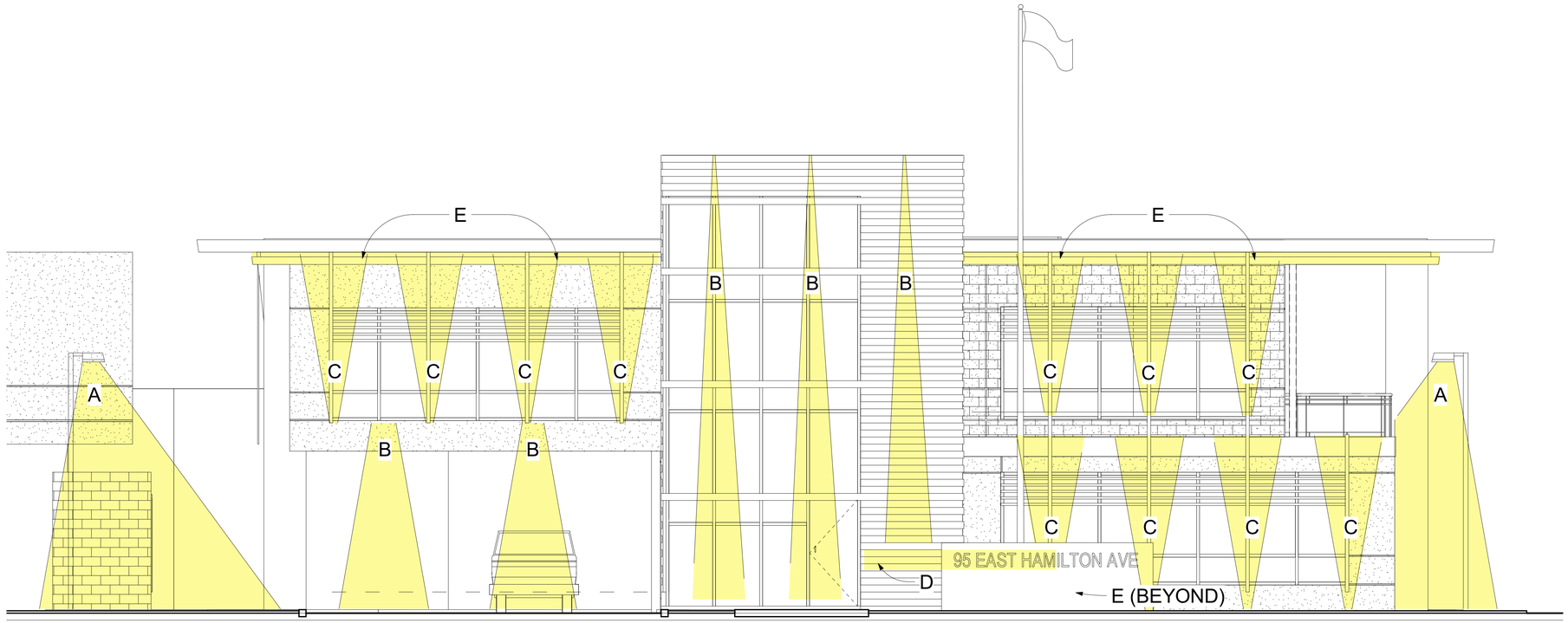
SHEET NO.	A111



	MANUFACTURER	CATALOG NUMBER	MOUNTING	AREA OF USE	LAMP VOLTAGE	LAMP WATTAGE	LAMP TYPE	DESCRIPTION	NOTES
A	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE	DSX1LED 30C	POLE	PARKING LOT	208V	68W	AREA LIGHTING	LAMP TO BE SPACED EVERY 25-30 FEET ALONG PARKING ZONES. 16FT MAX IN HEIGHT	-
B	ARTIDEME NIKI CEILING LIGHT WITH PRISMATIC GLASS DIFFUSER	L221188	CEILING	DRIVEWAY & REAR OVERHANG	120V	100W MAX	RECESSED CEILING LAMP	8" DIAMETER 6" DEPTH	DOWNLIGHTS FOR DRIVEWAY AND OVERHANG
C	VISTA PROFESSIONAL OUTDOOR LIGHTING UPLIGHT MODEL 5004	WR-5004-B-2.5-W-25-FR & GR-5004-B-2.5-W-25-FR	WALL & GROUND	ALONG EXTERIOR WINDOWSILLS SHINING UP TO ROOF OVERHANG	115V	60W	UPLIGHT	25 DEGREE ANGLE DISTRIBUTION 4" DIAMETER	PEWTER COLOR FINISH TO MATCH WITH WALLS & BLACK COLOR FOR GROUND MOUNTED
D	IMPACT SIGNS BACKLIT LETTERS	DARK BRONZE C304	WALL	MAIN ENTRANCE RAMP WALL FACING HAMILTON AVE	12V/LETTER	25W/LETTER	LED BACKLIT LETTERS	EACH LETTER: 8" HEIGHT X 2" DEPTH	LIGHT TO BE MOUNTED 3' AFF
E	PURE LIGHTING STRATUS LED LINEAR WALL GRAZER	SH1-SP1-RGB PUR57704	COFFER MOUNTED	INSIDE COFFER OF ROOF OVERHANG	120V	110W	STRIP LIGHT	MOUNTED INSIDE COFFER TO CREATE LINEAR EFFECT ACROSS FACADE	AVAILABLE IN 1' & 4' LONG UNITS
F	INTRIGUE LIGHTING LED SAGA RECESSED STEP LIGHT	SGH - NC-LED-SG-R-1LED-AC-OLG-WHL-TRH-120-BLK	WALL	INSIDE MAIN ENTRANCE RAMP FACING RAMP	120V	78W	STEP LIGHT	10.24" W X 3.94" H	DARK METAL FINISH TO MATCH HANDRAILS & MULLIONS

SOUTH ELEVATION LIGHTING KEY
1/8" = 1' - 0"
1

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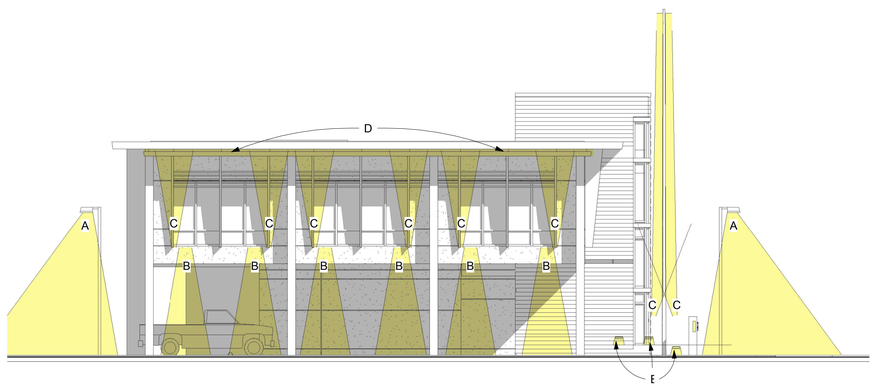
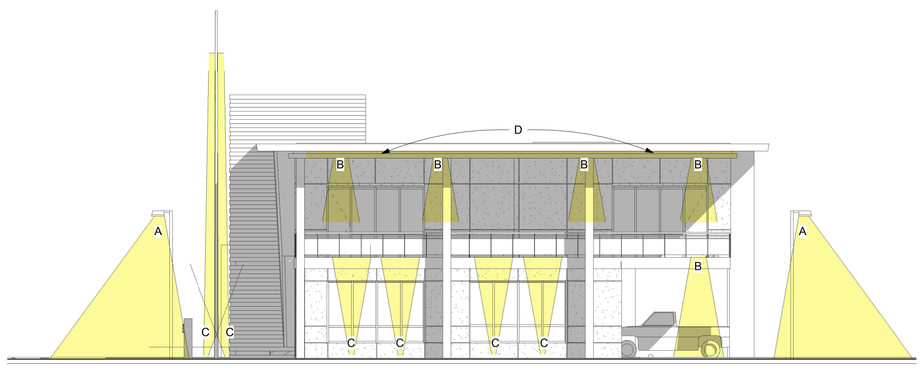
EXTERIOR LIGHTING SPECIFICATIONS

STATUS

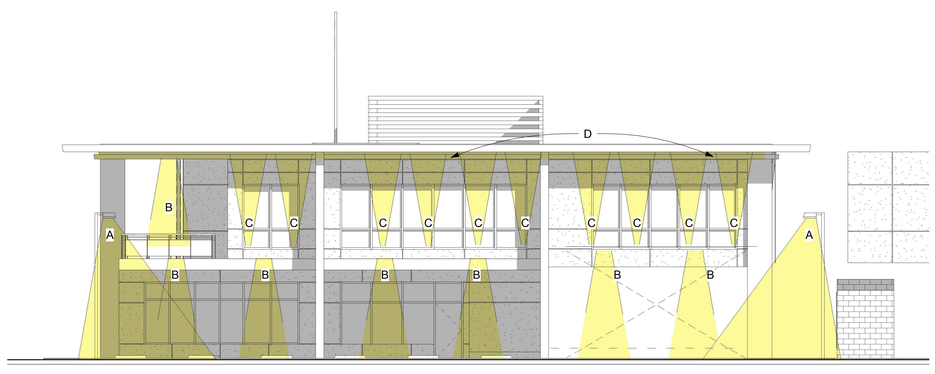
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A112



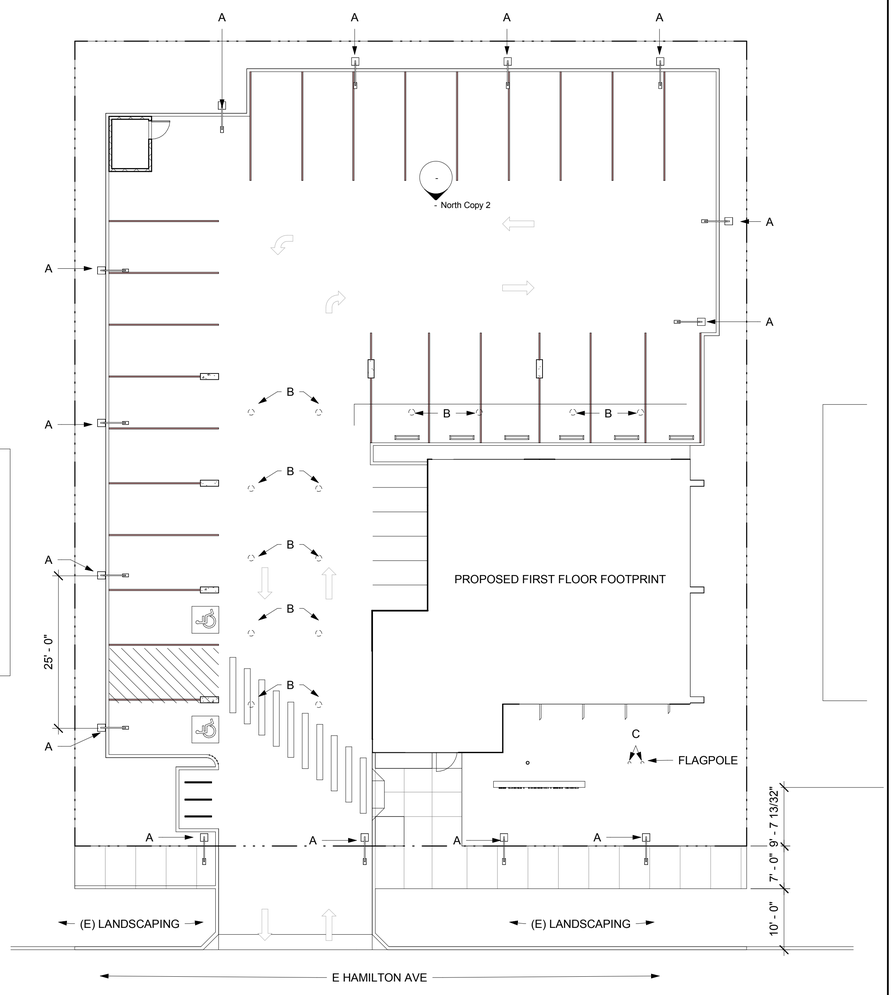
WEST ELEVATION LIGHTING KEY 4
1/8" = 1' - 0"



EAST ELEVATION LIGHTING 3
1/8" = 1' - 0"



NORTH ELEVATION LIGHTING 2
1/8" = 1' - 0"



LIGHTING PLAN 1
1/8" = 1' - 0"

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EXTERIOR LIGHTING SPECIFICATIONS

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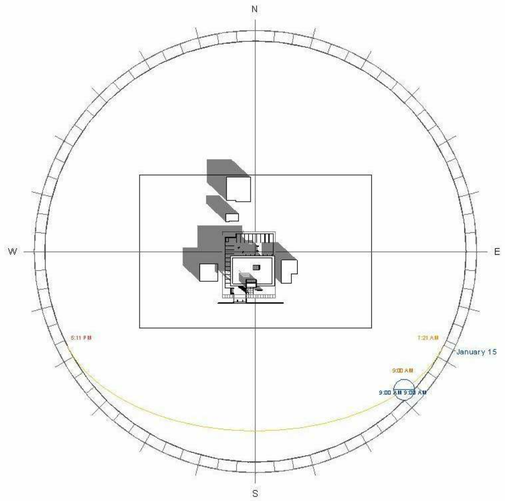
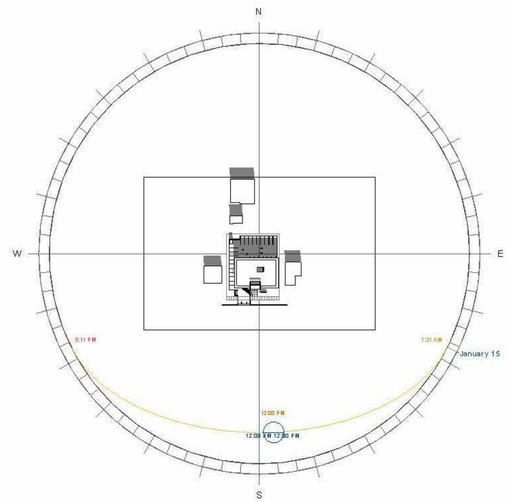
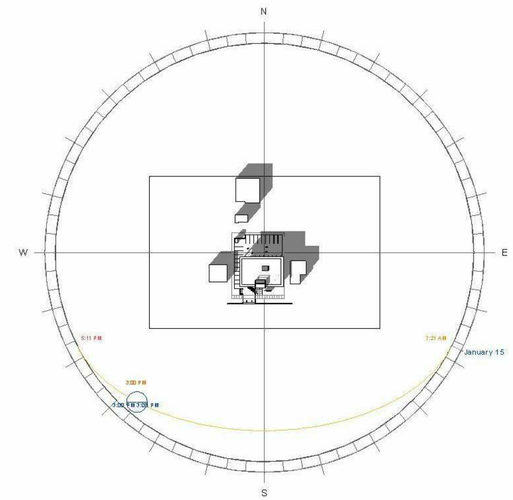
JOB NO.	16006
DRAWN BY	VSD
SHEET NO.	A113



JAN 15, 2016 - 9AM

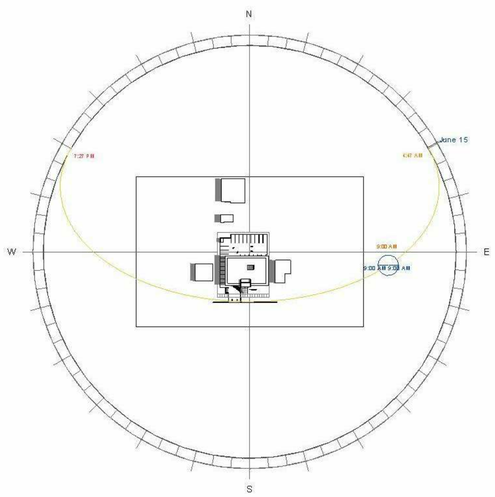


JAN 15, 2016 - 12PM



JAN 15, 2016 - 3PM

WINTER SHADOW CHART
NTS
2



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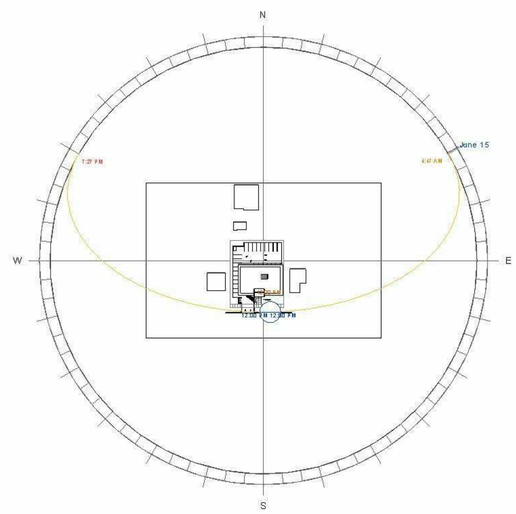

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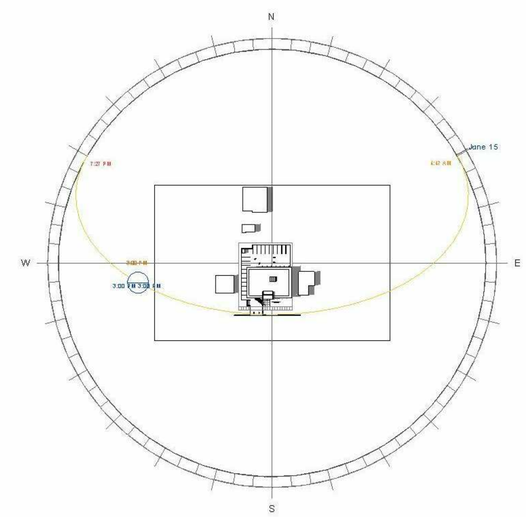

JUL 15, 2016 - 3PM

SUMMER SHADOW CHART
NTS
1

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NO.	DATE	ISSUE

DRAWING TITLE
SOLAR STUDIES

STATUS

JOB NO.	16006
DRAWN BY	Author
SHEET NO.	A115

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY Ali Abiani, DATED 01-5-15 PROJECT NO. 01-15-100.

