



**JOINT MEETING OF THE MILPITAS CITY COUNCIL
AND HOUSING AUTHORITY COMMISSION**

AGENDA

TUESDAY, MARCH 3, 2015

**455 EAST CALAVERAS BOULEVARD, MILPITAS, CA
7:00 P.M.**



SUMMARY OF CONTENTS

- I. CALL TO ORDER by the Mayor**
- II. PLEDGE OF ALLEGIANCE (7:00 p.m.)**
- III. INVOCATION (Councilmember Giordano)**
- IV. APPROVAL OF COUNCIL MEETING MINUTES – February 7 and 17, 2015**
- V. SCHEDULE OF MEETINGS – COUNCIL CALENDAR March 2015**
- VI. PUBLIC FORUM**

Members of the audience are invited to address the Council on any subject not on tonight's agenda. Speakers must come to the podium, state their name and city of residence for the Clerk's record, and limit their remarks to three minutes. As an item not listed on the agenda, no response is required from City staff or the Council and no action can be taken. However, the Council may instruct the City Manager to place the item on a future meeting agenda.

- VII. ANNOUNCEMENTS**
- VIII. ANNOUNCEMENT OF CONFLICT OF INTEREST AND CAMPAIGN CONTRIBUTIONS**
- IX. APPROVAL OF AGENDA**
- X. CONSENT CALENDAR (Items with asterisks*)**

Consent calendar items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a member of the City Council, member of the audience, or staff requests the Council to remove an item from or be added to the consent calendar. Any person desiring to speak on any item on the consent calendar should ask to have that item removed from the consent calendar. If removed, this item will be discussed in the order in which it appears on the agenda.

- XI. PUBLIC HEARINGS**
 - 1. Conduct a Public Hearing and Adopt a Resolution Approving a Site Development Permit and Conditional Use Permit to Construct a 124-room, 5-story Springhill Hotel, Site Improvements and Alcohol Sale (Staff Contact: Cindy Hom, 408-586-3284)**
 - 2. Conduct a Public Hearing and Adopt a Resolution Approving a Site Development Permit and Conditional Use Permit to Construct a 128-room, 4-story Holiday Inn Hotel with Various Site Improvements on a 3.29 Acre Site and Alcohol Sale (Staff Contact: Tracy Tam, 408-586-3276)**

XII. UNFINISHED BUSINESS

- 3. Authorize City Manager to Execute Agreements with R3 Studios, Inc. to Hire a Landscape Architect Firm to Prepare a Street Tree Master Plan and with Our City Forest for Matching Grant for Future Volunteer Tree Planting Events (Staff Contact: Felix Reliford, 408-586-3071)**
- 4. Receive the Monthly Update of the Odor Control Report (Staff Contact: Steven Machida, 408-586-3355)**
- 5. Receive Update on the Objectives and Services of the Request for Proposals for Operation of the Community Access Television Channel 26 (Staff Contact: Mike Luu, 408-586-2706)**

XIII. REPORTS OF COMMISSIONS

- * 6. Approve the Long Term Youth Sports Field Maintenance Plan as Recommended by the Parks, Recreation & Cultural Resources Commission (Staff Contact: Renee Lorentzen, 408-586-3409)**
- 7. Receive Presentation and Approve the 2015 Work Plan of the Economic Development Commission (Staff Contact: Edesa Bitbadal, 408-586-3052)**

XIV. NEW BUSINESS

- * 8. Approve Grant Agreement with Federal Emergency Management Agency and the Department of Homeland Security in the Amount of \$48,713 with a Local Match of \$5,412 for the Purchase of a New Breathing Air Compressor for the Fire Department (Staff Contact: Geoff Maloon, 408-586-2800)**
- 9. Receive Oral Report on Current Crime Data for the City of Milpitas (Staff Contact: Steve Pangelinan, 408-586-2426)**
- 10. Receive the Mayor's Report on the 2015 National Mayor's Challenge for Water Conservation and Direct Staff to Enroll the City as a Participant (Staff Contact: Steve Machida, 408-586-3355)**
- 11. Consider Request from Milpitas Executive Lions Club to Co-Sponsor "Kids & Adults Day" on April 25, 2015 (Staff Contact: Renee Lorentzen, 408-586-3409)**

XV. RESOLUTION

- * 12. Adopt a Resolution Granting Initial Acceptance of the Milpitas Sports Center Locker Room Renovation Project No. 3408 and Granting Authorization to the City Manager to Reduce the Faithful Performance Bond, and Authorize the City Engineer to File a Notice of Final Acceptance after the One Year Warranty Period (Staff Contact: Steve Erickson, 408-586-3301)**

XVI. AGREEMENTS

- 13. Receive Presentation on the Proposed Milpitas Skate Park Feasibility Study, Direct Staff to Prepare a Funding Plan for Design and Construction of the Skate Park, and Approve Agreement Amendment No.1 with Stantec Consulting Services, Inc. Project No. 5100 (Staff Contact: Steve Machida, 408-586-3355)**

- * 14. Approve an Agreement with Swati Shaw doing business as Bay Area Gurukul for Recreation Classes (Staff Contact: Dale Flunoy, 408-586-3228)**
- * 15. Approve Amendment No. 1 to the Agreement with BFGC Architects Planners, Inc. Doing Business as IBI Group Architecture Planning to Increase the Agreement Amount by \$75,115 for the Additional Design Work Related to the Milpitas Sports Center Pool Repairs, Project No. 3408 (Staff Contact: Steve Erickson, 408-586-3301)**
- * 16. Authorize the City Manager to Execute an Agreement with Peckham & McKenney for the Financial Services Director and Public Works Director Recruitments (Staff Contact: Carmen Valdez, 408-586-3086)**
- * 17. Approve a Consultant Agreement with M-Group, Inc. to Provide Contract Planning Services on an As-Needed Basis in the Amount of \$140,000 (Staff Contact: Steven McHarris, 408-586-3273)**
- * 18. Approve the First Amendment to Consulting Services Agreement with Kelly Smith Doing Business as The Smith Firm (Staff Contact: Michael Ogaz, 408-586-3040)**

XVII. JOINT MEETING OF CITY COUNCIL AND HOUSING AUTHORITY COMMISSION

HA1. Call to Order by the Mayor/Chair

HA2. Approval of Agenda/Consent Calendar

***HA3. Approve an Amendment to a Lease Agreement to Reduce Monthly Rent in Support of Milpitas Food Pantry Located at 1440 South Main Street (Staff Contact: Felix Reliford, 408-586-3071)**

HA4. Adjourn Joint Meeting

XVIII. ADJOURNMENT

**NEXT REGULARLY SCHEDULED COUNCIL MEETING
TUESDAY, MARCH 17, 2015**

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Open Government Ordinance or to report a violation, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035
e-mail: mogaz@ci.milpitas.ca.gov / Phone: 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

Materials related to an item on this agenda submitted to the City Council after initial distribution of the agenda packet are available for public inspection at the City Clerk's office at Milpitas City Hall, 3rd floor 455 E. Calaveras Blvd., Milpitas and on the City website.

All City Council agendas and related materials can be viewed online here:
www.ci.milpitas.ca.gov/government/council/agenda_minutes.asp (select meeting date)

APPLY TO SERVE ON A CITY COMMISSION

Current vacancies on:
Community Advisory Commission
Sister Cities Commission

Commission application forms are available online at www.ci.milpitas.ca.gov or at Milpitas City Hall.
Contact the City Clerk's office at 408-586-3001 for more information.

If you need assistance, per the Americans with Disabilities Act, for any City of Milpitas public meeting, call the City Clerk at 408-586-3001 or send an e-mail to mlavelle@ci.milpitas.ca.gov prior to the meeting. You may request a larger font agenda or arrange for mobility assistance. For hearing assistance, headsets are available in the City Council Chambers for all meetings.

AGENDA REPORTS

XI. PUBLIC HEARINGS

1. Conduct a Public Hearing and Adopt a Resolution Approving a Site Development Permit and Conditional Use Permit to Construct a 124-room, 5-story Springhill Hotel, Site Improvements and Alcohol Sale (Staff Contact: Cindy Hom, 408-586-3284)

Background: The project proposal is an adaptive reuse of an existing two-story industrial building and converting it into a five-story, 124 room hotel on a three-acre site. The project requires a Site Development Permit for the construction of the hotel with various site improvements, and a Conditional Use Permit to allow for the hotel use, sale of all types of alcohol in hotel bar, to exceed the maximum 35-foot height limitation and to increase the maximum permitted total Floor Area Ratio (FAR) from 50% to 61%.

The Planning Commission conducted a public hearing on February 11, 2015 and adopted a resolution recommending that the City Council approve the Site Development Permit and Conditional Use Permit for the five-story hotel and site improvement, subject to conditions of approval. Copies of the Planning Commission report and meeting minutes are included in the Council agenda packet.

Architecture and Site Design: The hotel is designed as a modern contemporary building. Projecting wall panels provide varying depth at the guestroom windows, and large scale openings at the public areas maximize the indoor/outdoor connection, natural light, and views. Exterior walls feature a combination of stucco with smooth sand finish, metal reveals, and smooth granite panels. Other building design elements include decorative canopies over entry ways, articulated roof cornice, and accent band wraps around the building at the third level that combined provide an architecturally interesting and compatible building within the area. The color scheme includes warm earth tones of beige, brown, gray, and a rustic red accent color. A color and materials board was submitted and reviewed by the Planning Commission. The proposed landscape plan identifies a total of 132 trees to be installed consisting of 24-inch to 48-inch box trees, decorative hardscape finishes, and outdoor pool and spa amenities.

Water Conservation Ordinance (240.2) Exception Request: The applicant also requested an exception from the Water Conservation Ordinance (No. 240.2), adopted City Council on August 26, 2014 which prohibits the use of potable water for irrigation of landscaping and water features. The subject site is not located near recycled water (over 1 mile), limiting water to only potable sources. The proposed landscaping is consistent with the City Water Efficient Ordinance, which requires watering efficiencies in landscaping. The proposed amenities, including a pool and spa are necessary to provide an attractive and enjoyable hotel experience. The new hotel provides addition Transit Occupancy Tax funds for the City revenues. Therefore, staff supports the exception request to allow the use of potable water for the new swimming pool and landscaping as part of the project.

Conclusion The requested Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 for a new hotel, revitalize and renovate an underutilized industrial property and the project has demonstrated consistency with the policies and guiding principles outlined in the General Plan, Climate Action Plan and the Zoning Code requirements and standards. Furthermore, the proposed use will help implement the City's economic development goals and provide necessary public infrastructure improvements to ensure an aesthetic and harmonious development. Additional details are provided in the attachments.

Alternatives:

1. Approve the Project as recommended by the Planning Commission on February 11, 2015.
2. Approve the Project as recommended by the Planning Commission with additional changes directed by the City Council.

3. Deny the Project.

Fiscal Impact: Positive fiscal impact due to hotel-generated revenues from Transient Occupancy Tax and Property Tax, estimated at \$482,000 and \$22,000 respectively, for a total of approximately \$504,000.

Attachments (in the Council agenda packet):

- 1A – draft Council Resolution
- 1B – 2-11-15 Planning Commission Staff Report
- 1C – 2-11-15 Planning Commission Meeting Minutes
- 1D – Adopted Planning Commission Resolution 15-007
- 1E – Site Development Plans
- 1F – Colored Elevations
- 1G - Air Quality Green House Gas Study

Recommendations:

1. Open public hearing to receive comments.
 2. Move to close the public hearing.
 3. Per Planning Commission's recommendation, adopt a resolution approving Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, five-story Springhill hotel, site improvements, sale of all types of alcohol in hotel bar, exceed 35-foot height limit and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.50 (50%) to 0.61 (61%), and exemption from the Water Conservation Ordinance.
2. **Conduct a Public Hearing and Adopt a Resolution Approving a Site Development Permit and Conditional Use Permit to Construct a 128-room, 4-story Holiday Inn Hotel with Various Site Improvements on a 3.29 Acre Site and Alcohol Sale (Staff Contact: Tracy Tam, 408-586-3276)**

Background: The project proposal is a new 128-room, four-story hotel on a 3-acre site located at 1100 Cadillac Court. The project requires a Site Development Permit for the construction of the four-story hotel and various site improvements, a Conditional Use Permit to allow the hotel use, restaurant with full bar, to exceed to maximum 35-feet or three stories height limitation and to increase the maximum allowed Floor Area Ratio (FAR) from 0.50 to 0.52.

The Planning Commission conducted a public hearing on February 11, 2015 and adopted a resolution unanimously recommending that the City Council approve the Site Development Permit, Conditional Use Permit and Variance for the four-story hotel and site improvements. A copy of the Planning Commission packets and meeting minutes are included as attachments.

Architecture and Site Design: The project incorporates a variety of architectural features such as: front and rear tower elements with a dark granite tile and with a smooth stucco finish, a dark earth tone stone veneer to assist with visually grounding the building, a porte-cochere for the entryway, an awning element for the meeting room and pre-function area, cornice treatment, and various band and trim elements. The development includes decorative pavers and concrete accent treatment for the entryway, pool and spa areas. A color and materials board was submitted and reviewed by the Planning Commission. The hotel and site has been architecturally designed to be compatible with the adjacent surrounding industrial business park through appropriate mass, architectural details, materials, and colors. This proposed development is compatible with existing and surrounding uses in that it provides for a complimentary service for overnight accommodations to serve business travelers.

Vehicular access to the project is from Cadillac Court and Fairview Way. There are two driveways located on Fairview Way and one driveway on Cadillac Court which all provide access to the project.

Water Conservation Ordinance (240.2) Exception Request: The applicant also requested an exception from the Water Conservation Ordinance (No. 240.2), adopted City Council on August 26, 2014 which prohibits the use of potable water for irrigation of landscaping and water features. The subject site is not located near recycled water (over 1 mile), limiting water to only potable sources. The proposed landscaping is consistent with the City Water Efficient Ordinance, which requires watering efficiencies in landscaping. The proposed amenities, including a pool and spa are necessary to provide an attractive and enjoyable hotel experience. The new hotel provides addition Transit Occupancy Tax funds for the City revenues. Therefore, staff supports the exception request to allow the use of potable water for the new swimming pool and landscaping as part of the project.

Conclusion: The requested Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, and Variance No. VA14-0001 for a new hotel revitalizes a vacant site. The project has demonstrated consistency with the policies and guiding principles outlined in the General Plan, Climate Action Plan and the Zoning Code requirements and standards. The project will bring economic benefit to the City and improve existing public infrastructure. The proposed use will help implement the City's economic development goals and provide necessary public infrastructure improvements to ensure an aesthetic and harmonious development. Additional details are provided in the attachments.

Alternatives:

1. Approve the Project as recommended by the Planning Commission on February 11, 2015.
2. Approve the Project as recommended by the Planning Commission with additional changes directed by the City Council.
3. Deny the Project.

Fiscal Impact: Positive fiscal impact due to hotel-generated revenues from Transient Occupancy Tax and Property Tax, estimated at \$498,000 and \$23,000 respectively. For a total of approximately \$521,000.

Attachments (in the Council agenda packet):

- 2A – draft Council Resolution
- 2B – 2-11-15 Planning Commission Staff Report
- 2C – 2-11-15 Planning Commission Meeting Minutes
- 2D – Adopted Planning Commission Resolution 15-006
- 2E – Site Development Plans
- 2F – Colored Elevations
- 2G – BMP & Construction Measures
- 2H – Air Quality GHG Report
- 2I – Biological Resources Report

Recommendations:

1. Open the public hearing to receive comments.
2. Close the public hearing.
3. Per recommendation of the Milpitas Planning Commission, adopt a resolution approving Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, Variance No. VA14-0001, and exemption from the Water Conservation Ordinance to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use with a restaurant and a bar serving all types of alcohol, a Floor Area Ratio (FAR) and building height increase and a deviation from the setback requirements located at 1100 Cadillac Court.

XII. UNFINISHED BUSINESS

3. **Authorize City Manager to Execute Agreements with R3 Studios, Inc. to Hire a Landscape Architect Firm to Prepare Street Tree Master Plan and with Our City Forest for Matching Grant for Future Volunteer Tree Planting Events (Staff Contact: Felix Reliford, 408-586-3071)**

Background: Street Tree Master Plan Program-Landscape Architect

On January 6, 2015, the City Council held a work session with the Community Advisory Commission (CAC) to discuss a Street Tree Master Plan Program. In order to effectively coordinate the proposed planting of city street trees as recommended by CAC, staff recommended the Council authorize the professional services of a licensed landscape architect to assist staff and CAC on various tasks, including tree species selection and planting locations, and special city gateway plantings. At the work session, Council directed staff to pursue the hiring of a landscape architect, to be funded from developer community benefit contribution from planning entitlement projects. Staff completed the proposed scope of services for the initial phase of this item in an amount not to exceed \$20,000. The scope of work includes:

- Review of basic and technical data regarding the project;
- Meetings with Community Advisory Commission, Planning Commission, City Council to discuss concepts, budgets, milestones, project schedules, priorities;
- Site orientation visits to make field notes regarding existing site surrounding environment;
- Prepare rendered site plan for proposed street trees, buildings sidewalks;
- Prepare sheet illustrating specific installation (planting details) ;
- Prepare various notes including site conditions for installation of specific trees, future wayfinding and entry monuments, coordination with existing and proposed utilities and site furniture;
- Provide soil testing and agronomy report;
- Exhibits: City Street, Tree Plan Details and Notes; and
- Participate in six meetings.

Our City Forest-State Matching Grant Tree Planting

At the same January work session, members of the CAC discussed continuing to work with Our City Forest (OCF). OCF is a non-profit organization with a landscape contractor license and full-time certified arborists that oversee all the technical aspects of tree planting and tree care that serve all of Santa Clara County. At present, OCF has received a matching grant from the State of California to plant street trees within the southwestern portion of the City of Milpitas. The types of trees selected for the planting would be identified by the Landscape Architect with input from the CAC based the tree list provide by Our City Forest. Staff anticipates two separate tree planting events for a total of 200 trees (100 trees planted each event).

Staff is requesting Council authorize agreement with Our City Forest to obtain 200 trees at a cost of \$50 per tree for a total cost of \$10,000. Rhonda Berry, Executive Director, Our City Forest will present the OCF program, the Grant Program, the OCF tree list, and tree species diversification recommendations to the City Council. The \$30,000 funding for the landscape architect services and for Our City Forest services will be provided by Sullivan Real Estate Company. Sullivan is the developer for a project at 75 S. Milpitas Blvd. and the \$30,000 funding is a condition of approval for the recently approved development project. Our City Forest's tree list and informational flyer is provided in the Council's agenda packet.

Fiscal Impact: None. The \$30,000 funding for the landscape architect services and for Our City Forest services will be provided by Sullivan Real Estate Company.

Recommendations:

1. Authorize the City Manager to execute an agreement with R3 Studio, Inc. in the amount not to exceed \$20,000 to prepare a Street Tree Master Plan.
 2. Authorize the City Manager to execute an agreement with the non-profit Our City Forest in the amount not to exceed \$10,000 for 200 trees.
4. **Receive the Monthly Update of the Odor Control Report (Staff Contact: Steven Machida, 408-586-3355)**

Background: From January 12 through February 8, 2015, the Bay Area Air Quality Management District (BAAQMD) received 507 odor complaints originating in Milpitas. 223 complaints identified a garbage odor, 33 complaints identified a sewage odor, 248 complaints did not identify an odor source, and three complaints identified a mixed odor source. As of the last Council update, the City's odor reporting website has received 303 reported complaints.

Fiscal Impact: None.

Recommendation: Receive the odor report update from the City Engineer.

5. **Receive Update on the Objectives and Services of the Request for Proposals for Operation of the Community Access Television Channel 26 (Staff Contact: Mike Luu, 408-586-2706)**

Background: In April of 2009, Council approved an agreement with Milpitas Community Television (MCTV), for the operation of the Milpitas Public Access Channel and studio. The agreement was automatically renewed in April of 2012 for another three years. MCTV has been operating Channel 26 and the studio with funding from the City's franchise agreement with Comcast Inc. As part of the agreement, MCTV operates the studio and the City maintains and upgrades the equipment. The agreement will be up for renewal again in April of 2015. On November 18, 2014, staff presented to Council the recommendation for staff to go through with a Request For Proposals process to obtain an operator for the management of the community access television channel and studio. The goals for the operator will be:

- Implement a community television solution that is financially and operational stable.
- Provide techniques for assessing community needs and new opportunities.
- Provide opportunities for openness and transparency in the operation of the station.
- Increase community support.
- Provide innovations for advancing the station in the ever-changing technology of video and television production.
- Provide educational training programs, non-profit engagement and marketing that support community access television.
- Provide greater community station effectiveness to include independent art and cultural groups, entertainment groups, sports and recreation associations.

Fiscal Impact: The fiscal impact will be depended on which option Council directed staff to select. The fiscal impact ranges from \$15,000 to \$150,000. The fee schedule will also range from \$0 to \$100.00 per session cost to resident wanting to use the studio.

Alternative: The alternative is to re-negotiate a new contract with MCTV by implementing the goals and scope of work requested by the City in the RFP. MCTV has been managing and running the Channel and studio since its inception.

Recommendation: Receive the report on the Request for Proposals (RFP) objectives and direct staff to move forward with issuing of RFP or re-negotiate a new contract with Milpitas Community Television with the new goals and scope of work.

XIII. REPORTS OF COMMISSIONS

- * 6. **Approve the Long Term Youth Sports Field Maintenance Plan as Recommended by the Parks, Recreation & Cultural Resources Commission (Staff Contact: Renee Lorentzen, 408-586-3409)**

Background: At the February 2, 2015 Parks, Recreation and Cultural Resources Commission meeting, Commissioners voted to recommend that the City Council approve a Long Term Youth Sports Field Maintenance Plan. The Plan addresses both regular maintenance requiring the average 2-3 month closure for rest and re-seeding as well as extended closure for up to one year for fields that are in poorer condition. Youth Sport User Groups were also presented with the draft Long Term Youth Sports Field Maintenance Plan in December 2014 for their information. Fields identified for extended closure and the projected year for maintenance in the Plan are: Hall Field in 2015, Milpitas Sports Center Fields in 2016, and Dixon Fields in 2017.

Recommendation: Approve the Long Term Sports Field Maintenance Plan as recommended by the Parks, Recreation & Cultural Resources Commission.

- 7. **Receive Presentation and Approve the 2015 Work Plan of the Economic Development Commission (Staff Contact: Edesa Bitbadal, 408-586-3052)**

Background: Per Economic Development Commission (EDC) Bylaws, the EDC advises the City Council on business issues and implementation of a comprehensive economic development program for the City of Milpitas.

The Economic Development Commission is comprised of two sub-committees. Earlier this year, the Business Attraction and Retention subcommittee and Special Projects subcommittee held meetings to identify priorities for the 2015 EDC Work Plan. At the January 12 EDC meeting, Commissioners reviewed proposals from the Business Attraction and Retention subcommittee and Special Projects subcommittee that included some existing goals but mostly new goals for 2015. The Commission unanimously voted to approve a draft 2015 EDC Work Plan as submitted by the two subcommittees. The 2015 EDC Work Plan has short-term, mid-term, and long-term goals that include Marketing, Developments, Business Attraction and Retention, Green City, and Development of Milpitas Super Community Committee in preparation of upcoming events at Levi's Stadium. Included in the Council's packet is the Commission's proposed 2015 Work Plan for Council review and consideration.

Recommendation: Accept and approve the 2015 Economic Development Commission Work Plan.

XIV. NEW BUSINESS

- * 8. **Approve Grant Agreement with Federal Emergency Management Agency and the Department of Homeland Security in the Amount of \$48,713 with a Local Match of \$5,412 for the Purchase of a New Breathing Air Compressor for the Fire Department (Staff Contact: Geoff Maloon, 408-586-2800)**

Background: The Fire Department submitted an Assistance to Firefighters Grant application in December 2013 requesting funding for a new breathing air compressor. The Department of Homeland Security awarded the grant in September 2014. The Assistance to Firefighters Grant provides funding directly to fire departments to enhance operational response capabilities and firefighter safety.

The 2013 Assistance to Firefighters Grant is a 90/10 grant with a total project cost of \$54,125.00 of which \$48,713.00 is Federal dollars and \$5,412.00 is the local cost match which is available in the FY 2014-15 Fire Department operating budget.

Fiscal Impact: None. \$5,412 in local matching cost is available in FY 2014-15 Fire Department operating budget.

Recommendation: Approve the grant agreement with the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS) in the amount of \$48,713 with a local match of \$5,412.00 for purchase of a new breathing air compressor for the Fire Department.

9. Receive Oral Report on Current Crime Data for the City of Milpitas (Staff Contact: Steve Pangelinan, 408-586-2426)

Background: Recently, Councilmember Giordano requested a report on crime from the Chief of Police, for the benefit of City Council and residents. She sought current crime statistics for 2014.

Recommendation: At the City Council meeting, receive a report on crime in Milpitas from the Chief of Police.

10. Receive the Mayor's Report on the 2015 National Mayor's Challenge for Water Conservation and Direct Staff to Enroll the City as a Participant (Staff Contact: Steve Machida, 408-586-3355)

Background: The Wyland Foundation's Annual National Mayor's Challenge for Water Conservation is held every Earth Month (April 1-30) to encourage cities across the nation to see which can be the most water wise by asking residents to take a series of informative, easy to use pledges to conserve water. Saving water has become one of the most discussed issues in the nation today. The National Mayor's Challenge for Water Conservation was created to reward residents for positive conservation behavior, provide immediate feedback with real time city by city results that can be measured against their neighboring cities, and set goals to promote positive changes in consumer behavior.

This year, Wyland Foundation requested that the City of Milpitas participate in the challenge. As the City Council is aware, citizens and businesses of Milpitas have done an outstanding job of conserving water during the past several years. The Challenge will provide additional outreach activities to encourage water conservation. Activities include the community's pledge to "fix leaky faucets, wash only full loads of laundry, sweep instead of using a hose, take shorter showers" etc. These are all activities that the City is encouraging the public to observe now. Participating cities will compete with similar sized cities so Milpitas will compete with other cities of a population 30,000 – 99,999.

Minimal staff involvement is required for administration of the program. Work performed by City staff will be included in the City's budgeted Water Conservation Outreach program.

California Environmental Quality Act: This action is exempt from CEQA as there will be no physical change to the environment.

Fiscal Impact: None. There are sufficient funds in the Water Conservation program.

Recommendation: Receive the Mayor's report on the 2015 National Mayor's Challenge for Water Conservation and direct staff to enroll the City as a participant.

11. Consider Request from Milpitas Executive Lions Club to Co-Sponsor "Kids & Adults Day" on April 25, 2015 (Staff Contact: Renee Lorentzen, 408-586-3409)

Background: At the February 17, 2015 City Council meeting, Thelma Batilo, of behalf of the Milpitas Executive Lions Club, requested a co-sponsorship of "Kids & Adults Day," a special

event similar to Special Olympics. The event is planned to include empowering sport competition in the Milpitas Sports Center's Gym, Dance Studio and Yard Pool on Saturday, April 25, 2015 from 2:00–5:00 PM for children and adults with varying abilities.

A co-sponsorship of this event would include use of the Sports Center Facility, its amenities and required staffing (building attendants and lifeguards) including:

- Large Gym
- Yard Pool
- Dance Studio
- Conference Room

A co-sponsorship of this event would also include the use of:

- City Hall Digital Marquee
- City Logo on event marketing materials

The City Council adopted a fee waiver/reduction policy which established requirements and a \$1,500 maximum limit. The fee waivers/reductions only apply to services provided by the City during its regular course of business such as rental fees for the City's facilities or equipment, building permit fees, or fire permit fees. The policy prohibits the waiver of any staff overtime costs required due to an event.

City Council has the option to: 1) authorize the City Clerk to execute the Fee Waiver request for the maximum amount of \$1,500; or 2) allow the City to participate as a "co-sponsor" of the event in an amount of \$1,847 with use of the City Marquee and use of the City Logo on event marketing materials.

Fiscal Impact: \$1,500 or \$1,847.

Recommendation: Either approve Option 1 to waive City fees in an amount not to exceed \$1,500; or Option 2 to approve to co-sponsoring the Milpitas Executive Lions Club's "Kids & Adult Day" on April 25, 2015 and waive City fees in the amount of \$1,847.

XV. RESOLUTION

- * 12. Adopt a Resolution Granting Initial Acceptance of the Milpitas Sports Center Locker Room Renovation Project No. 3408 and Granting Authorization to the City Manager to Reduce the Faithful Performance Bond, and Authorize the City Engineer to File a Notice of Final Acceptance after the One Year Warranty Period (Staff Contact: Steve Erickson, 408-586-3301)**

Background: The Council awarded the Milpitas Locker Room Renovation Project to S & H Construction, Inc. on March 4, 2014. The project reconstructed the men's and women's main locker rooms, restrooms and showers at the Milpitas Sports Center.

Construction was completed and Council is recommended to adopt a resolution granting initial acceptance of the project, and commence the one year contractor warranty period, authorize the City Manager to reduce the faithful performance bond to \$87,466.16, which is 10% of the final contract value, and authorize the City Engineer to file the Notice of Final Acceptance after the one year warranty period and to release and discharge the performance bond without further City Council action, provided all warranty work is completed to the satisfaction of the City Engineer.

Fiscal Impact: None.

Recommendation: Adopt a resolution:

1. Granting initial acceptance of the Milpitas Sports Center Locker Room Renovation Project No. 3408, subject to a one year warranty period.

2. Authorizing the City Manager to reduce the faithful performance bond to 10% of the final contract value.
3. Authorizing the City Engineer to file the Notice of Final Acceptance after the one-year warranty period and to discharge the performance bond without further City Council action.

XIX. AGREEMENTS

13. Receive Presentation on the Proposed Milpitas Skate Park Feasibility Study, Direct Staff to Prepare a Funding Plan for Design and Construction of the Skate Park, and Approve Agreement Amendment No.1 with Stantec Consulting Services, Inc. Project No. 5100 (Staff Contact: Steve Machida, 408-586-3355)

Background: On November 5, 2013, the Council directed staff to proceed with a feasibility study for the construction of a new skate park. The feasibility study reviewed eight potential sites for a new skate park and it was determined that the Milpitas Sports Center is the preferred site due to its location and the possibility to incorporate new field layouts for the soccer/football fields. The Sports Center provides a large area to accommodate up to a 20,000 square foot skate park with existing amenities already on site including, restrooms, City Sports Center staff, parking, good visibility for security, access to public transportation, and it would be adjacent to other Sports Center activities. Staff believes the Sports Center location would have the least residential impacts.

A previous Milpitas Skate Park was located at Peter Gill Park and opened in early 1996. Police records indicate the average annual number of service calls received for Gill Park in 1996 was 177. Annual service calls for years 1994 and 1995 prior to the opening of the skate park averaged 35, with the majority of calls for after hours noise and trespassing.

The feasibility study identified three skate park concept plans developed for review by the community. Two Community meetings were held to review the plans and gain feedback. Based on community input, a final concept plan was completed and was presented to the Youth Advisory Committee and to the Parks, Recreation and Cultural Resources Commission (PRCRC).

Estimated costs to design and construct the new skate park is \$1.5 million in current dollars. Funding for the design and construction has not been identified. However, several funding opportunities including grants are identified in the Feasibility Study. In January, staff presented the 2015-20 Capital Improvement Program to the PRCRC to seek recommendation for City park priorities. The PRCRC did not recommend the skate park as a priority due to competing needs at the Sports Center, narrow population served by the park, and other parks in need of improvements. Staff currently seeks direction from the City Council on how to proceed with the skate park project.

On August 27, 2014, staff negotiated an agreement with Stantec Consulting Services, Inc. in the amount of \$19,499 for the completion of the skate park feasibility study to determine the best location for a new skate park. The agreement is from August 27, 2014 to June 30, 2015. Staff recommends an amendment to Stantec's agreement to address additional work necessary to prepare public presentations and attend additional public meetings, and incorporate additional comments to complete the final feasibility study. Amendment No. 1 to the agreement with Stantec Consulting Services Inc. is proposed for these additional services. Staff negotiated a fee for these services not to exceed \$5,000 which would bring the total agreement amount to \$24,499.

Fiscal Impact: None. Sufficient funds are available in the project budget.

Recommendations:

1. Receive a presentation on Milpitas Skate Park Feasibility Study Project No. 5100.

2. Direct staff to prepare a funding plan for Design and Construction of the Skate Park.
3. Approve Amendment No. 1 to the Agreement with Stantec Consulting Services, Inc. in the amount of \$5000 for the Skate Park Feasibility Study, Project No. 5100.

*** 14. Approve an Agreement with Swati Shaw doing business as Bay Area Gurukul for Recreation Classes (Staff Contact: Dale Flunoy, 408-586-3228)**

Background: The City of Milpitas and Swati Shaw doing business as Bay Area Gurukul entered into a recreation services agreement effective from July 1, 2014 to June 30, 2015. The agreement was for general Youth Program classes in an amount not to exceed \$15,000.

Due to unanticipated high enrollments, program participation and adding Pre-K Enrichment classes, approval of the agreement is now required by the City Council. The total compensation amount for the contractor will increase by \$15,000, increasing the total contract amount to \$30,000. Funds were approved by the City Council during the FY 2014-15 budget hearing and are available in the Recreation Services operating budget for these services.

Fiscal Impact: None.

Recommendation: Approve a Recreation Services Agreement with Swati Shaw doing business as Bay Area Gurukul for Pre-K Enrichment and Youth Program classes in the amount not to exceed \$30,000.

*** 15. Approve Amendment No. 1 to the Agreement with BFGC Architects Planners, Inc. Doing Business as IBI Group Architecture Planning to Increase the Agreement Amount by \$75,115 for the Additional Design Work Related to the Milpitas Sports Center Pool Repairs, Project No. 3408 (Staff Contact: Steve Erickson, 408-586-3301)**

Background: On August 5, 2014, the City entered into a consultant agreement with BFGC Architects Planners, Inc. doing business as IBI Group Architecture Planning in the amount of \$76,000 to provide design services for the repair and resurfacing of the three Sports Center pools. IBI group was selected through a request for qualifications process that the Engineering Department conducted in June 2013.

Staff and the design consultant completed a site investigation, condition assessment and as-built survey for the pool complex. The assessment discovered unforeseen problems with the pool piping and lighting systems that are original to the facility and date back 30 plus years. During a December 2014 storm, a pool circulation pump was damaged and created several leaks within the pool system further confirming the need to replace the under deck piping. The pool piping replacement will require removal and replacement of the pool deck and drainage which is also cracked and distressed and the walkway slopes are not up to current Americans with Disabilities Act (ADA) requirements. Staff recommends expanding the design scope of work to include the replacement of the concrete pool deck, underlying pool piping and lighting systems with the resurfacing of the pools to minimize the amount of time the pools would have to be closed to the public and capture economy of scale with the resurfacing work.

An amendment to IBI Group's contract is recommended in order to address this additional work. With the amendment, additional design work continues with IBI Group rather than a second designer to allow for uniformity and conformity in the design and to keep the project on schedule for construction in fall of this year. Amendment No. 1 to the agreement with IBI Group is proposed for these additional services. Staff negotiated a fee for these services not to exceed \$75,115, so with the amendment the total agreement amount would be \$151,115.

Fiscal Impact: None. Sufficient funds are available in the project budget.

Recommendation: Approve Amendment No. 1 to the agreement with BFGC Architects Planners, Inc. doing business as IBI Group Architecture Planning to increase the agreement amount by \$75,115 for the additional design work related to the Milpitas Sports Center Pool Repairs, Project No. 3408.

- * 16. **Authorize the City Manager to Execute an Agreement with Peckham & McKenney for the Financial Services Director and Public Works Director Recruitments (Staff Contact: Carmen Valdez, 408-586-3086)**

Background: The City has vacancies in two positions identified by the City Manager as key senior management hires. Recruitment efforts for the Financial Services Director and the Public Works Director will target the most qualified candidates to meet the City's need for continued management leadership.

Staff recommends the firm of Peckham & McKenney which has a national reputation for conducting quality searches and placing exceptional candidates. With more than 50 years of combined experience in executive search, management and local government, Peckham & McKenney brings a high level of service to the industry. Peckham & McKenney is familiar with Santa Clara County and the surrounding region and has been utilized extensively for executive recruitment and selection efforts throughout the Bay Area.

Fiscal Impact: Cost of the recruitment and selection processes for these two executive positions will not exceed \$45,000 total for both recruitments including out of pocket expenses, such as clerical, advertising, copying, telephone conversations and travel.

Recommendations:

1. Authorize the City Manager to execute an agreement with Peckham & McKenney, subject to approval as to form by the City Attorney, in an amount not to exceed \$45,000 for the administration of recruitment and selection for a Financial Services Director and a Public Works Director.
2. Request approval of a budget appropriation of \$45,000.

- * 17. **Approve a Consultant Agreement with M-Group, Inc. to Provide Contract Planning Services on an As-Needed Basis in the Amount of \$140,000 (Staff Contact: Steven McHarris, 408-586-3273)**

Background: The City of Milpitas is experiencing an increase in significant complex development projects particularly within the Transit Area Specific Plan area. The Planning and Neighborhood Services Department requests approval from the City Council to enter into a consultant agreement with M-Group, Inc. for high quality contract planning staff services effective on March 4, 2015 to June 30, 2016 for the amount of \$140,000. The services provided will aid staff in streamlining of the development review process and ensure that the planning and economic development of the City of Milpitas proceeds as envisioned by the City Council.

Fiscal Impact: Consultant services will be cost recoverable from application Private Job (PJ) accounts.

Recommendations:

1. Approve a consultant agreement with M-Group, Inc. for design review services on an as-needed basis for the term from March 4, 2015 to June 30, 2016 in the amount of \$140,000.
2. Approve an appropriation in the amount of \$140,000 to the Planning and Neighborhood Services Department Fiscal Year 2014-15 and 2015-16 Operating Budget.

- * 18. **Approve the First Amendment to Consulting Services Agreement with Kelly Smith Doing Business as The Smith Firm (Staff Contact: Michael Ogaz, 408-586-3040)**

Background: In January of this year, in order to provide representation before CalRecycle, a State agency which oversees solid waste permits, the City entered into an agreement with Kelly Smith/The Smith Firm for \$15,000 under City Manager authority. Now that it appears the solid waste permit will be issued, the City Attorney's Office wishes to augment the agreement to add \$20,000 so that Mr. Smith can represent the City on an appeal challenging that solid waste permit for the Newby Island landfill.

Fiscal Impact: The amendment adding \$20,000 to the Agreement is within the City Attorney's office budget for outside counsel.

Recommendation: Approve Amendment No. to the agreement with Kelly Smith doing business as The Smith Firm for consulting services.

XX. JOINT MEETING OF CITY COUNCIL AND HOUSING AUTHORITY COMMISSION

***HA3. Approve an Amendment to a Lease Agreement to Reduce Monthly Rent in Support of Milpitas Food Pantry Located at 1440 South Main Street (Staff Contact: Felix Reliford, 408-586-3071)**

Background: On January 27, 2015, the Milpitas Housing Authority received a letter from Karen Kolander, Director of Milpitas Food Pantry, requesting a reduction in the monthly rent for the property owned by Milpitas Housing Authority at 1440 South Main Street. Currently, Milpitas Food Pantry pays \$1,600 per month rent and the lease agreement runs from September 30, 2014 to September 30, 2015. The Food Pantry requested monthly rent based on its limited sources of income. The non-profit's revenue is derived only from private donations and services provided to residents of Milpitas.

Staff recommends the Milpitas Housing Authority Board approve the reduction of monthly rent to \$1.00 based on the following significant public benefit. Milpitas Food Pantry provides vital community services of emergency and supplemental food and clothing to over 4,000 very low income families and individuals. Approximately 80% of Milpitas Food Pantry clientele are Milpitas residents. Milpitas Food Pantry - unlike other Community Development Block Grant (CDBG) Public Service Providers - is unable to generate additional financial income from other cities and governmental agencies and receives the majority of its income from CDBG funds and private donations. Milpitas Food Pantry provides services which assists City of Milpitas in reduction of its homeless population. Milpitas Food Pantry has instituted a "First Friday Senior Pantry Plus" Program aimed with monthly food supplements to 600 seniors in brown bag program. This service provides another benefit to very low income senior residents of Milpitas.

Fiscal Impact: Reduction of \$19,200 annually from Milpitas Housing Authority Budget.

Recommendation: Approve an Amendment to the Lease Agreement with the Milpitas Food Pantry to reduce the monthly rent from \$1,600 per month to \$1.00 only per month.

XVIII. ADJOURNMENT

February 2015						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

April 2015						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Milpitas City Council Calendar

MARCH 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 7:00 PM -Parks, Recreation & Cultural Resources Commission (GB)	3 7:00 PM -City Council	4 7:30 AM -VTA Northeast Group (JE) 7:00 PM -Community Advisory Commission (CM)	5 5:30 PM -VTA Board of Directors (JE) 7:00 PM -Bicycle Pedestrian Advisory Commission (CM)	6	7
8	9 6:00 PM -Economic Development Commission (CM)	10	11 7:00 PM -Planning Commission	12 4:00 PM -VTA Policy Advisory Committee (CM) 4:30 PM -Treatment Plant Advisory Committee (JE) (San Jose) 7:00 PM -Cities Assoc of SCC (JE) 7:00 PM -Youth Advisory Commission (DG)	13	14
15	16 6:00 PM Campaign Finance Reform Committee 7:00 PM -Telecommunications Commission (GB) 7:00 PM -Library Advisory Commission (CM)	 17 6:00 PM -Closed Session 7:00 PM -City Council	18	19 12:00 PM -Santa Clara Congestion Management Program & Planning Committee (JE) 7:00 PM -Bay Area Water Supply Consrv. Agency 7:00 PM -Emergency Preparedness Commission (MG)	20	21
22	23 <i>To be rescheduled:</i> 7:00 PM -Arts Commission (DG)	24	25 7:00 PM -Planning Commission	26 3:30 PM Council Finance Subcommittee (JE, CM) 5:30 PM -Milpitas Chamber of Commerce Board (DG) 6:00 PM -Sister Cities Commission (MG)	27	28
29	30	31				

Meeting Minutes of the Special Meeting of the Milpitas City Council

SATURDAY, FEBRUARY 7, 2015

11:00 AM

Milpitas City Hall – Council Chambers
455 E. Calaveras Boulevard, Milpitas, CA

CALL TO ORDER - 11:15 AM. Due to a large number of visitors in the audience, the Mayor moved the location of the meeting from the scheduled Committee Room on the first floor to the Council Chambers on the second floor of Milpitas City Hall.

ROLL CALL: Mayor Esteves, Vice Mayor Montano, Councilmembers Barbadillo and Grilli. Assemblymember Kansen Chu was present along with City officials City Manager Tom Williams, City Attorney Mike Ogaz and City Clerk Mary Lavelle.

APPROVAL OF AGENDA – approved by unanimous vote.

PUBLIC FORUM

Mayor Esteves limited public comment to two minutes for each speaker and the City Council agreed. He then welcomed the many residents in attendance.

Assemblymember Kansen Chu thanked the City of Milpitas for having him on this date. He was interested in learning legislative priorities for all cities in his Assembly District. Mr. Chu planned to move his district office from Fremont to Milpitas in 2015 and introduced two of his staff.

Over the next one and one half hour's time, 40 speakers of all ages, nearly all residents of Milpitas with a few from Fremont and San Jose, addressed the Mayor, Council and Assemblyman with comments and complaints about odor in Milpitas. Most expressed opposition to the proposed expansion of the Newby Island Landfill in San Jose.

DISCUSSION

Following these comments by the public, Mayor Esteves noted that City staff had attended some meetings of the local citizens' group formed against the continuing bad odor in the city. The Mayor wanted to update the group on city actions on the odor issue to date, and expressed that the City Council was in the same boat, saying that city government and residents were in the same "battalion" to work together to combat odor.

Mayor Esteves asked City Attorney Mike Ogaz to update the audience members. The solid waste permit was at issue at a meeting at the Embassy Suites Hotel held in November, two meetings in Sacramento at the CalRecycle offices. The City vigorously opposed the permit to increase the landfill by 95 feet. The City heard the previous Thursday that the state agency would in fact issue the permit. Another permit was before the City of San Jose, with an upcoming meeting in the nearby city on February 11 where City of Milpitas representatives would be present. Then further action in the courts was possible. A CEQA lawsuit was ongoing which occurred after the City of San Jose approved an Environmental Impact Report, as certified in the past. That matter was on appeal in the courts.

The City Attorney continued, explaining that the City of Milpitas recently started a process calling for Requests For Qualifications (RFQs) to seek a law firm with experience in environmental issues. A committee then selected Burke, Williams & Sorenson to represent the City on these issues and to come up with possible options for action by the City Council. A companion class action lawsuit was underway with some effort collaborating on that one also.

Finally, the City was willing to participate in a regional odor study, although Newby Island/Republic representatives had said that odor came from any other source but their facility. A study could then

conclude where the odor really was generated. The City would like to talk to Assemblymember Chu about legislative options. The permitting process did not allow for consideration of odor as an item to make decisions on landfill permits. Further talks with the Bay Area Air Quality Management District were necessary, along with possible legislative solutions.

Mr. Ogaz stated that resident participation was so important, he emphasized, by raising dialogue. Public Records Act requests could be made to those other agencies for the information people sought. This would be more than requests by the City to other government agencies.

Mayor Esteves emphasized that the Council was staking taxpayers' money on these legal and other efforts to combat the odor and health issues, in addition to related economic development. He urged residents not to give up and was proud that the citizens remained active.

Vice Mayor Montano knew that odor was a regional issue, with the odor getting worse since she had lived here from the 1960s. Everyone should ask where the data was, and send it to the agencies. She recommended that there needed to be better communication between agencies, since each had its own agenda. Collaboration was necessary. Better monitoring of CalRecycle and BAAQMD was needed.

Councilmember Barbadillo shared the experience that folks spoke about. There were many issues surrounding the odors and all created leverage to create pressure. Regarding the BAAQMD, it was necessary to give more resources to that agency, to allow more enforcement of odor problems. Regarding CalRecycle, considering a public nuisance was one item for permit issuance, to re-define that possibly to strongly include any odor. State legislation that focused on landfills and composting may be needed. Ensuring these regulatory agencies had necessary funds for enforcement was also needed.

Vice Mayor Montano addressed re-zoning, and was uncertain what the City Council had authority to do since the landfill was in San Jose.

Councilmember Grilli commended the Mayor, Council, and staff on steps taken trying to do something on odor issues. Legislative options were slow though while she fully supported a regional odor study. Try to stop or slow the permit process, she urged, with the need to mitigate odors being suffered and dealt with it now.

Besides odor, Mayor Esteves wanted Mr. Chu to pay attention to the soundwall issue along the I-680 freeway where only one side had a soundwall. Of course, the matter of traffic which was a regional issue was another focus. He asked for attention to Highway 237 carpool lane with no entry yet in Milpitas.

Assembly man Chu thanked the residents and City Council for all the great input. He referred to his past work on San Jose City Council dealing with issues at the Water Pollution Control Plant, and the drying beds getting covered to reduce odor versus open air drying beds. There were multiple sources of the odors, so he liked the idea of a regional study and then to deal with the sources. Also the Zanker Landfill was not far away. He would like to see neighboring cities to all affect the permitting of facilities that have impact on residents regionally. He planned to talk to operators of both Newby Island and Zanker landfills to seek mitigation of the odors. Even if a permit was not issued to expand, both would still continue to operate for next 30 years, and odors could continue.

Lastly, Vice Mayor Montano asked the Assemblyman about Interstate 880's exit at Great Mall parkway, which was a dangerous exit with the need for new improved signs.

Mayor Esteves called for the conclusion of the meeting, in order to respect Mr. Chu's time whose next function would be held at Milpitas Library immediately following. The special meeting was adjourned at 1:15 PM.

*Meeting minutes drafted and submitted
by Mary Lavelle, City Clerk*

***Draft* MEETING MINUTES
CITY OF MILPITAS**

Minutes of:	Joint Meeting of Milpitas City Council and the Public Financing Authority
Date:	Tuesday, February 17, 2015
Time:	7:00 PM
Location:	Council Chambers, Milpitas City Hall, 455 East Calaveras Blvd., Milpitas

CALL TO ORDER

Mayor Esteves called the meeting to order at 6:00 PM. The City Clerk noted the roll.

PRESENT: Mayor Esteves, Councilmembers Giordano and Grilli

ABSENT: Vice Mayor Montano and Councilmember Barbadillo were absent at roll call and arrived later for closed session.

CLOSED SESSION

City Council convened in Closed Session to discuss litigation matters.

City Council then convened in Open Session at 7:14 PM.

ANNOUNCEMENT

None out of Closed Session.

PLEDGE

Boy Scouts Troop No. 92 presented the flags and led the pledge of allegiance.

INVOCATION

Vice Mayor Montano read a passage from the bible to start the meeting.

MEETING MINUTES

Motion: to approve the minutes of February 3, 2015 City Council meeting

Motion/Second: Councilmember Giordano/Councilmember Grilli

Motion carried by a vote of:	AYES: 5
	NOES: 0

SCHEDULE OF MEETINGS

Motion: to approve Council Calendar/Schedule of Meetings for February and March 2015

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of:	AYES: 5
	NOES: 0

PRESENTATION

Mayor Esteves presented:

- Certificate of Appreciation to Engineers 4 Tomorrow. Ms. Rohini Mankee, President of the group, came to the podium with three board members to accept the recognition of the non-profit group promoting STEM education. She thanked Vice Mayor Montano who is a board member. A short video about their program was shown overhead.
- Recognition of the Milpitas 2015 "Artist of the Year" Joe Santoro of South Bay School of Music.

PUBLIC FORUM

Robert Marini, Milpitas resident, responded to information given to him at the last City Council meeting and commented on real estate development, the landfill site, current drought, and rates paid for utility service in Milpitas.

Thelma Batila, Milpitas resident, sought support for the “Kids and Adults Day” event planned this year in Milpitas for challenged children, which was not a fundraising event. It was scheduled on Saturday, April 25, 2015 at the Milpitas Sports Center, from 2 – 5 pm. She asked the City Council to provide city support and put her request on the next agenda March 3.

In response, Mayor Esteves asked for Council consideration on the next agenda.

Rob Means, 1421 Yellowstone resident, talked about a People’s Climate March held in New York City in September last fall regarding climate change, and changes necessary in our world.

Voltaire Montemayor, Milpitas resident, supported artists and sports. He remarked on those who received the presentations earlier.

ANNOUNCEMENTS

Mayor Esteves noted Asian New Year being celebrated this week and this month, and he offered greetings to the Asian community of Milpitas.

ANNOUNCEMENT OF CONFLICT OF INTEREST AND CAMPAIGN CONTRIBUTIONS

City Attorney Ogaz asked the Mayor and Councilmembers if they had any personal conflicts of interest or reportable campaign contributions. No conflicts or contributions were reported.

APPROVAL OF AGENDA

Motion: to approve the agenda, as amended

City Manager Tom Williams asked to continue the report on crime data (Item No. 6) to the next meeting agenda on March 3.

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 5
NOES: 0

CONSENT CALENDAR

Motion: to approve the Consent Calendar items (noted by *asterisk), as amended

Vice Mayor Montano requested to remove items no. 7 (Street Resurfacing), no. 12 (HT Harvey & Assoc. agreement) and no. 13 (agreement with NBS) from the consent calendar.

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 5
NOES: 0

*** 3. Commission Appointments**

Approved the following recommendations from the Mayor:

Arts Commission: Re-appointed three Commissioners Larry Voellger, Cyd Mathias, and Bob Gill as regular members to terms that expire in October of 2017.

Bicycle Pedestrian Advisory Commission: Appointed Vice Mayor Montano to serve as the Council liaison to this Commission.

Community Advisory Commission: Re-appointed Jose Rosario as a regular member to a term that will expire in January 2019.

Recycling and Source Reduction Advisory Commission: Appointed school district staff Brian Shreve as the MUSD school representative on the RSRAC to a seat (currently vacant) with a term that will expire in October 2015.

Senior Advisory Commission: Re-appointed Jae Kuk Wi as a regular member to a term that will expire in December 2016.

Telecommunications Commission: Re-appointed Kurt Bohan as a regular member to a term that will expire in January 2017.

- * 4. Arts and Culture In-Kind Grant FY 2014-15 Approved the Milpitas Arts and Culture Grant awarded to the Fil-Am for in-kind performance space and City staff support.
- * 8. Resolution Adopted Resolution No. 8448 amending the Classification Plan to eliminate two Assistant Civil Engineer positions and to add one Associate Civil Engineer and One Engineering Permit Technician position within the Land Development - Engineering Department.
- * 9. Resolution Adopted Resolution No. 8449 amending the Classification Plan to establish a new classification of a Building Inspection Manager in the Building & Safety Department with an annual salary range of \$109,034 - \$132,533. Authorized funding a vacant Building Inspector position with an annual salary range of \$84,396 - \$102,583.
- *10. Resolution Adopted Resolution No. 8450 amending the Classification Plan to establish a new classification of a Marketing Assistant in the Recreation Services Department for an annual salary range of \$57,495 - \$69,886.
- *11. Main Street Pavement Approved plans and specifications for Main Street Pavement Reconstruction Project No. 4277 and authorize advertisement for bid proposals.
- *14. Amendment to Agreement with Norma Nelson Approved Amendment No. 2 to the agreement with Norma Nelson for services as a Buyer for the City in the not-to-exceed amount of \$19,800 00 for the period from February 27, 2015 to June 30, 2015.

PUBLIC HEARING

- 1. Development Agreement with SCS/Citation, et al. Planning Director Steve McHarris presented a recap from the City Council meeting of February 3 on the development agreement proposed for the Citation projects in the Transit Area Specific Plan (TASP) area: Amalfi I, Amalfi II, and The Edge. Fees were requested to be deferred for the development impact fees. Three projects by Citation would be affected in the development agreement for newly constructed apartments in the Transit Area with commercial uses as part of the projects.

Mayor Esteves asked staff to explain benefits of the agreement to the community and to the developer. Staff listed six fiscal benefits and four community benefits.

Councilmember Barbadillo asked if the impact fees were the main issue. He identified \$32,781 as the required developer's fee per new residential unit, approved in March 2014 when the TASP fees were reviewed and changed. Mr. McHarris explained much TASP fee history. The City Attorney responded on terms including the five year length of the proposed development agreement and for established fees for the Citation projects.

Councilmember Giordano remarked that this was not precedent setting, which staff confirmed. The City had executed several development agreements over the years. It was more cost effective to the city and its residents, which she viewed as a "win-win." She mentioned the development of Parktown where she lived. She favored the proposed agreement for Citation.

Councilmember Grilli stated that fees were increased last year due to anticipated lower density while this project would bring much higher density to the TASP area, which staff confirmed. She asked about the pedestrian overcrossing, which would cross from the new development over Montague Expressway – if grant funds were awarded – to allow those residents to easily access the new BART station.

Vice Mayor Montano commented on the total reduced fees the city would receive. She asked when the BART would be ready to open and staff replied that Santa Clara Valley Transportation Agency said in 2017. The City Manager responded further on the status of

the anticipated pedestrian bridge, and the funds sought to get it built. Ms. Montano questioned whether the bridge would be built ultimately.

Councilmember Barbadillo read aloud from the Planning Commission report in January. The City Attorney responded by describing the terms written in the proposed development agreement (not contemplating any reimbursement steps).

Councilmember Grilli remarked that another developer could propose a lower density project than this one yielding even fewer total TASP fees.

Vice Mayor Montano asked whether the City had given other developers such a reduction in fees. In the TASP, staff replied this was the first developer agreement, while there had been such agreements for development in the MidTown and other areas.

Mayor Esteves asked when fees would be collected, at the time of the Certificate of Occupancy or at the date of building permit issuance. He expressed concerns about timing, amount collected, treatment of all building applicants, and this project.

Next, the Mayor invited the project applicant to address the City Council. Mr. Mark Tiernan, representing developer SCS/Citation, gave reasons to support the three projects, which take a lot of capital. He discussed cost for each of the three Citation projects, totaling over \$270 million to build. The developer very much wanted to build in the TASP area at the higher densities, as identified in the plan.

Councilmember Barbadillo referred to the vesting tentative map for this project, and remarked on state and local government codes that affected the timing of the fees. He asked if they city received any objection from Citation on the fees. Mr. Ogaz said the city received a letter in the last few days, and probably by e-mail to staff in the past.

Next, Mayor Esteves re-opened the public hearing and invited speakers.

Robert Marini, resident, remarked on the non-benefits and disadvantages to this type of projects. He quoted amounts of water that would be needed for 1000 units built, causing cost increases for utilities even further and more traffic, not less.

Voltaire Montemayor, resident, said this was a great project, with benefits to the City. It would have a positive impact, near the new BART station.

Liz Ainsworth, Milpitas Chamber of Commerce President, referred to a written statement issued today by her organization in a letter to the City Council. The Chamber sought a good environment for people moving into Milpitas, including good commercial retail space at residential units next to the new BART station. She was positive about the proposed development.

Jim Sullivan, SCS real estate company, responded to several comments by Council member Barbadillo on the prior three-party cost sharing agreement on some very specific matters. He described the no cost-sharing of many improvements his company was building near this project site. He responded to the Mayor on a developer benefitting from the front end infrastructure building. He responded to the Vice Mayor that on the widening of Montague, he was working with the County on that step now. For The Edge project, he was asked to start this one quickly, when it was approved.

Steve Siddell, Milpitas resident, said that Milpitas needed to compete to attract residents and new development into the City. He urged Council to be careful about "one size fits all" approach to issues like this, and that the developer may go elsewhere when competing. He admired City staff for their hard work on this type of planning,

Tom Valore, Milpitas resident, saw the loss of \$3.8 million to the City which might lose a lot more if the developer was not willing to make an investment here if building only what

was economically feasible. He asked the decision makers to look at the total project, from the developer standpoint.

(1) Motion: to close the public hearing, after hearing six speakers

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 5
NOES: 0

Councilmember Grilli wanted to hear from the City Manager on why a development agreement was good for the City. City Manager Tom Williams replied the City was getting infrastructure and improvements up front, so then the City did not need to do a Request for Proposals, collect fees, finance and build those. This was a good quality project and the agreement would help to facilitate it getting built, near the new BART station. The City risked tolerance with any decision and here there would be a lower risk to the City as a result, with the development agreement.

Vice Mayor Montano felt the one issue she had was inconsistency, and that the city should abide by its ordinance. She asked why she should make exceptions for one group and not another. The City should not give up \$3.8 million with this agreement and she believed the building of the bridge overcrossing was at risk.

Councilmember Giordano thanked her colleague for the question to the City Manager. The legal issue here was a fascinating topic. She asked if state law trumped municipal law, and then there would be an issue in court to be heard.

Councilmember Barbadillo commented on law and said this was all about good planning, following ordinances and resolutions, getting the TASP area built while trying to bend and carve exemptions. He sought integrity of rules and ordinances of the City.

Councilmember Grilli noted this was approved by the Planning Commission. Developer agreements had been approved by City Council before, so this request was not new. Ordinances and staff could be flexible and that was good for the community. The City needed a signature project at the BART entry so she supported this recommendation.

Mayor Esteves felt this project was getting credit to move ahead and he asked if other should get credit moving ahead quickly. Timing was part of any business plan while fees can and do go up. He commented on building permit timing and when fees applied. He did not think fees should be negotiated. There would be legal issues, while the City's ordinances were written to be defensible.

City Attorney Ogaz read aloud the title of Ordinance No. 38.819, "An Uncodified Ordinance of the City Council of the City of Milpitas approving a Development Agreement by and between the City of Milpitas and SCS Development Co., Amalfi Milpitas LLC and DPD Investments LLC, relating to the Citation I (Amalfi I and Amalfi II) and Citation II (The Edge) and Mixed-Use Development Projects."

(2) Motion: to waive the first reading beyond the title of Ordinance No. 38.819

Motion/Second: Councilmember Giordano/Councilmember Grilli

Motion carried by a vote of: AYES: 5
NOES: 0

(3) Motion: to introduce Ordinance No. 38.819 in order to approve a development agreement between City of Milpitas and SCS Development Co., Amalfi Milpitas, LLC, and DPD Investments, LLC

Motion/Second: Councilmember Giordano/Councilmember Grilli

Motion failed by a vote of: AYES: 2 (Giordano, Grilli)
NOES: 3

UNFINISHED BUSINESS

2. Odor Report

City Engineer Steve Machida gave an oral report with handouts of his presentation. He described the number of complaints to both the City's hotline number and the Bay Area Air Quality Management District's odor hotline, with a noticeable spike recently in January. Mr. Machida detailed various meetings staff and the public had attended, many related to plan for expansion of the Newby Island landfill.

Mayor Esteves asked staff to provide additional information regarding the outcome of the City of San Jose Planning Commission where the expansion of the Newby Island Landfill was considered recently. Meeting minutes could provide the information he sought and staff agreed.

Mr. Machida described the protocol followed by BAAQMD when a complaint arrived from a resident. Vice Mayor Montano asked for detailed information on when the composting was scheduled at the landfill.

An Odor Mitigation process was proposed by Republic Services, and to form a South Bay Odor Coalition with stakeholders, to help determine odor sources in this area.

Councilmember Grilli asked if it would be to the advantage of the City to participate in funding a study on finding the source of odors. City Manager Williams explained that City of San Jose oversaw regulatory oversight of the landfill, and it may direct (or not) to condition Republic Services to do an odor study.

Councilmember Giordano noted there was lots of press about this subject lately. She asked the City Manager what message to provide to residents on this issue. Mr. Williams replied that to eliminate odor so that it did not impact residents was the objective.

Mayor Esteves encouraged residents to be engaged and to speak out on the expansion plan for the Newby Island landfill, which would have a long term impact.

Motion: to receive an oral update report on odor issues from the City Engineer

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 5
NOES: 0

REPORT OF COMMISSION

5. Arts Commission: Utility Box Painting

Recreation Services Director Renee Lorentzen reviewed the Arts Commission plan to implement a project to paint on the outsides of twelve electrical utility boxes throughout the City. She displayed a map of the locations with the sketch of the art planned to be painted on each particular box. Cost to the City included \$1000 for supplies and the remainder for an honorarium to each student painter and the teacher.

Councilmember Giordano felt this project represented the biggest bang for the buck, with Council only allocating money for the material (paint) as a big asset.

Councilmember Grill asked about the timeframe for implementation of the painted boxes. Staff explained it would start in mid-March and planned completion at the end of April.

Vice Mayor Montano very much liked the display of Milpitas history throughout these sketches. She did not prefer the surreal art proposed for the box at Jacklin and Hillview and suggested instead a scene of union history or of the Alviso Adobe.

Mayor Esteves liked the art work to be shown around the city. He inquired if the artists' names would be displayed at the bottom, and staff said yes. Also, the city staff would be prepared to handle any graffiti that showed up on these boxes.

After discussion of the box painting project, both Mayor Esteves and Vice Mayor Montano stated that they both sought a City Council ordinance on a public art requirement for all future development projects. They requested staff to come back to City Council with that.

Motion: to approve the twelve Electrical Box Painting Art project designs at the dozen locations specified throughout the City of Milpitas for a total project budget of \$5,200

Motion/Second: Councilmember Giordano/Councilmember Grilli

Motion carried by a vote of: AYES: 5
NOES: 0

NEW BUSINESS

6. Crime Report This item was removed from the agenda, to be heard at a future date.

RESOLUTIONS

7. Resolution Vice Mayor Montano inquired about terminology of the agenda item title. Staff clarified it was for "Cape Seal" and Slurry Seal" two processes done for street resurfacing work.

Motion: to adopt Resolution No. 8447 granting initial acceptance of the Street Resurfacing Project 2015 Street Cape and Slurry Seal, Projects No. 4275 and No. 3412, subject to a one-year warranty period, and reduction of the faithful performance bond to \$340,862; and grant authorization to the City Engineer to issue the notice of final acceptance after the one-year warranty period and to release and discharge the performance bond without further Council action

Motion/Second: Vice Mayor Montano/Councilmember Grilli

Motion carried by a vote of: AYES: 5
NOES: 0

AGREEMENTS

12. Amendment to Agreement with H.T. Harvey & Associates Vice Mayor Montano asked about the Task No. 1 to be completed on this project and the jurisdiction of the identified creeks. Staff clarified those creeks were located within City boundaries, and not within the Santa Clara Valley Water District.

Motion: to approve Amendment No. 1 to the consultant agreement with Triple HS, Inc. doing business as H.T. Harvey and Associates for Project No. 3700 and increase the agreement amount by \$21,055

Motion/Second: Vice Mayor Montano/Councilmember Giordano

Motion carried by a vote of: AYES: 5
NOES: 0

13. Agreement with NBS Vice Mayor Montano asked what this consulting group was contracted for. City Engineer Machida responded that the consultant would take a look at the annual Engineering

Reports that were required for the two Landscape Lighting and Maintenance Districts in the City (not related to the Community Advisory Commission trees project). These were prepared each year for review of the annual assessments adopted each year.

Motion: (1) to approve consultant agreement with NBS Government Finance Group in the not-to-exceed amount of \$29,900, and for a term from Feb 17, 2015 to Feb 18, 2016 for updates to the annual Lighting Landscape Maintenance Assessment District Engineer's Reports; and (2) to approve a budget appropriation in the amount of \$29,900 from the LLMD Funds 235 and 236 to the Engineering Budget

Motion/Second: Vice Mayor Montano/Councilmember Giordano

Motion carried by a vote of: AYES: 5
NOES: 0

JOINT MEETING

CITY COUNCIL and PUBLIC FINANCING AUTHORITY

FA1 Call to Order

The Joint Meeting was called to order at 11:00 PM with all members present.

FA2 Approve Agenda

Motion: to approve the agenda of the joint meeting and consent calendar item

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 5
NOES: 0

* FA3. Resolution to Update Officers

Adopted City Council Resolution No. 8451 and Milpitas Public Financing Authority Resolution No. PFA 17 authorizing investment of monies in the Local Agency Investment Fund and updating officers' information.

ADJOURNMENT

Mayor Esteves adjourned the joint meeting at 11:00 PM.

*Meeting minutes drafted and respectfully submitted by
Mary Lavelle, City Clerk*

List of Attachments for Public Hearing No. 01

– Springhill Hotel

Conduct a Public Hearing and Adopt a Resolution Approving a Site Development Permit and Conditional Use Permit to Construct a 124-room, 5-story Springhill Hotel, Site Improvements and Alcohol Sale (Staff Contact: Cindy Hom, 408-586-3284)

Attachments:

- 01-A Draft Council Resolution
- 01-B 2-11-15 Planning Commission Staff Report
- 01-C 2-11-15 Planning Commission Meeting Minutes
- 01-D Adopted Planning Commission Resolution 15-007
- 01-E Site Development Plans
- 01-F Colored Elevations
- 01-G Air Quality Greenhouse Gas Study

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT NO. SD14-0015 AND CONDITIONAL USE PERMIT NO. UP14-0016 TO ALLOW FOR A PARTIAL DEMOLITION OF AN EXISTING INDUSTRIAL BUILDING AND CONSTRUCTION OF A 124-ROOM, FIVE STORY HOTEL, SITE IMPROVEMENTS, SALE OF ALL TYPES OF ALCOHOL IN CONJUNCTION WITH HOTEL BAR, AND TO INCREASE THE MAXIMUM FLOOR AREA RATIO FOR THE PROPERTY LOCATED AT 1201 CADILLAC COURT

WHEREAS, on August 27, 2014, an application was submitted by Joey Blagg with Prime Group Construction, Inc., 3045 Wilson Rd., Bakersfield, CA 93304 (“Applicant”) for a Site Development Permit and Conditional Use Permit to allow for a five-story, 124-room hotel and site improvements on a 3-acre site, with the sale of liquor in conjunction with hotel bar, to exceed the 35-foot height limit and 0.50 maximum Floor Area Ratio (“FAR”), and provide an exemption from the Water Conservation Ordinance for the property located at 1201 Cadillac Court (APN 22-38-009) (the “Project”). The property is located within the Industrial Park Zoning District; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the City Council determine this Project is exempt under CEQA Guidelines Section 15332 (Infill Development Project); and

WHEREAS, on February 11, 2015, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the Applicant, and other interested parties and adopted a Resolution recommending the City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 for the Project; and

WHEREAS, on March 3, 2015, the City Council held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the City Council of the City of Milpitas hereby finds, determines and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. The City Council finds the proposed Project is categorically exempt under the provisions of the CEQA Guideline Section 15332 (In-Fill Development Project) because the proposed Project meets the conditions described in that Section based on the Findings of Approval and subject to the Conditions of Approval attached hereto as **Exhibit 1**. As further described in the staff report and in this Resolution:
 - a) The Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable Zoning Code designation and regulations. The Project site is zoned and designated as Industrial Park which allows hotel, the alcohol sales and Floor Area Ratio (FAR) increase with a conditional use permit.
 - b) The proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounding by urban uses. The Project is located on an existing 3-acre industrial site within an urban area developed with other industrial and commercial buildings as well as residential homes.
 - c) The Project site has no value as habitat for endangered, rare or threatened species. The Project is located on an existing developed site and does not contain habitat for endangered, rare or threatened species. As conditioned, a pre-construction survey will be required to ensure there are no nesting raptors that will be affected by the proposed construction activities. Furthermore, the applicant will be installing a total of 132 replacement trees consisting of 24-inch to 48-inch box.
 - d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality based on the following studies submitted as part of the Project review:
 1. Tree Inventory and Pre-Construction Survey prepared by Ray Morneau, Certified Arborist dated August 7, 2014.
 2. Flood Study prepared by Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers dated January 12, 2015.

3. Air Quality and GHG Emissions Assessment prepared by Joshua Carman, Illingworth & Rocklin, Inc. dated December 4, 2014.
 4. Storm Water Control Plan prepared by Chris Hayes, Kier & Wright Civil Engineers and Surveyors dated January 26, 2015.
 5. Phase 1 Environmental Site Assessment prepared by Jordan Vida, AEI Consultants Environmental and Engineering Consultants dated December 9, 2014.
 6. Geotechnical Report prepared by David Jarosz, Krazan & associates, Inc. dated December 2, 2014
- e) The site can be adequately served by all required utilities and public services. The Project is already connected to the City's water, sewer, and storm water systems. The Project is serviceable for solid waste and recycling collection. The Project is located within the City limits and receives police and fire protection services.
3. Site Development Permit Findings (Section XI-10-57-03-1(F))

- a. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As detailed in the staff report and herein, the proposed Project is consistent with this finding because the Project proposes a modern contemporary building that includes projecting wall panels to provide varying wall depths at the guestroom windows. Large scale openings at the public areas are provided to maximize the indoor/outdoor connection, natural light, and views. Exterior walls will have a combination stucco walls with sand finish, polished granite panels, and decorative metal reveals. As conditioned, the Project ensures for high quality materials and design consistency with the proposed architecture. The Project's site design, layout, architecture, massing of the building, and landscaping is compatible and appropriate with the surrounding buildings and uses.

- b. *The project is consistent with the Milpitas Zoning Ordinance.*

As discussed in detail in the staff report and herein, the proposed Project is consistent with the Milpitas Zoning Ordinance based on the following:

- i. With respect with land use, the proposed hotel, sale of all types of alcohol and FAR increase are conditionally permitted in the Industrial Park Zoning District. The Project is consistent with this designation in that the Project adds a complementary land use that provides travel and business accommodations as well as meeting and conference space that caters to both local and regional employment centers and recreational destinations within the vicinity.
- ii. With respect to development standards, the proposed Project complies with setback, height, floor area ratio as described in the Table 1 below:

**Table 1:
Summary of Development Standards**

	Standard	Proposed	Complies?
<u>Setbacks</u> (Minimum)			
Front	35 feet	99'-10"	Yes
Interior	10 feet	61'-7" and 15'-11"	Yes
Rear	20 feet	296'	Yes
<u>Floor Area Ratio</u> (Maximum)	.50	.61	Yes with CUP Approval
<u>Building Height</u> (Maximum)	3 stories or 35-feet	67'-10" feet	Yes with PC Approval

- iii. With respect to compliance with parking requirements, the proposed Project complies with the parking requirements as described in Table 2 below:

Table 2:
Summary of Parking Requirements

Land Use	# of Rooms/ # of Seats/Sq. Ft.	Parking Ratio	Required Parking
Hotel	124 rooms	1 space per room	124
Meeting/Conference Space	Seats = 120	1 space per 4 seats	30
Office	957	1 space per 240 s. f.	4
Employee	8	1 per employee	8
Total number of parking spaces required			162
Total number of parking spaces provided			162

- c. *The project is consistent with the Milpitas General Plan.*

The Project is consistent with the Industrial Park designation in that the Project adds a complementary land use that provides travel and business accommodations as well as meeting and conference space that serves both local and regional employment centers and recreational destinations within the vicinity. The Project also converts an older, obsolete building to a higher and better use that generates revenue for the City in terms of Transit Occupancy Tax. The Project also fosters beautification, new economic, business and employment opportunities. The Project is consistent with the following General Plan Policies:

1. General Plan Policy No. 2.a-I-3: Encourage economic pursuits which will strengthen and promote development through stability and balance. The project replaces an underperforming industrial site with a new commercial development along the I-880 corridor. The project also fosters other economic opportunities and development in other sectors of the economy such as commercial shops and restaurants that also caters to the out-of-town guests.
2. General Plan Policy No. 2.a-I-7: Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention. The project would provide employment opportunities at the hotel and helps balance jobs with housing. The project would generate approximately twenty (20) new jobs.
3. General Plan Policy No. 2.a-I-17: Foster community pride and growth through beautification of existing and future development. The project includes the demolition of an older industrial site and the construction of a contemporary designed commercial hotel facility.

Signs

- a. *All elements of the sign, including design, lighting, scale, length and materials, are consistent with the intent of the General Plan, the Sign Ordinance and any applicable Specific Plan.*

The Project's proposed signs are in conformance with the design guidelines of the Sign Ordinance. The signs include a combination of wall mounted, channel letters and a freestanding monument sign.

- b. *The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves.*

The proposed signage includes metal fabricated that will be wall mounted channel letters and internally illuminated as well as a new seven-foot tall internally illuminated freestanding wall sign constructed with a concrete base and polished granite tiles. As conditioned, the proposed signage will complement the architecture, style, color and materials.

- c. *The design and scale of the sign is appropriate to the distance from which the sign is normally viewed.*

The proposed signs as shown on the project plans provide visibility and legibility as well as provide the appropriate relationship of scale and height to the building.

- d. *The design and materials of the sign provide a contrast between the background and letters.*

The proposed design and materials of the signs as depicted in the project plans provide contrast between the background and letters. The signs are also internally illuminated which also provides further contrast with the background.

4. Conditional Use Permit Findings (Section XI-10-57-04-1(F))

- a. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project will not be detrimental or injurious to property, improvement, public health, safety and general welfare based on the following:

1. With respect to the land use, the hotel use is consistent with the purpose and intent of the Industrial Park Zoning District in that it is a commercial service establishment that provides for accommodations for a certain demographic of travelers. The proposed hotel is a complementary use given the proximity to nearby employment centers, restaurants and regional attractions like Levi Stadium, Great America Theme Park, and Great Mall Outlets.
2. The proposed on-site consumption of all types of alcohol is incidental and appurtenant to hotel service and customer experience. The proposed alcohol sales are not located in a high crime rate area or in an undue concentration area. As conditioned, hotel employees shall receive responsible alcohol training and comply with all Department of Alcoholic Beverage Control (ABC) regulations.
3. With respect to the environment, the Project incorporates best management practice and construction measures to ensure environmental impacts are minimized to a level of less than significant such as but not limited to implementing best management practice measures to control dust and emissions during construction, pre-construction survey for special status plants, animals and nesting birds to protect, a tree protection and replacement plan to mitigate the removal of existing trees to name a few.
4. With respects to improvement, property, public health and safety, the Project will not result in any negative impacts based on the following conditions:
 - Contribute to City impact fees for the Calaveras Boulevard Widening Project fee.
 - Raise the base elevation of the project site and implement floodproofing to comply with current flood hazards requirements.
 - Comply with the NPDES General Permit, SWPPP, NPDES C.3 requirements and NPDES Best Management Practices for construction and post construction water quality.
 - Improve repair the damaged roadway consisting of a wedge grind of the pavement and replace one and a half foot (1-6”) with new AC overlay on the full street width from California Circle to Fairview Way.
 - Provide responsible alcohol training for employees and comply with State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol.
 - Implement standards procedures and process for guest screening and check in.

- b. *The proposed use is consistent with the Milpitas General Plan.*

See discussion above.

- c. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

See discussion above.

5. *Exceed Height Limit Findings (Table XI-10-57.04-2 and Table XI-10-7.03-1)*

- a. *The project exhibits exceptional architecture and aesthetic merit to warrant the excess height.*

The Project is consistent with this finding because the Project would replace an outdated, obsolete industrial building with a new contemporary modern hotel building that emphasize high quality design and materials that include polished granite cladding, sand finish stucco, decorative paving stone, colored pavers, and enhanced landscaping throughout the site. As conditioned, the Project will incorporate additional design elements such as enhanced entry portico, recessed windows and bold roof line. The Project will also include public and off-site improvements that include replacement of the existing public sidewalk with a new six-foot linear sidewalk with twenty-four inch box Brisbane Box street trees and repairing the full width of Cadillac Court from California Circle to Fairview Way/Cadillac Court Intersection.

- b. *Any excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.*

The excess height of the proposed hotel will not be detrimental to the light, air or privacy of another structure currently existing or anticipated. The proposed hotel is 5-stories and measures approximately 68 feet in height. One and two story industrial buildings exist to the north, east and south. A freeway exists to the west and another 4-story hotel is proposed to the southeast. Despite the differences in height between the proposed hotel and the industrial buildings, the hotel provides adequate setbacks (approximately 130-feet to the neighbor building to the north, 274-feet to the east, and approximately 80-feet to the south) to ensure privacy and air are not impaired. Because of the northern setback of approximately 130 feet, the hotel would cast a shadow of only 85-feet on the building to the north. The building orientation also minimizes the amount of shadowing on the property to the north. During the worst case scenario (winter months), the hotel would cast a shadow covering approximately one fourth of the (1/4) of the neighboring site to the north. Given the industrial uses to the north, the impact would not be detrimental.

6. *Increases above the Maximum Permitted Floor Area Ratio Findings (Section XI-10-2.03)*

Pursuant to the Section XI-10-2.03 mentioned above, the Floor Area Ratio can be increased through the Conditional Use Permit if the two following findings can be made.

- a. *The proposed development will generate low peak-hour traffic.*

The Project generates less 15 less AM Peak Hour Trips and 4 less PM Peak Hour Trips than the previous R&D use. The City of Milpitas General Plan identifies level of service (LOS) E in the peak hours as the operational threshold for local intersection and recognizes regional facilities may operate at worse than LOS E. Based on the a recent Traffic Study dated July 2014 for the iStar Residential project located at 1210 California Circle, the studied intersection within the project vicinity would continue to operate at an acceptable Level of Service (LOS) D.

- b. *The proposed development will not create a dominating visual prominence.*

The Project proposes a 5-story hotel that measures approximately 68-feet in height. Although the project is surrounded by other one and two-story industrial buildings, there are other structures that are similar in height within the vicinity that includes a digital billboard signs, three story town houses, and a proposed four story hotel. The Project is not anticipated to generate a negative dominating visual

prominence in that the building's contemporary architecture and design elements provide articulation and visual interest. The building setbacks from other buildings will not impair light, air and privacy.

7. Exemption to Water Conservation Ordinance (Section VIII-6-5.00): Relating to the use of potable water for irrigating new landscaped areas and for decorative features, swimming pools/ponds

On August 26, 2014, the City Council adopted Water Conservation Ordinance No. 240.2, which implemented additional water use restrictions. The Ordinance states that the use of potable water for the installation for new landscaping, decorative fountains and new swimming pools is prohibited (Section 5.03-5.06). However, the Ordinance allows exceptions to be granted at the discretion of the City Council (Section 5.08). Staff is in support of this exception request because the area is not served by reclaimed water and therefore must use potable water for all irrigation, decorative water features, and swimming pools. Additionally, landscaping and onsite amenities such as the pool and spa area are necessary to provide an attractive setting and enjoyable hotel experience, and hotel use generates revenue for the City.

8. The City Council of the City of Milpitas hereby approves Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 based on the above Findings and subject to the Conditions of Approval attached hereto as **Exhibit 1** and incorporated fully herein.

PASSED AND ADOPTED this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Jose S. Esteves, Mayor

APPROVED AS TO FORM:

Michael J. Ogaz, City Attorney

EXHIBIT 1
CONDITIONS OF APPROVAL
SPRINGHILL SUITES HOTEL - SD14-0015 AND UP14-0016 – 1201 CADILLAC CT

General Conditions

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 (collectively “Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Division.
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Project Job Account. If Permittee’s project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee’s private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.
7. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).
8. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and

charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution.

9. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution.
10. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
11. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
12. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
15. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on February 11, 2015, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

Project Specific Conditions

Site Development Permit

16. Monument Sign. Prior to any building permit issuance, the Permittee shall revise the details and elevations for the proposed monument to specify the materials, sign type, and proposed illumination. The monument sign shall incorporate the following design elements:
 - Utilize colors and materials that match or complement the building architecture and style such as but not limited to polished granite, metal reveal and or stucco finish.
 - Incorporate interesting plantings at the base of the sign to visually "ground" the sign in its place.

- Replace illuminated cabinet sign with individual channel letters or routed out push thru lettering to add interest and texture to the sign.
17. Lighting Plan. Prior to issuance of any building permit, Permittee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and 2) lighting is contained and does not spill over onto adjacent properties or create unwanted glare. Permittee shall provide detail, elevations and manufacturer's specifications on proposed light fixture for ground lighting, pedestrian scaled lighting (light bollards), light standards, and wall sconces subject to Planning Director approval. Proposed light fixtures shall be high quality and complement the architectural style of the building. (P)
18. Architectural Elevations. Prior to issuance of any building permit, Permittee shall revise building elevations to reflect high quality material, finishes, and articulation. Such revisions to the building architecture are subject to Planning Director review and approval and includes the following:
- a. Building Color. Final color, material and finishes for the building and outdoor recreation area shall be submitted to the Planning Director for review and approval. (P)
 - b. Windows. All windows shall be designed to provide a range of 2 to 4-inch recess. All windows shall be centered and equidistant from the decorative reveals lines.
 - c. Roof Cap. Revise roof cornice on tower elements shown on front and rear elevation to match the width, thickness and style the roof cornice shown on the building roof parapet.
 - d. Entry Portico. The entry feature shall be redesigned to utilize interesting architecture or design elements that create a focal point on the building. Materials used to construct the entry portico shall consist of materials such as but not limited to glass, metal and/or stone to match or complement the building.
 - e. Outdoor Patio. The patio cover, supporting columns and patio walls shall reflect the architectural style of the building in in terms of materials, styles, and colors.
19. Landscaping. Prior to issuance of any building permit, the following modifications shall be incorporated in revised landscaping plans subject to the approval of the Planning Director: (P)
- a. Structural (amended) soil shall be used for all landscaping in the public right-of-way.
 - b. Incorporate landscaping strip to accommodate ornamental shrubs and/or decorative plant containers along the outside edge of the outdoor patio.
 - c. Landscaping along the north property line shall be utilize the same planting theme and materials as shown on the south property line consisting of Bright n' Tight Carolina Laurels, Dwarf Bottle Brush and Mexican Feather Grass.
 - d. Substitute 15-gallon New Gold Lantana with 15-gallon Star Jasmine plants.
20. On-Site Utilities. During building permit issuance, a detailed landscape plan shall be submitted and approved by the Planning Division that includes the following: location and screening of all transformers and utility devices including backflow preventers. Utilities shall be fully screened.
21. Above Ground Utilities. All above ground utilities shall be placed underground. Modifications shall be subject to the review and approval of the Planning Director. (P)
22. Climate Action Plan Compliance. Prior to issuance of any building permit, the Permittee shall revise the building plans to show the following:
- a. Pre-wired for solar photovoltaic systems.
 - b. Provide exterior electrical outlet for gardening equipment
 - c. Implement Transportation Demand Management Program for employees.
23. Public Improvements: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements along Cadillac Court including but not limited to the following:
- a. Utility Relocation: Underground utilities (such as joint trench conduit, utility boxes, etc.) shall be relocated and adjusted to grade to accommodate a 6' wide public sidewalk.
 - b. Right of Way. The Permittee shall dedicate all necessary rights-of-way and public easements to the City for the proposed public sidewalk improvements and utilities to the satisfaction of the City Engineer. The proposed

frontage (4.5' wide landscaping and 6' wide sidewalk) shall be contained within the right-of-way. The Permittee shall provide a 10 feet Public Service Utility Easement behind the right-of-way.

- c. Occupancy: All public improvements shall be installed and accepted prior to the issuance of the first Certificate of Occupancy (temporary or final).
- d. City Standards: All design and construction of public and private improvements shall be in compliance with City guidelines and standard drawings.
- e. Curb and Gutter Replacement: Permittee shall replace all damaged curbs and gutters within the project limits. **(E)**

24. Onsite Improvements.

- a. Access Easement. The Permittee shall provide an access easement to City along the northern drive aisle for access to the City's Storm Drain Easement (SDE) and facilities. The easement shall lead to a gated entrance with a concrete driveway at the edge of the existing SDE.
- b. Flooding Mitigation: The Permittee shall provide mitigation for all increases in Base Flood Elevation (BFE) greater than .4' as shown on the project's flood study by Schaaf & Wheeler dated January 12, 2015. Mitigation may include re-grading of the site, minor site flood walls or any other means to reduce the BFE impact. Prior to any building permit issuance, the Permittee shall submit an updated flood study to reflect the mitigated BFEs.
- c. Site Improvement Plan Set. Prior to any building permit issuance, the Permittee shall submit a complete site improvement plan set, including but not limited to a separate plan sheet for floodplain management, storm water control, emergency vehicle access, and solid waste handling.
- d. Utility Meter Layout. The Permittee shall include a detail in the Site Improvement plan set showing the size, dimensions, and layout of all utility meters and associated appurtenances. The layout design shall comply with all separation and access requirements.
- e. Floodproofing. The Permittee shall provide a separate floodproofing report describing the floodproofing for all structures that are not removed from the Special Flood Hazard Area. The report shall demonstrate compliance with NFIP Regulations and technical bulletins. The report shall include the floodproofing of mechanical equipment, elevator shaft and equipment, and utilities. Floodproofing details shall also be included in the site improvement plan set and on the floodplain management sheet. **(E)**

25. Transportation & Traffic Engineering:

- a. Street Surfacing. Permittee shall wedge grind and apply 1.5" AC overlay on full width of Cadillac Court from California Circle to Fairview Way including the intersection of Cadillac Court and Fairview Way with overlay ending at southern curb return along Cadillac Court. Restripe street and reconstruct all non-compliant curb ramps at all corners of the intersection of Cadillac Court and Fairview Way to the most current ADA standard. **(E)**

26. Utilities: The Permittee shall comply with the following:

- a. Water System. Project shall be served by SFPUC Zone 1. A Water Supply Assessment is not required.
- b. Water Service. This project shall have separate water meters for domestic, irrigation, and fire service. Permittee shall provide backflow protection on all water connections, including fire services, in accordance with City guidelines and USC Manual of Cross Connection Control. Water meters and backflow devices shall be located behind the sidewalk in the PSUE. Permittee is alerted that on-site pumping to upper floors may be required.
- c. Multi-Story Buildings: The multi-story buildings proposed require water supply pressures above that which the City can normally supply. Additional evaluations by the Permittee are required to assure proper water supply (potable or fire services). Permittee shall submit an engineering report detailing how adequate water supply pressures will be maintained.
- d. Coordination with Landscaping Plans. Coordinate utility plans with landscape and hardscape plans to insure no conflicts and provide separation between deep-rooted plantings and underground utilities.
- e. Solid Waste Handling. This site is recommended to use front-load style solid waste service. Permittee shall provide sufficient facilities for on-site storage and collection of solid waste and recyclables. Permittee shall provide a Solid Waste Handling Plan showing how materials will be transferred from the residential units to the trash enclosure/external collection point. The Solid Waste Handling Plan shall also address other requirements,

such as weekly collection setout and property management responsibility for litter control. Permittee shall procure sufficient service frequency. Permittee to provide a plan showing solid waste setout locations that do not block parking spaces. All solid waste collection facilities shall comply with City guidelines. The solid waste enclosure shall be sized to include the tallow bin. **(E)**

FEES

27. Development Fees: Permittee shall submit the following items with the building permit application and pay the related estimated fees prior to building permit issuance:

- a. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire
- b. Water Service Agreement(s) for water meter(s), detector check(s), and double check detector assembly.
- c. Storm water connection fee of \$21,562 per acre.
- d. Water, sewer and treatment plant fees will be calculated at the time of building plan check submittal.
- e. Calaveras Blvd Widening Traffic Impact Fee of \$803 per thousand square feet of Retail Development (in 2009 dollars), prior to building permit issuance. Fee shall be adjusted per ENR index rate at the time of building permit issuance.

Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). *The above fees are preliminary estimates and subject to change.* A credit may be provided for water, sewer, and treatment plant fees based on the existing use. Credits, if any, will be calculated at the time of building plan check submittal. There is no vesting of the fees with the adoption of this Resolution. **(E)**

28. Building Permit Automation Fee: Prior to any building permit issuance, Permittee shall pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee schedule adopted by the City Council, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee as approved by City Council Resolution No. 7590. **(E)**

29. Community Facilities District (CFD) Annexation: Prior to any building permit issuance, Permittee shall submit an executed consent to annex the subject property into CFD 2005-1 and shall agree to pay the special taxes levied by CFD 2005-1 for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized prior to any building permit issuance. Permittee shall comply with all rules, regulations, policies, and practices established by State Law and by the City with respect to the CFD including, without limitation, the requirements for notice and disclosure to future owners and residents. **(E)**

CONSTRUCTION

30. Improvement Plans: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements as shown on the entitlement approval and in compliance with City standards and regulations, including but not limited to the following:

- a. Removal and installation of new curb, gutter, and sidewalk, median modification or installation, signage and striping, street lights, street trees, fire hydrants, bus stop, and storm, water, and sewer service installation.
- b. All improvements plans shall be prepared using Vertical Datum of 1988 (NAVD 88). The specific city benchmark used for the project shall be indicated on the cover sheet of each improvement plan set.
- c. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital copy of the Record Drawings AutoCAD and GIS format upon completion of improvements to the satisfaction of the City Engineer.
- d. Permittee shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. **(E)**

31. Initial Acceptance: All improvements must be installed in accordance with the City of Milpitas standard drawing and specification, and shall be constructed to the City Engineer's satisfaction and accepted by the City prior to issuance of any final certificate of occupancy of any unit. **(E)**
32. Utility Undergrounding: Prior to issuance of the first Certificate of Occupancy (temporary or final), Permittee shall underground all existing wires and overhang utilities and remove all related poles within the proposed development and along all street frontages. All proposed utilities within the subdivision shall also be undergrounded. The improvement plans shall show all existing utilities within and bordering the proposed development, and clearly identify the existing PG&E wire towers and state wire voltage. All utility vaults, boxes, cabinets, and pedestals shall be identified and labeled on the improvement plans. Above ground utility facilities shall be underground (except electrical high-voltage transmission lines), relocated, or screened to the satisfaction of the City Engineer and the Planning Director. **(E)**
33. Joint Trench Relocation: The joint trench shall be relocated in the field, if necessary, to accommodate the approved street layout (sidewalks, trees, streetlights, etc.) to the satisfaction of the City Engineer and the Planning Director. All joint trench structures (vaults, boxes, cabinets, etc.) shall be adjusted to the final grade. **(E)**
34. Encroachment Permit: Prior to any work within the public right of way or City easement, Permittee shall obtain an encroachment permit from City of Milpitas Engineering Division. Prior to installing offsite improvements, Permittee shall obtain an encroachment permit from the City of Milpitas and all necessary encroachment permits from other affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District, Santa Clara County road and Airport Department, and Santa Clara Valley Transportation Agency (VTA). Copies of any approvals or permits shall be submitted to the City of Milpitas Engineering Division as a part of the encroachment permit review. **(E)**
35. Agency Approval: It is the responsibility of Permittee to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District and Caltrans. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division, prior to building permit issuance. **(E)**
36. Construction Schedule: Prior to start of any construction, Permittee shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, and construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. Permittee shall coordinate their construction activities with other construction activities in the vicinity of this project. Permittee's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. **(E)**
37. Demolition: All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped at main line in the street if the water meter is not to be used. The sanitary sewer shall be capped at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. **(E)**
38. Maximum Slopes: All slopes adjacent to public sidewalks and streets shall be designed to a maximum grade of 4:1 slope. The grading design shall also provide a 1' flat bench at the top and bottom of the slope adjacent to the public sidewalks, streets, or pathways. **(E)**
39. Tree Removal Permit: In accordance with COMC Chapter 2, Title X (Ord. 201), Permittee may be required to obtain a permit for removal of any existing tree(s). Contact the Public Works Department at (408) 586-2600 to obtain the requirements and forms. **(E)**
40. Underground Service Alert (USA): Permittee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. **(E)**

FLOODPLAIN MANAGEMENT

41. Special Flood Hazard Area: The proposed development is located within the Special Flood Hazard Area (SFHA), and, therefore, shall comply with the National Flood Insurance Program (NFIP) Title 44 of the Code of Federal Regulations and the City of Milpitas (City) Flood Plain Management Regulations, City of Milpitas Code (COMC) Title XI Chapter 15. Prior to building permit issuance, Permittee shall obtain a Conditional Letter of Map Revision (CLOMR) or a Conditional Letter of Map Revision based on Fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA), conditionally approving the revised floodplain or the removal of the development from the SFHA. Permittee shall also obtain a Letter of Map Revision (LOMR) or a Letter of Map Revision based on Fill (LOMR-F) and shall provide all elevation certificates prior to final building inspection or issuance of certificate of occupancy for any portion of the development. The proposed grading plan shall comply with the established BFE as determined in the final flood study report, the approved CLOMR or CLOMR-F, or the official FEMA Federal Insurance Rate Map (FIRM). **(E)**
42. Floodplain Management Ordinance: Per Chapter 15, Title XI of Milpitas Municipal Code (Ord. No. 209.4) the lowest floor elevation (finished floor) of each structure shall be at least one foot above the Base Flood Elevation (BFE). The structure pad(s) shall be properly designed by a registered civil engineer and compacted to meet FEMA's criterion. In addition, the pad(s) shall extend beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour. All electrical equipment, mechanical equipment, and utility type equipment servicing the structure shall be located above the BFE, or shall be flood proofed, and shall be constructed to prevent damage from flooding events. Any trailers, modular buildings, or pre-manufactured dwelling units located on this site for periods of time greater than one year, shall be adequately anchored to resist flotation, collapse and lateral movements per Floodplain Management Ordinance. Permittee's civil engineer shall complete and submit several FEMA Elevation Certificates to the City at different stages of the construction. Flood insurance is required for any construction that is financed with government backed loans. **(E)**
43. Flood Study: Prior to any building permit issuance, Permittee shall submit a Flood Study for the project demonstrating, to the satisfaction of the City Engineer, that the proposed development has NO adverse impact to the surrounding flood plain within the SFHA and to flood carrying capacity of the area. The study should include cumulative effects of existing and proposed developments demonstrating the combined effects will not increase the water surface elevation of the Base Flood (BFE) more than one foot at any point. For the AO Flood Zone, the flood study is required to establish the BFE, and set the building elevation accordingly. The flood study shall be consistent with the requirements in accordance with Title 44 of the Code of Federal Regulations by establishing a hydraulic model and HEC-RAS. **(E)**
44. Drainage Study: Prior to any building permit issuance, Permittee shall submit a final grading plan and hydrologic/hydraulic study prepared by a registered Civil Engineer, consistent with the approved CLOMR. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and Permittee shall satisfy the conclusions and recommendations of the approved drainage study. **(E)**
45. Elevation Certificates: Permittee shall submit an elevation certificate for each lot or structure that is to be removed from the SFHA:
- Prior to any grading permit issuance, based on an approved grading plan. This elevation certificate shall contain all proposed grades applicable and shall be required in order to receive community acknowledgement for the CLOMR or CLOMR-F application.
 - Prior to building foundation pour, based on finished formwork while the building is under construction. If Permittee intends to apply for a LOMR or LOMR-F prior to finished construction, this elevation certificate shall be submitted after the foundation pour and shall be based on existing finished floor and adjacent grades. It shall be required in order to receive community acknowledgement for the LOMR or LOMR-F application.
 - Prior to occupancy of each building or structure, based on finished construction. This elevation certificate shall contain all required finished grades and shall be based on existing information.
 - Prior to final occupancy, Permittee shall submit a binder containing all the elevation certificates produced for the each phase of the project. **(E)**

CLEAN WATER

46. Construction Storm Water Quality: Permittee shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Permittee shall submit an Erosion and Sediment Control Plan (Erosion Control Plan) as a part of the improvement plan submittal. The erosion control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all construction BMPs as required by the approved erosion control plan, the COMC, and the City's Clean Water Program. **(E)**
47. Construction General Permit Compliance: Permittee shall comply with the requirements of the Construction General Permit as administered by the State and Regional Boards. Permittee shall obtain a Construction Activities Storm Water General Permit (State Permit) from the State Board. Prior to any construction activities and prior to the issuance of any building, demolition, or grading permit, Permittee shall submit:
- A complete Storm Water Pollution Prevention Plan (SWPPP) with the project Waste Discharge Identification Number (WDID) displayed on the cover,
 - A copy of the approved Notice of Intent (NOI) from the State Board, and
 - An erosion control plan and a site monitoring plan meeting the satisfaction of the City Engineer.

Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all storm water quality control measures as required by the approved SWPPP, the approved erosion control plan, the COMC, and the City's Clean Water Program.

Prior to final occupancy, Permittee shall submit an approved Notice of Termination (NOT). For phased occupancy, Permittee shall submit a Change of Information (COI) or an NOT approved by the State Board that removes each phase of occupancy from the boundaries of the State Permit prior to the issuance of occupancy for that phase. Contact the State and Regional Boards for questions regarding your specific project. For general information, contact the City of Milpitas Engineering Division at (408) 586-3329. **(E)**

48. Post-Construction Storm Water Quality: Permittee shall comply with the requirements of the MRP for post-construction storm water treatment (provision C.3 regarding new development and redevelopment requirements for regulated projects) and the City's Clean Water Program. Permittee shall submit a final, certified storm water quality control plan (SWCP), a SWCP sheet, and a post-construction BMP operations and maintenance plan (O&M) in accordance with the City's Clean Water Program and meeting the satisfaction of the City Engineer. **(E)**
49. Storm Water Quality Control Plan (SWCP): Prior to any building permit issuance, Permittee shall submit a separate final or amended existing SWCP that incorporates post-construction BMPs for the treatment of storm water run off from all areas of the parcels. The SWCP shall incorporate source control, site design, and storm water treatment consistent with the MRP requirements and the City's Clean Water Program.
- The SWCP shall comply with all "Model Conditions of Approval for Stormwater Quality" as shown in the Stormwater Section of the Engineering Plans and Map Procedures and Guidelines, dated July 15, 2010 and are hereby incorporated as conditions of project approval.
 - The final SWCP shall be certified by a third party reviewer from the MRP approved list of certifiers. The third party reviewer shall certify that the SWCP complies with the MRP requirements. A list of qualified reviewers can be found at the Santa Clara Valley Urban Runoff Pollution Prevention Plan (SCVRPPP) website (<http://www.scvrppp-w2k.com/>)
 - O&M Plan: The final SWCP shall include an Operation and Maintenance (O&M) Plan, acceptable to the City Engineer, describing the operation and maintenance procedures needed to insure that storm water treatment measures continue to work as intended and do not create a nuisance (including vector control). The plan shall include all BMP details, a location map, a maintenance schedule, and inspection and reporting templates. The treatment measures shall be maintained for the life of the project. The storm water control operation and

maintenance plan shall include the Permittee's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.

- d. O&M Agreement: Prior to final occupancy for any hotel unit, Permittee shall execute and record an O&M Agreement with the City for the operation, maintenance, and annual inspection of the C.3 treatment facilities. Permittee shall submit documentation of inspection and maintenance to the City's Utility Section annually for reporting to the Regional Board.
- e. Permittee shall include language in the approved CC&R providing the City with an annual inspection report in conformance with the approved O&M plan and agreement. If the City does not receive the report, the City will conduct the field inspection and report for the site and the Permittee shall be responsible to pay all associated costs.
- f. Format: The SWCP shall comply with the City's Standard SWCP formatting policy.
- g. All permit applications shall be consistent with the Permittee's final Storm Water Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. Onsite improvement plans shall show the details and methods of construction for site design features, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants. Site design shall limit directly connected impervious areas. Any changes to the final Storm Water Control Plan shall require Site & Architectural ("S" Zone) Amendment application review.
- h. Storm Water Control Plan Sheet: A plan sheet shall be included in the offsite and onsite improvement plans for Storm Water Control. The sheet will show and label all drainage areas, treatment measures, drainage flow lines, high points, and low points. Each treatment measure shall have an independent drainage area which shall be designated. The sheet will provide sections and details for grading, drainage, and treatment measures. The sheet will include a table correlating the drainage areas to the treatment measures and summarizing the treatment provided.
- i. Storm Water Control Inspection: Prior to initial acceptance of public improvements or initial occupancy for private improvements, the Third Party Certifier of the SWCP shall submit post-construction certification verifying that the post-construction BMPs have been installed correctly and are functioning properly. **(E)**

UTILITIES

- 50. Utility Protection: All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas. **(E)**
- 51. Utility Capacity: The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. **(E)**
- 52. Utility Studies: Prior to any building permit issuance, Permittee shall submit and obtain approval from the City Engineer of the water, sewer, and storm drainage studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that Permittee will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable, to the satisfaction of the City Engineer. **(E)**
- 53. Utility Modeling: Hydraulic modeling is required to verify the capacity of the adjacent water and sewer system piping and determine points of connection. Permittee shall authorize the City to proceed with hydraulic modeling and the costs of the modeling shall be charged to Applicant's PJ Account. **(E)**

54. Sanitary Sewer Discharge: Prior to any discharge into the sanitary sewer system, Permittee shall obtain all required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 277-2755. **(E)**
55. Landscaping Ordinance 238: In accordance with the provisions of Chapter 5, Title VIII (Ordinance 238) of the COMC for new or rehabilitated landscaping areas equaling 2500 square feet or greater, the Permittee shall:
- Provide separate water meters for domestic water service & irrigation service.
 - Comply with all the requirements of Ordinance 238.
 - Submit two sets of landscape and irrigation improvement plans to the Building Division with the building permit plan check package. Prior to any building permit issuance, approval from the Land Development Section of the Engineering Division is required prior to any building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection. **(E)**

Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. **(E)**

SOLID WASTE MANAGEMENT & RECYCLING

56. Solid Waste Handling Plan (Report): Prior to any building permit issuance, Permittee shall submit a final Solid Waste Handling Plan that incorporates the following solid waste handling requirements and meeting the satisfaction of the City Engineer:
- A description of the Solid Waste Services required for the development per the Development Guidelines for Solid Waste Services (Development Guidelines). The description shall include sizing calculations, type of service (front load bins, roll-off compactors, etc.), size of bins, and level of service (e.g. number of pick ups per week).
 - A description of the Solid Waste Operation at ultimate build out and for each phase of the development.
 - A detail of the solid waste enclosure designed per the Development Guidelines for Solid Waste Services to house all service described above and all necessary equipment. The enclosure design shall provide adequate access for the solid waste truck, and allocate enough space for the solid waste truck operation without impacting the proposed private street. The access to the location and size of the enclosure shall be designed to the City Engineer's satisfaction and shown on the plans prior to any building permit issuance.
 - A solid waste handling plan sheet shall be incorporated in the site improvement plan set containing the enclosure detail, a sizing table, a service table, a description of the solid waste operations, and truck turning templates for collection vehicles.
 - The enclosure drains shall discharge to the sanitary sewer line. Storm drain inlets shall be located at least 25 feet away from enclosures to prevent accidental spills from entering storm drains. Enclosures are not permitted within public utility easements.
 - The Property Management Association (PMA) or Permittee shall be responsible for solid waste handling. The Solid Waste Handling Plan shall include detailed, step-by-step instructions describing the management of solid waste from generation to disposal. The plan shall demonstrate how recycling and waste will be separately handled and maintained.
 - Permittee shall complete the construction of the new trash enclosure to serve the Project prior to issuance of the First Certificate of Occupancy. **(E)**
57. Solid Waste Management: Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, Permittee shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, Permittee shall subscribe to and pay for solid waste services rendered. Prior to issuance of any certificate of occupancy, Permittee shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Republic Services (formally BFI). After Permittee has full occupancy, Permittee shall contact the Republic Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, Permittee shall increase the service to the level determined by the evaluation. **(E)**
58. Recycling Report, Part I: Prior to demolition permit issuance, Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be

approved by the City's Utility Engineering and Solid Waste Section (Utility Section) prior to demolition permit issuance. The report shall describe the following resource recovery activities:

- a. What materials will be salvaged?
- b. How materials will be processed during demolition?
- c. Intended locations or businesses for reuse or recycling.
- d. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

Permittee shall make every effort to salvage materials for reuse and recycling. **(E)**

59. Recycling Report, Part II: Prior to final approval of the demolition permit or any building permit issuance, whichever occurs first, Permittee shall submit Part II of the Recycling Report to the Building Division for forwarding to the Utility Section in order to confirm the information described on Part I of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and receipts of "end dumps." Actual reuse, recycling, and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Division for approval by the Utility Section prior to inspection by the Building Division. **(E)**

60. Demolished Material Removal: All demolished materials including, but not limited to, broken concrete, asphalt paving, pipe, vegetation, excess earth, building debris, and other unsuitable materials, etc., shall be removed from the job site for recycling or disposal by Permittee to the satisfaction of the City Engineer. Permittee shall to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction of the site. Permittee shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. Permittee's contractor shall perform all recycling and/or disposal by removal from the job site. **(E)**

Conditional Use Permit

61. Responsible Alcohol Training. Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. **(P)**

62. Alcoholic Beverage Control Licensing. Permittee shall at all times comply with all applicable State and other laws relating to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. **(P)**

63. Check In Procedures. Require all adult guests and visitors to present valid government-issued identification at the front desk upon check in. Desk clerks shall obtain the following from registered guests:

- Name, address and phone number
- Government ID number and ID type to ensure accuracy of the check-in information.
- Vehicle license plate number prior to issuance of parking permit/pass

64. Check In Procedures. The register record shall be maintained for a period of not less than two (2) years and may be inspected by City upon request or a copied shall be provided to City upon request.

65. Check In Procedures. Implement clear check-in policies and provide proper training for desk clerks on guest screening and security procedures.

66. Safe Lighting. Provide safe and adequate lighting within the facility, especially within the hallways, common areas, and parking lot. The established lighting within the facility will be subject to the review, modification and approval of the City's Police Department.

67. Video Surveillance. Prior to building permit final inspection for any hotel unit, the Permittee shall install closed circuit video surveillance cameras in all common areas, driveway, and parking lot areas and video recordings shall be maintained for no less than one-month or 30 days. The resolution of the surveillance cameras shall be 720p or better.

Surveillance recordings shall be made available for review or copying at any time to the any law enforcement upon request.

68. Video Surveillance. Surveillance equipment shall not be inoperable at any time, other than when being serviced by a qualified professional surveillance equipment technician for no more than two (2) days at any given time and no more than six (6) days within any 365 day period.
69. Visitor Behavior. Prominently post notices and signs that clearly outline appropriate guest and visitor behavior to dissuade guests from engaging in illegal activities. **(PD)**

Environmental

70. The project shall comply with the following best management practice and construction measures:

a. Dust Control and Air Quality:

- Shut down equipment when not in use for extended periods.
- Use electric equipment for construction whenever possible in lieu of diesel or gasoline-powered equipment.
- Curtail use of high-emitting construction equipment during periods of high or excessive ambient pollutant concentrations such as “Spare-the-Air” days as declared by the Bay Area Air Quality Management District (BAAQMD).
- All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper tuning order to substantially reduce NOx emissions.
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

b. Asbestos Abatement:

- Prior to any demolition, onsite structures that contain asbestos must have the asbestos-containing material removed according to proper abatement procedures recommended by the asbestos consultant and as required by the BAAQMD.
- All abatement activities shall be in compliance with California and Federal OSHA, and with the BAAQMD requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement.
- All asbestos-containing material removed from onsite structures shall be transported by persons licensed to handle asbestos-containing materials and shall be disposed at a licensed receiving facility under proper manifest.
- Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of asbestos-containing material removed, and where the material was disposed. This report shall include transportation and disposal manifests or weight tickets.

c. Lead-Based Paint Removal:

- Prior to the issuance of a permit for the demolition of any structure, a licensed lead-based paint professional shall be contracted to evaluate the entire site for lead-based paint.
- Lead-based paint shall be removed according to proper abatement procedures recommended by the consultant and in accordance with BAAQMD, State of California and Federal requirements.
- Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities.
- All lead-based paint removed from these structures shall be hauled and disposed by a transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste.

- Following completion of the lead-based paint abatement, the lead-based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead-based paint removed, where the material was moved to, and include transportation and disposal manifests or weight tickets.

d. Pre-construction/Pre-disturbance Surveys

- Prior to any tree removal, a qualified biologist shall survey the site for nesting raptors and other nesting birds within 14 days prior to any ground disturbing activity or vegetation removal. Results of the surveys will be forward to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) (as appropriate) and, on a case by case basis, avoidance procedures adopted. These can include construction buffers areas (several hundred feet in the case of raptors) or seasonal avoidance.
- If construction activities will not be initiated until after the start of the nesting season, we recommend that all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the Project be removed prior to the start of the nesting season (e.g., prior to 1 February). This will preclude the initiation of nests in this vegetation, and prevent the potential delay of the Project due to the presence of active nests in these substrates.

e. Tree Preservation and Protection:

- All construction activities shall comply with all the measures and recommendations contained in the Arborist Reported dated 8/7/14.

(P) = Planning

(B) = Building

(E) = Engineering

(F) = Fire Prevention

(CA) = City Attorney



MILPITAS PLANNING COMMISSION STAFF REPORT

February 11, 2015

APPLICATION:

SPRINGHILL SUITES – SD14-0015 AND UP14-0016 – 1201 CADILLAC CT: A request to partially demolish an existing industrial building and construct a 124-room, 5-story hotel and associated site improvements on a 3-acre site. The project request includes a conditional use permit to allow the sale of all types of alcohol and a 0.61 Floor Area Ratio (FAR).

RECOMMENDATION:

Staff recommends that the Planning Commission:
Adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, 5-story hotel, site improvements, sale of all types of alcohol in hotel bar, and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%), subject to findings and conditions of approval.

LOCATION:

Address/APN:

1201 Cadillac Court (APN 22-38-009)

Area of City:

Dixon Landing Business Park

PEOPLE:

Project Applicant:

Joey Blagg, Prime Group Construction, Inc.

Consultant(s):

Chris Hayes, Kier and Wright Civil Engineers and Surveyors, Inc

Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers

Ray Morneau, Certified Arborist

Joshua Carman, Illingworth & Rocklin, Inc (Acoustic & Air Quality)

Jordan Vida, AEI Consultants Environmental and Engineering Consultants

Property/Business Owner:

Sharad Khandwala and Saahil Khandwala, Alps Lodging 3, Inc.

Project Planner:

Cindy Hom, Assistant Planner

LAND USE:

General Plan Designation:

Industrial Park (INP)

Zoning District:

Industrial Park (MP)

Overlay District:

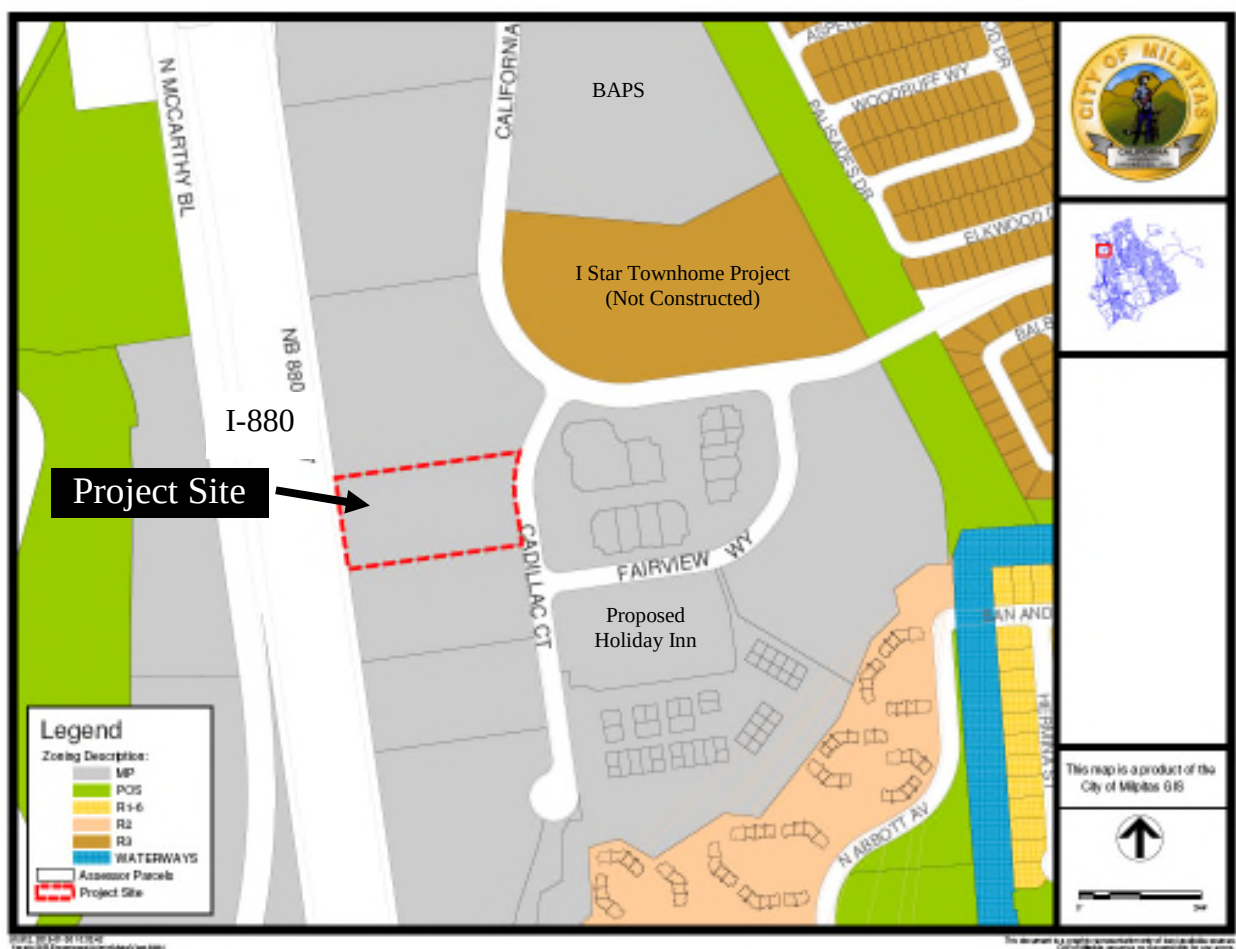
Site and Architectural Overlay (-S)

ENVIRONMENTAL: Categorically Exempt from further environmental review pursuant to Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA).

EXECUTIVE SUMMARY

The project was publicly noticed for a hearing before the Planning Commission on January 28, 2015 and continued to February 11, 2015. The project proposal is an adaptive reuse of an existing two-story industrial building, converting it into a five-story, 124 room hotel. The project requires a Site Development Permit for the construction of a five-story hotel with site improvements, and a Conditional Use Permit to allow hotel use, sale of all types of alcohol in hotel bar, and an increase in the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%).

Map 1
Project Location



Map 2
Project Site



Photo 1
Street View from Cadillac Court



BACKGROUND

History

On October 15, 1981 and November 17, 1981, the Planning Commission and City Council, respectively, approved Planned Unit Development (PUD) 31 and Zone Change for the Cadillac-Fairview Business Park and Villages, a 131 acre mixed-use industrial and residential project located at the former Milpitas Golf Course site.

On October 6, 1983, the Planning Commission approved a Site Development Permit for construction of a 50,000 square foot, two-story concrete tilt up R&D building and various site improvements. Subsequent approvals included installation of building wall signs, patio cover, and roof top equipment.

On December 10, 2014, the Planning Commission Subcommittee approved a Minor Site Development Permit No. MS14-0071 for the removal fifteen (15) protected trees and sixty-four (64) non-protected trees. As conditioned, the fifteen (15) protected trees proposed to be removed will be mitigated at a 3:1 tree replacement ratio with no net loss of non-protected trees.

The Application

On August 27, 2014, Prime Group Construction, Inc. submitted an application pursuant to Section 57, Applications, of the Milpitas Zoning Code for Planning Commission review and approval. The permit request is summarized below:

- *Site Development Permit:* To demolish a portion of the existing industrial building and site to allow for the construction of a five-story 124 room hotel and site improvements including an outdoor recreation area, concrete masonry trash enclosure, exterior site lighting, landscaping, parking lot restriping, and installation of seven-foot tall internally illuminated monument sign.
- *Conditional Use Permit:* To allow hotel use, sale of all types of alcohol within the hotel bar, and to exceed the maximum permissible FAR from 40% to 61%.

PROJECT DESCRIPTION

Overview

The project request is for a Site Development Permit and Conditional Use Permit to allow demolition of the one story portion of the existing on-site building to accommodate an outdoor recreational area which includes a heated pool and spa and an outdoor patio. The existing two story building will be expanded vertically into a five-story hotel with a total building area of 79,726 square feet of floor space. The proposed 124-room hotel includes a business center, meeting space, breakfast dining area, indoor/outdoor bar, lobby/lounge area, Wi-Fi lounge, fitness room, vending area, sundry shop, and guest laundry facilities. The applicant proposes various site improvements including installation of new landscaping, a seven (7) foot tall internally illuminated monument sign, parking restriping, concrete masonry trash enclosure with trellis, and public frontage improvements including replacement of existing public sidewalk. The Agenda Item IX-2: Springhill Suites Hotel - SD14-0015 and UP14-0016 - February 11, 2015.

Conditional Use Permit is required to permit the hotel use, sale of all types of alcohol in the hotel bar, and an increase in maximum Floor Area Ratio (FAR) from 40% to 61%.

Location and Context

The project site is located on a 3-acre parcel located at the southwest corner of Cadillac Court and California Circle, in the Dixon Landing Business Park and Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). Currently, the site is developed with a 50,000 square foot industrial building, surface parking, and landscaping. The site is bound by Cadillac Court on the east, Interstate I-880 to the west, and industrial buildings to the north and south.

The project site is designated and zoned as Industrial Park and is surrounded by an industrial building to the north and industrial and office buildings to the south. Other adjacent land uses includes a Multi-Family Residential development (not yet constructed) located to the northeast, a religious temple to the east, a proposed Holiday Inn Hotel on the vacant property located to the southeast and a future approved digital billboard sign (not yet installed) on the adjacent northerly parcel along I-880. Vicinity and location maps of the subject site are included on page 2 and 3 of the staff report.

PROJECT ANALYSIS

General Plan and Zoning Conformance

The General Plan and Zoning Designation for this site is Industrial Park which allows various industrial and professional office uses permitted uses as well as hotels and restaurants as conditionally permitted uses. The purpose and intent of the Industrial Park Zoning District is to accommodate limited group of research, professional, packaging, and distribution facilities in a park-like setting. The project is consistent with this designation in that the project adds a complementary land use that provides travel and business accommodations as well as meeting and conference space that serves both local and regional employment centers and recreational destinations within the vicinity.

The project is consistent with the Milpitas Zoning Code in terms of land use. Hotel and motels are conditionally permitted uses in the Industrial Park Zoning District. The project complies with the Industrial Park development standards and parking requirements as described in the sections below.

Compliance with Climate Action Plan

The project will comply with the City's adopted Climate Action Plan through conditions of approval, such as restricting the use of gasoline powered leaf blowers or string trimmers in the on-going maintenance of the landscaping for the site. The project will include low-emission vehicle (electric charging) parking, ridesharing program and pre-wired photovoltaic system for the hotel. In addition, the project will be constructed with energy and water conservation measures as required by the State of California CalGreen building code requirements and meet LEED Silver standards. All of these measures will cumulatively meet or exceed the City's Climate Action Plan requirements.

Development Standards

The table below demonstrates how the project is consistent with the development standards of the Industrial Park Zoning District.

Table 1:
Summary of Development Standards

	Standard	Proposed	Complies?
<u>Setbacks</u> (Minimum)			
Front	35 feet	99'-10"	Yes
Interior	10 feet	61'-7" and 15'-11"	Yes
Rear	20 feet	296'	Yes
<u>Floor Area Ratio</u> (Maximum)	.40	.61	Yes *
<u>Building Height</u> (Maximum)	3 stories or 35-feet	67'-10" feet	Yes **
*With approval of a Conditional Use Permit (See CUP Discussion Below)			
**If the Planning Commission can make the following findings: (1) the proposed development will generate low peak-hour traffic; and (2) will not create a dominating visual prominence. This is discussed in greater detail in the Findings of Approval section.			

Site & Architectural Design

The hotel is designed as a modern contemporary building. Floating wall panels provide varying depth at the guestroom windows, and large scale openings at the public areas maximize the indoor/outdoor connection, natural light, and views. Exterior walls feature a combination of stucco with smooth sand finish, metal reveals, and smooth granite panels. Other building design elements include decorative canopies over entry ways, articulated roof cornice, and accent band wraps around the building at the third level that combined provide an architecturally interesting and compatible building within the area. The color scheme includes warm earth tones of beige, brown, gray, and a rustic red accent color. Conditions of Approval for the project include ensuring lighting and details on the building are high quality and complement the style of architecture.

The proposed 5-story hotel measures 67'-10" in height. Although, the project is adjacent to one and two-story industrial buildings, the proposed height will not create a dominating visual prominence given the height relation to other existing and recently approved structures and buildings within the vicinity. The building's contemporary architecture and design elements provide articulation and visual interest compatible with the surrounding area. The proposed hotel provides adequate setbacks from other buildings and therefore will not impair light and air on adjacent properties. Staff has included the project findings in Attachment A.

Landscaping & Open Space Design

The following tree removal permit was approved by the Planning Commission Subcommittee: permit to remove fifteen (15) protected trees and sixty-four (64) non-protected trees. A total of thirty (30) trees remain on the site and will be protected in place. Per Milpitas Municipal Code (MMC) X-2-7.01-1, and as conditioned, the fifteen (15) protected trees to be removed will be mitigated at a 3:1 tree replacement ratio and with no net loss of non-protected trees. The applicant also needs to conduct a nesting bird survey prior to removal of any trees.

The proposed landscape plan identifies a total of 132 trees to be installed consisting of 24-inch to 48-inch box trees that include Marina Strawberry trees, Dragon trees, and Swan Hill Fruitless Olive trees. The landscape and open space design also includes decorative hardscape finishes, outdoor furnishings as well as pool and spa amenities. Conditions of approval ensure design consistency and the long-term maintenance of the landscaping.

Parking

Based on the proposed land use, the project provides the required number of on-site parking spaces as demonstrated in Table 2 below. The project includes 162 parking spaces , as follows: ninety-four (94) standard parking spaces, two (2) compact spaces, six (6) handicap accessible spaces, sixteen (16) clean air/vanpool/electric vehicle spaces, and one (1) electric vehicle charging station.

Table 2
Parking Summary

Land Use	# of Rooms/ # of Seats/Sq. Ft.	Parking Ratio	Required Parking
Hotel	124 rooms	1 space per room	124
Meeting/Conference Space	Seats = 120	1 space per 4 seats	30
Office	957	1 space per 240 s. f.	4
Employee	8	1 per employee	8
Total number of parking spaces required			162
Total number of parking spaces provided			162

Access & Circulation

There are existing multi-modal facilities that provide access and circulation to the project site. Pedestrian access is provided via public sidewalks and crosswalks along California Circle, Fairview Drive, and Cadillac Court. Regional access to the project site is provided by the following facilities:

Vehicle Circulation

- *Interstate 880 (I-880)* - I-880 is a north/south freeway providing regional access from East Bay cities to San Jose. I-880 is primarily a six-lane freeway. The facility is eight-lanes north of Hwy 237. I-880 is located on the east side of the study area.
- *California Circle* - California Circle serves as the main spine road that extends from Dixon Landing Road to the north and connects to Milmont Drive to the east, Cadillac Court to the south, Fairview Drive to the southwest. California Circle runs north/south and is a four-lane facility.
- *Dixon Landing Road* - Dixon Landing Road is a four-lane facility that runs east/west bound. The segment extends from McCarthy Blvd, crosses I-880, and continues eastward where it becomes a cul-de-sac near Interstate 680.
- *Milpitas Boulevard* - Milpitas Blvd. is a four-lane facility that runs in a north/south direction. This arterial extends from Montague Expressway in the south, Calaveras Boulevard at the midpoint and Dixon Landing Rd at the north, where it continues into the City of Fremont as Warm Springs Blvd.

Primary access to the project site is provided by two (2) driveways located on the eastern portion of the project site on Cadillac Court. Staff conducted a site visit to evaluate current roadway conditions serving the project site. The existing street frontage pavement is in poor condition from California Circle to the end of the site's shared driveway off Cadillac Court. The City's Traffic Engineer performed a survey for the area to access the Average Daily Traffic (ADT). The ADT for Cadillac Court for current traffic conditions from Monday through Sunday is 1,106 trips. The projected weekday trip rate for each hotel room is 8.92 trips and the projected hotel weekday trips is 1,151, based on Institute of Transportation Engineers (ITE) standards. Based on this information, staff has conditioned the project to wedge grind and place one and a half foot (1-6") of AC overlay on the full width from California Circle to Cadillac Court/Fairview Intersection. This condition is required due to the current condition of the road and anticipated project and construction traffic.

Table 3
Average Daily Trips

	Mon	Tues	Wed	Thurs	Friday	Sat	Sunday
Date	1/5/2015	1/6/2015	1/7/2015	1/8/2015	1/9/2015	1/10/2015	1/11/2015
ADT	1251	1399	1587	1459	1527	838	745

Grading, Drainage and Stormwater

The project site is located within a Special Flood Zone area (AH Zone) and is subject to the City of Milpitas Floodplain Management and FEMA requirements. A Flood Study was prepared by Schaaf & Wheeler dated 1/12/15. Based on the analysis, the project meets the FEMA requirements; however, does not meet the City's requirement to be one-foot above the base flood elevation. The Flood and Drainage Study recommends the project flood proof the existing structure to ensure the structure is reasonably safe from flooding per MMC XI15-4.3 (a) (3) as a condition of approval.

The applicant also submitted a Storm Water Control Plan as part of the review of the project. Approximately 83% or 107,998 square feet of the existing site is impervious made up of roof area, parking and drive aisles. The remaining 17.3% of the site is pervious and made up of landscaped areas. Since only 45,582 (42.2%) of the existing impervious area is proposed to be replaced, only the new impervious areas are required to be treated. Portions of the existing parking lot that will remain "as is" or receive minor pavement rehabilitation to allow for the continuation of the drainage pattern into the existing storm drain system.

Upon construction of the proposed on-site improvements, approximately 2.16 acres (71.9%) of the site will be covered by impervious surfaces such as roof areas, concrete paving and asphalt paving. The remaining 0.84 acres (28.1%) will be covered by landscaped areas including lawns, shrubs and trees. Selected landscaping areas will be used as bio-retention areas. Bio-retention treatment areas are designed to filter pollutants from stormwater runoff from adjacent roofs, streets and landscape areas using a combination of vegetation, ponding, permeable planting soil, and a sub-drain system. As part of the project, the private storm drain system will be modified and connected to the existing City of Milpitas storm drain system that currently runs along the western boundary of the site. This onsite storm drain system will collect the drainage from parking lots, roof, and bio-retention areas. The applicant's Storm Water Control Plan has been third party certified and reviewed by the City's peer review consultants for compliance with the C.3 Storm Water Control regulations.

Signs

The project proposes installation of wall mounted signs and one freestanding monument signs. The proposed wall sign consisted on metal fabricated signs with internal illumination. The proposed seven-foot monument sign consists of a decorative base internally illuminated sign cabinet. Staff has included a condition to ensure the monument sign complements the architecture, material, colors, and styles. As conditioned, the project complies with the Sign Ordinance design guidelines and sign requirements which are summarized in Table 4 below.

Table 4
Site Sign Area Summary

Total Frontage	266.64 feet
Total Allowable Sign Area (Frontage x 2)	533.28 square feet
Proposed Sign Area	
• Wall Signs	317 square feet
• Monument Sign	69 square feet
Total Area	386 square feet

Condition Use Permit – FAR & ABC Licensing

Floor Area Ratio (FAR)

As identified in Table 1 above, the project exceeds the maximum FAR requirement for the Industrial Park (MP) Zoning District. Per Milpitas Municipal Code XI-10-2.03, increases above the maximum permitted FAR for any district may be allowed with approval of a Conditional Use Permit by the Planning Commission. This can be considered when the applicant can demonstrate that the proposed development will (1) generate low peak-hour traffic; (2) will not create a dominating visual prominence.

Analysis

Based on the Trip Generation Analysis, the project generates less 15 less AM Peak Hour Trips and 4 less PM Peak Hour Trips than the previous R&D use. The project would generate a total of 47 AM Peak Hour trips and 50 PM Peak Hour trips. The City of Milpitas General Plan identifies level of service (LOS) E in the peak hours as the operational threshold for local intersection and recognizes regional facilities may operate at worse than LOS E. Based on the a recent Traffic Study dated July 2014 for the iStar Residential project located at 1210 California Circle, the studied intersections with the project vicinity would continue to operate at an acceptable Level of Service (LOS) D.

ABC Licensing

The applicant is requesting a Type 70 On-Sale General Restrictive Service which authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.

The sale of alcohol in the State of California is regulated by the Alcoholic Beverage Control Act (California Business and Profession Code Sections 23000-25762). The California Department of Alcoholic Beverage Control is required to deny an application for a license if issuance of the license would result in or add to an undue concentration of licenses in a particular area, unless the local governing body finds that it would serve the public convenience or necessity. An undue

concentration is defined under Business and Profession Code Section 23958.4 as an area where: (a) there is a crime reporting district that has a 20% greater number of reported crimes than the average of all crime reporting districts in the jurisdiction or (b) the ratio of retail licenses of the type applied for, to the population in the census tract or census division exceeds the ratio for the county in which the applicant premises are located.

According to the Department of Alcohol Beverage Control, the project does not fall within in an undue concentration area for liquor licenses. The project is located in Census Tract No. 5045.06 which authorizes three (3) off-sale permits (off-site consumption) and seven (7) on-sale permits (on-site consumption). Current there are four (4) Type 41 On-Sale Beer and Wine (Restaurants) and two (2) Type 20 Off-sale Beer and Wine (Package Stores). Staff has included the following conditions to ensure public health and safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive “Responsible Alcoholic Beverage Service” training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)
- Alcoholic Beverage Control Licensing - Permittee shall at all times comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P).

FINDINGS FOR APPROVAL (OR DENIAL)

The proposed project is consistent with the underlying Industrial Park designation in that proposed hotel, FAR increase and sale of all types of alcohol are conditionally permitted uses. The project allows a compatible land use that provides travel and business accommodations as well as meeting space that cater to both local and regional employment center as well as regional attractions. The project also converts an older, under-utilized building to a higher and better use that generates revenue for the City in terms of Transit Occupancy Tax, sales and property tax. The project also fosters beautification with a new five-story hotel and encourages new economic, business and employment opportunities.

The project complies with the development standards for the Industrial Park zoning district in terms of height, setbacks, FAR, and parking requirements as described in the above sections of the staff report. The project’s site design, layout, architecture, massing of the building, and landscaping is compatible and appropriate with the surrounding buildings and uses. The project proposes a modern contemporary architecture that includes floating wall panels to provide varying wall depths at the guestroom windows; public areas include large scale openings to maximize the indoor/outdoor connection, natural light, and views; and enhanced landscaping that provide an aesthetic and harmonious development.

The project will not be detrimental to property, improvements, public health, safety and general welfare based on the following:

- The project generates less AM or PM Peak Hour trips than the previous R&D use or does not further degrade the level of service on the adjacent roadway intersections as analyzed above. Given the existing roadway condition on Cadillac Court and the anticipated number of daily trips, the applicant is conditioned improved road with a new AC overlay between California Circle and Fairview Way.
- The project is not anticipated to generate significant and unavoidable impacts based on the associated studies and reports for air quality, hydrology, and biological resources. The project also incorporates best management practices and construction measures to minimize impacts to the environment to a level that is less than significant.
- With implementation of the following conditions the proposed alcohol sales will not create a negative impact on the surrounding uses.
 - Provide responsible alcohol training for employees and comply with State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol.
 - Implement standards procedures and process for guest screening and check in.

Detailed findings have been included in Attachment A.

Urgency Ordinance (240.2) Exception Request

On August 26th, 2014, the City Council adopted Urgency Ordinance No. 240.2 which implemented water use restrictions. Specifically as it relates to this project, the Urgency Ordinance prohibited the use of potable water for the installation of new landscape unless it is served by Reclaimed Water (5.07). Section 5.08 of the Urgency Ordinance allows the City Council to grant exceptions as needed. The subject site is not located in an area where reclaimed water is available for use and therefore they must use potable water for all on-site irrigation. The site landscaping will has been designed to consistent with the City's Water Efficient Landscape Ordinance to reduce water usage for the landscape areas. The hotel use needs to provide landscaping and onsite amenities such as the pool and spa area to provide an attractive setting and enjoyable hotel experience. Since potable water is the only source for irrigation and the hotel use is generates revenue in the form of Transit Occupancy Tax for the City, staff recommends the exemption request.

ENVIRONMENTAL REVIEW

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15311 of the CEQA Guidelines, Infill Development. The project proposes a five-story, 124-room hotel with outdoor pool and spa amenities on a 3-acre site and meets the following criteria for the above Infill Development exemption:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site is zoned and designated as Industrial Park which allows hotel, the alcohol sales and FAR increase with a conditional use permit.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounding by urban uses. The project is located on an existing 3-

acre site industrial development within an urban area developed with other industrial and commercial building as well as residential homes.

- c) The project site has no value as habitat for endangered, rare or threatened species. The project is located on an existing developed site and is unlikely to contain habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, biological resources or water quality based on the following studies submitted as part of the project review:
 - a. Tree Inventory and Pre-Construction Survey prepared by Ray Morneau, Certified Arborist
 - b. Flood Study prepared by Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers
 - c. Air Quality and GHG Emissions Assessment prepared by Joshua Carman, Illingworth & Rocklin, Inc
 - d. Storm Water Control Plan prepared by Chris Hayes, Kier & Wright Civil Engineers and Surveyors.
 - e. Phase 1 Environmental Site Assessment prepared by Jordan Vida, AEI Consultants Environmental and Engineering Consultants
 - f. Geotechnical Report prepared by David Jarosz, Krazan & Associates, Inc.
- e) The site can be adequately served by all required utilities and public services. The project is already connect to the City's water, sewer, and storm water systems. The project is serviceable for solid waste and recycling collection. The project is located with the city limits and receives police and fire protection services.

PUBLIC COMMENT/OUTREACH

Staff provided public notice the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on January 16, 2015. In addition, 170 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.ci.milpitas.ca.gov, and posted at City Hall.

CONCLUSION

The project would revitalize and renovation of an underutilized industrial property. The proposed project demonstrates consistency with the policies and guiding principles outlined in the General Plan, Climate Action Plan and the zoning requirements and standards. The proposed use will help implement the City's economic development goals and provide necessary public infrastructure improvements to ensure an aesthetic and harmonious development.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the public hearing to receive comments;
2. Close the Public Hearing; and

3. Adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a new 124-room, 5-story hotel, various site improvements, sale of all types of alcohol in conjunction with hotel bar, and to increase the maximum permitted total Floor Area Ratio (FAR) from 0.40 (40%) to 0.61 (61%), subject to findings and conditions of approval.

ATTACHMENTS

- A: Resolution No. 15-007
- B: Project Plans
- C: Colored Elevations
- D: Project Description
- E. Air Quality Study

MEETING MINUTES

MILPITAS PLANNING COMMISSION
Milpitas City Hall, Council Chambers
455 E. Calaveras Blvd., Milpitas, CA

Wednesday, February 11, 2015

- | | |
|--|---|
| I. PLEDGE OF ALLEGIANCE | Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance. |
| II. ROLL CALL/ SEATING OF ALTERNATE | <p>Commissioners</p> <p>Present: Chair Sudhir Mandal, Vice Chair Larry Ciardella, Commissioners Gurdev Sandhu, Rajeev Madnawat, Demetress Morris, Hon Lien, Ray Maglalang, Alternate Member Zeya Mohsin</p> <p>Absent: All commissioners present</p> <p>Staff: Steven McHarris, Johnny Phan, Tracy Tam, Cindy Hom</p> |
| III. PUBLIC FORUM | Chair Mandal invited members of the audience to address the Commission and there were no speakers. |
| IV. APPROVAL OF MEETING MINUTES | <p>Chair Mandal called for approval of the January 28, 2015 meeting minutes of the Planning Commission.</p> <p>Motion to approve Planning Commission meeting minutes as submitted.</p> <p>Motion/Second: Commissioner Sandhu/Commissioner Mohsin</p> <p>AYES: 7</p> <p>NOES: 0</p> <p>ABSTAIN: 0</p> |
| V. ANNOUNCEMENTS | <p>Vice Chair Ciardella announced that on February 23rd the Milpitas Rotary Club will have a meeting at noon at Dave & Busters featuring Mike Honda as a speaker.</p> <p>Commissioner Maglalang requested that Floor Area Ratio (FAR) be included as a future agenda item for zones that require higher vertical construction above 35 feet.</p> |
| VI. CONFLICT OF INTEREST | <p>Assistant City Attorney Johnny Phan asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.</p> <p>There were no reported conflicts.</p> |
| VII. APPROVAL OF AGENDA | <p>Chair Mandal asked if staff or Commissioners had changes to the agenda and there were none.</p> <p>Motion to approve the February 11, 2015 agenda as submitted.</p> |

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

VIII. CONSENT CALENDAR

No Items

IX. PUBLIC HEARING

IX-1 HOLIDAY INN SUITES – 1100 Cadillac Court – SD14-0016, UP14-0017, VA14-0001: A request for a Site Development Permit, Conditional Use Permit and a Variance to construct a new 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use and an increase in the FAR, and for a deviation from the setback requirements.

Project Planner Tracy Tam provided a PowerPoint presentation reviewing the project.

Commissioner Madnawat asked the reason for a 35 foot limit on the building height and Ms. Tam said this is the requirement for industrial zoning. He also asked if the developer could have built underground parking and Planning Director Steven McHarris said they could have but typically in Milpitas you will not see more than one or two floors proposed underground due to the shallow groundwater table.

Commissioner Maglalang had questions regarding trip generation and the FAR.

Chair Mandal asked about the energy efficiency options built into the project and Ms. Tam said that as a Condition of Approval the developer will be required to pre-wire for solar panels and also abide by Title 24 of the Energy Conservation portion of the building code. She added that the project is required to be LEED Silver.

Applicant Saahil Khandwala from Alps Hotels showed a brief presentation discussing their company and projects.

Chair Mandal asked if there will be greenery on the viewing deck near the rear of the building, and Mr. Khandwala said they are planning on creating an oasis on the top of the building, surrounded by plants and great views.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

Commissioner Madnawat asked about the difference in FAR between this project and the Springhill Suites project and requested that the FAR be increased.

Commissioner Maglalang requested doubling the number of trees from 15 to 30 and making them Jacaranda. Chair Mandal asked for the Planning Directors view and Mr.

McHarris said that changing the type and number of trees would be a departure from the Landscape Architect's design intent and staff's recommendation. Chair Mandal suggested that this particular issue should be worked out within the project and Commissioner Sandhu agreed that trees should be worked out with the applicant and staff. Commissioner Madnawat agreed and said this project is on an urgent schedule and should not be delayed by the selection of trees.

Motion to adopt Resolution No. 15-006 recommending City Council approve Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017 and Variance No. VA14-0001 to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use, a Floor Area Ratio (FAR) increase, and a deviation from the setback requirements located at 1100 Cadillac Court, subject to findings and conditions of approval.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

IX-2

SPRINGHILL SUITES – 1201 Cadillac Court – SD14-0015, UP14-0016: A request for a Site development Permit and Conditional Use Permit to partially demolish an existing industrial building and permit new construction of a 124-room, 5-story hotel and associated site improvements on a 3-acre site. The project request also includes a conditional use permit to allow for a 0.61 FAR.

Project Planner Cindy Hom provided a PowerPoint presentation reviewing the project.

Commissioner Morris asked if this project will also contribute to the improvement of sidewalks and streets and Ms. Hom said it will and described the project improvements required.

Applicant Saahil Khandwala from Alps Hotels spoke about the property.

Representatives from Marriott International spoke and said they are excited to partner with Alps Hotels and excited about the addition of Springhill Suites.

Commissioner Maglalang asked about the pool area and dust coming into the area and General Contractor Joey Blagg of Prime Construction said they will install a nearly solid wall separating the pool area from the parking area and the freeway, and he believes this will solve that problem.

Commissioner Madnawat asked if there were any minor Conditions of Approval that they would like excluded to help them meet their goal of opening within 340 days and Mr. Khandwala said it would be helpful to reconsider the finish on the Springhill Suites exterior. Mr. McHarris said the request appears reasonable and could be conditioned for staff review and approval.

Chair Mandal opened the public hearing and there was one speaker. Amit Patel said he owns the Hampton in Milpitas and had a few comments regarding the Transient Occupancy Tax (TOT). He said the numbers look good on paper but there are no guarantees, and that it is not necessarily new revenue being generated from outside Milpitas but a percentage that comes from other hotels in the area as guests are being displaced from those hotels. He added that they are in the process of securing land and creating plans for another project in Milpitas and he asks for the same service provided to this applicant.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

Motion to adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, 5-story hotel, site improvements, sale of all types of alcohol in hotel bar, and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.50 (50%) to 0.61 (61%), subject to findings and conditions of approval.

Commissioner Maglalang requested the motion be amended to include the replacement of 15 Crepe Myrtle trees with Jacaranda trees and 19 Marina Strawberry trees replaced with another type of tree at staff's discretion. Chair Mandal suggested letting staff work with the applicant to determine the correct type of tree for the site and design. Mr. McHarris said the Jacaranda does not work as a replacement for the Crepe Myrtle trees in the design plans due to their size and location but agreed that the replacement of 19 Marina Strawberry trees can be considered.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 7

NOES: 0

X. NEW BUSINESS

No Items

XI. ADJOURNMENT The meeting was adjourned at 8:55 PM to the next meeting scheduled on Wednesday, February 25, 2015.

Motion to adjourn to the next meeting.

Motion/Second: Commissioner Madnawat/Commissioner Morris

AYES: 7

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*

RESOLUTION NO. 15-007

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS
RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR SITE
DEVELOPMENT PERMIT NO. SD14-0015 AND CONDITIONAL USE PERMIT NO.
UP14-0016 TO ALLOW FOR A PARTIAL DEMOLITION OF AN EXISTING
INDUSTRIAL BUILDING AND CONSTRUCTION OF A 124-ROOM, FIVE STORY
HOTEL, SITE IMPROVEMENTS, SALE OF ALL TYPES OF ALCOHOL IN
CONJUNCTION WITH HOTEL BAR, AND TO INCREASE THE MAXIMUM FLOOR
AREA RATIO FROM 0.50 (50%) to 0.61 (61%) LOCATED AT
1201 CADILLAC COURT**

WHEREAS, on August 27, 2014, an application was submitted by Joey Blagg with Prime Group Construction, Inc., 3045 Wilson Rd., Bakersfield, CA 93304 for a Site Development Permit and Conditional Use Permit to allow for demolition of the one story portion of the existing industrial building to accommodate an outdoor recreational area which includes a heated pool and spa and an outdoor patio area. The existing two story building will be expanded vertically into a five-story hotel with a total building area of 79,726 square feet of floor space. The proposed 124 room hotel includes a business center, meeting space, breakfast dining area, indoor/outdoor bar, lobby/lounge area, Wi-Fi lounge, fitness room, vending area, sundry shop, and guest laundry facilities. The applicant proposes various site improvements including installation of new landscaping, a seven (7) foot tall internally illuminated monument sign, parking restriping, concrete masonry trash enclosure with trellis and public frontage improvements including replacement of existing public sidewalk at 1201 Cadillac Court (APN 22-38-009). The property is located within the Industrial Park Zoning District.

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is exempt under CEQA pursuant to CEQA Guidelines Section 15311 (Infill Development).

WHEREAS, on February 11, 2015, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is

categorically exempt from further CEQA review under Section 15311 of the CEQA Guidelines, Infill Development. The project proposes a five-story, 124-room hotel with outdoor pool and spa amenities on a 3-acre site and meets the following criteria for the above Infill Development exemption:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site is zoned and designated as Industrial Park which allows hotel, the alcohol sales and Floor Area Ratio (FAR) increase with a conditional use permit.
- b) The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounding by urban uses. The project is located on an existing 3-acre industrial site within an urban area developed with other industrial and commercial buildings as well as residential homes.
- c) The project site has no value as habitat for endangered, rare or threatened species. The project is located on an existing developed site and does not contain habitat for endangered, rare or threatened species. As conditioned, a pre-construction survey will be required to ensure there are no nesting raptors that will be affected by the proposed construction activities. Furthermore, the applicant will be installing a total of 132 replacement trees consisting of 24-inch to 48-inch box.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality based on the following studies submitted as part of the project review:
 - 1. Tree Inventory and Pre-Construction Survey prepared by Ray Morneau, Certified Arborist dated August 7, 2014.
 - 2. Flood Study prepared by Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers dated January 12, 2015.
 - 3. Air Quality and GHG Emissions Assessment prepared by Joshua Carman, Illingworth & Rocklin, Inc. dated December 4, 2014.
 - 4. Storm Water Control Plan prepared by Chris Hayes, Kier & Wright Civil Engineers and Surveyors dated January 26, 2015.
 - 5. Phase 1 Environmental Site Assessment prepared by Jordan Vida, AEI Consultants Environmental and Engineering Consultants dated December 9, 2014.
 - 6. Geotechnical Report prepared by David Jarosz, Krazan & associates, Inc. dated December 2, 2014
- e) The site can be adequately served by all required utilities and public services. The project is already connected to the City's water, sewer, and storm water systems. The project is serviceable for solid waste and recycling collection. The project is located within the City limits and receives police and fire protection services.

Section 3: Site Development Permit (Section XI-10-57-03(F)) - The Planning Commission makes the following findings based on the evidence in the public record in support of Site Development Permit No. SD14-0015:

- a) *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The project proposes a modern contemporary building that includes floating wall panels to provide varying wall depths at the guestroom windows. Large scale openings at the public areas are provided to maximize the indoor/outdoor connection, natural light, and views. Exterior walls will have a combination stucco walls with sand finish, polished granite panels, and decorative metal reveals. As conditioned, the project ensures for high quality materials and design consistency with the proposed architecture. The project's site design, layout, architecture, massing of the building, and landscaping is compatible and appropriate with the surrounding buildings and uses.

b) The project is consistent with the Milpitas Zoning Ordinance.

As discussed in detail in the staff report and herein, the proposed Project is consistent with the Milpitas Zoning Ordinance based on the following:

1. With respect with land use, the proposed hotel, sale of all types of alcohol and FAR increase are conditionally permitted in the Industrial Park Zoning District. The project is consistent with this designation in that the project adds a complementary land use that provides travel and business accommodations as well as meeting and conference space that caters to both local and regional employment centers and recreational destinations within the vicinity.
2. With respect to development standards, the proposed Project complies with setback, height, floor area ratio as described in the Table 1 below:

Table 1:
Summary of Development Standards

	Standard	Proposed	Complies?
<u>Setbacks</u> (Minimum)			
Front	35 feet	99'-10"	Yes
Interior	10 feet	61'-7" and 15'-11"	Yes
Rear	20 feet	296'	Yes
<u>Floor Area Ratio</u> (Maximum)	.50	.61	Yes with CUP Approval
<u>Building Height</u> (Maximum)	3 stories or 35-feet	67'-10" feet	Yes with PC Approval

3. With respect to compliance with parking requirements, the proposed Project complies with the parking requirements as described in Table 2 below:

Table 2:
Summary of Parking Requirements

Land Use	# of Rooms/ # of Seats/Sq. Ft.	Parking Ratio	Required Parking
Hotel	124 rooms	1 space per room	124
Meeting/Conference Space	Seats = 120	1 space per 4 seats	30
Office	957	1 space per 240 s. f.	4
Employee	8	1 per employee	8
Total number of parking spaces required			162
Total number of parking spaces provided			162

c) *The project is consistent with the Milpitas General Plan.*

The General Plan designation is Industrial Park which allows various industrial and professional office uses permitted uses as well as hotels and restaurants as conditionally permitted uses. The project is consistent with this designation in that the project adds a complementary land use that provides travel and business accommodations as well as meeting and conference space that serves both local and regional employment centers and recreational destinations within the vicinity. The project also converts an older, obsolete building to a higher and better use that generates revenue for the City in terms of Transit Occupancy Tax. The project also fosters beautification, new economic, business and employment opportunities. The project is consistent with the following General Plan Policies:

- 1) (2.a-I-3) Encourage economic pursuits which will strengthen and promote development through stability and balance. The project replaces an underperforming industrial site with a new commercial development along the I-880 corridor. The project also fosters other economic opportunities and development in other sectors of the economy such as commercial shops and restaurants that also caters to the out-of-town guests.
- 2) (2.a-I-7) Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention. The project would provide employment opportunities at the hotel and helps balance jobs with housing. The project would generate approximately twenty (20) new jobs.
- 3) (2.a-I-17) Foster community pride and growth through beautification of existing and future development. The project includes the demolition of an older industrial site and the construction of a contemporary designed commercial hotel facility.

Signs

- a. *All elements of the sign, including design, lighting, scale, length and materials, are consistent with the intent of the General Plan, the Sign Ordinance and any applicable Specific Plan.*

The project's proposed signs are in conformance with the design guidelines of the Sign Ordinance. The signs include a combination of wall mounted, channel letters and a freestanding monument sign.

- b. *The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves.*

The proposed signage includes metal fabricated that will be wall mounted channel letters and internally illuminated as well as a new seven-foot tall internally illuminated freestanding wall sign constructed with a concrete base and polished granite tiles. As conditioned, the proposed signage will complement the architecture, style, color and materials.

- c. *The design and scale of the sign is appropriate to the distance from which the sign is normally viewed.*

The proposed signs as shown on the project plans provide visibility and legibility as well as provide the appropriate relationship of scale and height to the building.

- d. *The design and materials of the sign provide a contrast between the background and letters.*

The proposed design and materials of the signs as depicted in the project plans provide contrast between the background and letters. The signs are also internally illuminated which also provides further contrast with the background.

Section 4: Conditional Use Permit (Section XI-10-57.04(F)) - The Planning Commission makes the following findings based on the evidence in the public record in support of Conditional Use Permit No. UP14-0016:

- a) *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The project will not be detrimental or injurious to property, improvement, public health, safety and general welfare based on the following:

1. With respect to the land use, the hotel use is consistent with the purpose and intent of the Industrial Park Zoning District in that it is a commercial service establishment that provides for accommodations for a certain demographic of travelers. The

proposed hotel is a complementary use given the proximity to nearby employment centers, restaurants and regional attractions like Levi Stadium, Great America Theme Park, and Great Mall Outlets.

2. The proposed on-site consumption of all types of alcohol is incidental and appurtenant to hotel service and customer experience. The proposed alcohol sales is not located in a high crime rate area or in an undue concentration area. As conditioned, hotel employees shall receive responsible alcohol training and comply with all Department of Alcoholic Beverage Control (ABC) regulations.
3. With respect to the environment, the project incorporates best management practice and construction measures to ensure environmental impacts are minimized to a level of less than significant such as but not limited to implementing best management practice measures to control dust and emissions during construction, pre-construction survey for special status plants, animals and nesting birds to protect, a tree protection and replacement plan to mitigate the removal of existing trees to name a few.
4. With respects to improvement, property, public health and safety, the project will not result in any negative impacts based on the following conditions:
 - Contribute to City impact fees for the Calaveras Boulevard Widening Project fee.
 - Raise the base elevation of the project site and implement floodproofing to comply with current flood hazards requirements.
 - Comply with the NPDES General Permit, SWPPP, NPDES C.3 requirements and NPDES Best Management Practices for construction and post construction water quality.
 - Improve repair the damaged roadway consisting of a wedge grind of the pavement and replace one and a half foot (1-6") with new AC overlay on the full street width from California Circle to Fairview Way.
 - Provide responsible alcohol training for employees and comply with State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol.
 - Implement standards procedures and process for guest screening and check in.

Section 4: For buildings that exceed three (3) stories or thirty-five (35) feet within the MP and TC districts (Section XI-10-57.04-2 and Section XI-10-7.03-1) - The Planning Commission makes the following additional findings based on the evidence in the public record in support of Conditional Use Permit No. UP14-0016:

- a) *The project exhibits exceptional architecture and aesthetic merit to warrant the excess height.*

The project is consistent with this finding because the project would replace an outdated, obsolete industrial building with a new contemporary modern hotel building that emphasize high quality design and materials that include polished granite cladding, sand

finish stucco, decorative paving stone, colored pavers, and enhanced landscaping throughout the site. As conditioned, the project will incorporate additional design elements such as enhanced entry portico, recessed windows and bold roof line. The project will also include public and off-site improvements that include replacement of the existing public sidewalk with a new six-foot linear sidewalk with twenty-four inch box Brisbane Box street trees and repairing the full width of Cadillac Court from California Circle to Fairview Way/Cadillac Court Intersection.

- b) *Any excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.*

The excess height of the proposed hotel will not be detrimental to the light, air or privacy of another structure currently existing or anticipated. The proposed hotel is 5-stories and measures approximately 68 feet in height. One and two story industrial buildings exist to the north, east and south. A freeway exists to the west and another 4-story hotel is proposed to the southeast. Despite the differences in height between the proposed hotel and the industrial buildings, the hotel provides adequate setbacks (approximately 130-feet to the neighbor building to the north, 274-feet to the east, and approximately 80-feet to the south) to ensure privacy and air are not impaired. Because of the northern setback of approximately 130 feet, the hotel would cast a shadow of only 85-feet on the building to the north. The building orientation also minimizes the amount of shadowing on the property to the north. During the worst case scenario (winter months), the hotel would cast a shadow covering one fourth of the (1/4) of the neighboring site to the north. Given the industrial uses to the north, the impact would not be detrimental.

Section 5: Increases above the Maximum Permitted Floor Area Ratio Findings
(Section XI-10-2.03) - *The Planning Commission makes the following findings based on the evidence in the public record in support of Conditional Use Permit No. UP14-0016*

- a) *The proposed development will generate low peak-hour traffic.*

The project generates less 15 less AM Peak Hour Trips and 4 less PM Peak Hour Trips than the previous R&D use. The City of Milpitas General Plan identifies level of service (LOS) E in the peak hours as the operational threshold for local intersection and recognizes regional facilities may operate at worse than LOS E. Based on the a recent Traffic Study dated July 2014 for the IStar Residential project located at 1210 California Circle, the studied intersection within the project vicinity would continue to operate at an acceptable Level of Service (LOS) D.

- b) *The proposed development will not create a visual prominence.*

The project proposes a 5-story hotel that measures approximately 68-feet in height. Although the project is surrounded by other one and two-story industrial buildings, there are other structures that are similar in height within the vicinity that includes a digital

billboard signs, three story town houses, and a proposed four story hotel. The project is not anticipated to generate a negative dominating visual prominence in that the building's contemporary architecture and design elements provide articulation and visual interest. The building setbacks from other buildings will not impair light, air and privacy.

Section 6: Supplemental Water Use Restrictions (Section VIII-6-5.00) – Urgency Ordinance (240.2) Exception Request relating to the use of potable water for irrigating new landscaped areas and for decorative features, swimming pools/ponds:

On August 26th 2014, the City Council adopted Emergency Ordinance 240.2, which implemented additional water use restrictions. The Ordinance states that the use of potable water for the installation for new landscaping, decorative fountains and new swimming pools is prohibited (Section 5.03-5.06). However, the Ordinance allows exceptions to be granted at the discretion of the City Council (Section 5.08). Staff is in support of this exception request because the area is not served by reclaimed water and therefore must use potable water for all irrigation, decorative water features, and swimming pool.

Section 7: The Planning Commission of the City of Milpitas hereby adopts **Resolution No. 15-007 recommending that the City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 based on the above Findings and subject to the Conditions of Approval attached hereto as Exhibit 1 incorporated herein.**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on February 11, 2015.


Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 11, 2015 and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Sudhir Mandal	✓			
Lawrence Ciardella	✓			
Hon Lien	✓			

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Rajeev Madnawat	✓			
Ray Maglalang	✓			
Zeya Mohsin (Alternate)				
Demetress Morris	✓			
Gurdev Sandhu	✓			

EXHIBIT 1

CONDITIONS OF APPROVAL
SPRINGHILL SUITES HOTEL - SD14-0015 AND UP14-0016 – 1201 CADILLAC CT

General Conditions

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 (collectively “Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Division.
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**

6. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.
7. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).
8. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution.
9. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution.
10. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
11. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
12. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with

such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.

13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
15. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on February 11, 2015, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

Project Specific Conditions

Site Development Permit

16. Monument Sign. Prior to any building permit issuance, the Permittee shall revise the details and elevations for the proposed monument to specify the materials, sign type, and proposed illumination. The monument sign shall incorporate the following design elements:
 - Utilize colors and materials that match or complement the building architecture and style such as but not limited to polished granite, metal reveal and or stucco finish.
 - Incorporate interesting plantings at the base of the sign to visually “ground” the sign in its place.
 - Replace illuminated cabinet sign with individual channel letters or routed out push thru lettering to add interest and texture to the sign.
17. Lighting Plan. Prior to issuance of any building permit, Permittee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and 2) lighting is contained and does not spill over onto adjacent properties or create unwanted glare. Permittee shall provide detail, elevations and manufacturer's specifications

on proposed light fixture for ground lighting, pedestrian scaled lighting (light bollards), light standards, and wall sconces subject to Planning Director approval. Proposed light fixtures shall be high quality and complement the architectural style of the building. (P)

18. Architectural Elevations. Prior to issuance of any building permit, Permittee shall revise building elevations to reflect high quality material, finishes, and articulation. Such revisions to the building architecture are subject to Planning Director review and approval and includes the following:
 - a. Building Color. Final color, material and finishes for the building and outdoor recreation area shall be submitted to the Planning Director for review and approval. (P)
 - b. Windows. All windows shall be designed to provide a range of 2 to 4-inch recess. All windows shall be centered and equidistant from the decorative reveals lines.
 - c. Roof Cap. Revise roof cornice on tower elements shown on front and rear elevation to match the width, thickness and style the roof cornice shown on the building roof parapet.
 - d. Entry Portico. The entry feature shall be redesigned to utilize interesting architecture or design elements that create a focal point on the building. Materials used to construct the entry portico shall consist of materials such as but not limited to glass, metal and/or stone to match or complement the building.
 - e. Outdoor Patio. The patio cover, supporting columns and patio walls shall reflect the architectural style of the building in in terms of materials, styles, and colors.
19. Landscaping. Prior to issuance of any building permit, the following modifications shall be incorporated in revised landscaping plans subject to the approval of the Planning Director: (P)
 - a. Structural (amended) soil shall be used for all landscaping in the public right-of-way.
 - b. Incorporate landscaping strip to accommodate ornamental shrubs and/or decorative plant containers along the outside edge of the outdoor patio.
 - c. Landscaping along the north property line shall be utilize the same planting theme and materials as shown on the south property line consisting of Bright n' Tight Carolina Laurels, Dwarf Bottle Brush and Mexican Feather Grass.
 - d. Substitute 15-gallon New Gold Lantana with 15-gallon Star Jasmine plants.
20. On-Site Utilities. During building permit issuance, a detailed landscape plan shall be submitted and approved by the Planning Division that includes the following: location and screening of all transformers and utility devices including backflow preventers. Utilities shall be fully screened.
21. Above Ground Utilities. All above ground utilities shall be placed underground. Modifications shall be subject to the review and approval of the Planning Director. (P)
22. Climate Action Plan Compliance. Prior to issuance of any building permit, the Permittee shall revise the building plans to show the following:

- a. Pre-wired for solar photovoltaic systems.
- b. Provide exterior electrical outlet for gardening equipment
- c. Implement Transportation Demand Management Program for employees.

23. Public Improvements: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements along Cadillac Court including but not limited to the following:

- a. Utility Relocation: Underground utilities (such as joint trench conduit, utility boxes, etc.) shall be relocated and adjusted to grade to accommodate a 6' wide public sidewalk.
- b. Right of Way: The Permittee shall dedicate all necessary rights-of-way and public easements to the City for the proposed public sidewalk improvements and utilities to the satisfaction of the City Engineer. The proposed frontage (4.5' wide landscaping and 6' wide sidewalk) shall be contained within the right-of-way. The Permittee shall provide a 10 feet Public Service Utility Easement behind the right-of-way.
- c. Occupancy: All public improvements shall be installed and accepted prior to the issuance of the first Certificate of Occupancy (temporary or final).
- d. City Standards: All design and construction of public and private improvements shall be in compliance with City guidelines and standard drawings.
- e. Curb and Gutter Replacement: Permittee shall replace all damaged curbs and gutters within the project limits. **(E)**

24. Onsite Improvements.

- a. Access Easement: The Permittee shall provide an access easement to City along the northern drive aisle for access to the City's Storm Drain Easement (SDE) and facilities. The easement shall lead to a gated entrance with a concrete driveway at the edge of the existing SDE.
- b. Flooding Mitigation: The Permittee shall provide mitigation for all increases in Base Flood Elevation (BFE) greater than .4' as shown on the projects flood study by Schaaf & Wheeler dated January 12, 2015. Mitigation may include re-grading of the site, minor site flood walls or any other means to reduce the BFE impact. Prior to any building permit issuance, the Permittee shall submit an updated flood study to reflect the mitigated BFEs.
- c. Site Improvement Plan Set: Prior to any building permit issuance, the Permittee shall submit a complete site improvement plan set, including but not limited to a separate plan sheet for floodplain management, storm water control, emergency vehicle access, and solid waste handling.
- d. Utility Meter Layout: The Permittee shall include a detail in the Site Improvement plan set showing the size, dimensions, and layout of all utility meters and associated appurtenances. The layout design shall comply with all separation and access requirement.

- e. Floodproofing. The Permittee shall provide a separate floodproofing report describing the floodproofing for all structures that are not removed from the Special Flood Hazard Area. The report shall demonstrate compliance with NFIP Regulations and technical bulletins. The report shall include the floodproofing of mechanical equipment, elevator shaft and equipment, and utilities. Floodproofing details shall also be included in the site improvement plan set and on the floodplain management sheet. (E)

25. Transportation & Traffic Engineering:

- a. Street Surfacing. Permittee shall wedge grind and apply 1.5" AC overlay on full width of Cadillac Court from California Circle to Fairview Way including the intersection of Cadillac Court and Fairview Way with overlay ending at southern curb return along Cadillac Court. Restripe street and reconstruct all non-compliant curb ramps at all corners of the intersection of Cadillac Court and Fairview Way to the most current ADA standard. (E)

26. Utilities: The Permittee shall comply with the following:

- a. Water System. Project shall be served by SFPUC Zone 1. A Water Supply Assessment is not required.
- b. Water Service. This project shall have separate water meters for domestic, irrigation, and fire service. Permittee shall provide backflow protection on all water connections, including fire services, in accordance with City guidelines and USC Manual of Cross Connection Control. Water meters and backflow devices shall be located behind the sidewalk in the PSUE. Permittee is alerted that on-site pumping to upper floors may be required.
- c. Multi-Story Buildings: The multi-story buildings proposed require water supply pressures above that which the City can normally supply. Additional evaluations by the Permittee are required to assure proper water supply (potable or fire services). Permittee shall submit an engineering report detailing how adequate water supply pressures will be maintained.
- d. Coordination with Landscaping Plans. Coordinate utility plans with landscape and hardscape plans to insure no conflicts and provide separation between deep-rooted plantings and underground utilities.
- e. Solid Waste Handling. This site is recommended to use front-load style solid waste service. Permittee shall provide sufficient facilities for on-site storage and collection of solid waste and recyclables. Permittee shall provide a Solid Waste Handling Plan showing how materials will be transferred from the residential units to the trash enclosure/external collection point. The Solid Waste Handling Plan shall also address other requirements, such as weekly collection setout and property management responsibility for litter control. Permittee shall procure sufficient service frequency. Permittee to provide a plan showing solid waste setout locations that do not block parking spaces. All solid waste collection facilities shall comply with City guidelines. The solid waste enclosure shall be sized to include the tallow bin. (E)

FEES

27. Development Fees: Permittee shall submit the following items with the building permit application and pay the related estimated fees prior to building permit issuance:

- a. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire
- b. Water Service Agreement(s) for water meter(s), detector check(s), and double check detector assembly.
- c. Storm water connection fee of \$21,562 per acre.
- d. Water, sewer and treatment plant fees will be calculated at the time of building plan check submittal.
- e. Calaveras Blvd Widening Traffic Impact Fee of \$803 per thousand square feet of Retail Development (in 2009 dollars), prior to building permit issuance. Fee shall be adjusted per ENR index rate at the time of building permit issuance.

Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). *The above fees are preliminary estimates and subject to change.* A credit may be provided for water, sewer, and treatment plant fees based on the existing use. Credits, if any, will be calculated at the time of building plan check submittal. There is no vesting of the fees with the adoption of this Resolution. (E)

28. Building Permit Automation Fee: Prior to any building permit issuance, Permittee shall pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee schedule adopted by the City Council, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee as approved by City Council Resolution No. 7590. (E)

29. Community Facilities District (CFD) Annexation: Prior to any building permit issuance, Permittee shall submit an executed consent to annex the subject property into CFD 2005-1 and shall agree to pay the special taxes levied by CFD 2005-1 for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized prior to any building permit issuance. Permittee shall comply with all rules, regulations, policies, and practices established by State Law and by the City with respect to the CFD including, without limitation, the requirements for notice and disclosure to future owners and residents. (E)

CONSTRUCTION

30. Improvement Plans: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements as shown on the entitlement approval and in compliance with City standards and regulations, including but not limited to the following:

- a. Removal and installation of new curb, gutter, and sidewalk, median modification or installation, signage and striping, street lights, street trees, fire hydrants, bus stop, and storm, water, and sewer service installation.

- b. All improvements plans shall be prepared using Vertical Datum of 1988 (NAVD 88). The specific city benchmark used for the project shall be indicated on the cover sheet of each improvement plan set.
 - c. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital copy of the Record Drawings AutoCAD and GIS format upon completion of improvements to the satisfaction of the City Engineer.
 - d. Permittee shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. (E)
31. Initial Acceptance: All improvements must be installed in accordance with the City of Milpitas standard drawing and specification, and shall be constructed to the City Engineer's satisfaction and accepted by the City prior to issuance of any final certificate of occupancy of any unit. (E)
32. Utility Undergrounding: Prior to issuance of the first Certificate of Occupancy (temporary or final), Permittee shall underground all existing wires and overhang utilities and remove all related poles within the proposed development and along all street frontages. All proposed utilities within the subdivision shall also be undergrounded. The improvement plans shall show all existing utilities within and bordering the proposed development, and clearly identify the existing PG&E wire towers and state wire voltage. All utility vaults, boxes, cabinets, and pedestals shall be identified and labeled on the improvement plans. Above ground utility facilities shall be underground (except electrical high-voltage transmission lines), relocated, or screened to the satisfaction of the City Engineer and the Planning Director. (E)
33. Joint Trench Relocation: The joint trench shall be relocated in the field, if necessary, to accommodate the approved street layout (sidewalks, trees, streetlights, etc.) to the satisfaction of the City Engineer and the Planning Director. All joint trench structures (vaults, boxes, cabinets, etc.) shall be adjusted to the final grade. (E)
34. Encroachment Permit: Prior to any work within the public right of way or City easement, Permittee shall obtain an encroachment permit from City of Milpitas Engineering Division. Prior to installing offsite improvements, Permittee shall obtain an encroachment permit from the City of Milpitas and all necessary encroachment permits from other affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District, Santa Clara County road and Airport Department, and Santa Clara Valley Transportation Agency (VTA). Copies of any approvals or permits shall be submitted to the City of Milpitas Engineering Division as a part of the encroachment permit review. (E)
35. Agency Approval: It is the responsibility of Permittee to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas

and Electric, SBC, Comcast, Santa Clara Valley Water District and Caltrans. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division, prior to building permit issuance. (E)

36. Construction Schedule: Prior to start of any construction, Permittee shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, and construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. Permittee shall coordinate their construction activities with other construction activities in the vicinity of this project. Permittee's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)
37. Demolition: All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped at main line in the street if the water meter is not to be used. The sanitary sewer shall be capped at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)
38. Maximum Slopes: All slopes adjacent to public sidewalks and streets shall be designed to a maximum grade of 4:1 slope. The grading design shall also provide a 1' flat bench at the top and bottom of the slope adjacent to the public sidewalks, streets, or pathways. (E)
39. Tree Removal Permit: In accordance with COMC Chapter 2, Title X (Ord. 201), Permittee may be required to obtain a permit for removal of any existing tree(s). Contact the Public Works Department at (408) 586-2600 to obtain the requirements and forms. (E)
40. Underground Service Alert (USA): Permittee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)

FLOODPLAIN MANAGEMENT

41. Special Flood Hazard Area: The proposed development is located within the Special Flood Hazard Area (SFHA), and, therefore, shall comply with the National Flood Insurance Program (NFIP) Title 44 of the Code of Federal Regulations and the City of Milpitas (City) Flood Plain Management Regulations, City of Milpitas Code (COMC) Title XI Chapter 15. Prior to building permit issuance, Permittee shall obtain a Conditional Letter of Map Revision (CLOMR) or a Conditional Letter of Map Revision based on Fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA), conditionally approving the revised floodplain or the removal of the development from the SFHA. Permittee shall also obtain a Letter of Map Revision (LOMR) or a Letter of Map Revision based on Fill (LOMR-F) and shall provide all elevation certificates prior to final building inspection or issuance of certificate of occupancy for any portion of the development. The proposed grading plan shall

comply with the established BFE as determined in the final flood study report, the approved CLOMR or CLOMR-F, or the official FEMA Federal Insurance Rate Map (FIRM). (E)

42. Floodplain Management Ordinance: Per Chapter 15, Title XI of Milpitas Municipal Code (Ord. No. 209.4) the lowest floor elevation (finished floor) of each structure shall be at least one foot above the Base Flood Elevation (BFE). The structure pad(s) shall be properly designed by a registered civil engineer and compacted to meet FEMA's criterion. In addition, the pad(s) shall extend beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour. All electrical equipment, mechanical equipment, and utility type equipment servicing the structure shall be located above the BFE, or shall be flood proofed, and shall be constructed to prevent damage from flooding events. Any trailers, modular buildings, or pre-manufactured dwelling units located on this site for periods of time greater than one year, shall be adequately anchored to resist flotation, collapse and lateral movements per Floodplain Management Ordinance. Permittee's civil engineer shall complete and submit several FEMA Elevation Certificates to the City at different stages of the construction. Flood insurance is required for any construction that is financed with government backed loans. (E)
43. Flood Study: Prior to any building permit issuance, Permittee shall submit a Flood Study for the project demonstrating, to the satisfaction of the City Engineer, that the proposed development has NO adverse impact to the surrounding flood plain within the SFHA and to flood carrying capacity of the area. The study should include cumulative effects of existing and proposed developments demonstrating the combined effects will not increase the water surface elevation of the Base Flood (BFE) more than one foot at any point. For the AO Flood Zone, the flood study is required to establish the BFE, and set the building elevation accordingly. The flood study shall be consistent with the requirements in accordance with Title 44 of the Code of Federal Regulations by establishing a hydraulic model and HEC-RAS. (E)
44. Drainage Study: Prior to any building permit issuance, Permittee shall submit a final grading plan and hydrologic/hydraulic study prepared by a registered Civil Engineer, consistent with the approved CLOMR. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and Permittee shall satisfy the conclusions and recommendations of the approved drainage study. (E)
45. Elevation Certificates: Permittee shall submit an elevation certificate for each lot or structure that is to be removed from the SFHA:
 - a. Prior to any grading permit issuance, based on an approved grading plan. This elevation certificate shall contain all proposed grades applicable and shall be required in order to receive community acknowledgement for the CLOMR or CLOMR-F application.
 - b. Prior to building foundation pour, based on finished formwork while the building is under construction. If Permittee intends to apply for a LOMR or LOMR-F prior to finished construction, this elevation certificate shall be submitted after the foundation pour and shall be based on existing finished floor and adjacent grades. It shall be required in order to receive community acknowledgement for the LOMR or LOMR-F application.

- c. Prior to occupancy of each building or structure, based on finished construction. This elevation certificate shall contain all required finished grades and shall be based on existing information.
- d. Prior to final occupancy, Permittee shall submit a binder containing all the elevation certificates produced for the each phase of the project. (E)

CLEAN WATER

46. Construction Storm Water Quality: Permittee shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Permittee shall submit an Erosion and Sediment Control Plan (Erosion Control Plan) as a part of the improvement plan submittal. The erosion control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all construction BMPs as required by the approved erosion control plan, the COMC, and the City's Clean Water Program. (E)
47. Construction General Permit Compliance: Permittee shall comply with the requirements of the Construction General Permit as administered by the State and Regional Boards. Permittee shall obtain a Construction Activities Storm Water General Permit (State Permit) from the State Board. Prior to any construction activities and prior to the issuance of any building, demolition, or grading permit, Permittee shall submit:
- a. A complete Storm Water Pollution Prevention Plan (SWPPP) with the project Waste Discharge Identification Number (WDID) displayed on the cover,
 - b. A copy of the approved Notice of Intent (NOI) from the State Board, and
 - c. An erosion control plan and a site monitoring plan meeting the satisfaction of the City Engineer.

Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all storm water quality control measures as required by the approved SWPPP, the approved erosion control plan, the COMC, and the City's Clean Water Program.

Prior to final occupancy, Permittee shall submit an approved Notice of Termination (NOT). For phased occupancy, Permittee shall submit a Change of Information (COI) or an NOT approved by the State Board that removes each phase of occupancy from the boundaries of the State Permit prior to the issuance of occupancy for that phase. Contact the State and Regional Boards for questions regarding your specific project. For general information, contact the City of Milpitas Engineering Division at (408) 586-3329. (E)

48. Post-Construction Storm Water Quality: Permittee shall comply with the requirements of the MRP for post-construction storm water treatment (provision C.3 regarding new development and redevelopment requirements for regulated projects) and the City's Clean Water Program.

The drawings, specifications, ideas, designs & arrangements represented herein are the property of PRIME GROUP CONSTRUCTION, Inc. and shall remain the property of PRIME GROUP CONSTRUCTION, Inc. No part of these drawings shall be reproduced, copied, electronically transmitted, stored in a retrieval system, or used in connection with any work or project other than the specific project for which they have been prepared & designed, without the written consent of PRIME GROUP CONSTRUCTION, Inc.

**PRIME GROUP
CONSTRUCTION, INC.**

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Seal

Project

SPRINGHILL SUITES MILPITAS

AN ADAPTIVE REUSE & EXPANSION

1201 Cadillac Court, Milpitas CA 95035

Owner: Alps Lodging 3, Inc.

Issue

☐	08/25/14	Planning Submittal
☐	11/05/14	CUP Submittal
☐	12/05/14	CUP Submittal
☐	12/18/14	Demolition Submittal
☐	01/05/15	CUP Submittal
☐	01/23/15	CUP Submittal

Revisions

Sheet Title

Existing / Demolition
Site Plan

Date Last Edited

January 21, 2015

Sheet Number

A1.0**1 EXISTING / DEMOLITION SITE PLAN****DEMO SITE PLAN KEYNOTES**

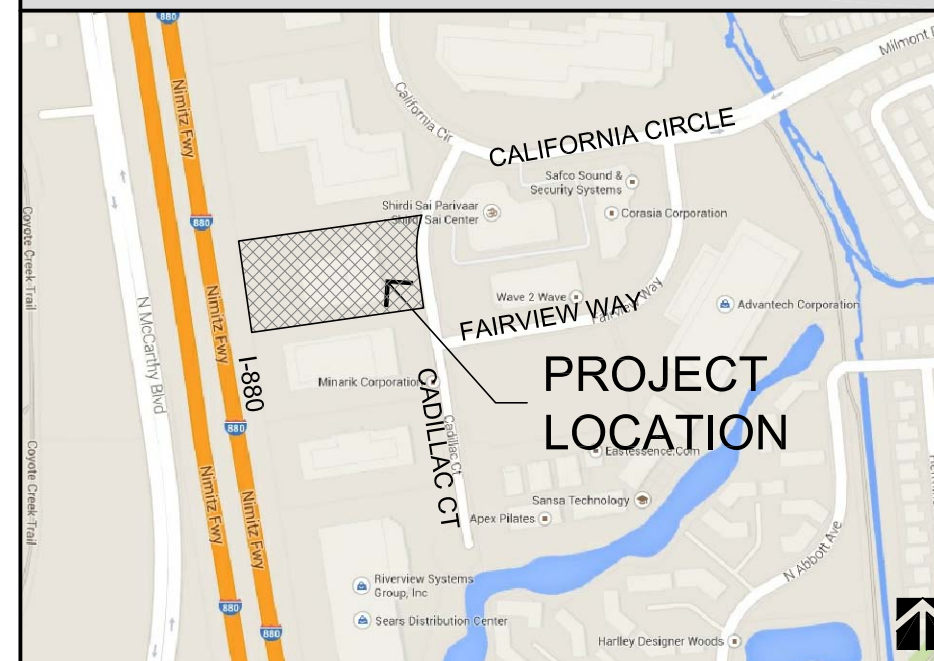
KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.
NO. DESCRIPTION

- 01 (E) BUILDING TO BE DEMOLISHED, SHOWN DASHED
02 (E) BUILDING TO REMAIN FOR ADAPTIVE REUSE / EXPANSION
03 (E) CONCRETE WALK TO BE REMOVED, SHOWN DASHED
04 (E) CURB & GUTTER TO BE REMOVED, SHOWN DASHED
05 (E) CURB & GUTTER TO REMAIN
06 (E) TRASH ENCLOSURE TO BE REMOVED, SHOWN DASHED
07 (E) PUBLIC FIRE HYDRANT TO BE PROTECTED IN PLACE
08 (E) PRIVATE FIRE HYDRANT TO BE PROTECTED IN PLACE
09 (E) PARKING STALL STRIPING TO BE REMOVED, SHOWN DASHED
10 (E) SITE LIGHTING TO REMAIN
11 (E) SITE LIGHTING TO REMOVED
12 (E) PUBLIC SIDEWALK TO BE REMOVED, SHOWN DASHED
13 (E) MONUMENT SIGN TO REMOVED, SHOWN DASHED

1" = 30'-0"



0' 15' 30' 60'

VICINITY MAP**PROJECT TEAM**

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Email: davejarosz@krazan.com

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
ALL OF PARCEL D, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP BEING A RESUBDIVISION OF 'LOT 8' AND 'LOT 10' AS SHOWN UPON THE PARCEL MAP RECORD IN BOOK 508 OF MAPS AT PAGES 38,39 AND 40, RECORDS OF SANTA CLARA COUNTY," WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON OCTOBER 28, 1983 IN BOOK 520 OF MAPS, AT PAGES 37 AND 38.
PARCEL TWO:
A MUTUAL AND NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF "PARCEL E" AS SAID PARCEL IS SHOWN ON THE "PARCEL MAP" RECORDED IN BOOK 520 OF MAPS AT PAGE 37, RECORDS OF SANTA CLARA COUNTY, AND BEING A UNIFORM STRIP OF LAND 16 FEET IN WIDTH MEASURED AT RIGHT ANGLES, LYING CONTIGUOUS TO AND SOUTHERLY OF A PORTION OF THE NORTHERLY PROPERTY LINE OF SAID "PARCEL E", MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF CADILLAC COURT, SAID POINT BEING THE NORTHEAST CORNER OF SAID "PARCEL E", AS SAID CADILLAC COURT AND SAID "PARCEL E", ARE SHOWN ON SAID "PARCEL MAP"; THENCE ALONG THE NORTHERLY LINE OF SAID "PARCEL E", AND THE NORTHERLY LINE OF SAID 16 FOOT UNIFORM STRIP OF LAND SOUTH 81 DEG. 54'30", WEST 63.50 FEET TO THE END OF SAID 16 FOOT UNIFORM STRIP OF LAND.

022-38-009

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Seal

SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue		
☐	08/25/14	Planning Submittal
☐	11/05/14	CUP Submittal
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☐	12/18/14	Demolition Submittal
☐	01/05/15	CUP Submittal
☐	01/23/15	CUP Submittal

Revisions

Sheet Title

Site Plan

Date Last Edited

January 21, 2015

Sheet Number

A1.1

FILE NAME: 14-593 PG-A1.1 SITE PLAN - 12.16.14.DWG

HIGHWAY 880

1 SITE PLAN

SITE PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

- | NO. | DESCRIPTION |
|-----|---|
| 01 | PROPERTY LINE |
| 02 | (E) SHARED DRIVEWAY TO BE REMAIN |
| 03 | (E) 30'-0" DRIVEWAY TO BE IMPROVED |
| 04 | (E) MEANDERING CONCRETE PATH TO BE IMPROVED |
| 05 | (E) ELECTRICAL EQUIPMENT TO REMAIN |
| 06 | (E) UTILITIES ALONG R.O.W. TO BE RELOCATED |
| 07 | (E) PARKING SPACES FOR STRIPING |
| 08 | (E) SITE LIGHTING TO BE REPLACED WITH NEW SITE LIGHTING |
| 09 | (E) PUBLIC FIRE HYDRANT TO REMAIN |
| 10 | (E) PRIVATE FIRE HYDRANT TO REMAIN |
| 11 | LANDSCAPING (See Landscape Plans) |
| 12 | BIOSWALES (See Civil Plans) |
| 13 | ASPHALT CONCRETE PAVING |
| 14 | TWO-WAY TRAFFIC ARROW |
| 15 | PAINTED PARKING STRIPES (4" Wide, White Traffic Paint) |

- | | |
|----|---|
| 16 | SITE LIGHTING (20'H 110W 350MA Form 10 Square LED) |
| 17 | TRASH ENCLOSURE WITH TRELLIS (Per City of Milpitas Standards) |
| 18 | INTERNALLY-ILLUMINATED MONUMENT SIGN |
| 19 | ZERO CURB FACE (With 3'-0" Truncated Domes Along Entire Width) |
| 20 | SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE (Per City of Milpitas Standard No. 423) |
| 21 | ACCESSIBLE PATH OF TRAVEL |
| 22 | WEATHER-PROOF ELECTRICAL OUTLETS |
| 23 | CONCRETE HANDICAP RAMP (Per City of Milpitas Standard No. 419) |
| 24 | PAINTED HANDICAP PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (White ISA with White Border on Blue Background) (Per City of Milpitas Standard No. 423) |
| 25 | PAINTED STRIPING AT HANDICAP PARKING SPACES (4" Blue Borders & 4" White Line Diagonals at 3'-0" O.C.) (Per City of Milpitas Standard No. 423) |
| 26 | "HANDICAP PARKING" STALL SIGN |
| 27 | "HANDICAP PARKING - VAN ACCESSIBLE" STALL SIGN |
| 28 | (E) "UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN |
| 29 | CITY APPROVED "NO PARKING FIRE LANE SIGN" (Verify Locations with Local Fire Department) |

- | | |
|----|---|
| 30 | PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" Wide, Red Traffic Paint) (Verify Locations with Local Fire Department) |
| 31 | CONCRETE PAVED SIDEWALK w/ Expansion Joints @ 20'-0" O.C. and Control Joints @ 5'-0" O.C. (4" Thick) (See Landscape Plans) |
| 32 | DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (16 Spaces) [2013 CALGREEN 5.106.5.2] |
| 33 | DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT |
| 34 | ELECTRICAL TRANSFORMER ON 4" CONCRETE PAD |
| 35 | LOCKABLE HOSE BIBB |
| 36 | POOL AND SPA FENCE |
| 37 | 8-CAPACITY BICYCLE RACK (5% of Vehicle Parking) [2013 CALGREEN 5.106.4.1.1] |
| 38 | KNOX BOX LOCATION |
| 39 | NEW PUBLIC FIRE HYDRANT LOCATION |
| 40 | FLAGSTONE ON CONCRETE BASE (See Landscape Plans) |
| 41 | CONCRETE PAVING (See Landscape Plans) |
| 42 | 30'-0" DRIVEWAY (Per City of Milpitas Standard No. 436 Option 6) |
| 43 | DIRECTIONAL SIGN - SHS Dir 5 ENTRANCE SIGN |
| 44 | (E) MONUMENT SIGN TO BE REMOVED |
| 45 | PAVERS ON CONCRETE BASE (See Landscape Plans) |

COLORS:

FRAME

- MATTHEWS MP00341 VIOLET
- MATTHEWS MP08937 RED

FACE

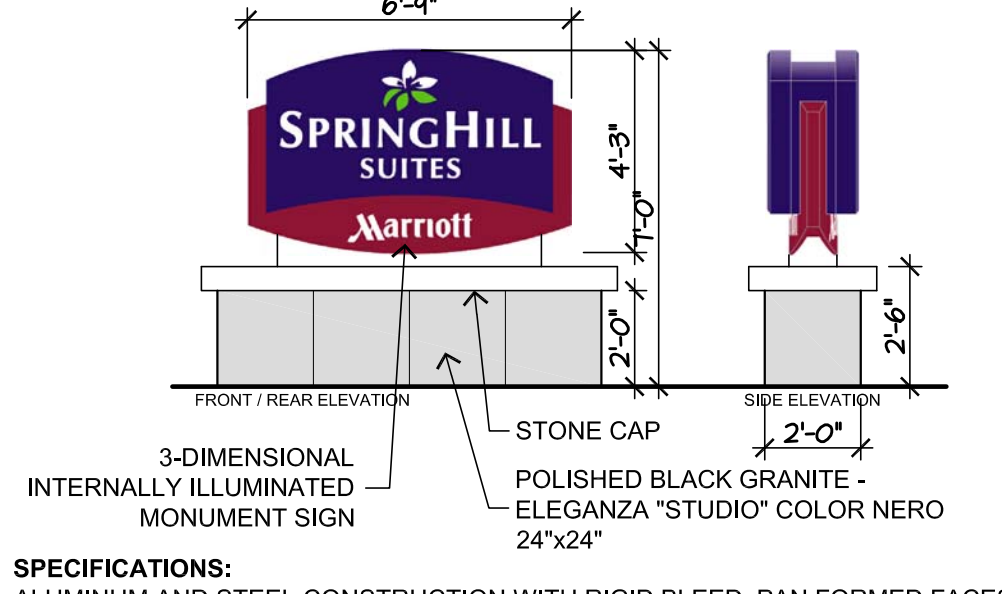
- 3M 3630-8926 VIOLET VINYL APPLIED TO 1ST SURFACE
- 3M 3635-106 GREEN VINYL APPLIED TO 1ST SURFACE (2 LAYERS)
- 177-7328 WHITE TUF-GLAS

MARRIOTT

- 3M 3630-20 WHITE VINYL APPLIED TO 1ST SURFACE OF CLEAR PUSH-THRU LETTERS

PEDESTAL

- MATTHEWS MP20140 GRAY, GLOSS FINISH



SPECIFICATIONS:
ALUMINUM AND STEEL CONSTRUCTION WITH RIGID BLEED, PAN FORMED FACES (SpringHill Suites) AND ROUTED ALUMINUM FACES (Marriott). 3-D MONUMENT SIGN TO INCLUDE CLEAR RED NEON BORDER BEHIND SIDES AND BOTTOM OF "SpringHill Suites" PORTION OF CABINET. NEON SHOULD NOT BE VISIBLE FROM FRONT OR SIDES OF CABINET. INTERNAL ILLUMINATION PROVIDED BY H/O FLUORESCENT LAMPS.

2 MONUMENT SIGN DETAIL

3/8" = 1'-0"

PROJECT SUMMARY

A PROPOSED ADAPTIVE REUSE / EXPANSION OF AN EXISTING 2-STORY COMMERCIAL BUILDING, WHEREIN THE EXISTING FRONT 2-STORY WILL BE CONVERTED INTO A 5-STORY 124-KEY SPRINGHILL SUITES OF TYPE III-B CONSTRUCTION, FULLY-SPRINKLERED. THE EXISTING 1-STORY AT THE REAR WILL BE DEMOLISHED AND TRANSFORMED INTO A RECREATIONAL AND PARKING AREA.

THE PROJECT IMPLEMENTATION INCORPORATES BEST MANAGEMENT PRACTICES AND CONSTRUCTION MEASURES AS NOTED ON THE PROJECT DESCRIPTION LETTER DATED JAN-5-2015.