4. SPECIFICATIONS AND OBSERVATIONS
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

6. LOCAL NON-POINT SOURCE ORDINANCE
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

7. UNDERGROUND UTILITIES AND STRUCTURES
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. EROSION CONTROL
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

9. UTILITY ELEVATION VERIFICATION
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

10. UTILITY CROSSINGS
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. GRADED SITE ELEVATIONS
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY ______________ ON ___/___/___.

15. TREE REMOVAL AND PRESERVATION
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. ELEVATION ADJUSTMENTS
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE Hamilton Ave East RT 17 South 85 South to Camden East to Guadalupe to dump or 85 North to Stevens Creek to Foothills to SC quarry

24. CONTRACTOR RESPONSIBILITIES
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

25. NEAT AND CLEAN PREMISES
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANACE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

Revised January 2008

GRADING & DRAINAGE PLANS

SUBJECT ADDRESS: 95-109 EAST HAMILTON AVE
BUILDING PERMIT NO 2015-__________
ASSESSORS PARCEL NO. 279-27-096

CITY OF CAMPBELL
THE ORCHARD CITY

BENCHMARK

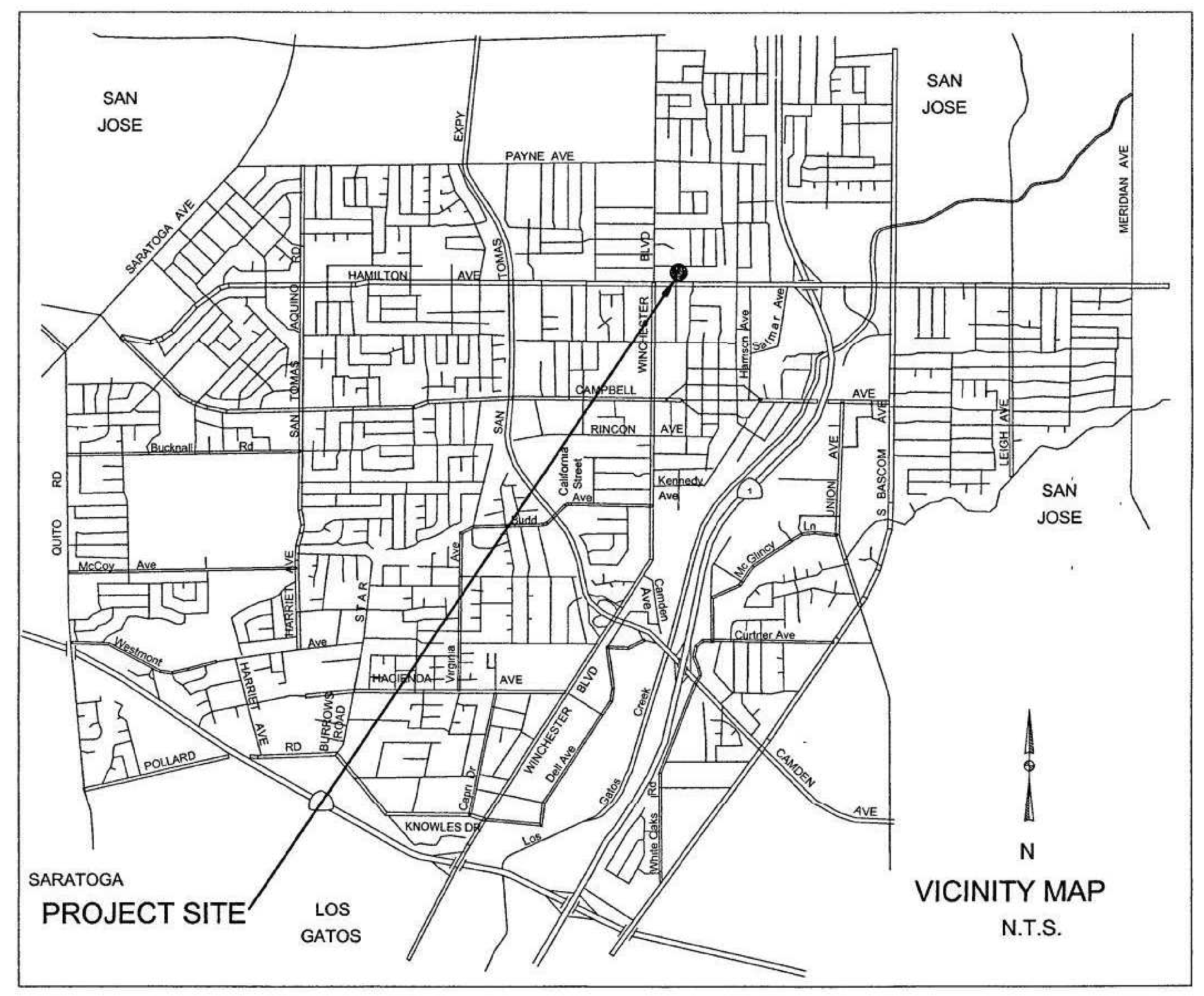
CITY OF CAMPBELL BM #30, "Hamilton Ave. & Winchester Blvd., N.E. corner at west side of CR, A 2¼" Brass Disk in top of curb." ELEVATION= 182.02'. (FOR THIS PLAN IT IS 176.60', THEREFORE ALL ELEVATIONS ARE 5.42' BELOW THE CITY DATUM)

BASIS OF BEARINGS:

THE BEARING S 89°26'00" W ALONG THE MONUMENT OR CENTER LINE OF HAMILTON AVE. AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 338 AT PAGE 30, SANTA CLARA COUNTY RECORDS AND AS FOUND MONUMENTED WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

1-800-227-2600
CALL BEFORE YOU DIG
U S A
UNDERGROUND SERVICE ALERT
1-800-227-2600

CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



VICINITY MAP
N.T.S.

AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

EARTHWORK TABLE

FILL	100
CU	1080
IMPORT	0
EXPORT	900

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF. ESTIMATED QUANTITIES IN CUBIC YARDS

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/PERMITTEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS, OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

MICHELLE M. QUINNEY, P.E. Date
CITY ENGINEER
CITY OF CAMPBELL
RCE #44144,

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Ali Abiani 09-20-16
Date

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	C - 0
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	C - 1
GRADING AND DRAINAGE PLAN & ONSITE UTILITY PLAN	C - 2
GRADING AND DRAINAGE PLAN (NOTES & DETAILS)	C - 3
SWPPP PLAN (STORM WATER POLLUTION PREVENTON PRORAM)	C - 4
SWPPP NOTES & DETAILS	C - 5
OFF SITE IMPROVEMENT PLAN	C - 6
OFF SITE IMPROVEMENT PLAN (NOTES & DETAILS)	C - 7
EROSION CONTROL PLAN	C - 8
BLUE PRINT FOR A CLEAN BAY	C - 9

LEGEND

	EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY APPROACH		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT BENCH MARK	◎	⊙
MANHOLE	⊕	⊕
STORM DRAIN INLET		
WATER METER	W	W
VALVE	⋈	⋈
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX	⊠	⊠
CABLE TELEVISION LINE	— UG — UG — UG —	— UG — UG — UG —
ELECTRICAL LINE	— E — E — E — E —	— E — E — E — E —
IRRIGATION LINE	—— IR ——	—— IR ——
NATURAL GAS LINE	— GAS — GAS —	— GAS — GAS —
OVERHEAD LINE	—v—v—v—v—	—v—v—v—v—
SANITARY SEWER LINE	— SS — SS — SS —	— SS — SS — SS —
STORM DRAIN LINE	— SD — SD — SD —	— SD — SD — SD —
TELEPHONE LINE	— TP — TP — TP —	— TP — TP — TP —
WATER LINE	— W — W — W — W —	— W — W — W — W —
TRAFFIC SIGNAL CONDUIT	—— TS ——	—— TS ——
LIGHTING CONDUIT	— UG — UG — UG —	— UG — UG — UG —
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE	—/—/—/—	—/—/—/—
TREE/SHRUB		

Project Size

a. Total Site Area: 0.33 acre
b. Total Site Area Disturbed: 0.33 acre (including clearing, grading, or excavating)

	Existing Area (ft²)	Proposed Area (ft²) Replaced	Proposed Area (ft²) New	Total Post-Project Area (ft²)
Impervious Area				
Roof (incl. Solar)			6,825	6,825
Parking, Uncovered			1,285	1,285
Sidewalks and Streets	1046	1046	538	538
c. Total Impervious Area	1046	1046	8,648	8,648
d. Total new and replaced impervious area		9694		
Pervious Area				
Landscaping			3,250	
Pervious Paving			1,576	
Other (e.g. Green Roof)				
e. Total Pervious Area			4,826	

f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = __________%

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON__________ IN CAMPBELL, CALIFORNIA, PROJECT NO.__________, DATED ______,____, PREPARED BY __________.

(NAME) DATE
G.E. #

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: __________ DATE: __________

No	Revision	Date	By	Chkd
1				
2				
3				

Date 04-05-15
REVISED 09-19-16
Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal net

TITLE SHEET
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.______

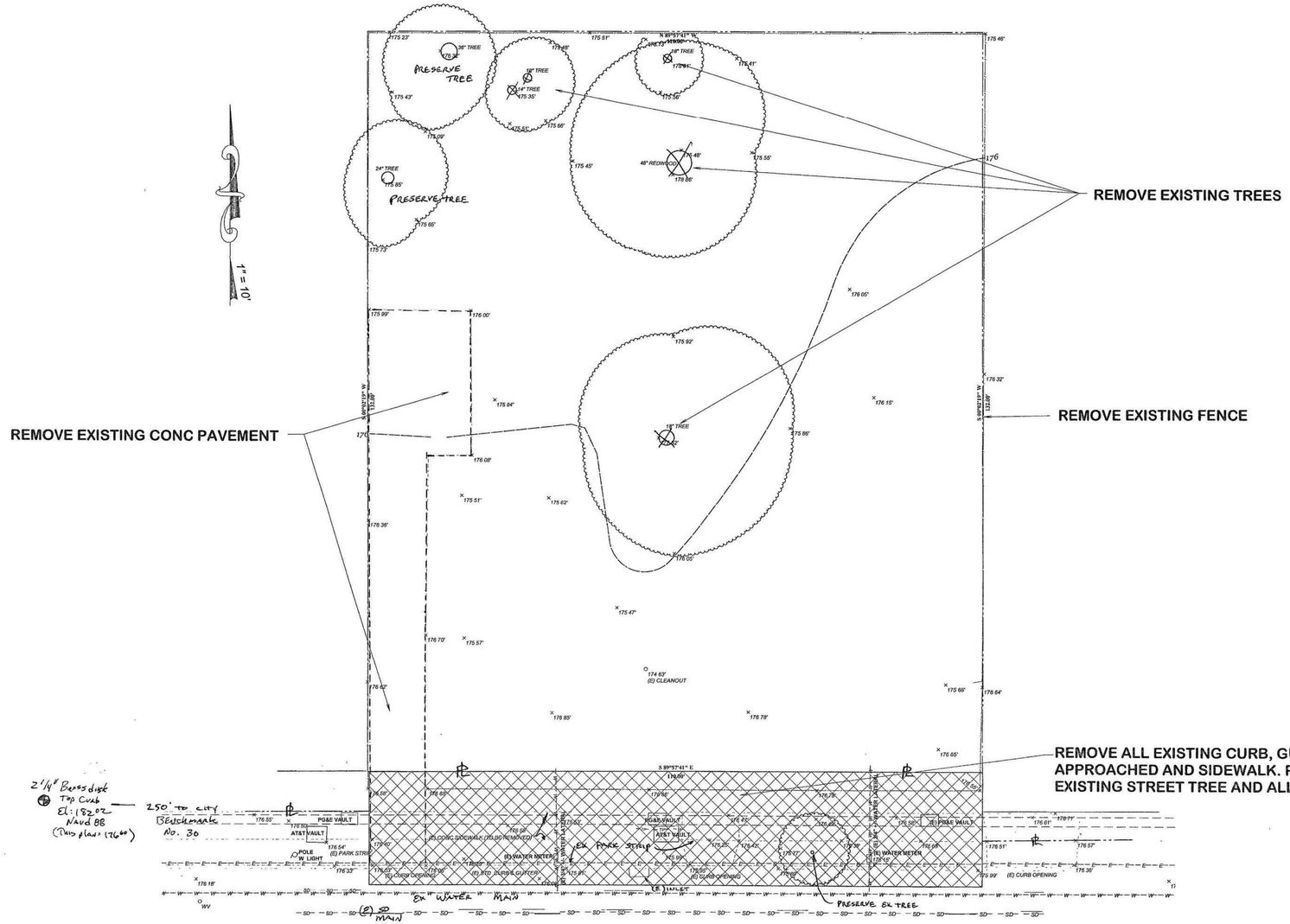
REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

CITY OF CAMPBELL
THE ORCHARD CITY
CAMPBELL, CALIFORNIA

SCALE:
1" = 10'

SHEET:
C - 0
1 OF 8

Civil & L.S. 2nd Submittal Plan Copy



UNDERGROUND DISCLAIMER

NOTE THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

SITE NOTES:

1 CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON CITY DATUM CITY OF CAMPBELL BM #30, "Hamilton Ave & Winchester Blvd , N E corner at west side of CR, A 2"&" Brass Disk in top of curb " ELEVATION= 182.02' (FOR THIS PLAN IT IS 176.60', THEREFORE ALL ELEVATIONS ARE 5.42' BELOW THE CITY DATUM)

2 △ INDICATES TEMPORARY BENCH MARK SET AS SHOWN

3 BOUNDARY AND TOPO DATA INFO TAKEN FROM A PLAN FROM OTHERS THIS PLAN IS NOT TO BE USED TO ISTABLISH THE PROPERTY LINES AND THE SITE WILL NEED TO BE STAKED AND PROPERTY LINES REPLACED OR CONFIRMED BY A LICENSED SURVEYOR, NO LIABILITY IS ASSUMED AND THIS PLAN IS PROVIDED FOR THE PURPOSE OF SHOWING THE EXISTING CONDITIONS ONLY

4 TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS

5. × 176.34' INDICATES FIELD LOCATED ELEVATION SPOT SHOT

6 OWNERS GROUND ZERO DEVELOPMENT

7. DEED REFERENCES NA

8 APN# 279-27-095

9. CONTOUR INTERVAL = 1'

10 ——·—·—— INDICATES DISTINCT BORDER

0 10 20 30 40 50

No	Revision	Date	By	Chkd
1				
2				
3				

Date 04-05-15 REVISED 09-18-16

Drawn By: JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
alisbiani@sbcglobal.net

TOPOGRAPHICAL & DEMO PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 CIVIL STATE OF CALIFORNIA

CITY OF CAMPBELL · THE ORCHARD CITY · CAMPBELL, CALIFORNIA

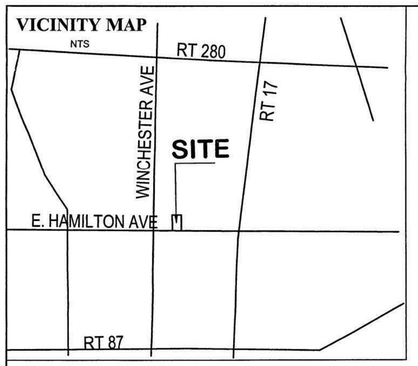
SCALE: 1" = 10'

SHEET: C - 1

2 OF 8

VICINITY MAP

NTS



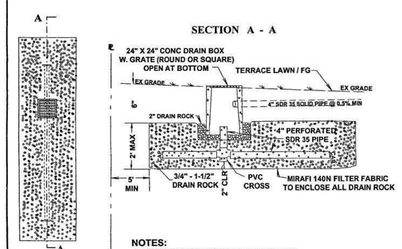
SITE NOTES:

1 CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON ASSUMED DATUM
2 △ INDICATES TEMPORARY BENCH MARK SET AS SHOWN
3 BOUNDARY INFO TAKEN FROM A PLAN FROM OTHERS
4 TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
5 × 178.34' INDICATES FIELD LOCATED ELEVATION SPOT SHOT
6 OWNERS GROUND ZERO DEVELOPMENT
7 DEED REFERENCES NA
8 APN# 279-27-096
9 CONTOUR INTERVAL = 6"
10 —— - - —— INDICATES DISTINCT BORDER

EARTHWORK TABLE

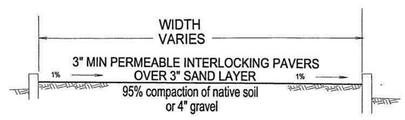
LOCATION	CUT (CY)	FILL (CY)
SWALES & LANDSCAPED AREAS	24	24
DRIVEWAYS & PARKING	107	90
BUILDING	450	100
EXPORT	367	

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY.
CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.
TABLE DOES NOT REFLECT CONCRETE REMOVAL OR PLANTER MATERIAL

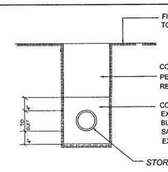


NOTES:
1 GRAVEL BASIN TO BE CONSTRUCTED IN NATIVE SOIL BELOW EXISTING GROUND ELEVATION PRIOR TO THE PLACEMENT OF FILL MATERIAL FOR THE CONSTRUCTION OF THE PROPOSED LAWN TERRACE
2 USE INLET PROTECTION DURING CONSTRUCTION
3 USE MIRAFI 140N FILTER FABRIC WITH CLEAN 3/4" TO 1-1/2" CRUSHED DRAIN ROCK WITH NO FINE MATERIAL, SILT OR FINE SAND

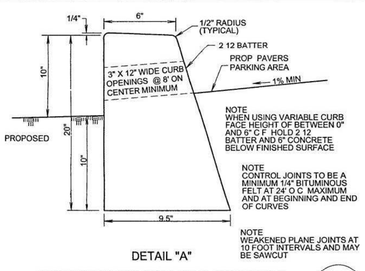
GRAVEL BASIN DETAIL — NOT TO SCALE — 1 / C-2



DRIVEWAY PAVING DETAIL — NOT TO SCALE — 6 / C-2

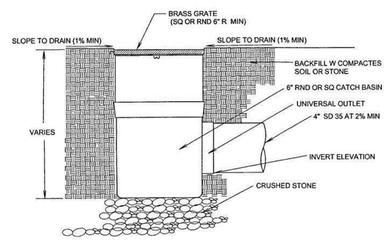


PIPE LINE BACKFILL DETAIL — NOT TO SCALE — 5 / C-2

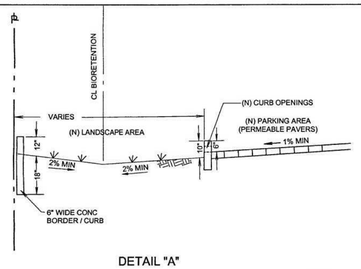


DETAIL "A"

DEEPENED PLANTER VERTICAL CURB DETAIL — NOT TO SCALE — 3 / C-2

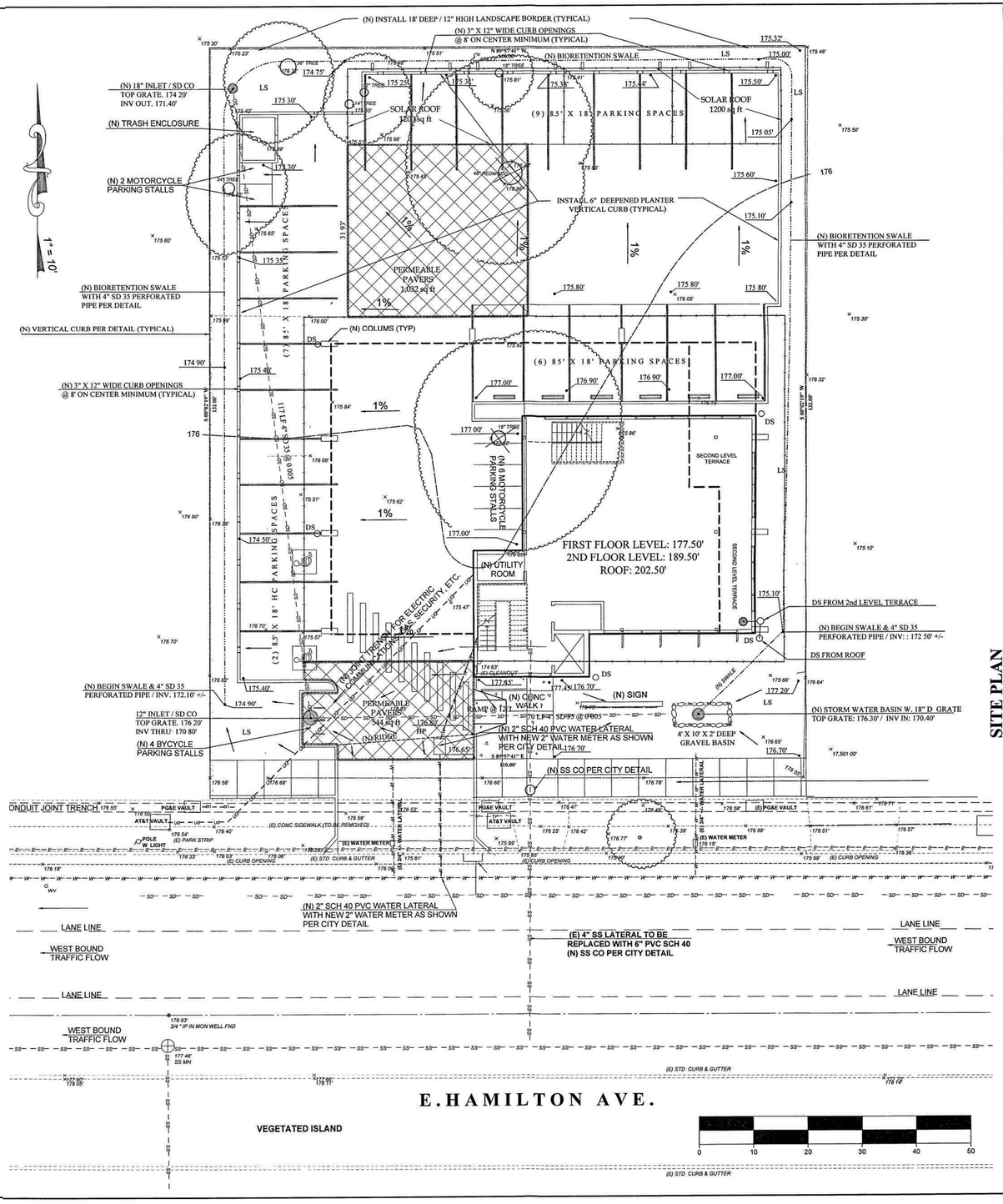


AREA DRAIN
INLET DETAIL — NOT TO SCALE — 4 / C-2



DETAIL "A"

BIORETENTION / LANDSCAPE AREA DETAIL — NOT TO SCALE — 2 / C-2



No	Revision	Date	By	Chkd
1				
2				
2				

Date 04-05-15
REV 09-19-16
Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
alabani@bcglobal.net

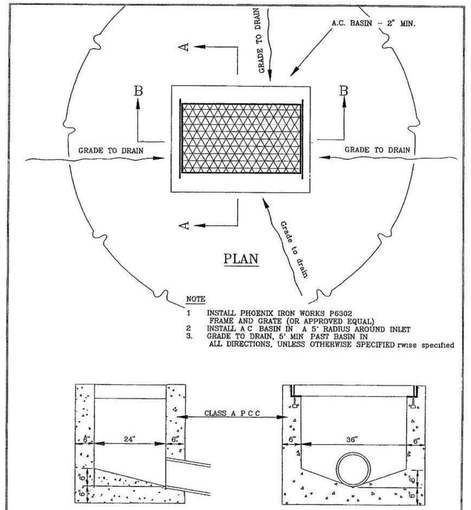
SITE PLAN
GRADING & DRAINAGE PLAN
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

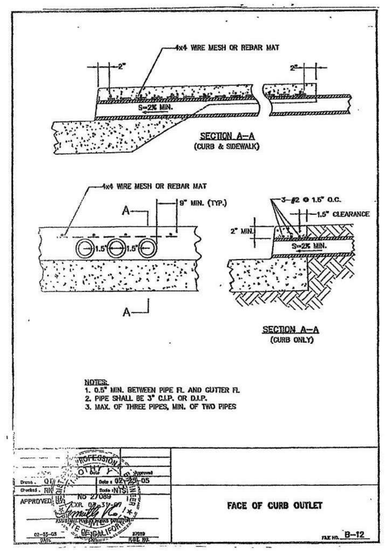
REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 Expires 06-30-16 CIVIL STATE OF CALIFORNIA

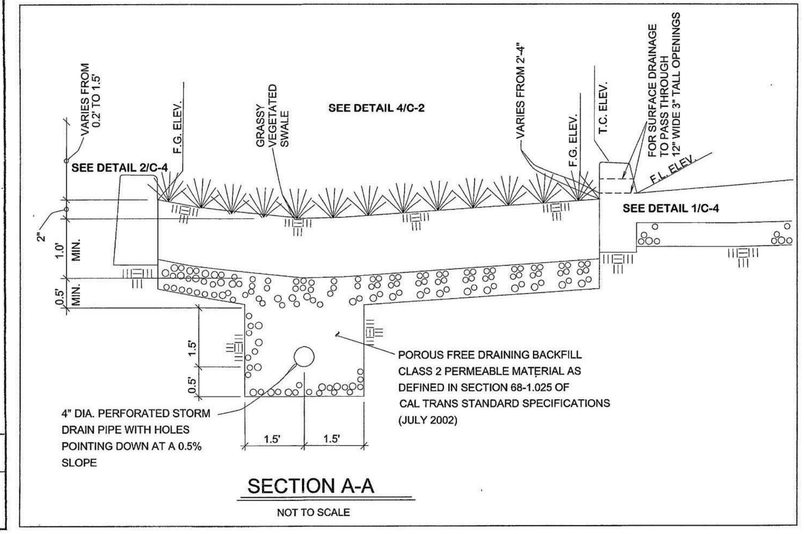
CITY OF CAMPBELL

SCALE: 1" = 10'

SHEET: C - 2







EROSION CONTROL & BMP NOTES

1 UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS DIRECTED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION
3 WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES
4. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET
5 FREEBOARD LEVEL WITHIN THOSE TRUCK BEDS ENCLOSE, COVER, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OR DEBRIS, SOIL, SAND, OR OTHER MATERIALS
6 SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRCUTION SITES
7 SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL, MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS
8 INSTALL WATTLE BARRIER ALONG THE FRONTAGE OF THE JOB SITE THE PLACEMENT OF ADITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.

STREET NOTES

a. The applicant/contractor shall obtain a separate encroachment permit from the City's Engineering Division prior to start of any work within the City's right-of-way or public easement areas. The applicant shall obtain permits from utility companies prior to applying for city's encroachment permit.
b. Contact Public Works to schedule an inspection a minimum of 24 hours in advance of commencement of public improvement work. The construction supervisor will discuss any repair work to frontage improvements which are not shown on the plans.
c. The applicant shall remove and replace all cracked, damaged, uplifted or depressed frontage improvements (curb, gutter, sidewalk, driveway, etc.), existing or damaged by the construction activities, per City standards along the entire property frontage. If frontage improvements do not currently exist, the applicant is required to install frontage improvements per City standards along the entire property frontage. All improvements are to completed and approved by the City's Public Work's Inspector prior to the final Inspection by the Building inspector.

No	Revision	Date	By	Chkd
1				
2				
2				

Date: 04-05-15
REV 09-19-18
Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
alabiani@sbcglobal.net

NOTES & DETAILS

GRADING & DRAINAGE PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

SCALE:
1" = 10'

SHEET:
C - 3
4 OF 8

GENERAL NOTES

1. OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.

2. ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.

3. THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY.

4. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.

5. GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLES "_____," PREPARED BY _____, DATED ____ _____. THE REPORT IS FOR INFORMATION ONLY.

6. PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROGRESS SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.

7. STATE LAW REQUIRES CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES.

8. THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.

9. PREPARE, SUBMIT TO THE CITY ENGINEER FOR APPROVAL, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE, AND AS DIRECTED BY THE CITY ENGINEER. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.

10. PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.

11. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.

12. NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEER.

13. SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY ENGINEER PRIOR TO INSPECTION OF WORK REQUIRING STAKING.

14. INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.

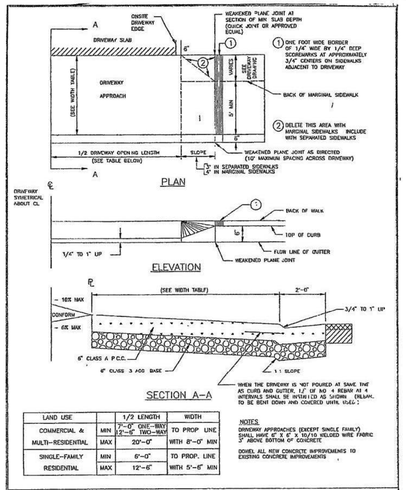
15. REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.

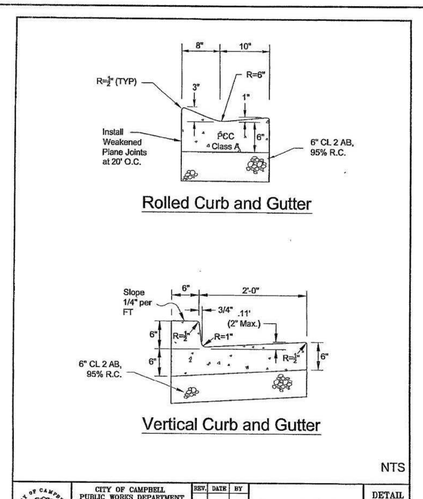
16. GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS AND SIDEWALKS TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.

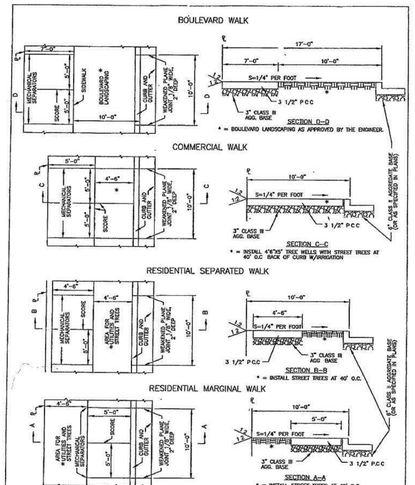
17. NEW ELECTROLIERS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE A COPY OF PG&E RECEIPTS.

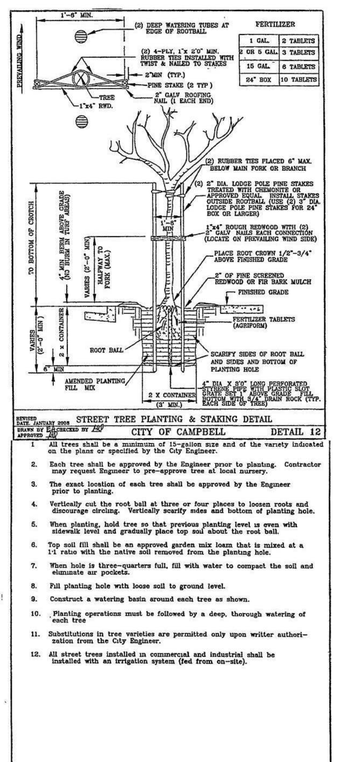
18. PROTECT, OR RESTORE BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.

19. SUBMIT AS BUILT PLANS ON MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.





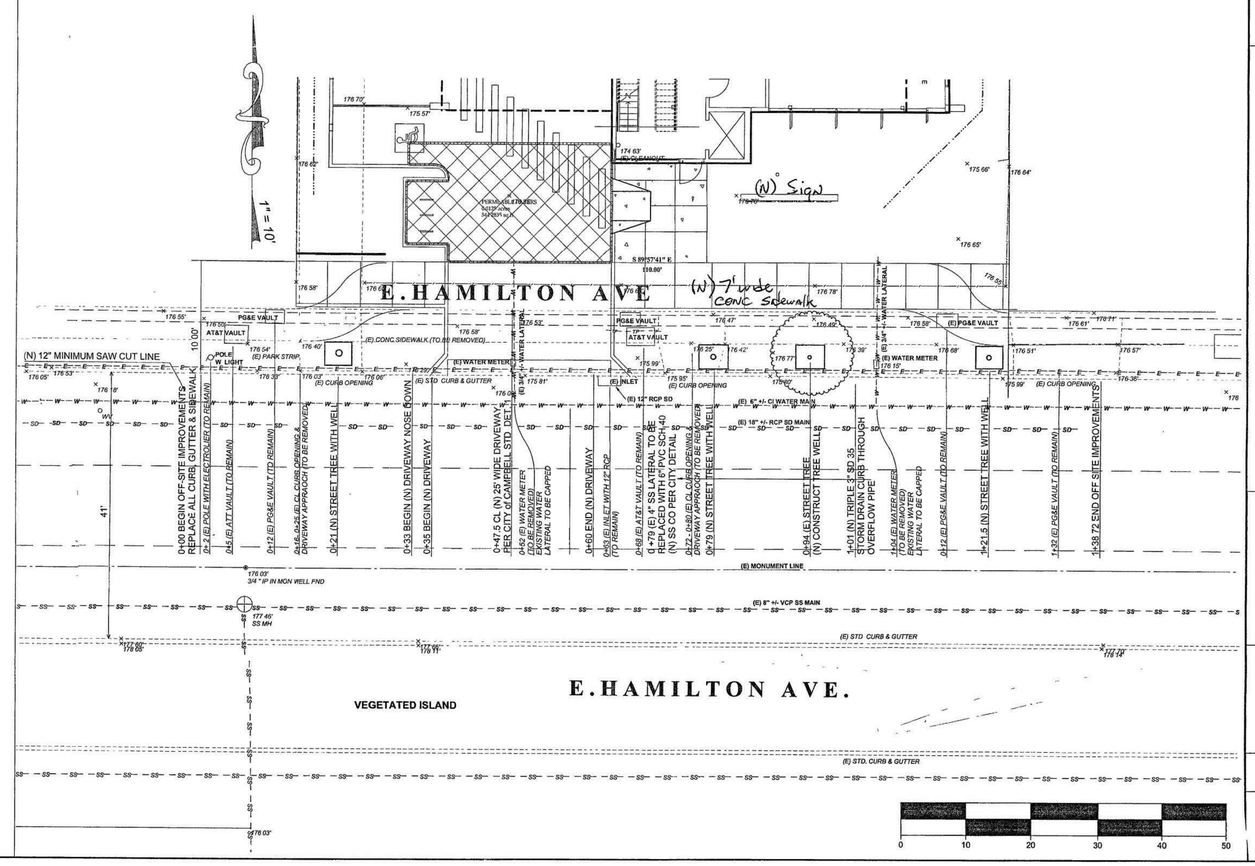




STREET TREE PLANTING NOTES

1. All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
2. Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
3. The exact location of each tree shall be approved by the Engineer prior to planting.
4. Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of planting hole.
5. When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball.
6. Top soil fill shall be an approved garden mix loam that is mixed at a 1:1 ratio with the native soil removed from the planting hole.
7. When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
8. Fill planting hole with loose soil to ground level.
9. Construct a watering basin around each tree as shown.
10. Planting operations must be followed by a deep, thorough watering of each tree
11. Substitutions in tree varieties are permitted only upon writter authorization from the City Engineer.
12. All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).