PARKING CALCULATIONS

PER MMC SECTION 53, TABLE 53.09-1

PARKING SPACES REQUIRED:	162 SPACES
1 SPACE PER GUESTROOM (124 ROOMS):	124 SPACES
1 SPACE PER EMPLOYEE (8 EMPLOYEES):	8 SPACES
MEETING ROOM 1:4 SEATS (88 SEATS):	22 SPACES
BOARD ROOM 1:4 SEATS (32 SEATS):	8 SPACES

EXISTING PARKING SPACES:	48 SPACES
STANDARD [9'-0" X 18'-0"]	

NEW PARKING SPACES PROVIDED:	120 SPACES
STANDARD [9'-0" X 18'-0"]	94 SPACES
COMPACT [9'-0" X 16'-0"]	2 SPACES
HANDICAP [9'-0" X 18'-0"]	5 SPACES + 1 VAN
LOADING [9'-0" X 22'-0"]	1 SPACE
ELECTRIC VEHICLE CHARGING STATION [9'-0" X 18'-0"]	1 SPACE
CLEAN AIR/VANPOOL/LEV [9'-0" X 18'-0"]	16 SPACES

TOTAL PARKING SPACES:	162 SPACES
-----------------------	------------

SITE SUMMARY

APN:	022-38-009
ADDRESS:	1201 CADILLAC CT., MILPITAS CA 95035
TOTAL LOT AREA:	130,680 SF (3.00 ACRES)
ZONE:	MP - INDUSTRIAL PARK
FRONT YARD SETBACK:	99'-10"
SIDE YARD SETBACK (INTERIOR):	296'-0"
STREET SIDE YARD SETBACK:	15'-11"/VARIES
BUILDING HEIGHT:	67'-4" TOP OF PARAPET
FLOOR AREA RATIO:	0.50 MAX (65,340 SF)

BUILDING AREA

MIXED SEPARATED OCCUPANCIES:	A-2 (LOBBY, BAR)
	A-3 (MEETING ROOM, BOARD ROOM)
	B (OFFICE, MARKET)
	III-B, FULLY-SPRINKLERED NFPA 13
TYPE OF CONSTRUCTION:	R-1 (GUESTROOMS - TRANSIENT)
FIRST FLOOR	16,778 SF
SECOND FLOOR	16,502 SF
THIRD FLOOR	15,414 SF
FOURTH FLOOR	15,414 SF
FIFTH FLOOR	15,414 SF
STAIRS TO ROOF	204 SF
TOTAL BUILDING AREA	79,726 SF
	0.61 > 0.50 (FAR VARIANCE)

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☐ 01/23/15	CUP Submittal

Revisions

Sheet Title
Solid Waste Handling
Plan/Trash Enclosure Details

Date Last Edited
January 22, 2015

Sheet Number

A1.2

FILE NAME: 14-593 PG-A1.2 SITE PLAN - 12.16.14.DWG

HIGHWAY 880

CADILLAC COURT

PROPOSED 5-STORY
124-KEY SPRINGHILL
SUITES HOTEL
(79,726 SF)

HEATED POOL
665 SF

FIRE PLACE

PATIO

FIRE PIT

SPA

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

POOL EQPT

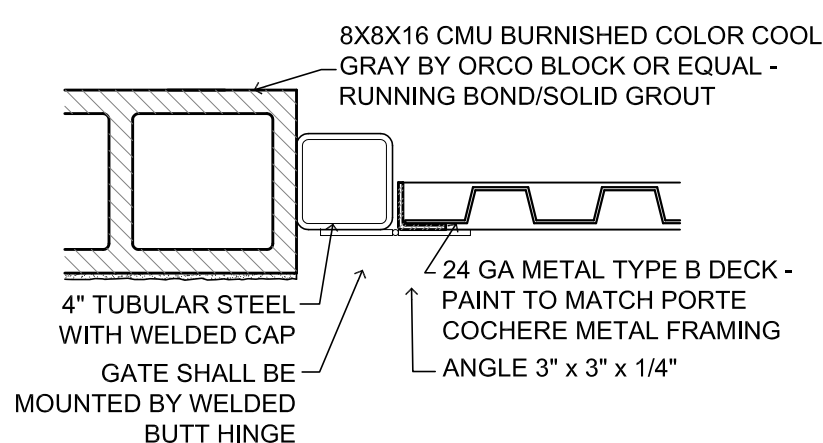
POOL EQPT

1 SOLID WASTE HANDLING PLAN

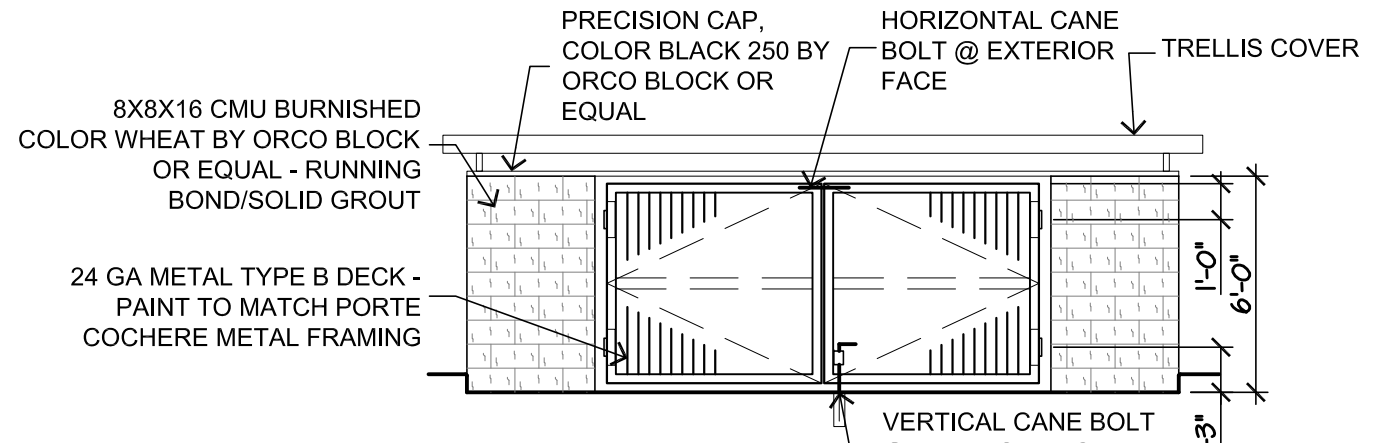
SOLID WASTE HANDLING KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

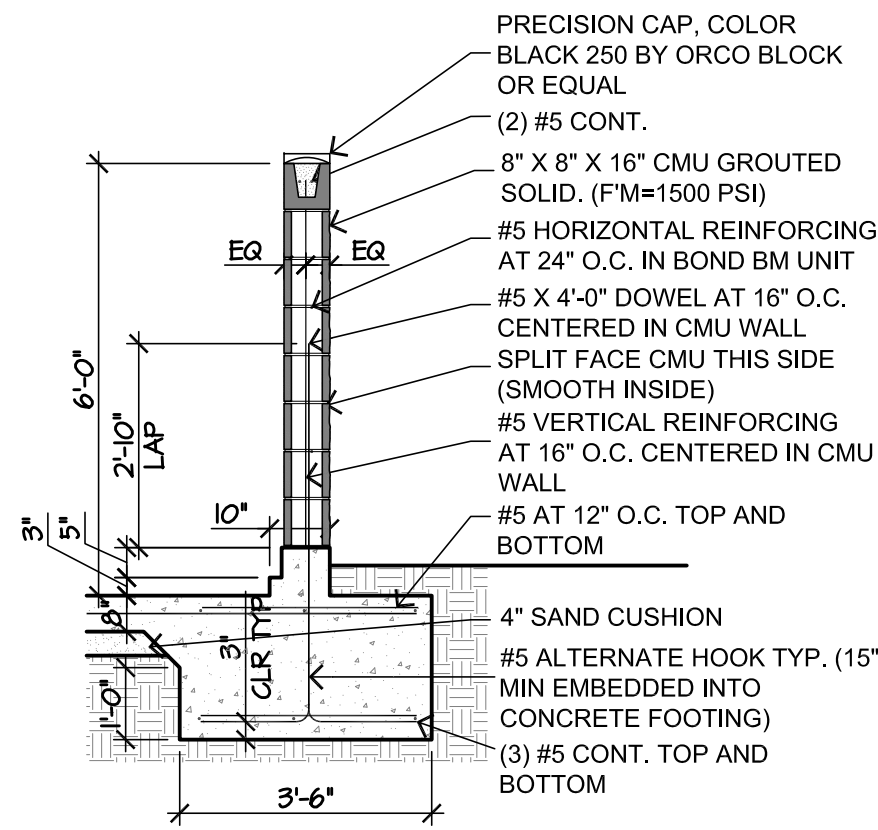
- | NO. | DESCRIPTION |
|-----|--|
| 01 | WASTE TRUCK TURNING RADIUS (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 3) |
| 02 | TRASH ENCLOSURE (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 2) |
| 03 | 3 CUBIC YARD REFUSE BIN |
| 04 | 3 CUBIC YARD RECYCLING BIN |
| 05 | LOCKABLE HOSE BIBB |



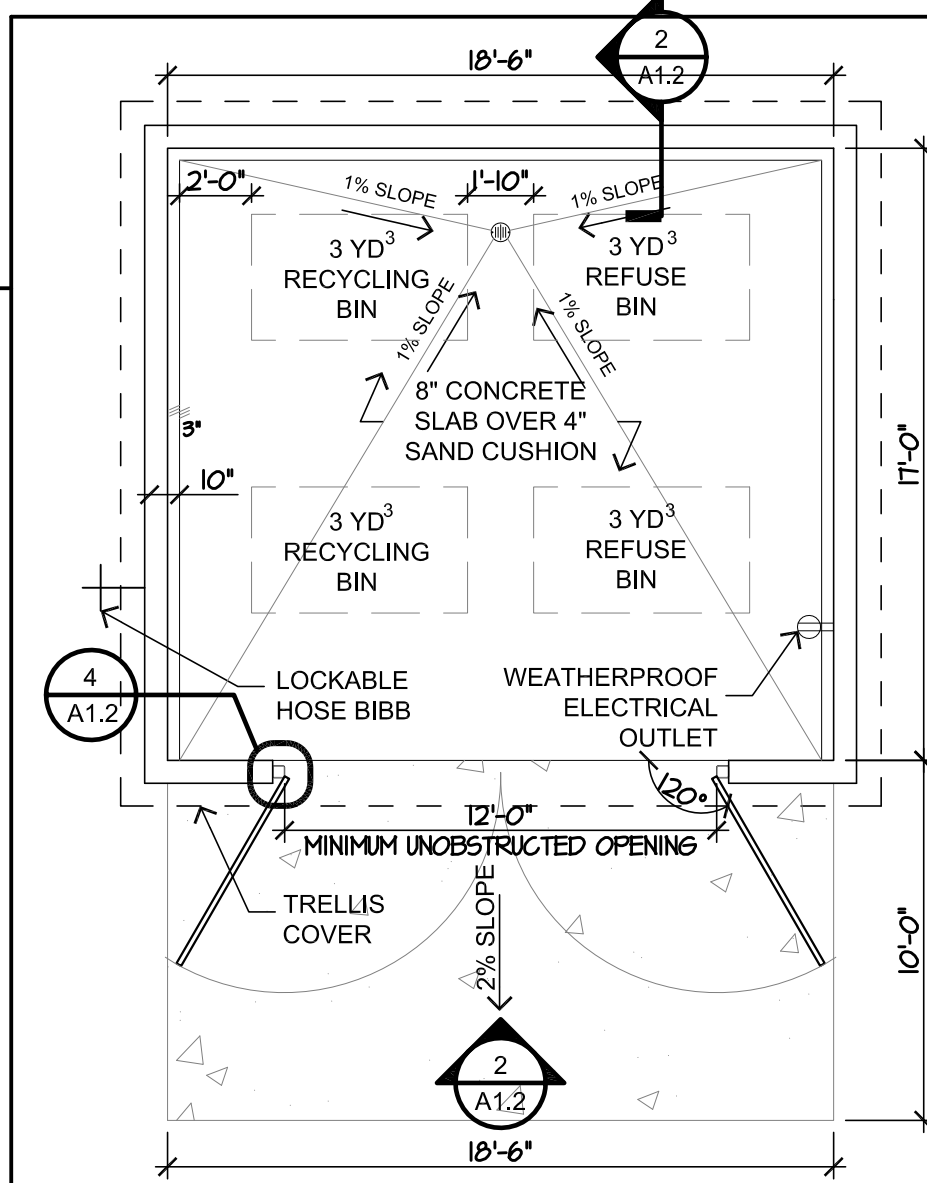
**4 TRASH ENCLOSURE
DETAIL**
1-1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
3/16" = 1'-0"



**2 TRASH ENCLOSURE
WALL SECTION**
3/8" = 1'-0"



**1 TRASH ENCLOSURE
PLAN**
3/16" = 1'-0"

GENERAL NOTES

UPON HOTEL GUEST CHECKOUT (TYPICALLY BETWEEN 11AM-1PM), HOUSEKEEPING STAFF WILL COLLECT AND REMOVE SOLID WASTE FROM THE GUESTROOMS. REFUSE AND RECYCLABLES WILL BE SORTED AT THE BACK-OF-HOUSE FACILITY. A DEDICATED JANITORIAL STAFF WILL MOVE SOLID WASTE FROM THE BACK-OF-HOUSE FACILITY TO THE TRASH ENCLOSURE DAILY, TYPICALLY BETWEEN 4PM-5PM IN THE AFTERNOON. THIS RECYCLING CONTAMINATION WILL NOT BE AN ISSUE SINCE HOTEL GUESTS WILL NOT USE/ACCESS THE TRASH ENCLOSURE.

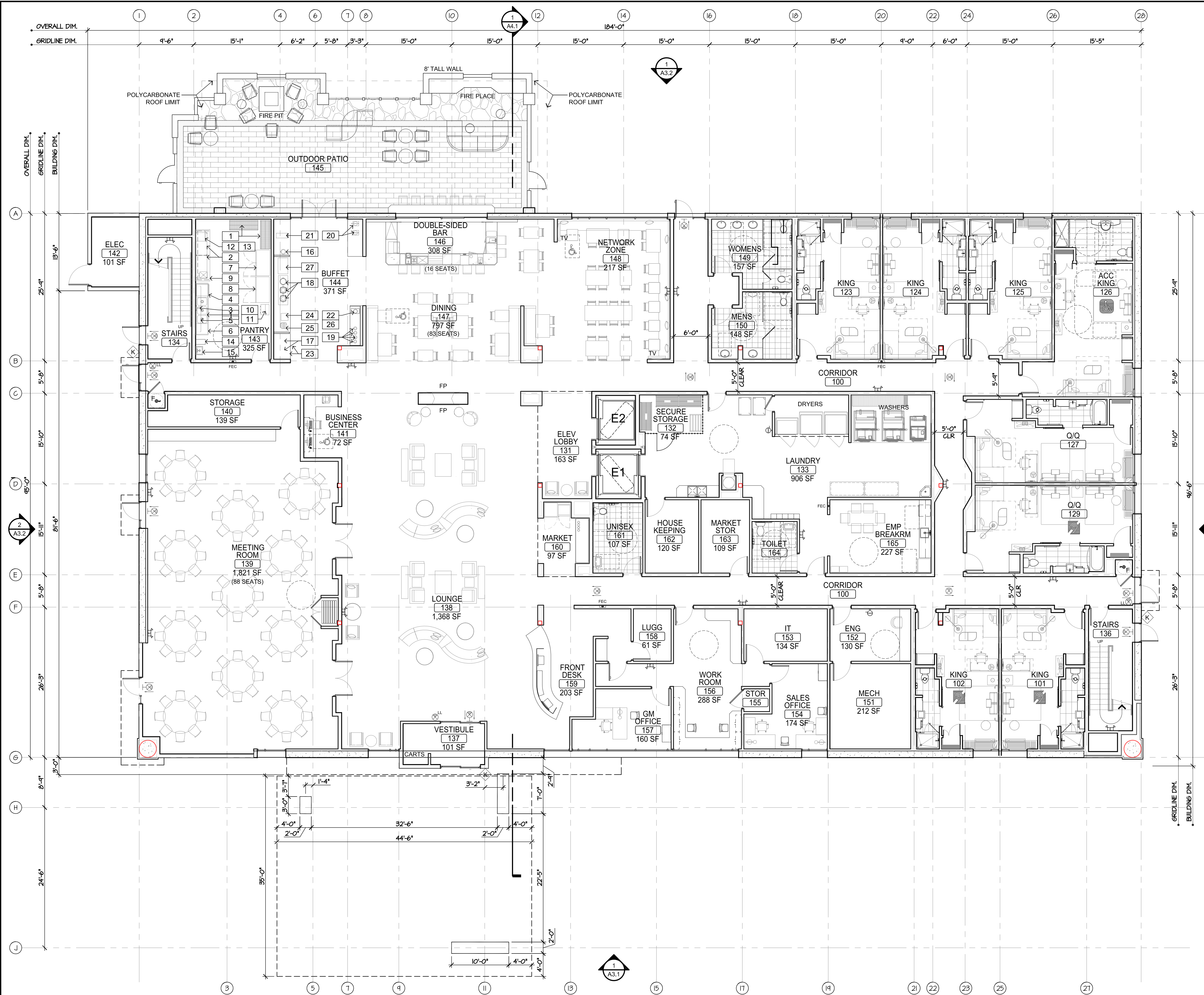
ESTIMATED COMMERCIAL WEEKLY GENERATION WASTE (YD³):
HOTELS & MOTEL # OF ROOMS X .10256*
124 X .10256 = 12.72 YD³ OR 13 YD³ PER WEEK
(7 YD³ FOR RECYCLABLES & 6 YD³ FOR REFUSE)

* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION THAT INCLUDES BOTH POTENTIAL TRASH AND RECYCLING.

PROPOSED SERVICE FRONT END LOADING CONTAINERS
2 - 3 YD³ DUMPSTER FOR REFUSE
2 - 3 YD³ DUMPSTER FOR RECYCLING

THIS IS THE SAME SERVICE AND NUMBER OF FRONT END LOADING CONTAINERS THAT WE HAVE IN A FULL-SERVICE 133-ROOM HOLIDAY INN AT CARLSBAD, CA. ESTIMATED WASTE QUANTITIES/CALCULATION OF OTHER OWNER-OPERATED HOTELS IN CALIFORNIA ARE: 46% FOOD WASTE, 24% PAPER, 12% CARDBOARD, 7% PLASTICS, 6% GLASS, AND 5% METALS.

PROPOSED COLLECTION 2X A WEEK, WITH THE OPTION OF 3X A WEEK ON SPECIAL WEEKS WHEN OCCUPANCY IS AT 100%.



GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN)	2 (1-COMM)	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	12

AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND

- 000 ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- KNOX KEY VAULT LOCATION
- RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE

EQUIPMENT - SCHEDULE

ITEM NO	DESCRIPTION
1	PANTRY
2	DRY STORAGE SHELVING
3	SHELVING - BULK STORAGE DECKS
4	SPRAY RINSE
5	DISHWASHER - UNDERCOUNTER
6	POT RACK WITH WALL SHELF
7	3-COMPARTMENT POT SINK
8	FREEZER - 2 DOOR REACH-IN
9	REFRIGERATOR - 2 DOOR REACH-IN
10	S.S. PREP TABLE
11	S.S. TABLE
12	COFFEE AIRPOT BREWER
13	MICROWAVE OVEN
14	MICROWAVE SHELF
15	GARBAGE CANS
16	HAND LAVATORY
17	BUFFET
18	OATMEAL COOKER
19	DRY CEREAL DISPLAY
20	INDUCTION WARMERS
21	COFFEE AIRPOTS
22	WAFFLE IRONS
23	JUICE CHILLER
24	GARBAGE CANS
25	BUFFET REFRIGERATOR
26	BREAD DISPLAY
27	POP UP TOASTER
28	BUFFET - WASTER CHUTE
29	DISPLAY SHIELDS (COLD AND UNWRAPPED FOODS)

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Seal

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Issue

08/25/14 Planning Submittal
 11/05/14 CUP Submittal
 12/05/14 CUP Submittal

Revisions

Sheet Title

First Floor Plan

Date Last Edited

December 2, 2014

Sheet Number

A2.1

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

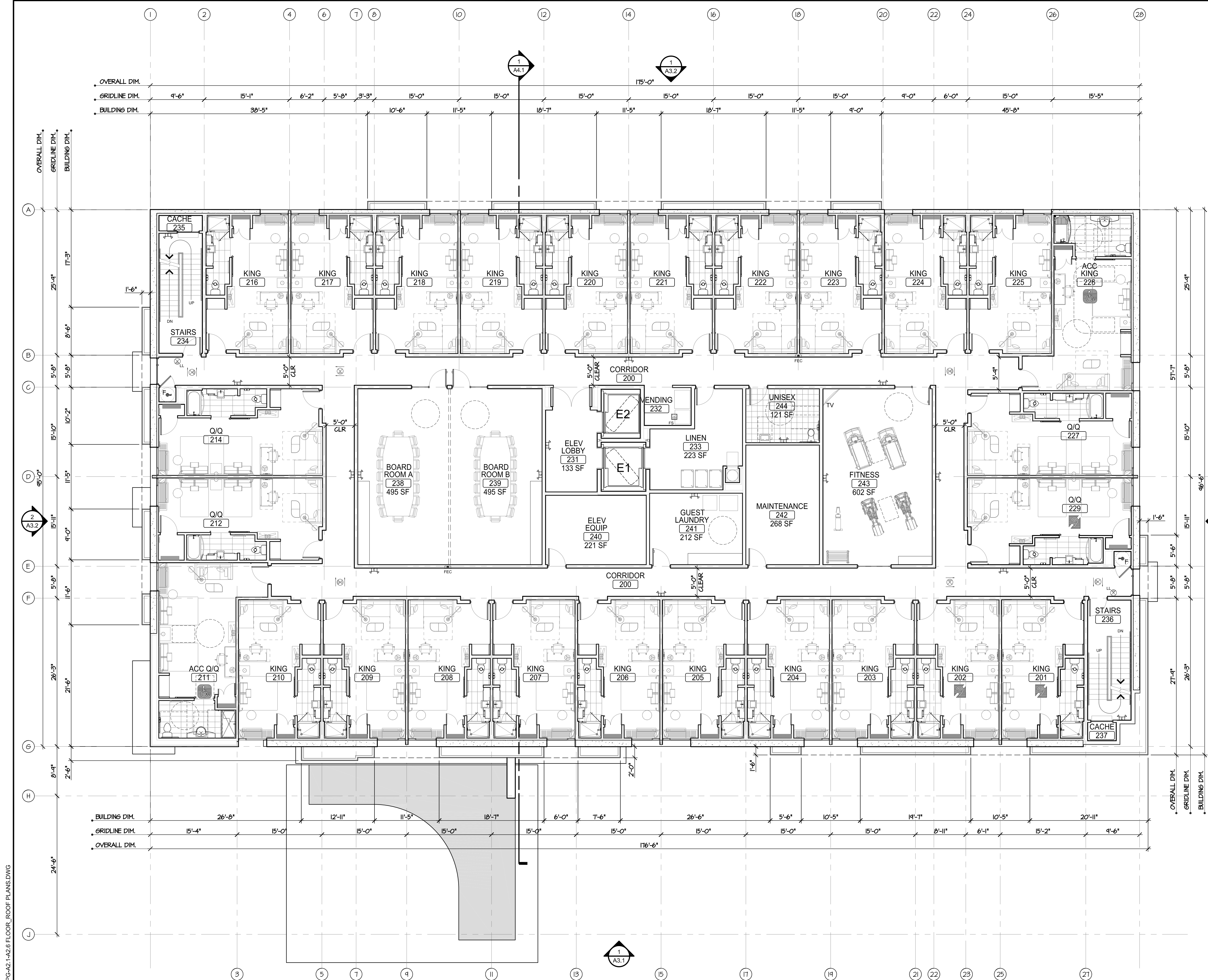
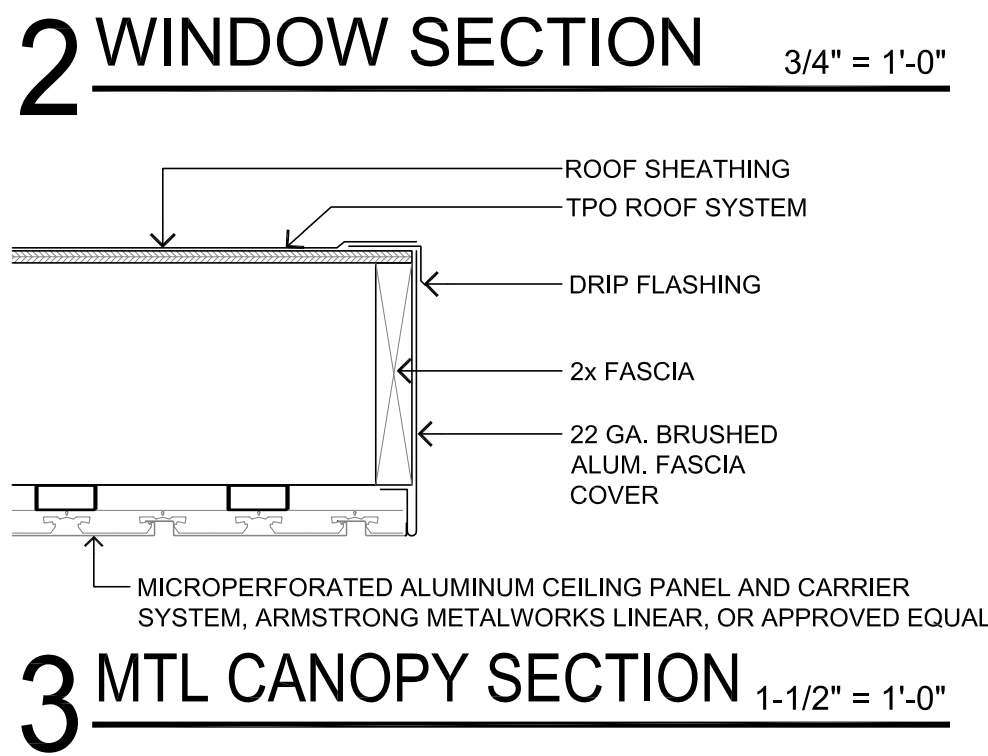
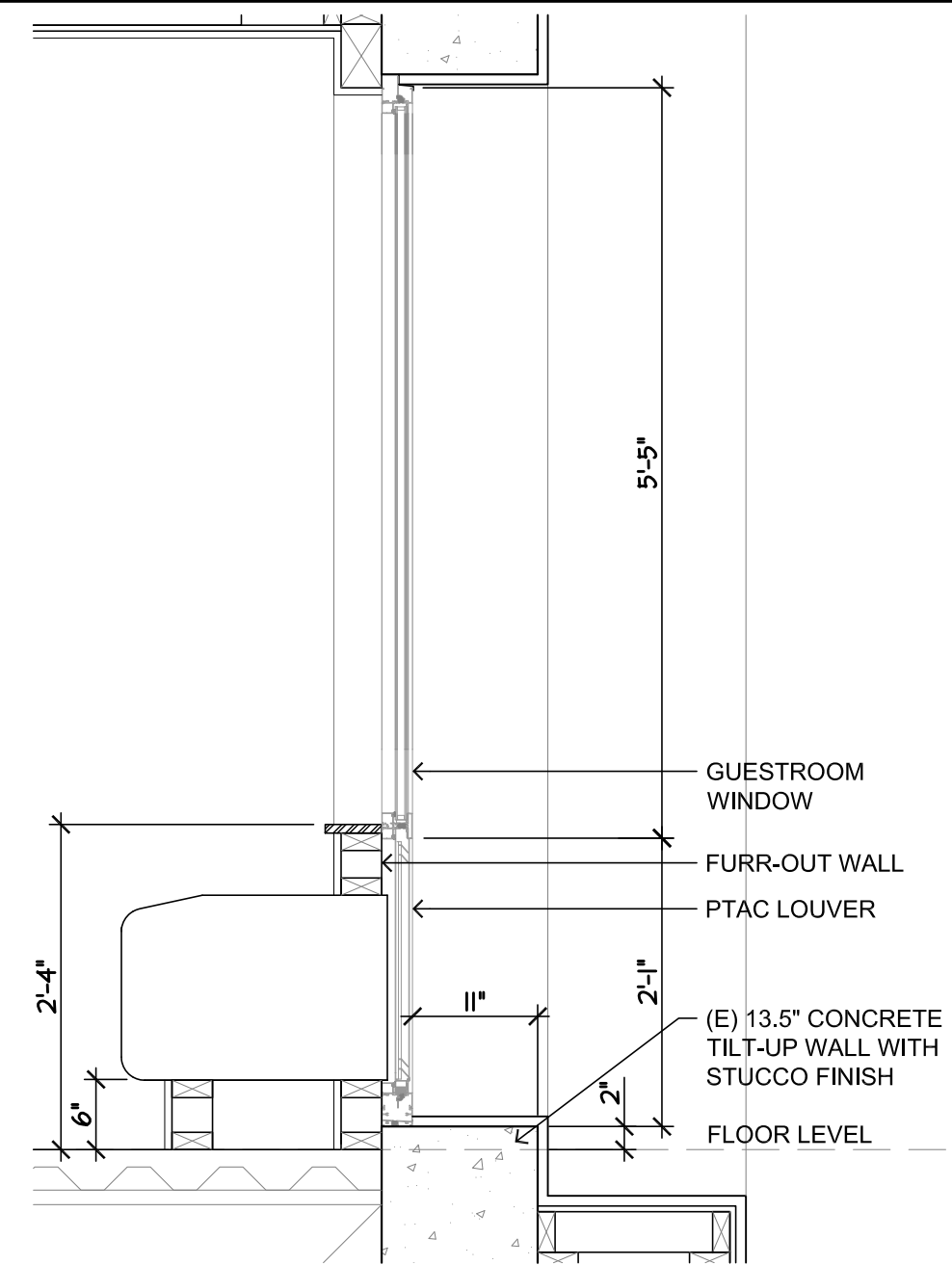
MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
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LEGEND

- 000 ROOM NUMBER
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- KNOX KEY VAULT LOCATION
- FEC RECESSED FIRE EXTINGUISHER CABINET
- TH CLASS 1 FIRE STANDPIPE



1 SECOND FLOOR PLAN
SECOND FLOOR AREA = 16,502 SF / TOTAL BUILDING AREA = 79,726 SF

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%	73%	4%	22%	1%	100%

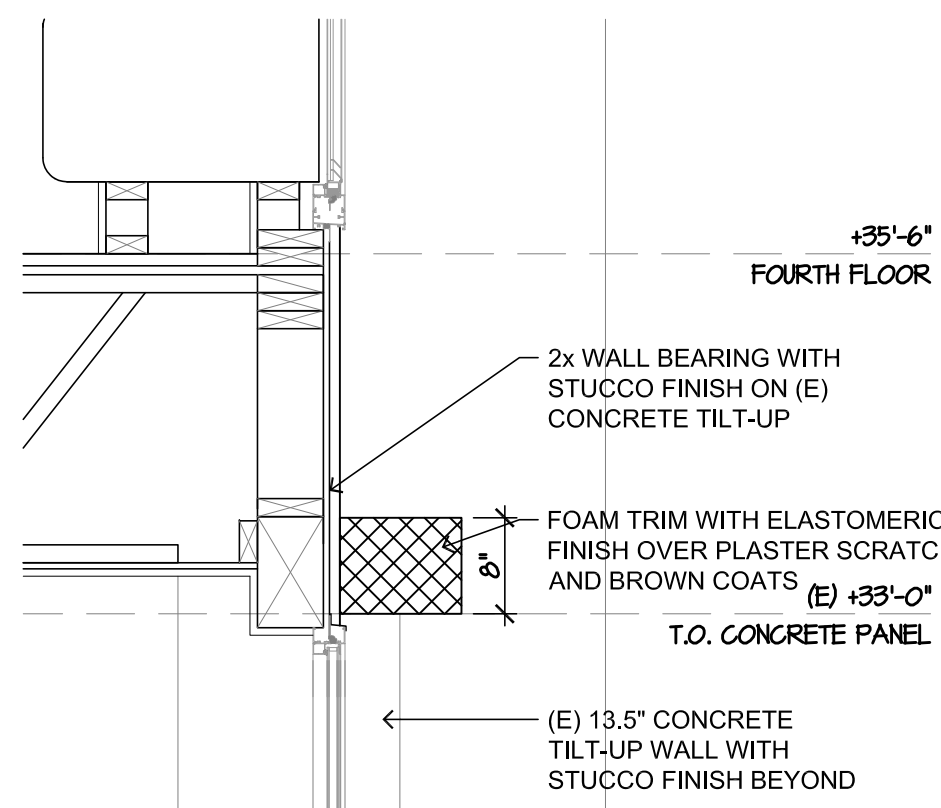
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- X CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- X WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LL LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- K KNOX KEY VAULT LOCATION
- FEC RECESSED FIRE EXTINGUISHER CABINET
- T-1 CLASS 1 FIRE STANDPIPE



2 FOAM TRIM 3/4" = 1'-0"

Seal

Project

SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal

Revisions

Sheet Title

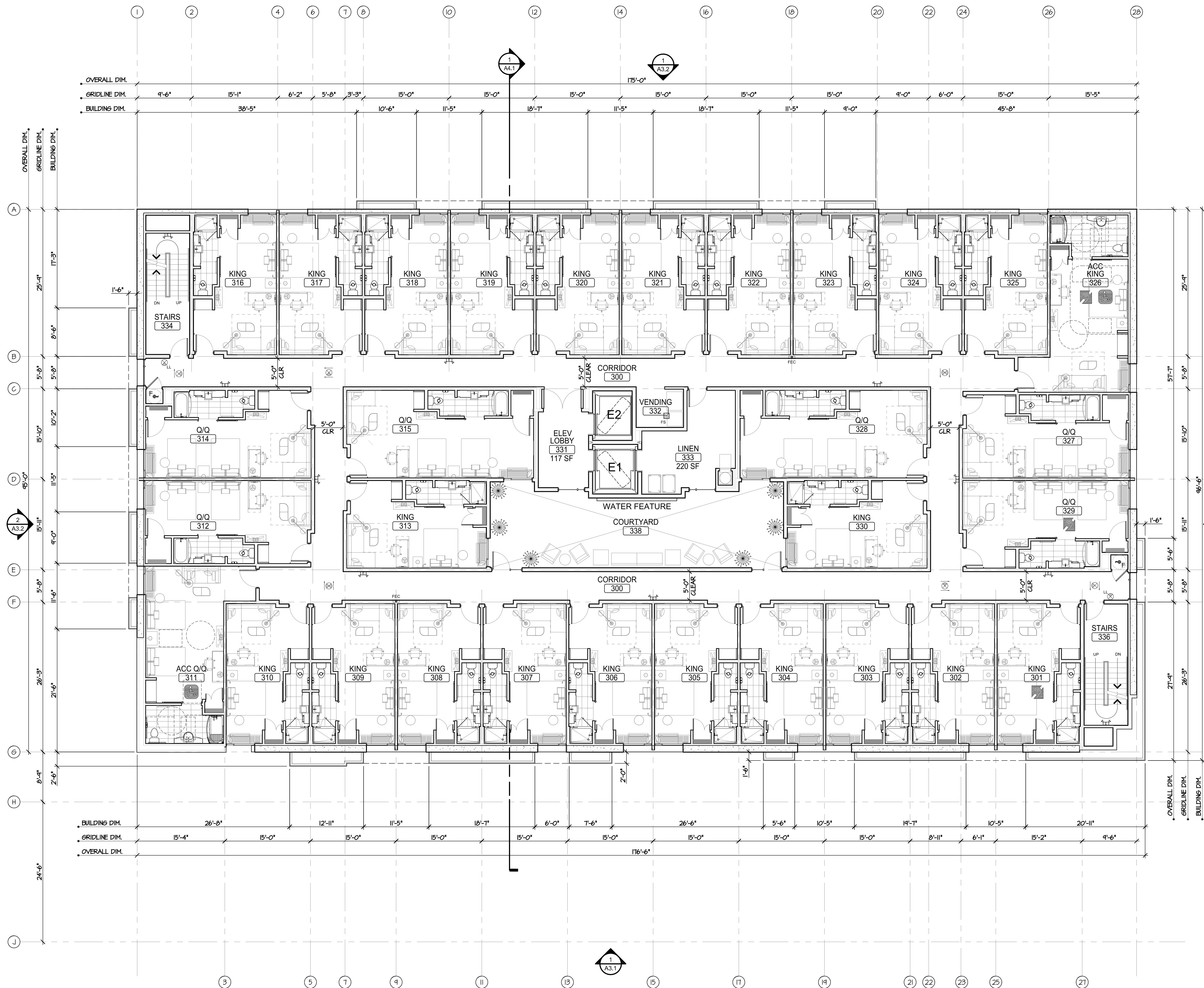
Third Floor Plan

Date Last Edited

December 2, 2014

Sheet Number

A2.3



1 THIRD FLOOR PLAN

THIRD FLOOR AREA = 15,414 SF / TOTAL BUILDING AREA = 79,726 SF

1/8" = 1'-0"



0' 4' 8' 16'

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN)	2 (1-COMM)	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	12

AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND

- 000 ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- KNOX KEY VAULT LOCATION
- RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE

Seal

Project

SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

08/25/14 Planning Submittal
11/05/14 CUP Submittal
12/05/14 CUP Submittal

Revisions

Sheet Title

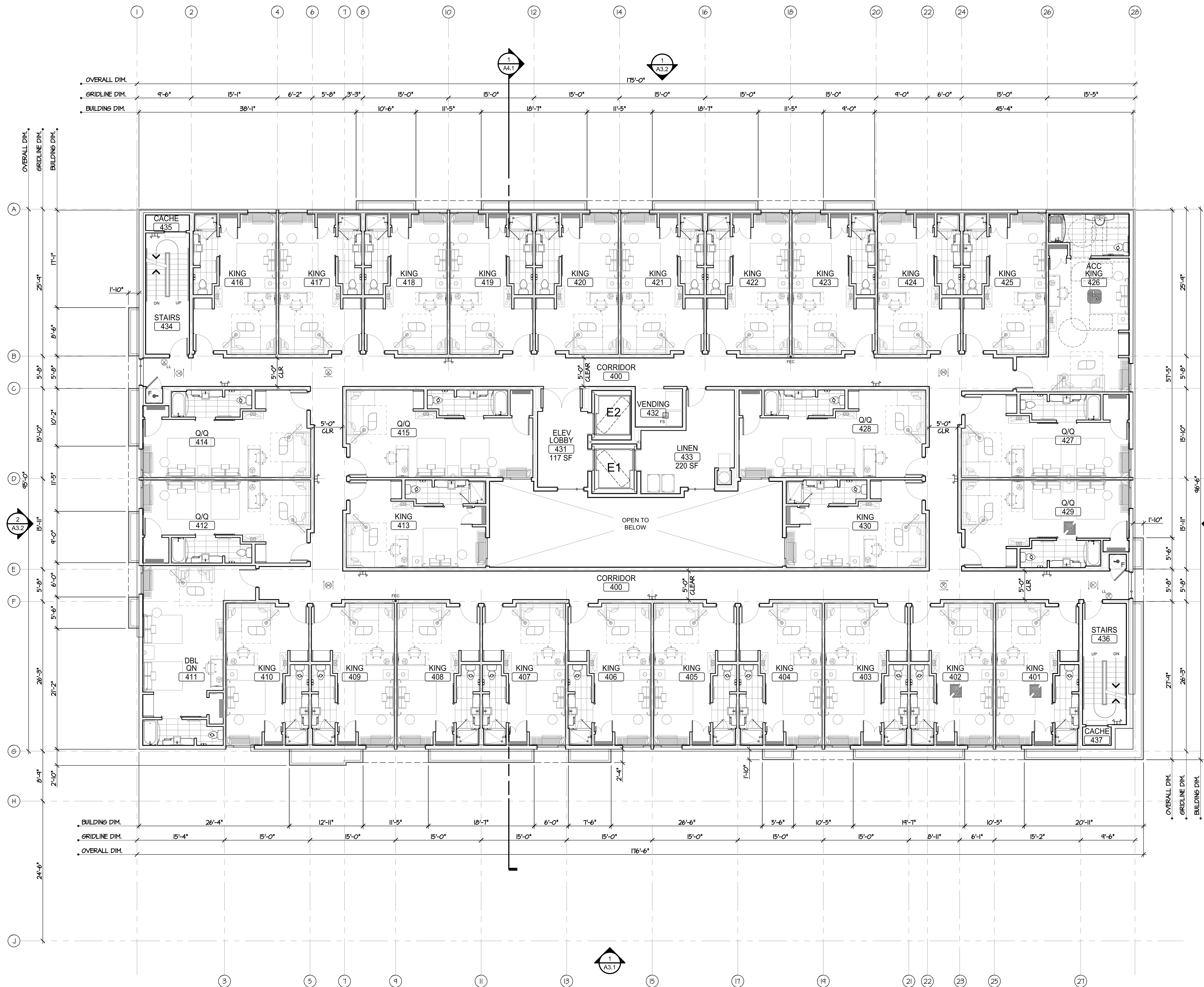
Fourth Floor Plan

Date Last Edited

December 2, 2014

Sheet Number

A2.4



1 FOURTH FLOOR PLAN

FOURTH FLOOR AREA = 15,414 SF / TOTAL BUILDING AREA = 79,726 SF

1/8" = 1'-0"



0' 4' 8' 16'

GUEST ROOM COUNT & MIX SUMMARY

ROOM TYPE	KING	ACC KING	DBL QN	ACC DBL QN	TOTAL
FIRST FLOOR	5	1	2	-	8
SECOND FLOOR	20	1	4	1	26
THIRD FLOOR	22	1	6	1	30
FOURTH FLOOR	22	1	7	-	30
FIFTH FLOOR	22	1	7	-	30
TOTAL	91	5	26	2	124
%	73%	4%	22%	1%	100%

MOBILITY FEATURE & COMMUNICATION FEATURE GUEST ROOMS

DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN)	2 (1-COMM)	1	1	7
COMMUNICATION FEATURE	3	3	2	2	2	12

AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND

- 000 ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- KNOX KEY VAULT LOCATION
- RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE

Seal

Project
SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue
08/25/14 Planning Submittal
11/05/14 CUP Submittal
12/05/14 CUP Submittal

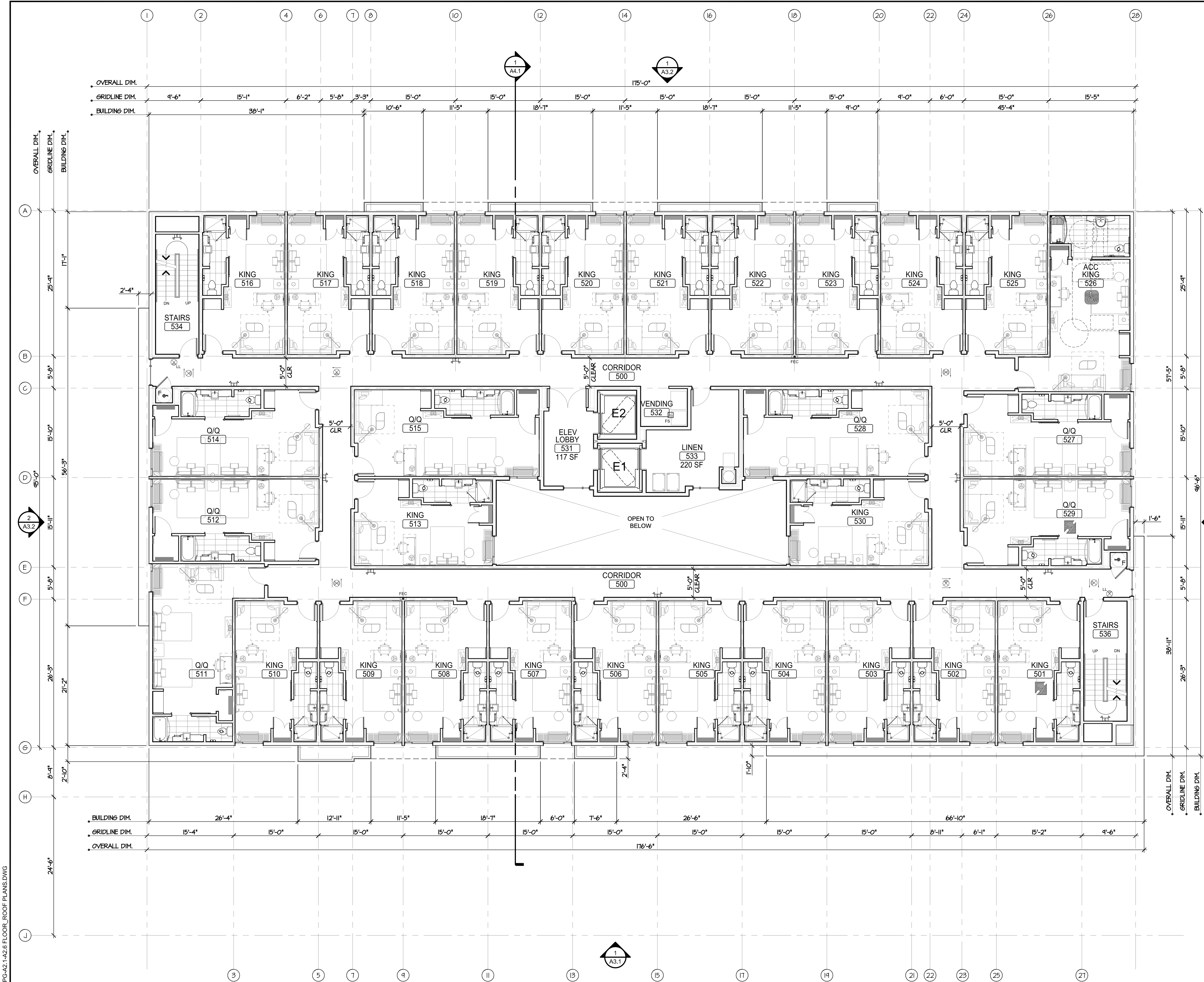
Revisions

Sheet Title
Fifth Floor Plan

Date Last Edited
December 2, 2014

Sheet Number

A2.5



1 FIFTH FLOOR PLAN

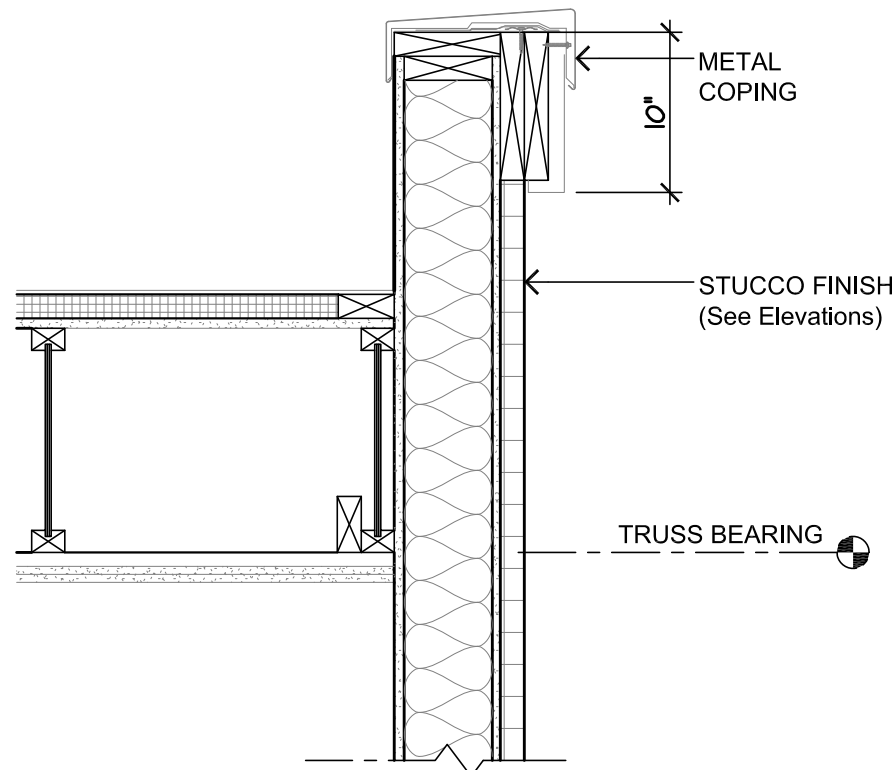
FIFTH FLOOR AREA = 15,414 SF / TOTAL BUILDING AREA = 79,726 SF

GENERAL NOTES

1. ROOF SLOPE IS 1/4" PER FOOT AT FLAT ROOF AREAS, UNLESS NOTED OTHERWISE.
2. PAINT SCUPPERS TO MATCH ADJACENT SURROUNDING COLOR WHERE SHOWN.
3. CLASS A ROOF IS REQUIRED. INSTALL ROOF IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR LOCATIONS AND SIZES OF ADDITIONAL WALL AND ROOF PENETRATIONS.
5. INTERNAL ROOF DRAINS SHALL BE CALCULATED BASED ON LOCAL RAINFALL AND AS REQUIRED BY LOCAL CODES AND JURISDICTION.
6. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13 (2013 CBC 718.3.2).

ROOF PLAN KEYNOTES

- KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.
- | NO. | DESCRIPTION |
|-----|---|
| 01 | 60 MIL TPO ROOF SYSTEM, COLOR WHITE |
| 02 | 3-COAT STUCCO SAND FINISH COLOR 3 |
| 03 | EXTERIOR BUILDING SIGNAGE |
| 04 | POLYCARBONATE SHEET PANELS @ PATIO LEVEL |
| 05 | 4' HIGH x 2' WIDE BUILDING ADDRESS SPACED 12" APART |
| 06 | INTERNAL ROOF DRAIN |
| 07 | LINEN CHUTE VENT TOP - RUN LAUNDRY CHUTE SHAFT THRU ROOF AND UP TO 4'-0" ABOVE ROOF LINE @ CENTER LINE OF SHAFT. TOP TO HAVE EXPLOSION CAP PER NFPA 82. |
| 08 | PROTECTIVE ROOF WALK TO STAIRS |



2 PARAPET SECTION 1" = 1'-0"

1 ROOF PLAN

STAIR TO ROOF AREA = 204 SF / TOTAL BUILDING AREA = 79,726 SF

1/8" = 1'-0"



0' 4' 8' 16'

Seal

Project

HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue

Issue	Planning Submittal	CUP Submittal
08/25/14		
11/05/14		
12/05/14		
01/05/15		
01/23/15		

Revisions

Sheet Title

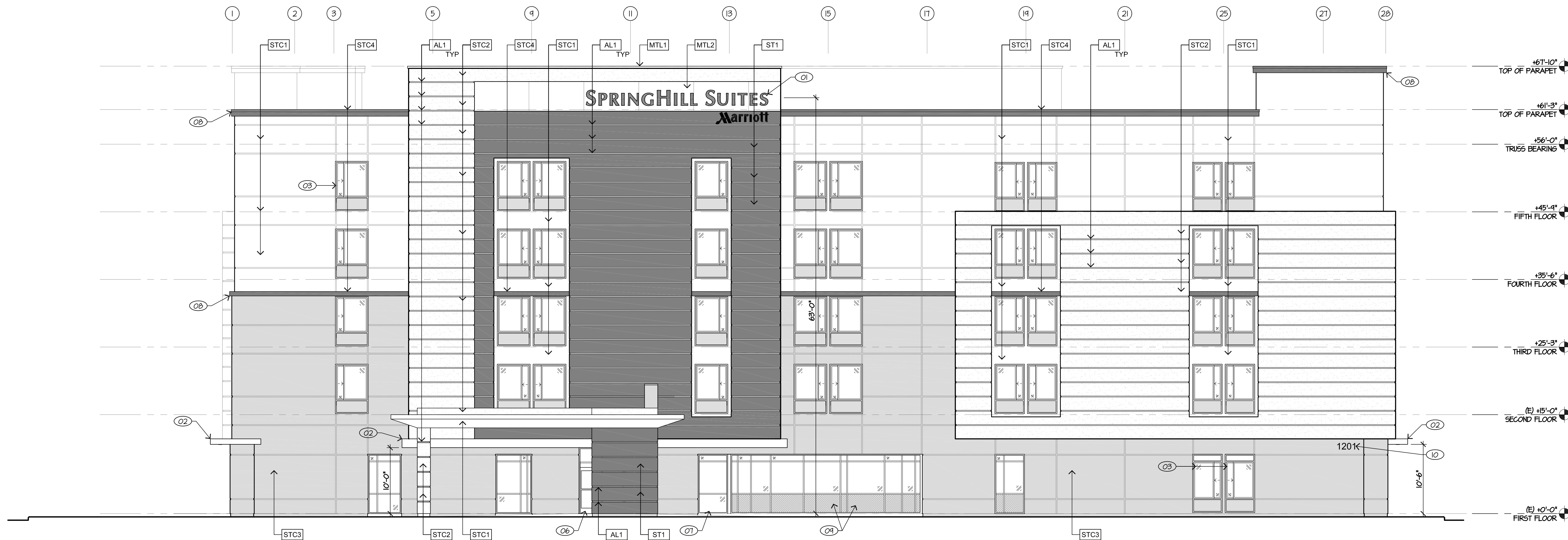
Exterior Elevations

Date Last Edited

January 22, 2015

Sheet Number

A3.1



1 FRONT ELEVATION

1/8" = 1'-0"



ELEVATION LEGEND

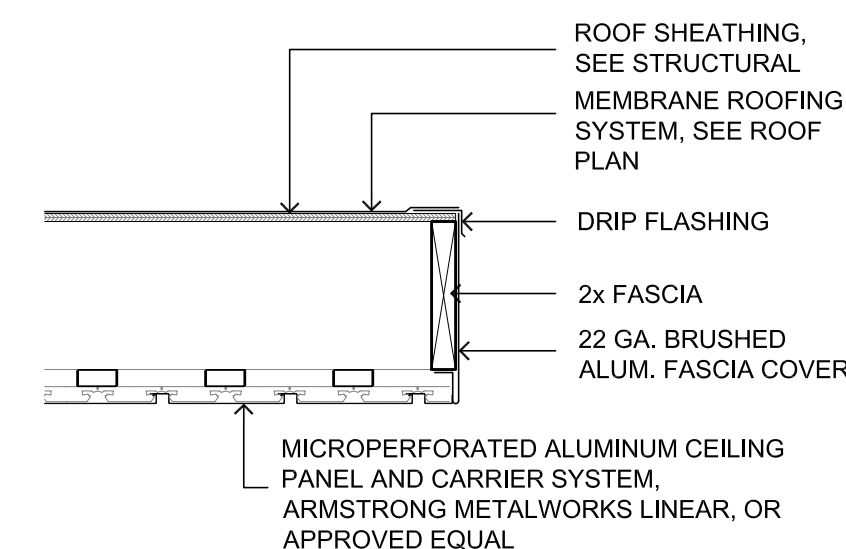
MTL1	4" METAL COPING CAP AT PARAPETS
MTL2	METAL PANELS BEHIND SIGNAGE
STC1	3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 7028 INCREDIBLE WHITE, WITH RECESSED GROOVES INTO FOAM 2" HIGH BY 1/2" DEEP
STC2	3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6090 JAVA
STC3	3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
STC4	3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 CAVIAR
ST1	GRANITE TILE - ELEGANZA STREAM MINERAL 24"x24"
AL1	2" ALUMINUM REVEALS @ 24" INTERVALS



ELEVATION KEYNOTES

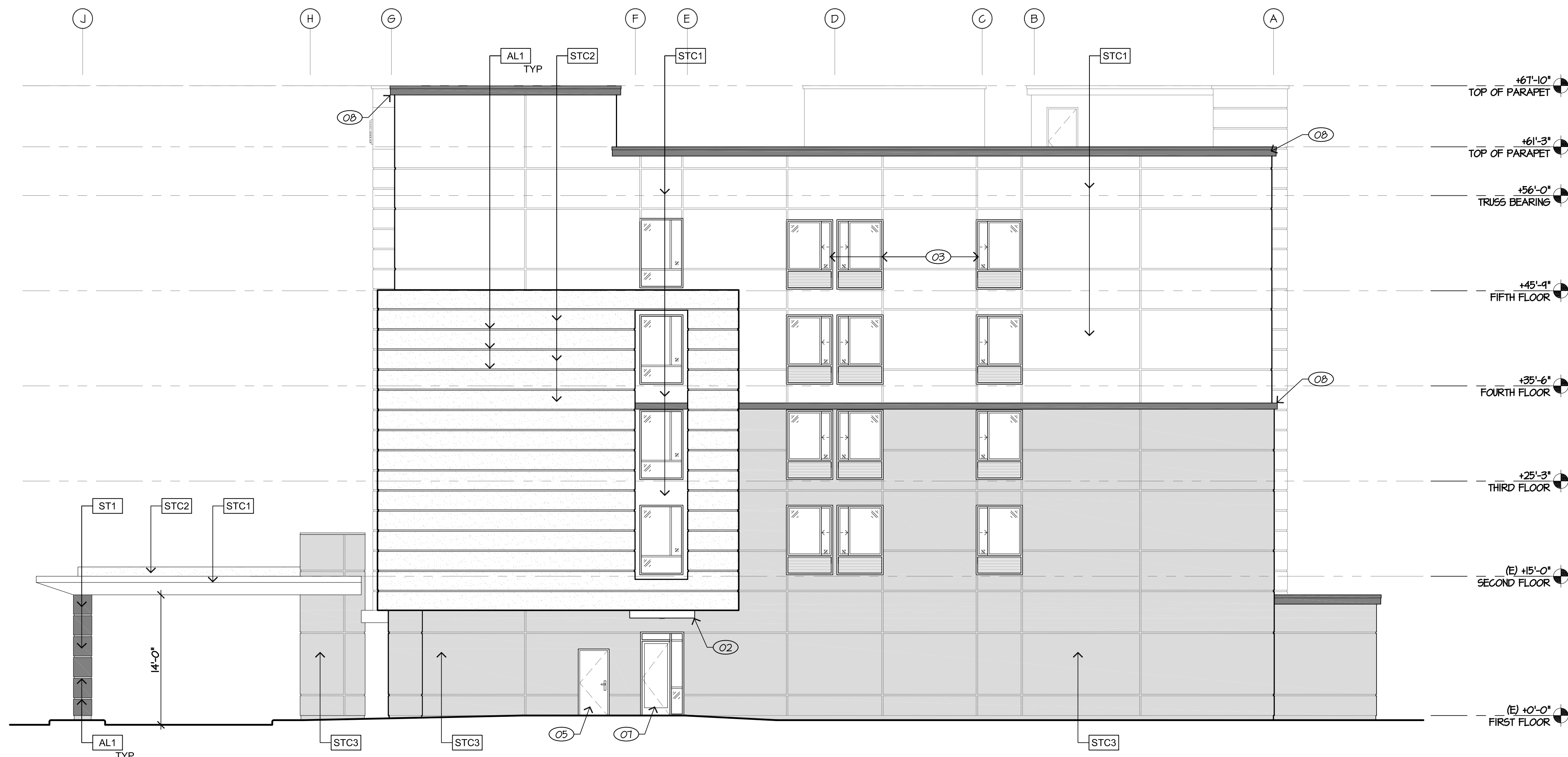
KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	PROVIDE BLOCKING AND POWER FOR EXTERIOR BUILDING SIGNAGE
02	METAL CANOPY
03	1" DUAL-PANE CLEAR GLAZING WINDOWS IN BRUSHED ALUMINUM THERMALLY BROKEN FRAMES WITH THRU-WALL INTEGRAL PTAC HVAC LOUVER
04	1" INSULATING STOREFRONT GLAZING (PPG SOLARBAN Z50 LOW-E GLASS)
05	METAL DOOR
06	AUTOMATIC ENTRANCE SLIDER DOORS WITH TEMPERED GLASS
07	ALUMINUM STOREFRONT DOOR WITH TEMPERED GLASS
08	FOAM TRIM
09	SPANDREL GLAZING
10	12" HIGH ALUMINUM BUILDING ADDRESS SIGN



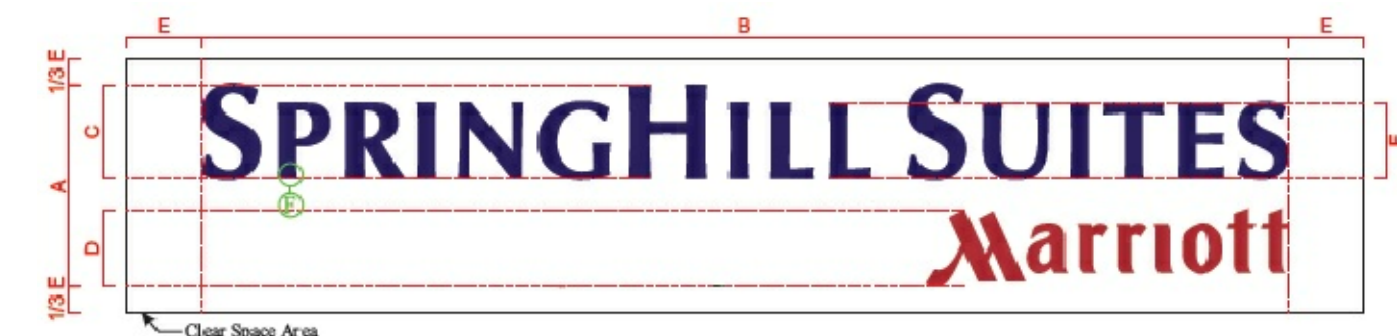
4 CANOPY DETAIL

1" = 1'-0"



2 RIGHT SIDE ELEVATION

1/8" = 1'-0"



	A	B	C	D	E
SIS Channel 30	5'-5 5/8"	29'-3 11/16"	30"	25"	24'-3 1/8"

SPRINGHILL SUITES SPECIFICATIONS:

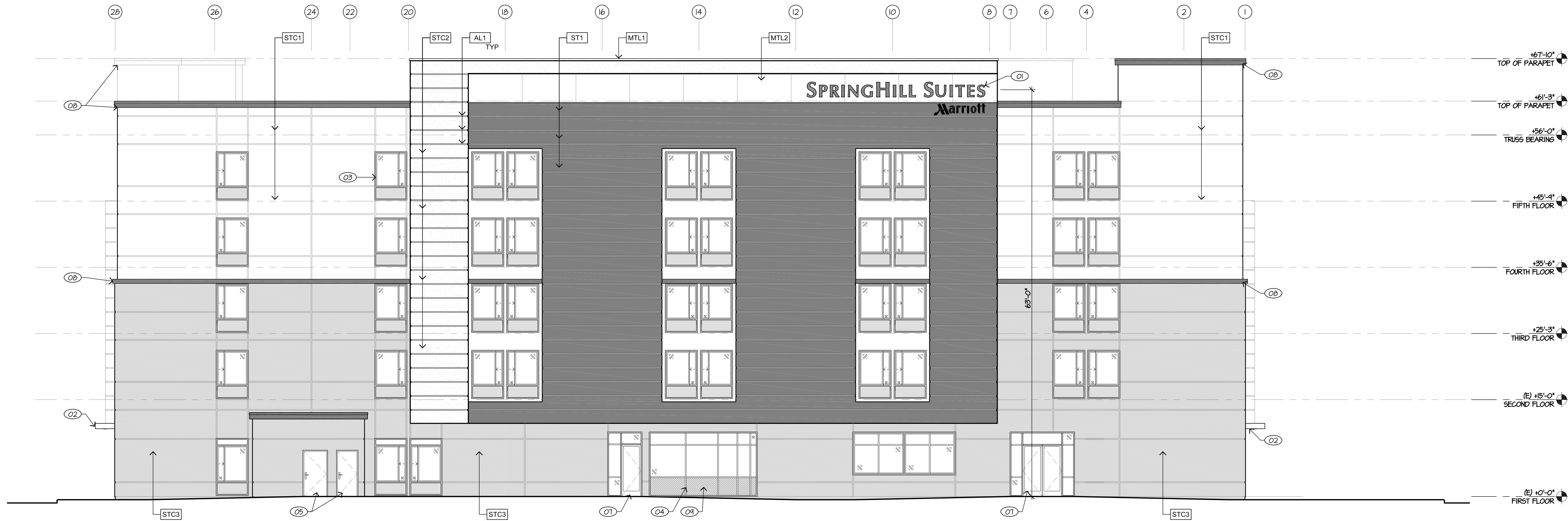
.050" ALUMINUM CONSTRUCTION WITH .063" ALUMINUM LETTER BACKS. 2" J-CLIPS USED TO KEEP LETTERS 2" FROM WALL SURFACE. 1" TRIM CAP PAINTED TO MATTHEWS MP00341 VIOLET.
FACES:
3/16" 2447 WHITE ACRYLIC WITH 3635-8926 VIOLET PERFORATED VINYL APPLIED 1ST SURFACE.
ILLUMINATION:
WHITE LED

MARRIOTT SPECIFICATIONS:

.050" ALUMINUM CONSTRUCTION WITH .063" ALUMINUM LETTER BACKS. 2" J-CLIPS USED TO KEEP LETTERS 2" FROM WALL SURFACE. 1" TRIM CAP PAINTED TO MATTHEWS MP08937 SATIN RED.
FACES:
3/16" 2447 WHITE ACRYLIC WITH 3630-2832 RED VINYL VINYL APPLIED 1ST SURFACE.
ILLUMINATION:
RED LED

3 SIGNAGE DETAILS

NTS



1 REAR ELEVATION

1/8" = 1'-0"

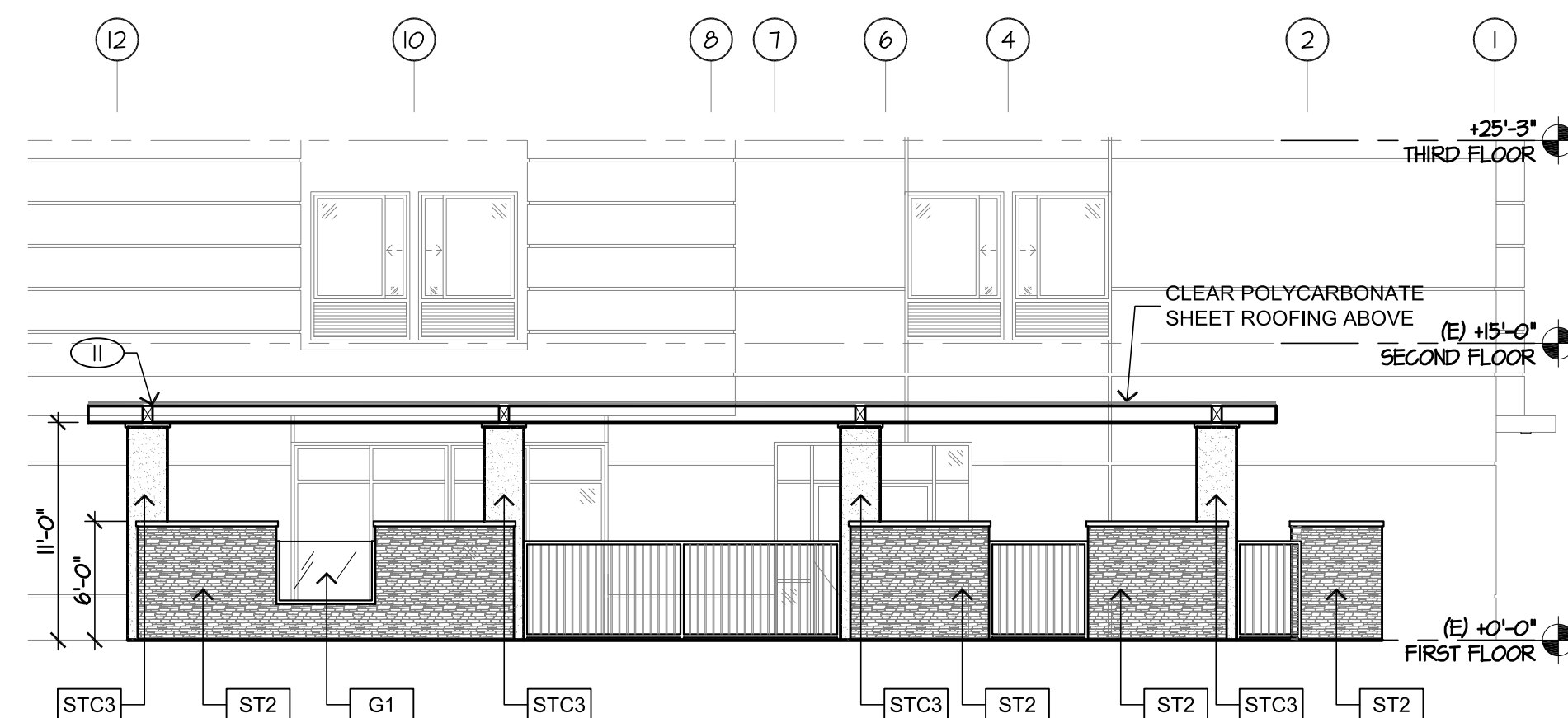


2 LEFT SIDE ELEVATION

1/8" = 1'-0"

ELEVATION LEGEND	
MTL1	4" METAL COPING CAP AT PARAPETS
MTL2	METAL PANELS BEHIND SIGNAGE
STC1	3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 7028 INCREDIBLE WHITE, WITH RECESSED GROOVES INTO FOAM 2" HIGH BY 1/2" DEEP
STC2	3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6090 JAVA
STC3	3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
STC4	3-COAT STUCCO SAND FINISH COLOR TO MATCH SHERWIN WILLIAMS: SW 6990 CAVIAR
ST1	GRANITE TILE - ELEGANZA STREAM MINERAL 24"x24"
AL1	2" ALUMINUM REVEALS @ 24" INTERVALS
G1	1/2" THICK TEMPERED GLASS, ALUMINUM FRAME
ST2	MANUFACTURED STONE FACADE

ELEVATION KEYNOTES	
KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.	
NO.	DESCRIPTION
01	PROVIDE BLOCKING AND POWER FOR EXTERIOR BUILDING SIGNAGE
02	METAL CANOPY
03	1" DUAL-PANE CLEAR GLAZING WINDOWS IN BRUSHED ALUMINUM THERMALLY BROKEN FRAMES WITH THRU-WALL INTEGRAL PTAC HVAC LOUVER
04	1" INSULATING STOREFRONT GLAZING (PPG SOLARBAN Z50 LOW-E GLASS)
05	METAL DOOR
06	AUTOMATIC ENTRANCE SLIDER DOORS WITH TEMPERED GLASS
07	ALUMINUM STOREFRONT DOOR WITH TEMPERED GLASS
08	FOAM TRIM
09	SPANDREL GLAZING
10	12" HIGH ALUMINUM BUILDING ADDRESS SIGN
11	STEEL ARCHITECTURAL CANOPY WITH CLEAR POLYCARBONATE SHEETS BY STARLIGHT SKYLIGHTS OR EQUAL



3 PARTIAL REAR ELEVATION - OUTDOOR PATIO

1/8" = 1'-0"

Seal

Project
HOLIDAY INN MILPITAS
1100 Cadillac Court, Milpitas CA 95035
Owner: Alps Group, Inc.

Issue	
08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

Revisions

Sheet Title
Exterior Elevations

Date Last Edited
January 22, 2015

Sheet Number

A3.2

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PRIME GROUP
CONSTRUCTION, INC.
Design-Build Specialists
3045 Wilson Rd. #2004
Milpitas, CA 95035
Tel.: (650) 840-6986
Fax: (650) 840-6986
www.PrimeGroupConstruction.com

Seal

Project
SPRINGHILL SUITES MILPITAS
AN ADAPTIVE REUSE & EXPANSION
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue		
08/25/14	Planning Submittal	
11/05/14	CUP Submittal	
12/05/14	CUP Submittal	

Revisions

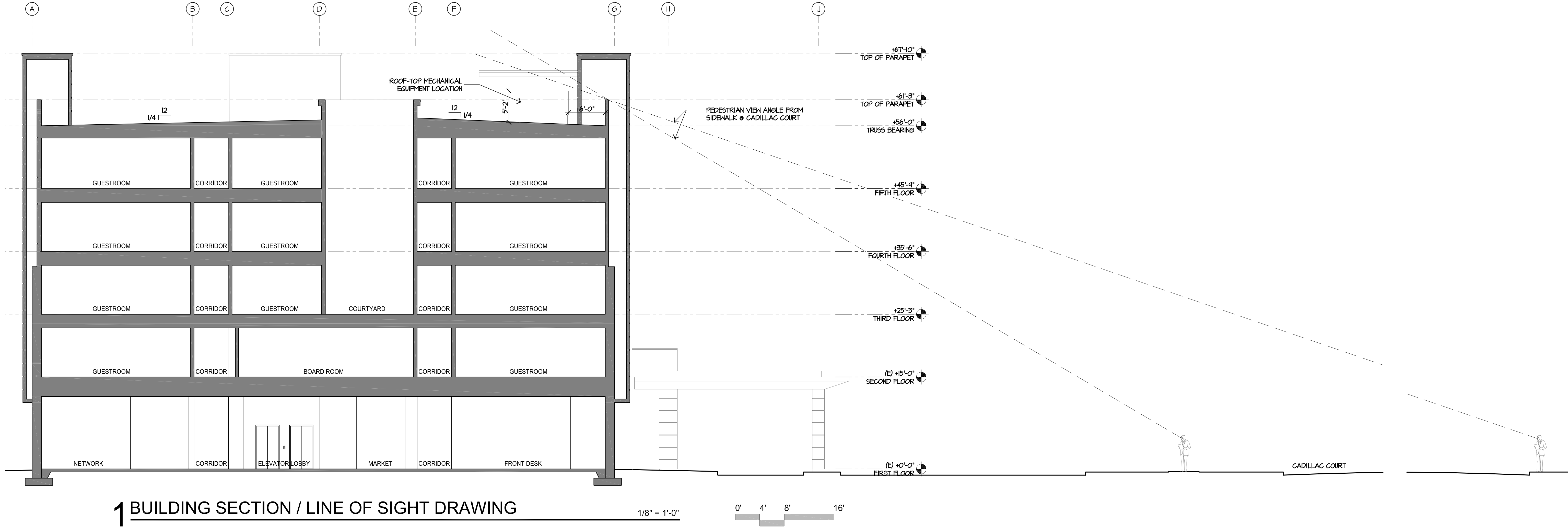
Sheet Title
Building Section / Line of Sight Drawing

Date Last Edited
December 3, 2014

Sheet Number

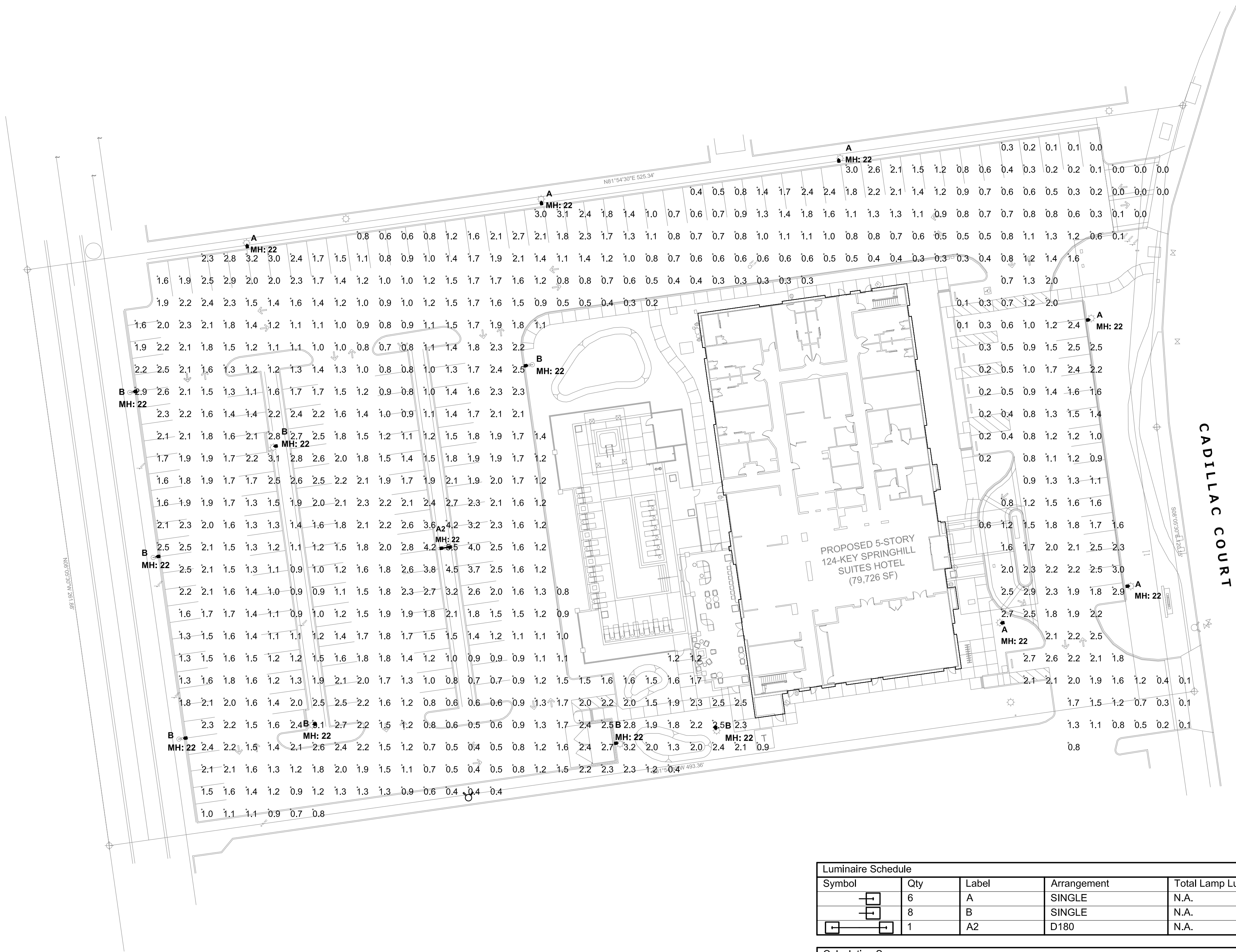
A4.1

FILE NAME: 14-593 PG-A4.1 BUILDING SECTION.DWG



FILE NAME: P-SL-1-2.DWG

HIGHWAY 880



1 PHOTOMETRIC SITE LIGHTING PLAN

1" = 30'-0"



0' 15' 30' 60'

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts	BUG Rating
	6	A	SINGLE	N.A.	0.912	McGraw Edison - TLM-B05-LED-E1-SL3	124	B2-U0-G2
	8	B	SINGLE	N.A.	0.912	McGraw Edison - TLM-B05-LED-E1-T4	124	B2-U0-G2
	1	A2	D180	N.A.	0.912	McGraw Edison - TLM-B05-LED-E1-T4	124	B2-U0-G2

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site	Illuminance	Fc	1.47	5.5	0.0	N.A.	N.A.	

Calculations are provided using industry recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data. However, actual lighting levels will vary depending on field conditions such as room characteristics, temperature, voltage and lamp/ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Southern California Illumination cannot guaranty that actual light levels measured in the field will match our initial calculations.

Project Name: SpringHill Suites
Location: Milpitas

Company: Prime Group Construction, Inc.

Applications Department:
www.sclights.com
app@sclights.com
phone: 949/822-3000
fax: 949/822-3095

Scale: 1" = 30' 0"
Date: 8/25/14
Dwg No: P-SL-1-2



Project

**SPRINGHILL SUITES
MILPITAS**

1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

08/25/14 Planning Submittal

Revisions

Sheet Title

Photometric Site
Lighting Plan

Date Last Edited

August 26, 2014

Sheet Number

E1.0

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**PRIME GROUP
CONSTRUCTION, INC.**

Design-Build Specialists

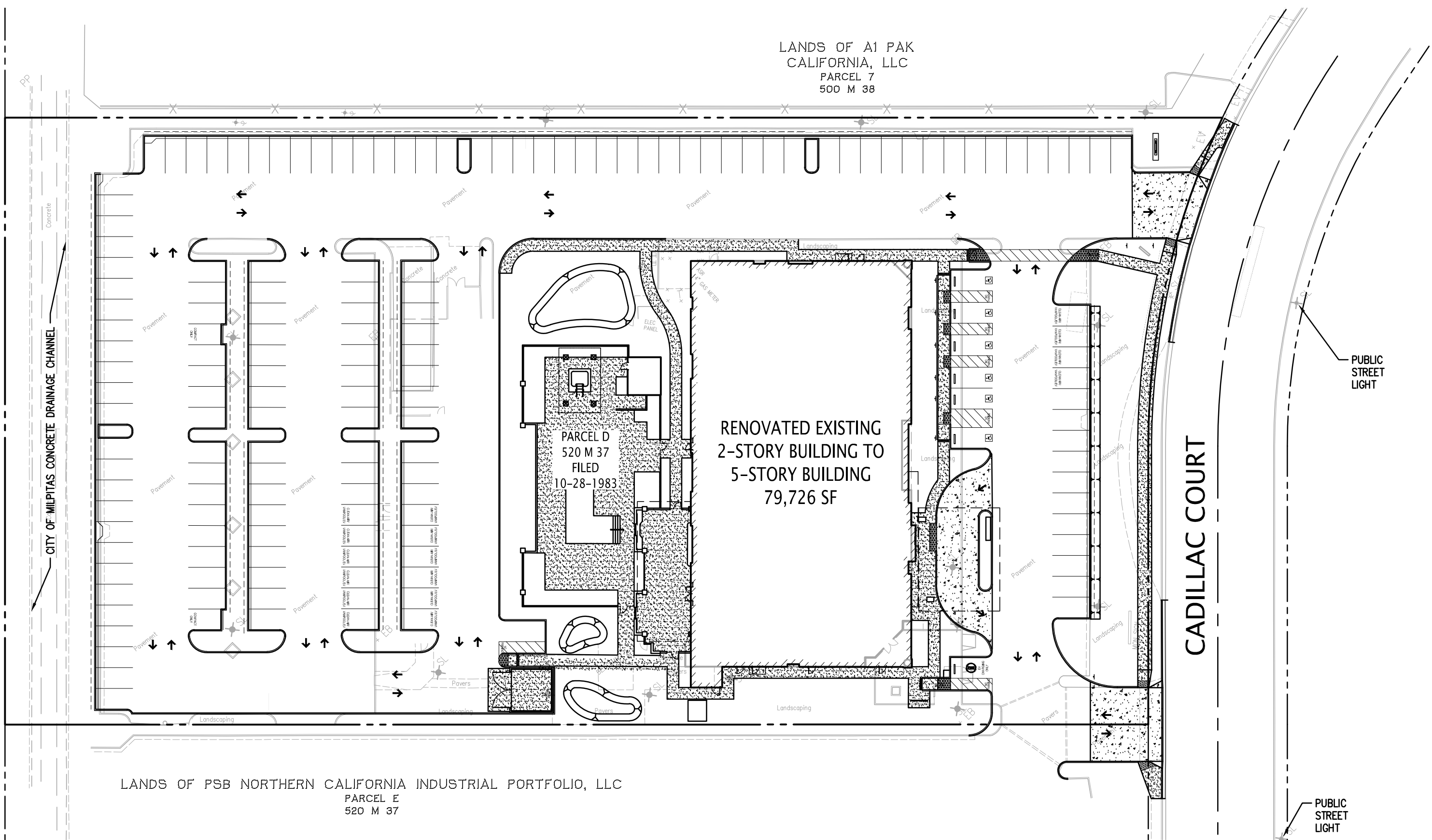
3045 Wilson Rd. #2004
Milpitas, CA 95035
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Fax: (650) 840-6986

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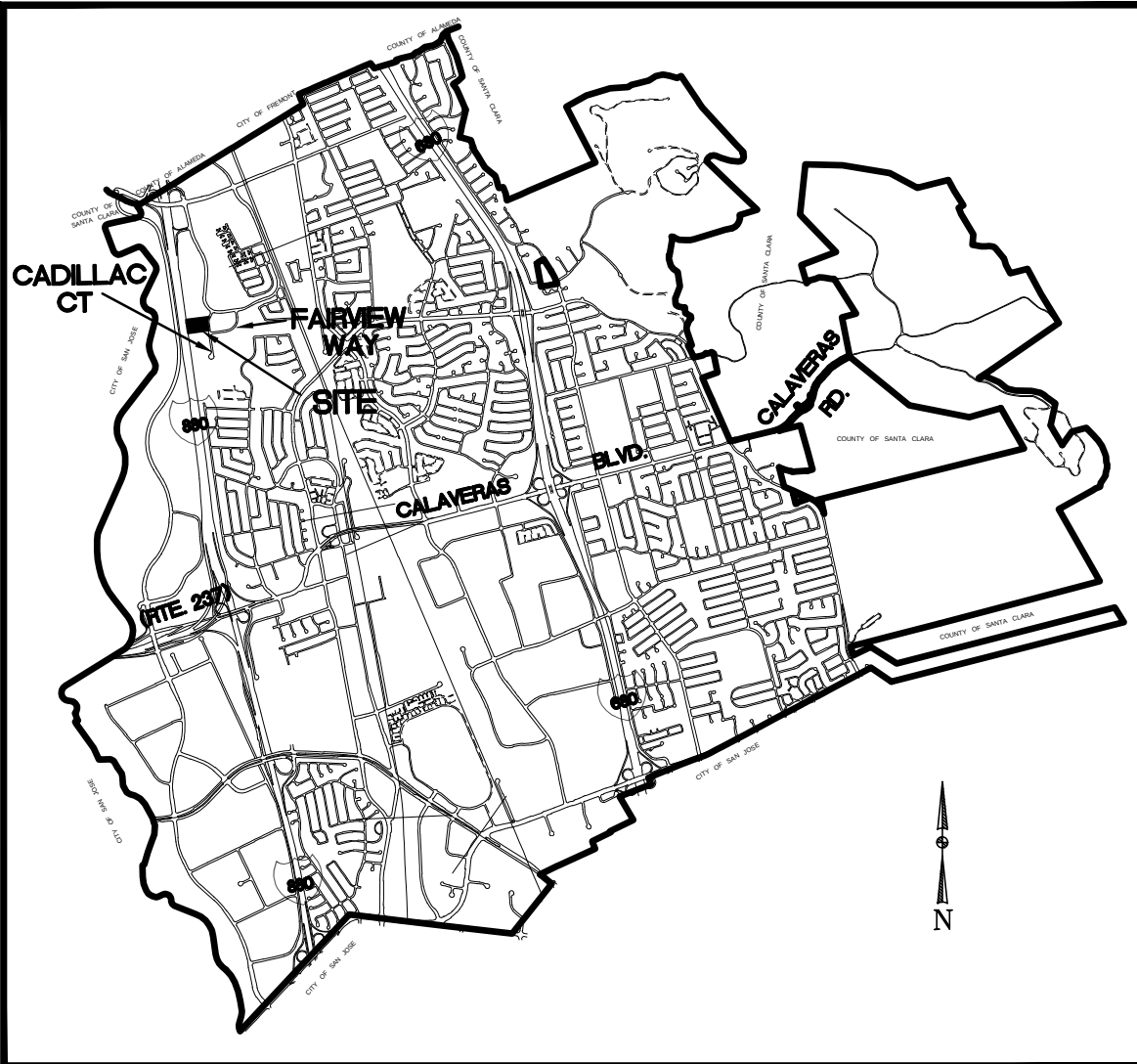
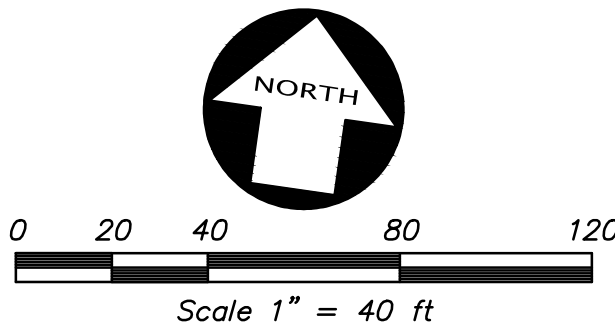
PRELIMINARY PLANS FOR:
SPRINGHILL SUITES MILPITAS
1201 CADILLAC COURT
MILPITAS, CALIFORNIA

LEGEND AND ABBREVIATIONS

	ASPHALT BERM
	BUILDING LINE
	CENTERLINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
	FENCE LINE
	FIBER OPTICS LINE
	FIRE SERVICE & VALVE
	JOINT TRENCH
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLUER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	TRANSFORMER
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	BENCHMARK/TEMPORARY BENCHMARK
	ANGLE POINT
	BEGIN
	BACK FLOW PREVENTION DEVICE
	EDGE OF WALK
	SURVEY CONTROL POINT
	CABLE TELEVISION BOX
	CATCH BASIN
	CONCRETE
	CENTER LINE
	CLEAN OUT
	DETECTOR CHECK VALVE
	DRIVEWAY
	ELECTRIC BOX
	EP
	EV
	EW
	FC
	FDC
	FDMON
	FF
	FH
	FL
	GRN
	HCR
	IEE
	IE
	LAG
	LE
	LT
	LIP
	M-M
	P
	PGB
	PIV
	PL
	PSDE
	PSE
	PSSE
	PUE
	PUC
	RE
	SDMH
	SL
	SLB
	SSCD
	SDMH
	TB
	TC
	TR
	TSB
	TSD
	WB
	WM
	WME
	WV
	ASPHALT BERM
	BUILDING LINE
	CENTERLINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
	FENCE LINE
	FIBER OPTICS LINE
	FIRE SERVICE & VALVE
	JOINT TRENCH
	LOT LINE
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	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLUER
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	POST INDICATOR VALVE
	TRANSFORMER
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	BENCHMARK/TEMPORARY BENCHMARK
	ANGLE POINT
	BEGIN
	BACK FLOW PREVENTION DEVICE
	EDGE OF WALK
	SURVEY CONTROL POINT
	CABLE TELEVISION BOX
	CATCH BASIN
	CONCRETE
	CENTER LINE
	CLEAN OUT
	DETECTOR CHECK VALVE
	DRIVEWAY
	ELECTRIC BOX
	EP
	EV
	EW
	FC
	FDC
	FDMON
	FF
	FH
	FL
	GRN
	HCR
	IEE
	IE
	LAG
	LE
	LT
	LIP
	M-M
	P
	PGB
	PIV
	PL
	PSDE
	PSE
	PSSE
	PUE
	PUC
	RE
	SDMH
	SL
	SLB
	SSCD
	SDMH
	TB
	TC
	TR
	TSB
	TSD
	WB
	WM
	WME
	WV



PROJECT DESCRIPTION		UTILITY INFORMATION	
PROPOSED 5-STORY 124-KEY SPRINGHILL SUITES OF TYPE		SANITARY SEWER:	CITY OF MILPITAS
V-A CONSTRUCTION, FULLY SPRINKLERED		STORM DRAIN:	CITY OF MILPITAS
SITE SUMMARY		WATER:	CITY OF MILPITAS
A.P.N.	022-38-009	GAS:	PG&E
ADDRESS:	1201 CADILLAC COURT, MILPITAS CA 95035	ELECTRIC:	PG&E
TOTAL LOT AREA:	3.00 ACRES	TELEPHONE:	AT&T
EXISTING/PROPOSED ZONING:	MP-INDUSTRIAL PARK	CABLE:	CABLE COM
EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL PARK-(INP)		
PROPOSED LAND USE:	GENERAL COMMERCIAL-(GNC)		
DENSITY/FLOOR AREA RATIO:	0.50 MAX (79,726 SF)		
FLOOD ZONE:	AH ELEV=15.0(NAVD88)		
STREET LIGHTS:	PUBLIC TO REMAIN		
STREET TREES:	SEE LANDSCAPE PLANS		
URBAN RUNOFF:	REGULATED		
DEDICATIONS:	NONE		
EASEMENTS:	ALL EXISTING (NONE PROPOSED)		



VICINITY MAP
NOT TO SCALE

BENCHMARK

BENCHMARK: BRASS DISK AT THE SOUTHWESTERLY CORNER OF BRIDGE FOR CALIFORNIA CIRCLE-MILMONT DRIVE OVER PENITENCIA CREEK AT 350 FEET EASTERLY FROM FAIRVIEW WAY. ELEVATION = 22.65 NGVD 1929, SANTA CLARA VALLEY WATER DISTRICT. TO CONVERT TO NAVD 1988 ADD 2.70' TO ALL ELEVATIONS SHOWN HEREON.

BASIS OF BEARINGS

THE BEARING OF NORTH 08°05'30" WEST TAKEN ON THE CENTERLINE OF CADILLAC COURT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, AT PAGE 7, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

SHEET INDEX

- C1 TITLE SHEET
- C2 EXISTING TOPOGRAPHIC SURVEY
- C3 EXISTING PROPERTY RIGHTS PLAN
- C4 PRELIMINARY SITE PLAN
- C5 PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN
- C6 PRELIMINARY EMERGENCY VEHICLE ACCESS PLAN
- C7 PRELIMINARY SOLID WASTE HANDLING PLAN
- C8 PRELIMINARY GRADING AND DRAINAGE PLAN
- C9 PRELIMINARY UTILITY PLAN
- C10 PRELIMINARY CROSS SECTIONS
- C11 PRELIMINARY EROSION CONTROL PLAN
- C12 PRELIMINARY STORM WATER QUALITY CONTROL PLAN

STORMWATER MAINTENANCE PLAN
BIORETENTION AREA

CONTACTS

OWNER:	SHARAD KHANDIWALA ALPS INNOVATION, LLC 621 SOUTH HIGHWAY 101 SOLANO, CA 92075 858-350-0111 SHARAD@ALPSGROUPINC.COM
DESIGN/BUILD CONTRACTOR:	PRIME GROUP CONSTRUCTION, INC. ATTN: JOEY BLAGG DIRECTOR OF CONSTRUCTION 3045 WILSON ROAD BAKERSFIELD, CA 93304 661-832-1790 661-840-8988 FAX JOEYBLAGG@PRIMEGROUPCONSTRUCTION.COM
CIVIL ENGINEER & SURVEYOR:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. ATTN: CHRIS HAYES 2880 COLLIER CANYON ROAD LIVERMORE, CA 94551 925-245-8788 CHAYES@KIERWRIGHT.COM
GEOTECHNICAL ENGINEER:	KRAZAN & ASSOCIATES, INC. ATTN: DAVID JAROSZ, II 1061 SERPENTINE LANE PLEASANTON, CA 94566 925-307-1160
LANDSCAPE ARCHITECT:	EMERALD DESIGN ATTN: ERIC FREEMAN 305 N HARBOR #222 FULLERTON, CA 92832 714-680-0417 ERIC@EMERALDLDESIGN.COM
ARBORIST:	RAY MORNEAU 550 SOUTH SHORELINE BLVD MOUNTAIN VIEW, CA 94041 650-964-7664

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Fax (925) 245-8796

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Project

Issue

Revisions

Sheet Title

TITLE SHEET

Date Last Edited

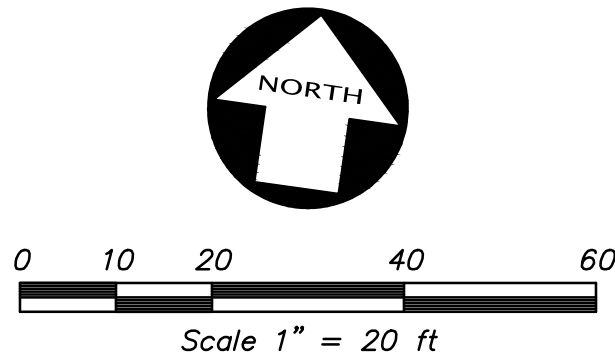
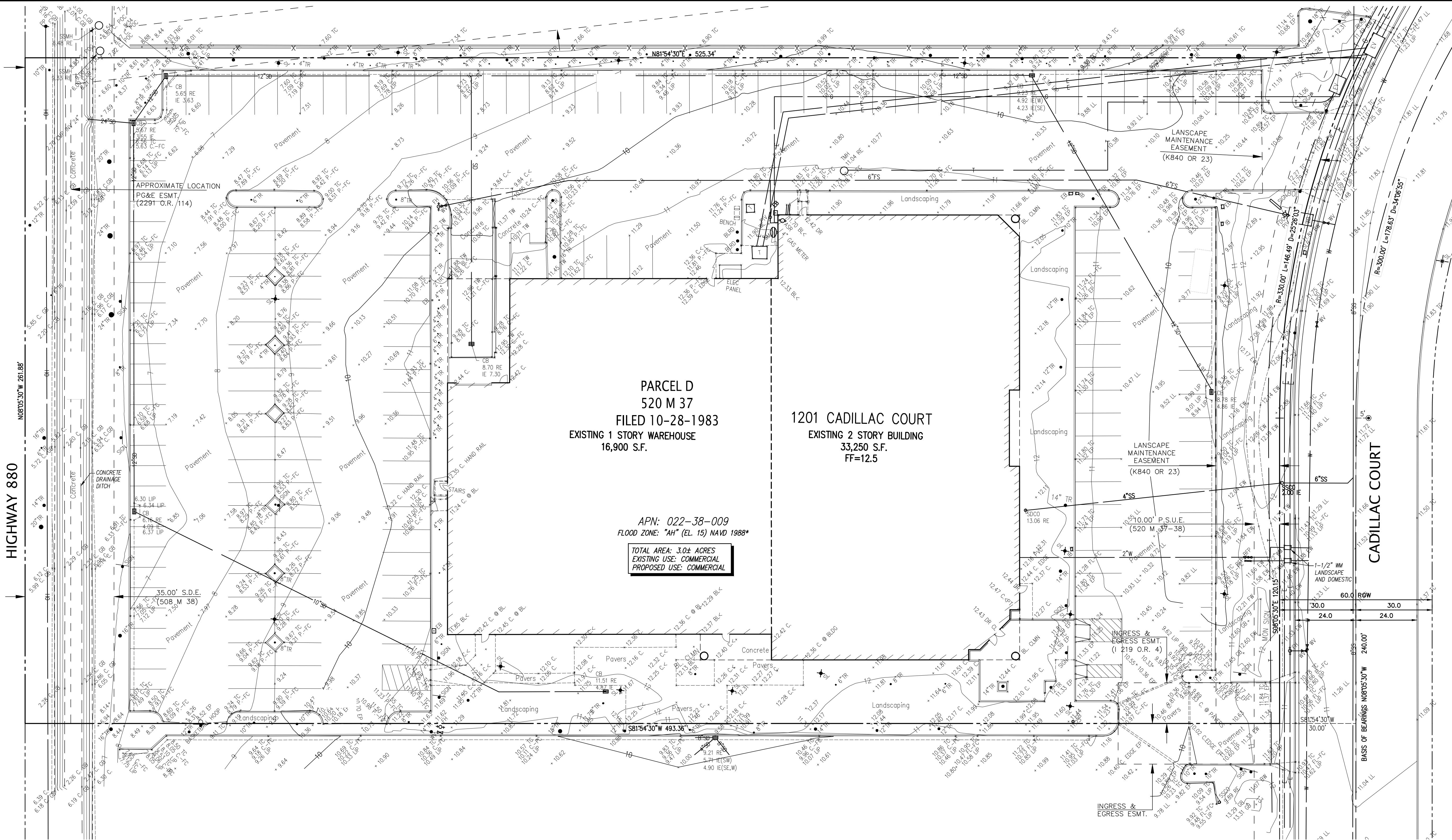
January 26, 2015

Sheet Number

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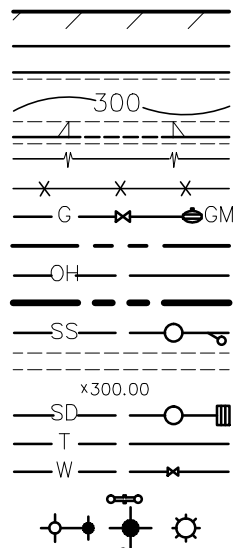
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NOTES

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- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: BRASS DISK AT THE SOUTHWESTERLY CORNER OF BRIDGE FOR CALIFORNIA CIRCLE-MILMONT DRIVE OVER PENITENCIA CREEK AT 350 FEET EASTERLY FROM FAIRVIEW WAY. ELEVATION = 22.65 NGVD 1929, SANTA CLARA VALLEY WATER DISTRICT.
* TO CONVERT TO NAVD 1988 ADD 2.70' TO ALL ELEVATIONS SHOWN HEREON.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BASIS OF BEARINGS
THE BEARING OF NORTH 08°05'30" WEST TAKEN ON THE CENTERLINE OF CADILLAC COURT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, AT PAGE 7, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- SEE SHEET C3 "EXISTING PROPERTY RIGHTS PLAN" FOR ALL EASEMENT INFO.