STREET TREE PLANTING NOTES — CITY OF CAMPBELL — DETAIL 13



1		2	2

Date 04/05/16
REV 08-19-16

Drawn By JLK

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
alabiani@sbcglobal.net

OFF SITE IMPROVEMENT PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
ENCROACHMENT PERMIT NO._____

REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 CIVIL STATE OF CALIFORNIA

SCALE: 1" = 10'

SHEET: C - 4

5 OF 8

PUBLIC STREET IMPROVEMENTS

GENERAL NOTES

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2. ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN.
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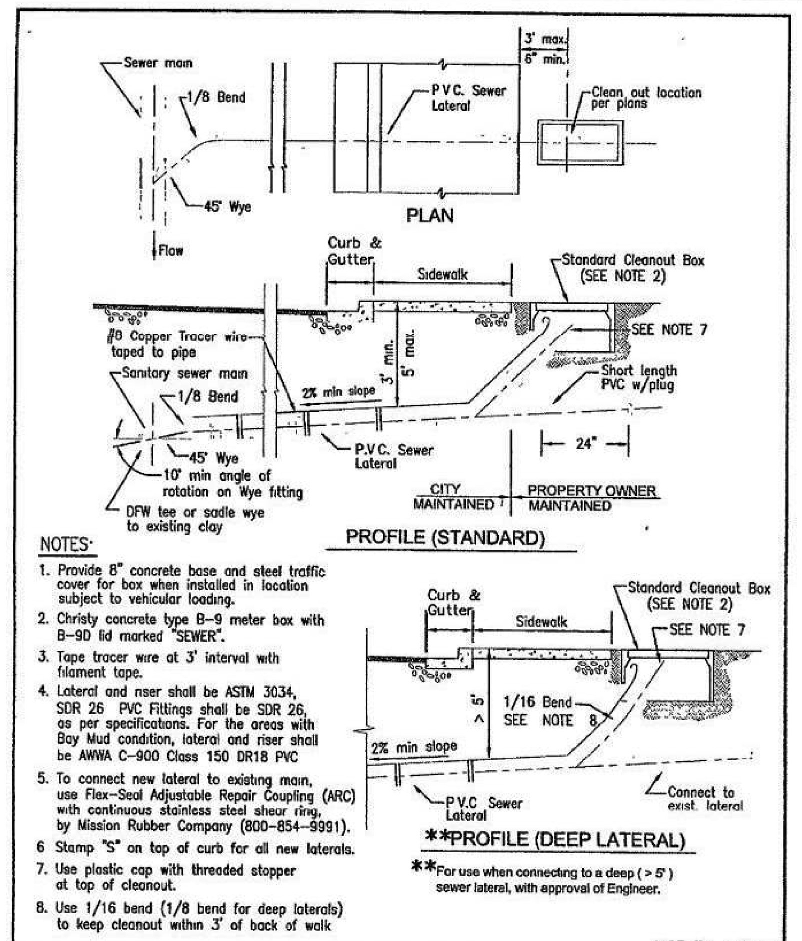
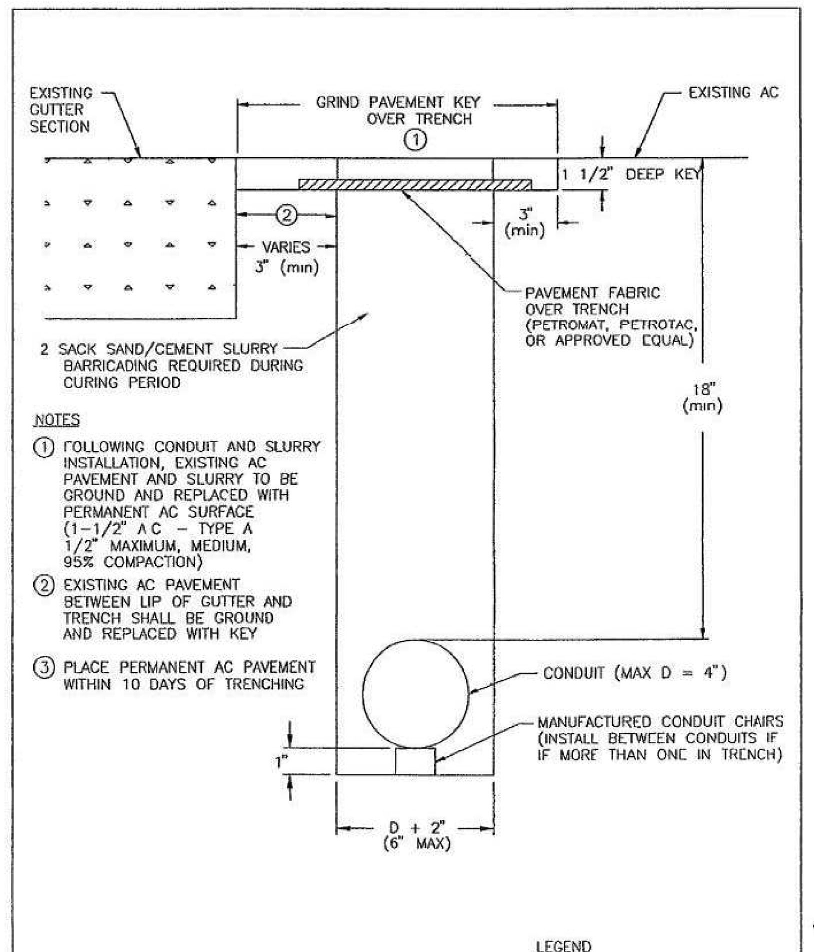


NOTES:

1. Provide 8" concrete base and steel traffic cover for box when installed in location subject to vehicular loading.
2. Christy concrete type B-9 meter box with B-9D lid marked "SEWER".
3. Tape tracer wire at 3' interval with filament tape.
4. Lateral and riser shall be ASTM 3034, SDR 26 PVC Fittings shall be SDR 26, as per specifications. For the areas with Bay Mud condition, lateral and riser shall be AWWA C-900 Class 150 DR18 PVC
5. To connect new lateral to existing main, use Flex-Seal Adjustable Repair Coupling (ARC) with continuous stainless steel shear ring, by Mission Rubber Company (800-854-9991).
6. Stamp "S" on top of curb for all new laterals.
7. Use plastic cap with threaded stopper at top of cleanout.
8. Use 1/16 bend (1/8 bend for deep laterals) to keep cleanout within 3' of back of walk

NOT TO SCALE

STANDARD DETAIL | SANITARY SEWER LATERAL (NEW PIPE) | S - 1 SHT 1 OF 1
DATE: 12/04/06



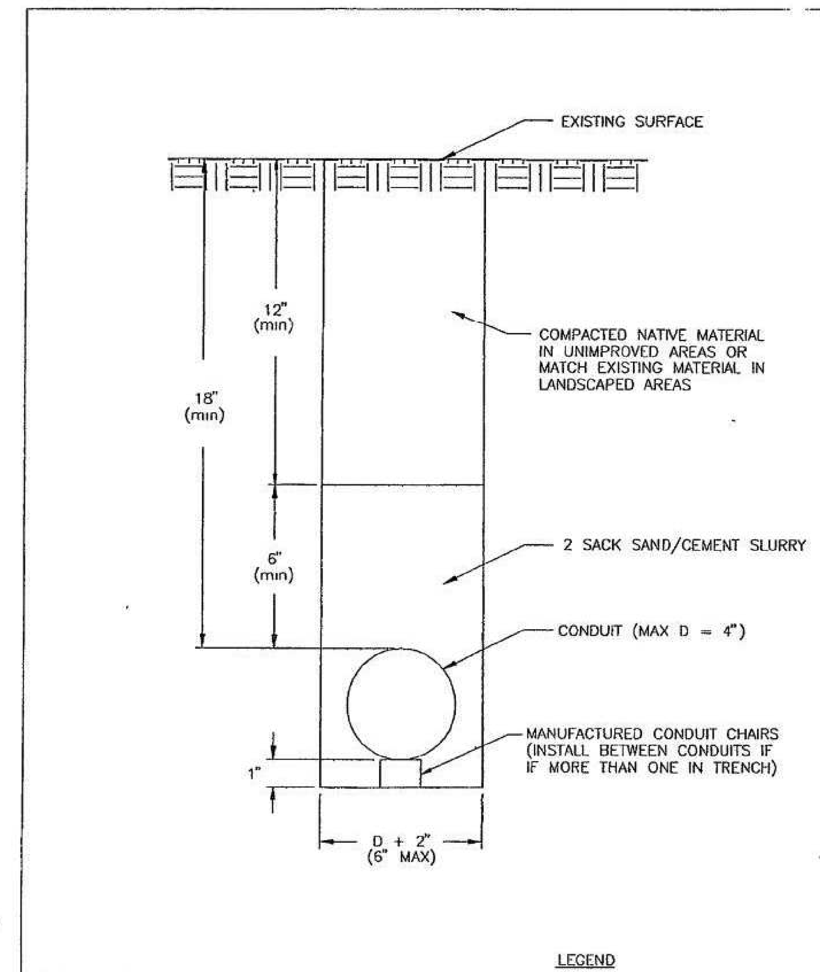
NOTES

1. FOLLOWING CONDUIT AND SLURRY INSTALLATION, EXISTING AC PAVEMENT AND SLURRY TO BE GROUND AND REPLACED WITH PERMANENT AC SURFACE (1-1/2" A C - TYPE A 1/2" MAXIMUM, MEDIUM, 95% COMPACTION)
2. EXISTING AC PAVEMENT BETWEEN LIP OF GUTTER AND TRENCH SHALL BE GROUND AND REPLACED WITH KEY
3. PLACE PERMANENT AC PAVEMENT WITHIN 10 DAYS OF TRENCHING

LEGEND
D = CONDUIT OUTSIDE DIAMETER

NOT TO SCALE

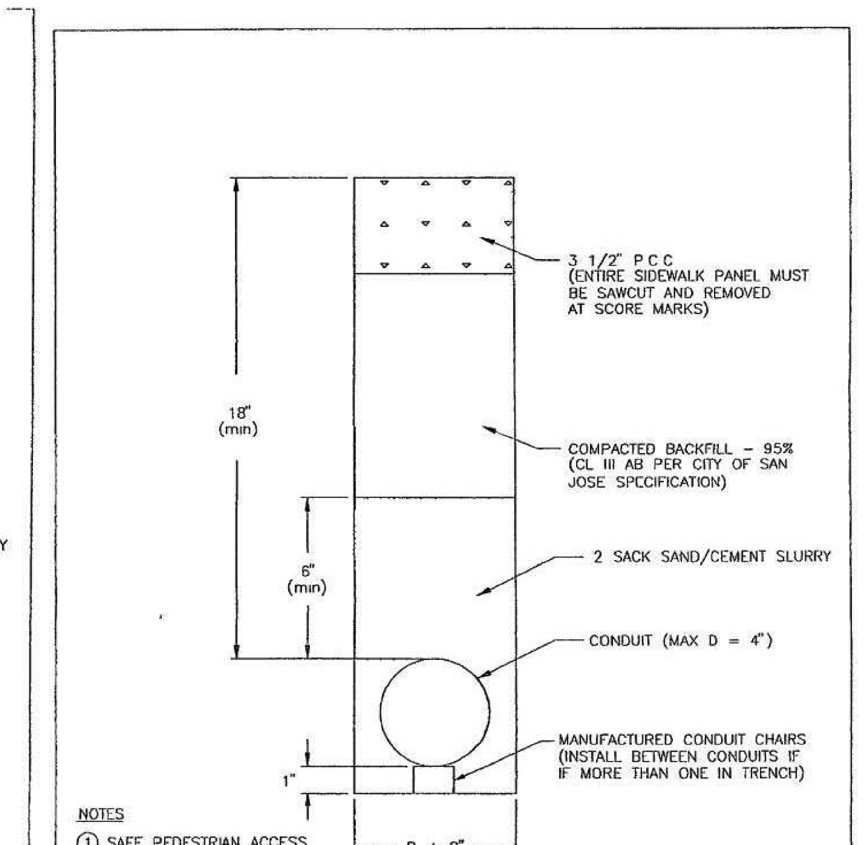
SIGNAL, LIGHTING, AND ELECTRICAL CONDUIT INSTALLATION TRENCH LAID CONDUIT–PAVEMENT AREAS
REVISED DATE JULY 1994 — DRAWN BY CAD CHECKED BY MQ APPROVED — CITY OF CAMPBELL — DETAIL 9



LEGEND
D = CONDUIT OUTSIDE DIAMETER

NOT TO SCALE

SIGNAL, LIGHTING, AND ELECTRICAL CONDUIT INSTALLATION UNIMPROVED/LANDSCAPED AREAS
REVISED DATE JULY 1994 — DRAWN BY CAD CHECKED BY MQ APPROVED — CITY OF CAMPBELL — DETAIL 11



NOTES

1. SAFE PEDESTRIAN ACCESS MUST BE PROVIDED AROUND WORK AREA
2. PERMANENT IMPROVEMENTS SHALL BE INSTALLED WITHIN 5 DAYS OF TRENCHING

LEGEND
D = CONDUIT OUTSIDE DIAMETER

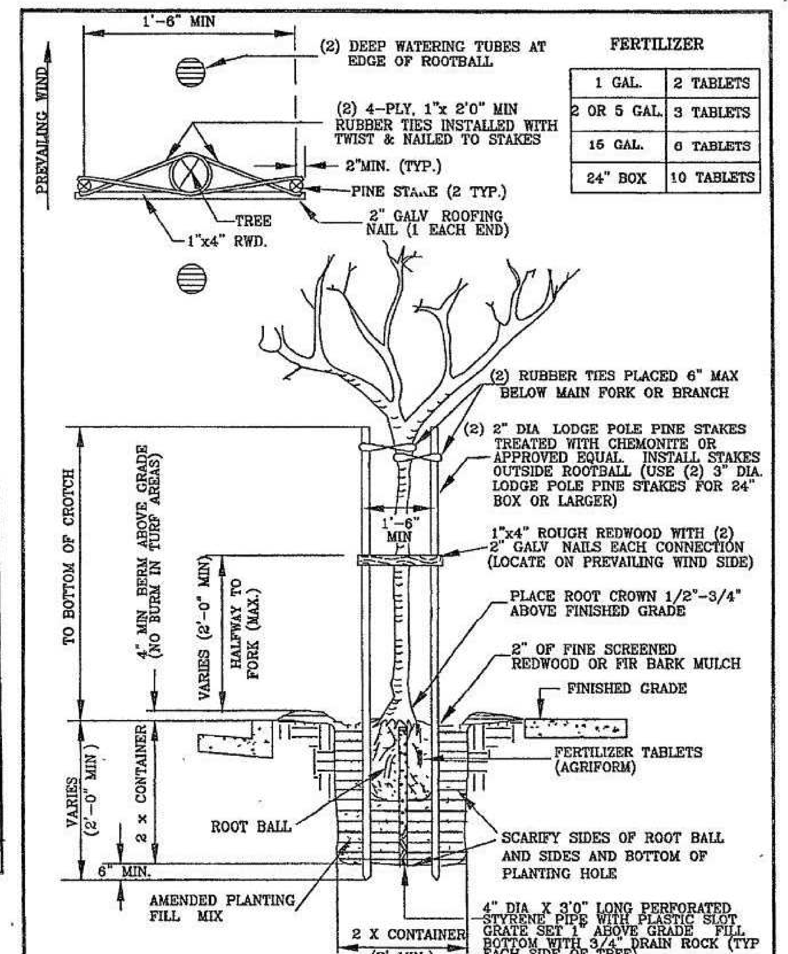
NOT TO SCALE

SIGNAL, LIGHTING, AND ELECTRICAL CONDUIT INSTALLATION WALKWAY AREAS
REVISED DATE JULY 1994 — DRAWN BY CAD CHECKED BY MQ APPROVED — CITY OF CAMPBELL — DETAIL 10

NOTES, (unless otherwise specified in the plans or special provisions)

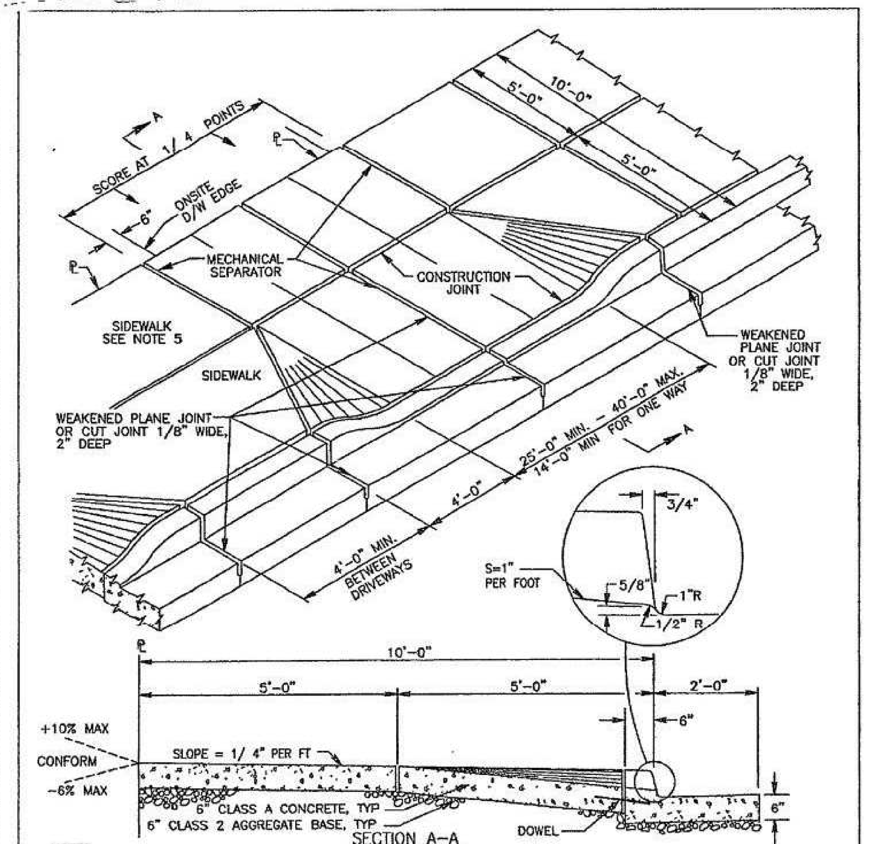
1. All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer
2. Each tree shall be approved by the Engineer prior to planting Contractor may request Engineer to pre-approve tree at local nursery
3. The exact location of each tree shall be approved by the Engineer prior to planting.
4. Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of planting hole
5. When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball
6. Top soil fill shall be an approved garden mix loam that is mixed at a 1 1 ratio with the native soil removed from the planting hole.
7. When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
8. Fill planting hole with loose soil to ground level
9. Construct a watering basin around each tree as shown
10. Planting operations must be followed by a deep, thorough watering of each tree
11. Substitutions in tree varieties are permitted only upon writter authorization from the City Engineer
12. All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).