BUILDING LINE
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
DRIVEWAY
EDGE OF PAVEMENT
FENCE LINE
GAS LINE-VALVE & METER
LOT LINE
OVERHEAD POWER LINE
PROPERTY LINE
SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK
SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN
TELEPHONE LINE
WATER LINE & VALVE
BACKFLOW PREVENTION DEVICE
ELECTROLINER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
POST INDICATOR VALVE
POWER POLE/JOINT POLE
TRANSFORMER
TRAFFIC SIGN
UTILITY BOX

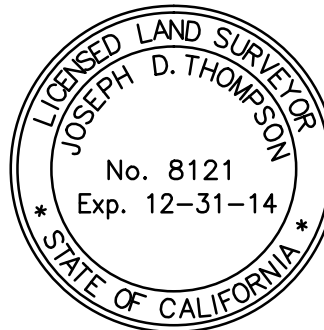
LEGEND

< ANGLE POINT
BEG BUILDING LINE
BSL BUILDING SETBACK LINE
BW BACK OF WALK
CB CATCH BASIN
C CONCRETE
CL CENTER LINE
CO CLEAN OUT
COTG CLEAN OUT TO GRADE
DR DOOR
DNV DRIVEWAY
EB ELECTRIC BOX
EC EDGE OF CONCRETE
ECD EDGE OF CONCRETE DOCK
EP EDGE OF PAVEMENT
ESMT EASEMENT
EV ELECTRIC VAULT
EW EDGE OF WALK
FC FACE OF CURB
FDC FIRE DEPARTMENT CONNECTION
FF FINISH FLOOR
FH FIRE HYDRANT
FL FLOW LINE
FNC FENCE
GB GRADE BREAK
GM GAS MARKER/METER
GRN GROUND
GV GAS VALVE
HCR HANDICAP RAMP

IB IRRIGATION BOX
IE INGRESS/EGRESS EASEMENT
IE INVERT ELEVATION
LE LANDSCAPE EASEMENT
LP LOW POINT
LT LIGHT
LIP LIP OF GUTTER
MS MEMORIAL SIGN
P PAVEMENT
PIE PRIVATE INGRESS/EGRESS EASEMENT
PIV POST INDICATOR VALVE
PL PROPERTY LINE
PP POWER POLE
PSE PUBLIC SERVICE EASEMENT
PUE PUBLIC UTILITY EASEMENT
RE RIM ELEVATION
SDM STORM DRAIN MANHOLE
SL STREET LIGHT
SLB STREET LIGHT BOX
SSCO SANITARY SEWER CLEAN OUT
SSMH SANITARY SEWER MANHOLE
SWE SIDEWALK EASEMENT
TC TOP OF CURB
TR TREE
TS TOP OF STAIRS
TW TOP OF WALL
WB WATER BOX
WM WATER METER
WV WATER VALVE

PREPARED BY OR UNDER THE SUPERVISION OF
JOSEPH D. THOMPSON, L.S. 8121
LICENSE EXPIRES: 12-31-14

DATE



Project

Issue

Revisions

Sheet Title

EXISTING
TOPOGRAPHIC SURVEY

Date Last Edited

January 26, 2015

Sheet Number

PROGRESS SET

C2

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Fax (925) 245-8796

Seal

Project
**SPRINGHILL SUITES
MILPITAS**
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

FILE NAME: \\server-p1\z\2014\A14612\A14612-PG-C3.dwg 1/5/2015 1:50:21 PM

HIGHWAY 880

2 NON ACCESS
(2673 O.R. 322)

3
PORTION OF 20'
MILPITAS SANITARY
DISTRICT EASEMENT
(C225 O.R. 14)

LANDS OF A1 PAK
CALIFORNIA, LLC
PARCEL 7
500 M 38
APN: 022-38-002

1
APPROXIMATE LOCATION
PG&E ESMT.
(2291 O.R. 114)

4
35' S.D.E.
(508 M 38)

6
10' BSL H970 OR 78

EXISTING 1 STORY
WAREHOUSE

PARCEL D
"PARCEL MAP"
FILED 10/28/1983
520 M 37

1201 CADILLAC COURT
BLDG HT.= 33.2' AFF

2 STORY CONCRETE TILT-UP
BUILDING

1201 CADILLAC COURT
BLDG HT.= 33.2' AFF

LANDS OF PSB NORTHERN CALIFORNIA INDUSTRIAL PORTFOLIO

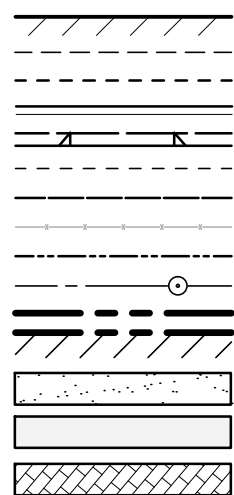
PARCEL E
520 M 37
APN: 022-38-010

9
16' INGRESS & EGRESS EASEMENT
22633181 OR

NOTE:

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 19, 2014, ORDER NUMBER 4777953, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY ALPS GROUP, INC. ON DECEMBER 19, 2014. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

LEGEND



AFF

BLDG

BL

BK

BSL

CB

CLMN

DESC.

BUILDING LINE
BUILDING OVERHANG
BACK OF WALK
CONCRETE CURBS & GUTTER
DRAINAGE
EASEMENT LINE
EDGE OF PAVEMENT
FENCE LINE
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
RESTRICTED ACCESS AREA
CONCRETE
ASPHALT PAVEMENT
PAVERS
ABOVE FINISH FLOOR
BUILDING
BUILDING LINE
BOOK
BUILDING SETBACK LINE
CATCH BASIN
COLUMN
DESCRIPTION

ESMT.

FM

FND

HT.

MON

O.R.

PCL

PG.

PL

P.O.B.

P.O.C.

PM

P.S.U.E.

P.I.E.E.

S.F.

1

EASEMENT

FOUND MONUMENT

FOUND

HEIGHT

MONUMENT

OFFICIAL RECORD

PARCEL

PAGE

PROPERTY LINE

POINT OF BEGINNING

POINT OF COMMENCEMENT

PARCEL MAP

PUBLIC SERVICE UTILITY EASEMENT

PRIVATE INGRESS, EGRESS EASEMENT

SQUARE FEET

EASEMENT NUMBER



0 15 30 60 90
Scale 1" = 30 ft

Project

SPRINGHILL SUITES
MILPITAS

1201 Cadillac Court, Milpitas CA 95035

Owner: Alps Lodging 3, Inc.

Issue

Revisions

EXISTING PROPERTY
RIGHTS PLAN

Sheet Title

Date Last Edited

January 26, 2015

Sheet Number

C3

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Fax (925) 245-6796

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HIGHWAY 880

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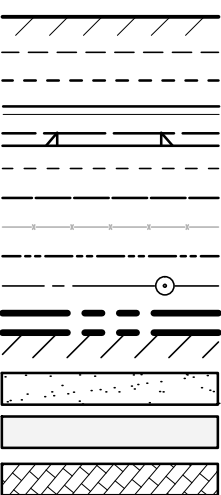
LANDS OF PSB NORTHERN CALIFORNIA INDUSTRIAL PORTFOLIO
PARCEL E
520 M 37
APN: 022-38-010

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16' INGRESS & EGRESS EASEMENT
22633181 OR

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LEGEND



AFF
BLDG
BL
BK
BSL
CB
CLMN
DESC.

BUILDING LINE
BUILDING OVERHANG
BACK OF WALK
CONCRETE CURB & GUTTER
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
FENCE LINE
LOT LINE
MONUMENT/MONUMENT LINE
PROPERTY LINE
RESTRICTED ACCESS AREA
CONCRETE
ASPHALT PAVEMENT
PAVERS
ABOVE FINISH FLOOR
BUILDING
BUILDING LINE
BOOK
BUILDING SETBACK LINE
CATCH BASIN
COLUMN
DESCRIPTION

ESMT.
FM
FND
HT.
MON
O.R.
PCL
PG.
PL
P.O.B.
P.O.C.
PM
P.S.U.E.
P.I.E.E.
S.F.
1

EASEMENT
FOUND MONUMENT
FOUND
HEIGHT
MONUMENT
OFFICIAL RECORD
PARCEL
PAGE
PROPERTY LINE
POINT OF BEGINNING
POINT OF COMMENCEMENT
PARCEL MAP
PUBLIC SERVICE UTILITY EASEMENT
PRIVATE INGRESS, EGRESS EASEMENT
SQUARE FEET
EASEMENT NUMBER



0 15 30 60 90
Scale 1" = 30 ft

Project

SPRINGHILL SUITES
MILPITAS

1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

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EXISTING PROPERTY
RIGHTS PLAN

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Date Last Edited

January 26, 2015

Sheet Number

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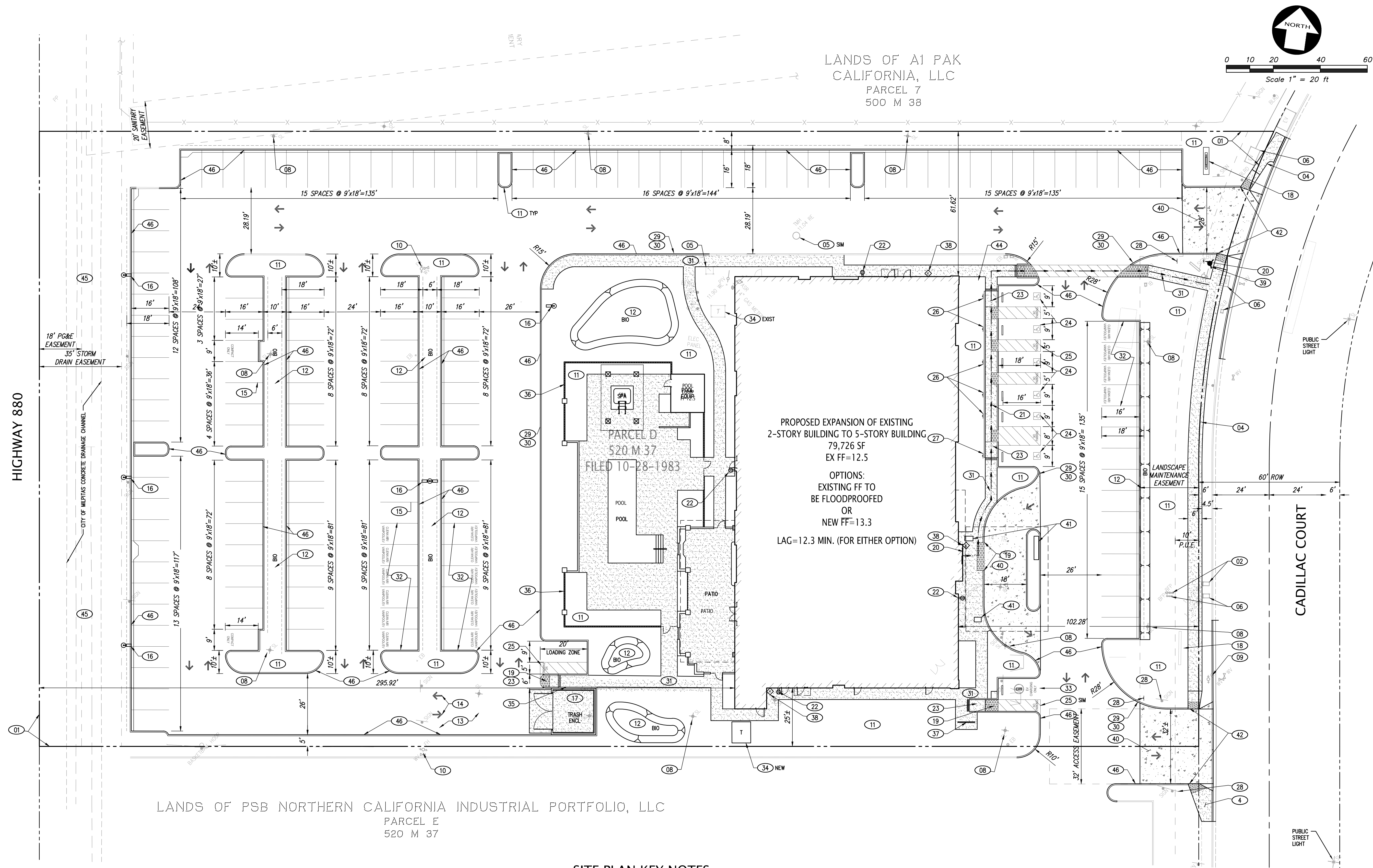
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LANDS OF PSB NORTHERN CALIFORNIA INDUSTRIAL PORTFOLIO, LLC
PARCEL E
520 M 37

SITE PLAN KEY NOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO. DESCRIPTION

01 PROPERTY LINE

02 (E) 1-1/2" WATER METER AND BFPD TO BE REPLACED WITH 2" WATER METER AND BFPD

03 (E) 30"± DRIVEWAY TO BE REPLACED

04 (E) MEANDERING CONCRETE PATH TO BE REPLACED WITH 6' WIDE SIDEWALK

05 (E) ELECTRICAL EQUIPMENT TO REMAIN

06 (E) UTILITIES ALONG R.O.W. TO REMAIN

07 (E) PARKING SPACES FOR STRIPING

08 (E) SITE LIGHTING TO REMAIN

09 (E) PUBLIC FIRE HYDRANT TO REMAIN

10 (E) PRIVATE FIRE HYDRANT TO REMAIN

11 LANDSCAPING (SEE LANDSCAPE PLANS)

12 BIO RETENTION AREA

13 ASPHALT CONCRETE PAVING

14 TWO-WAY TRAFFIC ARROW

15 PAINTED PARKING STRIPES (4" WIDE, WHITE TRAFFIC PAINT)

16 SITE LIGHTING (20'H 110W 350MA FORM 10 SQUARE LED)

17 TRASH ENCLOSURE WITH TRELLIS (PER CITY OF MILPITAS STANDARDS)

18 INTERNALLY-ILLUMINATED MONUMENT SIGN

19 ZERO CURB FACE (WITH 3'-0" TRUNCATED DOMES ALONG ENTIRE WIDTH)

20 SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE

21 ACCESSIBLE PATH OF TRAVEL

22 WEATHER-PROOF ELECTRICAL OUTLETS

23 CONCRETE ACCESSIBLE RAMP (PER CITY OF MILPITAS STANDARD NO. 419)

24 PAINTED ACCESSIBLE PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (WHITE ISA WITH WHITE BORDER ON BLUE BACKGROUND) (PER CITY OF MILPITAS STANDARD NO. 423)

25 PAINTED STRIPING AT ACCESSIBLE PARKING SPACES (4" BLUE BORDERS & 4" WHITE LINE DIAGONALS AT 3'-0" O.C.) (PER CITY OF MILPITAS STANDARD NO. 423)

26 "ACCESSIBLE PARKING" STALL SIGN

27 "ACCESSIBLE PARKING - VAN ACCESSIBLE" STALL SIGN

28 "UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN

29 CITY APPROVED "NO PARKING FIRE LANE SIGN" (VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT)

30 PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" WIDE, RED TRAFFIC PAINT) (VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT)

31 CONCRETE SIDEWALK W/ EXPANSION JOINTS @ 20'-0" O.C. AND CONTROL JOINTS @ 5'-0" O.C. (4" THICK)

32 DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (16 SPACES) [2013 CALGREEN 5.106.5.2]

33 DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT

34 (E) TRANSFORMER TO BE UPGRADED

35 LOCKABLE HOSE BIBB

36 POOL AND SPA FENCE

37 8-CAPACITY BICYCLE RACK (5% OF VEHICLE PARKING) [2013 CALGREEN 5.106.4.1.1]

38 KNOX BOX LOCATION

39 NEW PUBLIC FIRE HYDRANT LOCATION

40 NEW DECORATIVE STAMPED CONCRETE

41 PORTE COCHERE COLUMNS

42 30'-0" DRIVEWAY (PER CITY OF MILPITAS STANDARD NO. 436 OPTION 6)

43 NOT USED

44 DIRECTIONAL SIGN - SHS DIR 5 ENTRANCE SIGN

45 CITY OF MILPITAS CONCRETE DRAINAGE CHANNEL

46 NEW CONCRETE CURB

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Fax (925) 245-8796

Seal

Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

PRELIMINARY
PROPOSED SITE PLAN

Date Last Edited

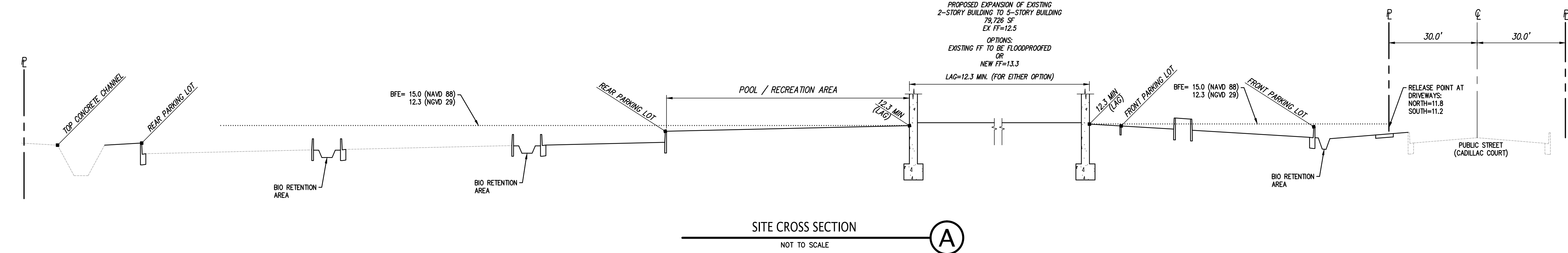
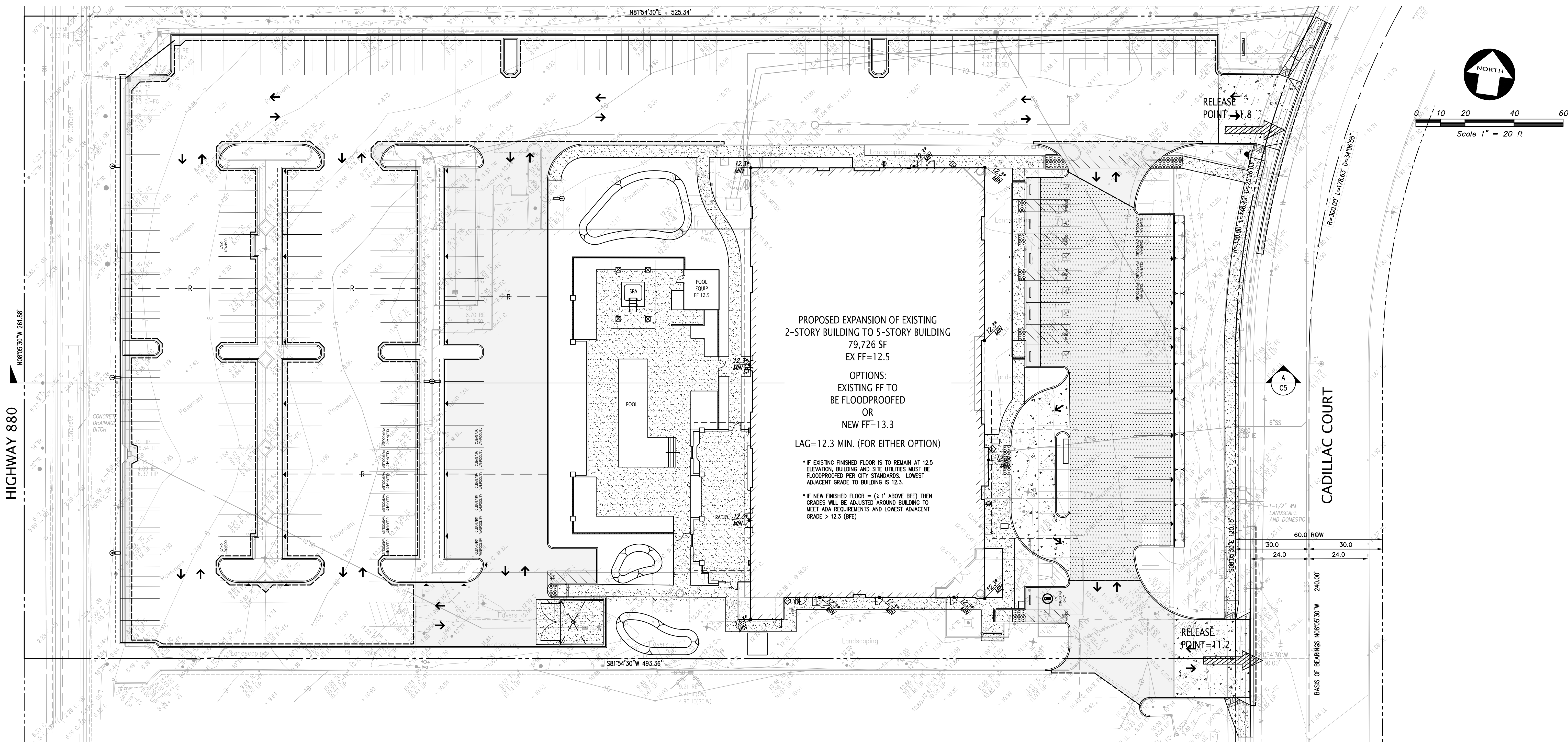
January 26, 2015

Sheet Number

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FLOOD INFORMATION	
LAND GRANT:	RINCON DE LAS ESTEROS
APN:	022-57-001
FLOOD ZONE:	AH
PERCENT COVERAGE OF SITE:	100%
FIRM MAP NUMBER:	06001C0608G
MAP DATE:	AUGUST 3, 2009
BASE FLOOD ELEVATION:	15.0 FT MSL (NAVD1988) 12.3 FT MSL (NGVD1929)
BUILDING:	NON-RESIDENTIAL USE EX FF< 1' ABOVE BFE, BUILDING AND SITE TO BE FLOOD PROOFED OR NEW FF RAISED TO 13.3 MIN (NGVD29) WITH (LAG) ≥ 12.3

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Seal

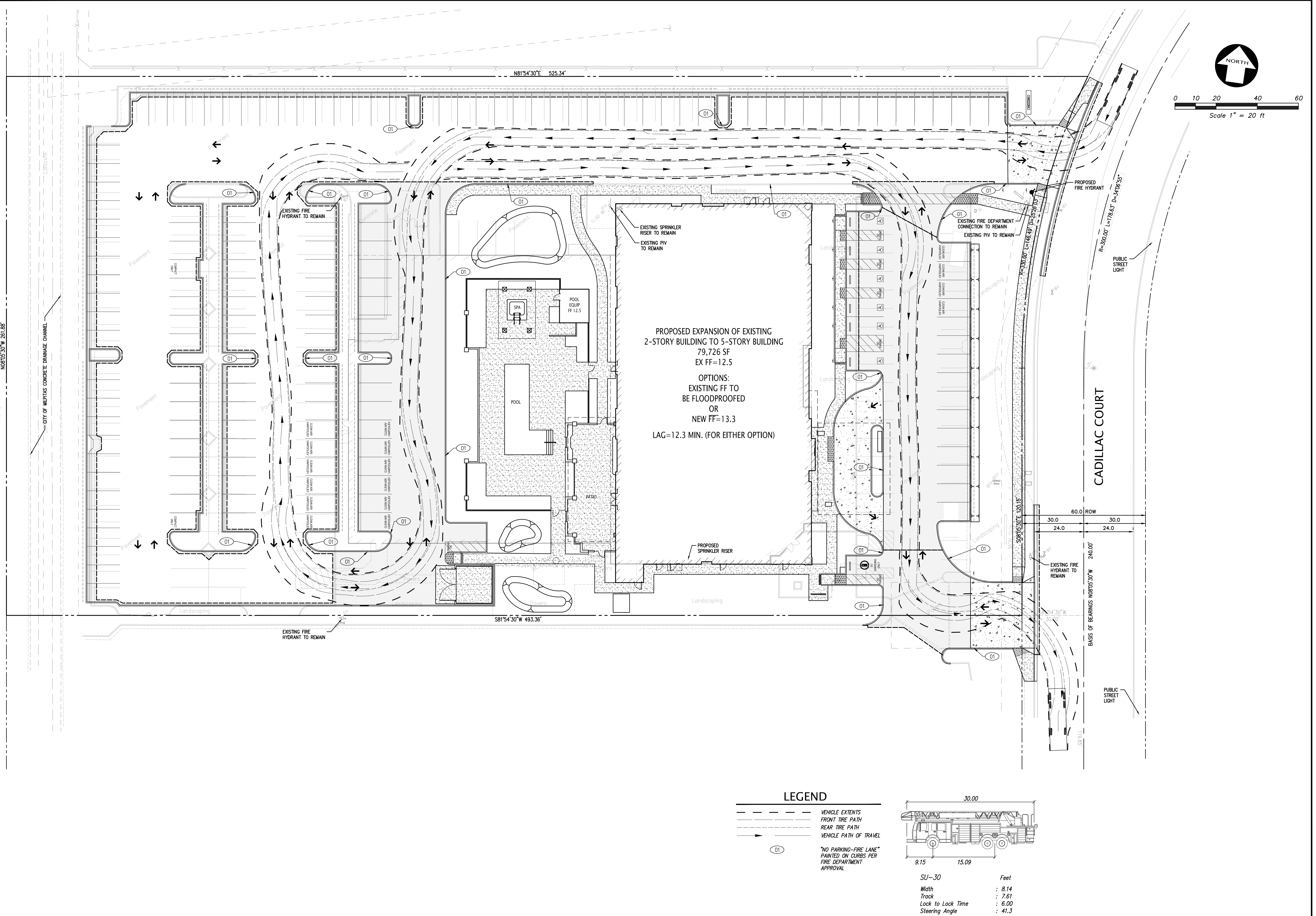
Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

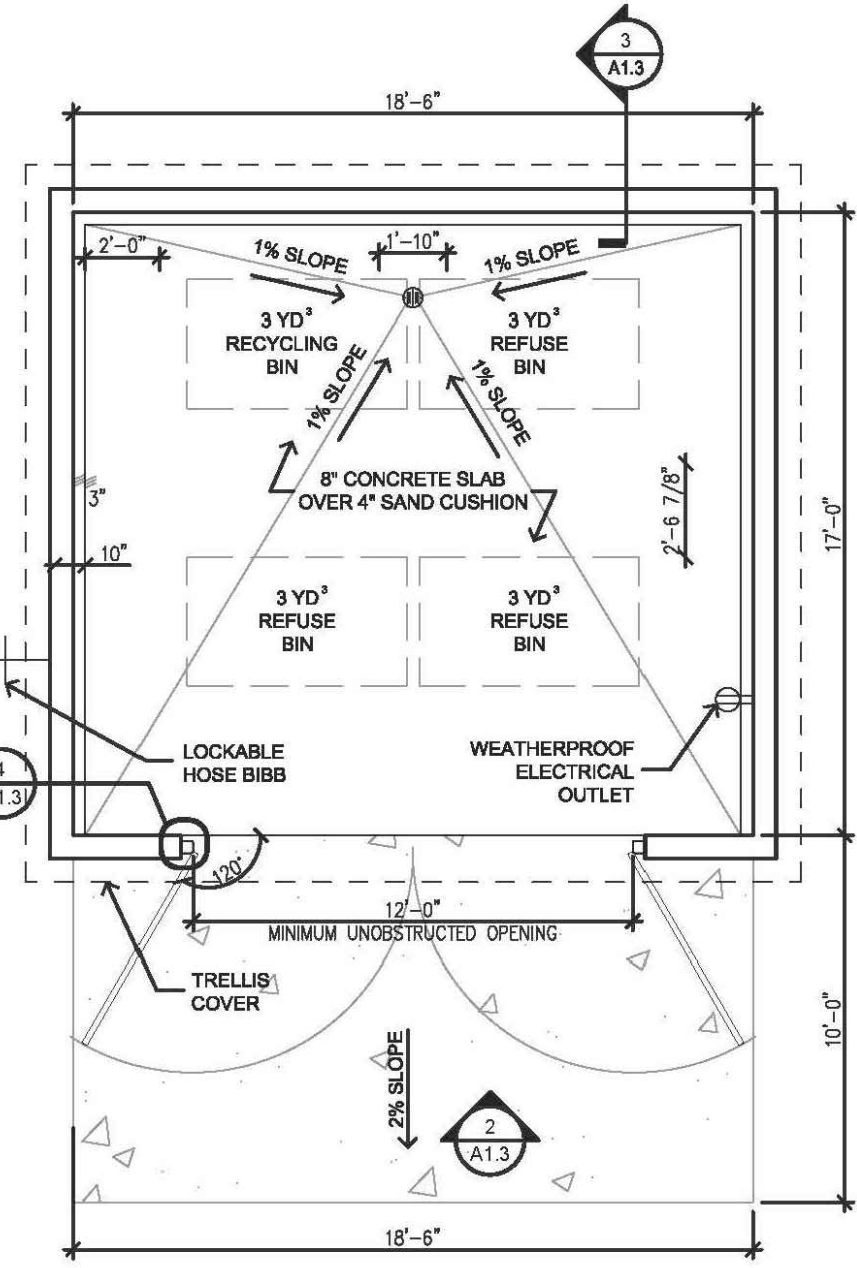
Issue

Revisions

Sheet Title
PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN
Date Last Edited
January 26, 2015
Sheet Number

C5





8X8X16 CMU BURNISHED
COLOR WHEAT BY ORCO
BLOCK OR EQUAL - RUNNING
BOND/SOLID GROUT

PRECISION GAP, COLOR
BLACK 250 BY ORCO
BLOCK OR EQUAL

HORIZONTAL CANE BOLT
@ EXTERIOR FACE

TRELLIS
COVER

24 GA METAL TYPE B DECK -
PAINT TO MATCH PORTE
COCHERE METAL FRAMING

VERTICAL CANE BOLT @
INTERIOR FACE

TRASH ENCLOSURE ELEVATION

NOT TO SCALE

8X8X16 CMU BURNISHED
COLOR COOL GRAY BY ORCO
BLOCK OR EQUAL - RUNNING
BOND/SOLID GROUT

4" TUBULAR STEEL
WITH WELDED GAP

24 GA METAL TYPE B DECK -
PAINT TO MATCH PORTE
COCHERE METAL FRAMING

GATE SHALL BE MOUNTED
BY WELDED BUTT HINGE

ANGLE 3" x 3" x 1/4"

<i>Recycling Truck</i>	<i>Feet</i>
<i>Width</i>	: 8.20
<i>Track</i>	: 8.20
<i>Lock to Lock Time</i>	: 6.00
<i>Steering Angle</i>	: 30.0

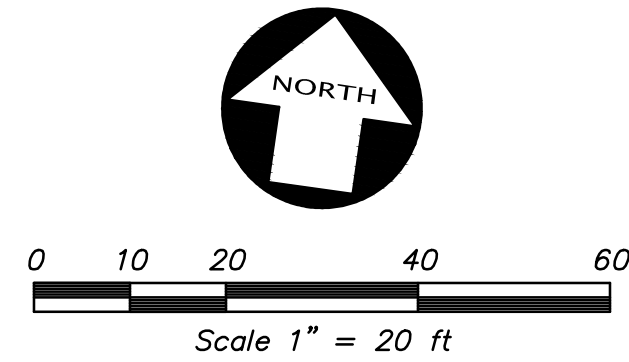
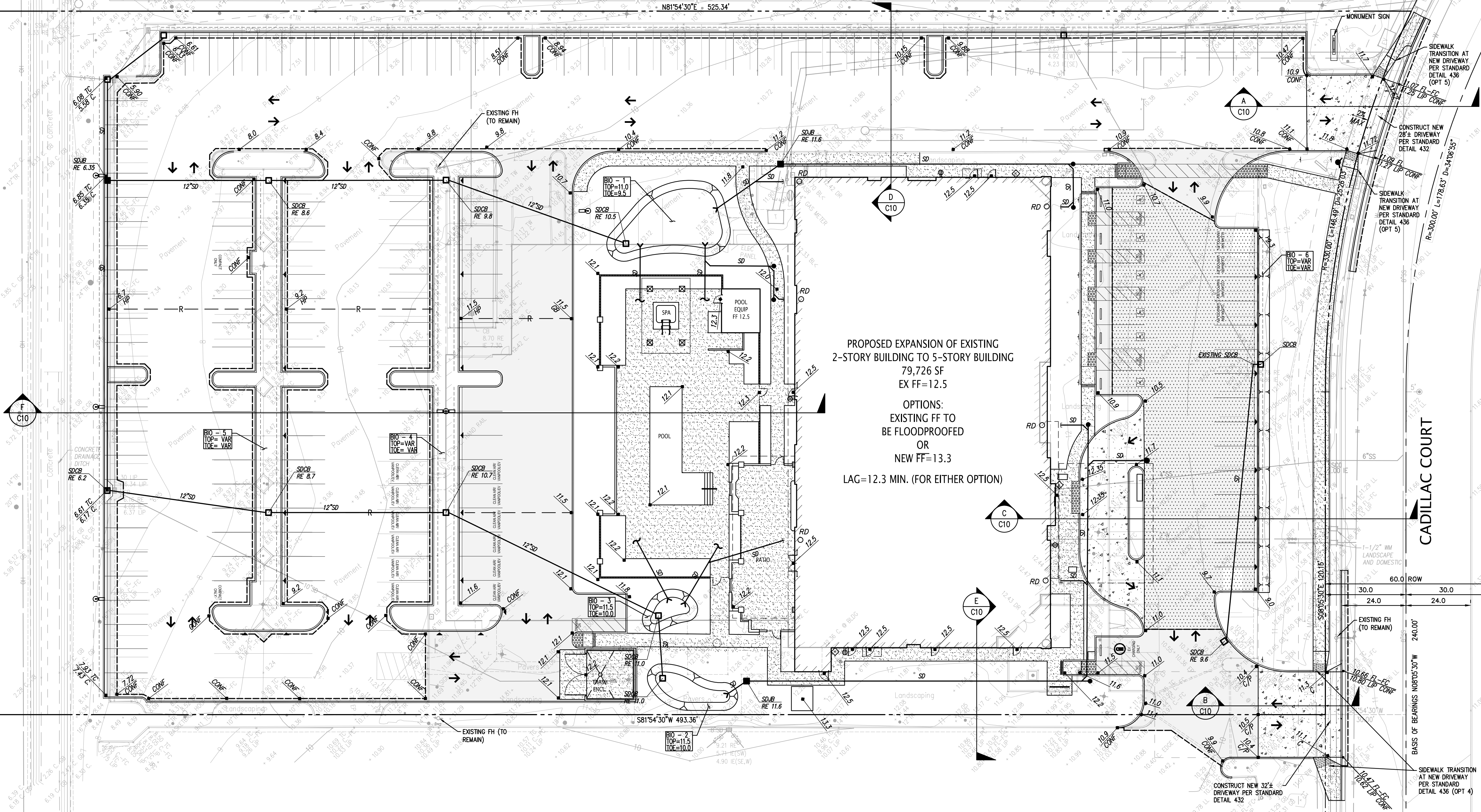
PROGRESS SET

FILE NAME: Z:\2014\14612\14612-PC.dwg 12/2/2014 7:11:33 AM

HIGHWAY 880

NORTH 54°30'W 261.88'

N81°54'30"E 525.34'



LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW LINE
- FINISH FLOOR
- PV
- RE
- 23.8
- X"SD
- TC
- SLOPE ARROW
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT OVERLAY
- HARDSCAPE
- HEAVY DUTY CONCRETE

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Seal

Project
SPRINGHILL SUITES MILPITAS
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Issue

Revisions

Sheet Title

PRELIMINARY GRADING PLAN

Date Last Edited

January 26, 2015

Sheet Number

C8

PROGRESS SET

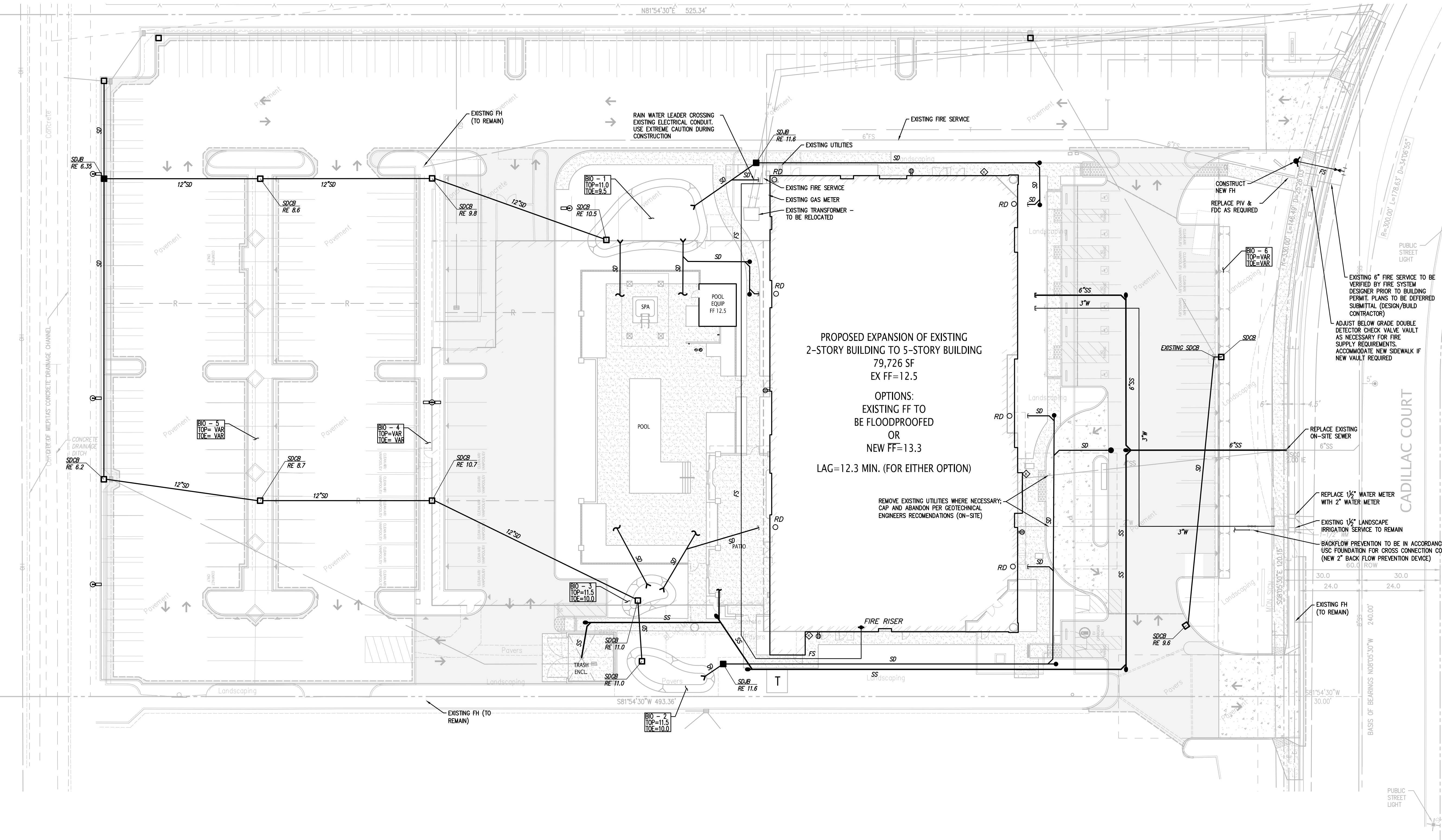
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HIGHWAY 880
N88°55'30"W 261.88'

N81°54'30"E 525.34'



0 10 20 40 60
Scale 1" = 20 ft



PROPOSED EXPANSION OF EXISTING
2-STORY BUILDING TO 5-STORY BUILDING
79,726 SF
EX FF=12.5

OPTIONS:
EXISTING FF TO
BE FLOODPROOFED
OR
NEW FF=13.3
LAG=12.3 MIN. (FOR EITHER OPTION)

REMOVE EXISTING UTILITIES WHERE NECESSARY:
CAP AND ABANDON PER GEOTECHNICAL
ENGINEERS RECOMMENDATIONS (ON-SITE)

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
—●—	BACK FLOW PREVENTION DEVICE
—X—X—	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
—●—	FIRE DEPARTMENT CONNECTION
—FS—	FIRE HYDRANT & VALVE
—FS—	FIRE SERVICE
—●—	POST INDICATOR VALVE
—RD—	ROOF DRAIN
—SS—	SANITARY SEWER
COTG	SANITARY SEWER CLEANOUT TO GRADE
SSMH●	SANITARY SEWER MANHOLE
■	SINGLE CHECK VALVE
■	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
SDMH●	STORM DRAIN MANHOLE
—X"SD—	STORM DRAIN LINE
SDMH	STORM DRAIN MANHOLE
■	WATER METER
WS	WATER SERVICE

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Project

**SPRINGHILL SUITES
MILPITAS**
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

**PRELIMINARY
UTILITY PLAN**

Date Last Edited

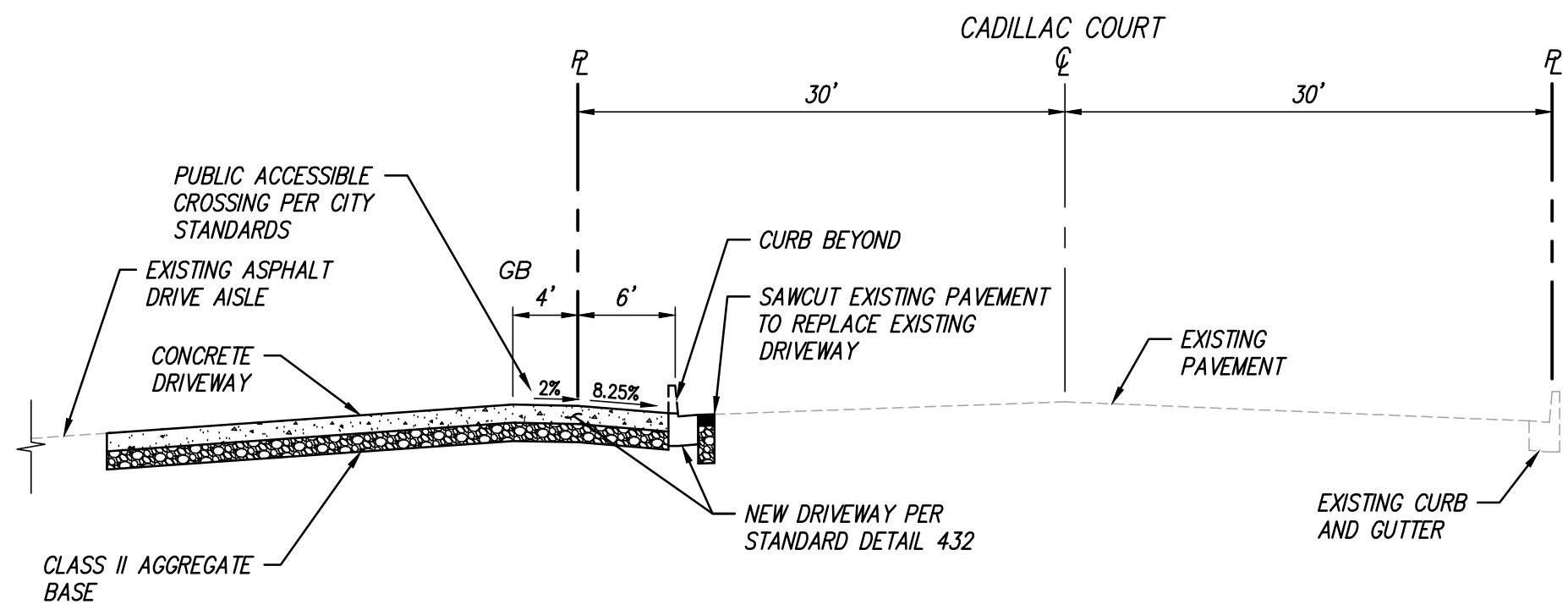
January 26, 2015

Sheet Number

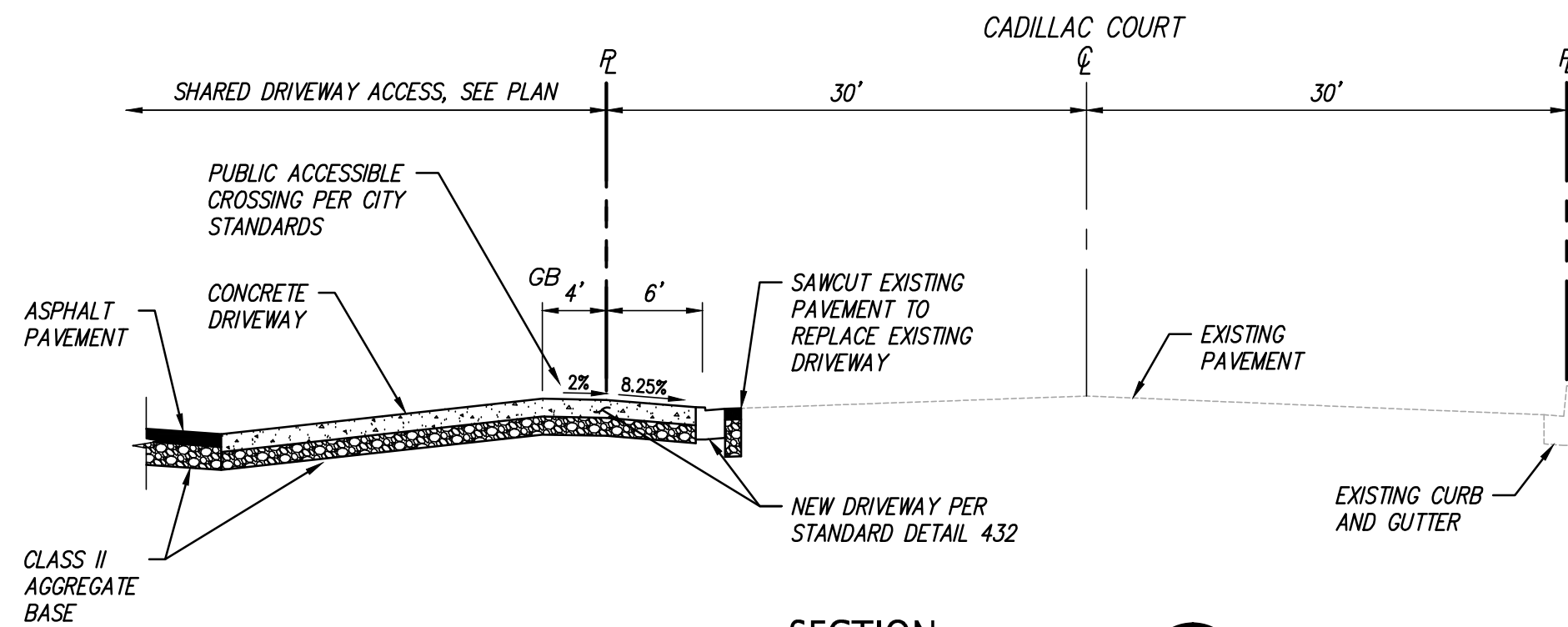
C9

PROGRESS SET

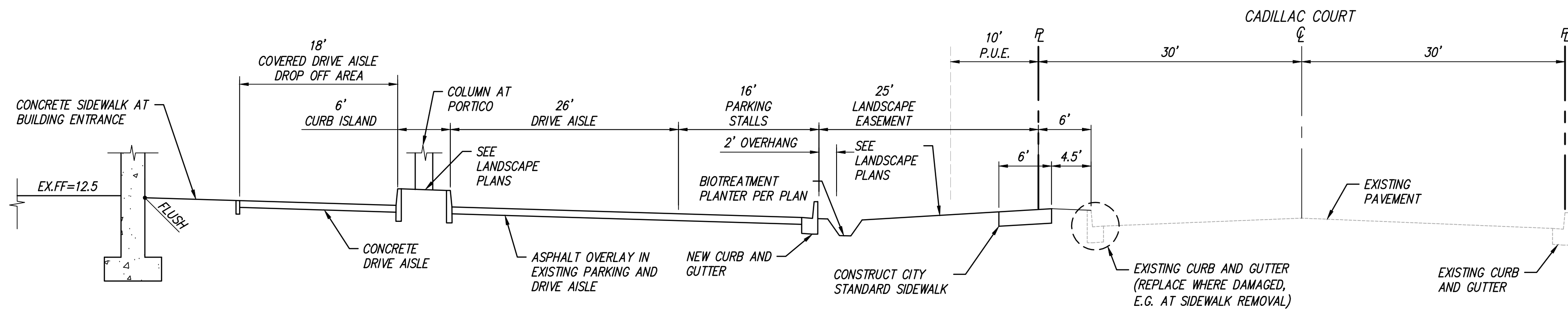
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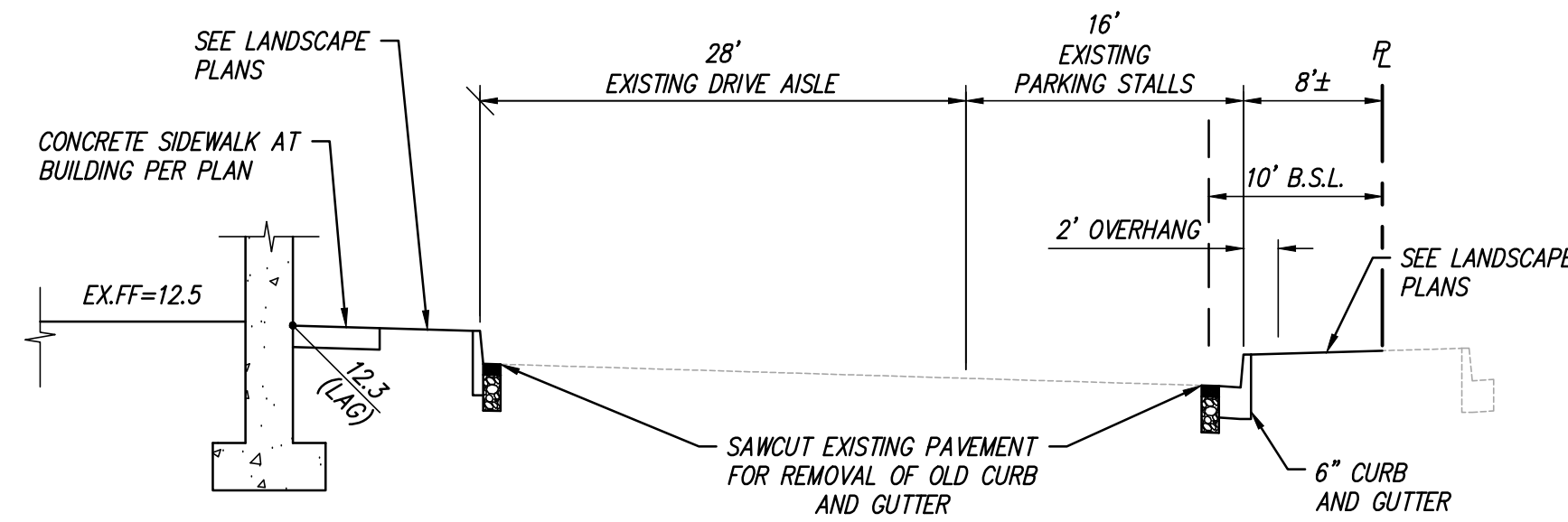
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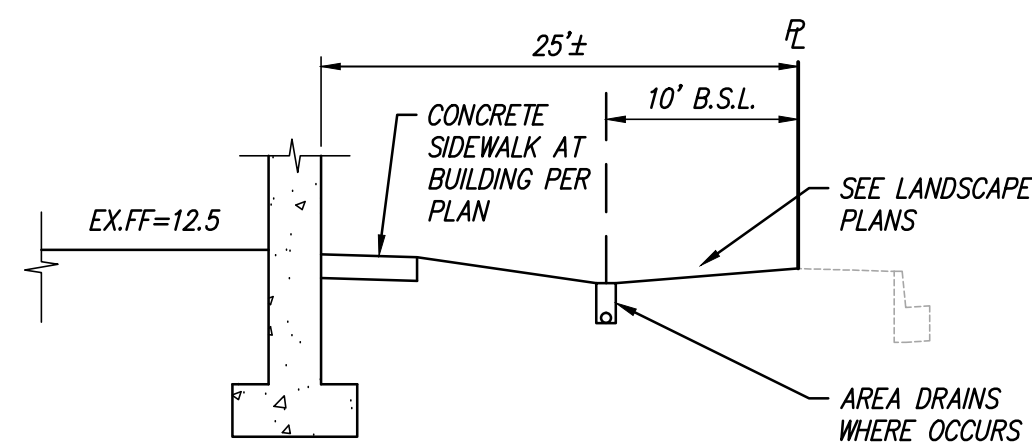
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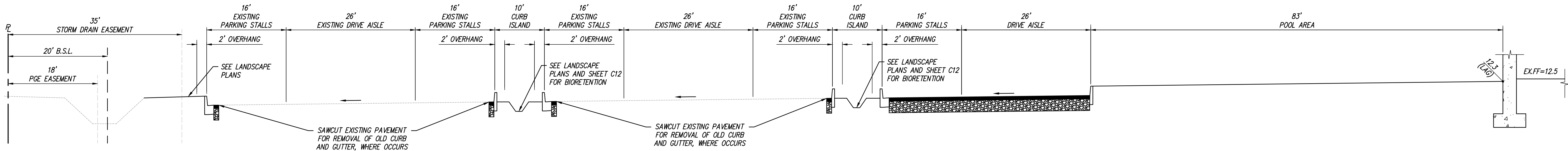
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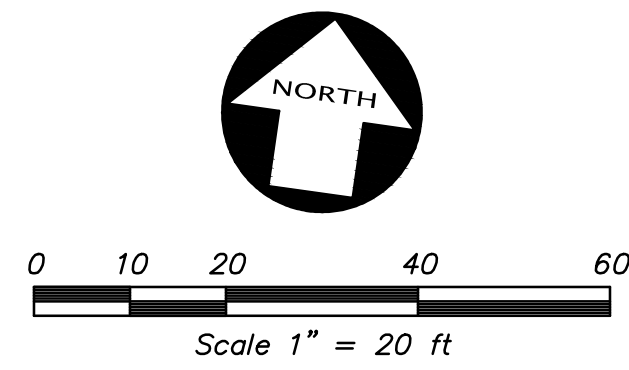
SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE



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Project
SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

PRELIMINARY CROSS SECTIONS

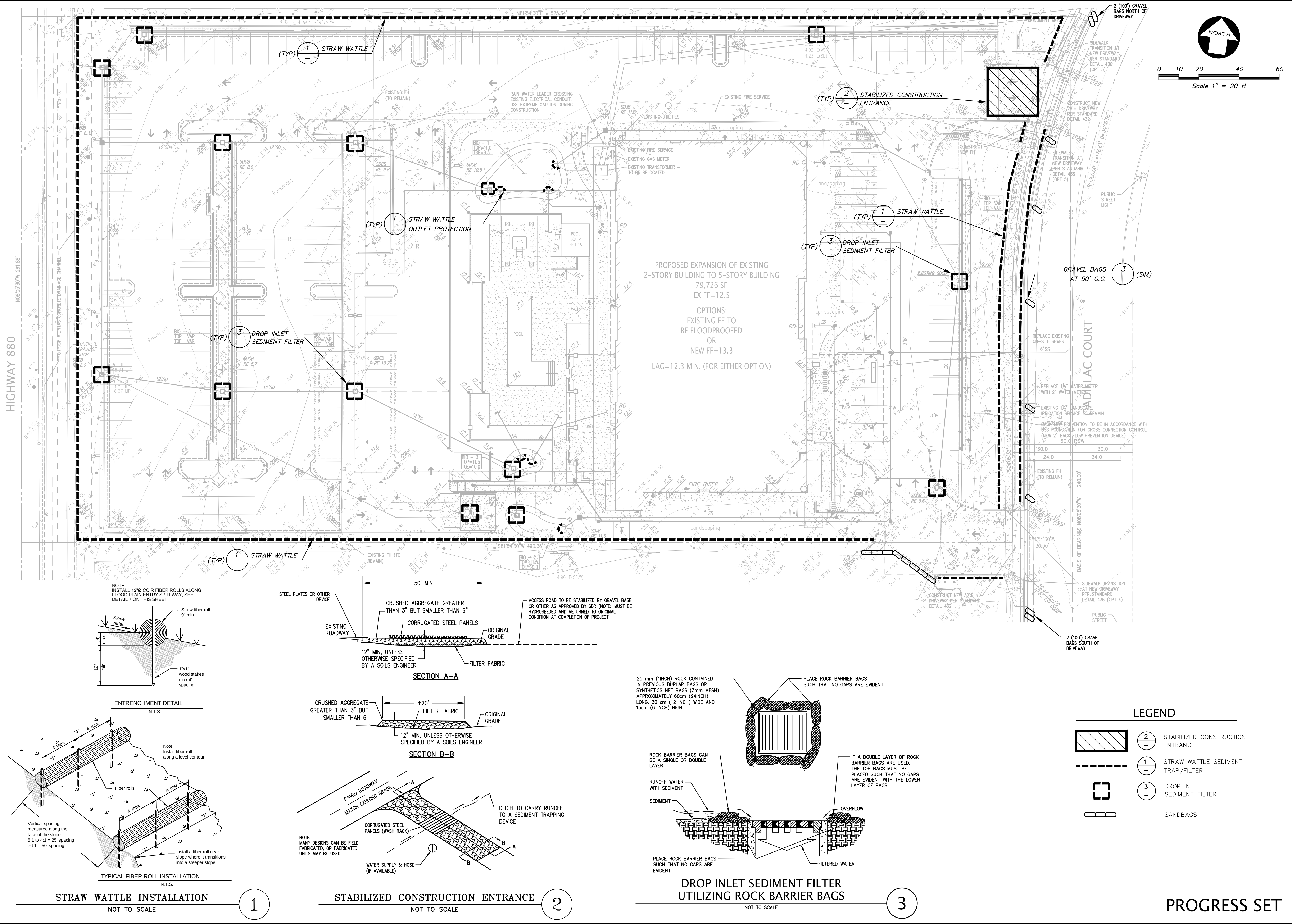
Date Last Edited

January 26, 2015

Sheet Number

C10

PROGRESS SET



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Project
**SPRINGHILL SUITES
MILPITAS**
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

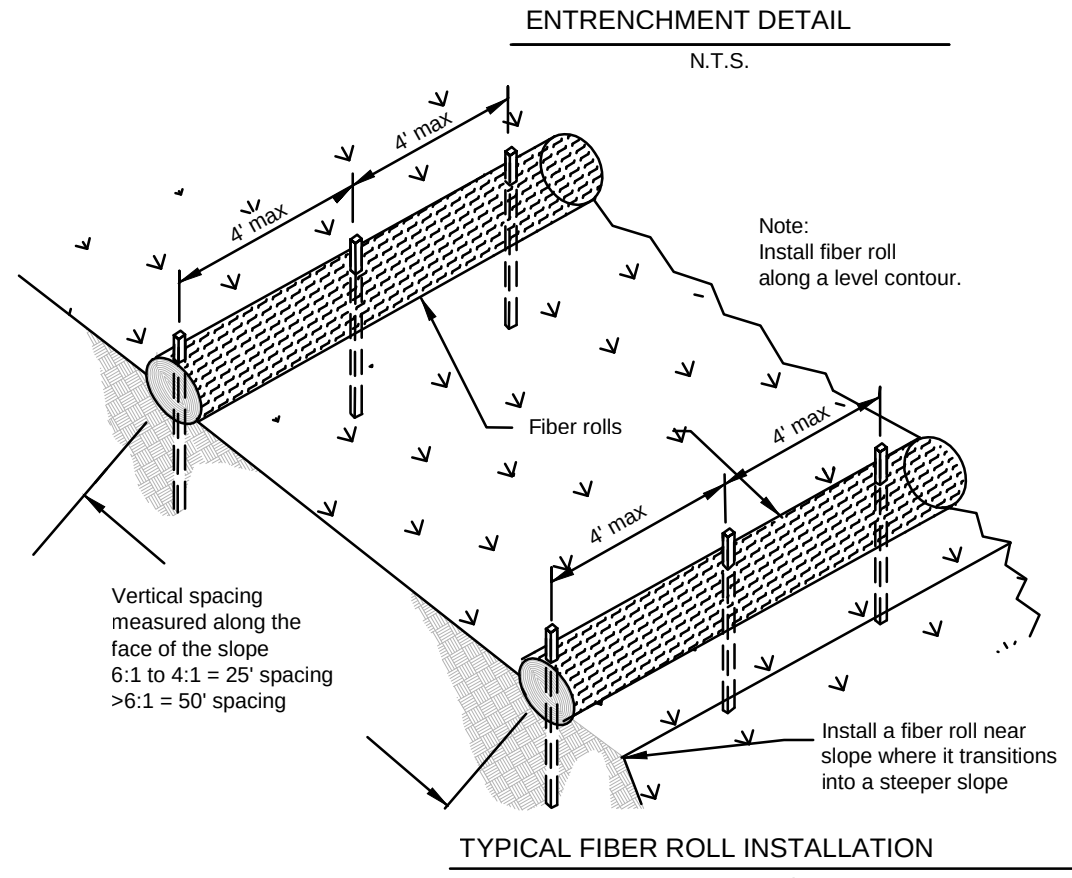
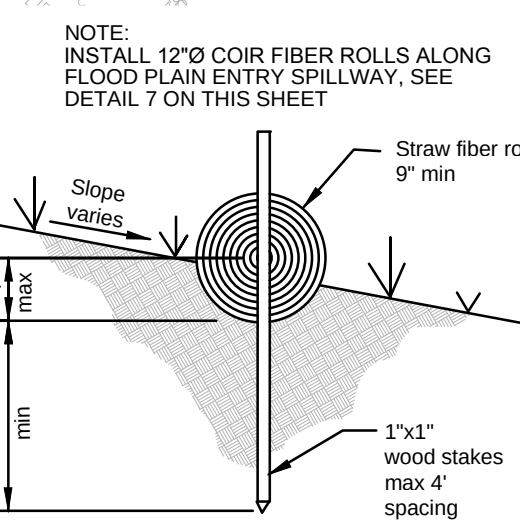
Issue

Revisions

Sheet Title
**PRELIMINARY EROSION
CONTROL PLAN**

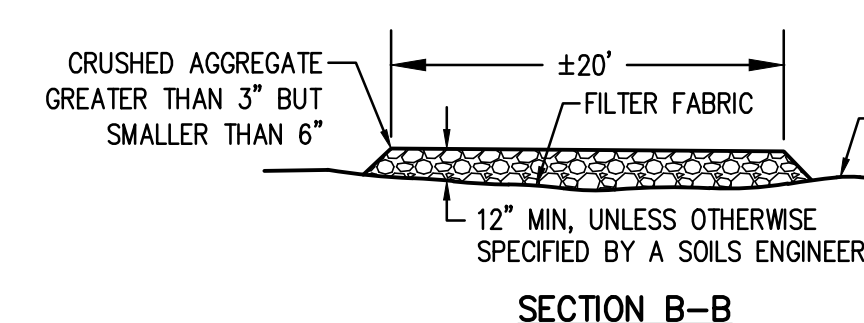
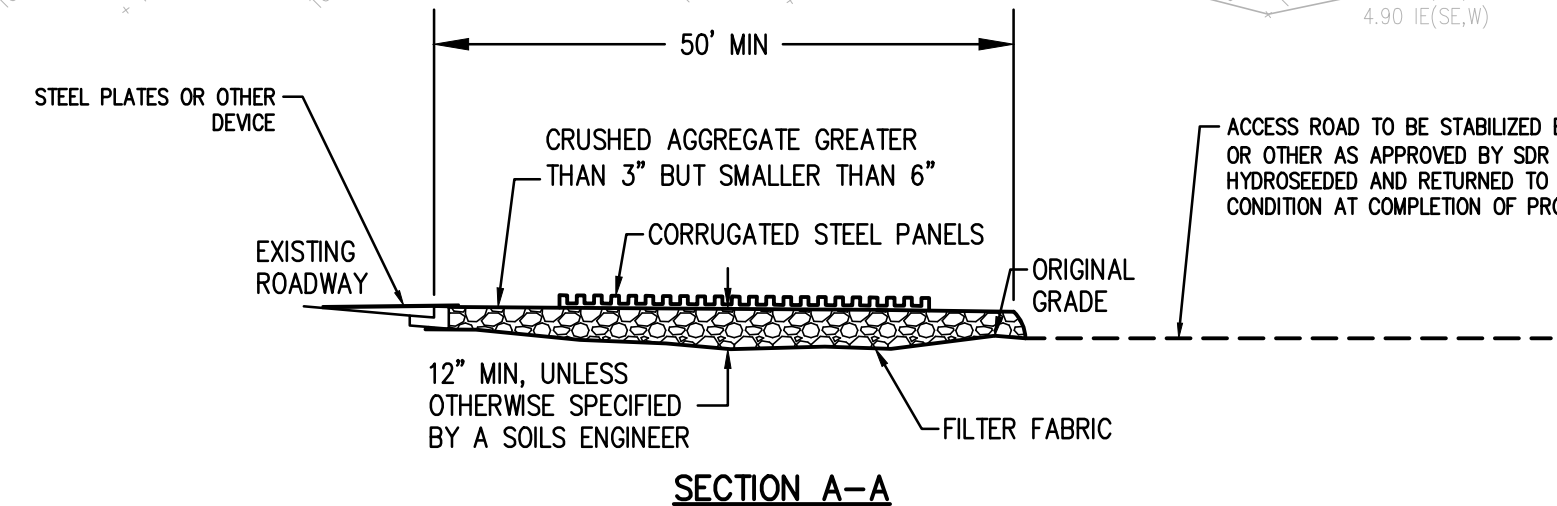
Date Last Edited
January 26, 2015

Sheet Number
C11



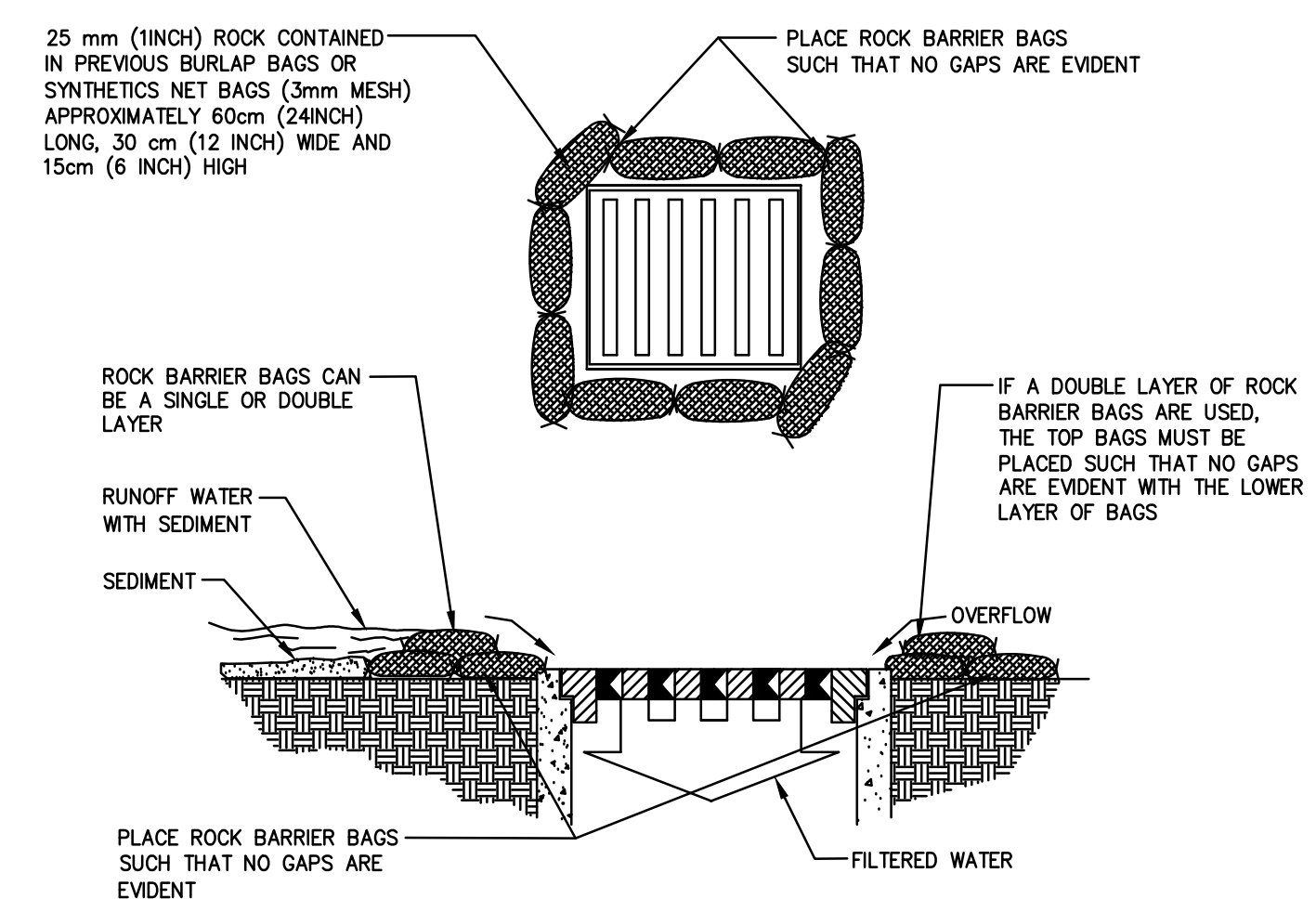
STRAW WATTLE INSTALLATION
NOT TO SCALE

1



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

2

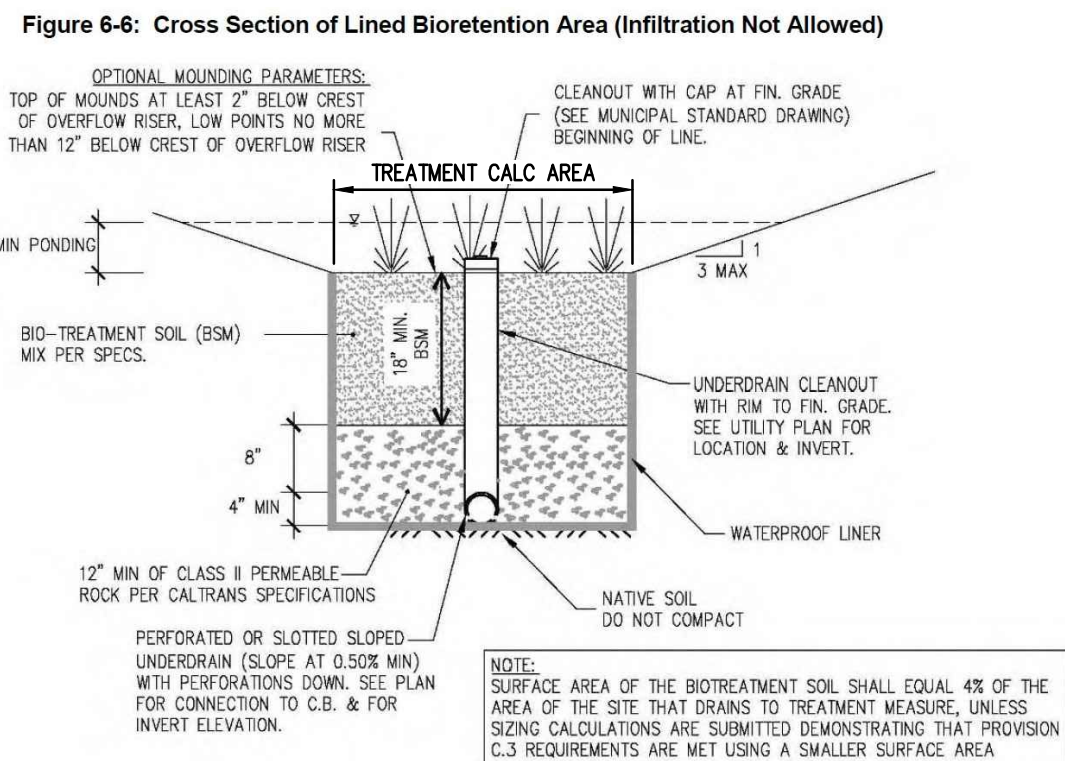
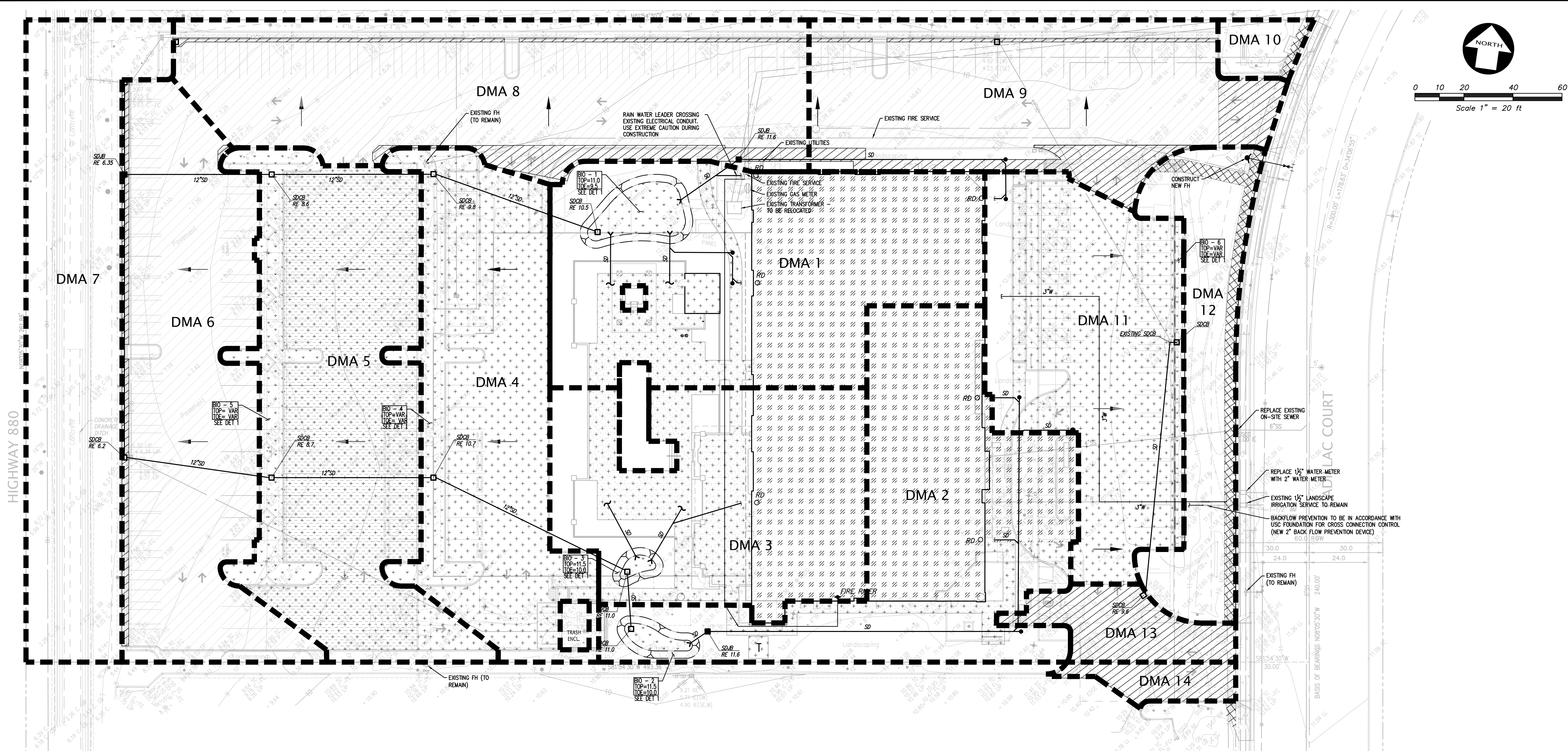


DROP INLET SEDIMENT FILTER
UTILIZING ROCK BARRIER BAGS
NOT TO SCALE

3

LEGEND	
	2 STABILIZED CONSTRUCTION ENTRANCE
	1 STRAW WATTLE SEDIMENT TRAP/FILTER
	3 DROP INLET SEDIMENT FILTER
	SANDBAGS

PROGRESS SET



BIOFILTRATION AREA
NOT TO SCALE

1

LEGEND

- SIDEWALK (SELF TREATING, NOT PART OF CALC)
- EXISTING OR NEW LANDSCAPE AREA
- EXISTING IMPERVIOUS AREA (TREATMENT NOT REQUIRED)
- IMPERVIOUS, NEW OR REPLACED (9547 SF TREATED ELSEWHERE, SEE AREA 5 FOR IN LIEU TREATMENT)
- IMPERVIOUS, NEW OR REPLACED (TREATED)
- IMPERVIOUS, EXISTING (TREATED)
- IMPERVIOUS ROOF AREA (TREATED)
- BIO-RETENTION AREA
- DRAINAGE MANAGEMENT AREA (DMA)
- DIRECTION OF SURFACE DRAINAGE

STORMWATER QUALITY CONTROL SUMMARY TABLE

Drainage Management Area (DMA)	Tributary Area (SF)	Existing Imp. Area (Remaining) (SF)	New / Repl. Imp. Area (SF)	Self Treating Area (SF)	BMP Size Required (4% min) (SF)	Bioretention Area (SF)	PONDING HEIGHT	Sizing Factor	> 4%?	Treatment Description	Notes
1	14,047	0	9,309	0	372	380	12"	4.1%	YES	Bioretention Area	new/repl. Imp. Treated
2	12,634	0	8,702	0	348	360	12"	4.1%	YES	Bioretention Area	new/repl. Imp. Treated
3	10,511	0	7,876	0	315	320	12"	4.1%	YES	Bioretention Area	new/repl. Imp. Treated
4	11,218	0	8,396	0	336	350	12"	4.2%	YES	Bioretention Area	new/repl. Imp. Treated
5 ±	13,814	10,670	843	0	(see 5±)	320	12"	see 5 ±	see 5 ±	see 5± for in lieu treatment	
6	12,632	11,127	680	0	27	0	12"	see 5 ±	see 5 ±	see 5± for in lieu treatment	
7	10,770	4,352	0	0	0	0	12"	0.0%	YES	No treatment required	
8	14,480	10,904	1,242	0	50	0	12"	see 5 ±	see 5 ±	see 5± for in lieu treatment	
9	11,100	7,114	2,125	0	85	0	12"	see 5 ±	see 5 ±	see 5± for in lieu treatment	
10	809	0	97	97	0	0	12"	YES	YES	self-treating landscape	walk drains to landscape
11	10,528	0	8,403	0	336	360	12"	4.3%	YES	Bioretention Area	new/repl. Imp. Treated
12	5,183	0	1,069	1,069	0	0	12"	see 5 ±	see 5 ±	self-treating landscape	walk drains to landscape
13	1,960	0	1,960	0	78	0	12"	0.0%	YES	see 5± for in lieu treatment	
TOTAL	129,886	44,167	50,702	1,166	1,948	2,090		4.2%	YES		
14	935	0	935	0	37	0	12"	see 5 ±	see 5 ±	see 5± for in lieu treatment	
5 ±	13,814	39,815	7,785	0	311	320	12"	4.1%	YES	Bioretention Area	includes add'l areas noted

5 ± - Area 5 has 34 sf of required treatment (from minor new/repl. Imp). This area being used as treatment in lieu of other misc areas required to treat new/repl. 5 ± - This line tabulates the additional required for treatment from areas 5, 6, 8, 9, 13, & (14, which is off-site)

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Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
PRELIMINARY STORM WATER QUALITY CONTROL PLAN
Date Last Edited
January 26, 2015

Sheet Number

PROGRESS SET

C12

MAINTENANCE SCHEDULE		ADD TO IRRIGATION CONTROLLER CABINET.			
Weekly	Bimonthly	Monthly	Quarterly	Biannually	Annually
Check irrigation coverage and adjust heads.	Check and adjust schedule on irrigation controller	Check much coverage and replace.	Conduct general inspection with owner.	Prune and trim shrubs and fast growing evergreen trees.	Prune and trim slow-growing and deciduous trees.
Weed and cultivate shrub and ground cover areas.	Edge ground cover and lawns.	Check water basins around trees and shrubs and replace.	<i>Controller Cabinet</i> - Open Cabinet And Clean Out Debris And Replace Battery As Necessary. Check Wiring And Repair As Needed And Check Clock And Reset If Necessary. <i>Poc</i> - Visually Inspect Components For Leaks, Pressure Settings, Settlement Or Other Damage Affecting The Operation of A Component Repair As Needed. Remote control valves, isolation valves and quick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed. Mainline and laterals visually inspect for leaks or settlement of trench.	Inspect trees for girdling by stake ties or guys and replace.	Mow ground covers.
Check for and remove dead seed pods, flowers, branches and plants.	Fertilize seasonal color and bedding plants.	Trim hedges and topiary shrubs.		Mow Fast - Growing Ground Covers	Fertilize trees, shrubs, and ground cover.
Mow Lawns		Submit to owner a record of extra work, and chemicals used.		Fertilize lawns.	Aerate and dethatch lawns
Check for and repair vandalism damage.		<i>Irrigation Schedule</i> - adjust schedule for seasonal variations and other conditions which may affect the amount of water needed to maintain plant health, adjust as necessary. Filters and strainers visually check for leaks, broken fitting clean and flush screens.			
Check for snails, rodents, insects, fungus, diseases, and other pests & apply remedy.					
Sprinklers visually check for any broken or clogged heads. Heads with incorrect arc, inadequate coverage or overspray and low head drainage. Repair as needed.					

LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 30
 MEDIUM WATER USE AREA (TREES)= 800
 HIGH WATER USE AREA (POOL/SPA)= 785

TOTAL LANDSCAPE AREA= 30+800+785

LOW WATER USE HYDROZONE AREA= 30,136 SF
MEDIUM WATER USE AREA (TREES)= 800 SF
HIGH WATER USE AREA (POOL/SPA)= 785 SF

TOTAL LANDSCAPE AREA= 30,136 S.F.
TOTAL WATER USE AREA (INCLUDING LANDSCAPE AREA,
POOL/SPA, TREES)= 31,721 SF

IRRIGATION SYSTEM AUDIT SCHEDULE

A certified irrigation auditor is to provide an initial landscape irrigation audit at the end of the plant material establishment period. (The establishment period should last approximately one year beginning at the end of the ninety day maintenance period).

An irrigation audit at owners expense is to be performed every five years thereafter to assess actual water use as compared to the estimated water use

Water use for landscape irrigation is to be recorded yearly.

Yearly water use records are to be provided to irrigation auditor at each five year audit.

At a minimum, audits shall be in accordance with the State of California Landscape Water Management Program as described in the most current version of the Landscape Irrigation Auditor handbook, the entire document, which is hereby incorporated by reference.

L1	LANDSCAPE TITLE SHEET WATER CONSERVATION CONCEPT STATEMENT
L2	TREE REMOVAL - PRESERVATION PLAN
L3-4	LANDSCAPE CONSTRUCTION CALLOUTS
L5-6	LANDSCAPE CONSTRUCTION DIMENSIONS
L7-12	LANDSCAPE CONSTRUCTION DETAILS
L13-14	LANDSCAPE TREE IRRIGATION
L15-16	LANDSCAPE DRIP IRRIGATION
L17-18	LANDSCAPE TREE PLANTING
L19-20	LANDSCAPE SHRUB, VINE, GROUNDCOVER, PLANTING
L21	LANDSCAPE LIGHTING
L22	IRRIGATION DETAILS
L23	PLANTING DETAILS
L24-25	IRRIGATION SPECIFICATIONS
L26-28	PLANTING SPECIFICATIONS
L29	ARBORIST REPORT SUMMARY

PREPARED BY: ERIC FREEMAN 12/4/14



Station	GPM	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Monthly Total GPM
		Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	
1	5.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	5,762.0
2	5.7	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	6,522.6
3	5.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	5,762.0
4	4.6	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	5,347.1
5	15.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	17,286.0
6	8.2	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	17.2	9	21.5	7	17.2	6	12.9	7	4.3	4	4.3	7,166.7
7	15.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	17,286.0
8	8.2	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	17.2	9	21.5	7	17.2	6	12.9	7	4.3	4	4.3	7,228.1
9	5.3	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.5	9	17.2	8	12.9	9	4.3	6	4.3	6,151.8
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13	3.9	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	4,458.5
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16	19.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	21,832.9
17	5.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	17.2	11	21.2	9	17.2	8	12.9	9	4.3	6	4.3	5,745.5
18	3.7	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5	5	21.5	6	25.8	5	21.5	6	17.2	6	8			

Sea

Issue

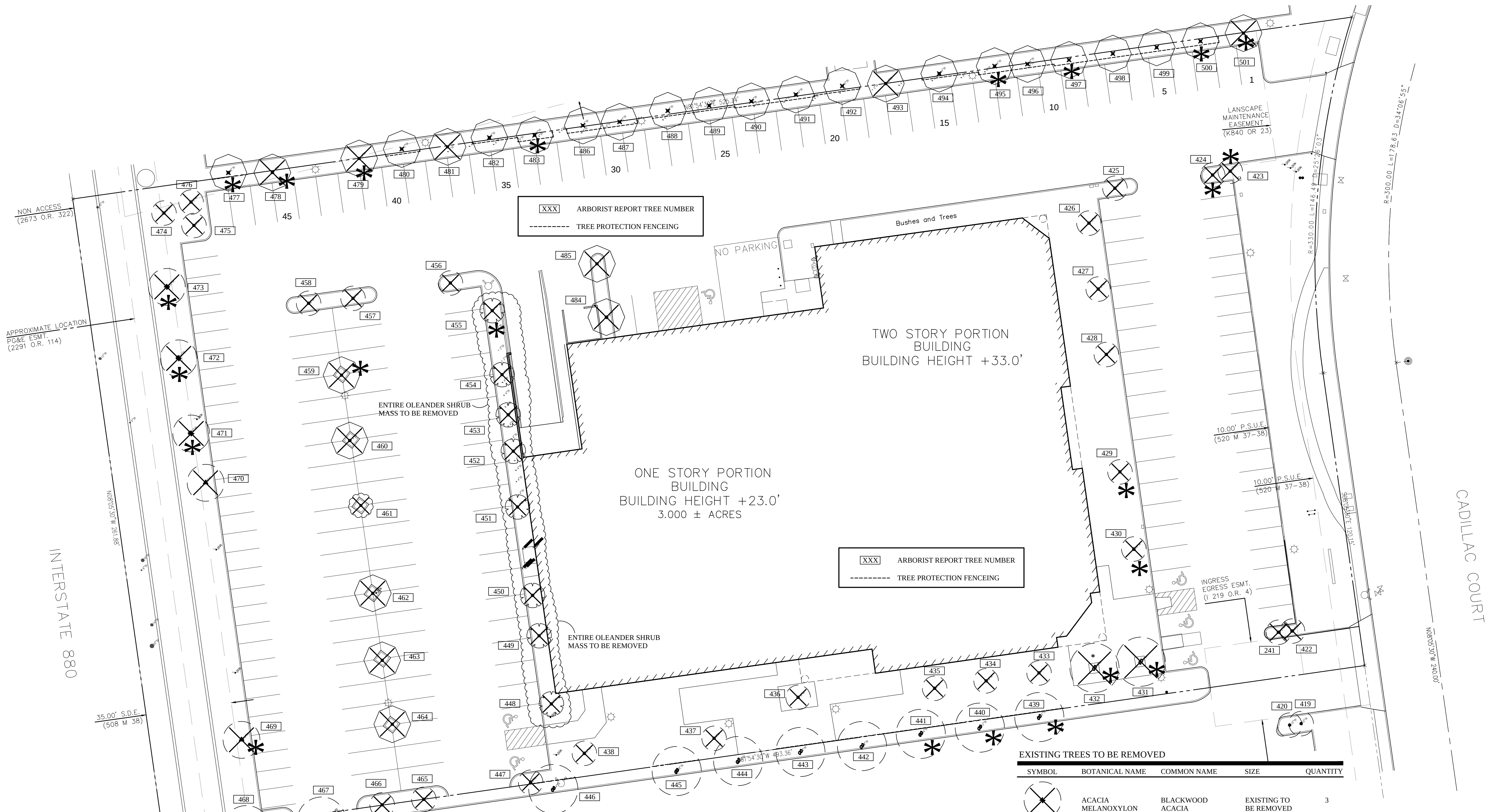
Revisions

Date Last Edited
JANUARY 23, 2014

Sheet Number

L1

FILE NAME: L2 TREE REMOVAL/PRESERVATION PLAN.DWG



XXX ARBORIST REPORT TREE NUMBER
----- TREE PROTECTION FENCING

TREE PROTECTION NOTES:

FENCING- CONTRACTOR TO PROVIDE 42" TALL ORANGE MESH "ENVIRONMENTAL SENSITIVE ARE" FENCING WITH POST @ 6' OC. LOCATE FENCE BETWEEN TREE TRUNK AND CONSTRUCTION ACTIVITY, 3' MIN FROM TRUNK UP TO DRIP LINE OF TREE.

IRRIGATION- PROVIDE TEMPORARY IRRIGATION DURING CONSTRUCTION TO SUPPORT MAXIMUM TREE HEALTH.

ROOTS- TREE ROOTS TO BE REMOVED SHALL BE HAND CUT RESULTING IN A SMOOTH CUT SURFACE. NO FRAYED OR SPLINTERED ROOTS SHALL BE PERMITTED. ROOTS ARE TO BE TRIMMED AS FAR AWAY FROM TREE TRUNK AS POSSIBLE. ROOTS EXPOSED FOR MORE THAN 2 HOURS ARE TO BE COVERED WITH BURLAP AND KEPT PERMANENTLY MOIST.

OFF SITE TREES- CONTRACTOR SHALL ACQUIRE PROPER AND ADEQUATE PERMISSION FROM ADJACENT PROPERTY OWNERS FOR ANY TREE LOCATED OFF SITE THAT REQUIRES PROTECTION MEASURES

INDICATES TREE DESIGNATED AS HAVING 37" OR LARGER CIRCUMFERENCE TRUNK AND IS PROTECTED. SEE PLANTING PLAN FOR REPLACEMENT TREES FOR PROTECTED TREES BEING REMOVED.

PROTECTED TREES TO BE REMOVED- 15

EXISTING TREES TO REMAIN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	EXISTING TO REMAIN	18
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	EXISTING TO REMAIN	9
	PRUNUS CERASIFERA	CHERRY PLUM	EXISTING TO REMAIN	2
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	EXISTING TO REMAIN	1

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	ACACIA MELANOXYLON	BLACKWOOD ACACIA	EXISTING TO BE REMOVED	3
	ACER 'BLOODGOOD'	BLOODGOOD MAPLE	EXISTING TO BE REMOVED	1
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	EXISTING TO BE REMOVED	12
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	EXISTING TO BE REMOVED	2
	NERIUM OLEANDER	OLEANDER	EXISTING TO BE REMOVED	19
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	EXISTING TO BE REMOVED	2
	PRUNUS CERASIFERA	CHERRY PLUM	EXISTING TO BE REMOVED	25

FOR ARBORIST REPORT SUMMARY SEE SHEET L29



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Seal

Project
**SPRINGHILL SUITES
MILPITAS**
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
EXISTING TREE
REMOVAL/PRESERVATION
PLAN

Date Last Edited
JANUARY 23, 2014

Sheet Number

L2

3 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L7

2 CONCRETE PAVING- INTEGRAL COLOR TO BE BROWNSTONE (1010) BY SCHOFIELD OR EQUAL WITH ACID ETCH FINISH. SEE DETAIL E SHEET L7

3 FLAGSTONE ON CONCRETE BASE- FLAGSTONE TO BE #24" TO #48" MISSION CREEK, WITH 1" TO 4" NATURAL GRAY MORTARED JOINTS, AVAILABLE FROM GARDEN SUPPLY HARDSCAPES (408) 971-7600 OR EQUAL APPROVED BY LANDSCAPE ARCHITECT. SEE DETAIL D SHEET L7

4 WATER TREATMENT BIO-RETENTION- SEE CIVIL PLANS.

5 TRUNCATED DOME PAVERS ON CONCRETE BASE- MODEL 511, COLOR CHARCOAL, BY STEPSTONE. 800-572-9029, OR APPROVED EQUAL. SEE DETAIL C SHEET L7

6 CONTROL JOINT PER PLAN. SEE DETAIL E SHEET L7

7 PAVERS ON CONCRETE BASE- TO BE RANDOM MIX OF LARGE SCALE NARROW MODULAR PAVERS. MIX TO BE (1/3) 12X48, COLOR ALMOND 180, WITH LIGHT SAND BLAST FINISH, AND (2/3) 6X24, COLOR CAFE BROWN 1807 WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SET PAVERS IN A RUNNING BOND PATTERN WITH THE LONG SIDE OF THE PAVES PARALLEL TO THE BUILDING FACE. SEE DETAIL D SHEET L7

8 MONUMENT SIGN BY OTHERS

9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L23

10 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L12

11 POOL AND SPA- SEE DETAIL A SHEET L12. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL

12 TRASH ENCLOSURE BY ARCHITECT

13 BIKE RACK- MODEL PR4H, 9 BIKES, SURFACE MOUNT, COLOR BLACK BY DERO BIKES 888-337-6729 OR APPROVED EQUAL

14 PLANTER POT- BY QUICK CRETE 951-737-7032.
(POT A) MODEL QSAX3630P-C11-17-MT-YES- NO HOLE, NO SAUCER,
(POT B) MODEL QSAX2422P-C11-17-MT-YES- NO HOLE, NO SAUCER,

15 PORTABLE BATTERY POWERED ADA POOL CRANE TO BE- MODEL: ANCHORED FREEDOM WITH ARM REST, BY SPECTRUM AQUATICS 800-791-8056 OR www.spectrumproducts.com OR APPROVED EQUAL. SEE DECK SLEEVE DETAIL G SHEET L7. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA- STORE IN POOL EQUIPMENT ROOM.)

16 ADA ACCESSIBLE DRINKING FOUNTAIN. SEE DETAIL F SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

17 TREE GRATE- MODEL: MARKET STREET, UNFINISHED CAST IRON WITH 18" OPENING, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.

18 WROUGHT IRON FENCE- SEE DETAIL A SHEET L7

19 SELF CLOSING, SELF LATCHING, WROUGHT IRON GATE- SEE DETAIL B SHEET L7

20 7'-0" TALL WALL - SEE DETAIL A SHEET L10

21 6'-0" TALL WALL - SEE DETAIL B SHEET L10

22 -----intentionally left blank-----

23 POOL EQUIPMENT ROOM WITH SHOWER WALL AND TRELLIS OVERHEAD COVER- SEE DETAIL A SHEET L9

24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L9

25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL A SHEET L9. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

26 HOUSE PHONE LOCATION, PHONE BY OWNER. SEE DETAIL A SHEET L9. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.

27 SMALL NATURAL GAS BURNING FIRE PIT- CONTRACTOR TO PROVIDE GAS LINE, AUTOMATIC IGNITER, ON/OFF VALVE, AND ANY OTHER PERTINENT EQUIPMENT NEEDED FOR PROPER OPERATION AND SAFETY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEE DETAIL A SHEET L11.

28 LARGE NATURAL GAS BURNING FIRE PIT ATTACHED TO WALLS (DETAIL B SHEET L10) AND PILASTERS (DETAIL C SHEET L11)- CONTRACTOR TO PROVIDE GAS LINE, AUTOMATIC IGNITER, ON/OFF VALVE, AND ANY OTHER PERTINENT EQUIPMENT NEEDED FOR PROPER OPERATION AND SAFETY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEE DETAIL A SHEET L8.

29 BREAK IN WALL WITH GLASS PANEL BARRIER. SEE DETAIL A SHEET L8.

30 OVERHEAD STRUCTURE AT SPA- SEE DETAIL C SHEET L10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

31 8 FOOT TALL PILASTER- SEE DETAIL B SHEET L11

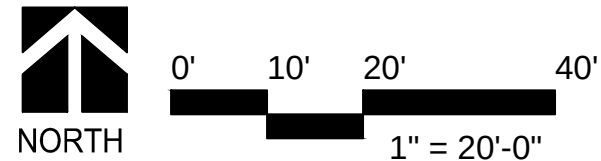
32 11 FOOT TALL PILASTER- SEE DETAIL C SHEET L11

33 4" DEEP LAYER OF MIXED COLOR, ROUNDED, COMMON BEACH COBBLE- EVEN MIX OF 1" TO 4" OVER FILTER FABRIC AND 10" STAPLES STAGGERED @ 24" OC. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH PHOTO OF COBBLE FOR APPROVAL PRIOR TO CONSTRUCTION. eric@emeraldaladesign.com

- 1 CONTRACTOR TO VERIFY SITE CONDITIONS AND REVIEW CIVIL ENGINEER'S GRADING & UTILITY PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
- 2 SEE GRADING PLANS FOR VERTICAL CONTROL- VERIFY COMPLIANCE WITH ADA REQUIREMENTS
- 3 CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- 4 CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- 6 CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
- 7 ALL CURVILINEAR WALKS, CURBS, HEADER BOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING SUBSEQUENT WORK. 48 HRS. MIN. NOTICE REQUIRED.
- 8 ALL CONCRETE FLATWORK TO BE 4" THICK MINIMUM, AND LOCATED AS SHOWN. CONCRETE WILL BE OF A 5 SACK MIX AND MAXIMUM WATER/CEMENT RATIO SHALL BE IN ACCORDANCE WITH ACI 301 AND ACE 318. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES FOR NORMAL WEIGHT CONCRETE IF CONSOLIDATION IS BY VIBRATION. A SLUMP NOT EXCEEDING 5 INCHES IS PERMITTED IF CONSOLIDATIONS BY OTHER MEANS. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI IN 28 DAYS. USE OF ADMIXTURE SHALL BE APPROVED PRIOR TO CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE ACI 301. CONCRETE THAT HAS BEEN PRE TEMPERED BY WATER OR CEMENT AFTER CONCRETE HAS PARTIALLY HARDENED, IS NOT ACCEPTABLE. CONCRETE SHALL NEVER BE COVERED WITH ANY KIND OF PERMITS TEST OF COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MADE IN ACCORDANCE WITH ACI 301 TO VERIFY THAT IT MEETS DESIGN REQUIREMENTS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS IN ACCORDANCE WITH ACI 301. ALL FINISHING SHALL BE IN ACCORDANCE WITH ACI 301.
- 9 INSTALL EXPANSION JOINTS AT 10' OC AND AT CORNERS. (UNLESS OTHERWISE DELINEATED ON PLANS).
- 10 ALL STEPS SHALL HAVE HANDRAILS PER CODE WHERE REQUIRED. SEE PLAN FOR STEP LOCATIONS.
- 11 CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- 12 IF, IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/OR ELEVATIONS, THE DESIGN ELEVATION SHALL TAKE PRECEDENCE.
- 13 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATION PER THE SOILS REPORT AND PLACE STEEL REINFORCING AT THE SIZE AND SPACING INDICATED IN THE DETAILS WITH 1" MIN CLEARANCE TO EDGE OF CONCRETE.
- 14 ALL CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
- 15 WALL DIMENSIONS APPLY TO FACE OF FIRST COURSE OR AT FINISH GRADE.
- 16 COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS FOR MATERIALS, FINISHES, AND GRADIENTS IS THE RESPONSIBILITY OF THE CONTRACTOR WHERE SUCH STANDARDS APPLY.
- 17 THE CONTRACTOR IS TO COMPLY WITH ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- 18 CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO POURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS.
- 19 ALL WALKS 5.0% OR GREATER SHALL HAVE HANDRAILS, BOTH SIDES OR WHERE SHOWN ON PLAN.
- 20 ALL PEDESTRIAN AND LANDSCAPE SURFACES WITH A DROP OFF OF 30" OR MORE SHALL BE PROVIDED WITH 42" TALL SAFETY RAILING IN CONFORMANCE WITH ADA STANDARDS.



— All landscape areas are to be sloped at a minimum 2% gradient maximum 2:1. All transitions and grade breaks must be smooth, even and rounded, unless otherwise noted. — All paved pedestrian areas are to be sloped at a minimum 0.5% gradient, maximum 2% cross slope, maximum 5% slope in direction of travel. Slope away from buildings and toward drain. Add drains as needed. — All paved vehicular areas to be sloped at a minimum 0.5% gradient, maximum 5% cross slope, maximum 18% in direction of travel. Maximum grade break differential to be 10%. — All drain pipes to be sloped at a minimum 0.5% gradient. — Provide sweeps or cleanouts where drain pipe changes direction more than 90%.	— Minor rough grade will be required to provide for the proposed hardscape. The contractor shall become familiar with the civil engineers rough grading plans in order to completely include all minor rough grade and fine grading in the scope of work. — Install protective fencing around all trees and other existing features which are to remain. Roots of existing trees are to be protected wherever feasible and are to be covered with continuously wet burlap if exposed for more than 24 hours. Hand-cut 3" or larger diameter roots of existing trees to remain to provide a smooth, solid, and clean exposed end. — Notify the landscape architect and owner if discrepancies exist between the plans and actual site conditions.
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FILE NAME: L3-4 CONST CALLOUTS.DWG

CALLOUT NOTES

- 1 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L7
- 2 CONCRETE PAVING- INTEGRAL COLOR TO BE BROWNSTONE (1010) BY SCHOFIELD OR EQUAL WITH ACID ETCH FINISH. SEE DETAIL E SHEET L7
- 3 FLAGSTONE ON CONCRETE BASE- FLAGSTONE TO BE ±24" TO ±48" MISSION CREEK, WITH 1" TO 4" NATURAL GRAY MORTARED JOINTS, AVAILABLE FROM GARDEN SUPPLY HARDSCAPES (408) 971-7600 OR EQUAL APPROVED BY LANDSCAPE ARCHITECT. SEE DETAIL D SHEET L7
- 4 WATER TREATMENT BIO-RETENTION- SEE CIVIL PLANS.
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- 8 MONUMENT SIGN BY OTHERS
- 9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L23
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- 11 POOL AND SPA- SEE DETAIL A SHEET L12. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL
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- 29 BREAK IN WALL WITH GLASS PANEL BARRIER. SEE DETAIL A SHEET L8.
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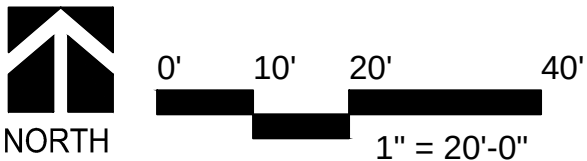
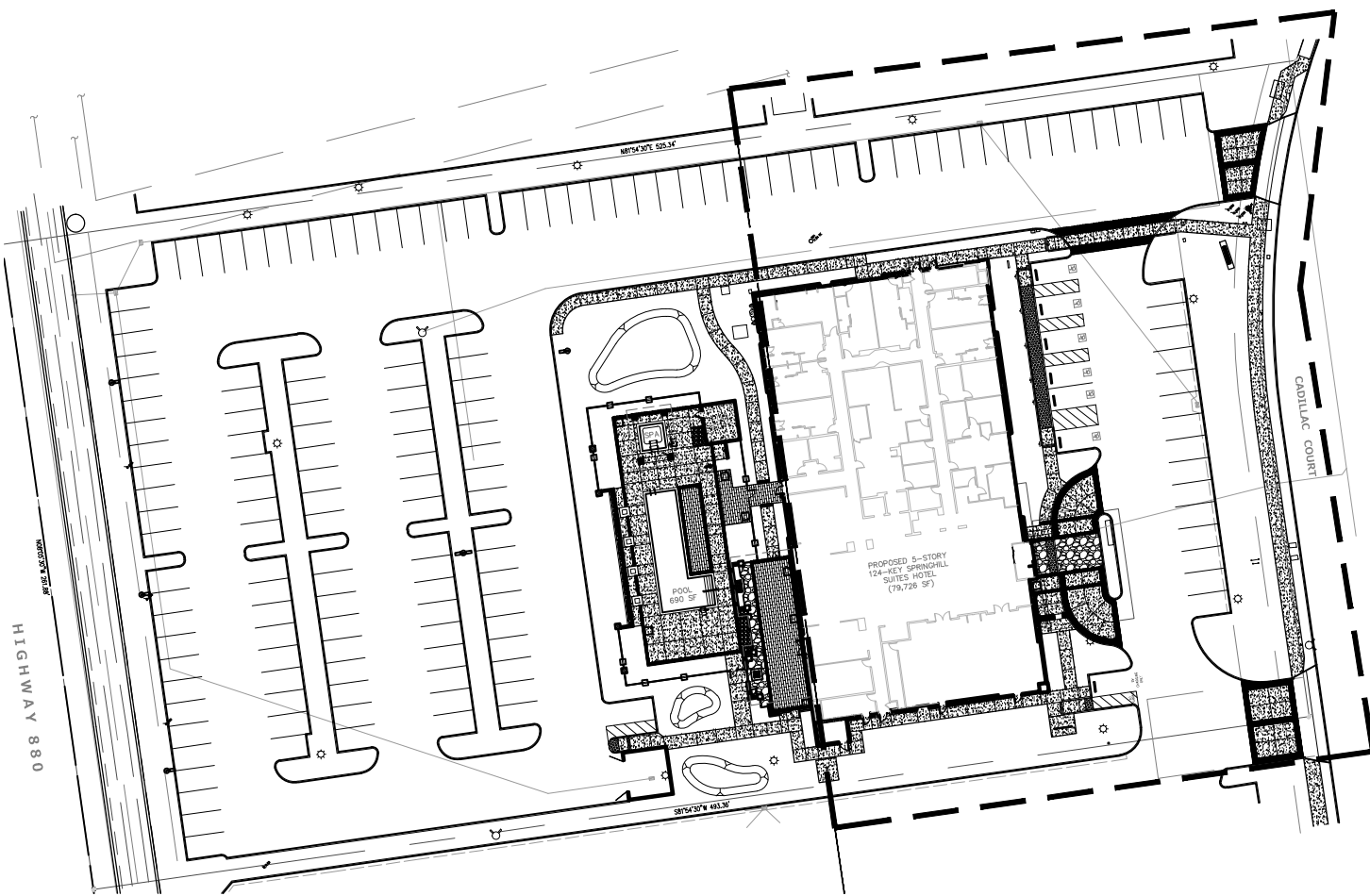
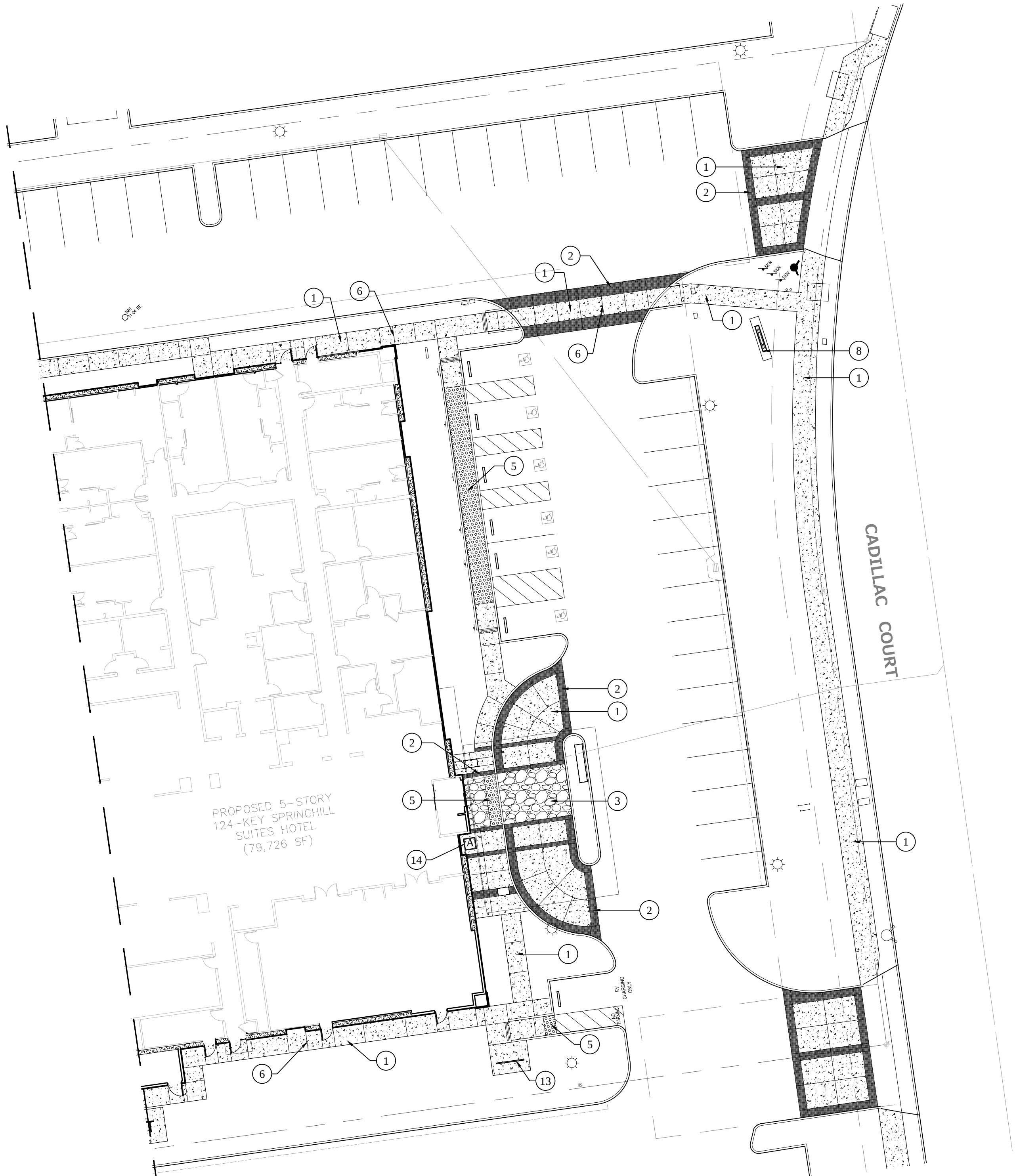
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- 6 CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
- 7 ALL CURVILINEAR WALKS, CURBS, HEADER BOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING SUBSEQUENT WORK. 48 HRS. MIN. NOTICE REQUIRED.
- 8 ALL CONCRETE FLATWORK TO BE 4" THICK MINIMUM, AND LOCATED AS SHOWN. CONCRETE WILL BE OF A 5 SACK MIX AND MAXIMUM WATER/CEMENT RATIO SHALL BE IN ACCORDANCE WITH ACI 301 AND ACE 318. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES FOR NORMAL WEIGHT CONCRETE IF CONSOLIDATION IS BY VIBRATION. A SLUMP NOT EXCEEDING 5 INCHES IS PERMITTED IF CONSOLIDATIONS BY OTHER MEANS. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI IN 28 DAYS. USE OF ADMIXTURE SHALL BE APPROVED PRIOR TO CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE ACI 301. CONCRETE THAT HAS BEEN PRE TEMPERED BY WATER OR CEMENT AFTER CONCRETE HAS PARTIALLY HARDENED, IS NOT ACCEPTABLE. CONCRETE SHALL NEVER BE COVERED WITH SHEETING OF ANY KIND. PERIODIC TEST OF COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MADE IN ACCORDANCE WITH ACI 301 TO VERIFY THAT IT MEETS DESIGN REQUIREMENTS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS IN ACCORDANCE WITH ACI 301. ALL FINISHING SHALL BE IN ACCORDANCE WITH ACI 301.
- 9 INSTALL EXPANSION JOINTS AT 10' OC AND AT CORNERS. (UNLESS OTHERWISE DELINEATED ON PLANS).
- 10 ALL STEPS SHALL HAVE HANDRAILS PER CODE WHERE REQUIRED. SEE PLAN FOR STEP LOCATIONS.
- 11 CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- 12 IF, IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/ OR ELEVATIONS, THE DESIGN ELEVATION SHALL TAKE PRECEDENCE.
- 13 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATION PER THE SOILS REPORT AND PLACE STEEL REINFORCING AT THE SIZE AND SPACING INDICATED IN THE DETAILS WITH 1" MIN CLEARANCE TO EDGE OF CONCRETE.
- 14 ALL CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
- 15 WALL DIMENSIONS APPLY TO FACE OF FIRST COURSE OR AT FINISH GRADE.
- 16 COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS FOR MATERIALS, FINISHES, AND GRADIENTS IS THE RESPONSIBILITY OF THE CONTRACTOR WHERE SUCH STANDARDS APPLY.
- 17 THE CONTRACTOR IS TO COMPLY WITH ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- 18 CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO POURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS.
- 19 ALL WALKS 5.0% OR GREATER SHALL HAVE HANDRAILS, BOTH SIDES OR WHERE SHOWN ON PLAN.
- 20 ALL PEDESTRIAN AND LANDSCAPE SURFACES WITH A DROP OFF OFF OF 30" OR MORE SHALL BE PROVIDED WITH 42" TALL SAFETY RAILING IN CONFORMANCE WITH ADA STANDARDS.



GRADING NOTES

- All landscape areas are to be sloped at a minimum 2% gradient maximum 2:1. All transitions and grade breaks must be smooth, even and rounded, unless otherwise noted.
- All paved pedestrian areas are to be sloped at a minimum 0.5% gradient, maximum 2% cross slope, maximum 5% slope in direction of travel. Slope away from buildings and toward drain. Add drains as needed.
- All paved vehicular areas to be sloped at a minimum 0.5% gradient, maximum 5% cross slope, maximum 18% in direction of travel. Maximum grade break differential to be 10%.
- All drain pipes to be sloped at a minimum 0.5% gradient.
- Provide sweeps or cleanouts where drain pipe changes direction more than 90%.
- Minor rough grade will be required to provide for the proposed hardscape. The contractor shall become familiar with the civil engineers rough grading plans in order to completely include all minor rough grade and fine grading in the scope of work.
- Install protective fencing around all trees and other existing features which are to remain. Roots of existing trees are to be protected wherever feasible and are to be covered with continuously wet burlap if exposed for more than 24 hours. hand-cut 3" or larger diameter roots of existing trees to remain to provide a smooth, solid, and clean exposed end.
- Notify the landscape architect and owner if discrepancies exist between the plans and actual site conditions.



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Seal

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SPRINGHILL SUITES
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1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

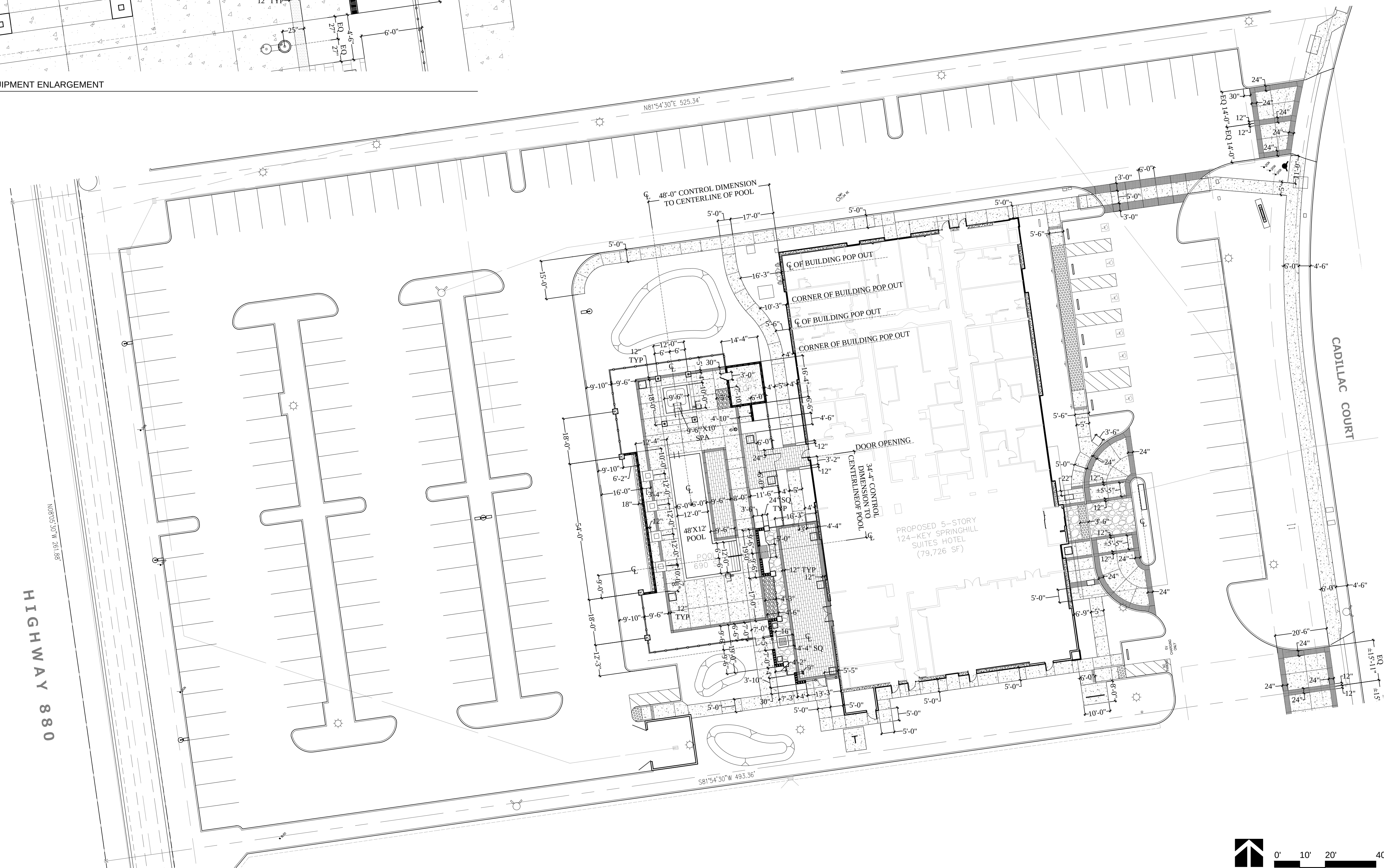
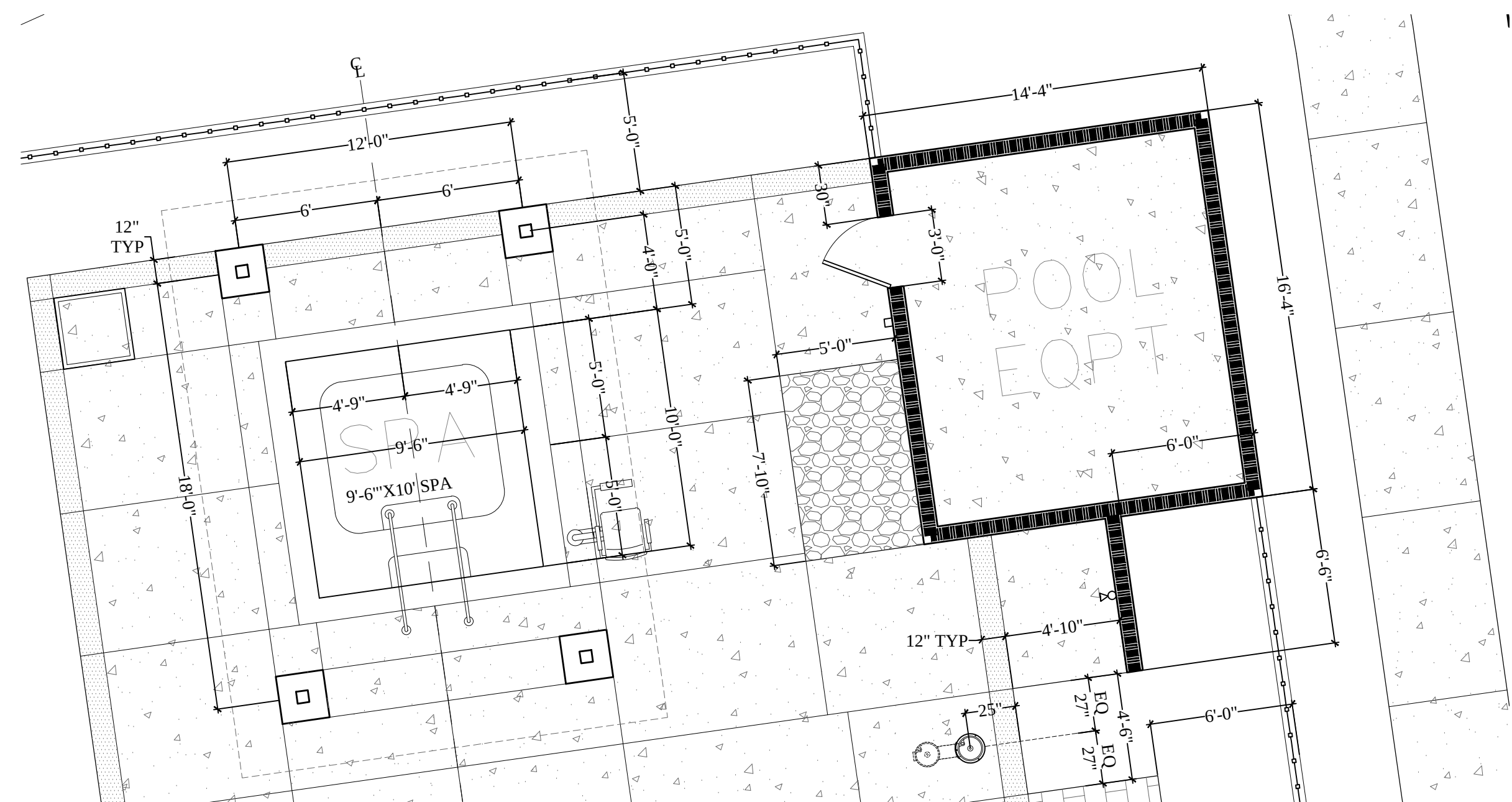
Revisions

Sheet Title
LANDSCAPE
CONSTRUCTION CALLOUTS

Date Last Edited
JANUARY 23, 2014

Sheet Number

L4



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Revisions

Sheet Title

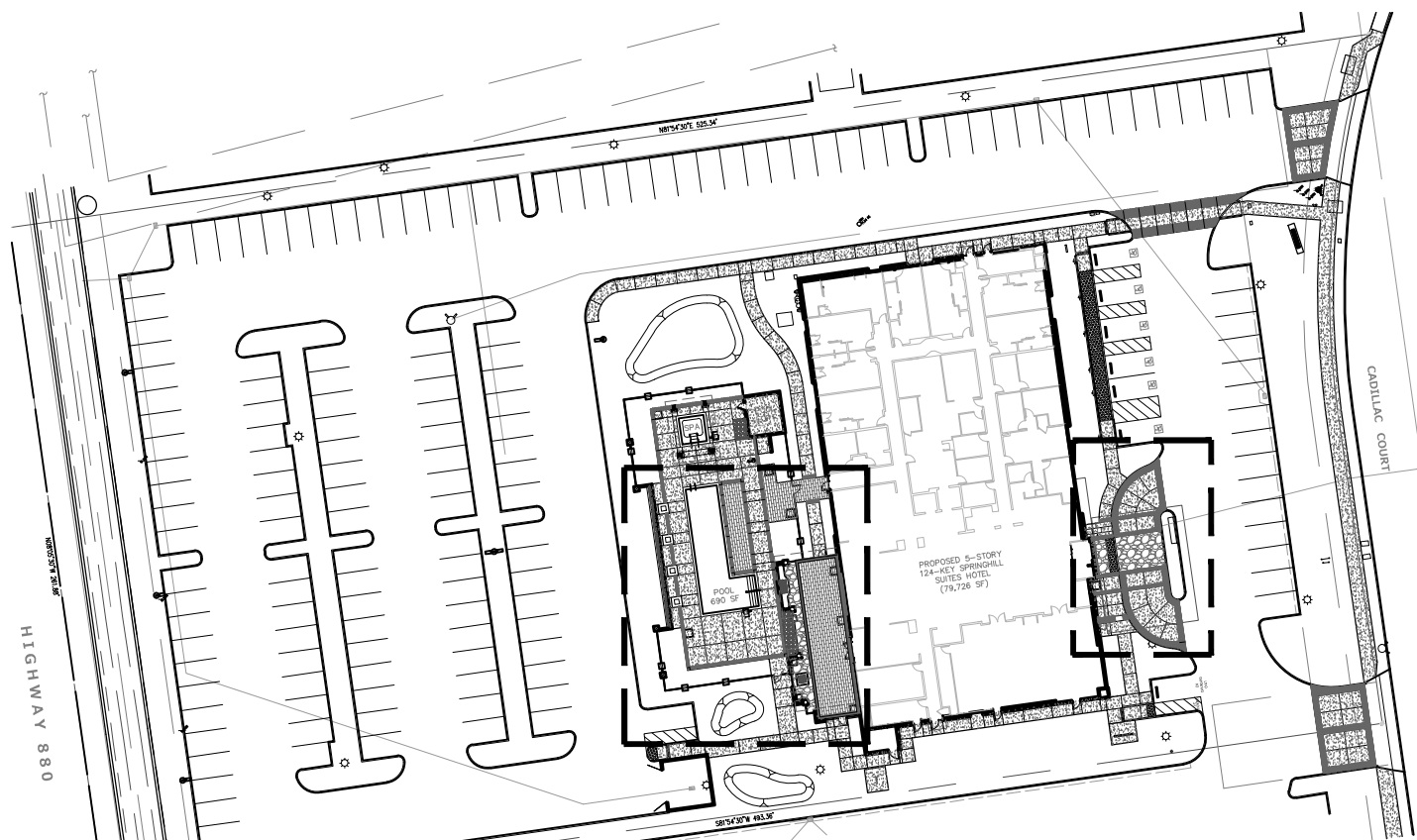
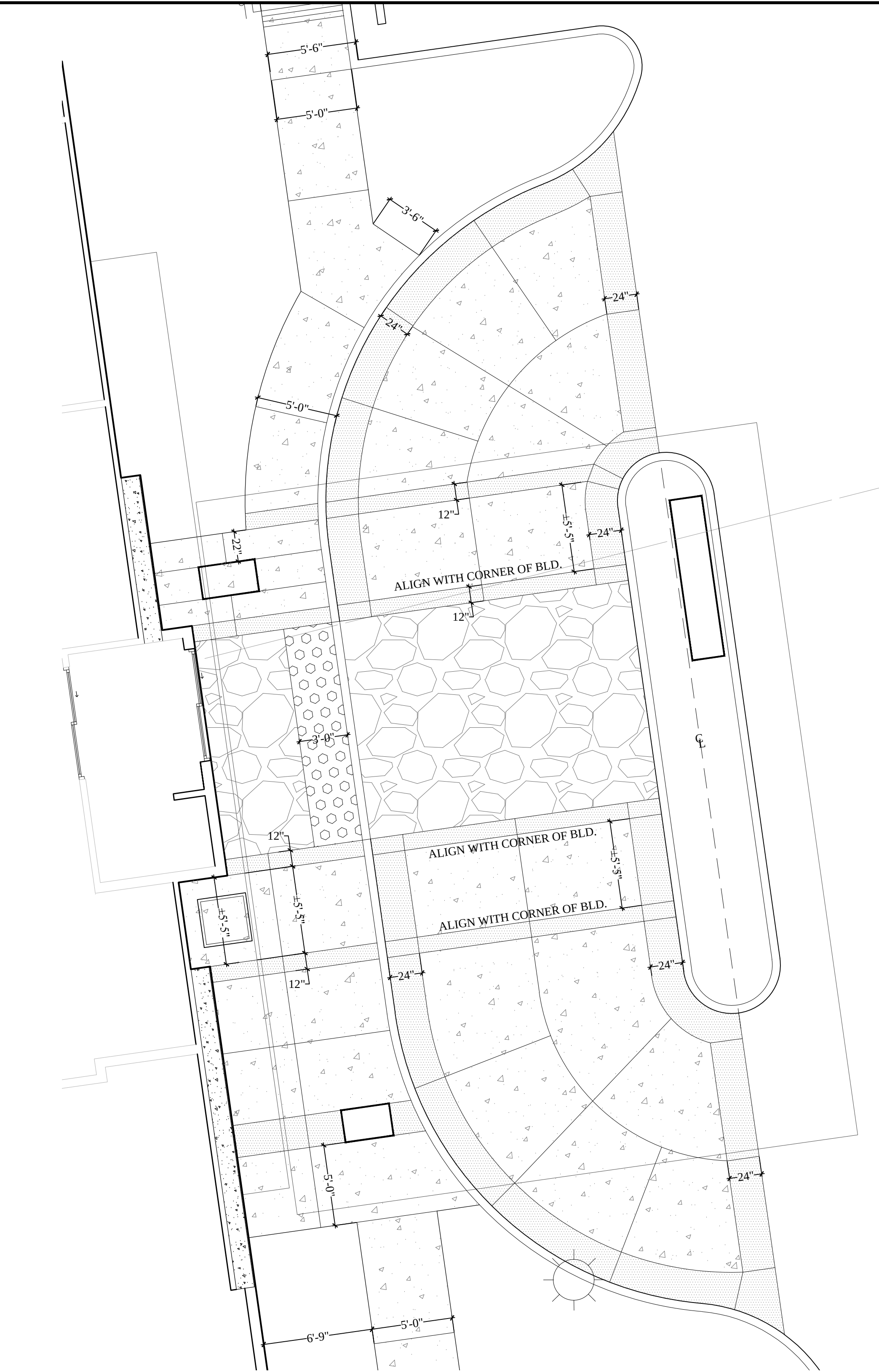
LANDSCAPE
CONSTRUCTION
DIMENSIONS

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JANUARY 23, 2014

Sheet Number

L5

FILE NAME: L5-6 CONST DIMS.DWG



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

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Issue

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DIMENSIONS

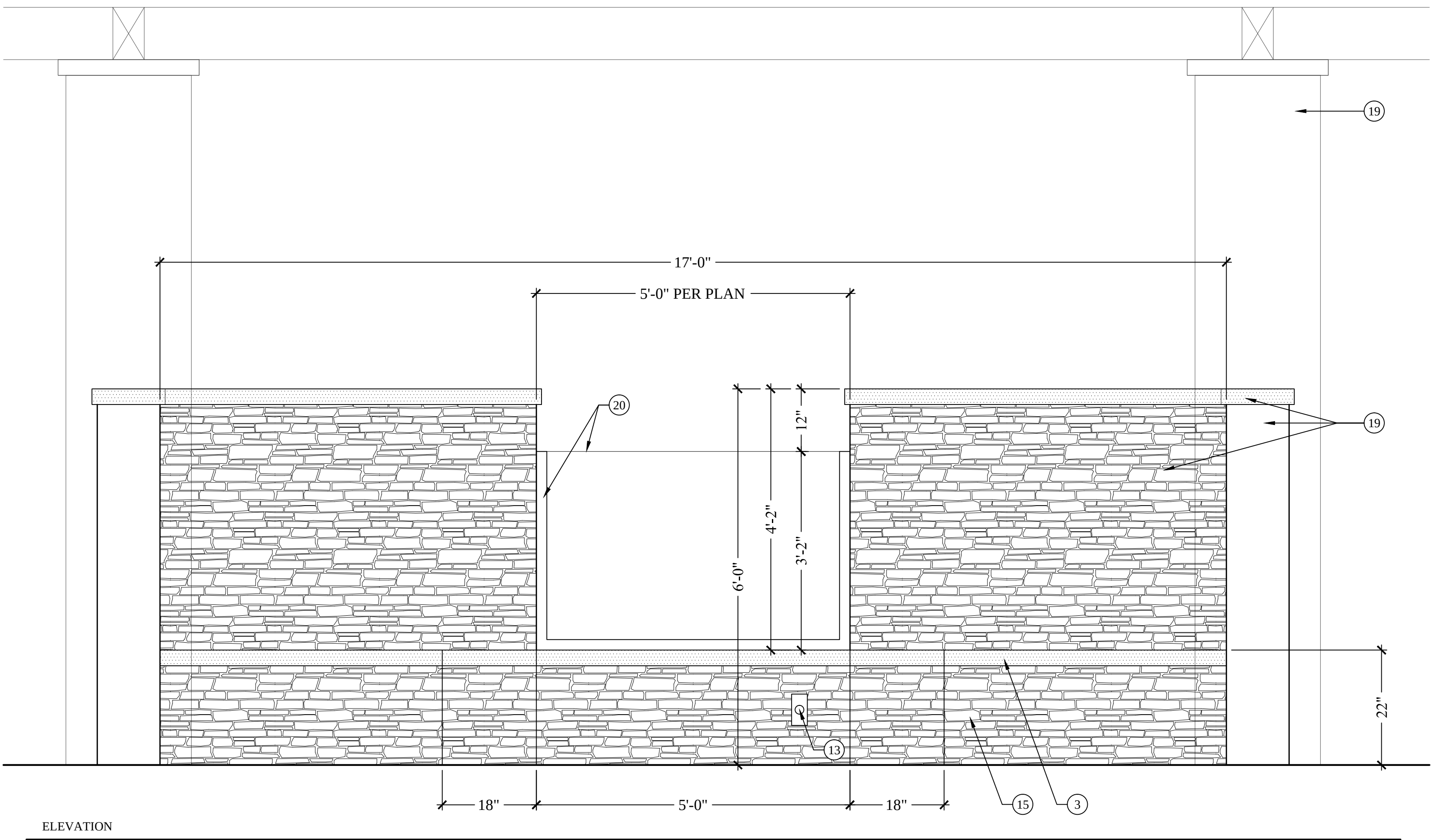
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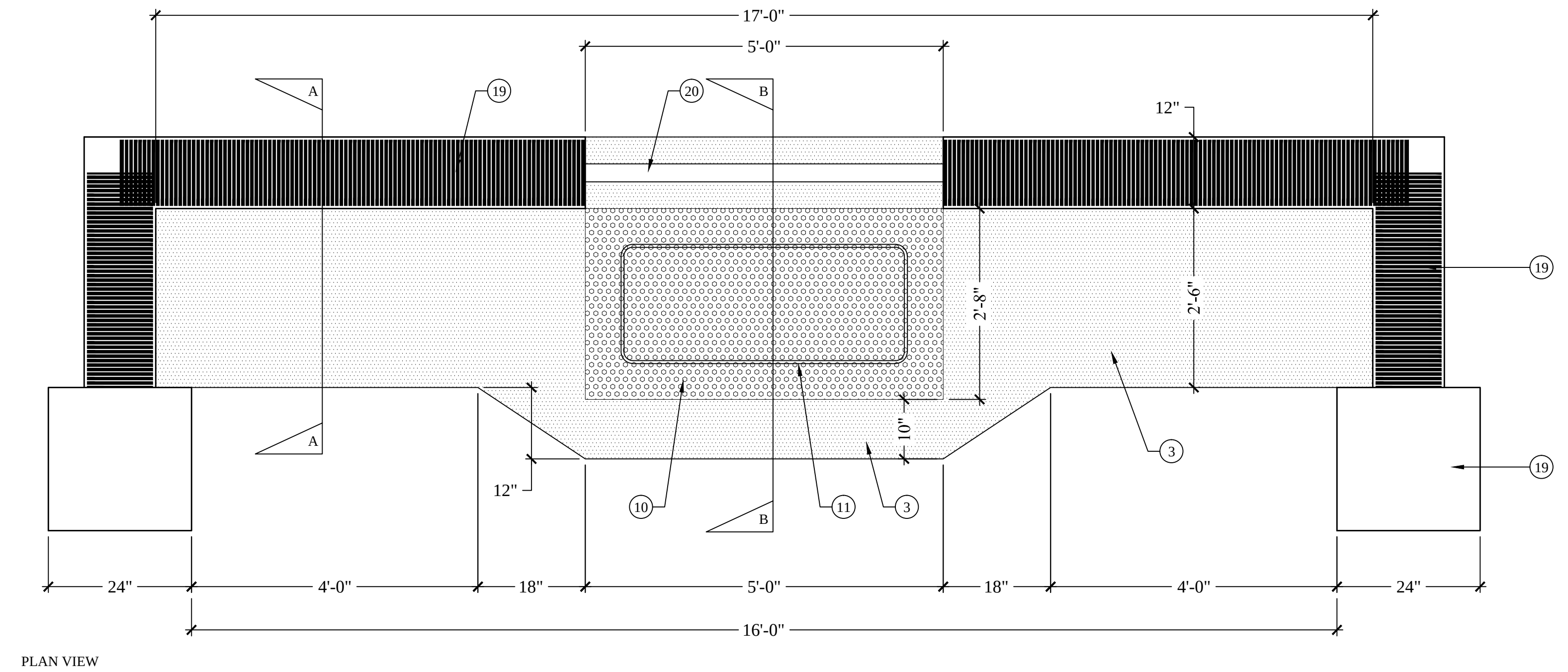
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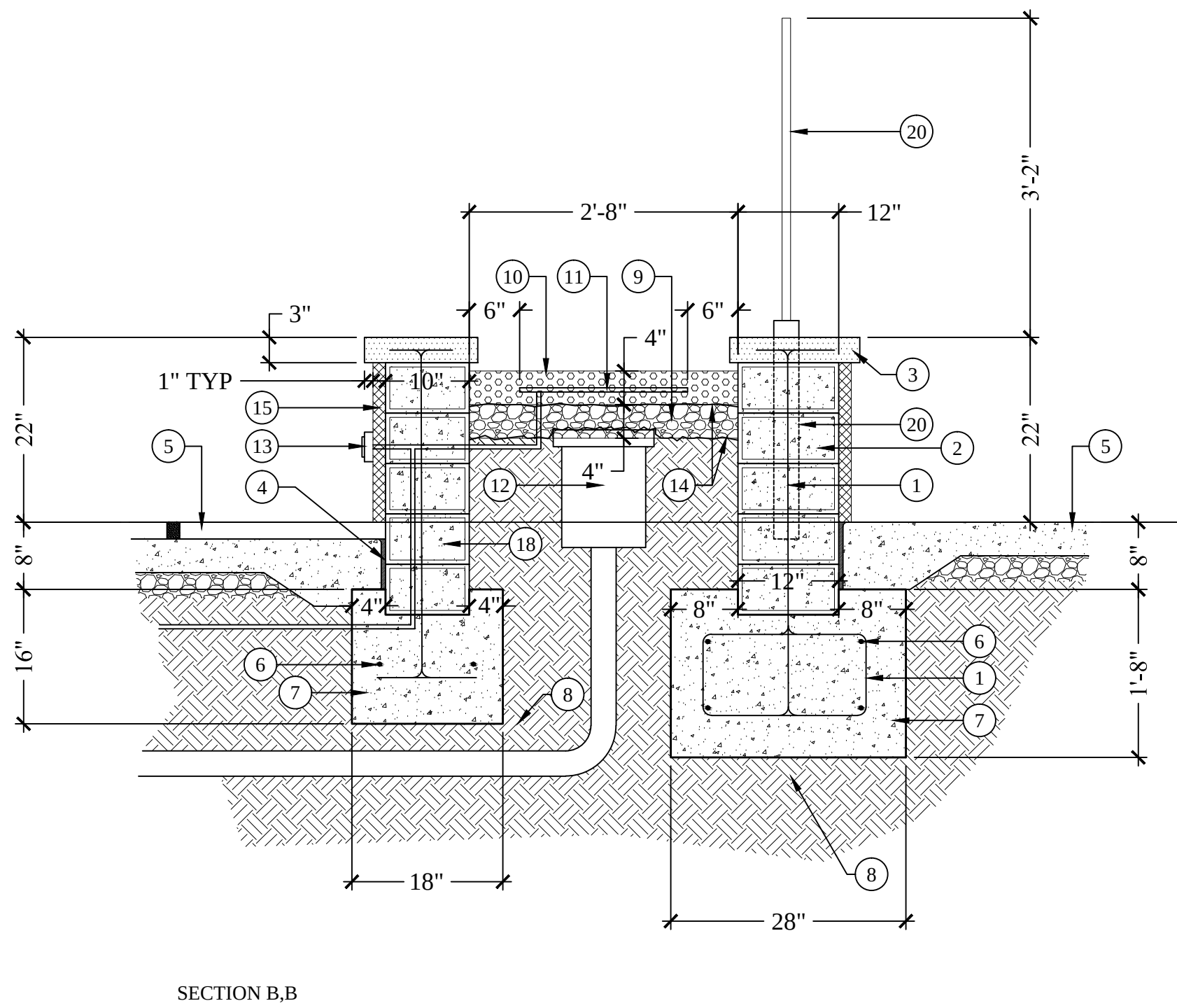
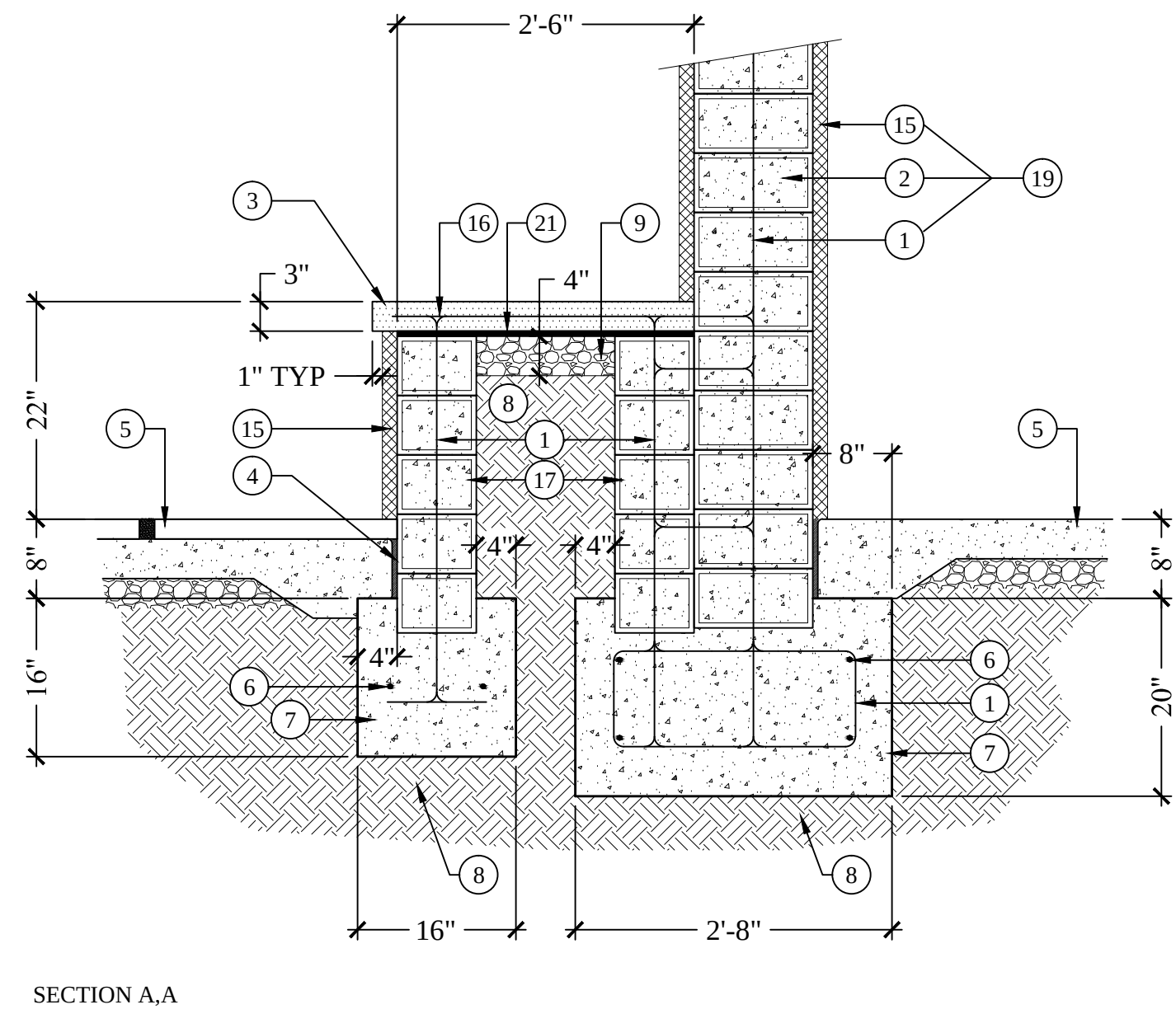
A LARGE FIREPLACE



- LEGEND
- 17 8X8X16 CMU BLOCK, GROUT SOLID
 - 18 10X8X16 CMU BLOCK, GROUT SOLID
 - 19 ADJACENT WALL OR PILASTER PER DETAIL B SHEET L10 AND DETAIL C SHEET L11
 - 20 1/2" THICK TEMPERED GLASS AND ALUMINUM FRAME ATTACHED TO WALL AND STEEL STANCHION FRAME POST IMBEDDED INTO WALL BELOW WITH NON SHRINK GROUT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL WHICH SHALL INCLUDE POST CAP, POST EXTRUSION, GLASS VINYL, POCKET FILLER, ALUMINUM BOTTOM RAIL. FRAME COLOR TO BE DARK BRONZE.
 - 21 3/4" PLYWOOD ROUGH TOP



- LEGEND
- 1 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY AND AS SHOWN IN FOOTING. TIE INTO ADJACENT WALLS
 - 2 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
 - 3 3" THICK POURED IN PLACE, REINFORCED, CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. TIE INTO WALL
 - 4 EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
 - 5 FLAGSTONE ON CONCRETE BASE OR TYPICAL CONCRETE- SEE DETAIL E SHEET L7 AND DETAIL D SHEET L7
 - 6 #4 REBAR BOTH WAYS
 - 7 REINFORCED CONCRETE FOOTING
 - 8 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
 - 9 COURSE AGGREGATE
 - 10 TUMBLER GLASS- COLOR AMBER, SIZE 1/2" TO 2"
 - 11 NATURAL GAS BURNER LINE- LOCATE 2" BELOW TOP OF GLASS BEDDING
 - 12 12" CONCRETE CATCH BASIN WITH METAL GRATE, COVER GRATE WITH FIREPROOF FILTER FABRIC OR MESH.
 - 13 NATURAL GAS KEYED ON/OFF VALVE AND TIMER WITH AUTOMATIC SPARK IGNITER LINE.
 - 14 FIREPROOF FILTER FABRIC OR MESH.
 - 15 MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491
 - 16 #3 REBAR REINFORCEMENT@12" OC BOTH WAYS, TIE INTO WALL



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Seal

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Issue

Revisions

Sheet Title
LANDSCAPE
CONSTRUCTION DETAILS

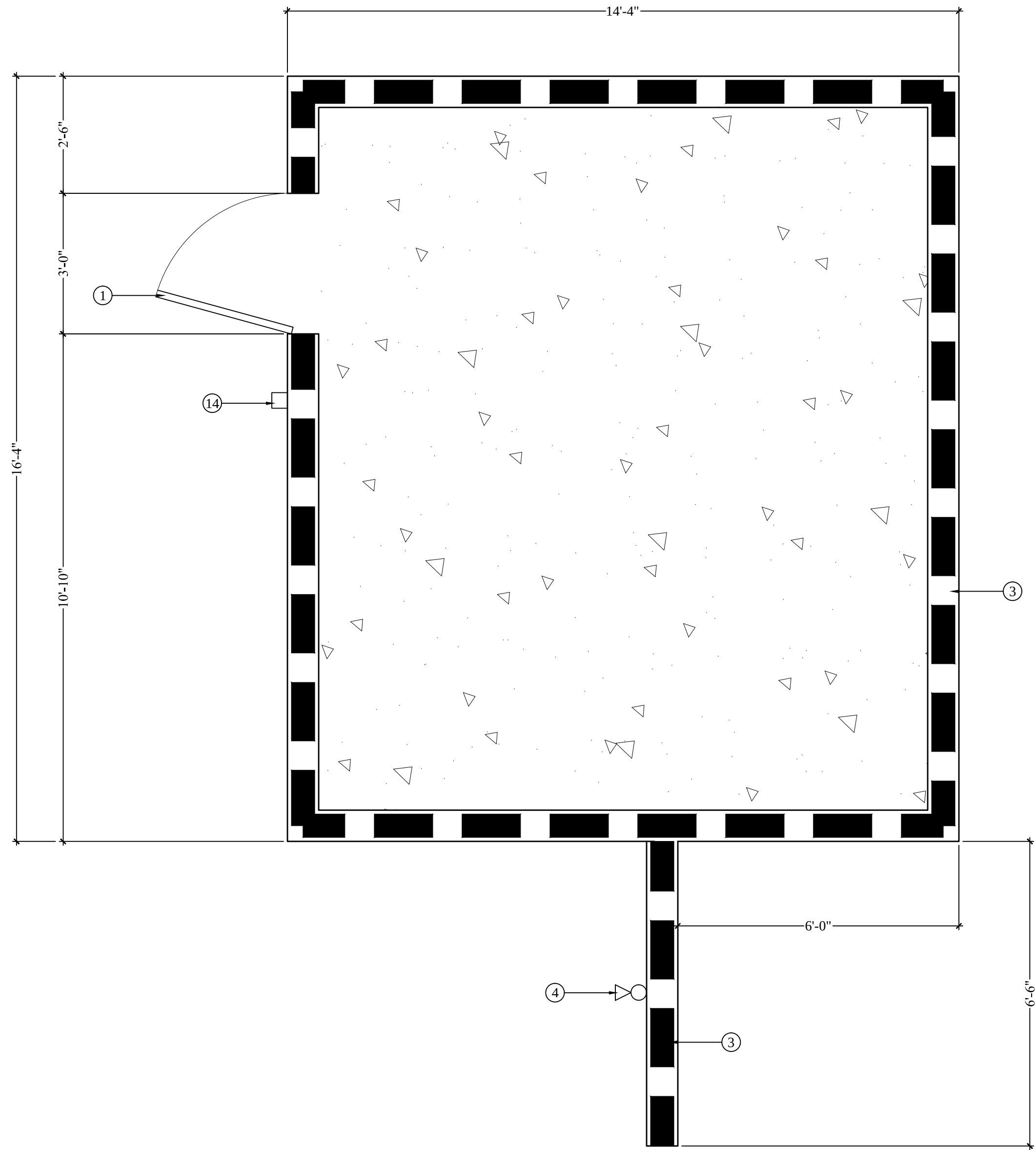
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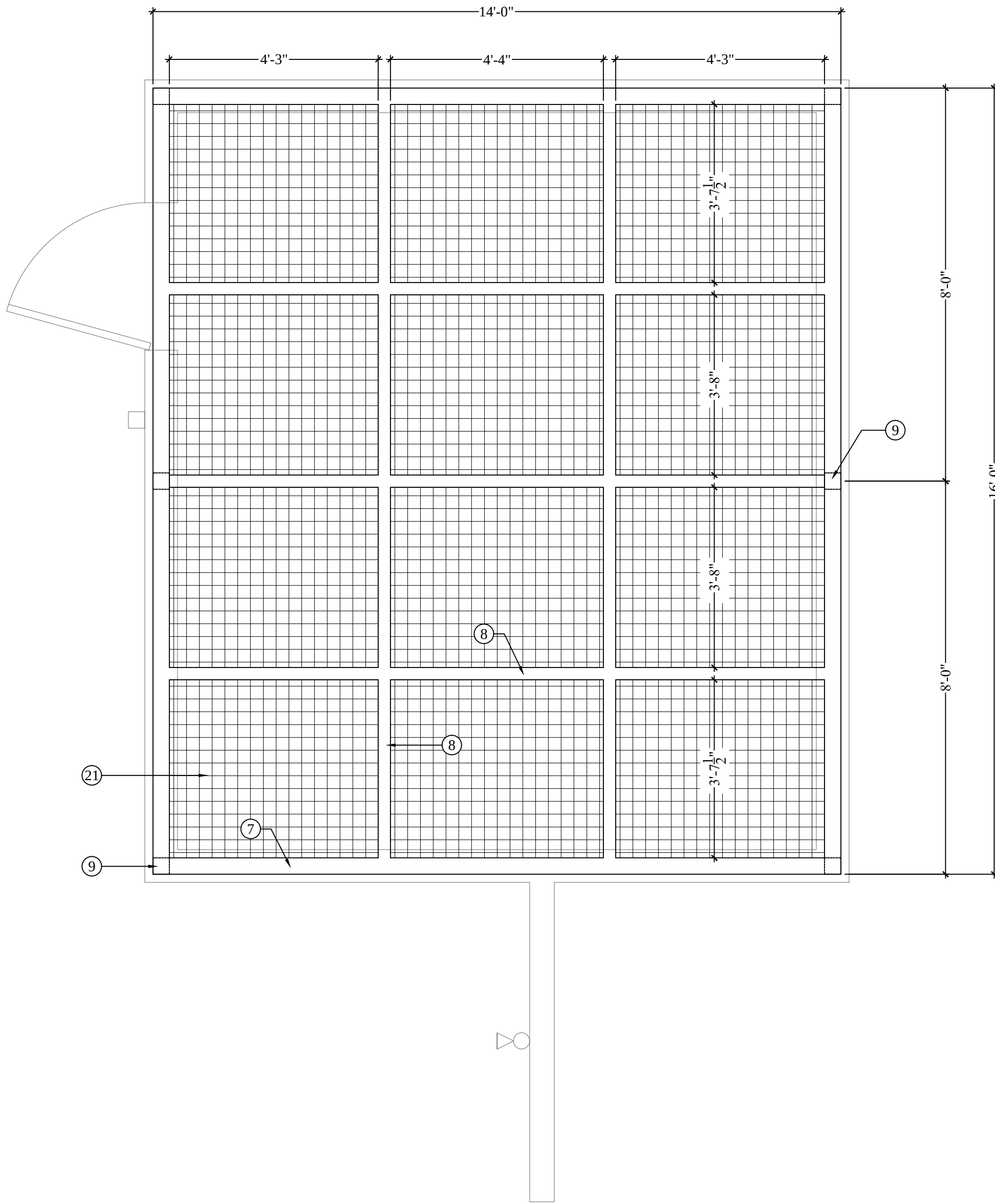
L8

3/4"=1'-0"

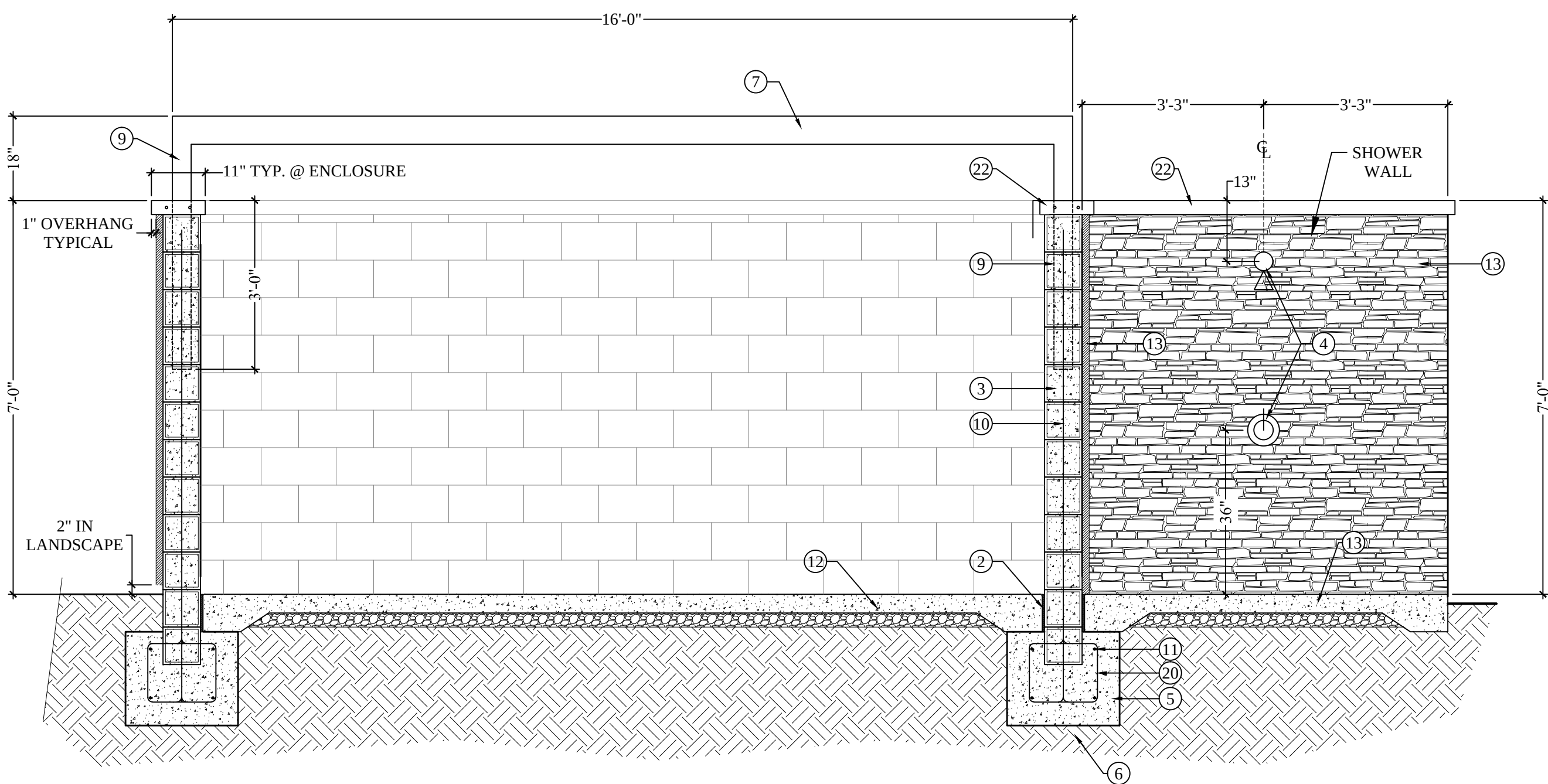
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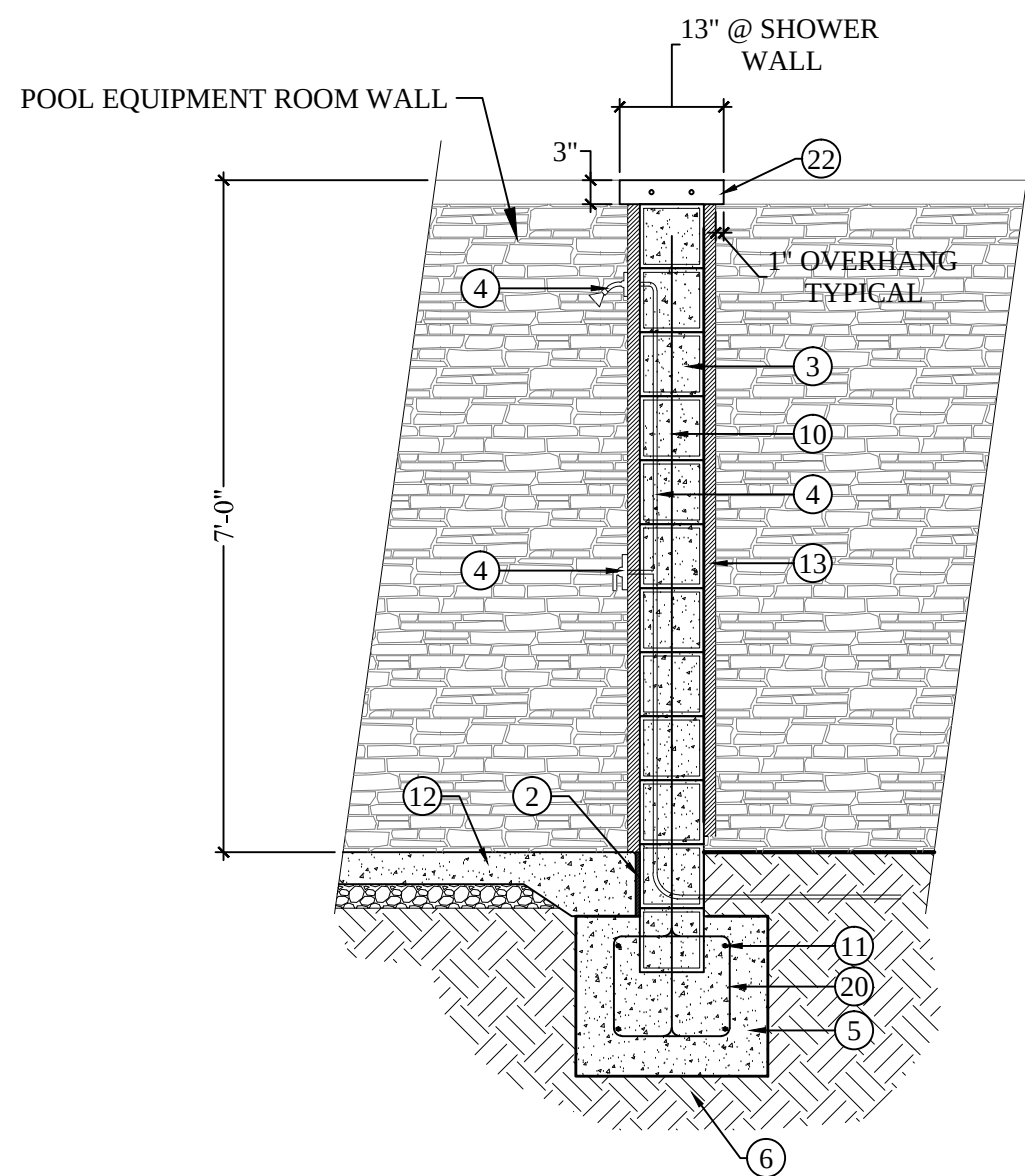
POOL EQUIPMENT ROOM WALLS PLAN VIEW



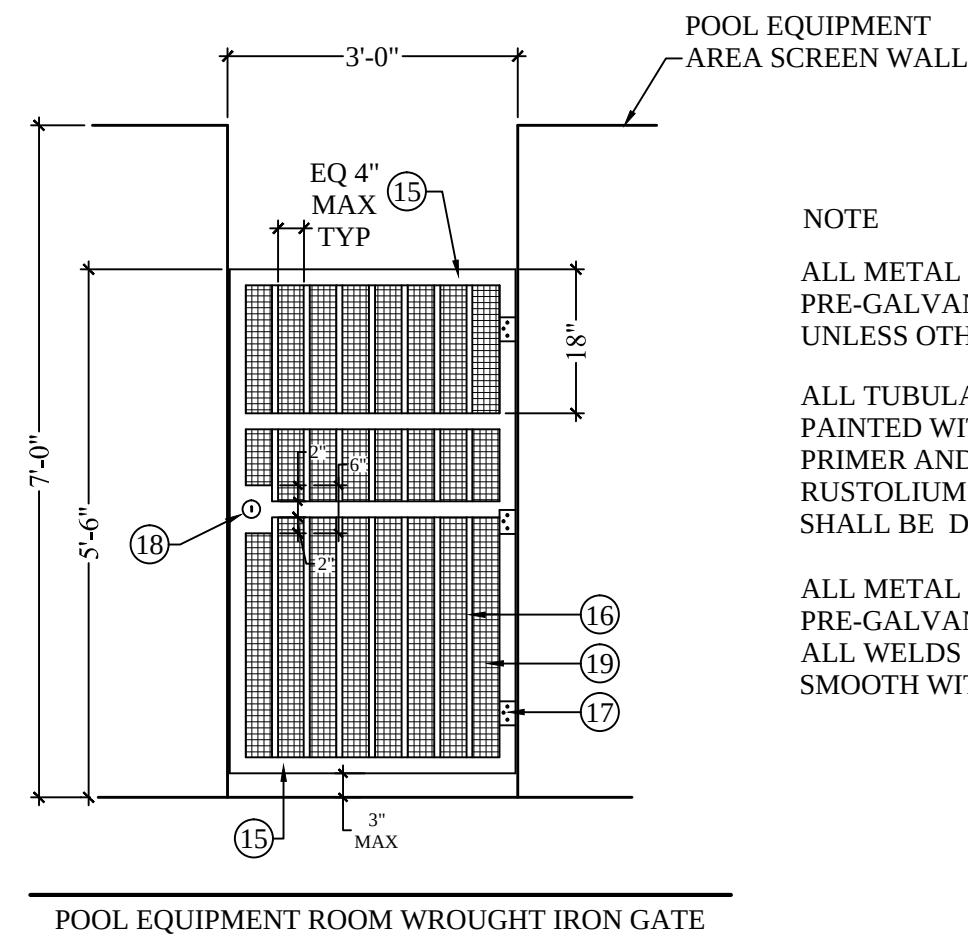
POOL EQUIPMENT ROOM METAL TRELLIS PLAN VIEW



POOL EQUIPMENT ROOM WALL SECTION



SHOWER WALL SECTION



NOTE
ALL METAL SHALL BE
PRE-GALVANIZED TUBULAR STEEL
UNLESS OTHERWISE NOTED.
ALL TUBULAR STEEL SHALL BE
PAINTED WITH ONE COAT FLAT
PRIMER AND TWO COATS
RUSTOLIUM ENAMEL. COLOR
SHALL BE DARK BROWN.
ALL METAL MATERIAL SHALL BE
PRE-GALVANIZED TUBE STEEL.
ALL WELDS TO BE GROUND
SMOOTH WITH NO SPURS.

LEGEND

- WROUGHT IRON POOL EQUIPMENT ROOM GATE- SEE ELEVATION
- EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
- 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR SOLID.
- SHOWER LINE, STAINLESS STEEL HEAD AND ON/OFF VALVE WHERE OCCURS. SEE PLAN
- REINFORCED CONCRETE FOOTING
- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 4" WIDE AND 6" TALL TUBULAR STEEL FRAME
- 3" WIDE AND 6" TALL TUBULAR STEEL TRELLIS
- 4" SQ TUBULAR STEEL POST EMBEDDED INTO WALL. ENTIRE VERTICAL PORTION OF WALL TO BE GROUTED SOLID
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
- #4 REBAR BOTH WAYS
- TYPICAL CONCRETE- SEE DETAIL E SHEET L7
- MANUFACTURED STONE FACADE ON EXTERIOR PORTION OF POOL EQUIPMENT ROOM AND SHOWER WALL. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491
- HOTEL PHONE WHERE OCCURS. ACTUAL LOCATION BY OWNER NEAR WHERE SHOWN ON PLAN.
- 2" SQ. STEEL TUBE JAMS.
- 3/4" SQ. STEEL TUBE PICKETS.
- SELF CLOSING HINGE (3) TOTAL.
- SELF LATCHING KEYED ENTRY WITH 4"X6" STEEL PLATE TO SUPPORT @ DIRECTION OF OWNER
- PERFORATED METAL- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/4" CENTERS , WELD TO WROUGHT IRON ON INTERIOR SIDE OF EQUIPMENT ROOM
- #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- PERFORATED METAL- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/2" CENTERS , WELD TO WROUGHT IRON ON TOP SIDE OF STRUCTURE
- 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS AND CONNECTIONS.
ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
CONTRACTOR TO COORDINATE ALL SLEEVES, CONDUIT, WATER LINES, AND PHONE LINES
WITH PLUMBING AND PHONE CONSULTANTS AND OWNER REPRESENTATIVE.

A POOL EQUIPMENT ROOM AND SHOWER WALL

1/2"=1'-0"

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Issue

Revisions

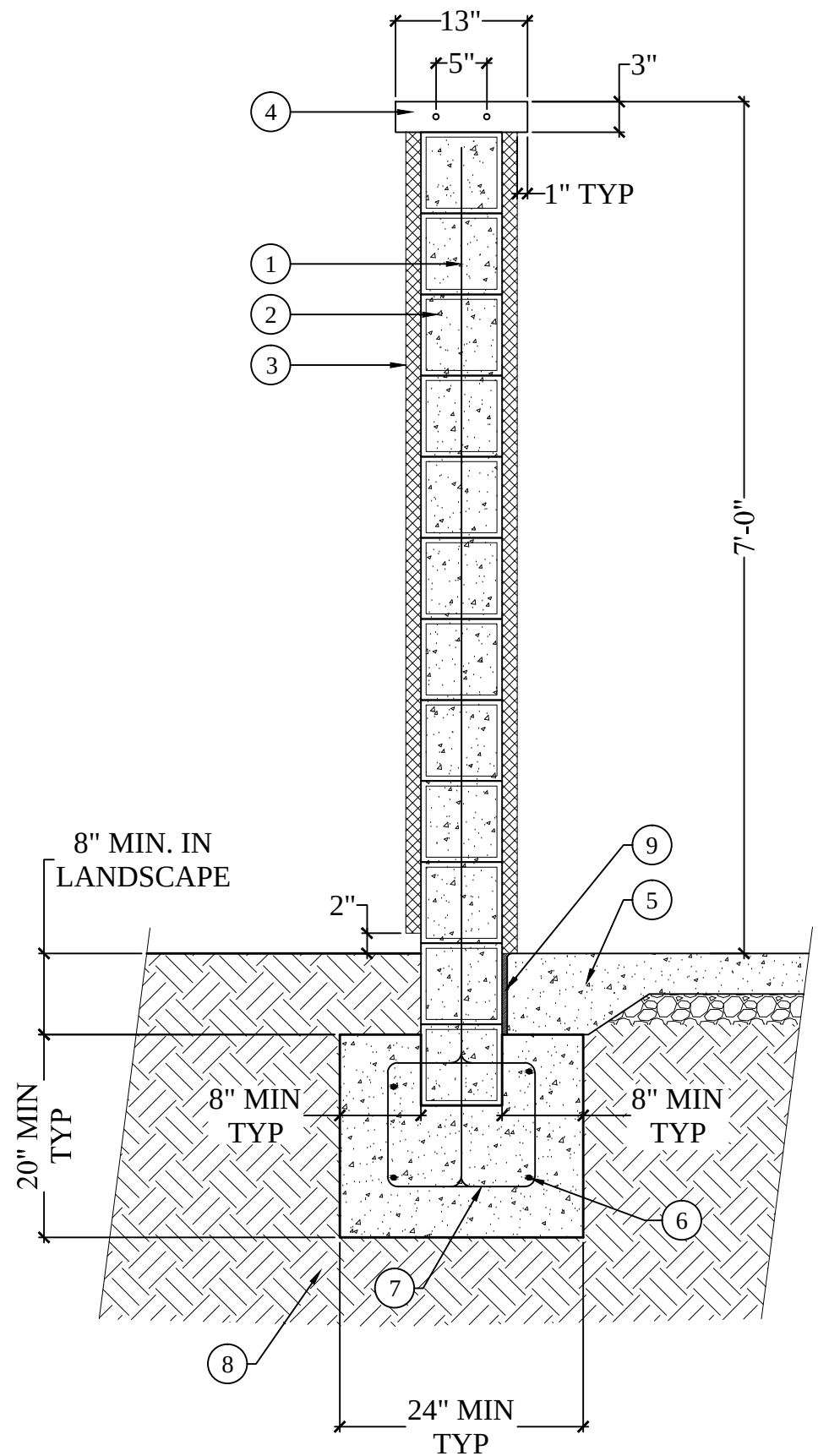
Sheet Title
LANDSCAPE
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Date Last Edited
JANUARY 23, 2014

Sheet Number

L9

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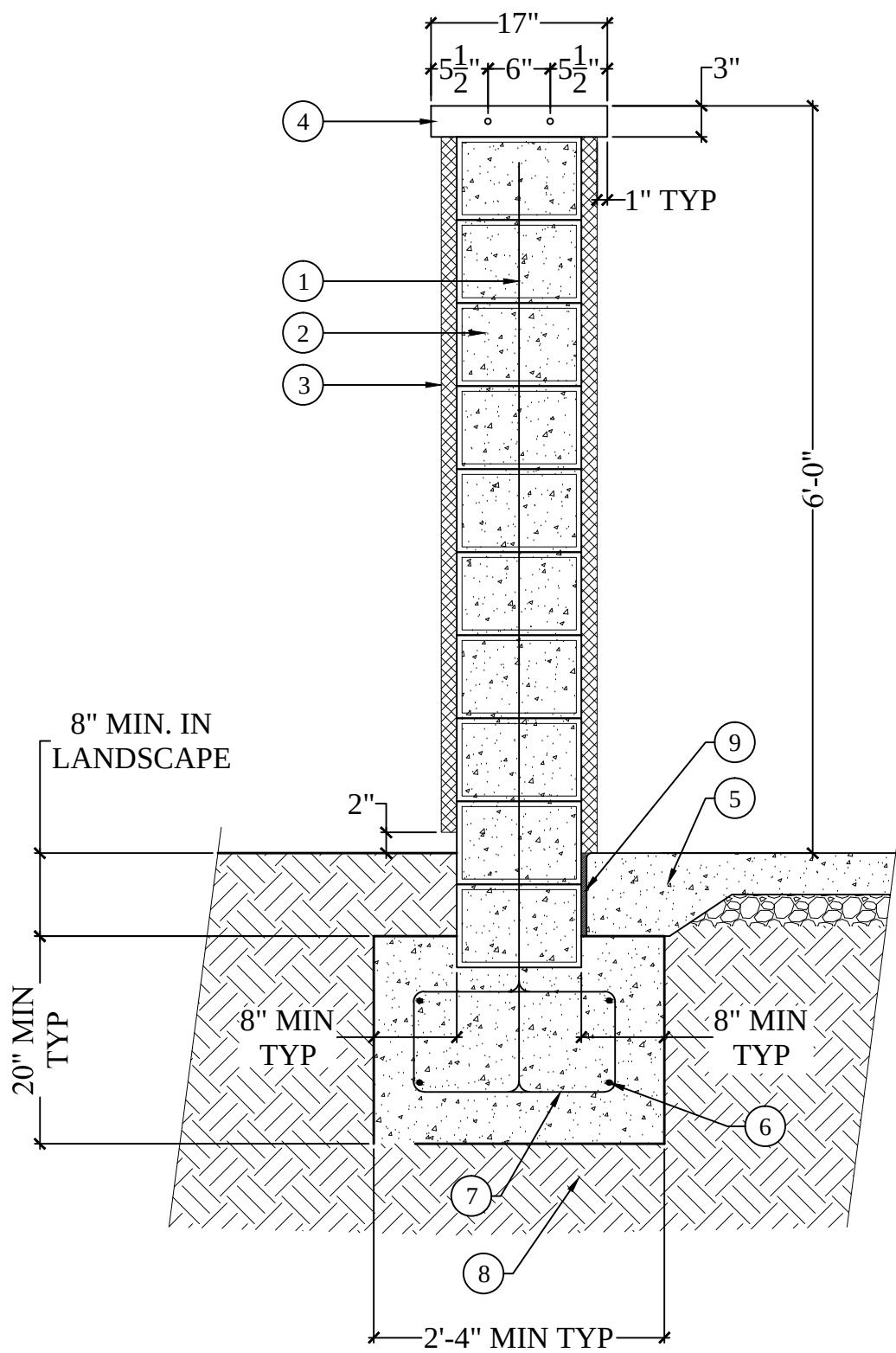


LEGEND

- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS IF APPLICABLE.
- 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR.
- MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491
- 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27). SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS
- TYPICAL CONCRETE- SEE DETAIL E SHEET L7
- #4 REBAR CONTINUOUS
- #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.

A 7 FOOT TALL WALL

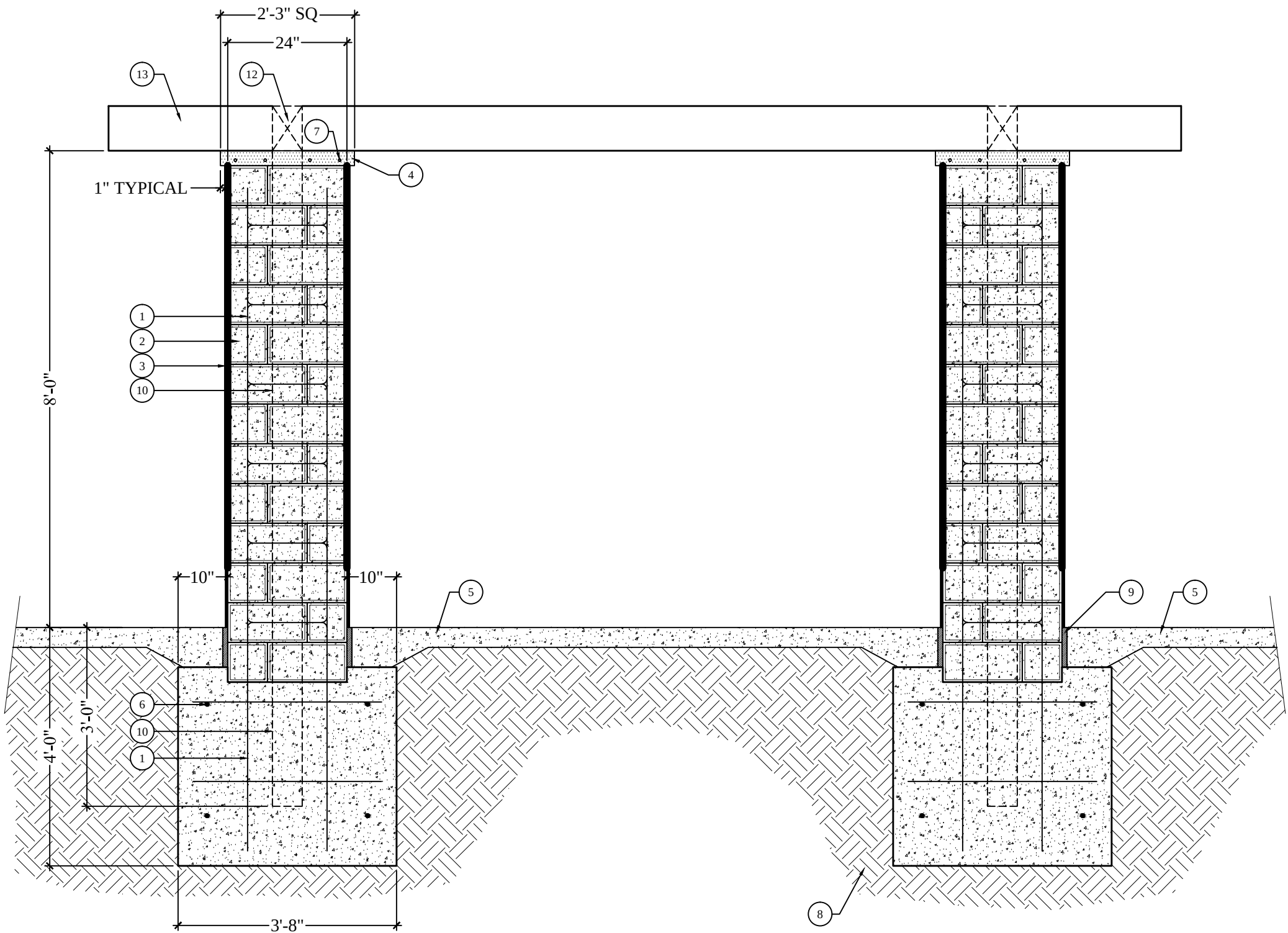
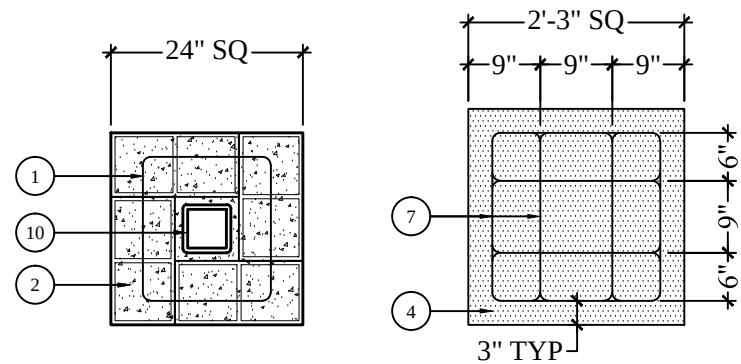
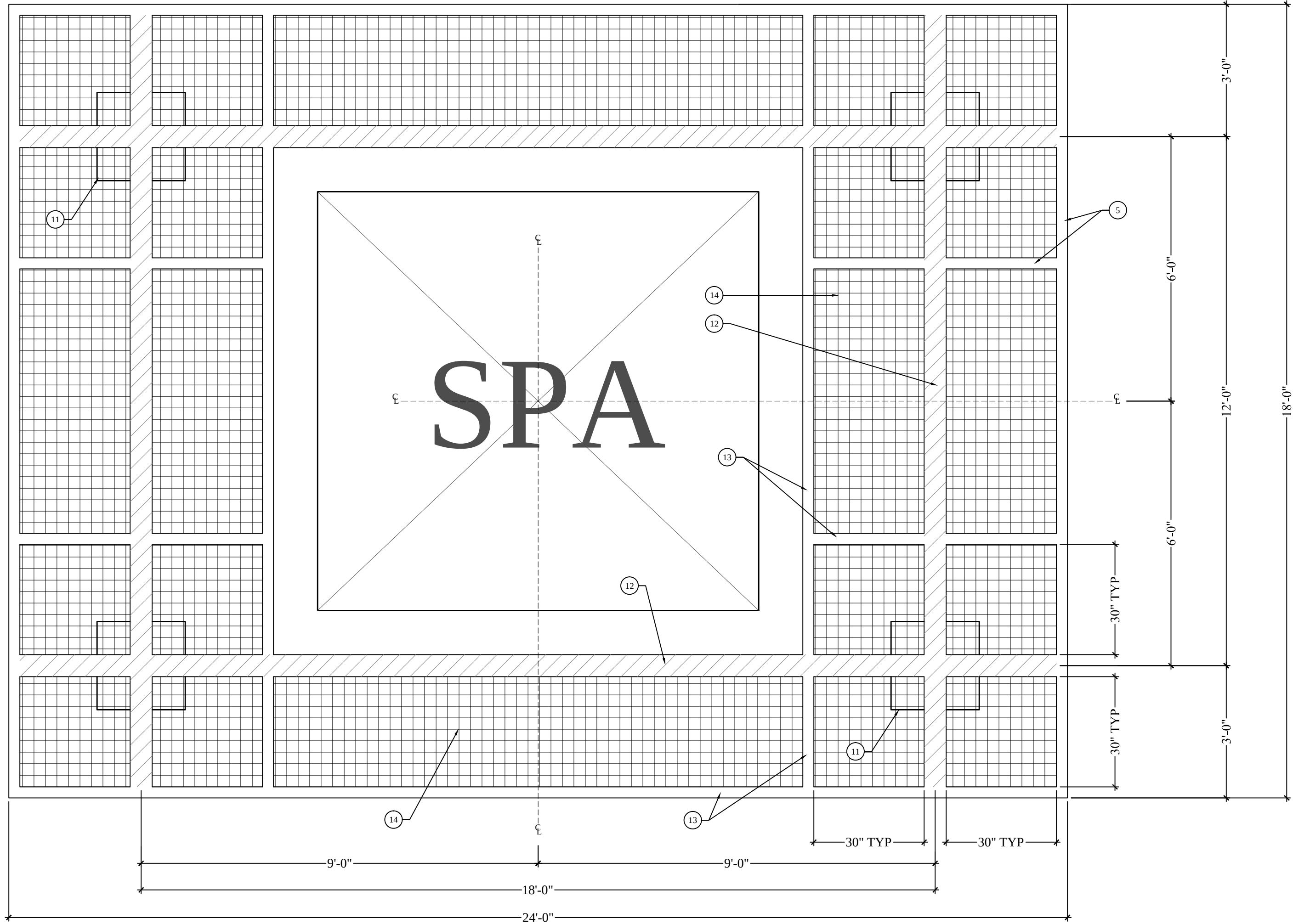
3/4"=1'-0"



LEGEND

- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS IF APPLICABLE.
- 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR.
- MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491
- 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27). SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS
- TYPICAL CONCRETE- SEE DETAIL E SHEET L7
- #4 REBAR CONTINUOUS
- #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.

B 6 FOOT TALL WALL



LEGEND

- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY.
- 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
- STUCCO FINISH- PROVIDE SCRATCH COAT, BROWN COAT AND COLOR COAT. COLOR AND FINISH TO MATCH MAIN STUCCO ON BUILDING BUILDING.
- 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27). SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE REINFORCEMENT AS SHOWN
- CONCRETE POOL DECK- SEE DETAIL D SHEET L7
- #4 REBAR CONTINUOUS
- #3 REBAR IN CONCRETE CAP
- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
- 4" SQ STEEL POST EMBEDDED IN THE CENTER OF PILASTER, GROUT SOLID. POST TO BE WELDED TO AND SUPPORT OVERHEAD STRUCTURE, SEE PLAN VIEW OF OVERHEAD
- PILASTER AND POST, SEE SECTION
- 6X9 MAIN CROSS BEAMS
- 3X9 FRAME AND CROSS SUPPORTS
- PERFORATED METAL- 24 GAUGE SQUARE, STRAIGHT PATTERN WITH 1/2" CENTERS , WELD TO WROUGHT IRON ON TOP SIDE OF STRUCTURE

NOTE:

ALL METAL SHALL BE PRE-GALVANIZED TUBULAR STEEL UNLESS OTHERWISE NOTED.

ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN.

ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS AND CONNECTIONS. ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

C OVERHEAD STRUCTURE AT SPA

3/4"=1'-0"

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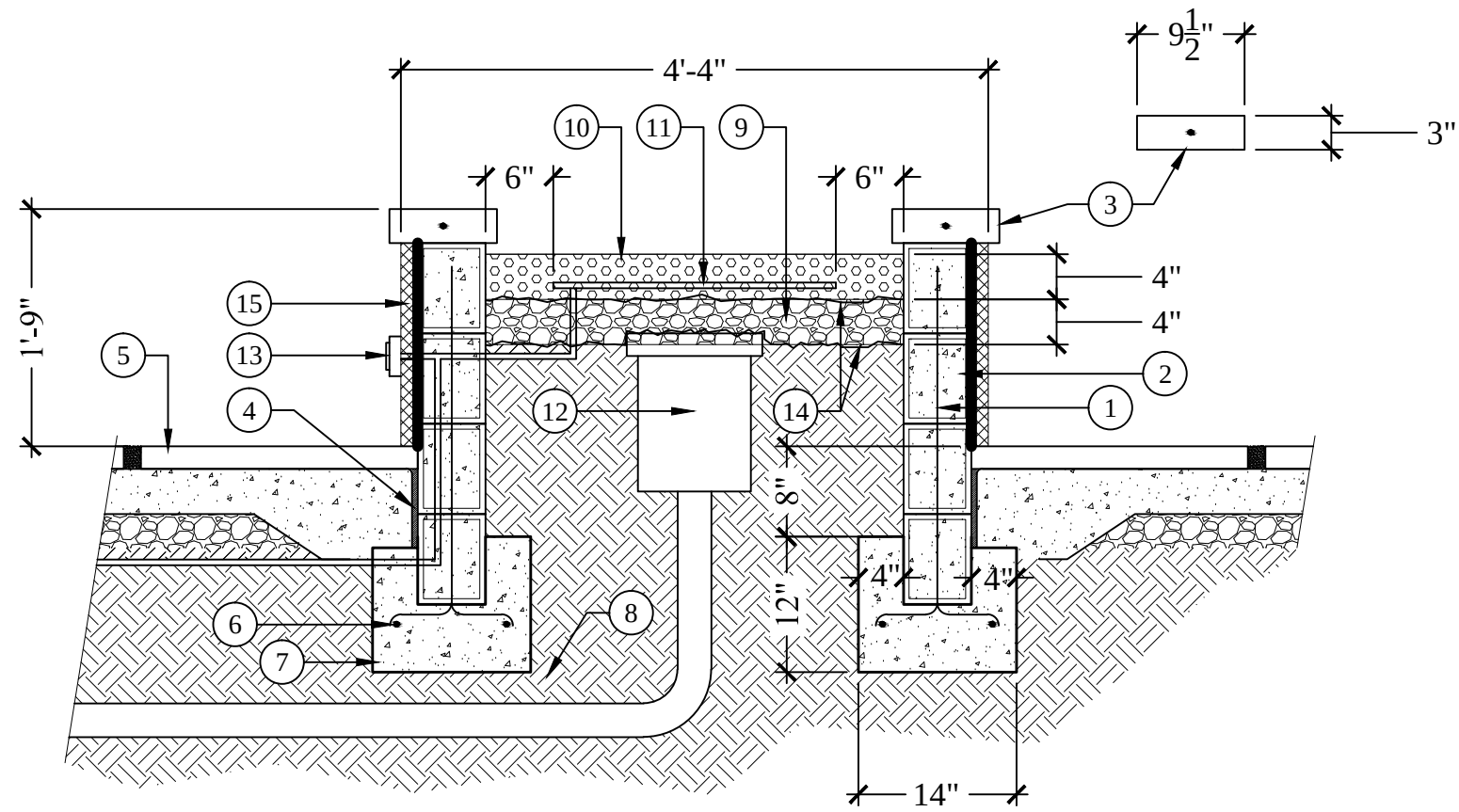
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Sheet Number

L10

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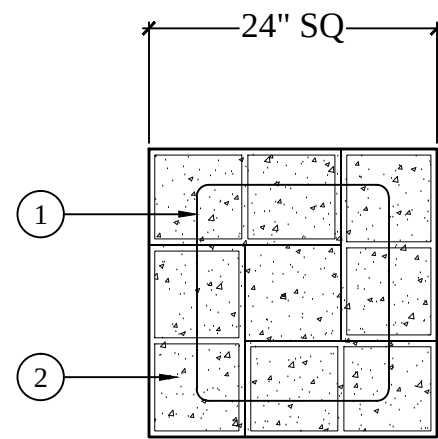
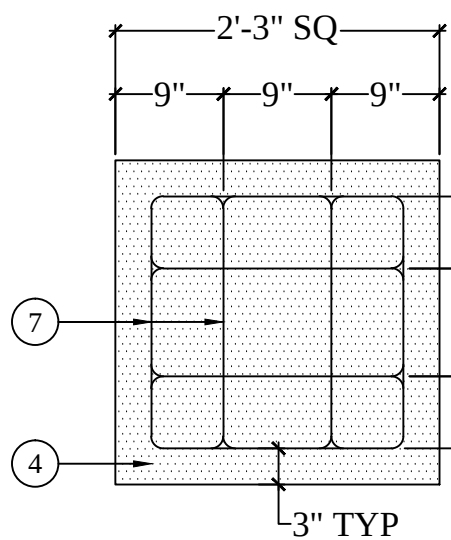


LEGEND

- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY.
- 6X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR SOLID.
- 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE (2) #3 REBAR @±5" OC CONTINUOUS
- EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
- FLAGSTONE ON CONCRETE BASE- SEE DETAIL D SHEET L7
- #4 REBAR BOTH WAYS
- REINFORCED CONCRETE FOOTING
- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- COURSE AGGREGATE
- TUMBLED GLASS- COLOR AMBER, SIZE 1/2" TO 2"
- NATURAL GAS BURNER LINE- LOCATE 2" BELOW TOP OF GLASS BEDDING
- 12" CONCRETE CATCH BASIN WITH METAL GRATE, COVER GRATE WITH FIREPROOF FILTER FABRIC OR MESH.
- NATURAL GAS KEYED ON/OFF VALVE AND TIMER WITH AUTOMATIC SPARK IGNITER LINE.
- FIREPROOF FILTER FABRIC OR MESH.
- MANUFACTURED STONE FACADE. STONE TO BE EUROPEAN LEDGE, COLOR IRON MILL BY ELDORADO STONE 800-925-1491

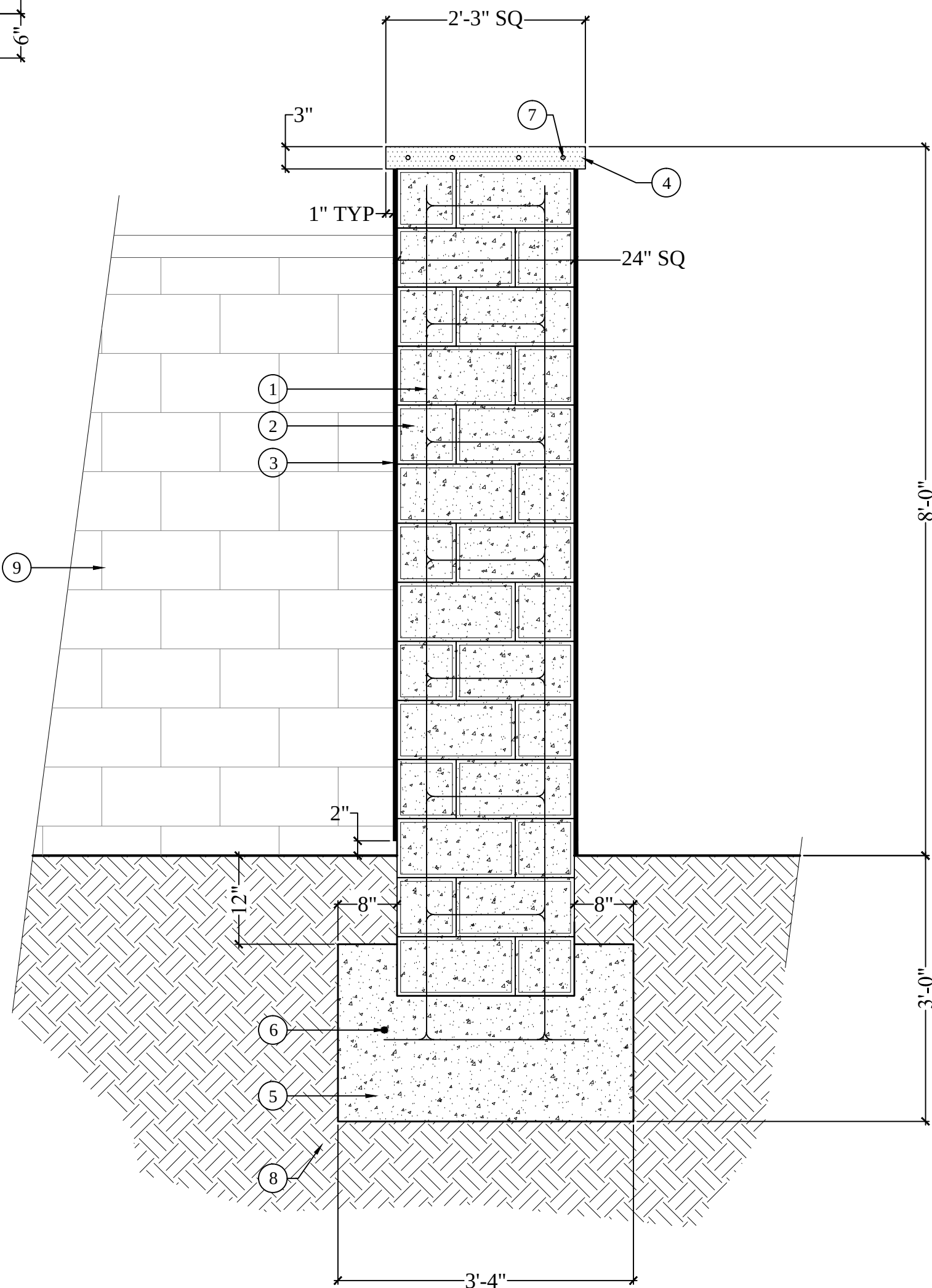
A SMALL FIREPLACE

3/4"=1'-0"



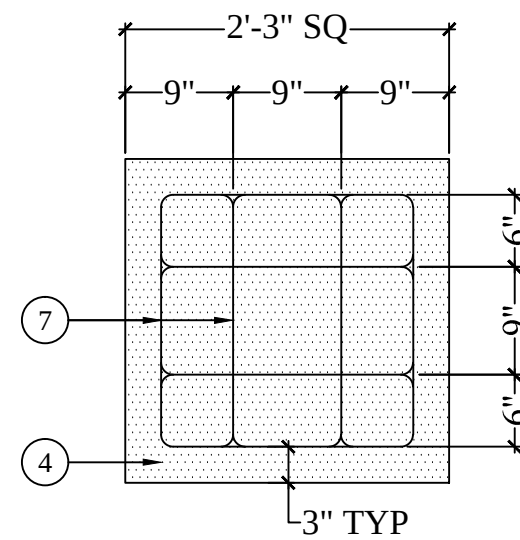
LEGEND

- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS WHERE APPLICABLE.
- 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
- STUCCO FINISH- PROVIDE SCRATCH COAT, BROWN COAT AND COLOR COAT. COLOR AND FINISH TO MATCH MAIN STUCCO ON BUILDING BUILDING.
- 3" THICK POURED IN PLACE, REINFORCED, RECTANGULAR CONCRETE CAP. INTEGRAL COLOR TO BE WESTWOOD BROWN (C-27), SMOOTH FINISH. TOP CORNERS TO HAVE 1/4" RADIUS. PROVIDE REINFORCEMENT AS SHOWN
- REINFORCED CONCRETE FOOTING
- #4 REBAR CONTINUOUS
- #3 REBAR
- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- ADJACENT WALL WHERE APPLICABLE



B 8 FOOT TALL PILASTER

3/4"=1'-0"



LEGEND

- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
- 12X8X16 CMU BLOCK, GROUT SOLID ALL CELLS.
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- #4 REBAR CONTINUOUS
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- COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
- 4" SQ STEEL POST EMBEDDED IN THE CENTER OF PILASTER, GROUT SOLID. POST TO BE WELDED TO AND SUPPORT OVERHEAD STRUCTURE BY ARCHITECT (SEE CALLOUT #11 AND ARCHITECTS PLANS)
- STEEL OVERHEAD STRUCTURE BY ARCHITECT (SEE ARCHITECTS PLANS)
- ADJACENT WALL WHERE APPLICABLE

NOTE

ALL METAL SHALL BE PRE-GALVANIZED TUBULAR STEEL UNLESS OTHERWISE NOTED.

ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN.

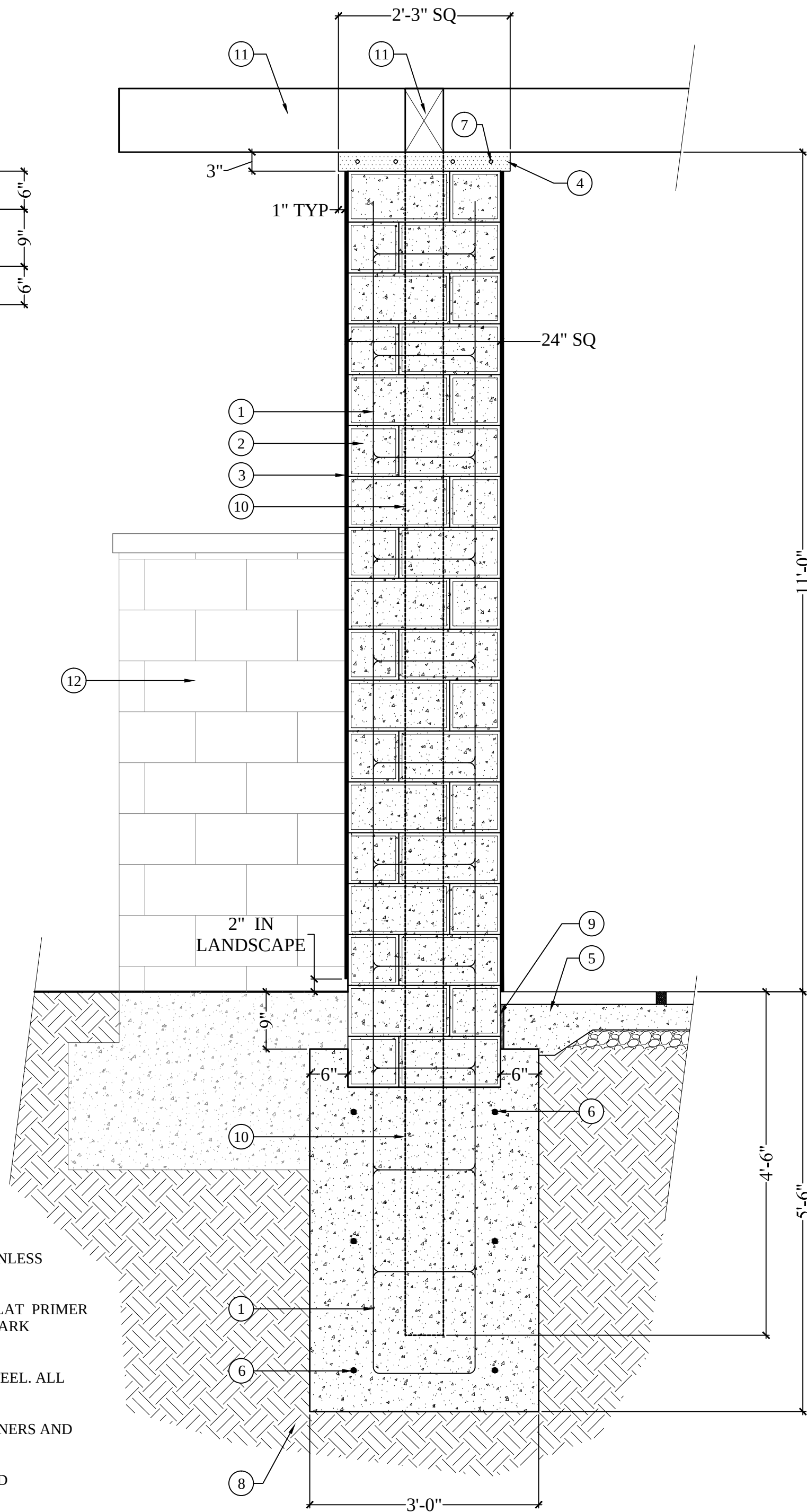
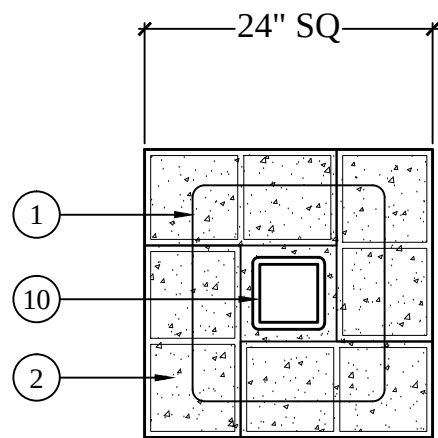
ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS AND CONNECTIONS.

ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

C 11 FOOT TALL PILASTER

3/4"=1'-0"



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EMERALD
DESIGN

California License #3088
9035 Wilshire Blvd., Suite 200
Beverly Hills, CA 90212
Tel: (310) 274-8844
Email: charles@emeraldsgo.com

Seal

Project

**SPRINGHILL SUITES
MILPITAS**

1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE
CONSTRUCTION DETAILS

Date Last Edited
JANUARY 23, 2014

Sheet Number

L11



- 1 BULLNOSE POOL COPING
- 2 POOL/SPA SHELL- FINISH TO BE WHITE PLASTER, CONSTRUCTION AND REINFORCEMENT PER POOL ENGINEERING DRAWINGS BY OTHERS
- 3 WATER LINE TILE- 6x6 SOLID LIGHT BLUE, MODEL M676IP, WITH COMMON WHITE GROUT- AVAILABLE FROM NATIONAL POOL TILE npool.com OR 888-476-7665 OR EQUAL APPROVED BY LANDSCAPE ARCHITECT.
- 4 EXPANSION JOINT- FULL DEPTH 1/2" THICK FELT WITH 1/2" WIDE BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC. PLACE PER PLAN
- 5 TYPICAL CONCRETE PAVING- SEE CONSTRUCTION CALLOUT PLAN
- 6 POOL/SPA STEPS
- 7 STAINLESS STEEL POOL/SPA ENTRANCE RAILS PER CODE
- 8 POOL/SPA LIGHT BY OTHERS
- 9 DEEP END WALL STEPS.
- 10 LADDER RAILS @ POOL WALL STEPS
- 11 2" TILE STEP MARKER, COLOR GLAZED COBALT BLUE, MODEL HM-206 BY NATIONAL POOL TILE GROUP (SEE CALLOUT # 3)
- 12 ADA POOL CRANE, INSTALL PER CODE. SEE CONSTRUCTION CALLOUT PLAN FOR MODEL
- 13 DEPTH MARKER ON UPPER DECK AND AT WATER LINE LOCATION- MARKERS SHALL HAVE A NUMERAL HEIGHT OF A MINIMUM OF FOUR (4) INCHES AND OF A CONTRASTING COLOR WITH THE BACKGROUND, MARKED IN UNIT OF FEET AND INCHES. ABBREVIATIONS OF FT AND IN MAY BE USED. FOR DECK MARKERS, NO DIVING MARKERS WITH THE UNIVERSAL SYMBOL OF NO DIVING, WHICH IS A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER, SHALL BE INSTALLED ON THE DECK DIRECTLY ADJACENT TO THE DEPTH MARKERS.

THE DECK SHALL BE FINISHED TO PREVENT ANY STANDING WATER. DECK SHALL SLOPE TO DRAINS BETWEEN 1/8" AND 1/4" PER FOOT, TYPICAL. THE DECK SHALL BE UNOBSTRUCTED WITHIN FOUR FEET MINIMUM WIDTH AROUND POOL/SPA.

DRAIN SUBMERGED SUCTION OUTLET COVERS MUST MEET THE ANSI/ASME A112.19.8 PERFORMANCE STANDARD
OUTLET COVERS MUST ALSO BE RATED SO AS TO ACCOMMODATE 100% OF THE FLOW CAPACITY OF THE PUMP.

ALL SUMPS FOR SUBMERGED SUCTION OUTLET COVERS MUST BE CONSTRUCTED OR INSTALLED PER MANUFACTURERS SPECIFICATIONS. FIELD-BUILT SUMPS MUST HAVE A DEPTH OF 1.5 TIMES THE DIAMETER OF THE PIPE (TOP OF THE PIPE TO THE UNDERSIDE OF THE COVER). SUMPS WILL BE FIELD VERIFIED AT THE PRELAPSEAR INSPECTION.

DEPTH MARKER ON UPPER DECK AND AT WATER LINE LOCATION- MARKERS SHALL HAVE A NUMERAL HEIGHT OF A MINIMUM OF FOUR (4) INCHES AND OF A CONTRASTING COLOR WITH THE BACKGROUND, MARKED IN UNIT OF FEET AND INCHES. ABBREVIATIONS OF FT AND IN MAY BE USED. FOR DECK MARKERS, NO DIVING MARKERS WITH THE UNIVERSAL SYMBOL OF NO DIVING, WHICH IS A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER, SHALL BE INSTALLED ON THE DECK DIRECTLY ADJACENT TO THE DEPTH MARKERS.

DEEP END WALL STEP RISERS (CALLOUT #9) SHALL BE UNIFORM AND SHALL NOT EXCEED 12 INCHES IN HEIGHT. THE FIRST RISER SHALL BE MEASURED FROM THE DECK. SEE ELEVATION ON THIS SHEET.

CONTRACTOR TO REVIEW AND COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 31B, SECTIONS 3112B THROUGH 3119B AND TABLES 31B-6 AND 31B-7

POOL FINISH- THE INTERIOR POOL/SPA SHELL FINISH COLOR MUST BE WHITE IN COLOR EXCEPT FOR LANE LINES, IF PROPOSED, AND DEPTH MARKING LINES. PLASTER COLOR SHALL BE WHITE.

CONTRACTOR TO PROVIDE SHOP DRAWINGS WHICH SHALL INCLUDE BUT ARE NOT LIMITED TO SKIMMERS, RETURN LINES, AUTOFILL LOCATION, DRAINS, PUMPS, DRAIN COVERS, AND ANY OTHER PERTINENT EQUIPMENT.

CONTRACTOR TO OBTAIN ALL STRUCTURAL ENGINEERING DRAWINGS AND DETAILS FROM A LICENSED ENGINEER AS NEEDED TO PROCURE ALL NECESSARY PERMITS FOR THE POOL AND SPA.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
○	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER	30	0.50	12"	

IRRIGATION INFORMATION TABLE				
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE
1	5.00		B	LW
2	5.66	2223	D	LW
3	5.00		B	LW
4	4.64	1044	D	LW
5	15.00		B	LW
6	8.17	1839	D	LW
7	15.00		B	LW
8	8.24	1854	D	LW
9	5.34	1202	D	LW
10	8.00		B	MW
11	21.46		S	LW
12	9.26	2085	D	LW
13	3.88	875	D	LW
14	10.00		B	MW
15	5.44	1224	D	LW
16	19.00		B	MW
17	5.00		B	LW
18	3.67	827	D	LW
19	21.46	2175	S	LW
20	7.23	1627	D	LW
21	13.53		S	LW
22	14.19		S	LW
23	13.00		B	LW
24	17.90		S	LW
25	8.35	1880	D	LW
26	12.00		B	MW
27	3.00	677	D	LW
28	10.21		R	LW
29	14.00		R	LW
30	10.57		R	LW
31	15.00		B	MW
32	14.00		B	LW
33	7.85	1767	D	LW

***HYDROZONE:
HW= HIGH WATER USE PLANTS
MW= MODERATE WATER USE PLANTS
LW= LOW WATER USE PLANTS
***IRRIGATION METHOD:
S=SPRAY
R=ROTOR
B=BUBBLER
D=DRIP

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
Ⓜ	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
Ⓜ	-	-	1" Water Meter
Ⓜ	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
Ⓜ	Nibco	113T	Line-sized Gate Valve
Ⓜ	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve-Sized Noted
Ⓜ	Rainbird	33 DRC	3/4" Quick Coupler Valve
Ⓜ	Irritrol	Climate Logic CL-100- Wireless	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
Ⓜ	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi
Ⓜ	DRIP IRRIGATION VALVE- SEE DRIP AND SPRAY PLAN		

IRRIGATION PIPE & VALVE LEGEND

- Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
- Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger "OR" Drip irrigation supply header (where occurs)-
 - 0 to 8 GPM= 3/4" PVC
 - 8 to 12 GPM= 1" PVC
 - 12 to 22 GPM= 1 1/4" PVC
 - 22 to 30 GPM= 1 1/2" PVC
- Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
- Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing (By Netafim USA, To be Buried 4" min - 6" max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)
- Saw cut paving to install new lateral or main lines. (Only if needed) Patch to match existing.

Control Valve Information	Drip Control Valve Information
Station Number	Station Number
Gallons per Minute	Gallons per Minute
Valve Size	Landscape Area
	Valve Type (LV= low volume .25-4.40 GPM) (HV= high volume 4.45-17.60 GPM)

IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
- Verify power and water sources with general contractor and in the field.
- Contractor to Coordinate with electrician for 120 VAC electrical power sources to controller locations by others.
- Do not install the irrigation system as shown when it is obvious that unforeseen obstructions, grade differences, or differences in area dimensions would require a change in the system's design. Notify the owner immediately upon discovery of such discrepancies.
- Coordinate pipe and wire sleeve installation with paving contractor.
- Adjust irrigation heads to provide optimal coverage and reduce overspray onto walls, paving, and fences.
- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.

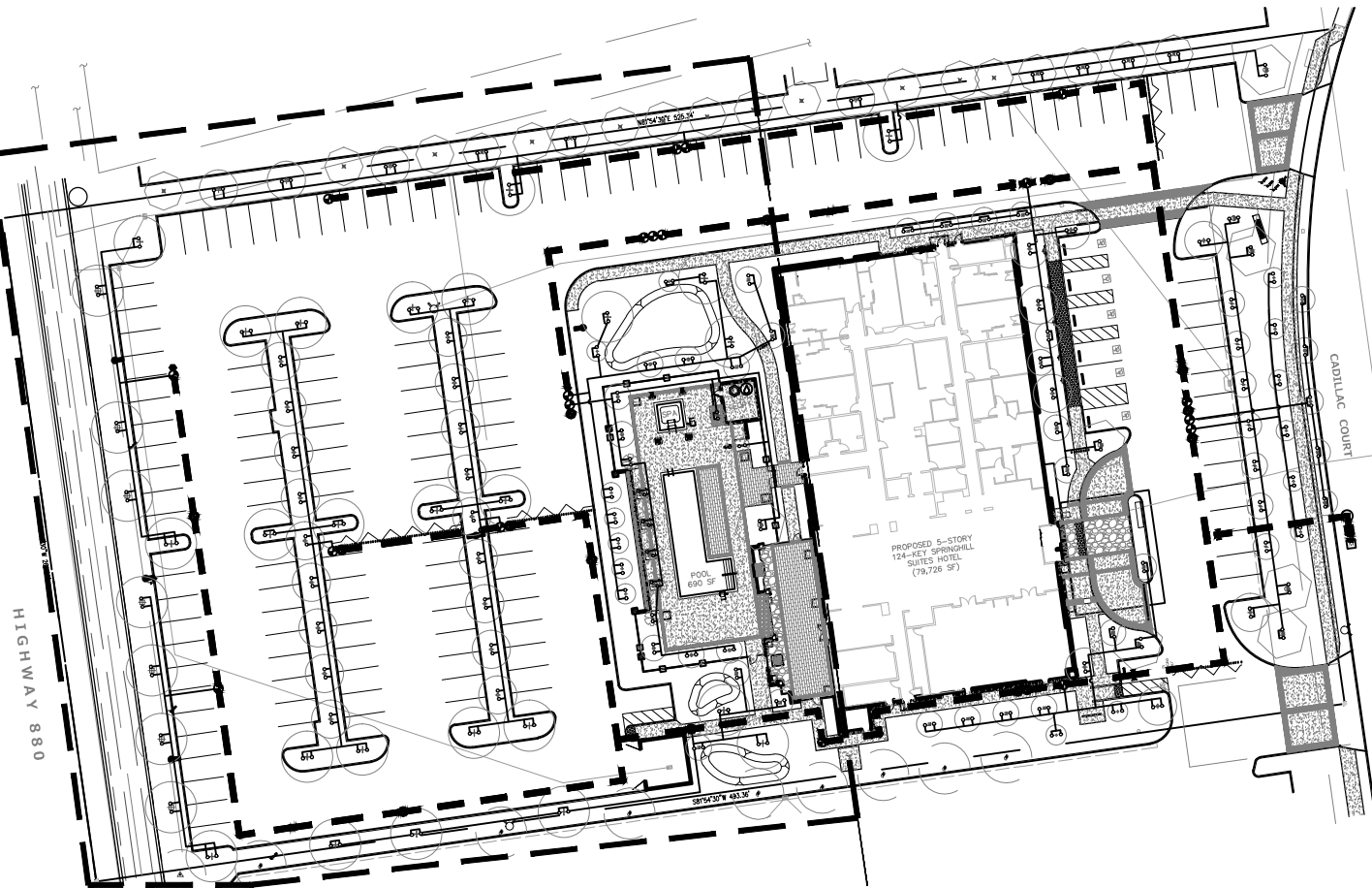
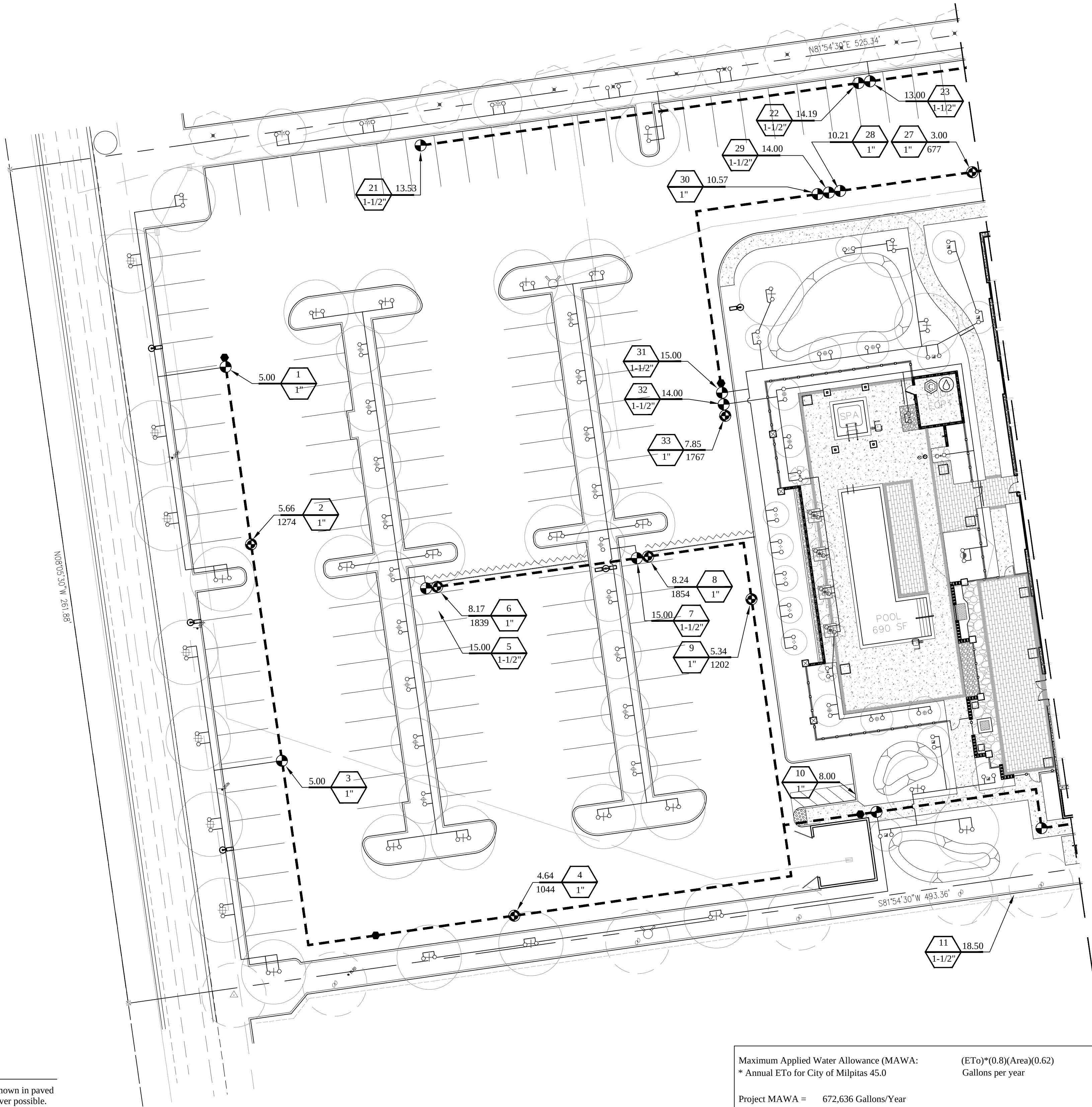
LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 30,136 SF
MEDIUM WATER USE AREA (TREES)= 800 SF
HIGH WATER USE AREA (POOL/SPA)= 785 SF

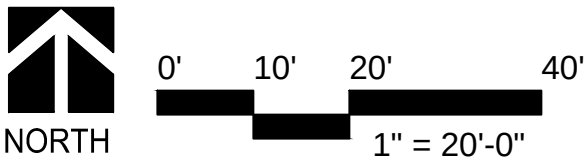
TOTAL LANDSCAPE AREA= 30,136 S.F.
TOTAL WATER USE AREA (INCLUDING LANDSCAPE AREA, POOL/SPA, TREES)= 31,721 SF

Static Pressure Available = 82 PSI @ POC
Jeffery Leung (408) 586-3350
Maximum System Flow @ Station 11 = 21.46 GPM

Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21



Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0	(ETo)*(0.8)*(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	$\frac{(ETo)(PF)(HA)(0.62)}{(IE)**}$ Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80	



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9035 S. Bascom Ave., Suite 200
Palo Alto, CA 94304
Tel: (650) 877-5197
Email: charles@emeraldsgo.com

Seal

Project

SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE IRRIGATION

Date Last Edited
JANUARY 23, 2014

Sheet Number

L13

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
o	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER	30	0.50	12"	

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25	8.35	1880	D	LW
26	12.00		B	MW
27	3.00	677	D	LW
28	10.21		R	LW
29	14.00		R	LW
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	DRIP IRRIGATION VALVE- SEE DRIP AND SPRAY PLAN		

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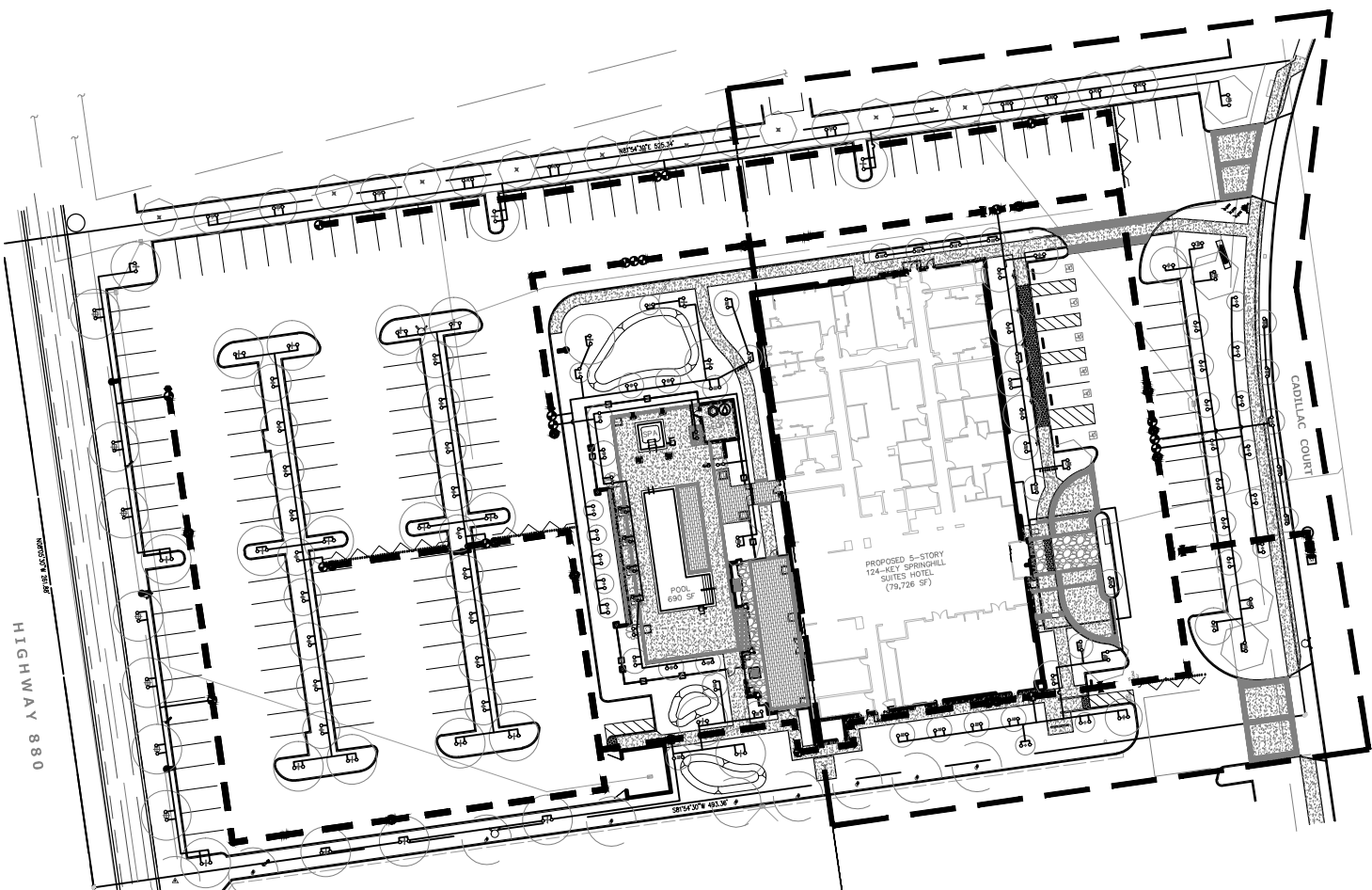
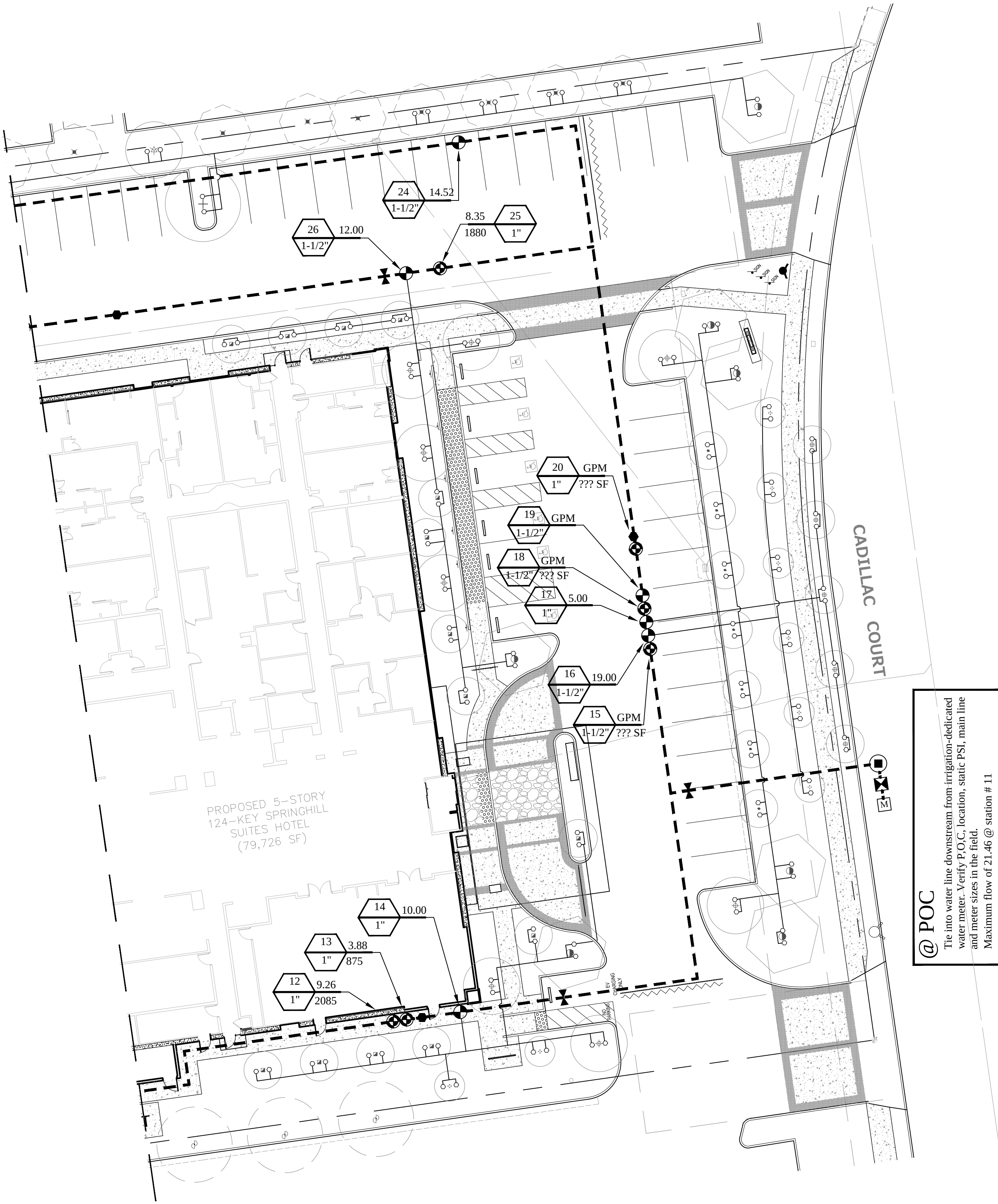
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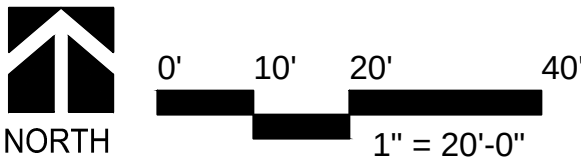
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TOTAL PSI LOSS:	24.53
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PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21



SITE REFERENCE MAP- NOT TO SCALE



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Seal

Project

SPRINGHILL SUITES MILPITAS
1201 Cadillac Court, Milpitas CA 95035
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title
LANDSCAPE TREE IRRIGATION

Date Last Edited
JANUARY 23, 2014

Sheet Number

L14

IRRIGATION INFORMATION TABLE					
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE	
1	5.00		B	LW	
2	5.66	2223	D	LW	
3	5.00		B	LW	
4	4.64	1044	D	LW	
5	15.00		B	LW	
6	8.17	1839	D	LW	
7	15.00		B	LW	
8	8.24	1854	D	LW	
9	5.34	1202	D	LW	
10	8.00		B	MW	
11	21.46		S	LW	
12	9.26	2085	D	LW	
13	3.88	875	D	LW	
14	10.00		B	MW	
15	5.44	1224	D	LW	
16	19.00		B	MW	
17	5.00		B	LW	
18	3.67	827	D	LW	
19	21.46	2175	S	LW	
20	7.23	1627	D	LW	
21	13.53		S	LW	
22	14.19		S	LW	
23	13.00		B	LW	
24	17.90		S	LW	
25	8.35	1880	D	LW	
26	12.00		B	MW	
27	3.00	677	D	LW	
28	10.21		R	LW	
29	14.00		R	LW	
30	10.57		R	LW	
31	15.00		B	MW	
32	14.00		B	LW	
33	7.85	1767	D	LW	

***HYDROZONE:
HW= HIGH WATER USE PLANTS
MW= MODERATE WATER USE PLANTS
LW= LOW WATER USE PLANTS
***IRRIGATION METHOD:
S=SPRAY
R=ROTOR
B=BUBBLER
D=DRIP

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER	30	0.50	12"	
∨	TORO	O-T-8-H-570Z-12P-SI-PRX	180° ARC	30	0.33	8"	1.10
✱	TORO	O-T-8-210-570Z-12P-SI-PRX	210° ARC	30	0.36	8"	1.30
☼	TORO	O-T-8-TQ-570Z-12P-SI-PRX	270° ARC	30	.49	8"	1.10
⌘	TORO	O-T-10-TQ-570Z-12P-SI-PRX	270° ARC	30	0.79	10"	1.10
✦	TORO	O-T-10-360-570Z-12P-SI-PRX	360° ARC	30	1.03	10"	1.10
⌘	TORO	O-T-12-Q-570Z-12P-SI-PRX	90° ARC	30	0.37	12"	1.10
∨	TORO	O-T-12-H-570Z-12P-SI-PRX	180° ARC	30	0.74	12"	1.10
✱	TORO	O-T-12-210-570Z-12P-SI-PRX	210° ARC	30	0.82	12"	1.30
☼	TORO	O-T-12-TQ-570Z-12P-SI-PRX	270° ARC	30	1.15	12"	1.20
✦	TORO	O-T-12-360-570Z-12P-SI-PRX	360° ARC	30	1.48	12"	1.10
⌘	TORO	O-T-15-Q-570Z-12P-SI-PRX	90° ARC	30	0.58	15"	1.10
⌘	TORO	O-T-15-H-570Z-12P-SI-PRX	180° ARC	30	1.16	15"	1.10
⌘	Hunter	PGJ-12-R-V-2.0	Pop-up Rotor	40	2.0	25'	0.71

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
⦿	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES			
⌘	-	-	1" Water Meter
⌘	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
⌘	Nibco	113T	Line-sized Gate Valve
⦿	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve- SIZED NOTED
●	Rainbird	33 DRC	3/4" Quick Coupler Valve
⦿	Irritrol	Climate Logic CL-100- Wireless	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
⦿	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
⦿	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve - SIZED NOTED
⦿	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
⦿	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
⦿	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
✦	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