STREET TREE PLANTING NOTES
REVISED DATE: JANUARY 2008 — DRAWN BY EA CHECKED BY MQ APPROVED MQ — CITY OF CAMPBELL — DETAIL 13



FERTILIZER	
1 GAL.	2 TABLETS
2 OR 5 GAL.	3 TABLETS
15 GAL.	6 TABLETS
24" BOX	10 TABLETS

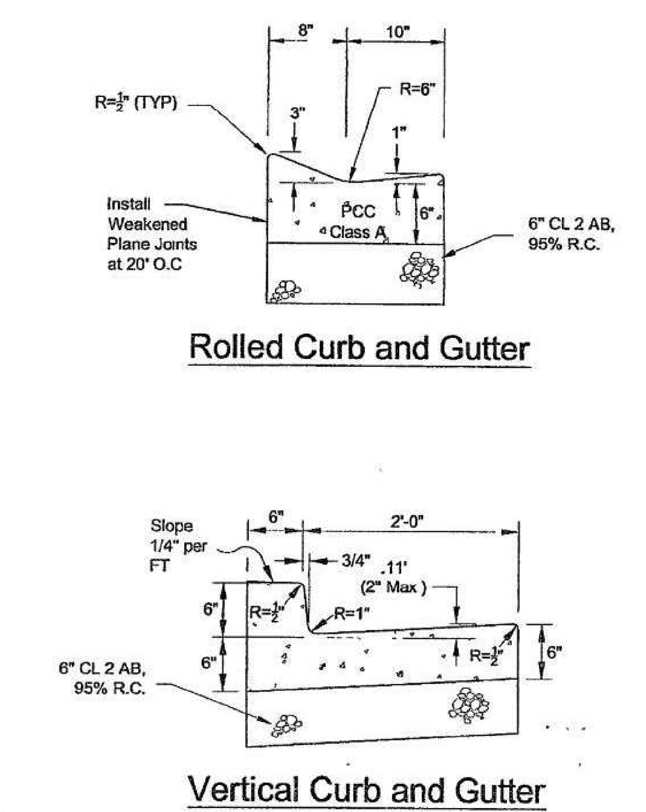
STREET TREE PLANTING & STAKING DETAIL
REVISED DATE: JANUARY 2008 — DRAWN BY EA CHECKED BY MQ APPROVED MQ — CITY OF CAMPBELL — DETAIL 12



NOTES

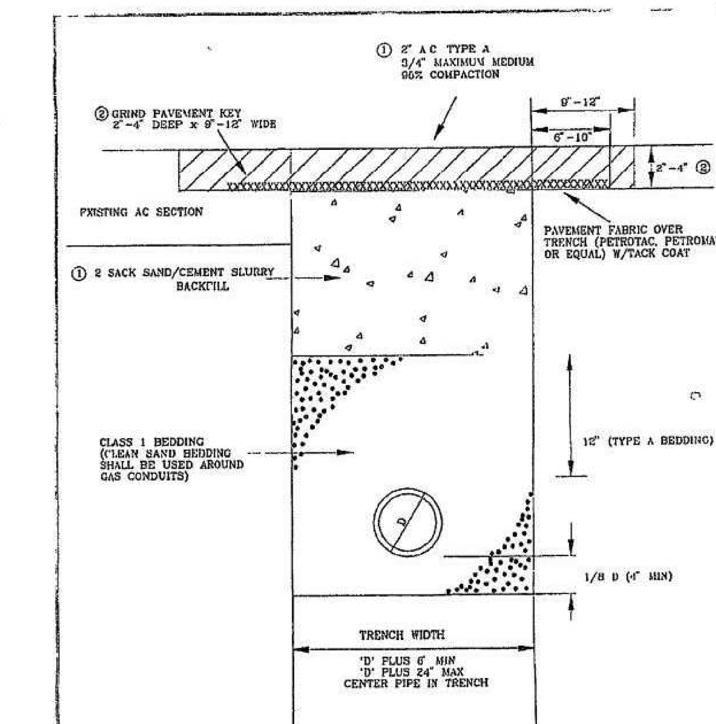
1. WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 12" OF NO 4 REBAR AT 4' INTERVALS SHALL BE INSTALLED AS SHOWN (REBARS TO BE BENT DOWN AND COVERED UNTIL USED)
2. SCORE MARKS SHALL NOT EXCEED 4'-0" O.C., AND USE MECHANICAL SEPARATOR AT EVERY OTHER SCORE MARK.
3. DRIVEWAY APPROACHES (EXCEPT SINGLE FAMILY) SHALL HAVE A 6"X6"X10/10 WELDED WIRE FABRIC 3" ABOVE BOTTOM OF CONCRETE.
4. DOWEL ALL NEW CONCRETE IMPROVEMENTS TO EXISTING CONCRETE IMPROVEMENTS
5. AT LOCATIONS WHERE THE NEW SIDEWALK ENDS AND MEETS AN EXISTING SIDEWALK, THE NEW SIDEWALK SHALL TRANSITION TO MEET THE EXISTING SIDEWALK AS DETERMINED BY THE ENGINEER.

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT — DRAWN BY: EA DATE 02/04 — CHECKED BY: DATE — APPROVED BY: MICHELLE QUINNEY CITY ENGINEER — REV. DATE BY — Commercial Driveway Detail — J:/Drawings/Std_Details/D18 — SCALE: N.T.S. — DETAIL NO. D-18



NTS

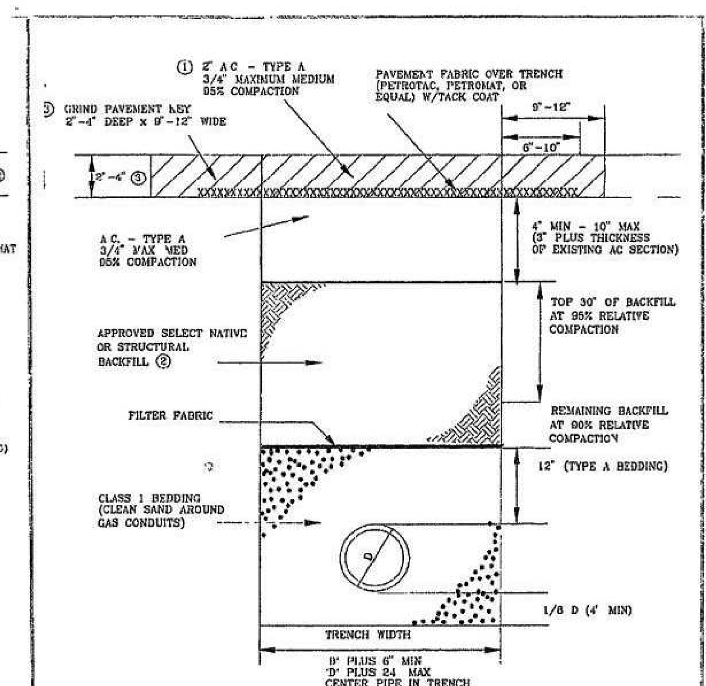
CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT — DRAWN BY: DATE — CHECKED BY: DATE — APPROVED BY: MICHELLE QUINNEY CITY ENGINEER — REV. DATE BY — Curb & Gutter Details — DETAIL NO. D-20



NOTES

1. PLACE PERMANENT PAVEMENT WITHIN FIVE (5) DAYS AFTER BACKFILLING AN EXCAVATION. (STEEL PLATING REQUIRED DURING CURING PERIOD OF 3 DAYS MIN – 5 DAYS MAX)
2. IF EXISTING AC SECTION IS LESS THAN 4", GRIND AC KEY TO FULL DEPTH OF EXISTING AC AND REPLACE FULL DEPTH AC SECTION (MIN. 2")
3. THIS DETAIL DOES NOT APPLY TO ELECTRICAL CONDUIT INSTALLATION

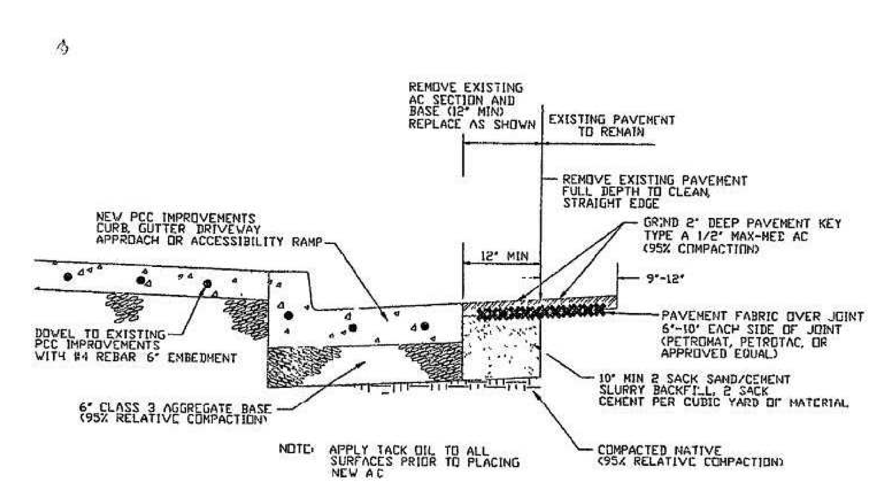
TRENCH RESTORATION – METHOD A
Backfill and Surface Restoration
REVISED DATE JULY 1994 — DRAWN BY CAD CHECKED BY MQ APPROVED — CITY OF CAMPBELL — DETAIL 7



NOTES

1. PLACE PERMANENT PAVEMENT WITHIN THIRTY (30) DAYS AFTER BACKFILLING INSTALL TEMPORARY AC TO FINISH GRADE UNTIL PERMANENT AC IS PLACED
2. BACKFILL SHALL BE COMPACTED BY MECHANICAL TAMPING IN 0.75' (MAX) LIFTS TRENCH BACKFILL TO BE COMPACTED TO 90% R C WITH TOP 30" COMPACTED TO 95% R C
3. IF EXISTING AC SECTION IS LESS THAN 4", GRIND AC KEY TO FULL DEPTH OF EXISTING AC AND REPLACE FULL DEPTH AC SECTION (MIN 2")
4. IF OUTSIDE TRAVELED WAY, ELIMINATE AC AND REPLACE SURFACE IMPROVEMENTS TO MATCH EXISTING
5. THIS DETAIL DOES NOT APPLY TO ELECTRICAL CONDUIT INSTALLATION

TRENCH RESTORATION – METHOD B
Backfill and Surface Restoration
REVISED DATE JULY 1994 — DRAWN BY CAD CHECKED BY MQ APPROVED — CITY OF CAMPBELL — DETAIL 8



A.C PAVEMENT REMOVAL & RESTORATION AT NEW PCC IMPROVEMENTS
DRAWN BY — CHECKED BY — APPROVED BY — REVISED ____ DATE MARCH 1996 — DETAIL A-3

Pavement Restoration Note:

The City Engineer reserves the right to amend or change the pavement restoration area should any utility trenches, connections, facilities, etc. change in location from what are shown on these plans, or for pavement damage caused by the Contractor's construction equipment. Any changes the City Engineer requires can include but are not limited to. full removal of existing pavement structural section, installation of pavement structural section, grinding and installation of pavement, overlay of pavement.

Ramp note for plans:

Construct curb ramp per Caltrans Std plan A88A Case ____. See detail ___ on sheet ___. Detectable warning surface shall be precast 1' x 1' x 2" ADA compliant detectable warning concrete pavers – Wausau Terra pavers, ADA 2 -60, as manufactured by Wausau Tile or approved equal. Contractor shall provide a sample paver a minimum of 14 days prior to installation. City reserves the right to change paver specifications.

Trench Plating Conditions

A. Wherever traffic is permitted over or adjacent to trenches and other depressions, Contractor shall furnish and maintain steel plating unless other means of protecting the public and the work are accepted by the City. Plates shall be secured against movement including shifting and rocking by use of adjustable cleats, shims and other devices such as anchor and keys. No gaps between plates and other deficiencies hazardous to bicycles shall be allowed; and the existing pavement shall be protected from damage.

B. Steel plating shall have a non-skid surface.

C. Steel plates used for bridging shall extend not less than 12 inches beyond the edges of the trench.

D. Steel plates shall conform to the following minimum thickness.

Trench Width		Minimum Plate Thickness	
12 inches	(300 mm)	.5 inches	(13 mm)
18 inches	(450 mm)	.75 inches	(19 mm)
24 inches	(600 mm)	.87 inches	(22 mm)
36 inches	(900 mm)	.98 inches	(25 mm)
3.9 feet	(1.2 m)	1.5 inches	(38 mm)

E. Recessed trench plates shall be used at the following locations. all arterial streets, all collector streets, at trench alignments not parallel with or perpendicular to the direction of traffic and locations determined by City Engineer to be necessary.

F. The Contractor shall prepare for placement of plates over trench by grinding a relief 12 inches wide on each side of the trench by the thickness of the steel plate so that the surface of the steel plate is level with the adjacent pavement surface.

NOTES & DETAILS

OFF SITE IMPROVEMENT PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA

ENCROACHMENT PERMIT NO.____

1		
2		
3		

Date 04-05-15 REV. 09-19-16 — Drawn By JLK

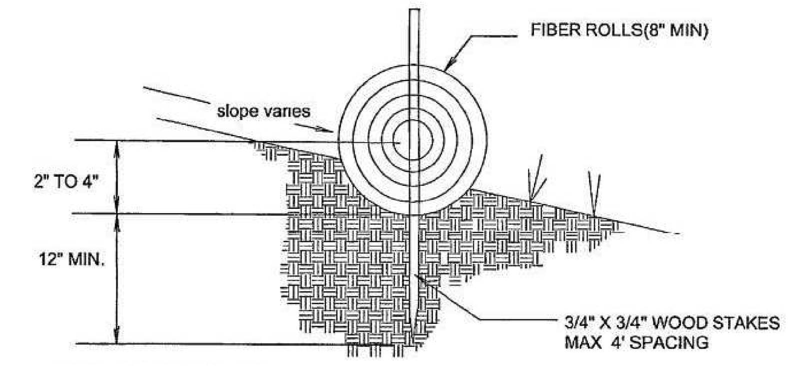
MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR.
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal.net

REGISTERED PROFESSIONAL ENGINEER — ALI ABIANI — NO C 57818 — CIVIL — STATE OF CALIFORNIA

SCALE: 1" = 10'

SHEET: C -5

6 OF 8

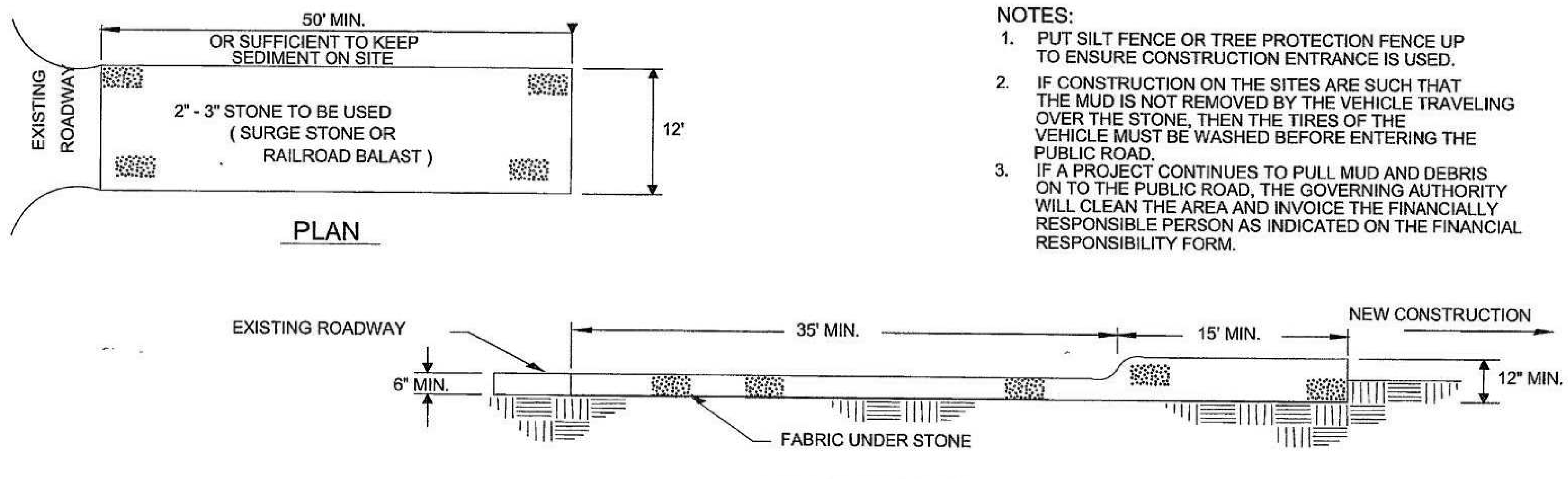


FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

WATTLE BARRIER DETAIL

1 / C-7



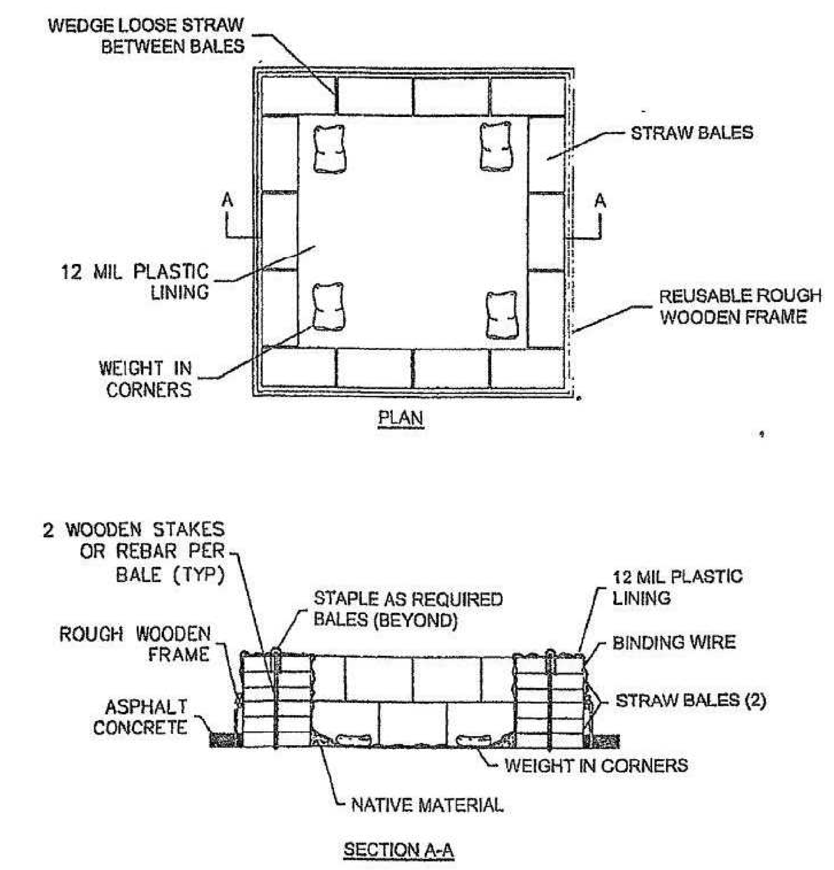
NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLE MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