IRRIGATION PIPE & VALVE LEGEND

---	Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
---	Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger "OR" Drip irrigation supply header (where occurs)- 0 to 8 GPM= 3/4" PVC 8 to 12 GPM= 1" PVC 12 to 22 GPM= 1 1/4" PVC 22 to 30 GPM= 1 1/2" PVC
---	Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
- - - - -	Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing (By Netafim USA, To be Buried 4" min - 6" max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)
~~~~~	Saw cut paving to install new lateral or main lines. (Only if needed) Patch to match existing.

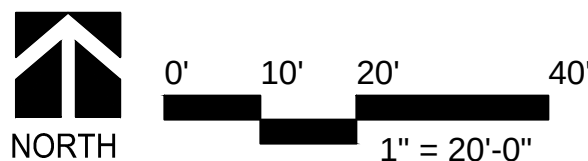
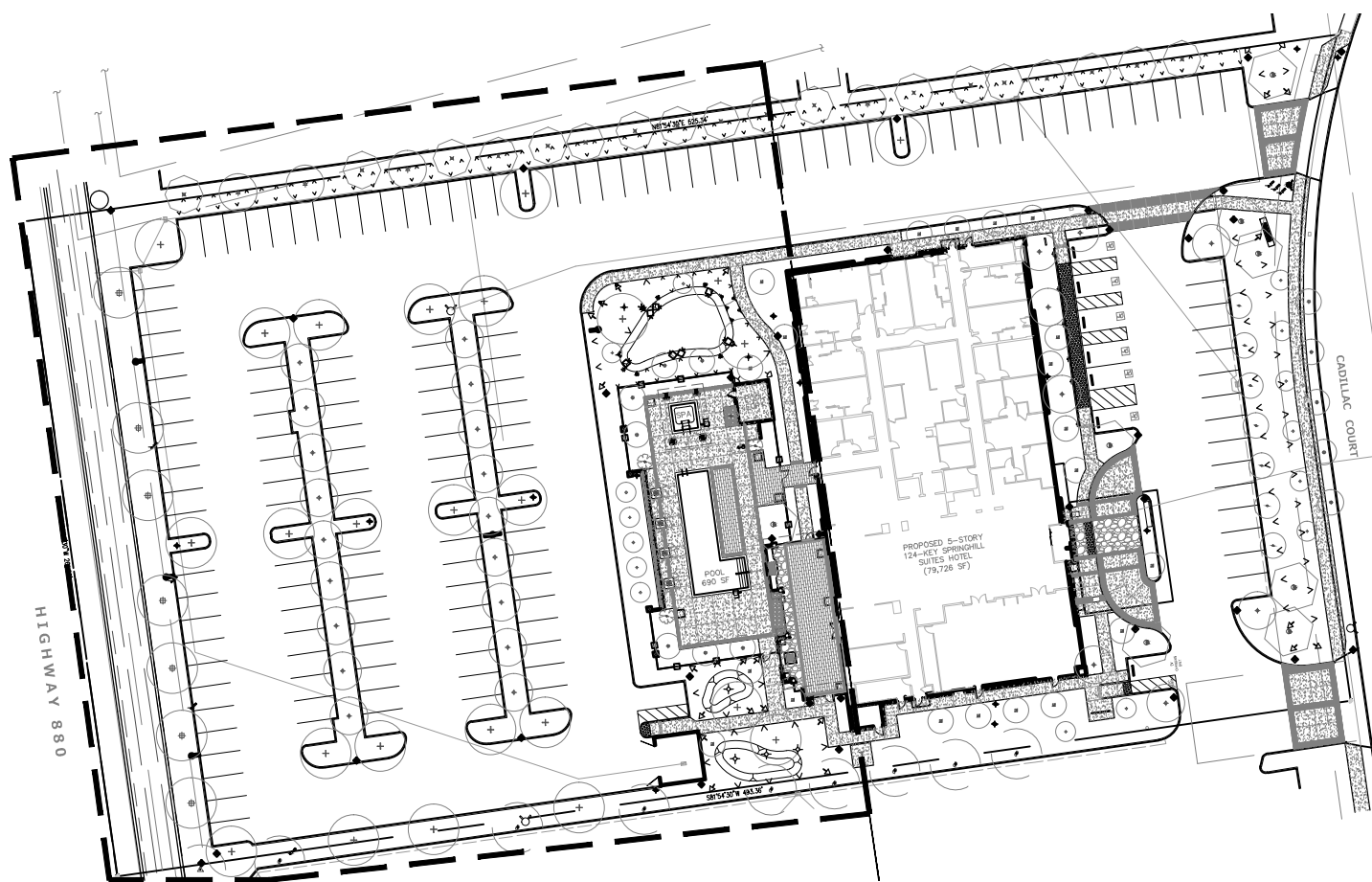
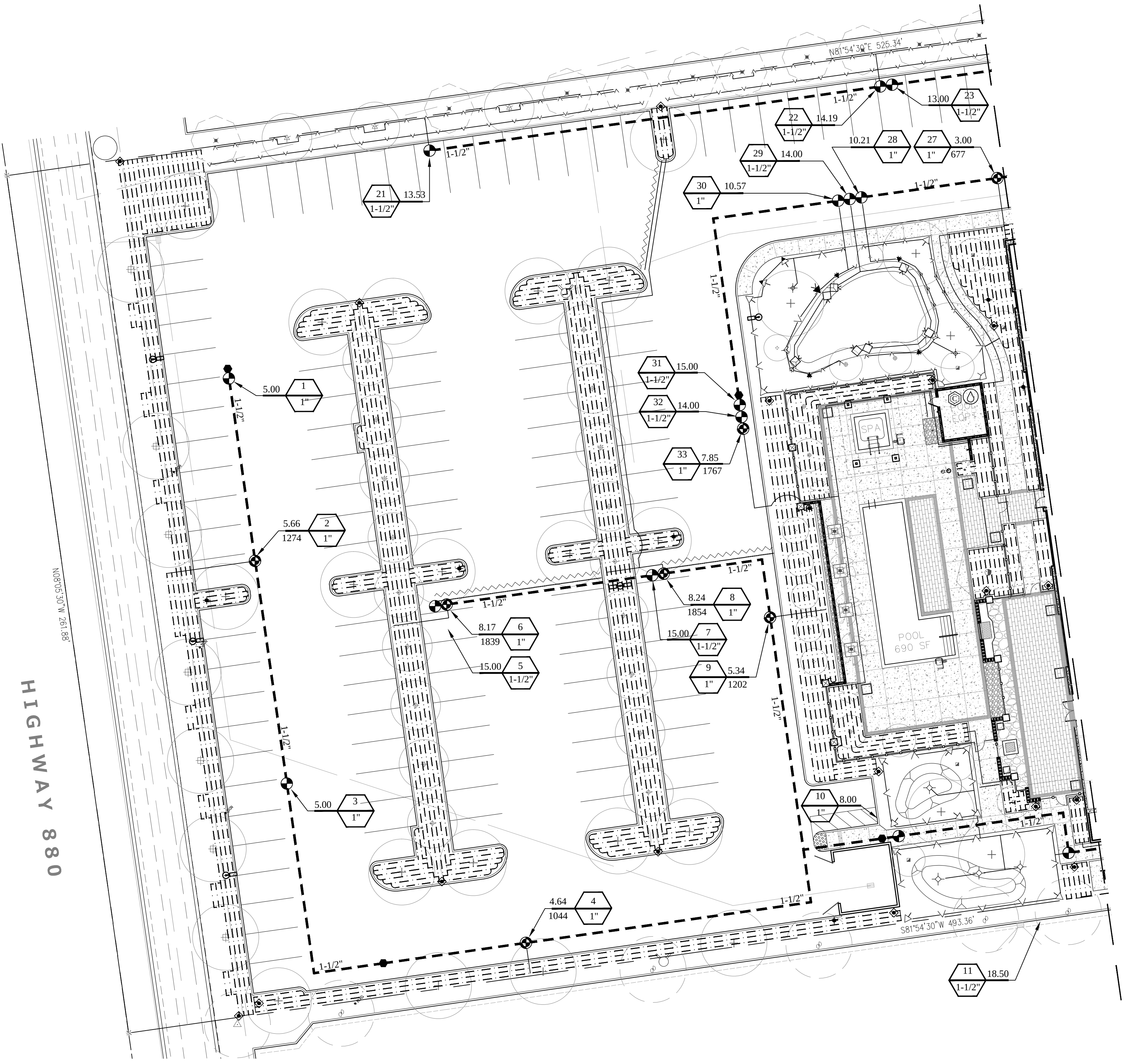
Control Valve Information	Drip Control Valve Information
Station Number	Station Number
Gallons per Minute	Gallons per Minute
Valve Size	Landscape Area
	Valve Type

Maximum Applied Water Allowance (MAWA): * Annual ETto for City of Milpitas 45.0	(ETto)*(0.8)*(Area)(0.62) Gallons per year
Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet	
Estimated Applied Water Use (EAWU):	$\frac{(ETto)(PF)(HA)(0.62)}{(IE)**}$ Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year	
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year	
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year	
Project Total EAWU= 351,150 Gallons/Year Project Total MAWA= 672,636 Gallons/Year Difference= 321,486 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3      ** IE= 0.80	

Static Pressure Available = 82 PSI @ POC Jeffery Leung (408) 586-3350 Maximum System Flow @ Station 11 = 21.46 GPM	
Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21

IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
- Verify power and water sources with general contractor and in the field.
- Contractor to Coordinate with electrician for 120 VAC electrical power sources to controller locations by others.
- Do not install the irrigation system as shown when it is obvious that unforeseen obstructions, grade differences, or differences in area dimensions would require a change in the system's design. Notify the owner immediately upon discovery of such discrepancies.
- Coordinate pipe and wire sleeve installation with paving contractor.
- Adjust irrigation heads to provide optimal coverage and reduce overspray onto walls, paving, and fences.
- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.



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Seal

Project

SPRINGHILL SUITES  
MILPITAS

1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE DRIP AND  
SPRAY IRRIGATION

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L15



IRRIGATION INFORMATION TABLE					
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE	
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27	3.00	677	D	LW	
28	10.21		R	LW	
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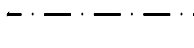
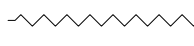
## IRRIGATION LEGEND

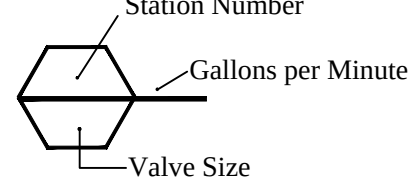
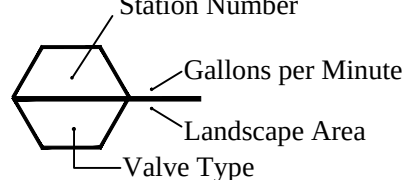
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Control Valve Information	Drip Control Valve Information
	

## IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER	30	0.50	12"	
	TORO	O-T-8-H-570Z-12P-SI-PRX	180° ARC	30	0.33	8'	1.10
	TORO	O-T-8-210-570Z-12P-SI-PRX	210° ARC	30	0.36	8'	1.30
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	TORO	O-T-12-210-570Z-12P-SI-PRX	210° ARC	30	0.82	12'	1.30
	TORO	O-T-12-TQ-570Z-12P-SI-PRX	270° ARC	30	1.15	12'	1.20
	TORO	O-T-12-360-570Z-12P-SI-PRX	360° ARC	30	1.48	12'	1.10
	TORO	O-T-15-Q-570Z-12P-SI-PRX	90° ARC	30	0.58	15'	1.10
	TORO	O-T-15-H-570Z-12P-SI-PRX	180° ARC	30	1.16	15'	1.10
	Hunter	PGJ-12-R-V-2.0	Pop-up Rotor	40	2.0	25'	0.71

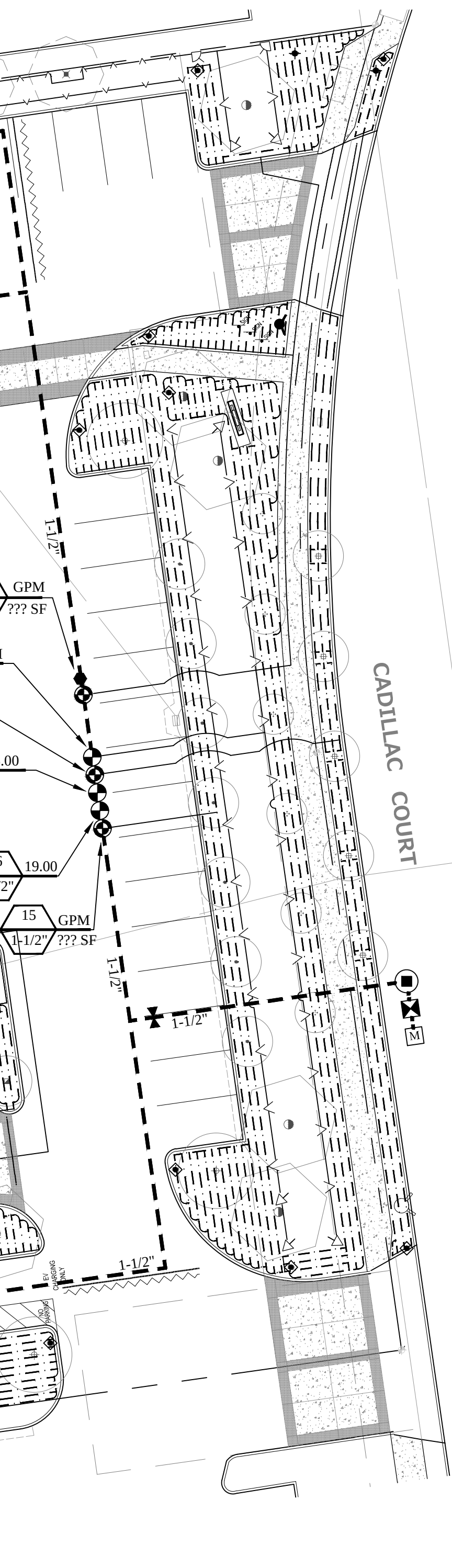
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Project MAWA = 672,636 Gallons/Year Project Landscape Area = 30,136 Square Feet		
Estimated Applied Water Use (EAWU):		$\frac{(ETo)(PF)(HA)(0.62)}{(IE)**}$ Gallons per year
High PF Landscape Area = 785 Square Feet of High Water Use Plant Material Area. High PF EAWU= 21,902 Gallons/Year		
Medium PF Landscape Area = 800 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 13,950 Gallons/Year		
Low PF Landscape Area = 30,136 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 315,298 Gallons/Year		
Project Total EAWU=	351,150 Gallons/Year	
Project Total MAWA=	672,636 Gallons/Year	
Difference=	321,486 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3      ** IE= 0.80		

Static Pressure Available = 82 PSI @ POC  
Jeffery Leung (408) 586-3350  
Maximum System Flow @ Station 11 = 21.46 GPM

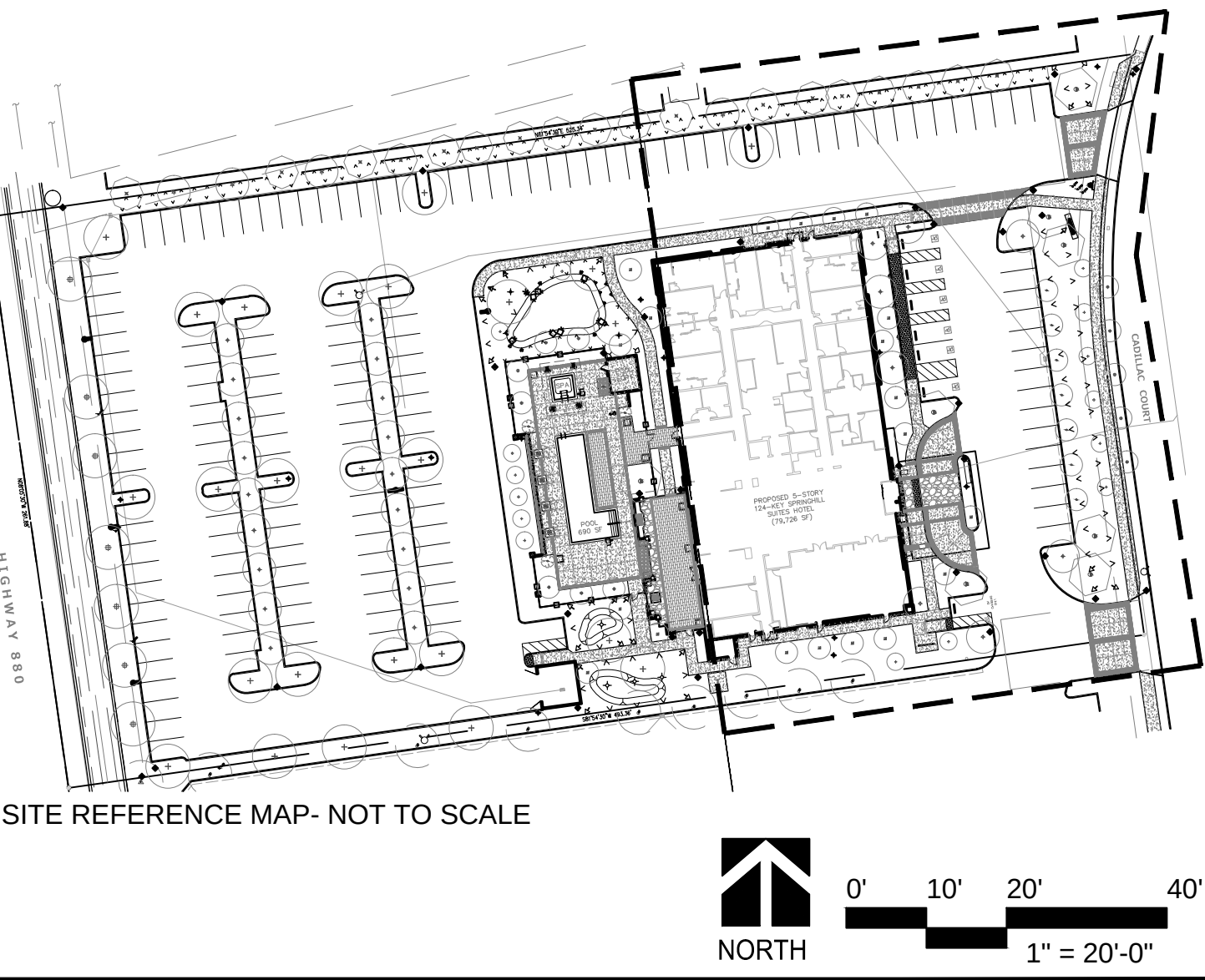
Worst Case Pressure Calculations POC 21.46 GPM @ Station 11	
1" Meter	2.80
1-1/2" Backflow Preventer	12.00
250 of 1-1/2" Mainline	3.23
1-1/2" Control Valve	4.00
100' of Lateral Line	2.50
TOTAL PSI LOSS:	24.53
25% FITTING:	5.68
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	60.21

## IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
- Verify power and water sources with general contractor and in the field.
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- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended
- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.



@ POC  
The into water line downstream from irrigation-dedicated water meter. Verify P.O.C. location, static PSI, main line and meter sizes in the field.  
Maximum flow of 21.46 @ station # 11



Seal

Project

**SPRINGHILL SUITES MILPITAS**  
1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE DRIP AND SPRAY IRRIGATION

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L16

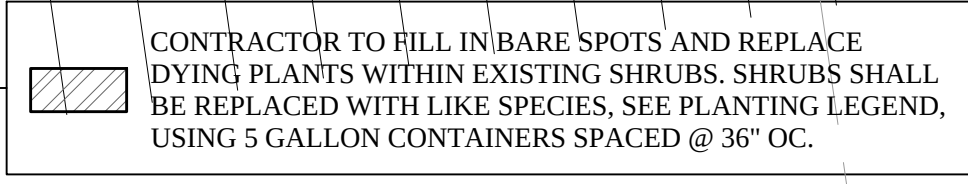


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	PER PLAN	LOW	19	30'-50' x 25'-40'
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	MED	20	20'-30' x 15'-25'
	DRACAENA DRACO	DRAGON TREE	36" BOX	PER PLAN	LOW	4	15'-25' x 15'-25'
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	LOW	4	60'-70' x 60'-70'
	LAGERSTROEMIA 'ARAPAHO' MULTI	ARAPAHO CRAPE MYRTLE MULTU-TRUNK	24" BOX	PER PLAN	LOW	15	20' x 10'
	LEPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	LOW	26	30'-45' x 25'
	OLEA 'SWAN HILL' LOW BRANCHING	SWAN HILL FRUITLESS OLIVE	48" BOX	PER PLAN	LOW	8	25'-30' x 25'-30'
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	LOW	25	40'-80' x 30'-40'
	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	24" BOX	PER PLAN	MED	7	25'-45' x 12'-15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH SKINNED	PER PLAN	LOW	4	90' x 10'

## PLANTING NOTES

- ### EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	APPLICATION RATE LBS/ACRE PLS
	DESCHAMPSIA CESPITOSA	TUFFED HAIR GRASS	6
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10
	MUHLENBERGIA RIGENS	DEER GRASS	2
	LIMONUM CALIFORNICUM	MARSH ROSEMARY	8
	CONWED 1000 WOOD FIBER HYDRAULIC MULCH		1,500-2,500
	HYDROSTOP PREMIUM COMPOST		1,000
	ECOLOGO CONTROL M-BINDER/TACK		150
	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
	AM 120 MYCORRHIZAL INOCULUM		60
	TRI-C SOLUBLE HUMATE		1



NOTE: UNDERPLANT ALL LARGE SHRUBS  
WITH ADJACENT GROUNDCOVERS.

TOTAL LANDSCAPE AREA= 30,136 S.F.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1 	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2 	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3 	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4 	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8

A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:

1. a determination of soil texture, indicating the available water holding capacity;
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5. percentage of organic matter.

B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.

NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.



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Seal

Project

## Issue

## Revisions

Sheet Title

## LANDSCAPE TREE PLANTING

Date Last Edited

JANUARY 23, 2014

Sheet Number

# L17

FILE NAME: L17-18 PP TREES.DWG



FILE NAME: L17-18 PP TREES.DWG

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	PER PLAN	LOW	19	30'-50' x 25'-40'
	CERCIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	MED	20	20'-30' x 15'-25'
	DRACAENA DRACO	DRAGON TREE	36" BOX	PER PLAN	LOW	4	15'-25' x 15'-25'
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN	LOW	4	60'-70' x 60'-70'
	LAGERSTROEMIA 'ARAPAHO' MULTI	ARAPAHO CRAPE MYRTLE MULTU-TRUNK	24" BOX	PER PLAN	LOW	15	20' x 10'
	LEPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	LOW	26	30'-45' x 25'
	OLEA 'SWAN HILL' LOW BRANCHING	SWAN HILL FRUITLESS OLIVE	48" BOX	PER PLAN	LOW	8	25'-30' x 25'-30'
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN	LOW	25	40'-80' x 30'-40'
	PYRUS 'CAPITAL'	CAPITAL FLOWERING PEAR	24" BOX	PER PLAN	MED	7	25'-45' x 12'-15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' BTH SKINNED	PER PLAN	LOW	4	90' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	166	4'-5' x 6'-8'
	NOLINA RECURVATA	BOTTLE PALM	24" BOX	54" OC	LOW	3	10' x 6'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	15 GAL	48" OC	LOW	11	4'-8' x 4'-8'
	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	30" OC	LOW	94	2'-2.5' x 2'-2.5'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	435	3' x 3'
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	PER PLAN	LOW	10	20' x 20'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	30" OC	LOW	215	2'-3' x 3'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	21	12'-15' x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	24" OC	LOW	627	2'-3' x 6'-8'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	42" OC	LOW	64	5' x 4'
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	ALOE NOBILIS	GOLD-TOOTH ALOE	1 GAL	12" OC	LOW	-	1' X 1'
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	MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	36" OC	LOW	-	1'-2' x 8'
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	18" OC	LOW	-	2' X 2'-3'
	SIMMONDSIA CHINENSIS	JOJOBA	EXISTING TO REMAIN, PROTECT IN PLACE- SEE NOTE ON PLAN				

PLANTING NOTES

- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
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15 lbs. 6-20-20 commercial fertilizer  
15 lbs. agricultural gypsum  
10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:  
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4/5 cubic yard screened site topsoil  
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2 lbs. iron sulfate 1 lbs. organic gypsum  
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  - Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
  - Double-stake all trees, or guy (multi-trunked trees) per details.
- Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium grind or approved equal shredded organic mulch in all shrub and ground cover areas. (3" layer shredded mulch at base of all trees). Plants which do not tolerate mulch shall be excluded from this requirement. Use fine grind mulch in all seasonal color areas.
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  - Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
  - Provide a 2' min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf.
  - Install Jute Netting on all 2:1 or steeper slopes
  - POTTING SOIL MIX

Peat (Approximately 40%)  
Compost (Approximately 20%)  
Bark Ash (Approximately 5%)  
Vermiculite (Approximately 35%)

CACTUS/SUCCULENT MIX

Pumice or Perlite (Approximately 40%)  
Potting Soil Mix (Approximately 15%)  
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EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

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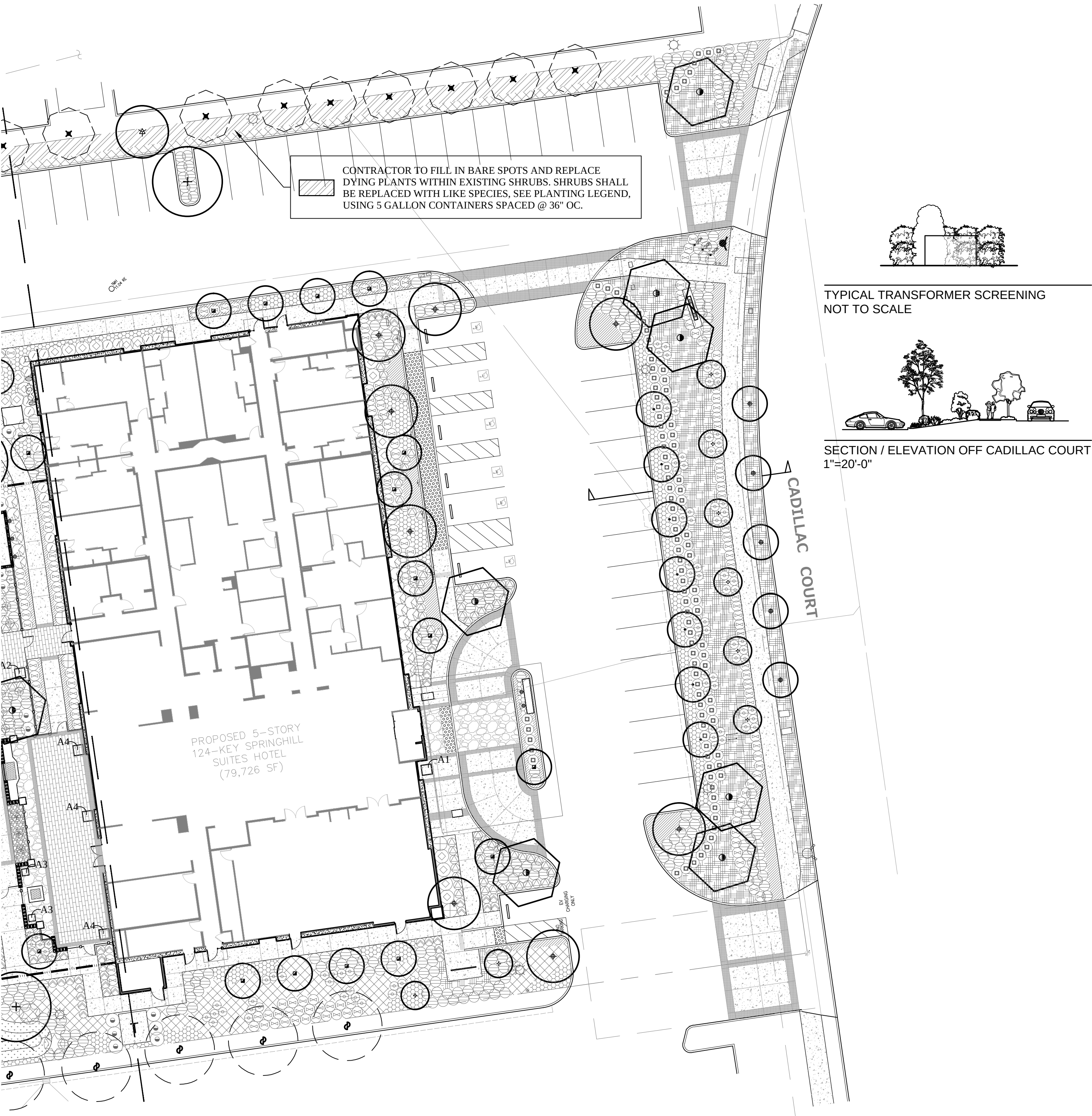
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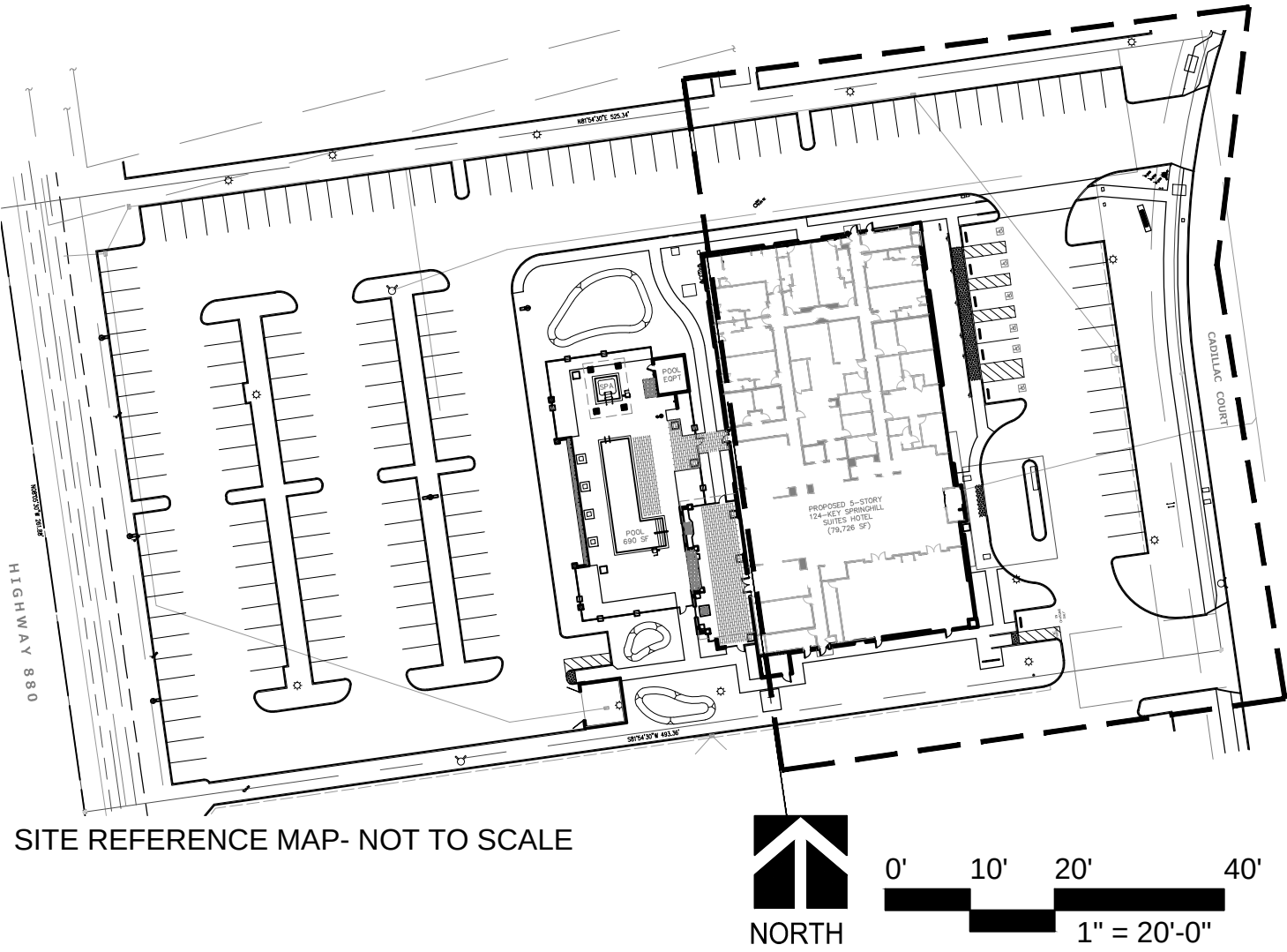
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LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA= 30,136 S.F.



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Seal

Project

SPRINGHILL SUITES  
MILPITAS

Issue

1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Revisions

Sheet Title

LANDSCAPE TREE PLANTING

Date Last Edited

JANUARY 23, 2014

Sheet Number

L18



PLANT LEGEND

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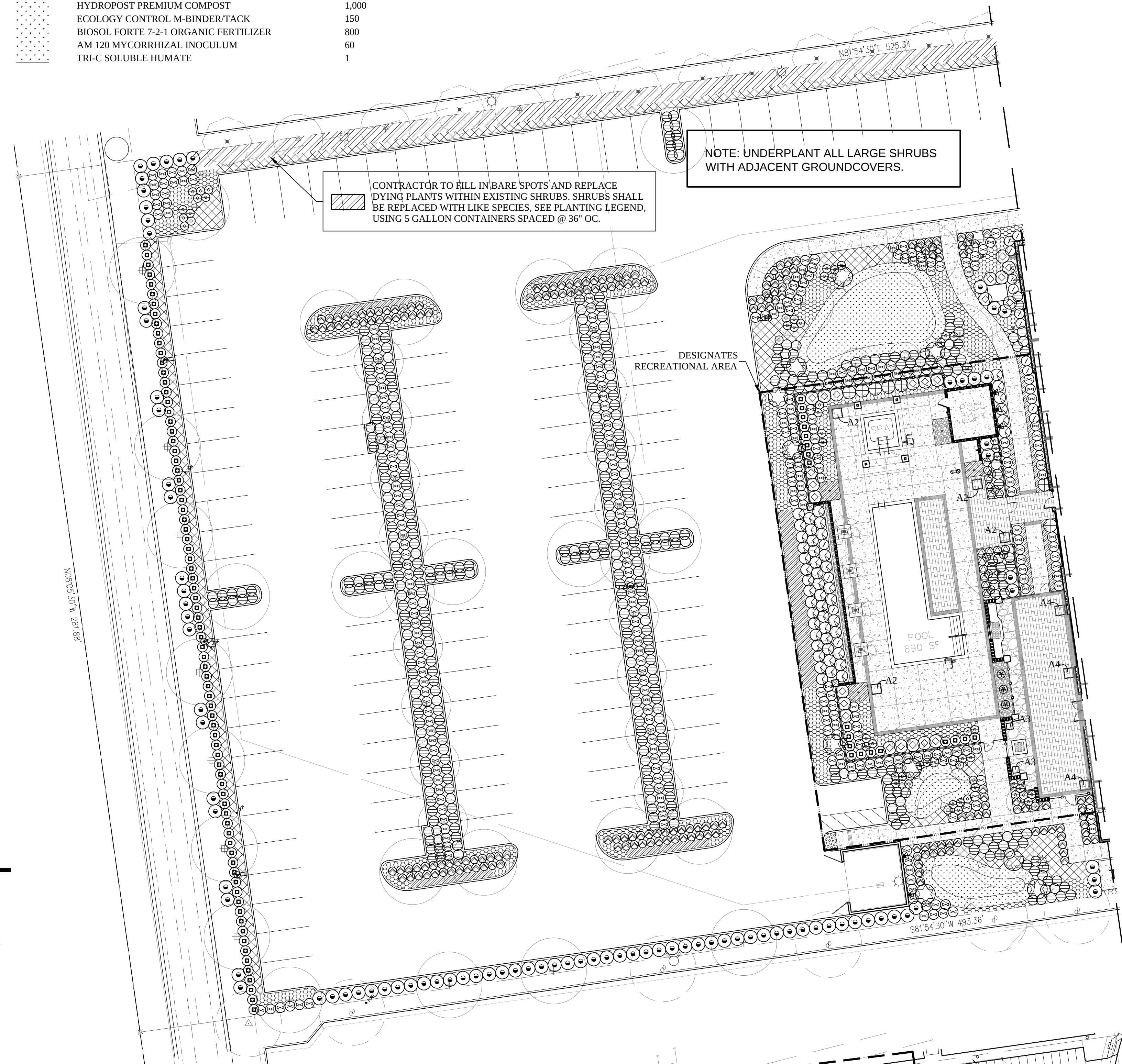
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	SCHINUS TERBINTHIFOLIUS	BRAZILIAN PEPPER	1	LOW

BIORETENTION AREAS

SYMBOL	BOTANICAL NAME	COMMON NAME	APPLICATION RATE LBS/ACRE PLS
	DESCHAMPSIA CESPITOSA	TUFFED HAIR GRASS	6
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10
	MUHLENBERGIA RIGENS	DEER GRASS	2
	LIMONIUM CALIFORNICUM	MARSH ROSEMARY	8
	CONWED 1000 WOOD FIBER HYDRAULIC MULCH		1,500-2,500
	HYDROPOST PREMIUM COMPOST		1,000
	ECOLOGY CONTROL M-BINDER/TACK		150
	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
	AM 120 MYCORRHIZAL INOCULUM		60
	TRI-C SOLUBLE HUMATE		1

LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA= 30,136 S.F.



POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIOPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8

SOIL AND GRADING REQUIREMENTS

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Email: charles@emeraldsgn.com

Seal

Project

SPRINGHILL SUITES  
MILPITAS

1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

LANDSCAPE VINE, SHRUB  
AND GROUND COVER  
PLANTING

Date Last Edited

JANUARY 23, 2014

Sheet Number

L19



FILE NAME: L19-20 PP VSG.DWG

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
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PLANTING NOTES

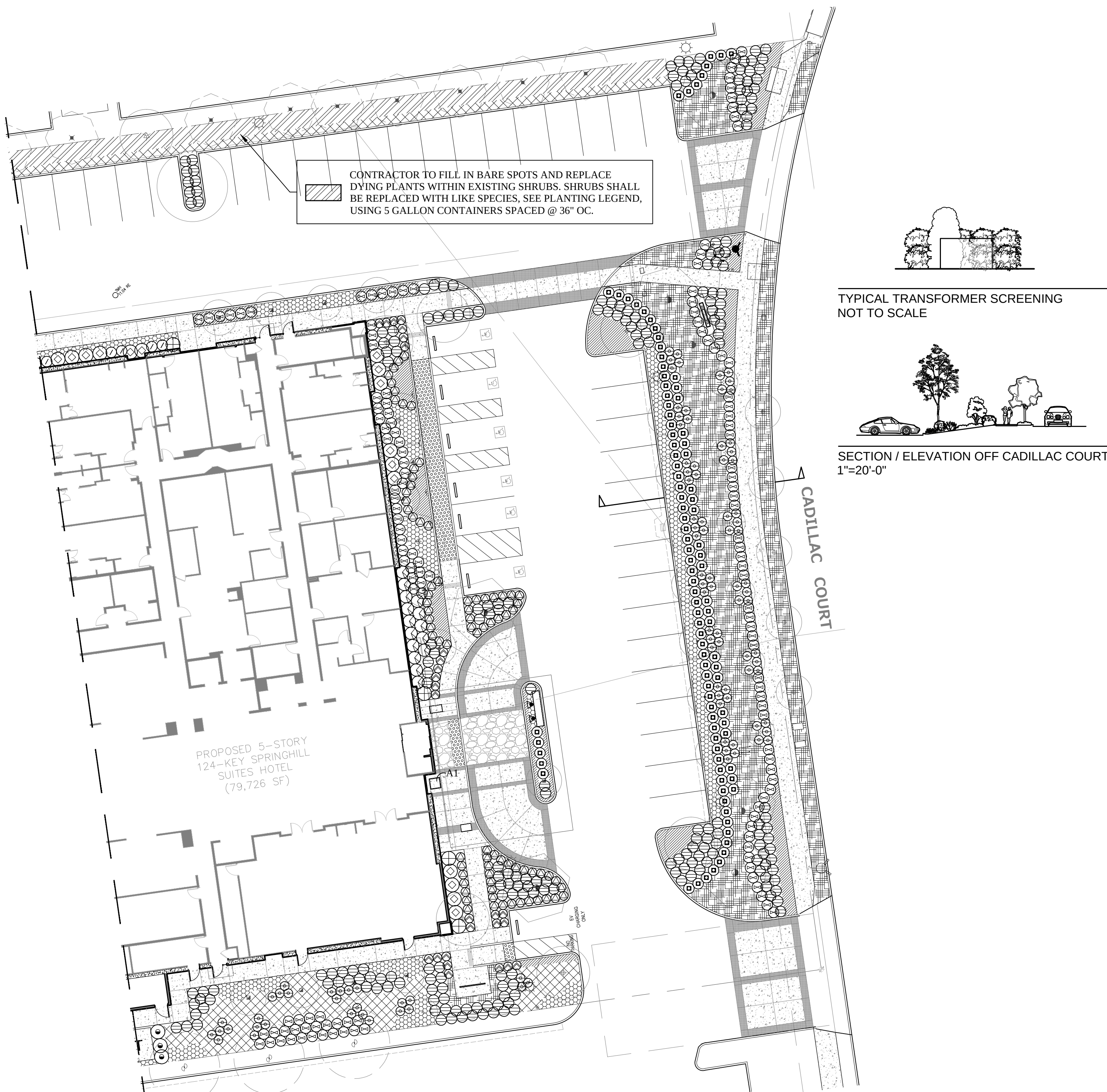
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- Provide weed control per Specifications.
- Provide agricultural suitability and fertility test in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval. Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:
  - 4 cubic yards nitrilized soil amendment
  - 15 lbs. 6-20-20 commercial fertilizer
  - 15 lbs. agricultural gypsum
  - 10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
    - 6-20-20 fertilizer per Specification D.4.j
    - 4/5 cubic yard screened site topsoil
    - 1/5 cubic yard nitrilized soil amendment
    - 2 lbs. iron sulfate 1 lbs. organic gypsum
    - 2 lbs. Gro Power Plus soil conditioner or approved equal
- Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
- Double-stake all trees, or guy (multi-trunked trees) per details.
- Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium grind or approved equal shredded organic mulch in all shrub and ground cover areas. (3" layer shredded mulch at base of all trees). Plants which do not tolerate mulch shall be excluded from this requirement. Use fine grind mulch in all seasonal color areas.
- Any compacted soils in planting areas shall be returned to a "friable" condition prior to the installation of plant materials. Friable condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will be allowed to spread unimpeded.
- Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
- Provide a 2' min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf.
- Install Jute Netting on all 2:1 or steeper slopes
- POTTING SOIL MIX
  - Peat (Approximately 40%)
  - Compost (Approximately 20%)
  - Bark Ash (Approximately 5%)
  - Vermiculite (Approximately 35%)CACTUS/SUCCULENT MIX
  - Pumice or Perlite (Approximately 40%)
  - Potting Soil Mix (Approximately 15%)
  - Clean Washed River Sand (Approximately 10%)
  - Loosened Coir (Approximately 35%)
- GROUNDCOVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%

EXISTING PLANTS TO REMAIN- PROTECT IN PLACE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WATER USE
	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	18	LOW
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	8	MED
	SCHINUS TERBINTHIFOLIUS	BRAZILIAN PEPPER	1	LOW

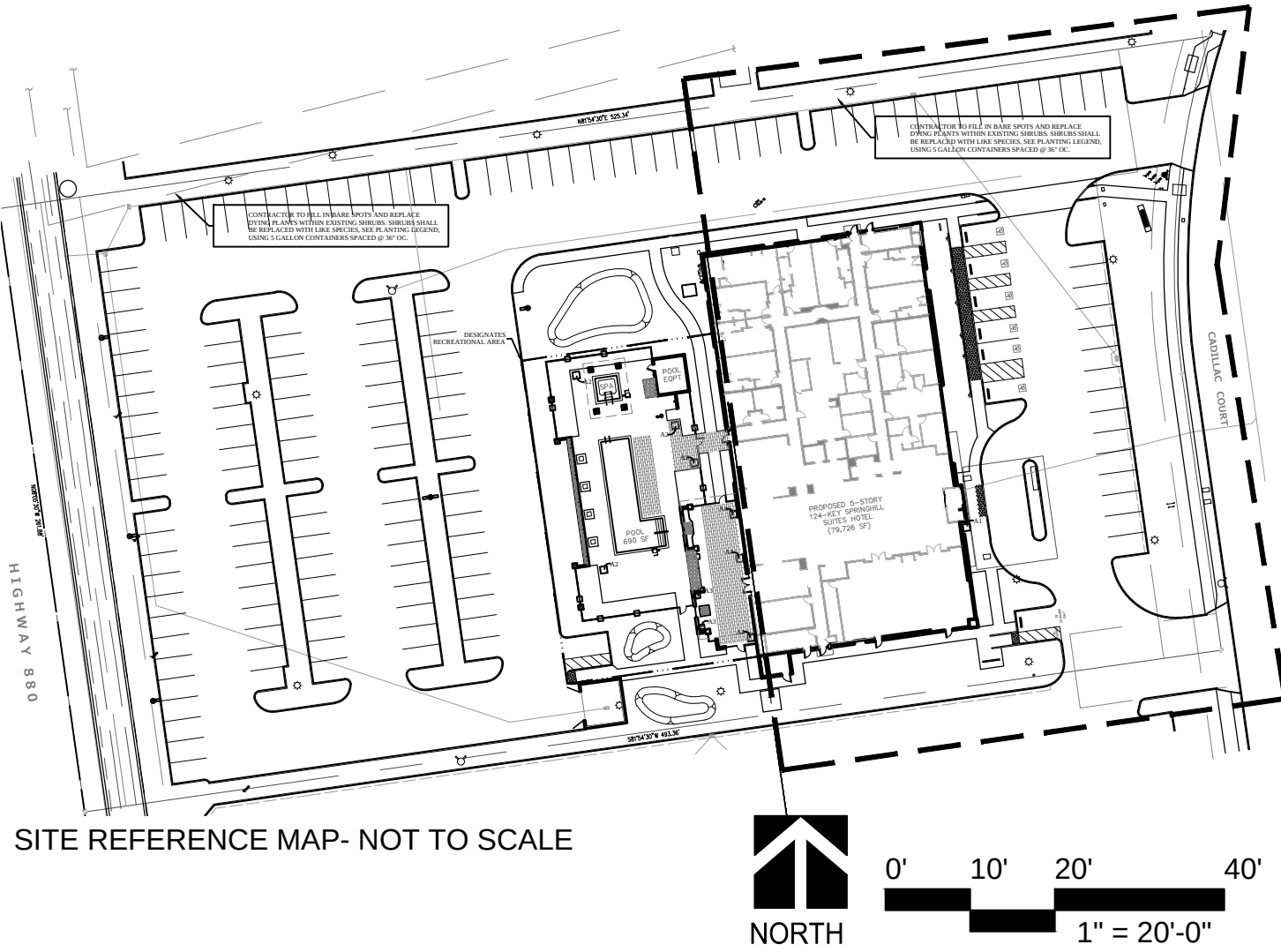
SOIL AND GRADING REQUIREMENTS

- A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:
1. a determination of soil texture, indicating the available water holding capacity;
  2. an approximate soil infiltration rate, either measured or derived from soil texture/ infiltration rate tables, indicating a range of infiltration rates where appropriate;
  3. the measure of pH, total soluble salts, and sodium;
  4. any recommended amendments to the soil.
  5. percentage of organic matter.
- B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.
- NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.



LANDSCAPE AREA CALCULATIONS

TOTAL LANDSCAPE AREA= 30,136 S.F.



POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY PER POT
A1	YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	15 GAL	LOW	1
	HEUCHERA 'AMETHYST MIST'	CORAL BELLS	1 GAL	LOW	8
A2	NOLINA RECURVATA	BOTTLE PALM	15 GAL	LOW	1
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8
A3	NANDINA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	1
A4	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW	1
	OPHIOPOGON P. 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL	LOW	8

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Seal

Project  
**SPRINGHILL SUITES MILPITAS**  
1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE VINE, SHRUB AND GROUND COVER PLANTING

Date Last Edited  
JANUARY 23, 2014

Sheet Number

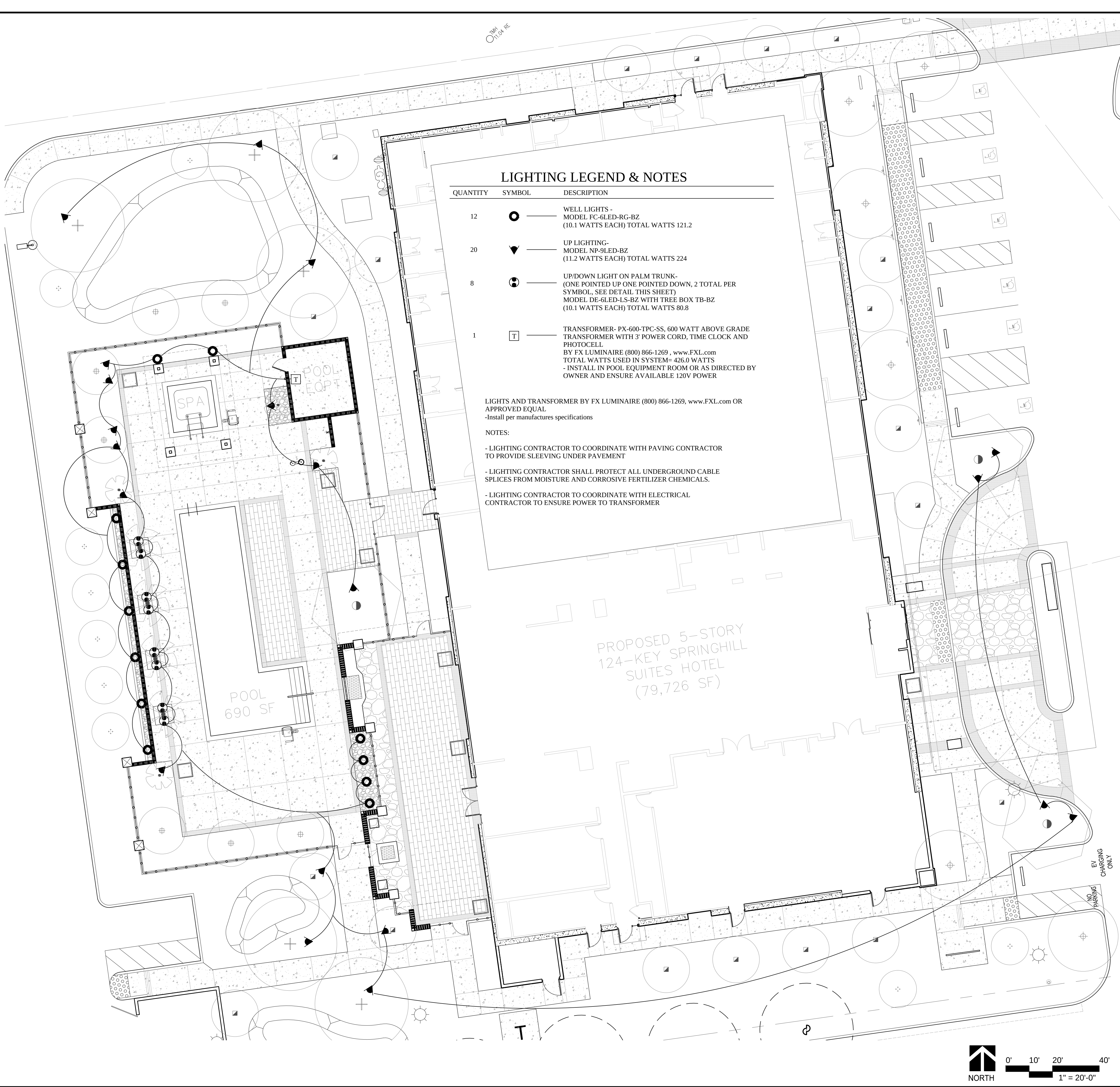
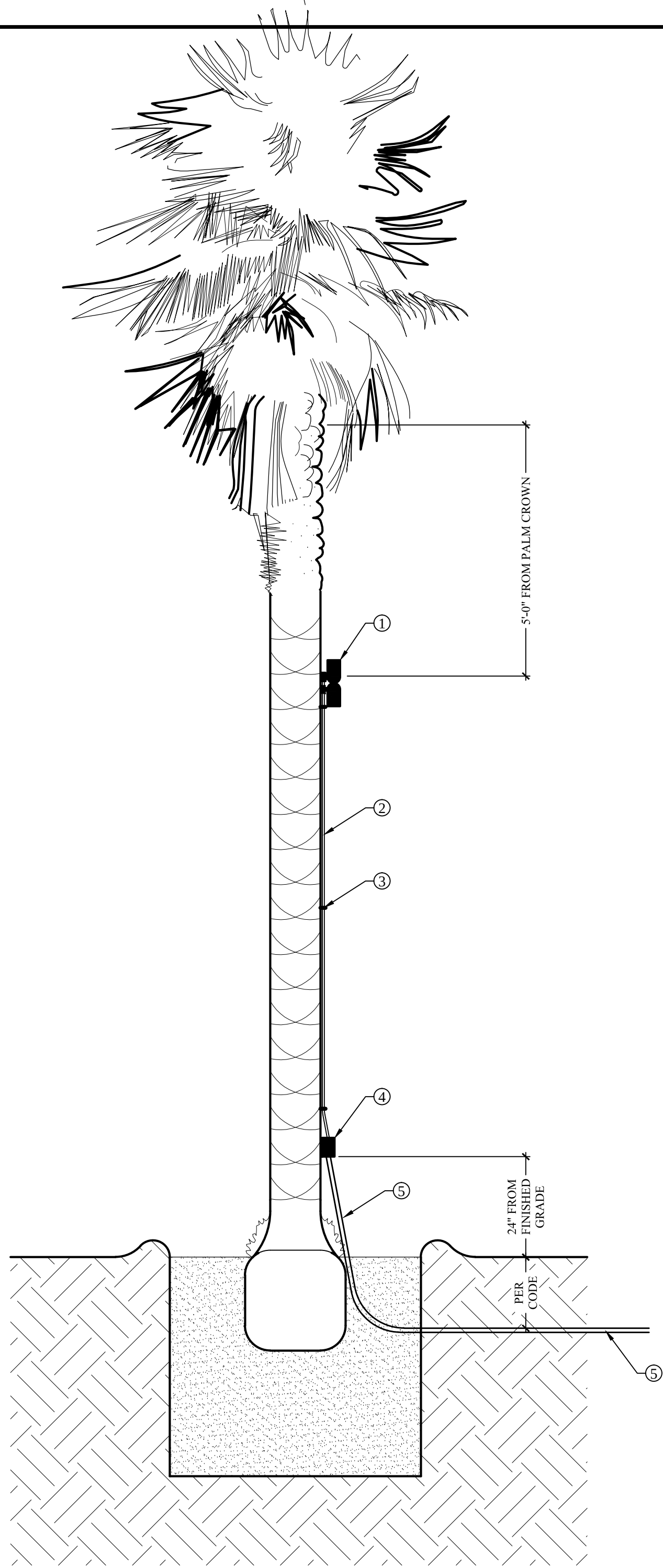
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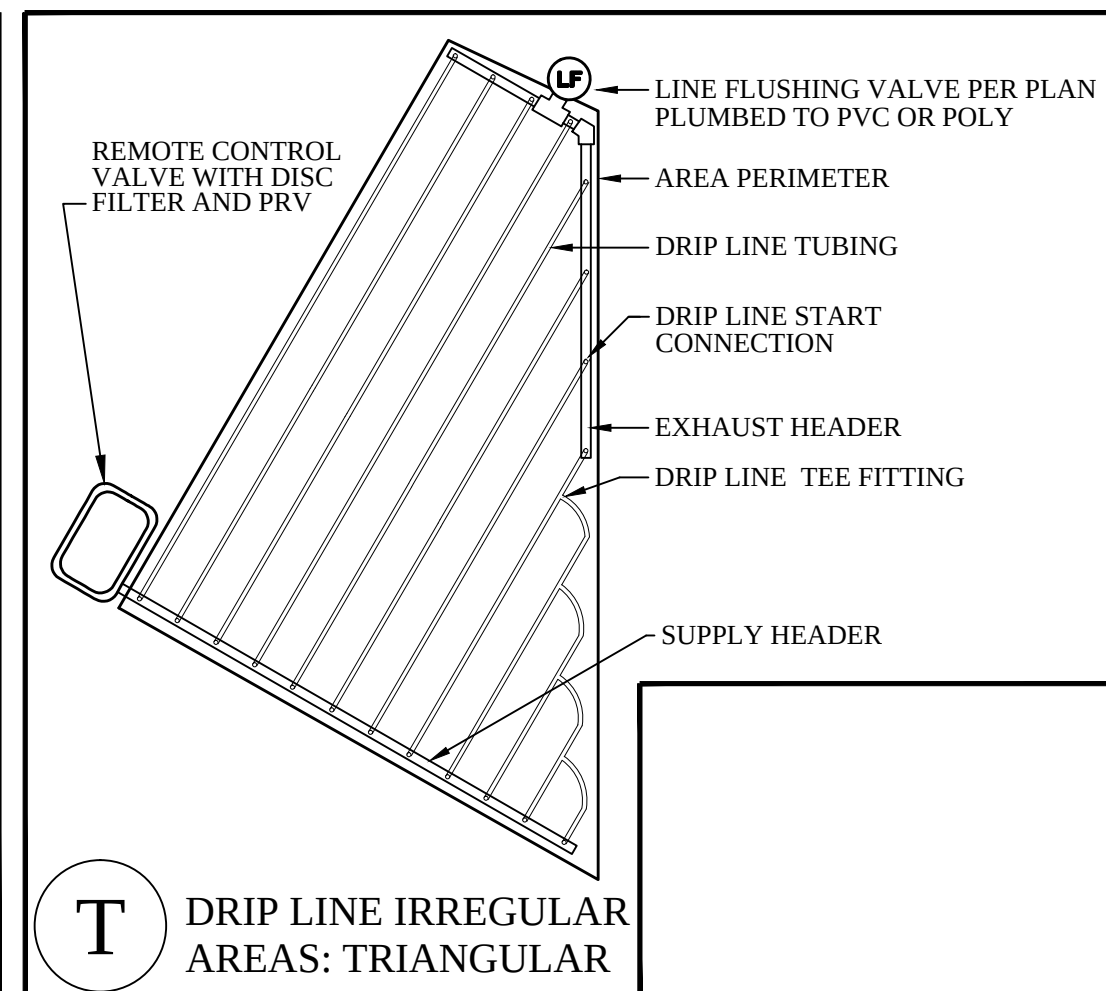
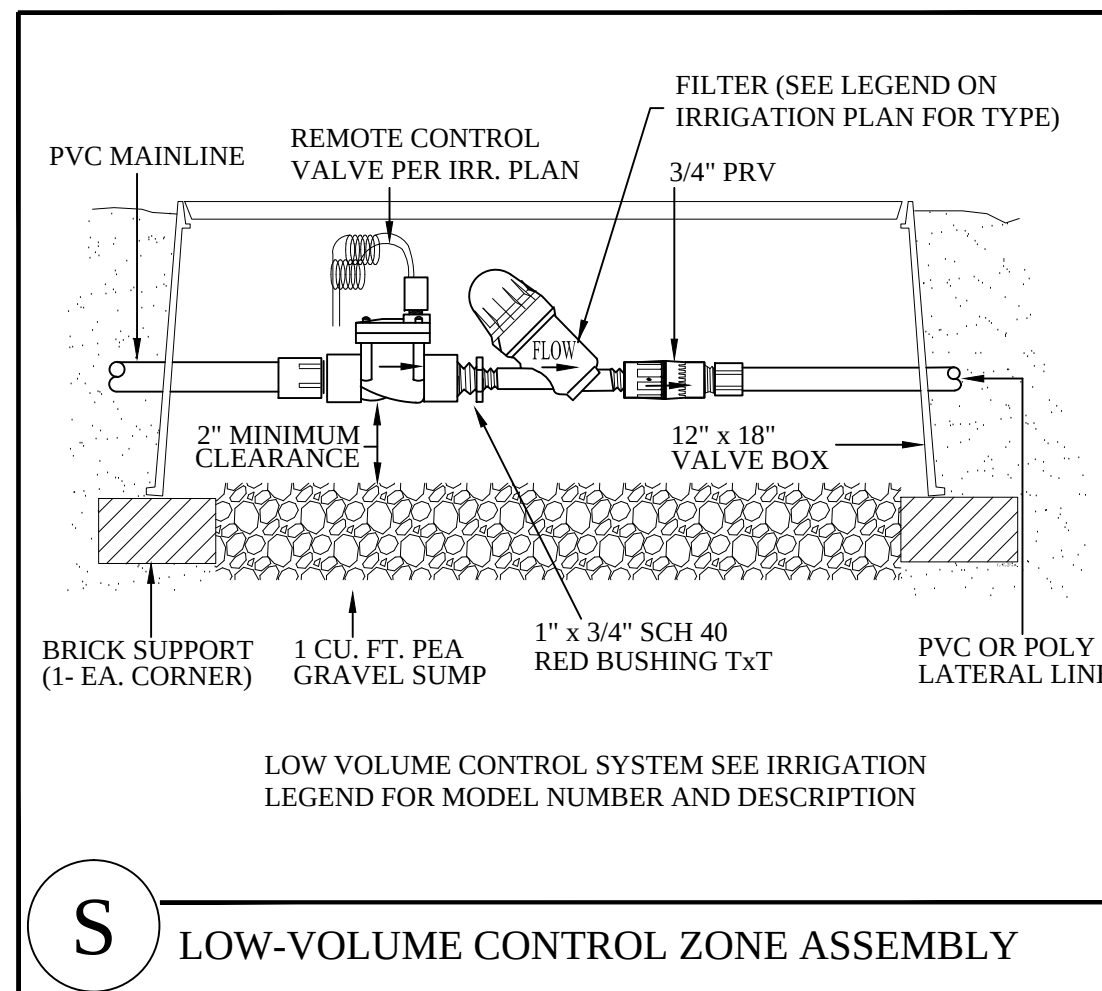
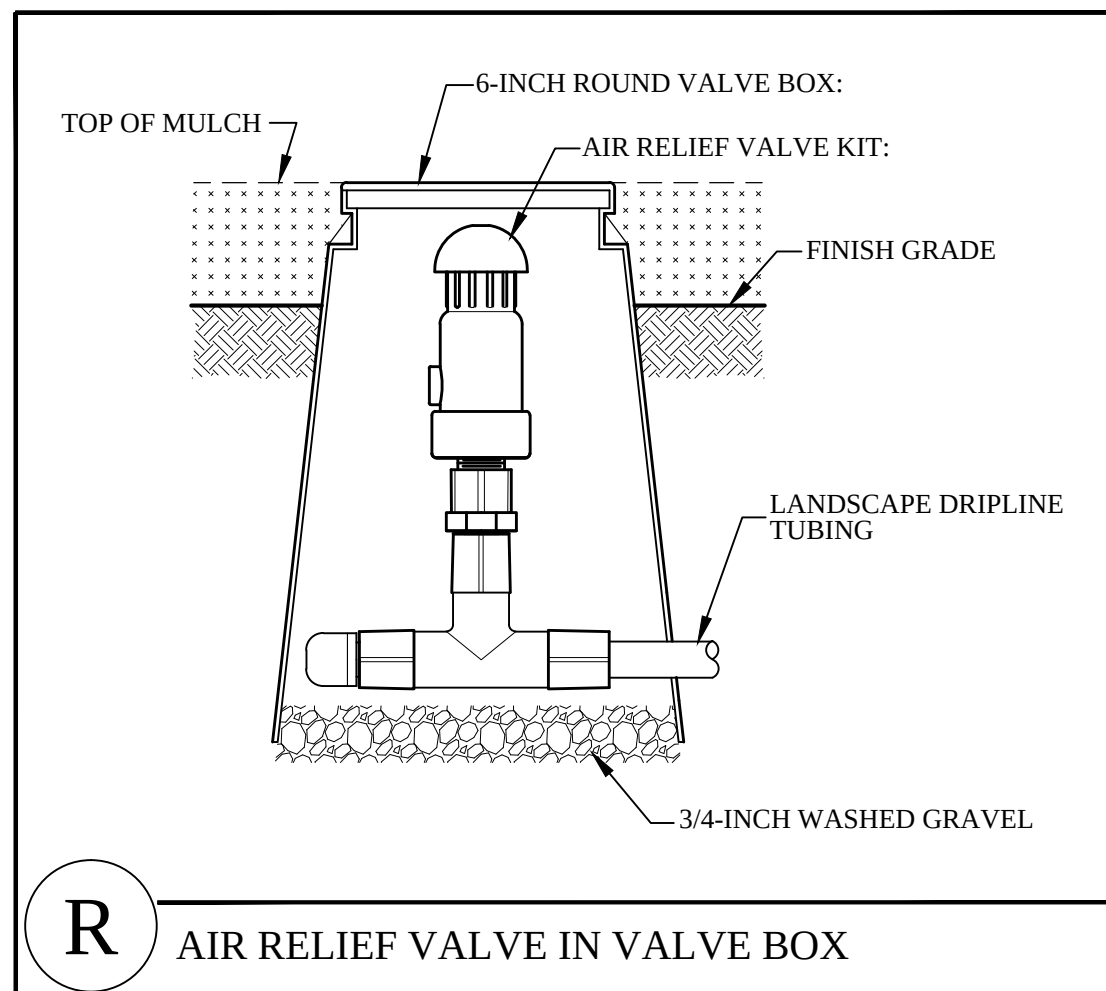
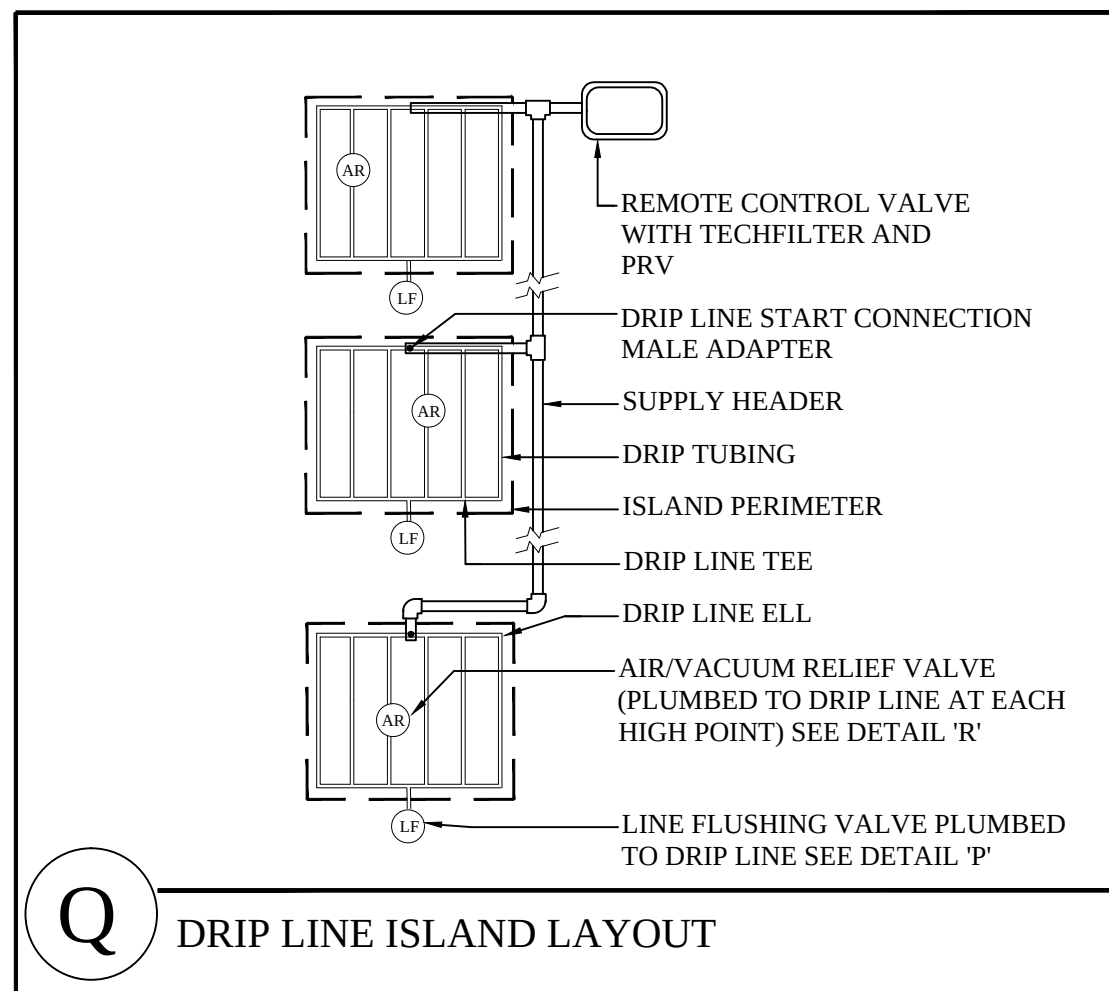
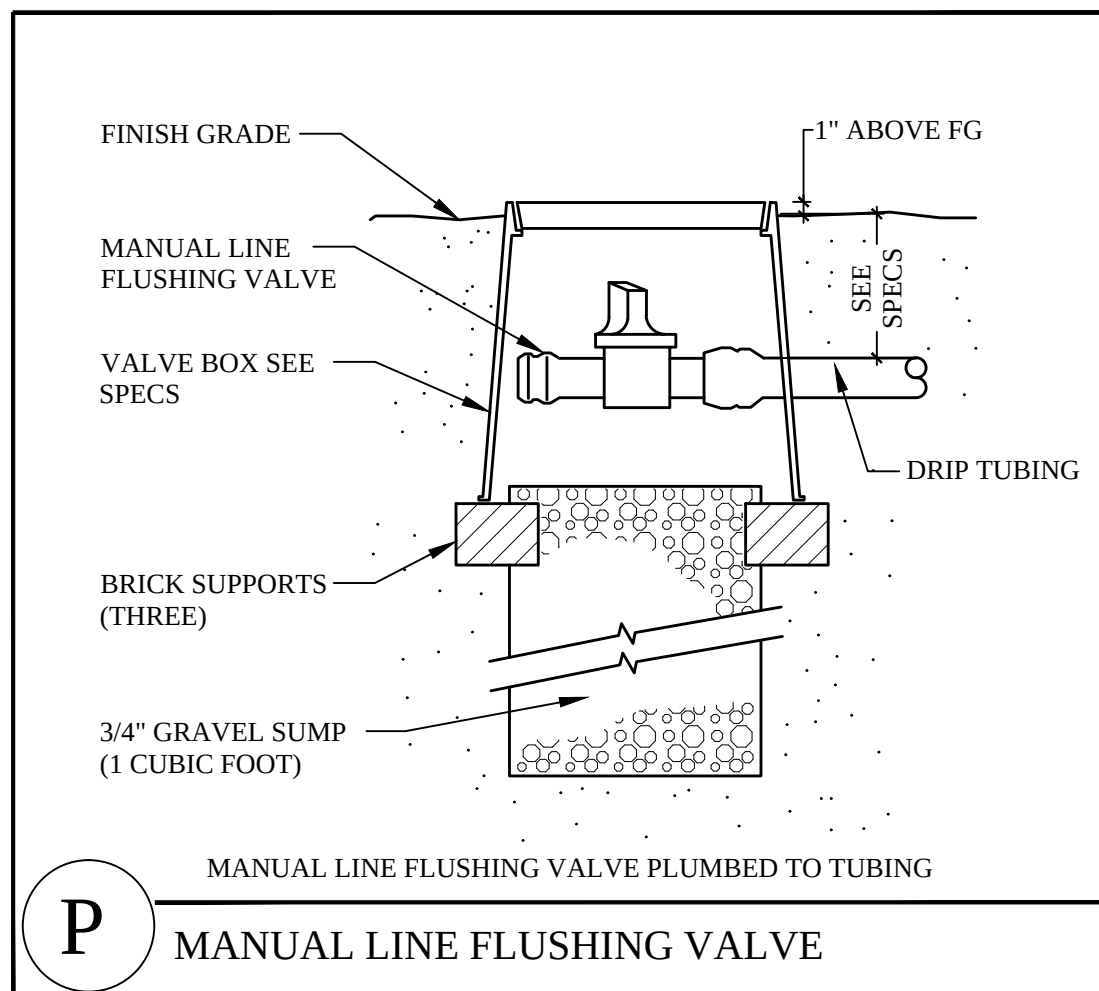
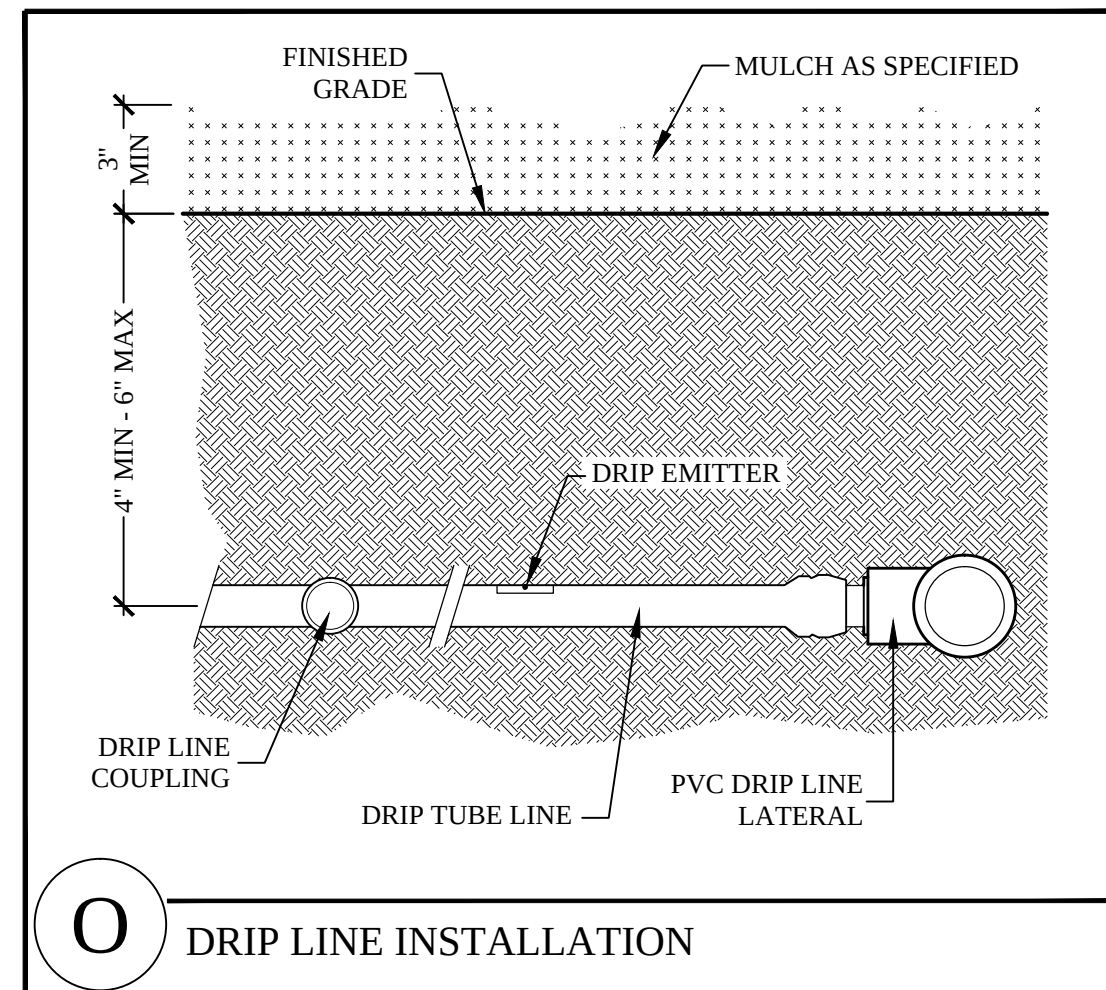
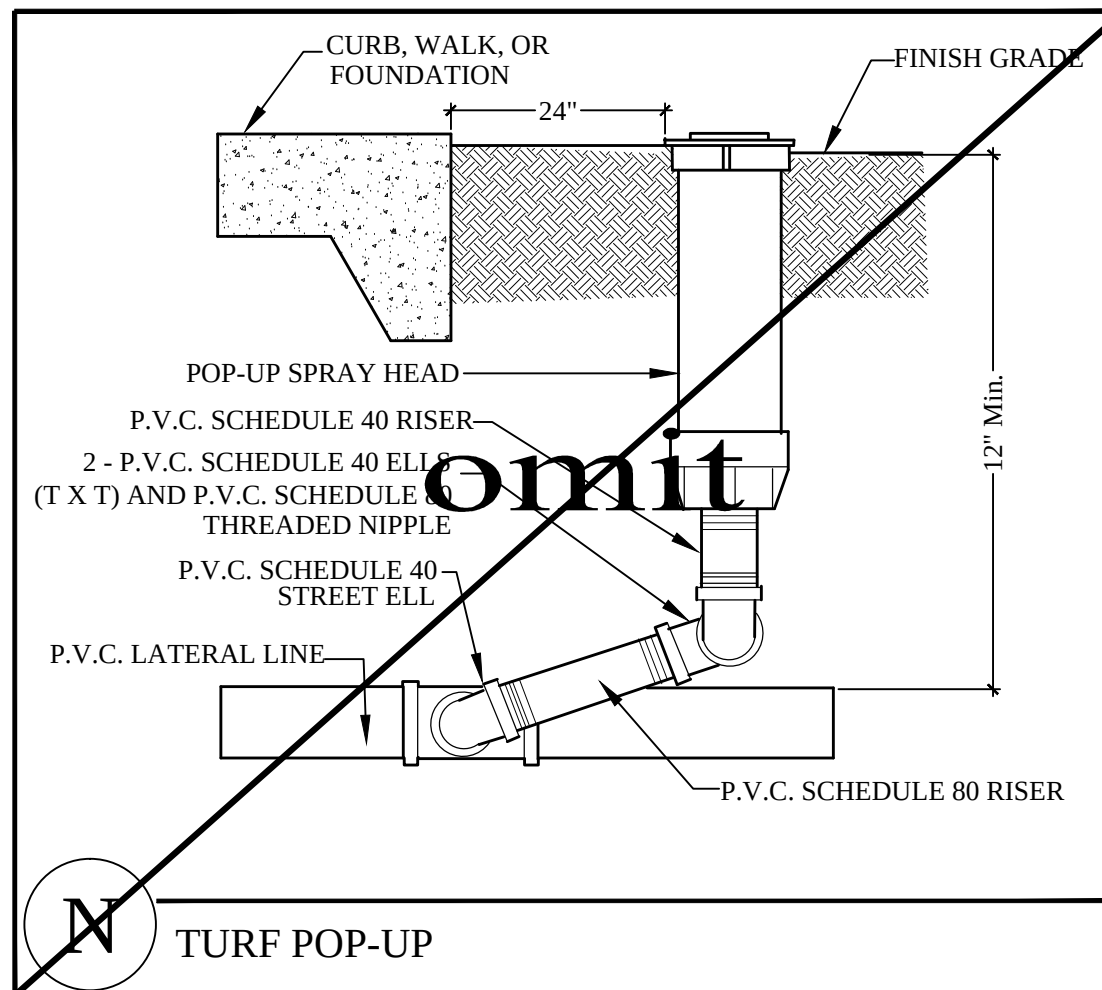
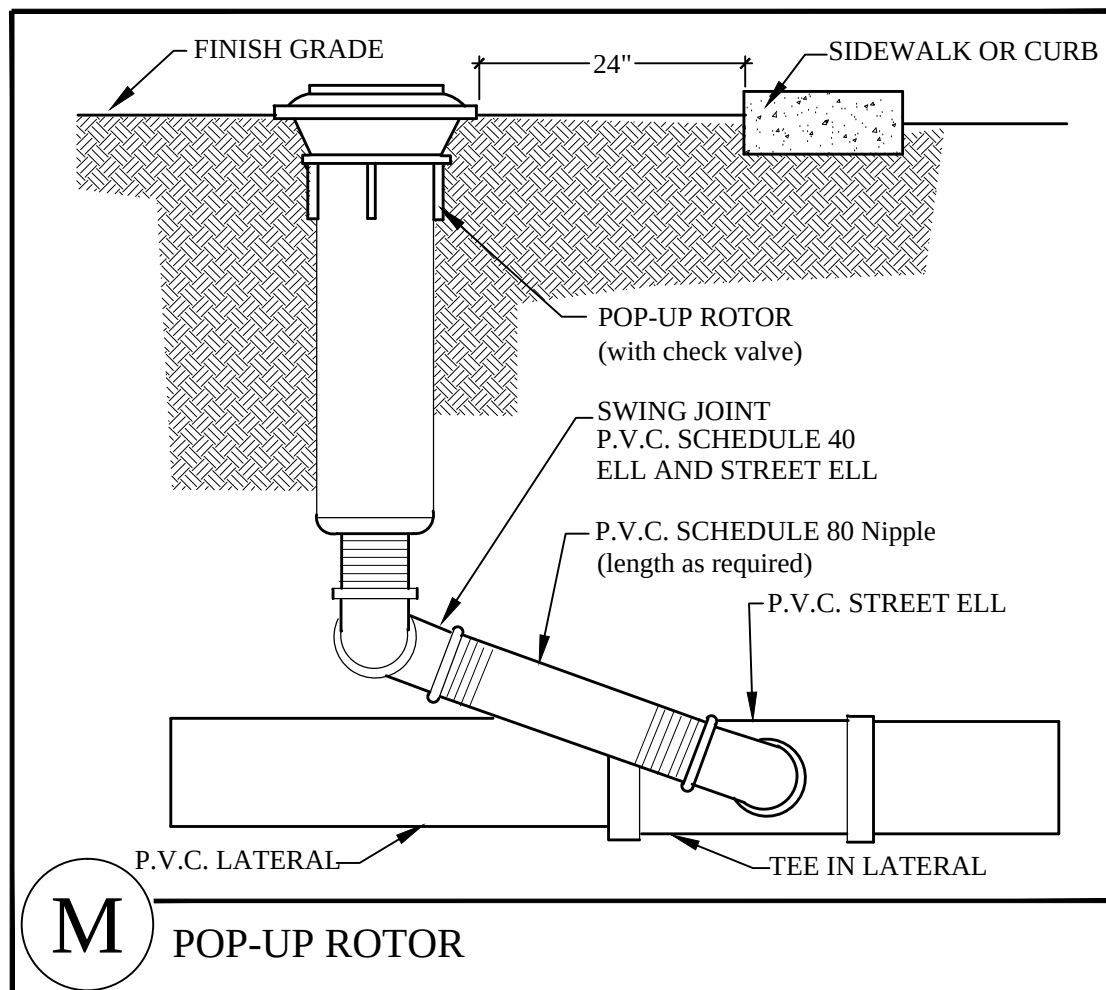
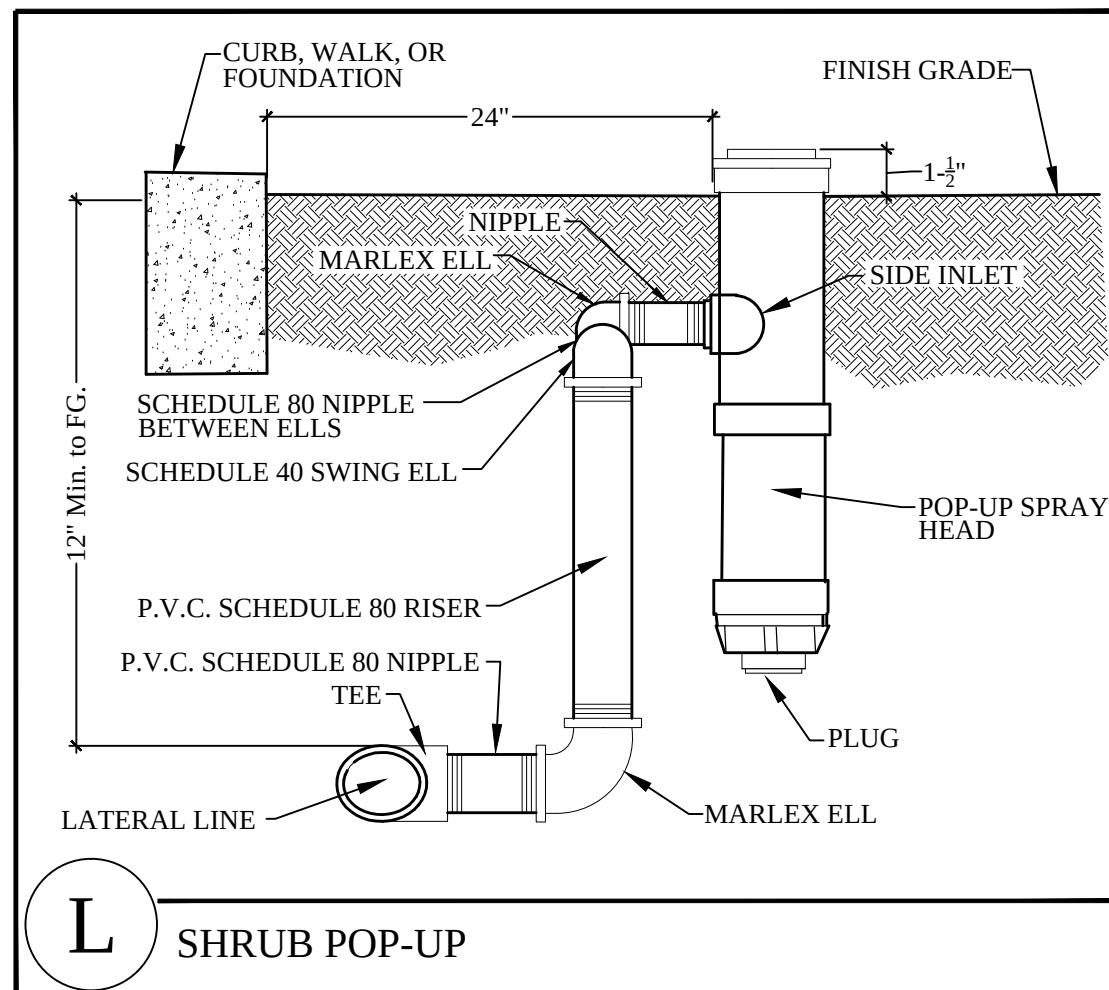
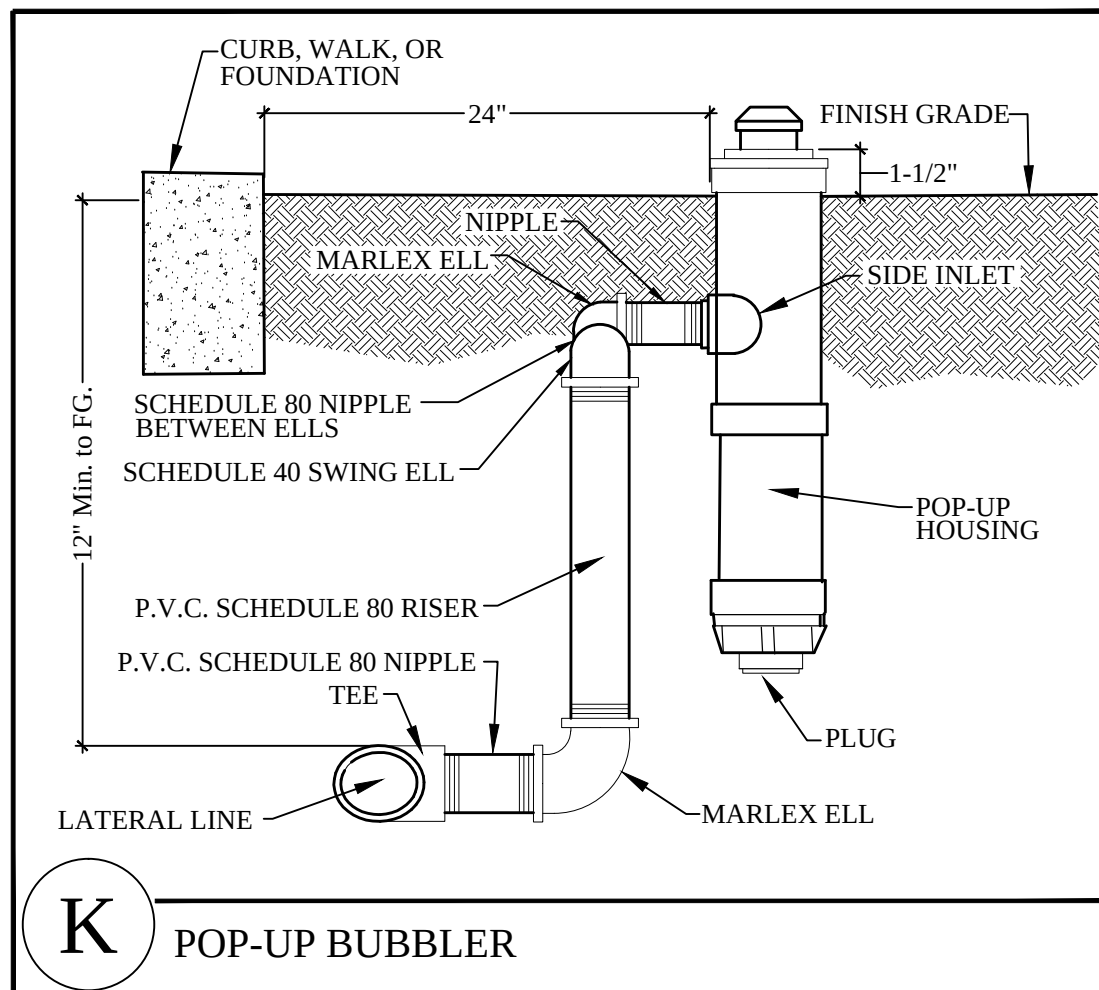
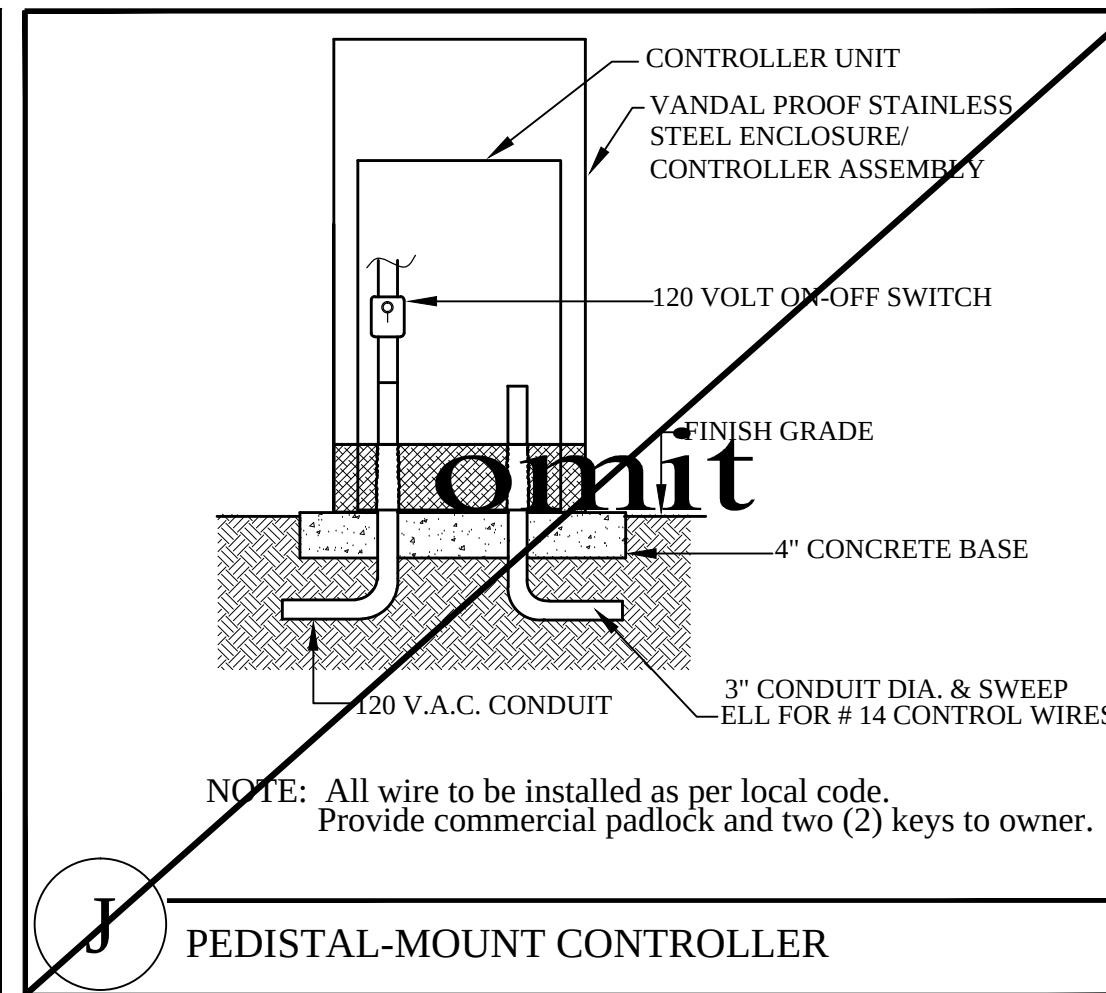
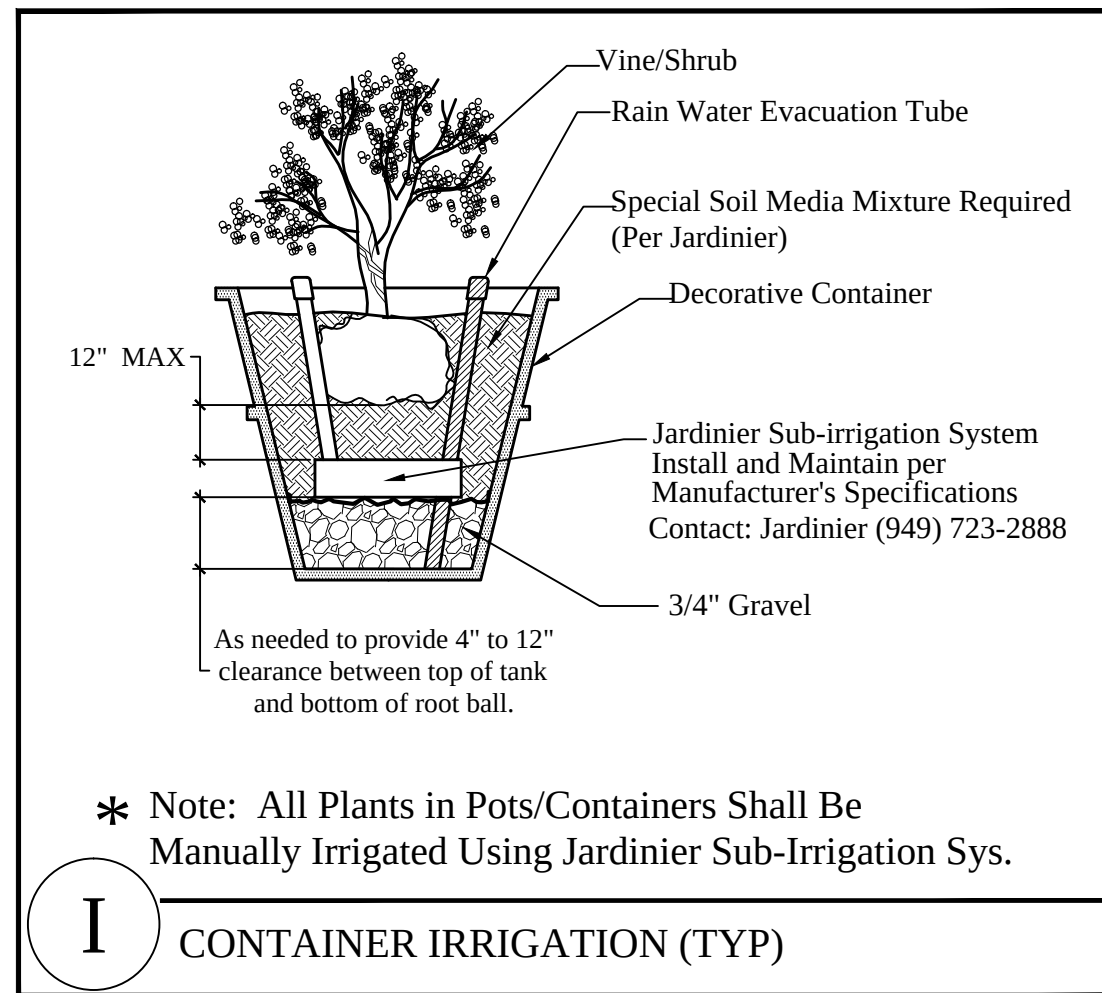
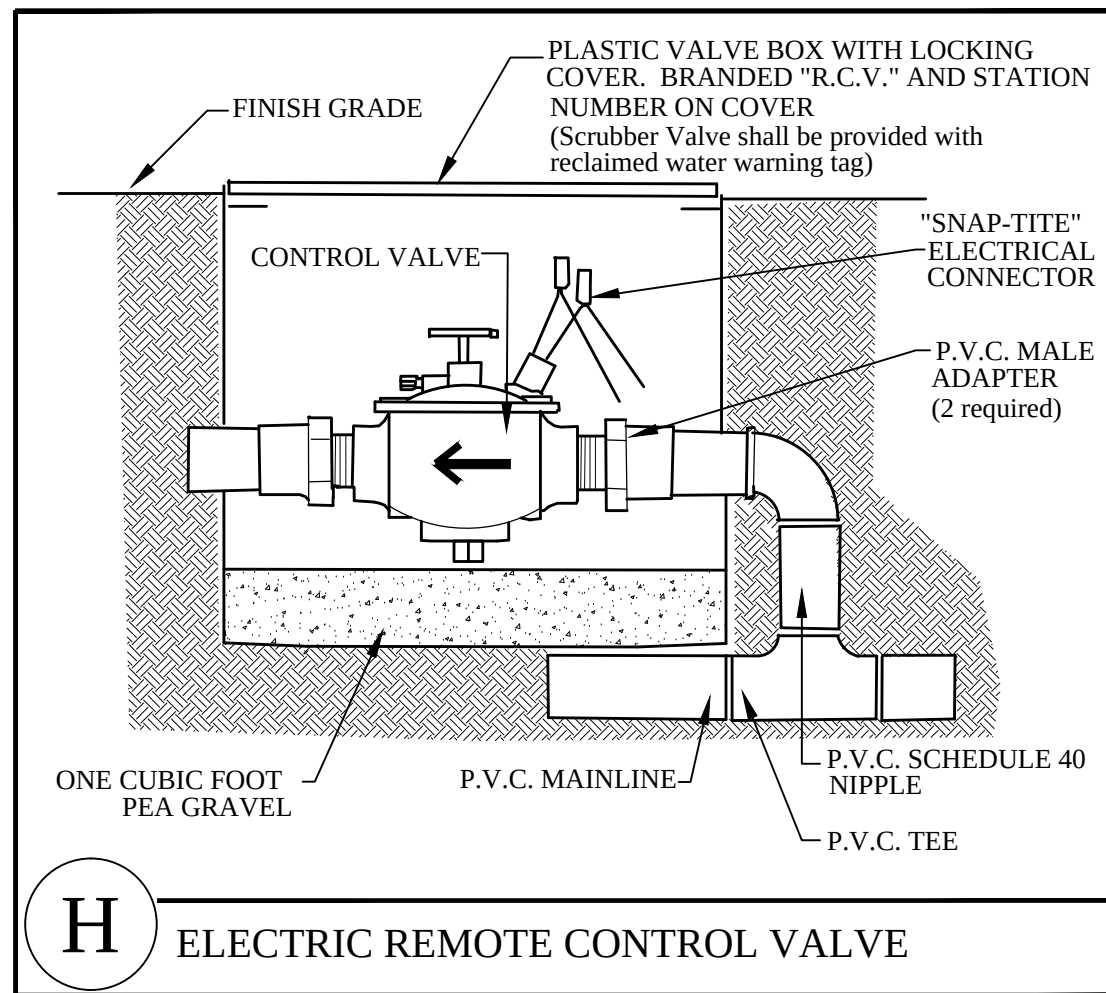
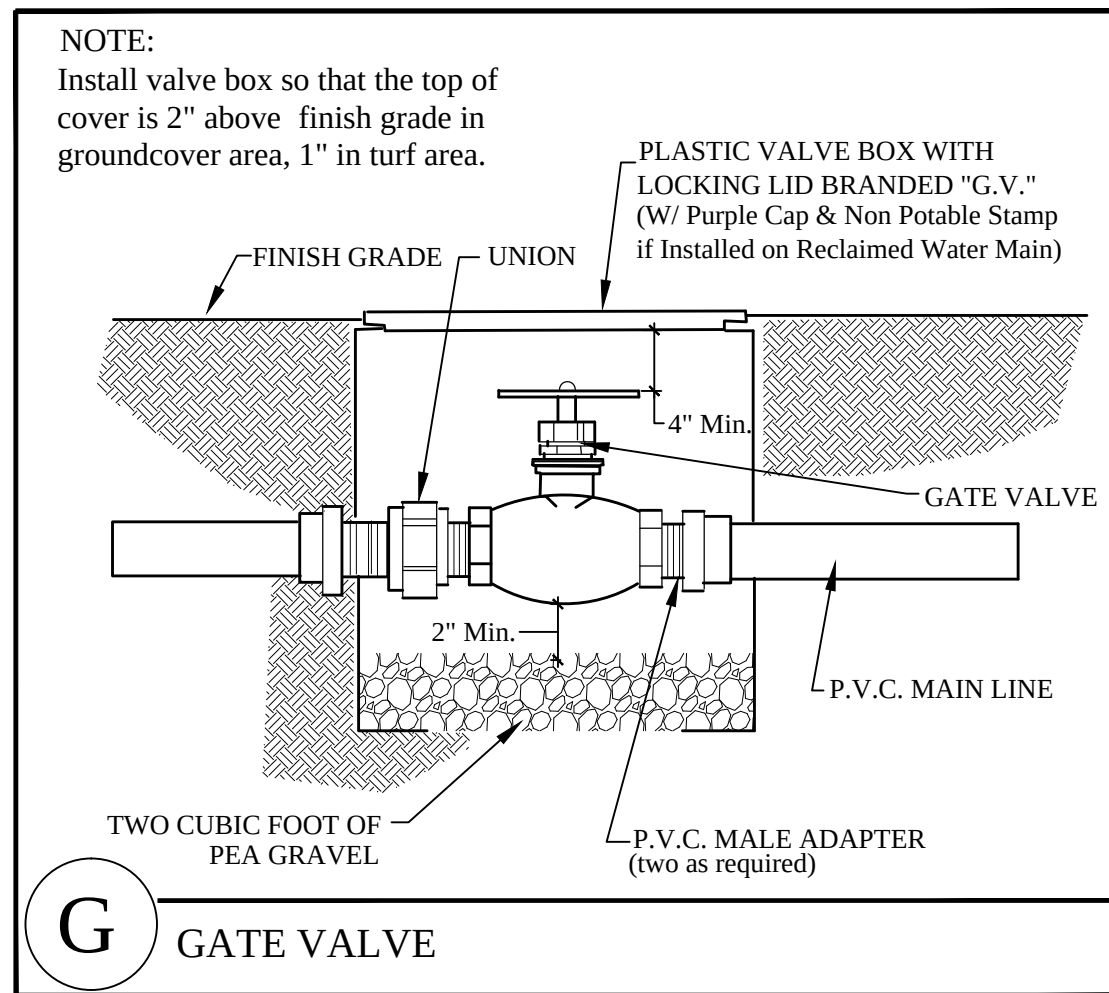
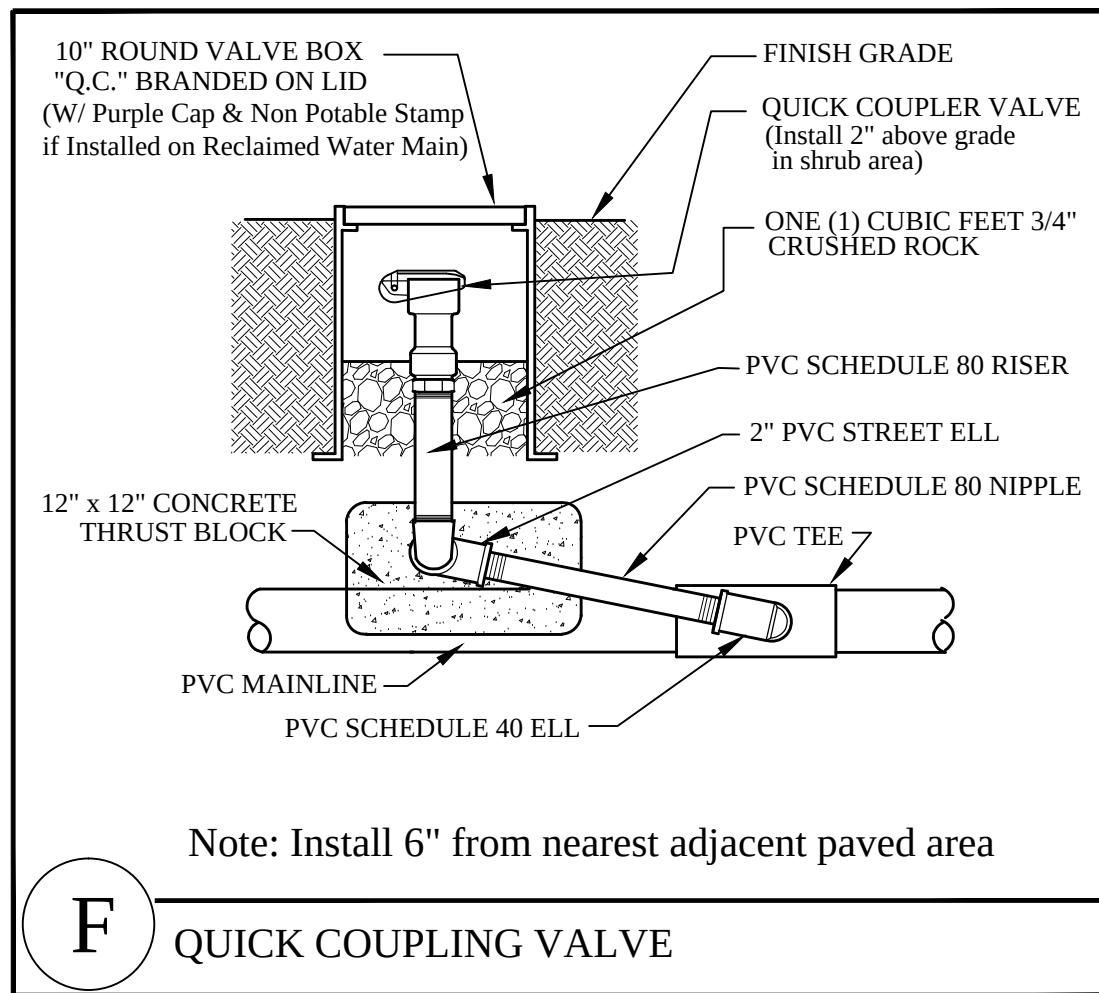
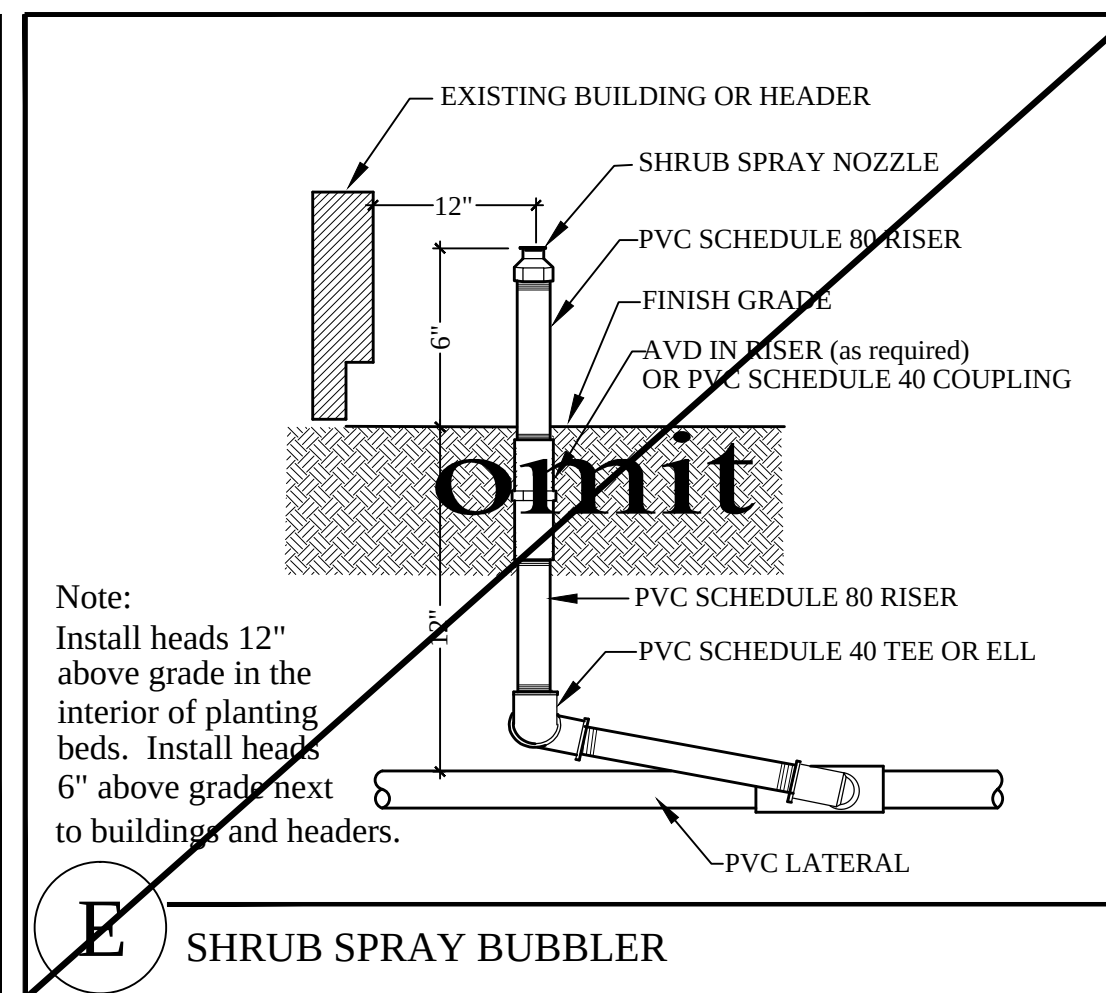
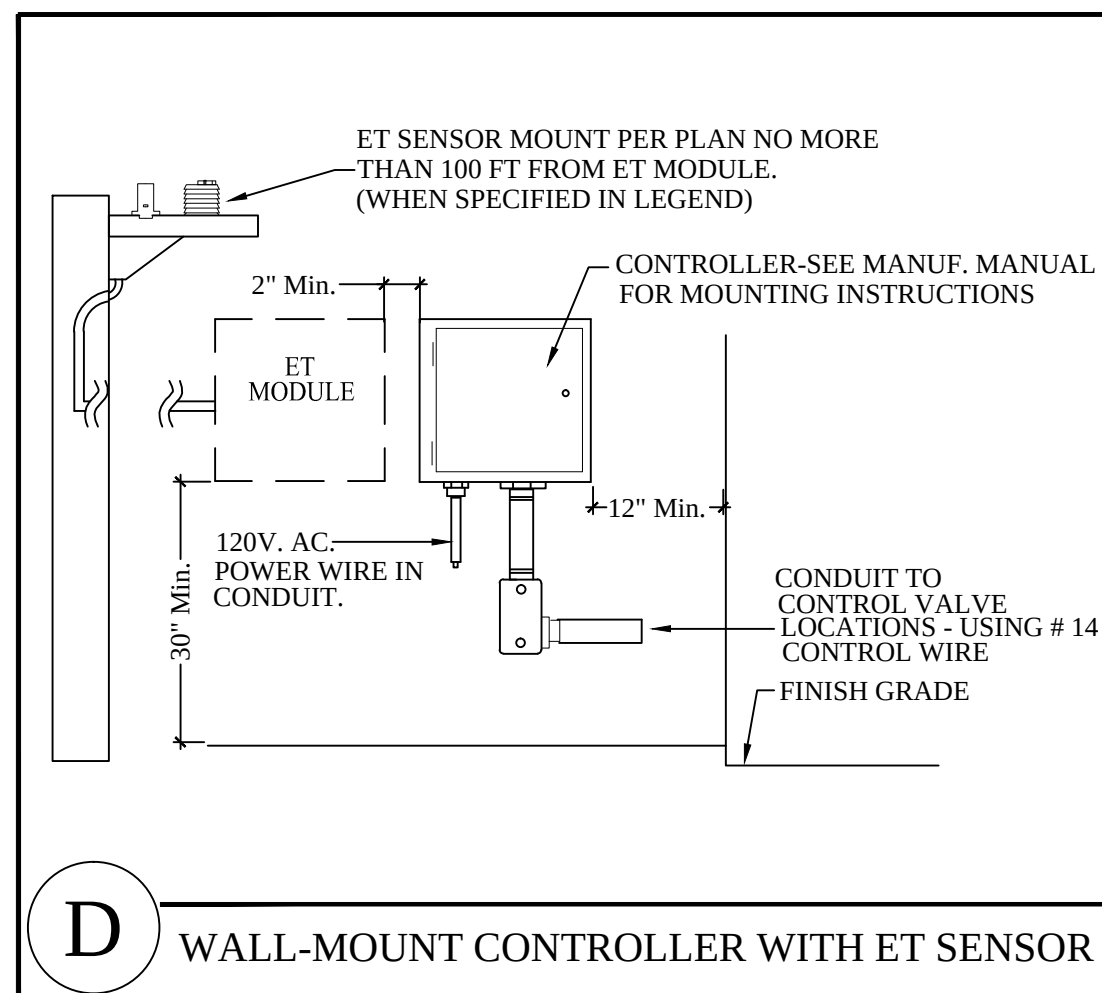
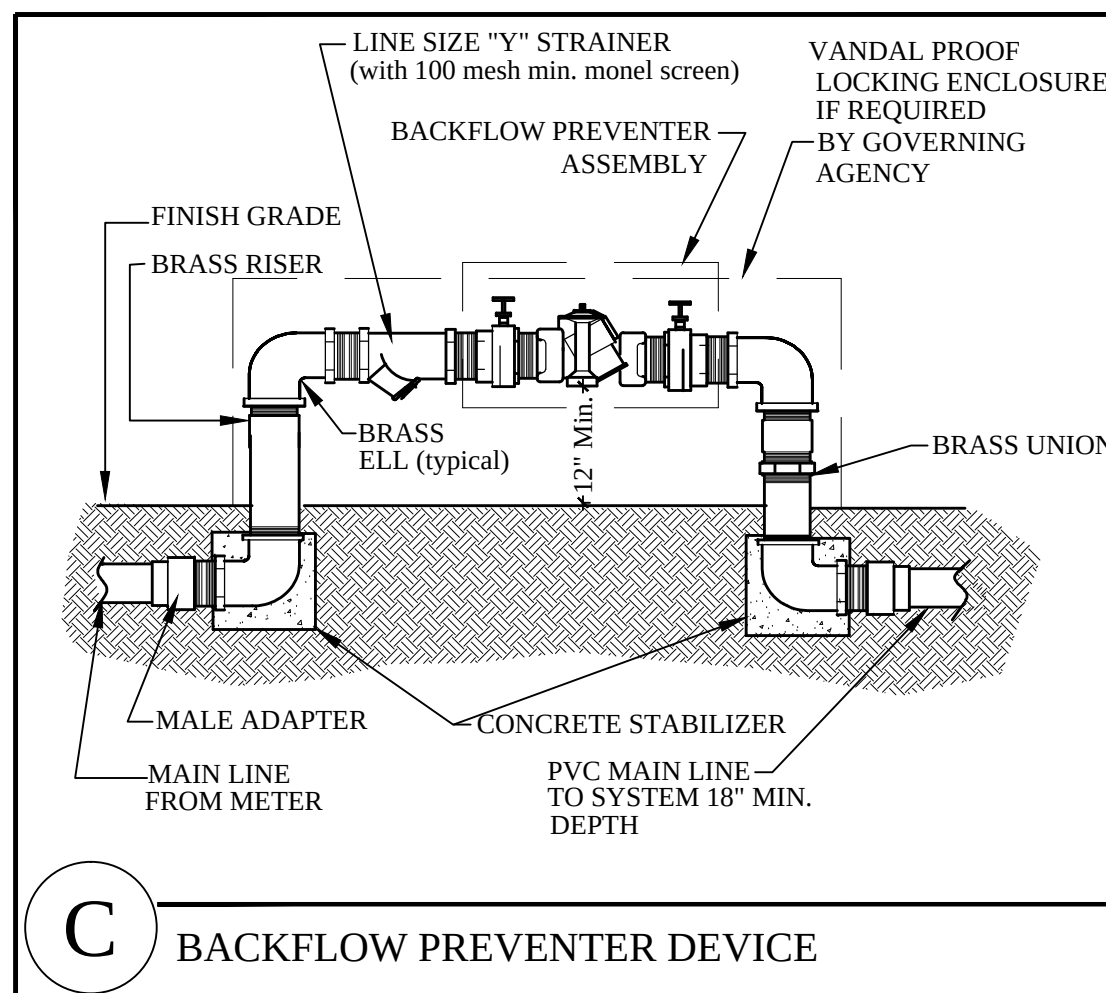
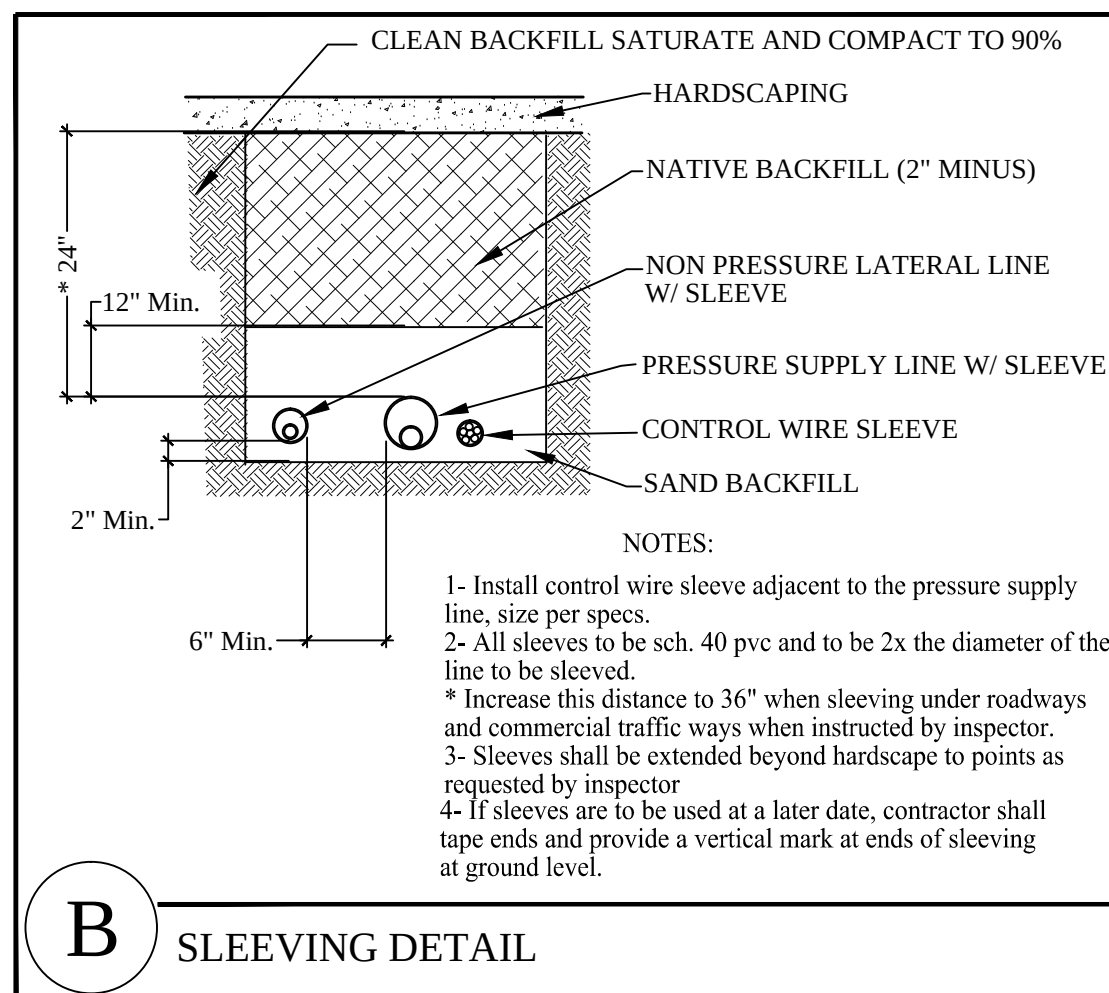
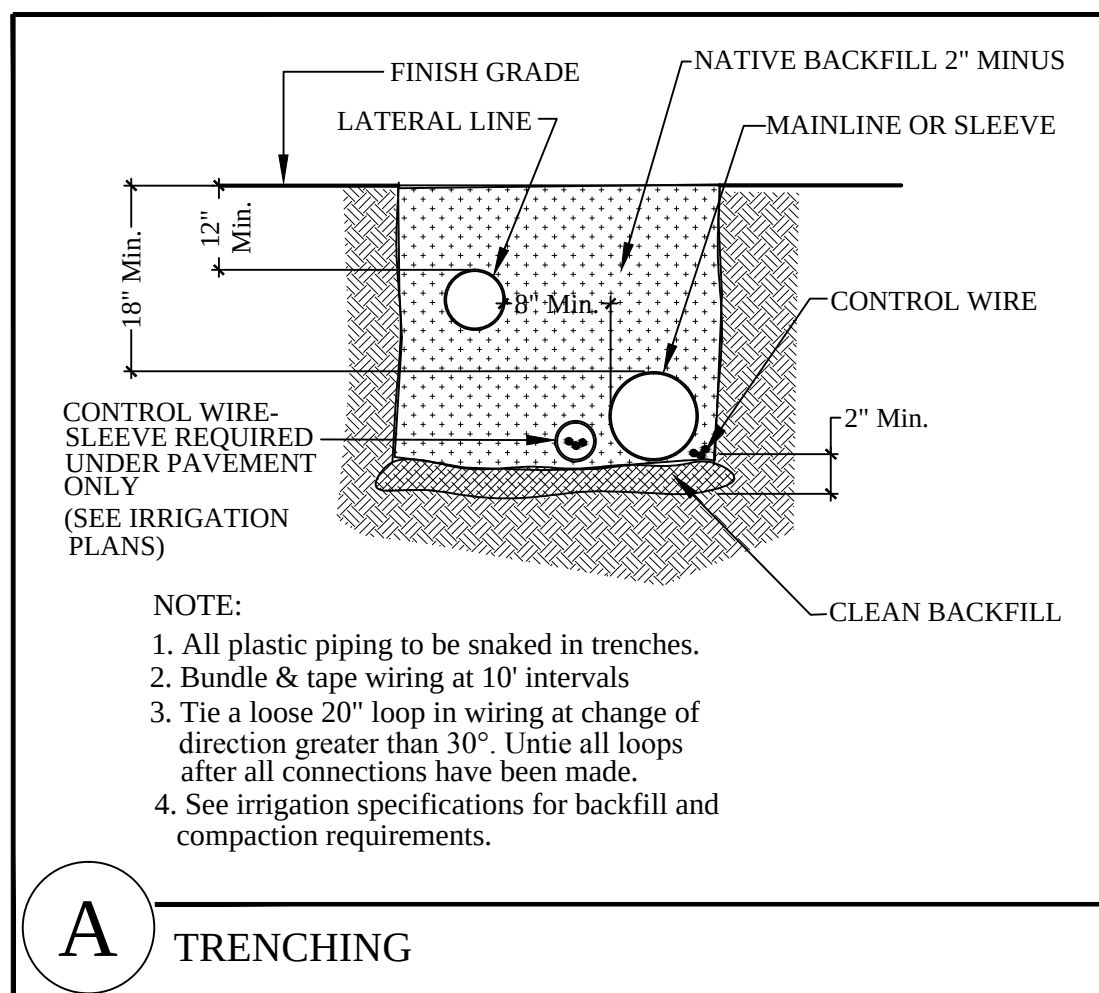


SITE REFERENCE MAP- NOT TO SCALE

- LEGEND
- 1 PALM UP LIGHT- SEE LIGHTING LEGEND FOR MODEL AND MOUNTING
  - 2 ATTACH RIGID CONDUIT
  - 3 ATTACH LOW VOLTAGE LINE IN RIGID CONDUIT USING METAL BRACKET AT 48" OC
  - 4 TRANSFORMER- SEE LIGHTING LEGEND FOR MODEL
  - 5 LOW VOLTAGE LINE IN RIGID CONDUIT





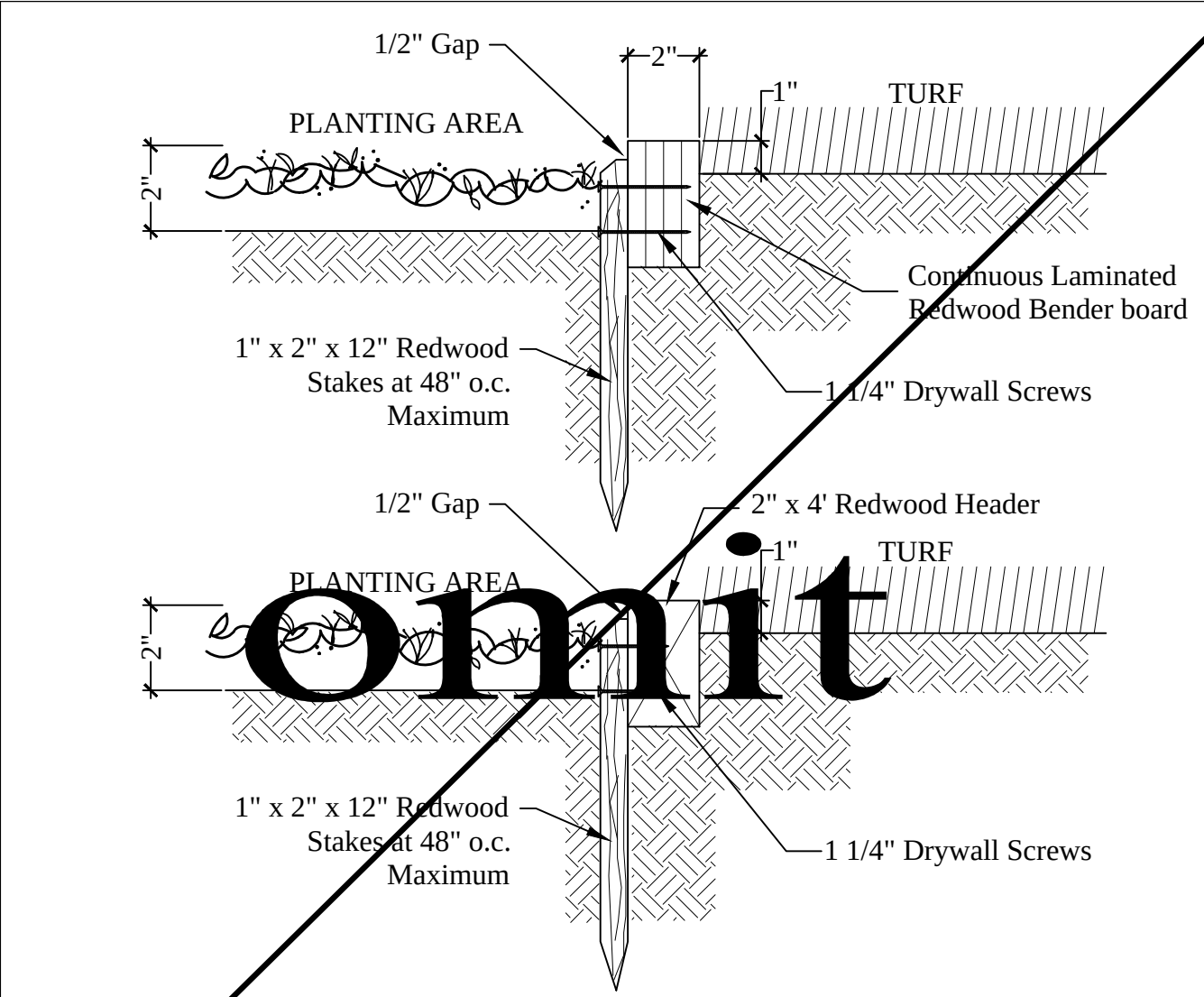
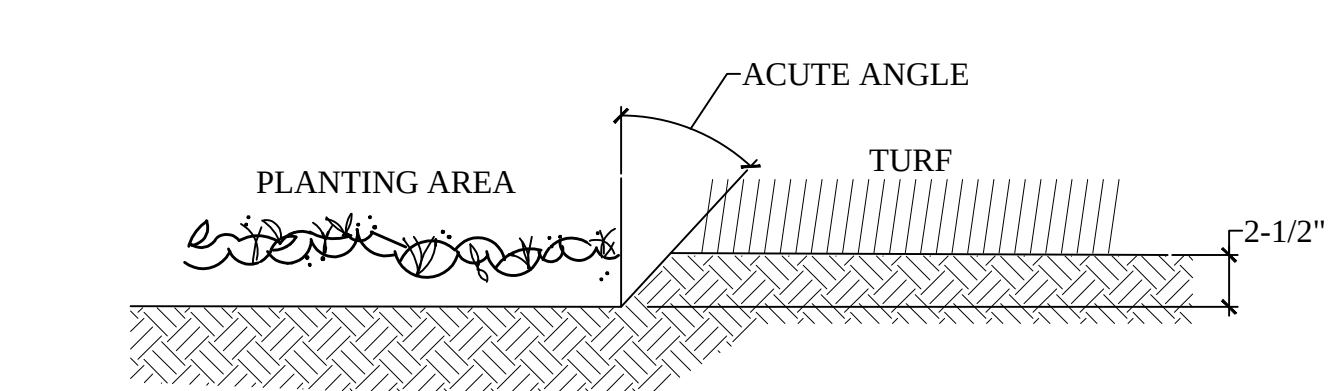
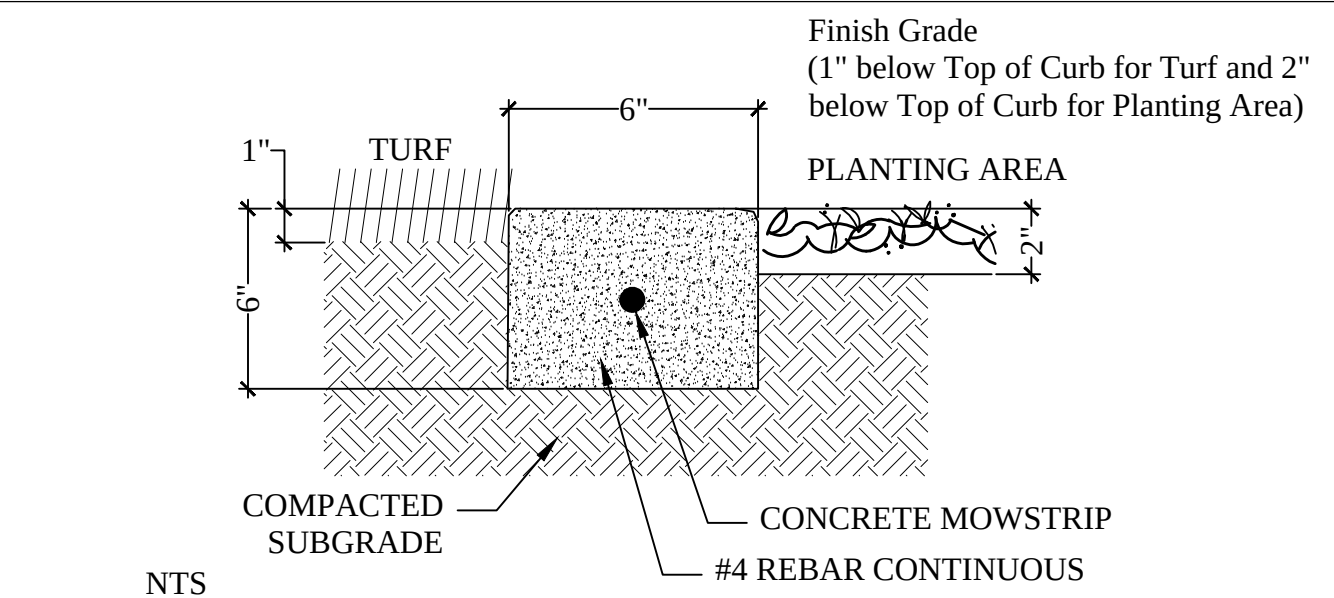
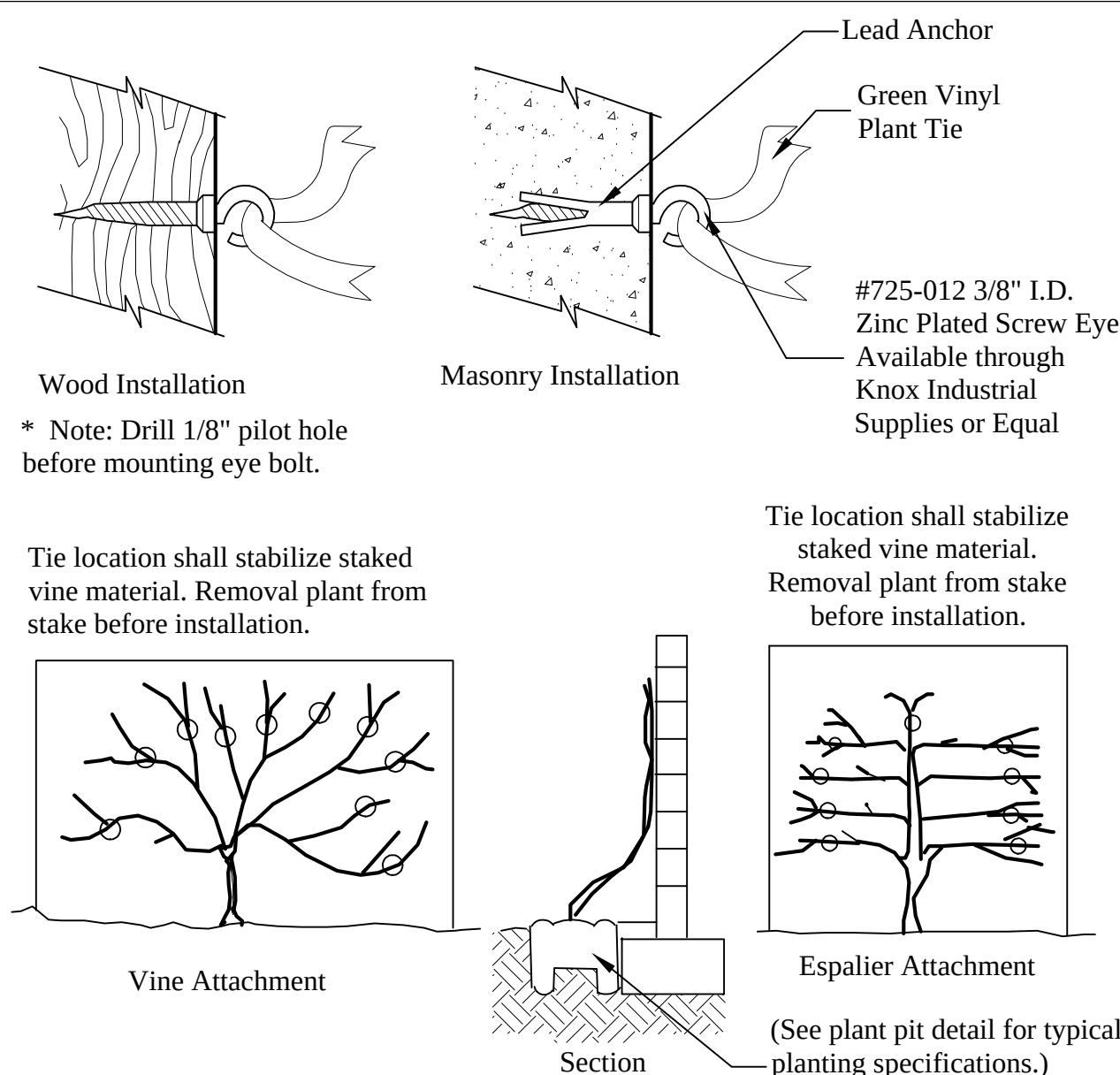
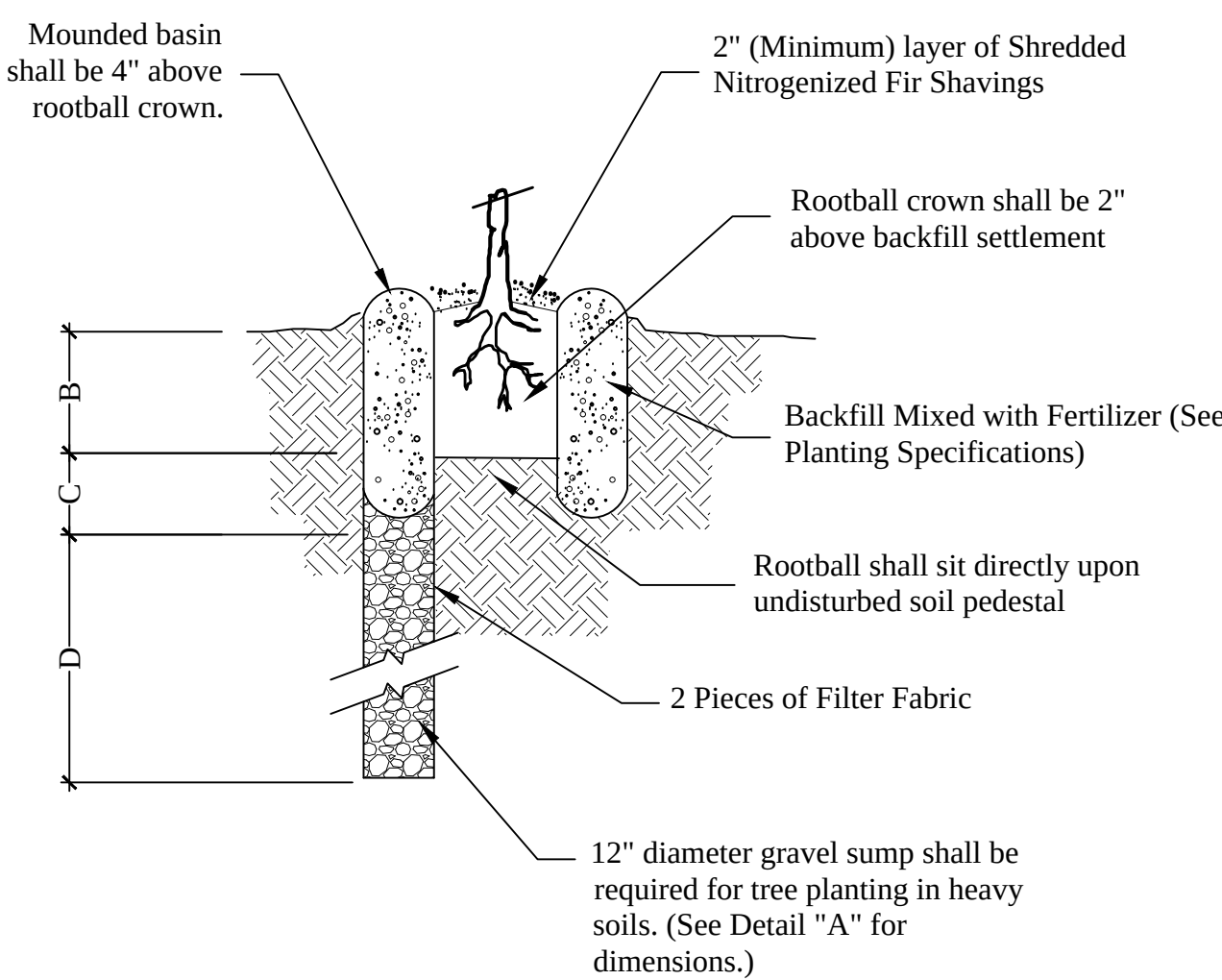
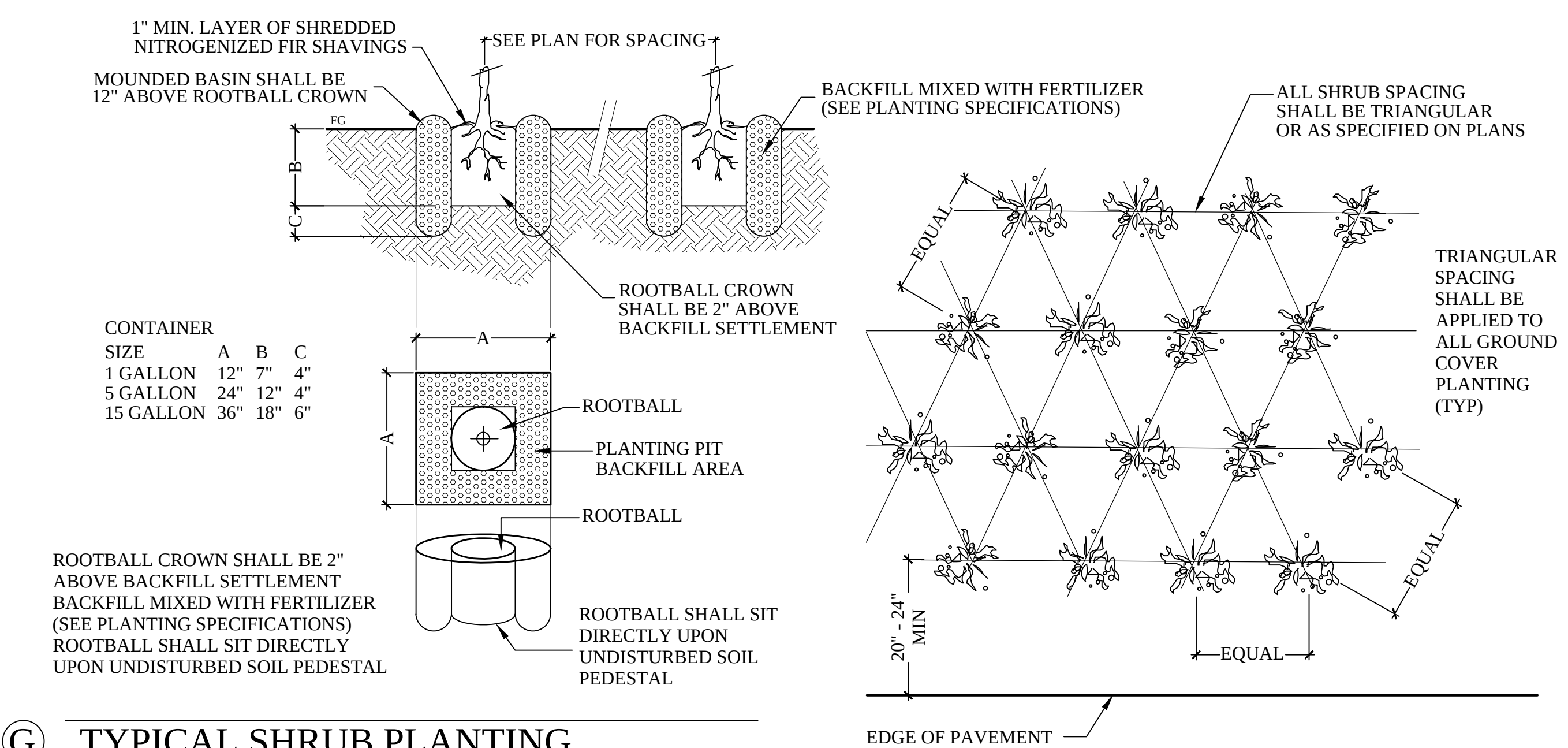
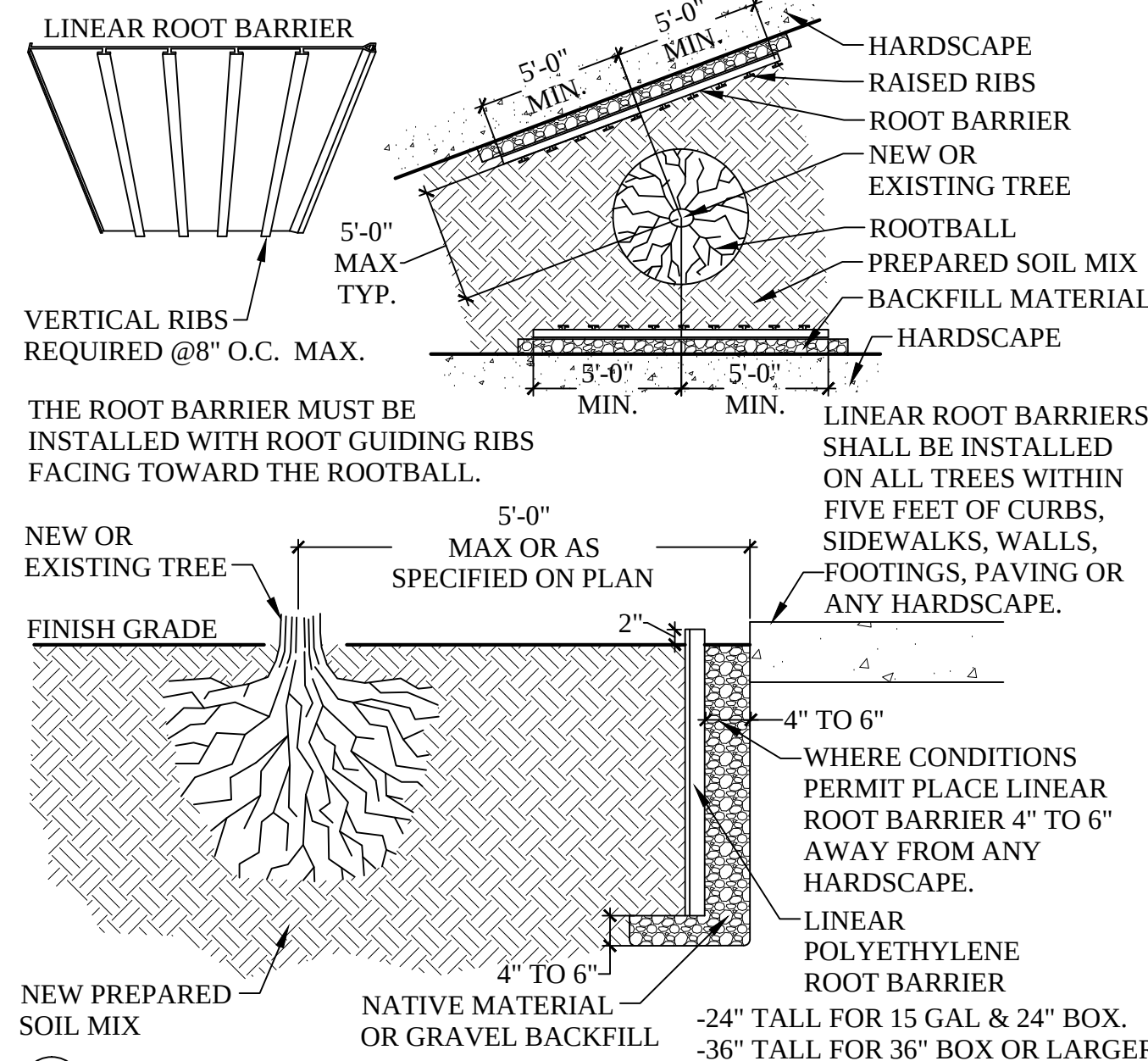
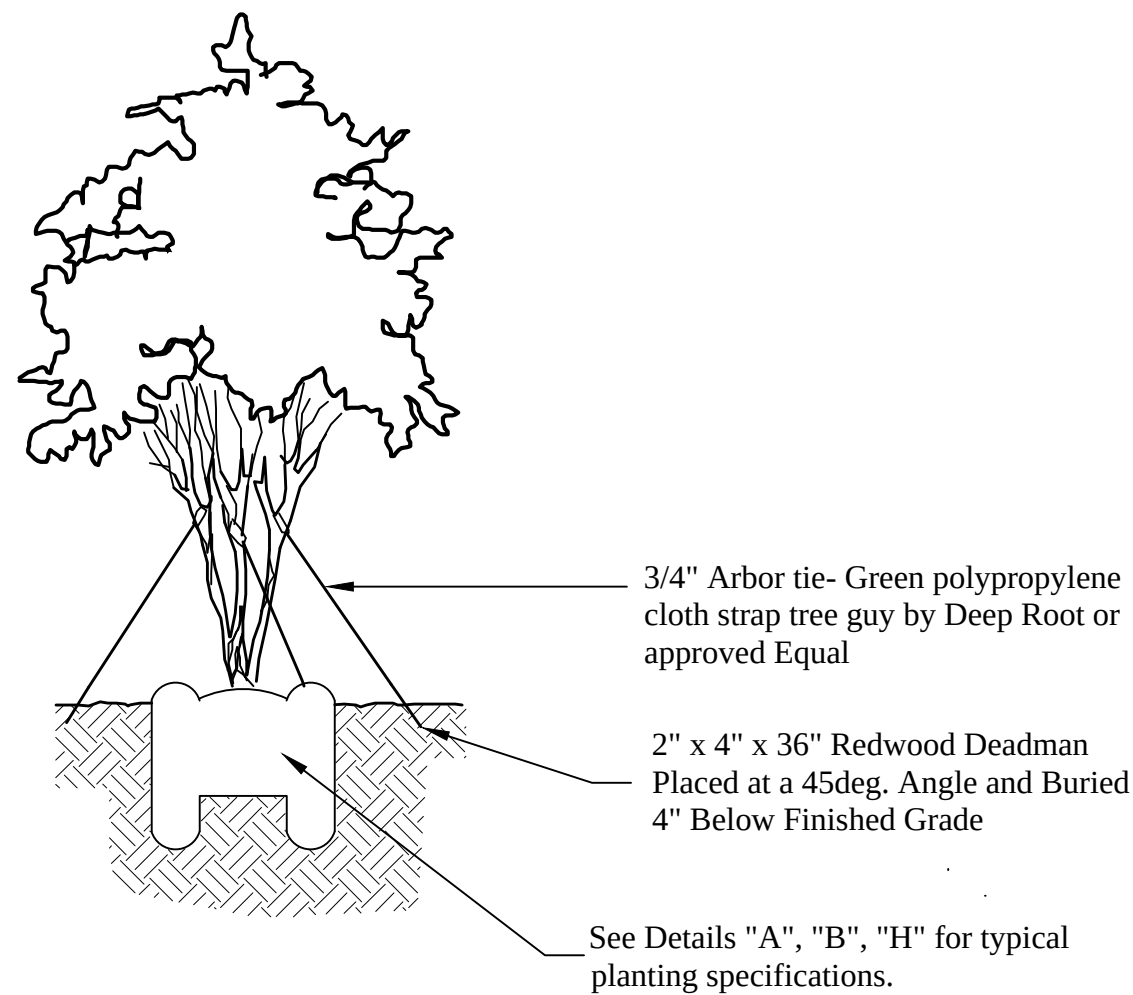
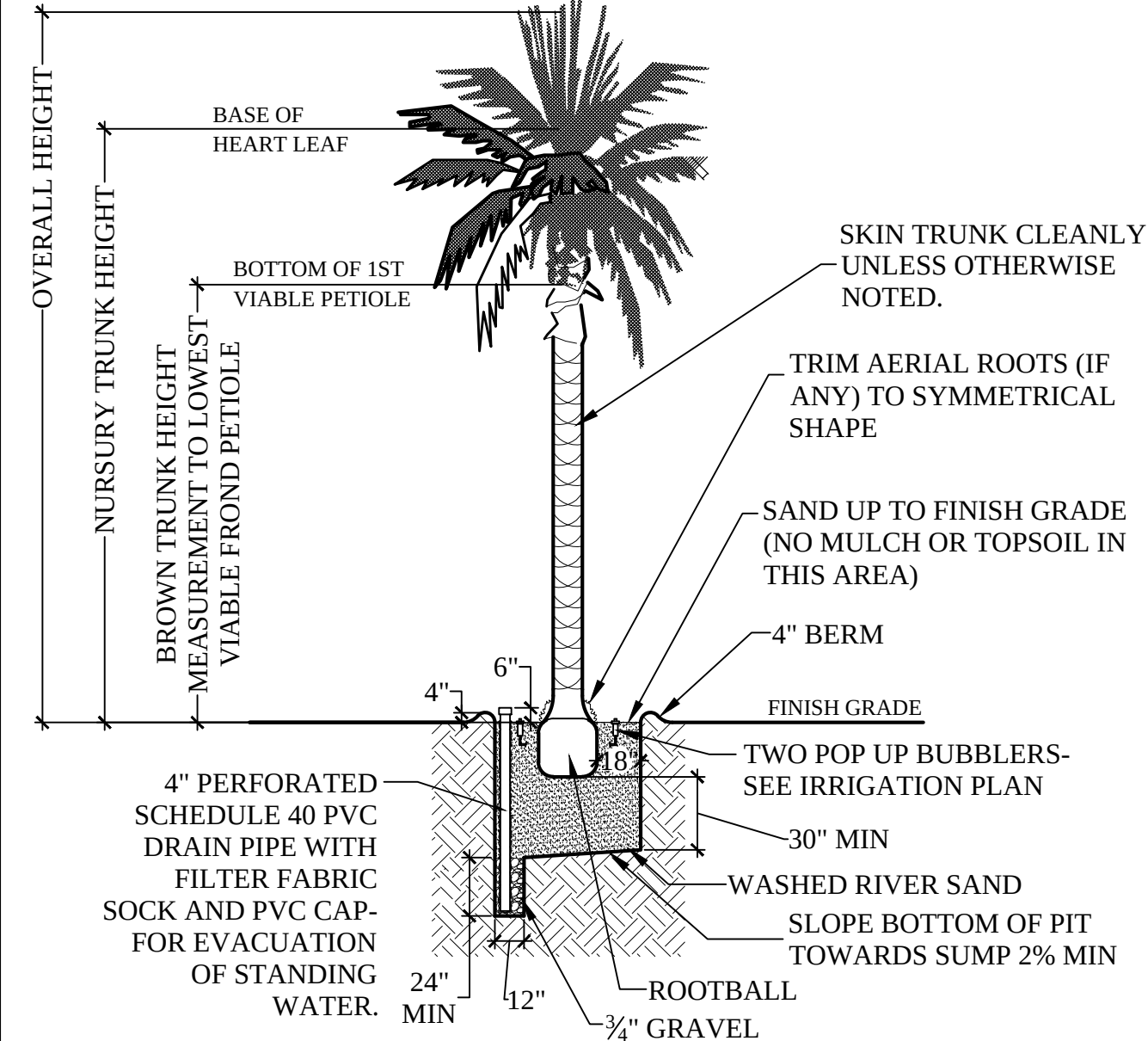
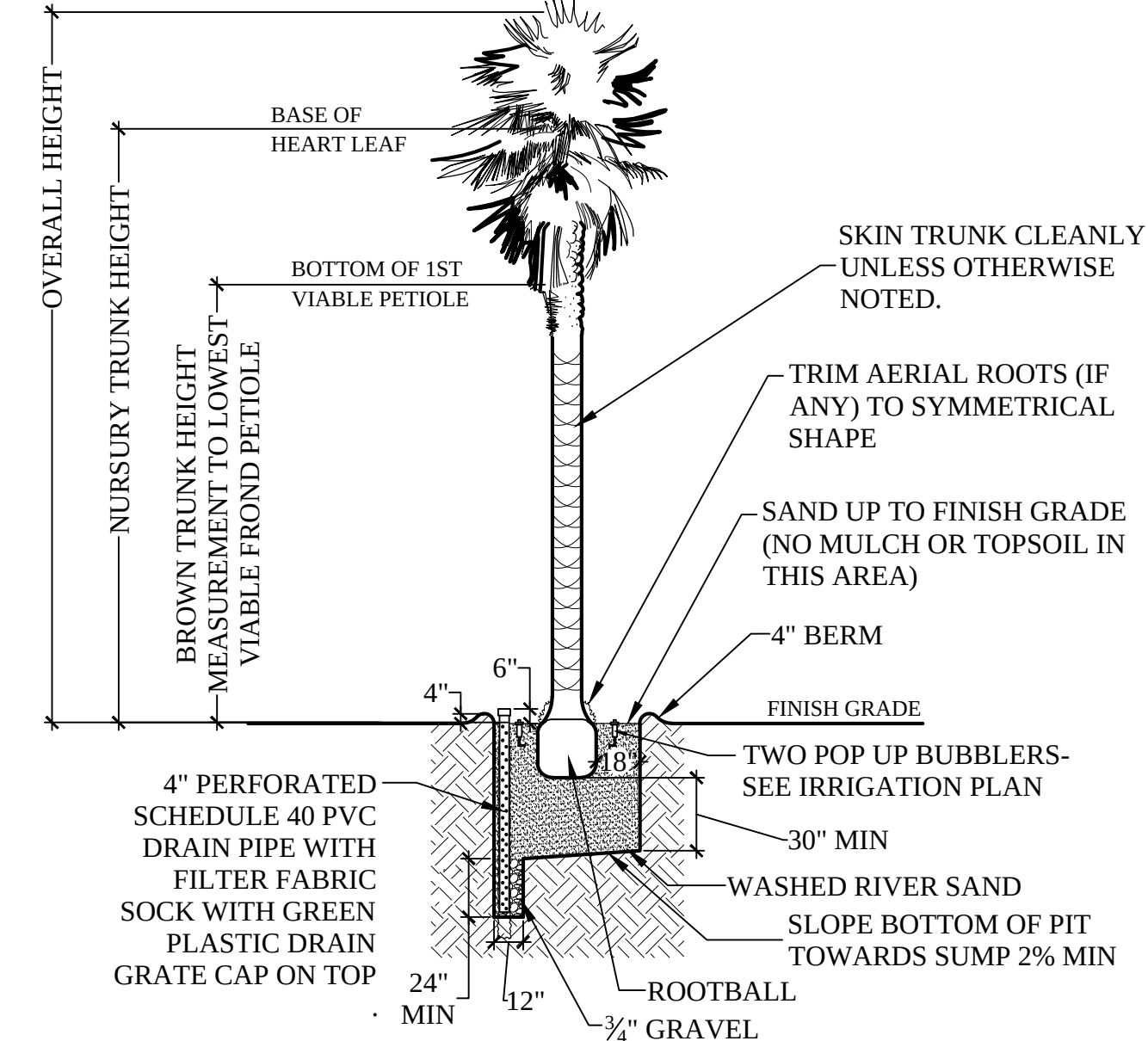
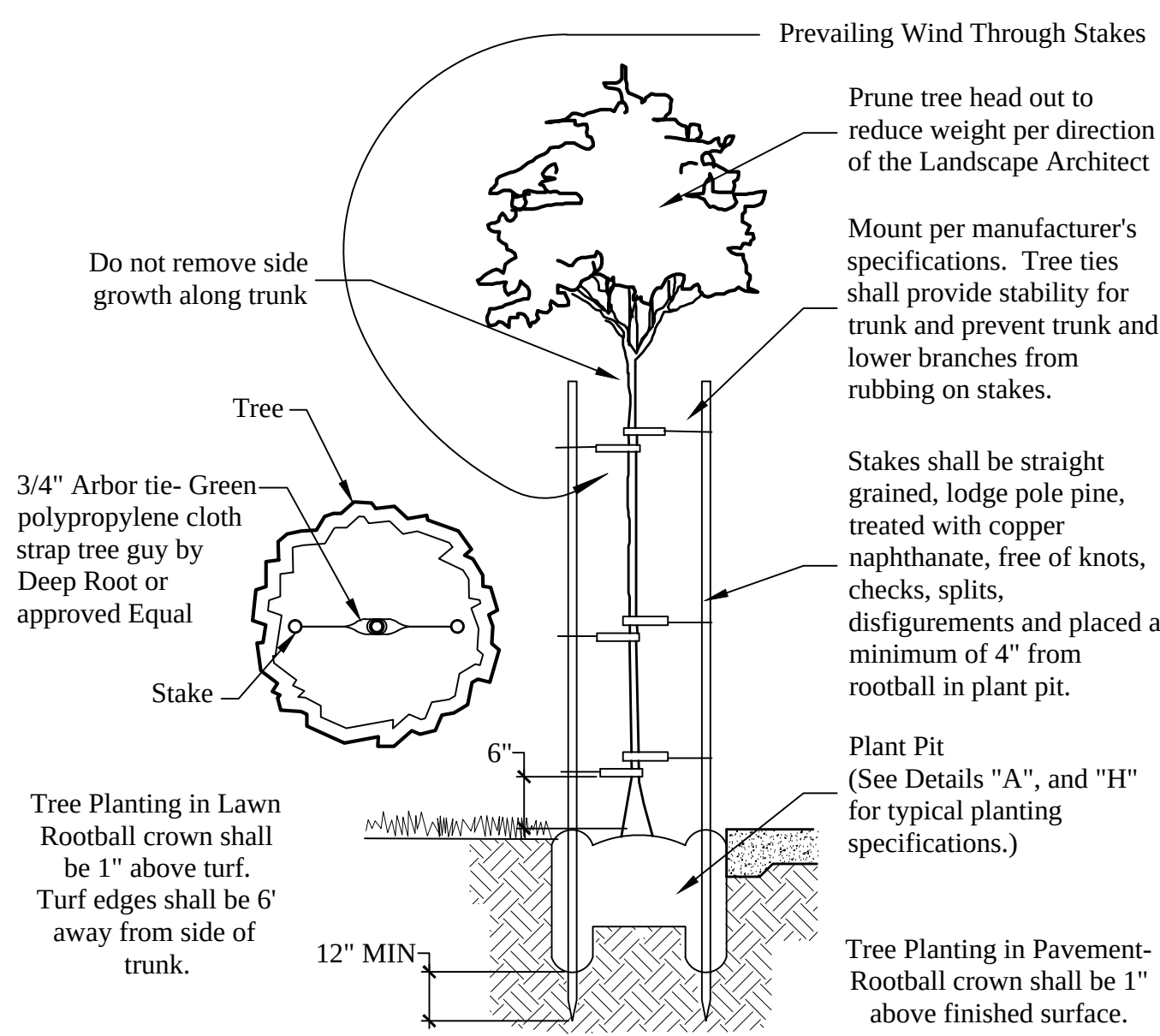




The diagram illustrates the specifications for a tree planting pit. It consists of two parts: a top-down view on the left and a side cross-section view on the right.

**Top-down view (left):** Shows a square pit with side length  $A$ . Inside the square is a circular area labeled "ROOTBALL" with diameter  $B$ . The area between the rootball and the pit wall is labeled "PLANTING PIT BACKFILL AREA" and is filled with a stippled pattern. A small circle with a crosshair is located at the center of the rootball.

**Side cross-section view (right):** Shows the pit's depth. The total depth is labeled  $C$ . The rootball is shown as an oval with a tree root system inside. The backfill area is shown as a stippled oval. A label "ROOTBALL CROWN SHALL BE 2" ABOVE BACKFILL SETTLEMENT" points to the top of the rootball, indicating the required clearance.





FILE NAME: L24-25 IRR SPEC.DWG

IRRIGATION SYSTEM SPECIFICATIONS

Note: The general and specific conditions of these specifications are an integral part of the landscape construction documents and must be complied with.

1. GENERAL

A. SCOPE OF WORK

Provide all labor, materials, equipment, and services necessary to furnish and install Irrigation System as shown on the drawings and described herein.

B. QUALITY ASSURANCE AND REQUIREMENTS

1. Permits and Fees

The Contractor shall obtain and pay for any and all permits and all inspections as required.

2. Manufacturer's Directions

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of materials and articles used in this contract furnish directions covering points not shown in the drawings and specifications.

3. Ordinances and Regulations

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the conditions of these specifications and drawings shall take precedence.

4. Explanation of Drawings

Contractor is responsible for all offsets, fittings, sleeves, fixtures, and appurtenant devices etc., which may be required for proper operation and construction of the system. Contractor will carefully investigate the structural and finished conditions affecting all of the work and plan the work accordingly, furnishing such fittings; etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, other utilities planting, and architectural features.

The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary at no additional cost to the Owner.

C. SUBMITTALS

1. Material List

Furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.

Substitute equipment or materials installed or furnished without prior approval of the architect may be rejected and the Contractor required to remove such materials from the and replace them with approved materials site at his own expense.

Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

2. Record Drawings

- a. The contractor shall prepare Record Drawings or As-Built plans showing the final construction field condition irrigation system
- b. The Record Drawings/ As-Built plans shall be accurate, legible, and to a measurable scale, i.e.; 1"=20', 1/8" =1'-0" or other standard scale. These drawings are to be prepared on mylar or other reproductive material

c. On the Record Drawings/ As-Built the contractor shall dimension from two permanent points of reference points of reference, building corners, sidewalk, or road intersections; etc., the locations of the following items:

- (1) Connection to existing water lines.
- (2) Connection to existing electrical power.
- (3) Gate valves.
- (4) Routing of sprinkler pressure lines (dimension max. 100' along routing)
- (5) Sprinkler control valves.
- (6) Routing of control wiring.
- (7) Quick coupling valves.
- (8) Other related equipment as directed by the Architect.

d. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed Record Drawings/ As-Built to the Owner. Delivery of theses drawings will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

3. Controller Charts

a. Record drawings shall be approved by the Architect before controller charts are prepared.

b. Provide one controller chart for each controller supplied.

c. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.

d. The chart is to be a reduced drawing of the actual As-Built system. However, in the event the controller sequence is not legible when the drawing is reduced, the information shall be enlarged to a size that will be readable when reduced.

e. The circuits shown on the chart shall be color-coded and a different color shall be used to indicate the area of coverage for each controller station.

f. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils thick.

g. These charts shall be completed and approved prior to final inspection of the irrigation system.

4. Operating and Maintenance Manuals

Prepare and deliver operation and maintenance manuals as specified in Division 1 and as follows:

- a. Catalog and parts sheets on every material and all equipment installed under this Contract.
- b. Guarantee statement.
- c. Complete operating and maintenance instructions on all major equipment.

d. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

5. Equipment to be Furnished

- Supply as a part of this Contract the following tools:
  - a. Two sets of any special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
  - b. Two five-foot valve keys for operation of gate valves.
  - c. Two keys for each automatic controller.
  - d. One quick coupler key and matching hose swivels per four quick coupling valves installed.
  - e. Two sets of operation manuals for automatic controllers and valves.
  - f. Any other equipment deemed necessary by the Manufacturer's instructions to the proper operation of the irrigation system.

The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that Owner has received material must be shown to the Architect.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading unloading, and storing PVC pipe and fittings. Do not subject PVC pipe to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

E. GUARANTEE

The guarantee for the sprinkler irrigation shall be made in accordance with the form shown below. A copy of the guarantee form shall be included in the operations and maintenance manual. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace and defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____  
LOCATION: _____

SIGNED: _____  
Contractor _____  
ADDRESS: _____

PHONE: _____  
DATE OF ACCEPTANCE: _____

II PRODUCTS

A. MATERIALS

1. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

2. PVC Pressure Main Line Pipe and Fittings

- a. Pressure main line piping for all sizes shall be PVC Class 315 for 2" and larger, schedule 40 for 1-1/2" and smaller.
- b. Pipe shall be made from NSF approved type 1, Grade 1 PVC compound conforming to ASTM resin specification 1785. All pipe shall meet requirements as set forth in Federal Specifications PS-21-70. (Solvent-weld pipe).
- c. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.
- d. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- e. All PVC pipe shall bear the following markings:
  - (1) Manufacturer's name.
  - (2) Nominal pipe size.
  - (3) Schedule or Class.
  - (4) Pressure rating in PSI.
  - (5) NSF (National Sanitation Foundation) approval.
- f. All fittings shall bear the manufacturer's name or trademark material designation, size, applicable I.P.S. schedule and NSF seal of approval.

3. PVC Non-Pressure Lateral Line Piping

- a. Non-pressure buried lateral line piping shall be PVC schedule 40 with solvent weld joints.
- b. Pipe shall be made from NSF approved, Type 1 Grade II PVC compound conforming to ASTM resin specification D1784. All pipe shall meet requirements set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
- c. Except as noted in section II-A2, a & b, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section II-A-2 of these specifications.

4. UVR I PVC Pipe on Grade

- a. All pipe on grade shall be schedule 40 UVR/ PVC pipe.
- b. All pipe and fittings shall bear a permanent identifiable label of "Brownline UVR/ PVC. The piping and installation shall be in accordance with the requirements of the latest edition of the International Association of Plumbing and Mechanical Officials (IAPMO) Standard 1S-8.
- c. All lateral piping shall be installed on the surface and anchored at 10' O.C. by a #3 rebar with a "J" hooked radius driven 24" into solid ground.
- d. Horizontal piping stakes shall be within 12" of the sprinkler riser.
- e. Each pipe riser serving a sprinkler head shall be anchored by a riser stabilizer assembly constructed of a #4 rebar driven 24" into solid ground and fastened to the riser by two (2) galvanized or stainless steel bands.
- f. All risers and fittings used on UVR IPVC pipe shall be IFS schedule 40 or 80 as manufactured by " Brownline Pipe C.o."

5. Brass Pipe and Fittings

- a. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification #WW-P-351.
- b. Fittings shall be red brass conforming to Federal Specification #WW-P-460.

6. Gate Valves

- a. Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc.
- b. Gate valves 3" smaller shall be threaded ends and shall be equipped with a bronze handwheel.
- c. Gate valve 3" and smaller shall be similar to those manufactures by Nibco or approved equal.
- d. All gate valves shall be installed per installation detail.

7. Quick Coupling Valves

- a. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I.

8. Backflow Prevention Units

- a. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install backflow prevention units in accordance with irrigation constructions details, and local prevailing codes.
- b. Wye Strainers at backflow prevention units shall have a bronzed screwed body with 60 mesh model screen and shall be Watts #777 or approved equal.

9. Check Valves

Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valves shall be field adjustable again draw out from 5 to 40 feet of head. The anti-drain valve shall be similar to the Valcon ADV or approved equal.

10. Control Wiring

- a. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire from each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
- b. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- c. Where more than one (1) wire is placed in a trench, wiring shall be taped together at intervals of ten (10) feet.
- d. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
- e. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird snap-rite connector, or approved equal. Use one splice per connector sealing pack.

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PRIME GROUP  
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Project

SPRINGHILL SUITES  
MILPITAS

1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE IRRIGATION  
SPECIFICATIONS

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L24

NOT TO SCALE



FILE NAME: L24-25 IRR SPEC.DWG

11. Automatic Controllers
  - a. Automatic controllers and climate sensors and flow sensors shall be of size and type shown on the Plans.
  - b. Final location of automatic controllers shall be approved by the Owner's authorized representative.
  - c. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The coordination with Electrical Contractor and final electrical hook-up shall be the responsibility of the irrigation contractor.
  - d. The contractor is responsible for properly programming the controller in conjunction with specified sensors. Coordinate with the manufacturer for any needed assistance.
12. Electric Control Valves
  - a. All electric control valves shall have a manual flow adjustment.
  - b. Provide and install one control valve box for each electric control valve.
13. Control Valve Boxes
  - a. Use 9 by 24 inch round box for all gate valves, Brooks #9 or approved equal.
  - b. Use 9-1/2 by 16 by 1 1-inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.
14. Sprinkler Heads
  - a. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the plans and/or specified on these special provisions.
  - b. Spray heads shall have a screw adjustment.
  - c. Riser units shall be fabricated in accordance with the details.
  - d. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler head.

III. EXECUTION

A. INSPECTION

1. Site Conditions
  - a. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architect's approval prior to proceeding with work under this Section.
  - b. Exercise extreme care in excavating and working near utilities. Contractor shall be responsible for damages to utilities which are caused by his operation or neglect. Check existing utilities drawings for existing utility locations.
  - c. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, or ground covers.

B. PREPARATION

1. Physical Layout
  - a. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
  - b. All layout shall be approved by Architect prior to trenching.
2. Water Supply
  - a. Sprinkler irrigation system shall be connected to water supply points of connections as indicated on the drawings.
3. Electrical Supply
  - a. Electrical connections for automatic controller shall be made to electrical points of connections as indicated on the drawings.
  - b. Contractor is responsible for minor changes caused by actual site conditions.

C. INSTALLATION

1. Trenching
  - a. Dig trenches straight and support pipe continuously on sand or native bedding at bottom of trench. Remove all stones or sharp objects from trench . Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
  - b. Provide for a minimum of eighteen (18") inches cover for all pressure supply lines.
  - c. Provide for a minimum cover of (12") inches for all non-pressure lines.
  - d. Provide for minimum cover of eighteen (18") inches for all control wiring.

2. Backfilling
  - a. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated material approved by the Soils Engineer for backfilling consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be compacted in landscape areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken, areas, humps or other surface irregularities.
  - b. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
  - c. Flooding of trenches will be permitted only with the approval of the Soils Engineer and Architect.
  - d. If settlement occurs and subsequent adjustments in pipe, valves sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.

3. Trenching and Backfill Under Paying
  - a. Trenches located under areas of paving, asphaltic concrete shall be backfilled with sand ( a layer six inches below the pipe and three inches above the pipe) and compacted in layers to 90% left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
  - b. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and or concrete is necessary, it shall be done and replaced by the Contractor as part of the Contract cost. Permission to cut or break sidewalks and or concrete shall be obtained from the Property Owner.
  - c. Provide for a minimum cover of twenty-four inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

4. Assemblies
  - a. Routing of sprinkler irrigation lines as indicate on the drawing is diagrammatic. Install lines and various assemblies to confirm with the details shown on drawings.
  - b. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
  - c. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform, such work in accordance with best standard practice with prior approval of Architect.
  - d. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-welding methods shall be as recommended by the pipe and fittings manufacture.
  - e. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required use threaded PVC adapters into which the pipe may be welded.

5. Line Clearance
  - a. All lines shall have a minimum clearance of six inches from each other. Parallel lines shall not be installed directly over one another. No other trades are allowed in same trench with irrigation pipe

6. Automatic Controller
  - a. Install controller in a vandal-proof enclosure.
  - b. Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequences shown on the drawing.
  - c. Automatic controllers shall be of size and type shown on the plans.
  - d. Final location of automatic controllers shall be approved by the Owner's authorized representative.
  - e. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.
  - f. Remote Control Valves Install where shown on drawings and details. When grouped together, allow at least twelve inches between valves. Install each remote control valve in a separate valve box.

8. Flushing of System
  - a. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed and prior to installation of sprinkler heads the control valves shall be opened and a full head of water used to flush out the system.
  - b. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect

9. Sprinkler Heads
  - a. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
  - b. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

- D. TEMPORARY REPAIRS
  - a. The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the builder-Developer shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

E. FIELD QUALITY CONTROL

1. Adjustment of the System
  - a. The Contractor shall flush and adjust heads for optimum performance and to prevent over spray onto walks, roadways, walls fences, windows, and buildings as much as possible.
  - b. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of are as required.
  - c. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten days after notification by Owner.
  - d. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.

2. Testing of Irrigation System
  - a. The Contractor shall request the presence of the Architect in writing at least 48 hours in advance of testing.
  - b. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight. NOTE: Testing of pressure main lines shall occur prior to installation of electric control valves.
  - c. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proved watertight prior to paving.
  - d. Sustain pressure in lines for not less than two hours for laterals and 4 hours for mainlines. If leaks develop, replace joints and repeat test until entire system is proven water-tight.
  - e. All hydrostatic tests shall be made only in the presence of the Architect and City Landscape Inspector or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing and shall be re-tested after backfill operations are complete.
  - f. Furnished necessary force pump and all other test equipment.
  - g. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate without bringing this to the attention of the Architect. This test shall be accomplished before any groundcover is planted.
  - h. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

F. MAINTENANCE

1. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting.
2. The Architect reserves the right to waive or shorten the operation period.

G. CLEAN-UP

Clean-Up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained to the site or the work of others shall be repaired to its original condition.

H. FINAL OBSERVATION PRIOR TO ACCEPTANCE

1. The Contractor shall operate each system in its entirety for the Architect at time of final observation. Any items deemed not acceptable by the Observer shall be reworked to the complete satisfaction of the Architect.
2. The Contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

I. OBSERVATION SCHEDULE

1. Contractor shall be responsible for notifying the Architect in Advance for the following observations according to the time indicated:
  - a. Pre-Job Conference - 7 days
  - b. Pressure supply line installation and testing - 4 days
  - c. Automatic Controller installation - 4 days
  - d. Control wire installation - 4 days
  - e. Lateral line and sprinkler installation - 4 days
  - f. Coverage test - 4 days
  - g. Final observation - 7 days
2. When inspections have been conducted by other than the Architect, show evidence of when and by whom these inspections were made.
3. No observation shall commence without As-Built drawings. In the event the Contractor calls for an observation without As-Built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Architect at the hourly rate in effect at the time the observation, portal to portal plus transportation cost. Subsequent inspections will not be performed until this charge is paid.

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4. Plant Material

a. Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and ratings. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sunscalds, fresh abrasions of the bark excessive abrasions or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened" off. All plants shall have normally well developed branch systems and vigorous and fibrous root systems which are not root or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the plants furnished by the Contractor in containers will be determined by removal of earth from the roots of not less than two plants, or more than two percent of the total number of plants of species or variety. Where container-grown plants are from several sources, the roots of not less than two plants be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.

b. The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock or as specified in the Special Conditions, drawings or details. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect. If the use of larger plant is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

c. All Plants not to the requirements herein specified shall be considered defective and such plants, whether in place or not, shall be removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no conditions will there by any substitution of plants, except with the expressed consent of the Landscape Architect and City Landscape Inspector.

d. At no time shall trees or plant material be pruned, trimmed or topped prior to delivery, and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted on the Planting Specifications

e. Plant material shall be true to botanical and common name and variety as specified in "A Checklist of Woody Ornamental Plants in California," Manual 32 published by the University of California School of Agriculture (1963).
5. Nursery-Grown and Collected Stock

a. Grown under climatic conditions similar to those in locality of project.

b. Container-grown stock in vigorous, healthy condition; no root bound plant or plants with root system hardened off

c. Substitute plant material will not be permitted unless specifically approved in writing by the Architect.
6. Tree Staking Material

a. Stakes for Tree Support

(1) Full length, lodge pole, pine stakes, treated with copper naphthanate

(2) Minimum nominal size: 2" in diameter x 12' long and pointed at one end (adjusted length to fit tree)

b. Hose and Wire Ties

(1) Galvanized wire with cinch tie; Wire shall be zinc-coated iron, 10-gauge minimum and solid core.

(2) All guys are to be flagged. Ninety percent wire length is to be covered. White PVC 1/4 inch diameter tube covering shall be used.
7. Bark Chips

Bark chips shall be regular, ground, redwood or fir bark, consisting of 1/2" to 3/4" (acorn size) chips. Prior to delivery to the site, the Contractor shall submit samples to the City Landscape Inspector for approval.
8. Erosion Control Matting

Erosion control matting shall be of open weave, furnished in rolled strips as follows: It shall be approximately 225 feet long with a width of 48 inches plus or minus one inch and an approximate one (1) inch square mesh. Fabric shall average .4 pounds per linear foot. The erosion control matting shall be manufactured from loosely twisted jute yarn not varying in thickness by more than one-half its normal diameter, equal in quality to "Ludlow Soil Saver #48" or approved equal. Staples for erosion control shall be 11 gauge steel wire bent in a U shape six inches minimum length and one inch wide. Wetting Agent to be 95% alkyl Polyethylene glycol ether such as "Commercial Water In" or approved equal.
9. Seed

All seed used for lawn planting or erosion control planting or for any other reasons specified in the plans shall be labeled and furnished in sealed, standard containers with duplicate signed copies of a statement from the vendor, certifying that each container of seed delivered is fully-labeled in accordance with the California State Agriculture Code. Seed which has become wet, moldy or otherwise damaged in transit or storage will not be accepted.
10. Sod

Sod shall be fully mature, well-maintained, of the grass variety specified, free of all other grasses or weeds and shall be evenly cut with a conventional sod cutting machine to a thickness of 1-1/2 inches. All material shall be from the same growing ground and delivered fresh to the job site. If, after installation, any areas of sod die or become brown, these areas are to be replaced with sod immediately. Replacement sod is to match original.

11. Hydromulching

a. Wood Cellulose Mulch shall be calm, natural, wood cellulose fiber. Natural wood cellulose fiber shall be processed in such a manner that it will contain no growth or germination-inhibiting factors and shall be dyed green to facilitate metering of materials. It shall be manufactured in such a manner that after each addition and agitation in slurry tanks with fertilizer, seed water and other approved additives, the fibers in the material will become uniformly suspended to form a homogeneous slurry and that when hydraulically sprayed on the ground cover impregnated uniformly with seed; which after application, will allow the absorption of moisture and will allow rainfall to percolate to the underlying soil.

b. Fertilizer shall consist of organic materials comprised of decomposed animal and vegetable matter and composted to support bacterial cultures. Fertilizer shall be "Gro-Power" or approved equal.

c. Soil Binder: Terra Tack III or approved equal

d. Humectant: HL-80 Humectant or approved equal
12. Equipment

Hydraulic equipment used for the application of slurry shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend and homogeneously mix above slurry. Distribution lines shall be large enough to prevent stoppage and to provide even distribution of the slurry over the ground. In order to facilitate proper coverage, the pump must be capable of exerting up to 150 psi at the nozzle. The slurry tanks shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded so as to provide uniform distribution without waste.
13. Weed Abatement Program

The herbicide "Round-Up" or approved equal shall be used for slope/ planting areas. See Sections III-D-2 and III-D-7 for guidelines for proper application procedures.
14. Miscellaneous Materials

a. sand-washed river sand or equal

b. post emergent weed killer: "Round-Up"

c. tree wound paint-as-approved

III. EXECUTION

- A. INSPECTION

Verify that final grades have been established prior to beginning planting operations. Inspect trees, shrubs, and material for injury and insect infestation, and inspect trees and shrubs for improper pruning. Do not begin planting trees until deficiencies are corrected or plants replaced.

- B. PREPARATION

Stake out locations for plants and outline of planting beds on ground. Do not begin excavation until plant locations and plant beds are acceptable to Architect. The irrigation system shall have been installed and approved prior to soil preparation.

C. INSTALLATION

1. Excavation of Planting

a. Shape

(1) Vertical sides and flat bottom

(2) Plant pits to be square for box material, circular for canned material.

b. Size

All trees shall have planted pits dug twice the diameter and to the depth of the root ball. Backfill around the rootball with prepared backfill mix. Refer to planting Details for specific method.

2. Preparation of Planting Areas

a. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Nitrogen-stabilized organic amendment and ammonium phosphate shall at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into top 6" of soil.

(1) Nitrogen-Stabilized Organic Amendment

4 cu. yards/1,000 sq. ft.

(2) Ammonium Phosphate 6-20-20: 15 lbs./1,000 sq. ft.

(3) 150 lbs. Agriculture Gypsum I 1,000 sq. ft.

b. All soil area shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve inches.

c. At time of planting, the top two inches of turf areas to be sodded or seeded shall be free of stones, stumps or other deleterious matter 1" in diameter or larger. In groundcover areas, the top two inches shall be free of stones, stumps or other deleterious matter 2-½inch diameter or larger. All planting areas shall be free from all wire, plaster or similar objects.

3. Final Grades

a. After the foregoing specified deep watering, minimum modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.

b. Finish grading shall insure proper drainage of the site.

c. All areas shall be graded so that the final grades will be 1" below adjacent paved areas, sidewalks, valves boxes, headers, clean-outs, drains, manholes, etc. in turf areas, and 2" below in groundcover areas.

d. Surface drainage shall be away from all building foundations.

e. Eliminate all erosion scars.

f . Planting areas receiving sod shall sustain a finish grade of a depth that installed sod shall be flush with finish surfaces (walks, paved areas, etc.).

g. All planting areas shall have a finish grade conforming to approved plans and specifications after full settlement has occurred.

4. Dispose of unacceptable or unused excess soil off site and premises.

D. PLANTING INSTALLATION

1. General

a. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Landscape Architect.

b. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area. In extreme heat, plants shall be watered immediately after planting.

c. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
2. Weed Control:

After soil preparation and establishment of final grades prior to any planting, the Contractor shall irrigate thoroughly for a period of time, two to three weeks or until the weed seeds have germinated. When there is sufficient weed seed germination, the Contractor shall apply a post emergent contact weed killer according to the directions of the manufacturer. The Contractor shall then wait an additional two weeks to allow the weed killer to dissipate, then plant as indicated in the plans and specifications. Contractor shall remove any residual foliage and/or roots.
3. Layout of Major Plantings:

Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any plant pits are dug. All such locations shall be approved by the landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations may be selected by the landscape Architect.
4. Planting of Trees and Shrubs

a. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plants pits and planting beds.

b. Can Removal

(1) Cut cans on two sides with an acceptable can cutter

(2) Do not injure root ball

(3) Do not cut cans with a spade or axe.

(4) Carefully remove plants without injury or damage to root ball.

(5) After removing plant, superficially cut edge-roots with knife on three sides.

c. Box Removal

(1) Remove bottom of plant boxes before planting

(2) remove sides of box without damage to rootball after positioning plant and partially backfilling.

d. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least two times the width and one and the depth of the original plant container. The holes shall be, in all cases, large enough to permit handling and planting, without injury or breakage to the roots or root ball. Refer to Standard Planting Details.

e. Excavated holes for slope plantings shall be dug two times original plant container width, providing a permanent 6 inch berm around plant pit.

f. Protect all areas from excessive compaction when trucking plants or other material to the planting site:

g. Center plant in pit or trench.

h. Face plants with fullest growth into prevailing wind.

See plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.

Container plants shall be backfilled with:

- 8 parts by volume on-site topsoil

- 2 parts by volume organic amendment

- 6-20-20 fertilizer mix as per chart below:

1 gallon	1 handful
5 gallon	2 handfuls
15 gallon	3 handfuls
18" box	4 handfuls
24" box	5 handfuls
30" box	6 handfuls
36" box	7 handfuls
42" box	8 handfuls
48" box	9 handfuls
60" box	10 handfuls

(- 1 handful approximately equals 4-6 ounces)

i. All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly-filled hole to thoroughly saturate the root ball and adjacent soil.

j. Excess soil generated from the planting holes may be distributed on the site and amended as specified in general soil preparation.

k. Hand place plants which are in containers less than one gallon in size

l. Hand backfill and hand tamp, leaving a slight depression around bases of plants.

m. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.

n. After the water has completely drained, planting tablets shall be placed as indicated per container size below:

1 gallon	1 tablet
5 gallon	2 tablets
15 gallon	3 tablets
18" box	4 tablets
24" box	5 tablets
30" box	6 tablets
36" box	7 tablets
42" box	8 tablets
48" box	9 tablets
60" box	10 tablets

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o. The remainder of the hole shall be backfilled.

p. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall the basin for a fifteen-gallon plant be less than four feet in diameter, for a five-gallon plant less than three feet in diameter and for a one-gallon plant less than less than two feet in diameter. The basins shall be constructed of amended backfill materials.

q. Pruning shall be limited to the minimum necessary to remove injured twigs and branches and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning my not be done before delivery of plant, but not before plants have been inspected and approved. Cuts over 3/4" in diameter shall be painted with tree seal.

r. Staking and Guying

(1) Staking of all trees shall conform to three staking and tree guying details.

(2) Tree stakes shall be straight-grained, lodge pole pine. Stakes shall be free from knots, checks, splits or disfigurements. Guy as indicated immediately after planting, using three guys per tree, guys placed as to five equal support to tree from any direction. Install a warning flag on each guy. Protect bark of tree by connecting wire with "Cinch-Tie". Anchor guy wires with "deadmen" buried at least 2 feet below finish grade. Tighten guylines to a firm tension. Install additional guys should tree growth be such that three guy wires do not give required equal support from all directions.

s. Vine Planting

Vines shall have wood stake support removed without damage to plant and the vine trained upon the adjacent posts and walls as directed by the plan or Landscape Architect. Vines shall be held to posts and overheads by plastic green ribbon ("heavy duty") and eye bolts, not nails, as directed by the Landscape Architect or details.

t. Where street trees occur within treewells or are adjacent to a substantial amount of pavement, a sub-surface planter box ("Deep-Root" or approved equal) shall be used. Box shall be installed per Details.

u. Location for street trees adjacent to any light standards or utility equipment shall be adjusted to maintain a suitable clearance, as approved by the City Landscape Architect.

5. Planting of Ground Covers

a. Ground cover plants shall be grown in flats or peat pots or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flat's soil shall contain sufficient moisture that it will not fall apart when lifting the plants. If plants from peat pots are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball.

b. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, at intervals called called out in the drawings. Triangular spacing shall be used unless otherwise noted in the drawings.

c. Each rooted plant shall be planted with its proportionate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinklered after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.

d. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by tramping or other operations of the Contractor shall be repaired immediately.

6. Planting of Lawn

a. Lawn will be planted by hand seeding, hydroseeding, and /or sodding as indicated on the plans.

b. After preparation of soil in accordance with the section on "Grading and Soil Preparation," the areas to be planted to lawn shall be rolled, raked and floated to finish grade by any acceptable method, with the finish grade by any acceptable method, with the finish grade being smooth and even, free of rocks and clods and reasonably well-firmed. Prior to planting, the surface of the area shall be sufficiently loose and friable to receive the seeds of sod.

c. Pre-Fertilization: Just prior to the planting of turf, evenly broadcast appropriate fertilizer as specified in the approved soils report.

d. Method

(1) Seed: A satisfactory method of sowing shall be employed, using an approved, mechanical, power-drawn driller-seeder, mechanical hand-seeder or other approved equipment. The rate of application of seed will be specified on the plans and and in the specifications. The seed shall be covered by means of a wire drag, spike-toothed, harrow cultipacker or other approved device. Seeded areas shall immediately be compacted by means of a cultipacker, roller or other approved equipment weighing 60 to 90 pounds per linear foot of roller. Final rolling shall be at right angles to slopes to prevent erosion wherever possible metal staples typical for those used used on erosion control matting, if necessary.

(2) Sod: Soil preparation, finish grading and fertilization shall be as specified for seeded lawns, except that the sub-soil finish grade shall be two inches below final grade to allow for the thickness of sod. Lay sod down in one direction only, with close fitted joints. The ends of each strip shall be staggered to eliminate continuous joining. Staple sod on steep slopes with metal staples typical for those used on erosion control matting, if necessary.

e. Watering

Immediately following planting or top dressing, if applied, apply a light fine, mist spray to anchor the seed and/or dressing to to the soil, forming a protective crust to prevent wind erosion and drying of the seed. The lawn areas shall be kept moist until fully germinated. Fully germinated lawn areas shall be allowed to dry sufficiently to permit rolling with approximately two hundred to three hundred pound water-weighted roller to satisfactorily compact the soil around the grass roots and provide a firm, smooth mowing surface.

7. Hydroseeded Application Procedures and Equipment

- a. Weed Control
- Upon the completion of the irrigation system and and after all existing weeds and growth have been removed from the commercial fertilizer (21-0-0) per acre as per planting area, apply 200 pounds of a manufacturer's instructions. Water all areas for times daily and until weed seeds have germinated. Cease watering for three days. Spray the non-selective herbicide "Round-up" to eradicate the germinated weeds. Translocation or approved equal period should be 7-10 days. Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1/4 inch below the surface of the soil. If perennial weeds or grasses still exists, re-water four times daily for fourteen consecutive days, until the new growth appears. Re-apply a non-selective herbicide Remove weeds after herbicide has had sufficient time to kill.
- b. Equipment
- Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the "Super Hydro-Seeder" type. This equipment shall have a built-in agitation system and aperating capacity sufficient to agitate, suspend and homogeneously mix a slurry contained not less than 40% of fibre mulch plus a combined total of #7 fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank spray nozzles within sufficient proximity to the areas to be seeded.
- c. Preparation
- The slurry preparation shall take place at the site of work. Begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good re-circulation shall be established and the seed shall be added. Fertilizer shall then be added, followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the seed and when the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half-filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when the tank is full.
- d. Application
- The operator shall spray the slopes with a uniform, visible coat by using the green color of the wood pulp as a guide. the slurry shall be applied in a sweeping motion in an arched stream so as to fall like rain, allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.
- e. The Limit
- All slurry mixture which has not been applied to the slopes within four hours after mixing will be rejected and removed from the project at the Contractor's expense.
- f. Protection
- Special care should be exercised by the Contractor in preventing any of the slurry to be sprayed inside any reservoir basin or into drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Owner or City. All areas designated for hydroseeding shall be thoroughly watered prior to the hydroseeding. The Contractor shall note any discrepancy for complete water coverage and correct. The Contractor shall at this time note wind and weather conditions and submit a watering program to the Landscape Architect for approval prior to hydroseeding.
- g. Reseeding
- All bare spots shall be reseeded within 10 days to the satisfaction of the Owner and/or Landscape Architect.
- h. Watering
- (1) A balanced, full-coverage watering program shall be maintained to ensure proper germination until the acceptance of work.
- (2) Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

- i. Fertilization (Turf)
- Apply recommended fertilization program 45 days after the first mowing. Continue every 90-120 days.
- j. Maintenance and Irrigation
- Maintenance shall be the responsibility of the Landscape Contractor for a period of forty-five days. It is his responsibility to provide sufficient water. Moisture must be maintained on the soil once the slurry mulch has been applied and allowed to set for one day. The slopes can then be irrigated.Three are no set irrigation requirements in gallons per minute, duration of time or number of gallons to be applied to the hydroseeded slopes. This will vary from day to day depending on the rate of growth and climatic conditions encountered. The soil surface shall be kept moist at all times, particularly during the seeding germination period. Failure to provide adequate moisture will result in desiccation of the new seedlings, in turn making it necessary for an additional application of seed, fertilizer and mulch.
- k. Soil test
- Contractor shall take soil samples from these approved locations. Agricultural suitability test shall be made of the soil samples. Test shall include, but not limited to Ph, ECE, SAR, NPK, BORON and half-saturation test. Copies of the results shall be sent to the Landscape Architect for review. Hydroseeded mix is subject to change upon review of a soil analysis.

8. Erosion Control

- a. Erosion control installation will be required in locations specifically delineated on the drawings or as necessary due to field conditions.
- b. Surface of the slopes shall be uniformly smooth and even, with all debris and rocks raked out. The soil shall be sufficiently moist to permit the firm laying of erosion control matting and to prevent sloughing of topsoil.
- c. The erosion control matting shall be laid with the direction of flow of surface drainage and in accordance with the manufacturer's directions. The matting shall be cut to provide a visually pleasing slope.
- d. The matting shall be stapled in place and firmly embedded by means of tamping or rolling as approved by the Landscape Architect to insure that the matting is in contact with the soil and that no erosion can take place under the matting.

- e. Planting of turf, ground covers, shrubs and/or vines may be required in area protected by erosion control matting as specified in the plans or as becomes necessary.

9. Native Plant Areas

- a. Any planting areas designated as natural planting that are cleared off during any phase of the development must be re-established with an approved planting prior to acceptance of the tract.
- b. Comply with City Zoning and Subdivision Ordinance.
- c. Natural vegetation areas are subject to review and approval by the Landscape Architect, Fire Marshall and City Landscape Architect. Appropriate fuel management programs shall be addressed as a part of the contracts documents for execution during site development. Budgeting for on-going fuel management programs should also be addressed as a part of the maintenance programs.

E. CLEAN-UP

After all planting operations have been completed remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. Clean-up Contractor shall pick-up all trash resulting from this work no less frequently than each Friday before leaving the site, once a week and/or the last working day of each week. All trash shall be removed completely from the site. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. The Contractor shall arrange for offsite disposal of surplus soil and shall, upon request, furnish the City or County's authorized representative with the disposal site Owner's written consent.

F. INSPECTIONS

Normal progress inspections shall be requested by the Contractor from the Landscape Architect at least 4 days in advance of an anticipated inspection. Inspections are required as follows:

- upon the completion of fine grading
- upon the completion of soil conditioning
- prior to application of post-emergent weed killers
- pre or post-delivery of all plant material