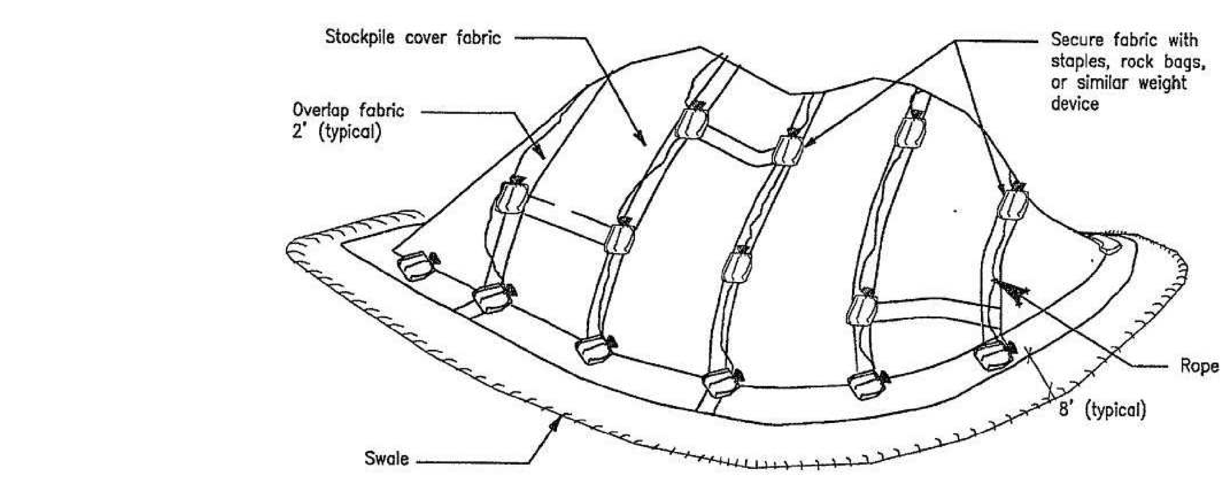
3 / C-7



CONCRETE TRUCK WASH OUT DETAIL

NOT TO SCALE

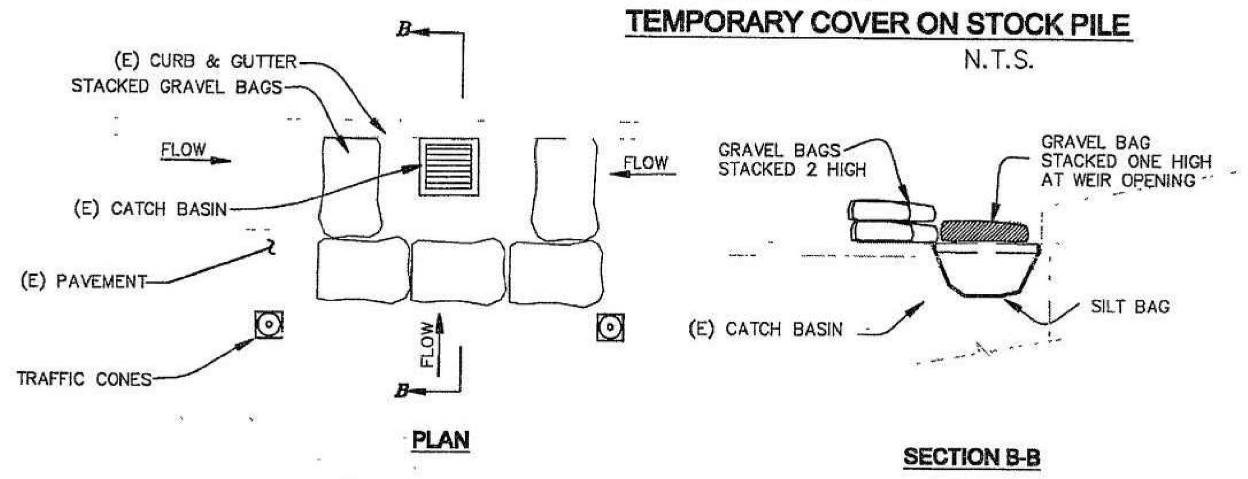
4 / C-3



PERSPECTIVE

TEMPORARY COVER ON STOCK PILE

N.T.S.

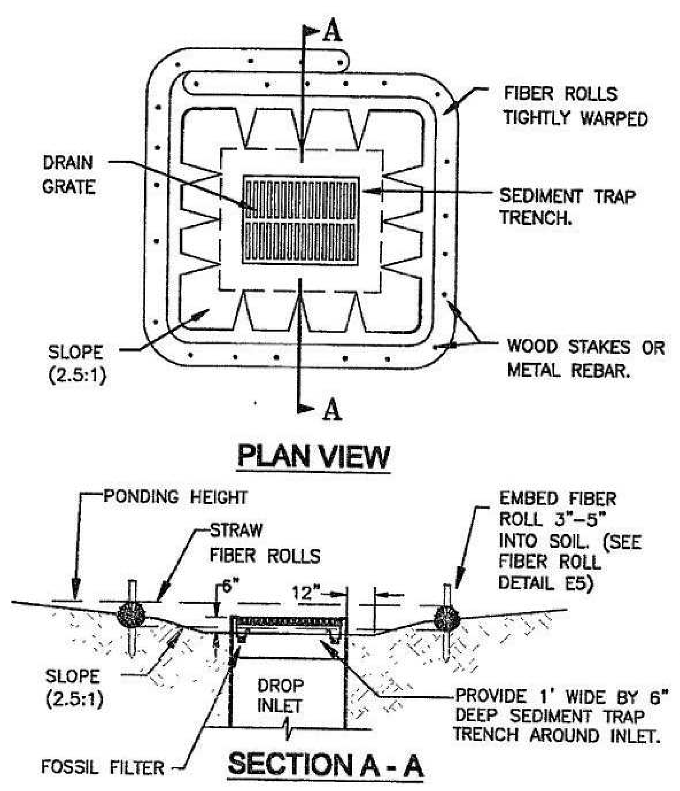


PLAN

SECTION B-B

EXISTING HOODED INLET PROTECTION

N.T.S.



NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

STORM INLET SEDIMENT TRAP-FIBER ROLLS

N.T.S.

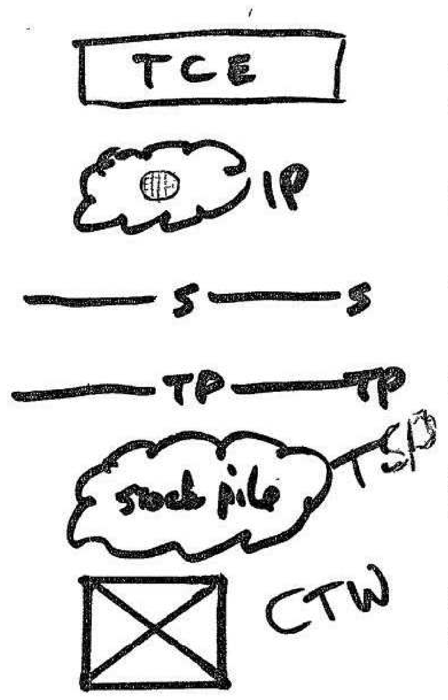
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
   - A. Repair damages caused by soil erosion or construction at the end of each working day.
   - B. Swales shall be inspected periodically and maintained as needed.
   - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
   - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
   - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
   - F. Rills and gullies must be repaired.
2. All existing drainage inlets on Street within the limit of the project , shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

EROSION CONTROL LEGEND



TEMPORARY STABLIZED CONSTRUCTION ENTRANCE

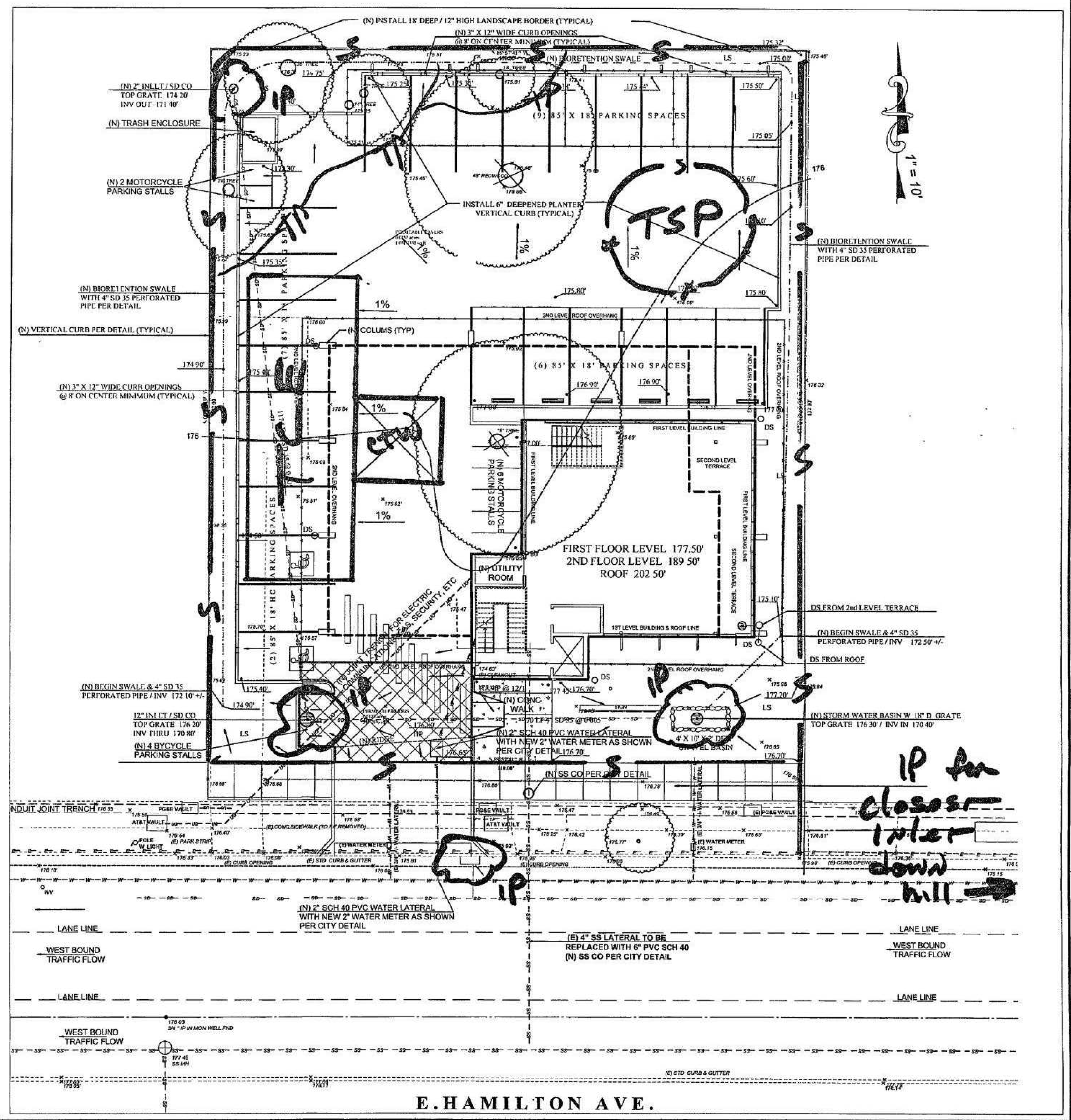
INLET PROTESTION

WATTLE BARRIER

TREE PROTECTION

STOCK PILE WITH SEDIMENT CONTROL (silt fence)

CONC TRUCK WASH OUT AREA



Date 04-05-15 REV 09-19-16	1	
Drawn By JLK	2	
	3	

MFA ENGINEERS & ASSOCIATES
370 GRAND PARK CIR
SAN JOSE CA 95136
408-509-3461
aliabiani@sbcglobal net

SEDIMENT EROSION CONTROL PLAN

95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER ALI ABIANI NO C 57818 CIVIL STATE OF CALIFORNIA

CITY OF CAMPBELL THE ORCHARD CITY

SCALE: AS NOTED

SHEET: C - 6

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.
- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the strom drains or creeks causes serious problems and is prohibited by law.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

  OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

PAINT CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of:
  grading equipment
  paving machines
  dump trucks
  concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occure on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management
(408) 441-1195

Santa Clara Valley Water District
(408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant
(408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant
(408) 730-7270

Palo Alto Regional Water Quality Control Plant
(415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Montain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. **Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemenor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed $1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. **Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed $1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

C. **Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. **Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

	1	2	3

Date 04-05-15

Drawn By JLK

MFA
ENGINEERS
& ASSOCIATES

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SAN JOSE CA 95136
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alnabiani@sbcglobal.net

BLUE PRINT FOR CLEAN BAY
95-109 EAST HAMILTON VE
CITY OF CAMPBELL
SANTA CLARA COUNTY
STATE OF CALIFORNIA
BLDG PERMIT NO.

REGISTERED PROFESSIONAL ENGINEER
ALI ABIANI
NO C 57818
CIVIL
STATE OF CALIFORNIA

CITY OF CAMPBELL
THE ORCHARD CITY
CAMPBELL CALIFORNIA

SCALE:
1" = 10'

SHEET:
C - 8
8 OF 8

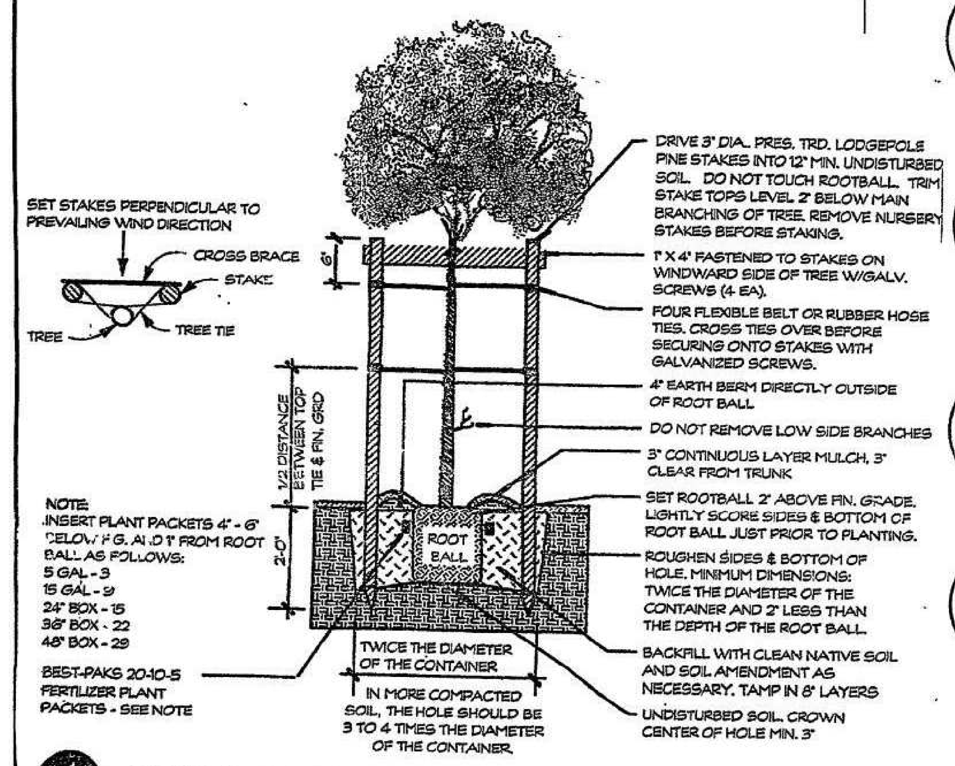
LEGEND

2" FINE FIR BARK MULCH ALL PLANTING AREAS

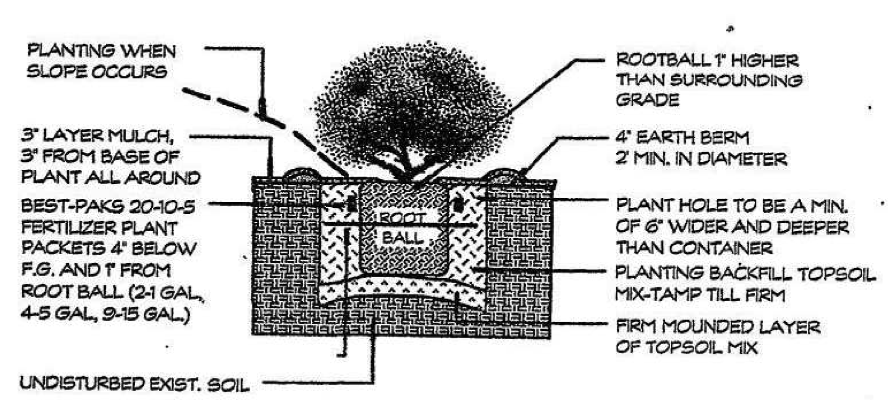
4 INCHES DEEP OF GOLD DECOMPOSED GRANITE

PLANT LEGEND

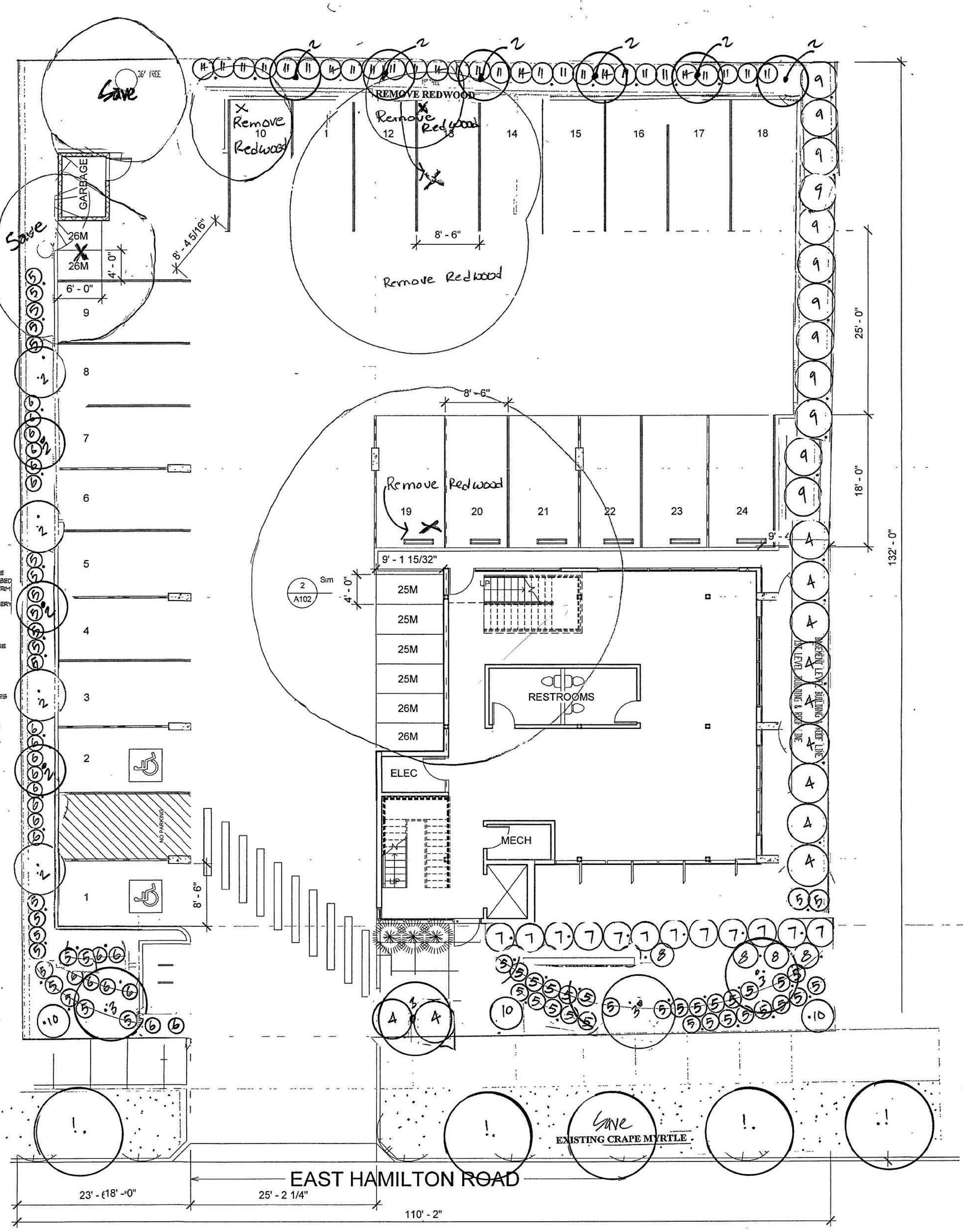
BOTANICAL NAME	COMMON NAME	SIZE	NO.
1. LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	15 GAL.	4
2. CUPRESUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL.	13
3.PODOCARPUS GRACILIOR	FERN PINE	36 inch box	4
4.ROSMARINUS O. 'IRENE'	CASCADING ROSEMARY	5 GAL.	9
5.AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.	52
6.DIETES VEGETA	FORTNIGHT LILY	1 GAL.	19
7. PHOMIUUM 'YELLOW WAVE'	FLAX	5 GAL.	12
8. DRACENA 'FESTIVAL'	PURPLE DRACENA	15 GAL.	8
9. ESCALLONIA FRADESII	PINK ESCALLONIA	5 GAL.	8
10, PHORMIUM 'GUARDSMAN'	RED FLAX	5 GAL.	5
11.ANIGOZANTHOS 'GIANT RED'	KANGAROO PAW	5 GAL	22
12.ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GAL.	2
13.AGONIS F. 'JERVIS BAY'	PEPPERMINT TREE	15 GAL.	1
14 ROMNEYA COULTERI	MATILIJA POPPY	5 GAL.	6



1 TREE PLANTING



2 SHRUB PLANTING



SITE PLAN 1
1/8" = 1' - 0"

PLANTING NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL COORDINATE WITH ALL APPLICABLE TRADES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK THE PLANTING PLAN AND VERIFY LOCATIONS AND SPACING OF PLANTS AND SHALL SUPPLY SUFFICIENT QUANTITY TO FULFILL THE INTENT OF THE PLAN(S). PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
3. EXTREME CAUTION SHALL BE TAKEN IN WORK AREAS WHERE THERE ARE EXISTING TREES AND SHRUBS AND THEIR ROOT SYSTEMS DESIGNATED TO REMAIN. ANY DAMAGE TO EXISTING PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPLACED AT HIS EXPENSE.
4. RIP EXISTING SOIL TO A DEPTH OF 12" IN THE LANDSCAPE AREAS PRIOR TO SPREADING THE TOPSOIL OR FILL.
5. CONTRACTOR SHALL PROVIDE A S. FFICIENT AMOUNT OF IMPORTED CLASS A TOPSOIL TO BRING THE GRADE OF THE PLANTING AREAS UP TO THE PROPOSED GRADE ON THE CIVIL DRAWINGS AND PER THESE SPECIFICATION CONTRACTOR SHALL PROVIDE CERTIFICATION THAT IMPORTED TOPSOIL IS CLASS A.
6. SOIL AMENDMENT SHALL BE GROVERS WONDER GROW COMPOST SOIL, ORGANIC COMPOST OR EQUAL. CONTRACTOR SHALL SUBMIT ANALYSIS AND SAMPLE OF MATERIAL FOR APPROVAL PRIOR TO COMMENCEMENT OF SOIL PREPARATION OPERATIONS.
7. AMEND ALL PLANTING AREAS WITH A MINIMUM OF 9 CUBIC YARDS SOIL CONDITIONER PER 1000 SQUARE FEET.
8. ADD ADDITIVES TO EXISTING SOIL AS RECOMMENDED/SPECIFIED IN THE EXISTING SOIL FERTILITY ANALYSIS REPORT.
9. ROTOTILL ADDITIVES THOROUGHLY INTO TOP 6" OF SOIL.
10. AFTER INSTALLATION OF IRRIGATION SYSTEM, HEADERS, PAVING, ETC., RAKE SMOOTH ALL PLANTING AREAS TO CLEAR THEM OF ANY ROCK OR DEBRIS GREATER THAN ONE (1) INCH IN DIAMETER. REMOVE THESE MATERIALS FROM THE SITE.
11. LEVEL OF PLANTING AREAS SHALL BE THREE INCHES (3") BELOW TOP OF HEADERS, PAVEMENTS, CURBS, WALKS, ETC. AND TO THE FINISH GRADE OF ADJACENT EXISTING PLANTING AREAS WITHOUT ABRUPT CHANGE IN GRADIENT EITHER IN THE SURFACE OF THE SOIL OR WHERE THE SOIL MEETS SUCH FEATURES. MINIMUM SLOPE FOR FINISHED SURFACES, UNLESS OTHERWISE INDICATED ON THE PLANS, SHALL BE TWO PERCENT (2%). PARTICULAR ATTENTION SHALL BE GIVEN TO THE CORRECT GRADING OF SURFACE DRAINAGE SWALES AND AREAS ADJACENT TO DRAINAGE STRUCTURES. DRAIN TO PAVING OR CATCH BASINS; DIRECT DRAINAGE AWAY FROM BUILDINGS, WALLS, ADJACENT PROPERTY, ETC. AT THE COMPLETION OF THE FINISH GRADING, NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED AND THE SITE SHALL BE LEFT IN A CLEAN AND FINISHED CONDITION CONFORMING TO THE PLANS.
12. CONTRACTOR SHALL DIG A 12"Ø X 12" DEEP PERCULATION HOLE AND FILL IT WITH WATER. IF WATER HAS NOT PERCULATED OUT SO THAT NO WATER REMAINS AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX FOR TREES SUFFICIENT TO ENSURE PERCULATION OF ALL WATER IN 30 MINUTES. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARDPAN AND A MINIMUM OF 12" INTO UNDISTURBED PERVIOUS SOIL. SCARIFY SIDES OF DRAIN HOLES.
13. ALL PLANTS SHALL BE NURSERY GROWN, SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, AND OF NORMAL HABIT OF GROWTH FOR THE SIZE SPECIFIED. THEY SHALL BE WELL FOLIATED FREE FROM DISEASE, INSECTS, INSECT EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALE, INJURIES, ABRASIONS, BROKEN LIMBS, DISFIGUREMENTS AND SHALL HAVE HEALTHY, NORMAL, WELL ROOTED SYSTEMS FILLING THEIR CONTAINERS, YET NOT ROOT BOUND. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST 3-MONTHS, BUT NOT OVER 2-YEARS.
14. ALL PLANTS DELIVERED TO THE SITE MUST BE TAGGED WITH NURSERY TAGS LISTING GENUS, SPECIES, CULTIVAR, IF ANY, COMMON NAME, AND SIZE. PLANTS DELIVERED TO THE SITE WITHOUT TAGS WILL BE REJECTED.
15. NO TREES WILL BE ACCEPTED THAT WILL NOT STAND ON THEIR OWN TRUNKS AFTER THE NURSERY STAKE HAS BEEN REMOVED. TREES SHALL HAVE STRAIGHT TRUNKS, UNLESS OTHERWISE SPECIFIED, WITH THE LEADER INTACT, UNDAMAGED AND UNCUT.
16. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO AND/OR ON SITE WITHOUT THE SPECIFIC APPROVAL AND/OR DIRECTION OF THE LANDSCAPE ARCHITECT.
17. THE OWNER'S REPRESENTATIVE SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO THEIR INSTALLATION. DISEASED, ROOT BOUND, OR GIRDLING ROOTED PLANTS WILL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
18. PLACE TREES AND SHRUBS ON SITE, WHILE STILL IN CONTAINERS, IN PROPER LOCATIONS AS INDICATED ON THE PLANS. LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANT HOLES ARE DUG. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE TREES AND SHRUBS FROM POSITIONS ON THE PLAN(S). GROUNDCOVER TO EXTEND UNDER ALL SHRUB AREAS.
19. PLANTING LOCATIONS WHICH INTERFERE WITH LINE OF SITE FOR VEHICULAR TRAFFIC, UNDERGROUND CONSTRUCTION, OR WHERE OBSTRUCTION CANNOT BE REMOVED, SHALL BE ADJUSTED AND THE NEW LOCATION APPROVED BY THE LANDSCAPE ARCHITECT.
20. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF SOIL OR DRAINAGE CONDITIONS ENCOUNTERED DURING PLANTING OPERATIONS WHICH ARE DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
21. TREES SHALL BE PLANTED AT LEAST 5' FROM ANY BUILDING, DRIVEWAY, DRAINAGE FLOW LINE, FIRE HYDRANTS AND UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES AND GAS LINES.
22. PLANTS SHALL BE PLANTED GREEN SIDE UP, SET VERTICALLY AND SOIL MIX FILLED IN TO HALF THE DEPTH OF THE BALL, TAMPED AND THOROUGHLY WATERED. REMAINDER OF PIT THEN SHALL BE FILLED WITH SOIL MIX, THOROUGHLY TAMPED AND WATERED, ALL WITHIN SAME DAY OF PLANTING.
23. EXCAVATE PLANTING PITS AT LEAST TWICE AS WIDE AS THE DIAMETER OF THE ROOTBALL. SOIL IMMEDIATELY BELOW THE ROOT BALL SHOULD BE LEFT UNDISTURBED TO PROVIDE SUPPORT BUT THE SIDES AND THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY. THE TOP 12-INCHES OF BACKFILL AROUND THE SIDES OF THE ROOTBALL OF TREES AND SHRUBS MAY CONSIST OF THE ABOVE AMENDED SOIL. BACKFILL BELOW 12 INCHES REQUIRED FOR 24 INCH BOX OR LARGER SHOULD NOT CONTAIN AN ORGANIC AMENDMENT.
24. PLANTING BACKFILL MIX SHALL CONSIST OF THOROUGHLY MIXED 1 PART SOIL AMENDMENT, 3 PARTS NATIVE ON-SITE SOIL AND TERRA-SORB SOIL POLYMER OR EQUAL AT THE FOLLOWING RATES: 1 GALLON PLANT - 1/2 OZ., 5 GALLON - 1 1/3 OZ., 15 GALLON - 4 OZ., 24" BOX - 8 OZ (16 TBL SPOONS), 36" BOX - 4 LBS, 48" BOX - 9.5 LBS, 60" BOX - 15.5 LBS, 72" BOX - 26 LBS. FERTILIZE PLANTS AT TIME OF PLANTING WITH AGRIFORM 21 GRAM, SLOW RELEASE PLANT PACKETS (20-10-5) PER THE PLANTING DETAILS AND PER RECOMMENDATIONS OF SOIL FERTILITY TESTING LAB.
25. TWO WEEKS PRIOR TO PLANTING OF ALL PLANTING AREAS, APPLY A PRE-PLANTING HERBICIDE, ROUNDUP OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS TO REMOVE OBNOXIOUS WEED GROWTH. IMMEDIATELY AFTER PLANTING, AND COMPLETION OF INITIAL WATERING, APPLY A PRE-EMERGENT HERBICIDE, RONSTAR-G, TREFLAN-DYMID, EPTAM, VEGITEX, OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE USE OF ALL CHEMICAL PRODUCTS AND WILL SUPPLY OWNER WITH WRITTEN RECORD OF TYPE OF CHEMICAL(S) USED, DATE APPLIED AND RATE OF APPLICATION.
26. TREE AND SHRUB PLANTING TO BE WATERED WITHIN 2 HOURS OF THE TIME OF PLANTING AND FLOODED TO ELIMINATE AIR POCKETS.
27. ALL PLANTING AREAS TO HAVE 3" OF COMPACTED DARK BROWN (OR BLACK WHERE SHOWN) COLORED RECYCLED OR GREENWASTE CHIPPED MULCH INSTALLED AFTER PLANTING. MULCH SHALL BE INSTALLED UP TO THREE INCHES (3") AWAY FROM BASE OF TREES AND SHRUBS. CONTRACTOR SHALL PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
28. DURING AND AT COMPLETION OF THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES TO MEET THE SATISFACTION OF THE OWNER. ALL TRASH, WEEDS, ROCKS, AND OTHER DEBRIS SHALL BE REMOVED AND DISPOSED OF FROM THE SITE ON A DAILY BASIS.
29. PLANT ROOT BALL CROWNS SHALL BE 1" ABOVE FINISH GRADE AFTER WATERING AND SETTLING. ANY PLANTS WHICH HAVE ROOT BALL CROWNS BELOW FINISH GRADE AT FINAL INSPECTION, WILL BE REPLACED AT CONTRACTOR'S EXPENSE. PLANTS SHALL BE ERECT AFTER PLANTING AND ALL TREES SHALL BE SECURELY STAKED IMMEDIATELY AFTER PLANTING.
30. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED. ALL PLANT MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
31. MAINTAIN PROJECT AND ALL PLANT MATERIAL FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN MAINTENANCE PERIOD. WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS AND FERTILIZATION OF PLANTS SHALL BE PERFORMED TO MAINTAIN HEALTHY, VIGOROUS GROWTH AND GOOD COLOR. DEAD PLANTS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
32. ALL PLANTS AND PLANTING SHALL EXHIBIT A HEALTHY THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD OR BEYOND THAT TIME UNTIL ACTIVE GROWTH IS EVIDENT, AND SHALL BE GUARANTEED AGAINST ANY DEFECTS OF DISEASE. PLANTS REPLACED DURING THE MAINTANCE PERIOD SHALL BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING THE DATE OF THEIR PLANTING. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. DECIDUOUS PLANT MATERIALS WILL BE ACCEPTED WHEN THEY LEAF-OUT IN THE SPRING FOLLOWING PLANTING OPERATIONS. THEFT OR VANDALISM SHALL NOT BE INCLUDED IN THE GUARANTEE PROVIDED THE CONTRACTOR HAS TAKEN MEASURES TO PREVENT THESE INCIDENTS FROM OCCURRING.
33. CONTRACTOR SHALL FURNISH TO LANDSCAPE ARCHITECT THE MATERIAL TAGS FOR THE IMPORTED TOPSOIL, SOIL CONDITIONER AND MULCH.

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SAN JOSE,CA 95128
TEL: (408)-509-3461
ALI@GROUNDZEROCO.COM

NO.	REVISION	DATE	BY	CHKD

OWNER: Ground Zero Construction

PROJECT: 95-109 E. Hamilton Ave. Campbell, CA 95008

BEAUDOIN LANDSCAPE
ISA ARBORIST-LANDSCAPE ARCHITECT
MARK BEAUDOIN
OWNER
P O BOX 2032
SAN JOSE,CA 95109
mbeaudoin@sbcglobal net
408-656-3580

1" = 8'0"

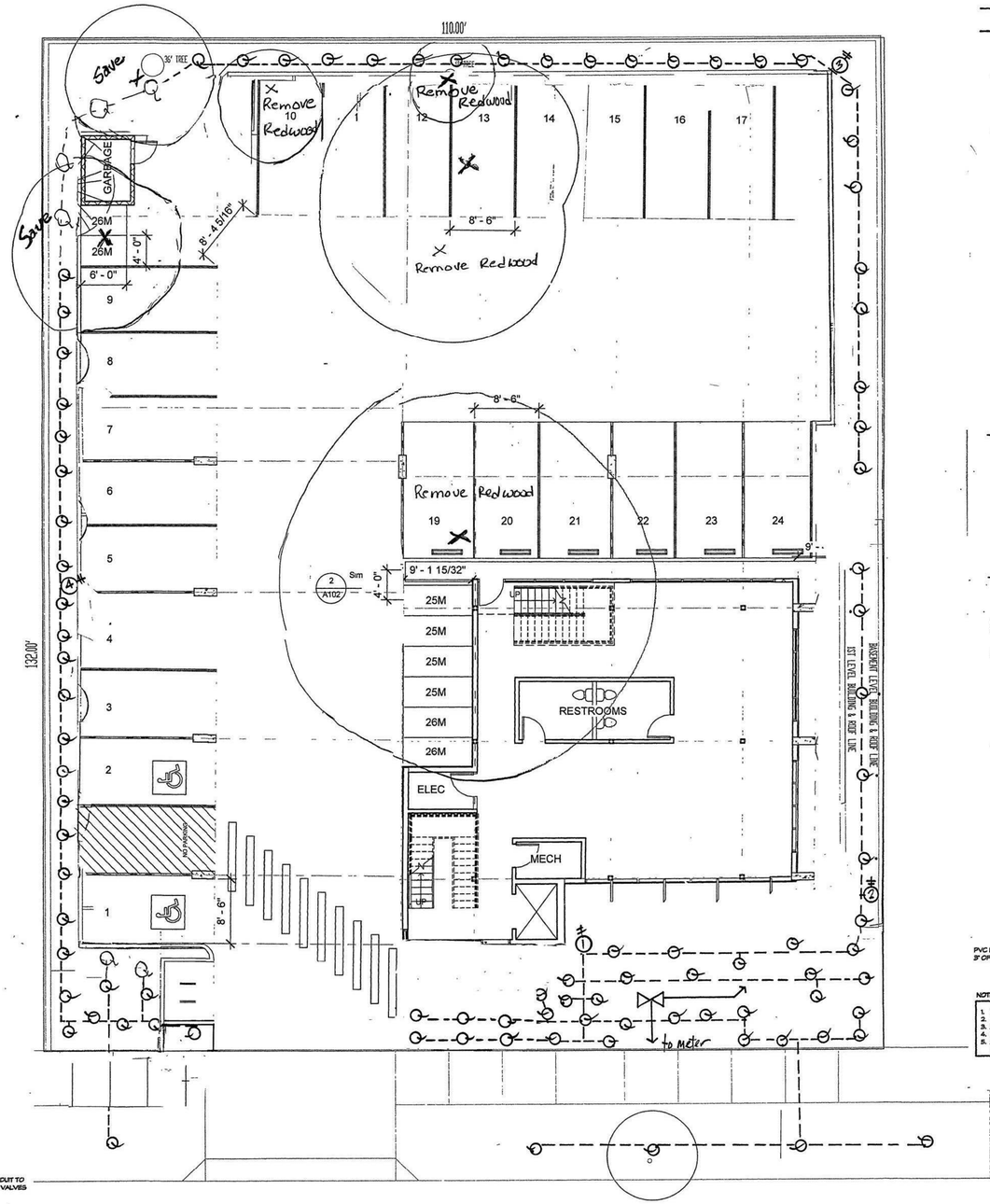
PLANTING PLAN

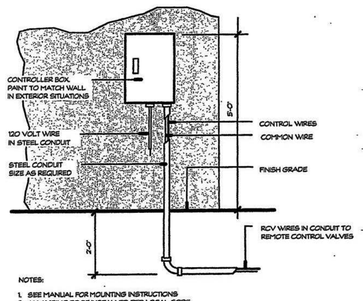
SHEET: L1

DATE: OCT. 2016

IRRIGATION NOTES

1. CALL IRRIGATION ELEMENTS ARE SHOWN DIAGRAMATICALLY. PIPES SHOWN WITHOUT SLEEVES SHALL BE LOCATED IN PLANTING AREAS. UNLESS OTHERWISE SHOWN, LOCATE ALL QUICK COUPLERS, REMOTE CONTROL VALVES, GATE VALVES AND FLUSH VALVES IN PLANTING AREAS.
2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF WORK.
4. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SERVICES AND TRANSPORTATION NECESSARY FOR AND PROPERLY INCIDENTAL TO THE INSTALLATION OF A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
5. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, MAIN LINES, VALVES, ETC. PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PROTECTED FROM DAMAGE AS A RESULT OF THIS WORK.
6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION TO THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. CONTRACTOR SHALL DISCUSS WITH LANDSCAPE ARCHITECT EXISTING WATER PRESSURE AND WHETHER PRESSURE REGULATOR SHALL BE INSTALLED. IF REQUIRED, PRESSURE REGULATOR SHALL BE SET FOR IRRIGATION DESIGN PRESSURE AS INDICATED IN THE IRRIGATION PLANS.
8. THE IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES AND SHALL COORDINATE HIS WORK WITH OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES UNDER PAVING, ETC.
9. ALL EXCAVATIONS AND IRRIGATION RENOVATION OPERATIONS PERFORMED DURING EACH DAY SHALL BE COMPLETED. ALL HOLES SHALL BE FILLED, HEADS SET TO GRADE AND EXCAVATED TRENCHES BACKFILLED AND COMPACTED.
10. ALL HEADS SHALL BE STAKED BY CONTRACTOR TO DETERMINE WHICH HEADS WILL NEED TO BE MOVED INTO LATERAL ALIGNMENT. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS.
11. PRIME AND SOLVENT WELD ALL PVC PIPE CONNECTIONS AND CAP ALL OPEN PIPE ENDS.
12. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
13. CONTROLLER SHALL BE PROGRAMMED SO THAT ONLY ONE VALVE OPERATES AT ONE TIME.
14. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL AS SHOWN IN THE DETAIL PERPENDICULAR TO ADJACENT ELEMENTS AS SHOWN.
15. PARALLEL PIPES MAY BE INSTALLED IN THE SAME TRENCH PROVIDED A 4" HORIZONTAL SEPARATION BETWEEN THEM IS MAINTAINED.
16. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG THE RUN.
17. INSTALL PULL BOXES EVERY 50' OR LESS FOR IRRIGATION CONTROL WIRE CONDUIT.
18. INSTALL 6" CLEAN SAND BED AND COVER AROUND ALL CONDUIT AND MAINLINE.
19. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
20. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
21. NITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" SIZE.
22. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES AND LATERAL LINES BEFORE INSTALLING SPRINKLERS. INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO MINIMIZE OVERSPRAY ONTO ADJACENT PROPERTY, PAVERS AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
23. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
24. INSTALL A SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER.
25. FOR MAINLINE PIPING INSIDE SLEEVES USE SCHEDULE 40 PVC PLASTIC PIPE.
26. EXTEND ALL SLEEVES 12" MINIMUM BEYOND EDGE OF PAVING INTO PLANTING AREAS.
27. ALL EMPTY IRRIGATION CONTROL WIRE SLEEVES/CONDUITS SHALL HAVE PULL ROPES INSTALLED.
28. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND SIZE OF SLEEVES FOR IRRIGATION CONTROL WIRES SIZES SHOWN ARE FOR PIPE. SIZE SLEEVES PER CHART.
29. PIPE MAY NOT SHARE A SLEEVE WIRING MUST BE IN A SEPARATE SLEEVE.
30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES AND SHRUBS, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND SHRUBS AND THEIR ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES AND SHRUBS SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE AND/OR SHRUB SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
31. IRRIGATION CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT A PROPOSAL DRAWING SHOWING PROPOSED MOUNTING OF CONTROLLER WITH CONDUITS. INSTALLATION SHALL BE COMPLETED AFTER APPROVAL OF PROPOSAL DRAWINGS BY LANDSCAPE ARCHITECT.
32. A COMPLETE SET OF REPRODUCIBLE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON COMPLETION OF CONSTRUCTION.
33. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM WHICH IS INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
34. THE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS GUARANTEE. THE CONTRACTOR SHALL BE LIABLE FOR LABOR AND MATERIALS TO REPAIR THE SYSTEM AND RESTORE ANY OTHER ELEMENTS DAMAGED BY FAILURE OF IRRIGATION SYSTEM.





NOTES:
1. SEE MANUAL FOR MOUNTING INSTRUCTIONS
2. ALL WIRING TO BE INSTALLED PER LOCAL CODE.

WALL MOUNT CONTROLLER

IRRIGATION LEGEND

———3/4 INCH SCHEDULE 40 PVC MAIN

– – – –3/4 INCH CLASS 200 PVC LATERAL

PEPCO QUADRA CLUSTER RED DRIP HEAD (4 PORTS) 10 GPH PER PORT

IRRITROL RD600 6 STATION AUTOMATIC CONTROLLER WITH CLIMATE LOGIC ATTACHMENT

3/4 INCH HOSE BIB

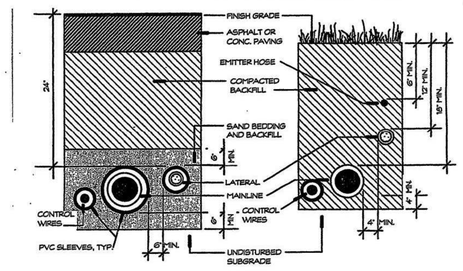
3/4" FEBCO BACK FLOW PREVENTER IF REQUIRED

IRRITROL OR RAINBIRD ANTISIPHON REMOTE CONTROL VALVES 3/4 INCH SIZE

NOTES

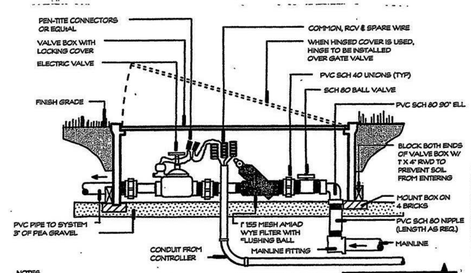
1.BUILDER TO INSTALL 3/4 INCH SCHEDULE 40 PVC WATER MAIN IN APPROPRIATE LOCATION FOR IRRIGATION SYSTEM

2. THE CALIFORNIA GREEN STANDARDS CODE REQUIRES A WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER, SWAT TESTED AND APPROVED SUCH AS IRRITROL SD 600 OR APPROVED EQUAL.



1. SCHED. 40 PVC SLEEVES, TYP.. SEE CHARTS FOR SIZES.
2. BUNDLE AND TAPE CONDUIT OR WIRING AT 10' INTERVALS UNDER PLANTING.
3. BED AND BACKFILL ALL PIPE AND WIRE IN SAND UNDER PAVING AS SHOWN.

TYPICAL TRENCHING



NOTES:
1. INSTALL ALL WIRE PER LOCAL CODE.
2. INSTALL REMOTE CONTROL WIRES IN SCHEDULE 40 CONDUIT.
3. ALL THREADED CONNECTIONS TO BE COATED WITH 3/4" TEFLON TAPE OR EQUAL.
4. CONTRACTOR SHALL INSTALL ALL ELEMENTS IN A SINGLE VALVE BOX.
5. ALIGN WYE FILTER TO PERMIT PERIODIC INSERTION OF 35 GRAM 15-15-15 SOLUABLE FERTILIZER TABLETS.

DRIP REMOTE CONTROL VALVE

GROUND ZERO CONSTRUCTION & DEVELOPMENT INC.

1361 S. WINCHESTER BLVD.
SUITE 206
SAN JOSE,CA 95128
TEL: (408)-509-3461
ALI@GROUNDZEROCO.COM

NO.	REVISION	DATE	BY	CHKD

OWNER: Ground Zero Construction

PROJECT: 95-109 E. Hamilton Ave. Campbell, CA 95008

BEAUDOIN LANDSCAPE
ISA ARBORIST-LANDSCAPE ARCHITECT
MARK BEAUDOIN
OWNER
P O BOX 2032
SAN JOSE,CA 95109
mbeaudoin@sbcglobal.net
408-656-3580

scale 1" = 8'0"

IRRIGATION PLAN

SHEET: L2

DATE: OCT. 2016

TREE REPORT

OFFICE BUILDING
95 E, HAMILTON AVE
CAMPBELL , CALIFORNIA
GROUND ZERO DEVELOPMENT
1361 S. WINCHESTER BLVD. SAN JOSE, 95128
TEL. NO. 408-509-3461

ON MARCH 21, 2015 , I INSPECTED THE TREES AT 95 E, HAMILTON AVE. CAMPELL CALIFORNIA WITH THE FOLLOWING FINDINGS:

ALL SIX ON SITE TREES ARE COAST REDWOOD (SEQUOIA SEMPERVIRENS) THIS SPECIES IS NATIVE TO A NARROW BAND ALONG THE CALIFORNIA COAST. WHERE THE REDWOODS RECEIVE HEAVY WINTER RAINS AND ALSO HARVEST THE MOISTURE FROM FRQUENT SUMMER FOGS. THE SPECIES IS DEFINITELY NOT DROUGHT TOLERANT IN ITS NATIVE ENVIRONMENT. IN THE PROPER ENVIRONMENT THESE TREES ARE MAJESTIC AND LONG LIVED.

TREE NO. ONE THIS TREE IS A 40 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION

TREE NO. TWO THIS TREE IS A 44 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION AND IS SHOWING THIN FOLIAGE AND STRESS FROM THE CURRENT DROUGHT.

TREE NO. THREE THIS TREE IS A 26 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD IN FAIR CONDITION AND IS ALSO SHOWING SIGNS OF STRESS FROM THE CURRENT DROUGHT.

TREE NO. FOUR THIS TREE IS A MULTI TRUNK TREE WITH 18 INCH AND 24 INCH DIAMETER TRUNKS SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THIN THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

TREE NO. FIVE THIS TREE IS A 38 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN GOOD CONDITION.

TREE NO. SIX THIS TREE IS A 32 INCH DIAMETER SEQUOIA SEMPERVIRENS (COAST REDWOOD) IN FAIR CONDITION WITH THINNING FOLIAGE AND SIGNS OF DROUGHT STRESS.

MY RECOMMENDATION IS TO REMOVE TREES NUMBER ONE, TWO, THREE, AND FOUR BECAUSE THEIR ROOT SYSTEMS WILL BE HEAVILY DAMAGED BY THE CONSTRUCTION OF THE REQUIRED SITE IMPROVMENTS FOR THE DEVELOPMENT OF THIS PROPERTY.

TREES FIVE AND SIX CAN BE SAVED WITH PROPER PRECAUTIONS DURING CONSTRUCTION.

TREE NO.S FIVE, AND SIX SHOULD HAVE PROTECTIVE FENCING INSTALLED AROUND THEIR DRIP LINES AS DIRECTED BY THE ARBORIST PRIOR TO CONSTRUCTION. THESE TREES SHOULD ALSO BE IRRIGATED WITH A SOAKER HOSE EVERY TWO WEEKS DURING THE SUMMER DRY SEASON CONSTRUCTION PERIOD.

TO MITIGATE THE REMOVAL OF FOUR LARGE REDWOOD TREES, FOUR REPLACEMENT TREES OF 36" BOX SIZE AND CAN BE INSTALLED IN THE NEW LANDSCAPE AREAS AS DIRECTED BY THE ARBORIST.

IF THERE ARE ANY QUESTIONS ON THIS REPORT, PLEASE CALL ME @TEL. NO. 408-656-3580.

MARK BEAUDOIN
CERTIFIED ARBORIST WC 01860

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · October 25, 2016

PLN2016-255
SINA Invest

Public Hearing to consider the application of SINA Investments LLC for a Conditional Use Permit (PLN2016-255) for a Massage Establishment use in an existing chiropractic medical office at **225 W. Hamilton Avenue** in the P-O (Professional Office) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

1. Make a motion to continue consideration of this item to the Planning Commission meeting of November 22, 201.

DISCUSSION

The business owner has requested that this item be continued to November 22nd.

Prepared by: Cindy McCormick, Senior Planner

Approved by: Paul Kermoyan, Community Development Director

City of Campbell -- Community Development Department
70 N. First Street, Campbell, CA 95008

MEMORANDUM

To: Members of the Planning Commission **Date:** October 25, 2016

From: Paul Kermoyan, Community Development Director

Subject: Report of the Community Development Director

I. <u>CITY COUNCIL ACTIONS</u>: The City Council met on Tuesday, **October 18, 2016**, and discussed the following items of interest to the Planning Commission:

A. **<u>Text Amendment</u>**: Council took second reading and adopted an Ordinance approving a Text Amendment amending Section 21.10.50 of the CMC (C-2 - General Commercial Zoning District).

B. **<u>Planned Development at 1223 Walnut Drive</u>**: Council introduced an Ordinance approving Zoning Map Amendment to change the zoning district designation from R-M to P-D; and adopted Resolutions approving a Planned Development Permit, a Tentative Parcel Map, a Tree Removal Permit and the adoption of a Negative Declaration.

C. **<u>Pruneyard Expansion Project Approved</u>:** The City Council unanimously approved the Pruneyard Project as recommended by the Planning Commission (with 5-story office building and 10 year approval), with only minor changes include requiring the developer to work with Caltrans to explore the possibility of creating a creek-trail connection along the Caltrans' right-of-way adjacent to Highway 17.

II. <u>MISCELLANEOUS</u>

A. **<u>Cancellation of the Planning Commission Meeting on November 8, 2016</u>**: This regular meeting is cancelled.

B. **<u>Cancellation of SARC Meeting of October 25, 2016:</u>** The SARC meeting on October 25th is cancelled. SARC will next meet on November 8th.

C. **<u>Resignation of Commissioner Bonhagen</u>**: It is with regret that staff advises the Planning Commission that fellow member, Ron Bonhagen, has decided that he must resign his seat on the Commission due to other commitments that conflict with his availability to continue his service on the Planning Commission.

D. **<u>Update from CalAPA Conference in Pasadena</u>**: By the evening of the October 25th PC meeting, Chair Dodd and Commissioner Young will have returned from the Cal APA Conference held in Pasadena. It is anticipated that they will have some feedback to report back to the other members of the Commission.