- upon the completion of major plant layout
- at the tree-staking example prior to sodding

LANDSCAPE MAINTENANCE

I. GENERAL REQUIREMENTS

- a. Scope of Work
- Work specified in this Section furnish all labor, material, equipment and services required to maintain the landscape in an attractive condition as specified herein for a period of ninety (90) days after final acceptance by Owner.
- b. Quality Assurance
- The Contractor's representative shall be experienced in landscaping maintenance and shall have received an education in ornamental.
- c. Maintenance Period
- The Contractor shall continuously maintain all areas involved in this Contract during the progress of the work and the maintenance period until final acceptance of the work by the owner. Improper maintenance or possible poor condition of any planting at the termination of the scheduled maintenance period may cause postponement of the final completion date of the Contract. Maintenance shall be continued by the Contractor until work is acceptable. Maintenance period shall not start until all elements of construction, planting and irrigation for the entire project are in accordance with Plans and Specifications. The Contractor shall request an inspection to begin the maintenance period after all planting and related work has been completed in accordance with the Contract documents. A prime requirement is that all lawn areas shall show an even, healthy strand of grass seedlings or sod, either of which shall have been mown twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the Contractor to establish the effective beginning date of the maintenance period. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as a maintenance period working days. The maintenance period will be extended if the provisions required the plans and specifications are not filled

D. EMERGENCY NUMBERS

- (1) The Contractor shall provide and maintain a current list of emergency telephone numbers for 24-hour emergency response.
- (2) The Contractor shall initiate remedial action within two hours from the time of notification.

E. PROTECTION OF EXISTING FACILITIES AND STRUCTURES

The Contractor shall exercise due care in protecting from damage all existing facilities, structures and utilities both above and below surface on the City/ Owner's property. Any damage to City's/ Owner's property deemed to be caused by the Contractor's responsibility to verify and locate any underground systems (i.e., utility line). This does not release the Contractor from the responsibility of taking reasonable precautions when working in these areas. Any damage or problems shall be reported immediately to the City/ Owner's representative.

F. PROJECT INSPECTIONS

Upon request the Contractor or his representative will walk the project with the City/ Owner's representative for the purpose of determining compliance with the specifications.

The drawings, specifications, ideas, designs & arrangements represented herein are it and remain the property of PRIME GROUP CONSTRUCTION. No part of these drawings shall be reproduced, copied, electronically transmitted, resented to others or used in connection with any work or project other than the specific project for which they have been prepared & issued, without the written consent of PRIME GROUP CONSTRUCTION.

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Seal

Project

SPRINGHILL SUITES  
MILPITAS  
1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE PLANTING  
SPECIFICATIONS

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L28



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Certified Arborist's  
Tree Inventory & Pre-Construction Report

July 29, 2014 = Data  
August 07, 2014 = Report

Prepared for:  
Heidi de Guzman  
Prime Group Construction, Inc.  
3045 Wilson Road  
Bakersfield, CA 91105

Site:  
Springhill Suites  
1201 Cadillac Court  
Milpitas, CA 95035

Prepared by:  
Ray Morneau  
ISA Certified Arborist #WE-0132A  
PNWISA Certified Tree Risk Assessor #1188

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Ray Morneau, Arborist



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FULL REPORT  
AVAILABLE UPON  
REQUEST

Ray Morneau, Arborist



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Tree Inventory Summary: 1201 Cadillac Ct., Milpitas, CA

Data date: August 10, 2013

#	Name	Circ.	PT?	Condition	Tolerance	Age	Comments
419	Plum 'Krauter's V	36.10	No-N	42% Poor	Mod.	Over-mature	In south driveway endcap at street - -NT.
420	Plum 'Krauter's V	33.00	No-N	30% Poor	Mod.	Over-mature	In south driveway endcap at street - -NT.
421	Plum 'Krauter's V	38.00	Yes	20% V. Pr.	Mod.	Over-mature	In south driveway endcap at street.
422	Plum 'Krauter's V	33.60	No	02% V. Pr.	Mod.	Over-mature	In south driveway endcap at street.
423	Plum 'Krauter's V	42.40	No	30% Poor	Mod.	Over-mature	In north driveway endcap planter.
424	Plum 'Krauter's V	42.10	Yes	25% V. Pr.	Mod.	Over-mature	In north driveway endcap planter.
425	Plum 'Krauter's V	34.90	No	37% Poor	Mod.	Over-mature	Front endcap planter. Thinning, declining.
426	Plum 'Krauter's V	28.90	No	45% Poor	Mod.	Mature	Front of existing building.
427	Plum 'Krauter's V	33.90	No	37% Poor	Mod.	Over-mature	Front of existing building.
428	Plum 'Krauter's V	36.10	No	47% Poor	Mod.	Mature	Front of existing building.
429	Plum 'Krauter's V	39.90	Yes	52% Fair	Mod.	Mature	Front of existing building.
430	Plum 'Krauter's V	42.70	Yes	34% Poor	Mod.	Over-mature	Front of existing building.
431	London Plane	37.40	Yes	77% Good	Good	Mature	Front 4x4 "brick" sidewalk cutout.
432	London Plane	41.10	Yes	77% Good	Good	Mature	Front 4x4 "brick" sidewalk cutout.
433	Plum 'Krauter's V	23.20	No	10% V. Pr.	Mod.	Over-mature	Side of building: sunburned trunk; borers.
434	Plum 'Krauter's V	27.30	No	13% V. Pr.	Mod.	Over-mature	Side of building: sunburned trunk; borers.
435	Plum 'Krauter's V	26.70	No	17% V. Pr.	Mod.	Over-mature	Side of building: sunburned trunk.
436	Plum 'Krauter's V	24.20	No	50% Fair	Mod.	Mature	Side of building at 4-feet.
437	Plum 'Krauter's V	27.30	No	51% Fair	Mod.	Mature	Area drain at 4-feet; 6-feet to patio.
438	Plum 'Krauter's V	33.60	No	35% Poor	Mod.	Over-mature	Walk by building at 5-feet.
439	London Plane	35.80	No-N	78% Good	Mod.	Mature	Along neighbor's driveway - -NT.
440	London Plane	39.60	Yes-N	78% Good	Good	Mature	Along neighbor's driveway - -NT.
441	London Plane	41.40	Yes-N	72% Good	Good	Mature	Along neighbor's driveway - -NT.
442	London Plane	38.60	Yes-N	57% Fair	Good	Mature	Along neighbor's driveway - -NT.
443	London Plane	28.90	No-N	72% Good	Good	Mature	Along neighbor's driveway - -NT.
444	London Plane	36.10	No-N	78% Good	Good	Mature	Along neighbor's driveway - -NT.
445	London Plane	55.30	Yes-N	78% Good	Good	Mature	Along neighbor's driveway - -NT.
446	London Plane	35.80	No-N	72% Good	Good	Mature	Along neighbor's driveway - -NT.
447	Plum 'Krauter's V	30.10	No	40% Poor	Mod.	Mature	Thinning, declining.
448	Oleander	18.20	No	47% Poor	Good	Mature	Along back side of existing building.
449	Oleander	14.10	No	42% Poor	Good	Mature	Along back side of existing building.
450	Oleander	16.00	No	42% Poor	Good	Mature	Along back side of existing building.
451	Oleander	16.60	No	45% Poor	Good	Mature	Along back side of existing building.
452	Oleander	15.10	No	40% Poor	Good	Mature	Along back side of existing building.
453	Oleander	18.80	No	40% Poor	Good	Mature	Along back side of existing building.
454	Oleander	14.10	No	47% Poor	Good	Mature	Along back side of existing building.
455	Oleander	16.60	No	52% Fair	Good	Mature	Along back side of existing building.
456	Plum 'Krauter's V	31.40	No	42% Poor	Mod.	Mature	Parking lot planter island with ivy.
457	Plum 'Krauter's V	23.20	No	40% Poor	Mod.	Mature	In parking lot oval endcap.
458	Plum 'Krauter's V	26.40	No	42% Poor	Mod.	Mature	In parking lot oval endcap.
459	Ash, Raywood	46.2	Yes	47% Poor	Mod.	Mature	In parking lot 4x4 planter.
460	Ash, Raywood	13.5	No	30% Poor	Mod.	Over-mature	Parking lot 4x4 planter. Sunburned trunk.
461	Maple, J., Bldgd.	7.9	No	37% Poor	Mod.	Young	Parking lot 4x4 planter. Sun-stressed.
462	Ash, Raywood	31.4	No	42% Poor	Mod.	Mature	P. lot 4x4 planter. Endweights; dieback.
463	Ash, Raywood	30.5	No	40% Poor	Mod.	Mature	P. lot 4x4 planter. Endw eights; dieback.

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1201 Cadillac Ct., Milpitas, CA Page #4 of 20.

Ray Morneau, Arborist



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1.0 Assignment & Introduction

I have been retained by Heidi de Guzman (representing Prime Group Construction) to provide the pre-construction tree inventory and Arborist's Report for this hotel project at 1201 Cadillac Court in Milpitas, California.

A "Site Plan" (dated 7/3/14) has been provided to me for my reference. I have added my tree numbers to it and included that below.

2.0 Discussion with leading summary

2.1 Summary

Eighty-three (83) trees are associated with this property, either as site trees and street trees, or those just off-site as overhanging neighbors' trees.

The plans for development are in the works and can be discussed when more progress is made. Currently, I expect the parking lot drive aisle and configuration will remain about the same. However, the building footprint will change as the front half will go up five stories and the existing back half of the structure will be replaced with a new pool and spa. I understand that the landscape plan is in the works.

This report follows the Milpitas Municipal Code, Title X (Streets & Sidewalks), Chapter 2 (Tree Maintenance and Protection), Section 7 (Tree Protection and Heritage Tree Program).

Of the eighty-three trees, twenty-six (26) measure up as "Protected Trees". However, none of the trees on this site appear to be worthy of "Heritage Tree" designation (per "distinctive form, size, age, location and/or historical significance"). Summary charts below:

Tree Frequency Charts

Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	Dead	0
1% to 25%	Very Poor	10
26% to 49%	Poor	55
50 % to 70%	Fair	9
71% to 90%	Good	9
91% to 100%	Excellent	0
		83

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1201 Cadillac Ct., Milpitas, CA Page #2 of 20.

Ray Morneau, Arborist



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#	Name	Circ.	PT?	Condition	Tolerance	Age	Comments
464	Ash, Raywood	20.4	No	40% Poor	Mod.	Mature	In parking lot 4x4 planter. Some tip dieback.
465	Plum 'Krauter's V	28.3	No	40% Poor	Mod.	Mature	In planting area 5-feet to parking lot curb w ith ivy
466	Plum 'Krauter's V	29.5	No	35% Poor	Mod.	Over-mature	In planting area 4.5-feet to parking lot curbs with ivy
467	London Plane	34.2	No-N	48% Poor	Good	Mature	In planting strip between neighbor's driveway and
468	Pepper, Peruvian	47.1	Yes	55% Fair	Mod.	Mature	In back corner of parking lot at top of creekbank
469	Willow, Australian	49.6	Yes	35% Poor	Mod.	Over-mature	On top of back creekbank. Recent breakage over
470	Willow, Australian	30.5	No	37% Poor	Mod.	Over-mature	Top of back creekbank; 4-feet to parking lot curb.
471	Acacia, Blackwood	62.8	Yes	37% Poor	Poor	Over-mature	Top of back creekbank; 5-feet to parking lot curb.
472	Acacia, Blackwood	71.6	Yes	27% Poor	Poor	Over-mature	Top of back creekbank; 5-feet to parking lot curb.
473	Acacia, Blackwood	59	Yes	25% V. Pr.	Poor	Over-mature	Top of back creekbank; 5-feet to parking lot curb.
474	Plum 'Krauter's V	14.1	No	25% V. Pr.	Mod.	Over-mature	In a back corner of parking lot bumpout.
475	Plum 'Krauter's V	26.4	No	27% Poor	Mod.	Over-mature	In a back corner of pkg lot. Crow ded; top-sided.
476	Plum 'Krauter's V	22.6	No	20% V. Pr.	Mod.	Over-mature	In a back corner of parking lot. Declining.
477	Ash, Raywood	41.4	Yes	40% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
478	Ash, Raywood	38.6	Yes	30% Poor	Mod.	Over-mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
479	Ash, Raywood	37.1	Yes	35% Poor	Mod.	Over-mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
480	Ash, Raywood	34.2	No	40% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
481	Ash, Raywood	23.9	No	35% Poor	Mod.	Over-mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
482	Ash, Raywood	25.7	No	40% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
483	Ash, Raywood	42.7	Yes	47% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
484	Ash, Raywood	42.7	Yes	60% Fair	Mod.	Mature	Pkg lot bump-out; 8-feet to north side of (e) building
485	Ash, Raywood	33	No	60% Fair	Mod.	Mature	Pkg lot bump-out; 31-feet to north side of (e)
486	Ash, Raywood	20.7	No	60% Fair	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
487	Ash, Raywood	35.5	No	25% V. Pr.	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
488	Ash, Raywood	24.8	No	35% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
489	Ash, Raywood	31.7	No	40% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
490	Ash, Raywood	26.7	No	47% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
491	Ash, Raywood	38	Yes	30% Poor	Mod.	Over-mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
492	Ash, Raywood	27.3	No	42% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
493	Ash, Raywood	31.7	No	37% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
494	Ash, Raywood	35.8	No	42% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
495	Ash, Raywood	42.4	Yes	44% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
496	Ash, Raywood	36.1	No	42% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
497	Ash, Raywood	37.1	Yes	44% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
498	Ash, Raywood	47	No	47% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
499	Ash, Raywood	28	No	44% Poor	Mod.	Mature	Side planter strip; 4-feet to pkg lot curb. Dieback.
500	Ash, Raywood	45.8	Yes	45% Poor	Mod.	Mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
501	Ash, Raywood	71.3	Yes	27% Poor	Mod.	Over-mature	Side planter strip; 5-feet to pkg lot curb. Dieback.
84	Protected-size Tree? = Yes =	22		9	= Good		
	Protected-size Tree? = No =	50		9	= Fair		
	Neighbor's P-size? = "Yes-N" =	4		55	= Poor		
	Neighbor's P-size? = "No-N" =	7		10	= Very Poor		
	Total P-size? = "Yes" =	26		0	= Dead		
	Total P-size? = "No" =	57		83			

Protected-size Tree? = circumf. 37-inches or ++  
*N = Neighbor's tree

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1201 Cadillac Ct., Milpitas, CA Page #5 of 20.

Ray Morneau, Arborist



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2.2 Discussion

The existing office building(s) will build up the front half to be a five-story hotel building with the current rear portion demolished and re-build as a pool and spa area. The driveway and drive aisle patterns will remain unchanged.

This report follows the Milpitas Municipal Code, Title X (Streets & Sidewalks), Chapter 2 (Tree Maintenance and Protection), Section 7 (Tree Protection and Heritage Tree Program). This link would appear to be current (accessed 08/01/2014):  
<http://www.google.com/url?sa=t&rct=j&q=&scrc=s&source=web&cd=1&ved=0CB8QFjAA&url=http%3A%2F%2Fplan.abag.ca.gov%2Fmm%2Fmm%2Futbp%2FUrban%2520Forest%2520Mgmt%2520-%2520Milpitas%2520Urban%2520Forest%2520Ordinance.doc&ei=AejnU9CwFlajAKw1oDAAw&usq=AFQjCNFYDL9FRRDmdM92KY-Mn9PF4ZjdXQ>

Code Section X-2-1.02 shows the City's jurisdiction for trees of significance, even on private property. Section X-2-4.02 shows that a permit is required for removal of significant trees, especially here protected-size specimens.

Of the eighty-three (83) trees, none of the trees on this site appear to be worthy of "Heritage Tree" designation (per "distinctive form, size, age, location and/or historical significance") [X-7.01-3].

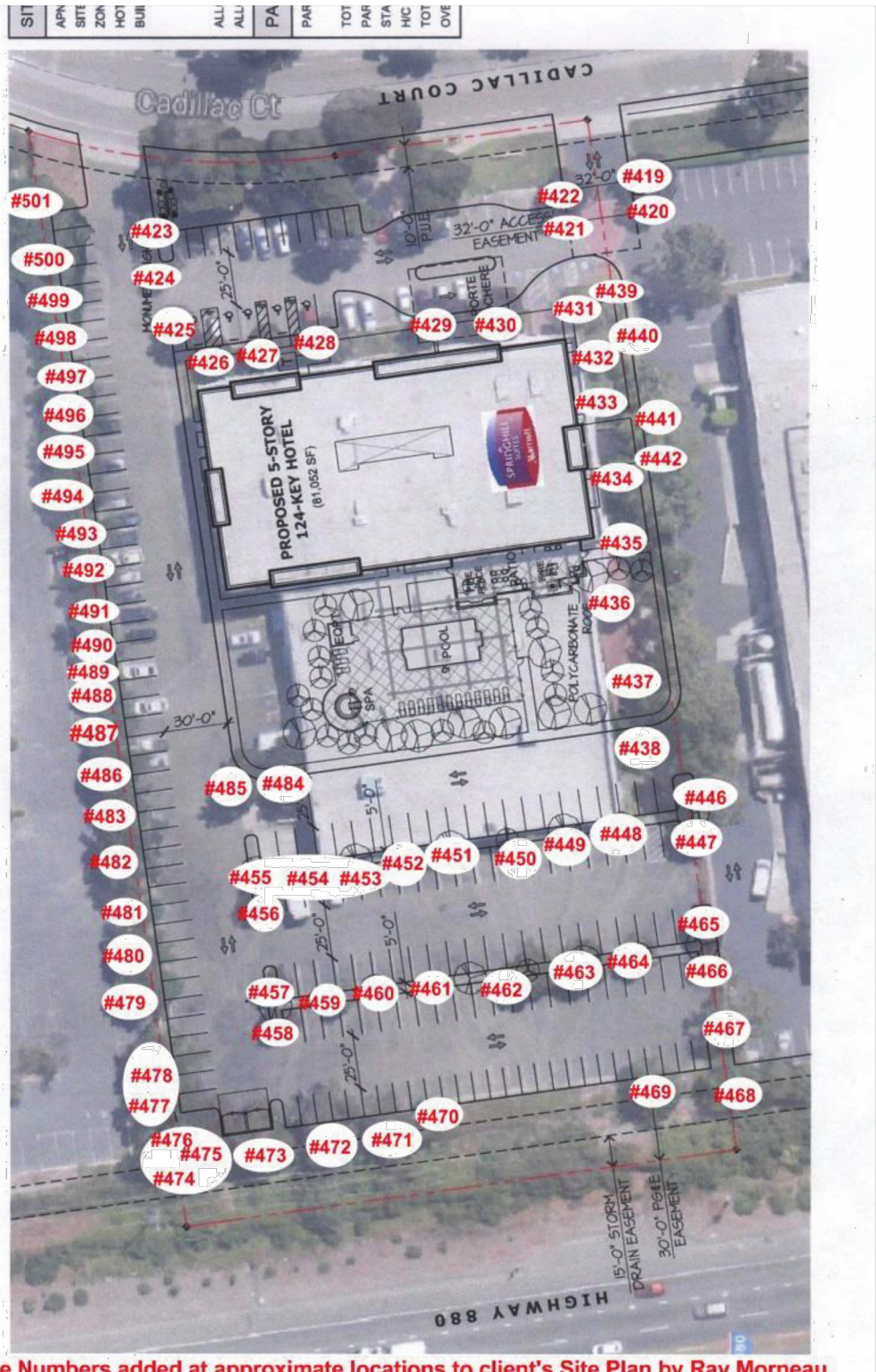
Twenty-six (26) measure up to be "Protected Trees" (greater than 37-inch circumference, or 12-inch diameter) [X-7.01-1(b)].

Code Section X-2-9.01 shows a requirement for replacement of significant removed trees.

Most of these inventoried trees are in (very) poor condition. It is a considerable challenge to design, plan, and work around this site's trees due to the already present decline and existing structural defects. The landscape designers have worked up a good plan for this unique site.

3.0 Site Plan, Tree Data, & Data Legend

3.1 Plan, with tree numbers added



Tree Numbers added at approximate locations to client's Site Plan by Ray Morneau, Arborist, to accompany August 2014 Arborist's Report.

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1201 Cadillac Ct., Milpitas, CA Page #7 of 20.

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Seal

Project  
SPRINGHILL SUITES  
MILPITAS  
1201 Cadillac Court, Milpitas CA 95035  
Owner: Alps Lodging 3, Inc.

Issue

Revisions

Sheet Title

ARBORIST REPORT  
SUMMARY

Date Last Edited

JANUARY 23, 2014

Sheet Number

L29

FOR TREE REMOVAL AND PRESERVATION PLAN SEE SHEET L2





FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



***SPRING HILL SUITES  
AIR QUALITY AND GHG  
EMISSIONS ASSESSMENT***

***Milpitas, California***

**December 4, 2014**

**Prepared for:**

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**CITY OF MILPITAS  
PLANNING DIVISION**

Project 14-202

## Introduction

The purpose of this report is to address air quality and greenhouse gas emission impacts associated with the proposed SpringHill Suites project in Milpitas, California. We understand that the project proposes the construction of 5-story, 124-room hotel, with a total building area of 81,052 square feet (s.f.) and site acreage of 3 acres. Green building design features such as designated parking for fuel-efficient vehicles, electric vehicle charging station, bicycle parking, water-efficient landscaping, renewable and low-emitting materials, LED lighting fixtures, lighting and HVAC occupancy sensors will be incorporated into the project.

The site is relatively flat and would not require substantial grading. Air quality impacts could occur due to temporary construction emissions and as a result of direct and indirect emissions from users of the new hotel. This analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).

## Setting

The project is located in the northern portion of the Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM₁₀) and fine particulate matter (PM_{2.5}).

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NOx). These precursor pollutants react under certain meteorological conditions to form high ozone levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant of the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM₁₀) and fine particulate matter where particles have a diameter of 2.5 micrometers or less (PM_{2.5}). Elevated concentrations of PM₁₀ and PM_{2.5} are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer) and include, but are not limited to, the criteria air pollutants listed above. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and Federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the CARB, diesel exhaust is a complex mixture of gases, vapors and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the state's Proposition 65 or under the Federal Hazardous Air Pollutants programs.

CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy duty diesel trucks that represent the bulk of DPM emissions from California highways. These regulations include the solid waste collection vehicle (SWCV) rule, in-use public and utility fleets, and the heavy-duty diesel truck and bus regulations. In 2008, CARB approved a new regulation to reduce emissions of DPM and nitrogen oxides from existing on-road heavy-duty diesel fueled vehicles.¹ The regulation requires affected vehicles to meet specific performance requirements between 2014 and 2023, with all affected diesel vehicles required to have 2010 model-year engines or equivalent by 2023. These requirements are phased in over the compliance period and depend on the model year of the vehicle.

The Bay Area Air Quality Management District (BAAQMD) is the regional agency tasked with managing air quality in the region. At the State level, the California Air Resources Board (a part of the California Environmental Protection Agency) oversees regional air district activities and regulates air quality at the State level. The BAAQMD has recently published CEQA Air Quality Guidelines that are used in this assessment to evaluate air quality impacts of projects.²

### Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 14, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, elementary schools, and parks. The closest off-site sensitive receptors are residences located over 900 feet to the southeast of the project site on N. Abbott Avenue. The project would not introduce any new sensitive receptors to the area.

### **Significance Thresholds**

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. These Thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in the Air District's updated CEQA Guidelines (updated May 2011). The significance thresholds identified by BAAQMD and used in this analysis are summarized in Table 1.

BAAQMD's adoption of significance thresholds contained in the 2011 CEQA Air Quality Guidelines was called into question by an order issued March 5, 2012, in California Building Industry Association (CBIA) v. BAAQMD (Alameda Superior Court Case No. RGI0548693). The order requires BAAQMD to set aside its approval of the thresholds until it has conducted environmental review under CEQA. The ruling made in the case concerned the environmental impacts of adopting the thresholds and how the thresholds would indirectly affect land use development patterns. In August 2013, the Appellate Court struck down the lower court's order to set aside the thresholds. However, this litigation remains pending as the California Supreme Court recently accepted a portion of CBIA's petition to review the appellate court's decision to uphold BAAQMD's adoption of the thresholds. The specific portion of the argument to be considered is in regard to whether CEQA requires consideration of the effects of the environment on a project (as contrasted to the effects of a proposed project on the environment). Therefore, the significance thresholds contained in the 2011 CEQA Air Quality Guidelines are applied to this project.

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¹ Available online: <http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>. Accessed: July 11, 2012.

² Bay Area Air Quality Management District. 2011. BAAQMD CEQA Air Quality Guidelines. May.



**Table 1. Air Quality Significance Thresholds**

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NO _x	54	54	10
PM ₁₀	82	82	15
PM _{2.5}	54	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Health Risks and Hazards for New Sources			
Excess Cancer Risk	10 per one million		
Chronic or Acute Hazard Index	1.0		
Incremental annual average PM _{2.5}	0.3 µg/m ³		
Health Risks and Hazards for Sensitive Receptors (Cumulative from all sources within 1,000 foot zone of influence) and Cumulative Thresholds for New Sources			
Excess Cancer Risk	100 per one million		
Chronic Hazard Index	10.0		
Annual Average PM _{2.5}	0.8 µg/m ³		
Greenhouse Gas Emissions			
GHG Annual Emissions	Not Applicable	1,100 metric tons, 4.6 metric tons per capita, or consistency with a Qualified GHG Reduction Strategy	
Note: ROG = reactive organic gases, NO _x = nitrogen oxides, PM ₁₀ = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, PM _{2.5} = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and GHG = greenhouse gas.			

## Impacts and Mitigation Measures

### **Impact 1:** Conflict with or obstruct implementation of the applicable air quality plan? *Less than significant*

The most recent clean air plan is the *Bay Area 2010 Clean Air Plan* that was adopted by BAAQMD in September 2010. The proposed project would not conflict with the latest Clean Air planning efforts since the project would have emissions well below the BAAQMD thresholds (see Impact 2), and development would be near existing transit with regional connections. The project, at 124 rooms, is too small to exceed any of the significance thresholds and, thus, it is not required to incorporate project-specific transportation control measures listed in the latest Clean Air Plan

### **Impact 2:** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? *Less than significant*

The Bay Area is considered a non-attainment area for ground-level ozone and fine particulate matter (PM_{2.5}) under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered non-attainment for respirable particulates or particulate matter with a diameter of less than 10 micrometers (PM₁₀) under the California Clean Air Act, but not the Federal act. The area has attained both State and Federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM₁₀, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NO_x), PM₁₀ and PM_{2.5} and apply to both construction period and operational period impacts.

Due to the project size, operational period emissions would be less than significant. In their 2011 update to the *CEQA Air Quality Guidelines*, BAAQMD identified the size of land use projects that could result in significant air pollutant emissions. For construction exhaust impacts, the hotel size was identified at 554 rooms. For operational impacts, the project size was identified at 489 rooms. Since the project proposes 124 rooms, it is concluded that emissions would be below the BAAQMD significance thresholds for both construction exhaust and operational emissions. However, because the project proposes to demolish the existing building on-site, modeling of construction emissions was conducted to quantify project impacts. The California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used to predict emissions from demolition and construction of the site assuming full build out of the project. The project land use types and size were input to CalEEMod.

#### Construction period emissions

CalEEMod provided annual emissions for construction. CalEEMod provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, vendor, and haul truck traffic. The model default for construction duration and equipment was based on a project of this type and size. The anticipated 17,124 s.f. for building demolition was entered into the model. *Attachment 1* includes the CalEEMod input and output values for construction emissions.

The proposed project land uses were input into CalEEMod, which included 124 rooms entered as "Hotel," and 181 parking lot spaces on a 3-acre site.

Average daily emissions were computed by dividing the total construction emissions by the number of construction days (approximately 269 based on the model default). Table 2 shows average daily construction emissions of ROG, NO_x, PM₁₀ exhaust, and PM_{2.5} exhaust during construction of the project. As indicated in Table 2, predicted project emissions would not exceed the BAAQMD significance thresholds.

Construction activities, particularly during site preparation and grading would temporarily generate fugitive dust in the form of PM₁₀ and PM_{2.5}. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. Fugitive dust emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. Fugitive dust emissions would also depend on soil moisture, silt content of soil, wind speed, and the amount of equipment operating. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. The BAAQMD *CEQA Air Quality Guidelines* consider these impacts to be less than significant if best management practices are employed to reduce these emissions. According to the project applicant, the project would implement BAAQMD-recommended best management practices, shown below as Construction BMPs. This impact is considered *less than significant*.

**Table 2. Construction Period Emissions**

Scenario	ROG	NO _x	PM ₁₀ Exhaust	PM _{2.5} Exhaust
2015 Construction emissions (tons)	0.66 tons	4.47 tons	0.28 tons	0.26 tons
2016 Construction emissions (tons)	0.46 tons	0.01 tons	0.01 tons	0.01 tons
Average daily emissions (pounds) ¹	8.3 lbs.	33.3 lbs.	2.2 lbs.	2.0 lbs.
BAAQMD Thresholds (pounds per day)	54 lbs.	54 lbs.	82 lbs.	54 lbs.
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Note: ¹ Assumes 269 workdays.				

*Construction BMPs: Include measures to control dust emissions.*

Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant. The contractor shall implement the following Best Management Practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.



6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Impact 3:** Violate any air quality standard or contribute substantially to an existing or projected air quality violation? *Less than significant*

As discussed under Impact 2, the project would have emissions less than the BAAQMD screening size for evaluating impacts related to ozone and particulate matter. Therefore, the project would not contribute substantially to existing or projected violations of those standards. Carbon monoxide emissions from traffic generated by the project would be the pollutant of greatest concern at the local level. Congested intersections with a large volume of traffic have the greatest potential to cause high-localized concentrations of carbon monoxide. Air pollutant monitoring data indicate that carbon monoxide levels have been at healthy levels (i.e., below State and federal standards) in the Bay Area since the early 1990s. As a result, the region has been designated as attainment for the standard. There is an ambient air quality monitoring station in San Jose that measures carbon monoxide concentrations. The highest measured level over any 8-hour averaging period during the last 3 years is less than 3.0 parts per million (ppm), compared to the ambient air quality standard of 9.0 ppm. Intersections affected by the project would have traffic volumes less than the BAAQMD screening criteria and, thus, would not cause a violation of an ambient air quality standard or have a considerable contribution to cumulative violations of these standards.³

**Impact 4:** Expose sensitive receptors to substantial pollutant concentrations? *Less than significant*

Operation of the project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. No stationary sources of TACs, such as generators, are proposed as part of the project. Construction activity would generate dust and equipment exhausts on a temporary basis. The project would not introduce any new sensitive receptors to the area. Construction equipment and associated heavy-duty truck traffic generate diesel exhaust, which is a known TAC. Diesel exhaust and PM_{2.5} can pose both potential health and nuisance impacts to nearby receptors. However, the nearest sensitive receptors are residences located over 900 feet to the southeast of the project site on N. Abbott Avenue. At this distance, excess cancer risk and non-cancer impacts to residences are not expected to exceed BAAQMD significance thresholds. Implementation of the project construction BMPs would reduce impacts from fugitive dust to a level of less than significant.

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³ For a land-use project type, the BAAQMD CEQA Air Quality Guidelines state that a proposed project would result in a less than significant impact to localized carbon monoxide concentrations if the project would not increase traffic at affected intersections to more than 44,000 vehicles per hour.

**Impact 5:** Create objectionable odors affecting a substantial number of people? *Less than significant*

The project would generate localized emissions of diesel exhaust during construction equipment operation and truck activity. These emissions may be noticeable from time to time by adjacent receptors. However, they would be localized and are not likely to adversely affect people off site by resulting in confirmed odor complaints. The project would not include any sources of significant odors that would cause complaints from surrounding uses. This would be a *less-than-significant* impact

**Impact 6:** Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? *Less than significant*

The City of Milpitas Climate Action Plan⁴ serves as a Qualified Greenhouse Gas Reduction Strategy or a community-wide plan approved by BAAQMD to reduce greenhouse gas (GHG) emissions in accordance with AB 32 goals. A Scoping Plan for AB 32 was adopted by CARB in December 2008. It contains the State of California's main strategies to reduce GHGs from business-as-usual emissions projected in 2020 back down to 1990 levels. Business-as-usual (BAU) is the projected emissions in 2020, including increases in emissions caused by growth, without any GHG reduction measures. The Scoping Plan has a range of GHG reduction actions, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

According to the City Climate Action Plan, the Milpitas community emitted approximately 744,150 metric tons of equivalent carbon dioxide (MT CO₂e) in the year 2005. Of that, 43 percent came from transportation, 25 percent from non-residential energy, 14 percent from stationary sources, 9 percent from solid waste, 2 percent from off-road equipment, and less than one percent each from water and wastewater, and light rail.

One purpose of the Qualified Greenhouse Gas Reduction Strategy is to streamline the decision-making process regarding a proposed project's impact on GHG emissions within the City. The project would not require a General Plan Amendment, and thus the project's consistency with relevant Climate Action Plan measures and actions has been used to evaluate the significance of this impact.

The following emissions reduction measures and actions shown in Table 3 are relevant to the proposed project, with the project's consistency evaluated below. Correspondence between Illingworth & Rodkin and Tracy Tam, Project Planner for the City, and Leon Sheyman, Permit Center Manager for the City, helped to determine the project's requirements and consistency.⁵

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⁴ City of Milpitas, 2013. *City of Milpitas Climate Action Plan: A Qualified Greenhouse Gas Reduction Strategy*. May.

⁵ Correspondence between Illingworth & Rodkin, Inc., and Tracy Tam, Project Planner, City of Milpitas, September 3, 2014, and Leon Sheyman, Permit Center Manager, City of Milpitas, September 12, 2014.

**Table 3. Climate Action Plan Consistency**

<b>Mandatory/ Voluntary</b>	<b>Climate Action Plan Measures and Actions</b>	<b>Consistency</b>
<i>Energy</i>		
Pending City action	Measure 1.5: Urban Cooling   Action A: Amend the Zoning Code to create tree planting standards for new and renovated development.   Action E: Reduce heat gain from surface parking lots in new development for a minimum of 50% of the site's hardscape. Develop standards to provide shade from the existing tree canopy or from appropriately selected new trees that complement site characteristics and maximize drought tolerance. Where feasible, use open-grid pavement systems (at least 50% pervious, which would also satisfy the stormwater Low Impact Development requirement).	Currently, there has been no City movement amending the zoning code to create tree planting or shading standards. The project description does not contain specifications for tree planting or pervious pavement design requirements. The project would, however, 1) design landscape irrigation to reduce the project's requirement by at least 50% from the baseline for site peak watering month, and 2) design and implement Storm Water Management Plan.
Pending City action	Measure 1.6 : Smart Grid Integration   Action A: Adopt new development standards to encourage the integration of smart-grid appliances.	Currently, there has been no City movement to adopt smart-grid standards. The project description does not contain plans to integrate the use of smart-grid appliances, such as refrigerators.
Voluntary	Measure 1.8: Online Energy Monitoring   Action A: Encourage the use of smart-grid and Energy Star appliances.	The project description does not contain plans to integrate the use of smart-grid appliances and Energy Star appliances, such as refrigerators.
Mandatory	Measure 2.1: Energy Efficiency in New Development   Action D: New nonresidential construction... greater than or equal to 50,000 gross square feet must be verified as LEED Silver (MMC 11-20-3.01(c))	Consistent – the project will meet or exceed LEED Silver standards.
Voluntary	Measure 3.1: Renewable Energy in New Development   Action A. Encourage through the discretionary process all new nonresidential development to meet energy needs with renewable energy sources.	The project description does not contain renewable energy source commitments.
<i>Water</i>		



<b>Mandatory/ Voluntary</b>	<b>Climate Action Plan Measures and Actions</b>	<b>Consistency</b>
Mandatory	Measure 4.1: Tiered Water Rates   Action B: Encourage the installation and use of greywater and rainwater harvesting systems to reduce outdoor potable use.   Action C: Implement the water-efficient landscaping ordinance and the water conservation ordinance.	Consistent – the City’s requirements are included in the Water-Efficient Landscape Ordinance No. 238.3. The project would install water meters that measure the total potable water use and would design landscape irrigation to reduce the project’s requirement by at least 50% from the baseline for site peak watering month. In addition, the project would reduce indoor water consumption by using fixtures that reduce aggregate water consumption by 20% from the baseline and install equipment that meets minimum requirements.
<i>Transportation and Land Use</i>		
Mandatory	Measure 5.1: Increased Densities   Action B: Ensure pedestrian accessibility for all new development.	Consistent – the project is designed with pedestrian-friendly and handicap-accessible sidewalks.
Mandatory	Measure 7.5: Bicycle Parking   Action A: Create new development standards to support bicycle parking requirements.	Consistent – the City’s requirements for off-street parking are included in Section 53 of the Municipal Code. According to Table 53.09-1 of Section 53, there are no minimum requirements for commercial use bicycle parking. However, the project site would have a minimum of 10 bicycle storage devices.
Pending City Action	Measure 8.1: Transportation Demand Management   Action A: Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.	If the planning staff report determines that a TDM would be necessary, the project shall require mandatory inclusion of ridesharing for employees.
Voluntary	Measure 8.2: Car-Share Programs   Action A: Work with City Car Share or other non-governmental organizations and/or businesses to provide car-sharing resources and information.	The project description does not contain plans to include car-sharing services on-site.
Pending City action	Measure 9.2: Nonresidential Parking Requirements   Action A: Revise development standards to create incentives to reduce the minimum parking requirements for new nonresidential buildings in Milpitas.	Currently, there has been no City movement to revise development standards to create incentives to reduce the minimum parking requirements for new nonresidential buildings. The project would include 181 parking lot spaces.

<b>Mandatory/ Voluntary</b>	<b>Climate Action Plan Measures and Actions</b>	<b>Consistency</b>
Pending City action	Measure 10.1: Parking for Low-Emissions Vehicles   Action A: Revise development standards.   Action D: Provide a parking reduction ratio of one-to-one for every percentage of total parking spots designated for low-emitting, fuel-efficient vehicles.   Action E: Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.	Currently, there has been no City movement to revise development standards regarding low-emissions vehicle parking. The project would include designated parking for clean air vehicles and an electric vehicle charging station.
<i>Solid Waste</i>		
Voluntary	Measure 11.1: Waste Diversion   Action A: Support the expansion of existing food waste and composting collection routes in order to provide composting services for interested residents and businesses.	The project description does not contain plans to install on-site compost receptacles.
<i>Off-Road Equipment</i>		
Mandatory	Measure 12.1: Lawn and Garden Equipment   Action C: Require new buildings to provide accessible exterior electrical outlets to charge electric-powered lawn and garden equipment.	Consistent – the project will provide accessible exterior electrical outlets.
Voluntary	Measure 12.2: Construction Best Management Practices   Action A: The City will encourage new development to comply with applicable BAAQMD best management practices that reduce GHGs, including use of alternative-fueled vehicles and equipment, use of local recycled materials, and recycling of construction or demolition materials.	The BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions. The District recommends quantifying emissions and disclosing that GHG emissions would occur during construction. BAAQMD also encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable. Best management practices assumed to be incorporated into construction of the proposed project include, but are not limited to: using local building materials of at least 10% and recycling or reusing at least 50% of construction waste or demolition materials. The project would institute a material handling and waste management program for reduction, recycling and salvage of materials. Use of efficient framing techniques are proposed, which would include the use of materials that reduce material waste by an estimated 50%. The installation of only direct-vent sealed gas or high-efficiency electric fireplaces would be required as part of the proposed project.

As shown in Table 3, the project as proposed is consistent with the mandatory requirements of the City Climate Action Plan. Several items are pending City action, such as ordinances to be adopted and the revision of development standards. The project shall ensure consistency with the following pending City actions if, and when, the applicable ordinances or development standards are adopted: Climate Action

Plan Measures 1.5, 1.6, 8.1, 9.2, and 10.1. Finally, the project applicant is strongly encouraged to instate all applicable voluntary actions as part of the final project design, including those listed in Table 3.

**Impact 7:** Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? *No Impact.*

The project would be subject to new requirements under rule making developed at the State and local level regarding greenhouse gas emissions and be subject to local policies, such as the City Climate Action Plan, that may affect emissions of greenhouse gases.



**Attachment 1: CalEEMod Emission Computations**

## SpringHill Suites, Milpitas

### Santa Clara County, Annual

#### 0 Project Characteristics

##### 1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	124.00	Room	3.00	81,052.00	0
Parking Lot	181.00	Space	0.00	72,400.00	0

##### 2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	58
Climate Zone	4			Operational Year	2014
Utility Company	Pacific Gas & Electric Company				
CH4 Intensity (lb/MW/hr)	641.35	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

##### 3 User Entered Comments & Non-Default Data

Ind Use - Lot acreage and square footage from project plan drawings.

Amolition - 17,124 s.f. building demo.

chitectural Coating - BAAQMD low VOC requirement.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	100.00	150.00
tblLandUse	LandUseSquareFeet	180,048.00	81,052.00
tblLandUse	LotAcreage	4.13	3.00
tblLandUse	LotAcreage	1.63	0.00

## 0 Emissions Summary

### 1 Overall Construction

#### nmifigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr											MT/yr					
2015	0.6608	4.4700	3.4563	5.0600e-003	0.1408	0.2812	0.4220	0.0494	0.2638	0.3132	0.0000	453.0655	453.0655	0.0883	0.0000	454.9200
2016	0.4646	9.7600e-003	0.0102	2.0000e-005	4.7000e-004	7.9000e-004	1.2600e-003	1.3000e-004	7.9000e-004	9.2000e-004	0.0000	1.4385	1.4385	1.4000e-004	0.0000	1.4415
Total	1.1254	4.4798	3.4664	5.0800e-003	0.1412	0.2820	0.4232	0.0495	0.2646	0.3141	0.0000	454.5040	454.5040	0.0885	0.0000	456.3614

## 0 Construction Detail

### onstruction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
	Site Preparation	Site Preparation	1/29/2015	2/2/2015	5	3	
	Grading	Grading	2/3/2015	2/10/2015	5	6	
	Building Construction	Building Construction	2/11/2015	12/15/2015	5	220	
	Paving	Paving	12/16/2015	12/29/2015	5	10	
	Architectural Coating	Architectural Coating	12/30/2015	1/12/2016	5	10	

res of Grading (Site Preparation Phase): 0

res of Grading (Grading Phase): 3

res of Paving: 0

asidential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 124,836; Non-Residential Outdoor: 41,612 (Architectural Coating –



## ffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
chitectural Coating	Air Compressors	1	6.00	78	0.48
ving	Cement and Mortar Mixers	2	6.00	9	0.56
molition	Concrete/Industrial Saws	1	8.00	81	0.73
molition	Excavators	3	8.00	162	0.38
ilding Construction	Cranes	1	7.00	226	0.29
ilding Construction	Forklifts	3	8.00	89	0.20
ading	Excavators	1	8.00	162	0.38
ving	Pavers	1	8.00	125	0.42
ving	Rollers	2	6.00	80	0.38
molition	Rubber Tired Dozers	2	8.00	255	0.40
ading	Rubber Tired Dozers	1	8.00	255	0.40
ilding Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
ilding Construction	Generator Sets	1	8.00	84	0.74
ading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
ving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
e Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
ading	Graders	1	8.00	174	0.41
ving	Paving Equipment	2	6.00	130	0.36
e Preparation	Rubber Tired Dozers	3	8.00	255	0.40
ilding Construction	Welders	1	8.00	46	0.45

## ips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
molition	6	15.00	0.00	78.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
e Preparation	7	18.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
ading	6	15.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
ilding Construction	9	64.00	25.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

iving		8	20.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
chitectural Coating		1	13.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

## 2 Demolition - 2015

### mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					8.4300e-003	0.0000	8.4300e-003	1.2800e-003	0.0000	1.2800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245	0.0229	0.0229	0.0229	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544
Total	0.0451	0.4836	0.3607	4.0000e-004	8.4300e-003	0.0245	0.0329	1.2800e-003	0.0229	0.0241	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544

### mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	9.6000e-004	0.0135	9.7100e-003	3.0000e-005	6.6000e-004	2.0000e-004	8.6000e-004	1.8000e-004	1.9000e-004	3.7000e-004	0.0000	2.7032	2.7032	2.0000e-005	0.0000	2.7037
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.2000e-004	8.8000e-004	8.5300e-003	2.0000e-005	1.3700e-003	1.0000e-005	1.3800e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2465	1.2465	7.0000e-005	0.0000	1.2479
Total	1.5800e-003	0.0144	0.0182	5.0000e-005	2.0300e-003	2.1000e-004	2.2400e-003	5.4000e-004	2.0000e-004	7.4000e-004	0.0000	3.9497	3.9497	9.0000e-005	0.0000	3.9516

## 3 Site Preparation - 2015

### mitigated Construction On-Site







Category	tons/yr										MT/yr				
Fugitive Dust				0.0197	0.0000	0.0197	0.0101	0.0000	0.0101	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0115	0.1213	0.0800	9.0000e-005	6.9900e-003	6.9900e-003	6.4300e-003	6.4300e-003	6.4300e-003	0.0000	8.5158	8.5158	2.5400e-003	0.0000	8.5692
Total	0.0115	0.1213	0.0800	9.0000e-005	6.9900e-003	6.9900e-003	6.4300e-003	6.4300e-003	6.4300e-003	0.0000	8.5158	8.5158	2.5400e-003	0.0000	8.5692

### mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	2.6000e-004	2.5600e-003	0.0000	4.1000e-004	0.0000	4.1000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3739	0.3739	2.0000e-005	0.0000	0.3744
Total	1.9000e-004	2.6000e-004	2.5600e-003	0.0000	4.1000e-004	0.0000	4.1000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3739	0.3739	2.0000e-005	0.0000	0.3744

### 5 Building Construction - 2015

### mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.4025	3.3033	2.0619	2.9500e-003		0.2328	0.2328		0.2189	0.2189	0.0000	268.3938	268.3938	0.0673	0.0000	269.8079
Total	0.4025	3.3033	2.0619	2.9500e-003		0.2328	0.2328		0.2189	0.2189	0.0000	268.3938	268.3938	0.0673	0.0000	269.8079

	Category	COG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
	Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	Vendor	0.0364	0.3158	0.3954	6.6000e-004	0.0178	5.1400e-003	0.0229	5.0900e-003	4.7300e-003	9.8200e-003	0.0000	60.1621	60.1621	5.4000e-004	0.0000	60.1734
	Worker	0.0292	0.0412	0.4002	7.4000e-004	0.0641	5.4000e-004	0.0646	0.0171	5.0000e-004	0.0175	0.0000	58.5002	58.5002	3.3200e-003	0.0000	58.5699
	Total	0.0655	0.3569	0.7956	1.4000e-003	0.0819	5.6800e-003	0.0875	0.0221	5.2300e-003	0.0274	0.0000	118.6623	118.6623	3.8600e-003	0.0000	118.7433

### mitigated Construction On-Site:

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr											MT/yr				
Off-Road	9.8000e-003	0.1015	0.0634	9.0000e-005		6.1200e-003	6.1200e-003		5.6400e-003	5.6400e-003	0.0000	8.7149	8.7149	2.5300e-003	0.0000	8.7681
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8000e-003	0.1015	0.0634	9.0000e-005		6.1200e-003	6.1200e-003		5.6400e-003	5.6400e-003	0.0000	8.7149	8.7149	2.5300e-003	0.0000	8.7681

### mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.1000e-004	5.8000e-004	5.6800e-003	1.0000e-005	9.1000e-004	1.0000e-005	9.2000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.8310	0.8310	5.0000e-005	0.0000	0.8320
Total	4.1000e-004	5.8000e-004	5.6800e-003	1.0000e-005	9.1000e-004	1.0000e-005	9.2000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.8310	0.8310	5.0000e-005	0.0000	0.8320

## 7 Architectural Coating - 2015

### mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Archit. Coating	0.1157					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-004	2.5700e-003	1.9000e-003	0.0000		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004	0.0000	0.2553	0.2553	3.0000e-005	0.0000	0.2560
Total	0.1161	2.5700e-003	1.9000e-003	0.0000		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004	0.0000	0.2553	0.2553	3.0000e-005	0.0000	0.2560

## mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e





Worker	1.9000e-004	2.7000e-004	2.6400e-003	1.0000e-005	4.7000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4172	0.4172	2.0000e-005	0.0000	0.4176
Total	1.9000e-004	2.7000e-004	2.6400e-003	1.0000e-005	4.7000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4172	0.4172	2.0000e-005	0.0000	0.4176

## **List of Attachments for Public Hearing No. 02**

### **– Holiday Inn Hotel**

**Conduct a Public Hearing and Adopt a Resolution Approving a Site Development Permit and Conditional Use Permit to Construct a 128-room, 4-story Holiday Inn Hotel with Various Site Improvements on a 3.29 Acre Site and Alcohol Sale (Staff Contact: Tracy Tam, 408-586-3276)**

#### **Attachments:**

- 02-A Draft Council Resolution
- 02-B 2-11-15 Planning Commission Staff Report
- 02-C 2-11-15 Planning Commission Meeting Minutes
- 02-D Adopted Planning Commission Resolution 15-006
- 02-E Site Development Plans
- 02-F Colored Elevations
- 02-G Best Management Practices and Construction Measures
- 02-H Air Quality Greenhouse Gas Study
- 02-I Biological Resources Report



## RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT NO. SD14-0016, CONDITIONAL USE PERMIT NO. UP14-0017, VARIANCE NO. VA14-0001, AND EXEMPTION TO WATER CONSERVATION ORDINANCE TO CONSTRUCT A 128-ROOM, FOUR-STORY HOTEL WITH VARIOUS SITE IMPROVEMENTS ON A 3.29 ACRE SITE, AND TO ALLOW FOR A HOTEL USE WITH A RESTAURANT AND BAR SERVING ALL TYPES OF ALCOHOL, A FLOOR AREA RATIO AND BUILDING HEIGHT INCREASE, AND A DEVIATION FROM THE SETBACK REQUIREMENTS FOR THE PROPERTY LOCATED AT 1100 CADILLAC COURT**

**WHEREAS**, on August 27, 2014, an application was submitted by Prime Group Construction, Inc., 3045 Wilson Road, Bakersfield, CA 93304, to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for a hotel use with a restaurant and bar serving all types of alcohol, a Floor Area Ratio (“FAR”) and building height increase, and a deviation from the setback requirements for the property located at 1100 Cadillac Court (APN: 022-57-001) (the “Project”). The property is located within the Industrial Park Zoning District; and

**WHEREAS**, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA) and recommends that the City Council determine this project exempt under CEQA; and

**WHEREAS**, on February 11, 2015, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the applicant, and other interested parties and adopted a Resolution recommending the City Council approval of Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, and Variance No. VA14-0001 for the proposed Project; and

**WHEREAS**, on March 3, 2015, the City Council held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the applicant, and other interested parties.

**NOW, THEREFORE**, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. The City Council finds that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 for (In-Fill Development Projects) because the proposed Project meets the conditions described in that section based on the Findings of Approval and subject to the Conditions of Approval attached hereto as **Exhibit 1**. As further described in the staff report and in this Resolution:
  - a. The proposed Project is consistent with the applicable General Plan Designation and all applicable general plan policies as well as with applicable Zoning Designation and regulations.
  - b. The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounding by urban uses.
  - c. The Project site has no value as habitat for endangered, rare or threatened species.
  - d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - e. The site can be adequately served by all required utilities and public services.

The Air Quality and GHG Emissions report, Biological Resources report, and Phase I report prepared by various consultants (Illingworth & Rodkin, Inc., H.T. Harvey & Associates, and AEI Consultants respectively) indicate that the proposed Project will not have a significant effect on the environment. The Biological Resources report states that the Project site does not provide a suitable habitat for any special-status plant species and it would be unlikely for burrowing owls to locate on the site, concluding that the Project site has no value as a habitat for endangered, rare, or threatened species. However, the Biological

Resources report also stated squirrels can locate on the site at any time and thus the applicant has incorporated those measures into the Project (provided as Attachment D to the Staff Report). Copies of the relevant reports are all a part of the administrative record for the public hearing and fully incorporated herein by reference.

The City's transportation engineer performed an initial calculation to determine the peak-hour trips to be generated for this use, utilizing Institute of Transportation Engineers (ITE) standards as a resource. The results showed that the proposed use will generate less than one hundred (100) peak hour trips, thus not triggering the need for a Traffic Impact Analysis. In regards to the noise, the Project site is surrounded by industrial park parcels and as stated in the General Plan (Noise Element), the acceptable decibel (dB) for a lodging use is 65 dB while the acceptable decibel for office buildings is 70 dB, therefore, the Project will not result in any significant effects relating to noise. The Air Quality and GHG Emissions report prepared by Illingworth & Rodkin indicated that this Project will not have a significant impact on the environment with the implementation of the Construction Best Management Practices (BMP). The Project has incorporated these measures into the Project (Attachment D to the Staff Report). In regards to the water quality, the Project has incorporated stormwater control measures and Best Management Practices to protect the City's system from contamination.

Based on the foregoing and as further described herein, the proposed Project is exempt under CEQA Guidelines Section 15332 because the Project is consistent with the General Plan Designation, Zoning Designation, all applicable general plan policies and all zoning regulations. Additionally, the Project site is 3.29 acres and located within City limits, and can adequately be served by all required utilities and public services.

3. Site Development Permit Findings (Section XI-10-57-03(F))

- a. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.

The Site Development Permit is required for the construction of the hotel and site improvements. As discussed in detail in the Staff Report and herein, the Project is consistent with this finding because the surrounding area is primarily comprised of Business Park developments. The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side of the building will face Fairway Way. The surrounding buildings are primarily one to two story industrial offices. Although the Project proposes a total of four (4) stories, the proposed landscaping will assist with ensuring streetscape and foliage density consistency with the surrounding area. Based on the foregoing, the proposed Project is aesthetically harmonious with adjacent and surrounding development.

- b. The project is consistent with the Milpitas Zoning Ordinance

Development Standards

As discussed in detail in the Staff Report and herein, a hotel is conditionally permitted in an Industrial Park (MP) Zone. The Project conforms to the development standards required in the Industrial Park (MP) and Site and Architectural (S) Overlay Districts. The table below demonstrates how the Project is consistent with these development standards.

**Table 1:  
Summary of Development Standards**

	Standard	Proposed	Complies?
Setbacks (Minimum)			
Front	35'-0"	330'-9"	Yes
Street Side	35'-0"	42'-6"	Yes
Interior	10'-0"	3'-10"	Yes*

	Standard	Proposed	Complies?
Rear	20'-0"	34'-6"	Yes
Floor Area Ratio (Maximum)	0.50	0.52	Yes**
Building Height (Maximum)	None, but special finding is required.	68'-11"	Yes***
Landscaping	Required front and street side yard area	Front and street side yard area	Yes
*With approval of a Variance			
**With approval of a Conditional Use Permit			
***If the City Council can make the following findings: (1) the proposed development will generate low peak-hour traffic; and (2) will not create a dominating visual prominence. This is discussed in greater detail in the Findings of Approval section.			

The Project complies with all development standards for the Industrial Park Zoning Designation with the exception of the interior setback, the Floor Area Ratio (FAR), and the maximum building height. The interior setback requirement for the Industrial Park Zoning District is a minimum of ten feet (10'-0"). The Project proposes an interior setback of three feet and ten inches (3'-10"). In order to allow for this interior setback, a Variance must be approved. This Project is a candidate for a Variance because of an unusual and irregular property line.

The Project proposes a Floor Area Ratio of 0.52 when the Industrial Park Zoning Designation has a maximum allowance of 0.50. The Floor Area Ratio can be increased through the approval of a Conditional Use Permit. In regards to the maximum building height, the Industrial Park Zoning Designation does not have a maximum building height requirement, however, any building that exceeds three (3) stories or thirty-five feet (35'-0") in height requires the approval of a Conditional Use Permit and special findings made by the City Council.

Findings for the Variance and Conditional Use Permit are discussed further in Section 5, 6 and 7 of the Resolution.

#### Parking

The Project requires a total of 160 parking spaces based on the table below:

**Table 2:  
Summary of Parking Standards**

Use	# of rooms/# of seats/Sq. Ft.	Parking Ratio	Required Parking
Guest rooms	128 rooms	1 parking space per guest room	128 spaces
Meeting room	82 seats	1 parking space per 4 seats	21 Spaces
Board room	12 seats	1 parking space per 4 seats	3 Spaces
Employee parking	8 employees	1 per employee	8 Spaces
Total number of parking spaces required			160 Spaces
Total number of parking spaces provided			164 aces

- c. The project is consistent with the Milpitas General Plan.

The General Plan designation for the subject property is Industrial Park, which is intended to accommodate research, professional, packaging and distribution facilities in a park-like setting, free from noise, odor and



other such nuisances. The proposed Project is consistent with the General Plan in that it contributes to the City's economic development goals and provides the necessary public infrastructure improvements such as improving the Project frontage and improving the public streets on the Project frontage.

The Project is also consistent with the following Milpitas General Plan Policies:

- 1) General Plan Policy No. 2.a-G-7: When considering development proposals, seek “community benefit,” such as upgrading infrastructure facilities, construction new infrastructure facilities, and funding contributions to programs. As a Condition of Approval (specifically #37(a)), the Project will improve the public street fronting the Project site.
- 2) General Plan Policy No. 2.a-G-9: The City should make land use decisions that improve the City’s fiscal condition. The Project will benefit the City’s fiscal condition by providing an additional source of revenue through the Transient Occupancy Tax (TOT).
- 3) General Plan Policy No. 2.a-G-11: Promote land use policy and implementation actions that improve the City’s fiscal sustainability. Maintain and enhance the City’s projected total net revenue through amendments made to the General Plan. The Project will enhance the City’s fiscal condition through collection of sales and property tax and the TOT.
- 4) General Plan Policy No. 2.a-I-2: Promote development within the incorporated limits which acts to fill-in the urban fabric rather than providing costly expansion of urban services into outlying areas. The Project site is a vacant lot located in a developed area of the City.
- 5) General Plan Policy No 2.a-I-3: Encourage economic pursuits which will strengthen and promote development through stability and balance. The Project will provide economic benefit to the City by attracting visitors to Milpitas and collection of sales and property tax and the TOT.
- 6) General Plan Policy No 2.d-I-5: When considering development proposals that are consistent with the underlying land use designation, seek opportunities for infrastructure improvements that would benefit the proposed project as well as the adjacent development that would lessen the burden on the overall tax base. The Project will improve the project frontage through planting of landscaping and public street improvements.
- 7) General Plan Policy No 3.b-I-1: Require new development to pay its share of street and other transportation improvements based on its impacts. The Project will pay a fair share of the Calaveras Boulevard Widening Fee.
- 8) General Plan Policy No 3.d-I-12: Design streets to include detached sidewalks with planting strips or wider, attached sidewalks with tree-wells to encourage pedestrian use and safety, as well as to remove barriers and increase accessibility. The Project proposes to create a four and a half (4’-0”) strip of new landscape parkway planter buffering the pedestrian from the public street.
- 9) General Plan Policy No 3.d-I-16: Include evaluation of bicycle facility needs in all planning applications for new developments and major remodeling or improvement projects. The Project proposes a bicycle rack which can accommodate up to eight (8) bicycles.
- 10) General Plan Policy No 4.d-G-4: Mitigate the effects that land development can have on water quality. The Project will comply with the stormwater control requirements by proposing fourteen (14) bio-retention areas on-site.
- 11) General Plan Policy No 4.d-G-6: Promote conservation and efficiency in the use of water. The Project proposes landscaping which all have low to moderate water usage needs.
- 12) General Plan Policy No 5.b-I-1: Ensure that new construction or substantial improvements to any existing structure result in adequate protection from flood hazards. This includes ensuring that:

- New non-residential development within the 100-year Flood Zone locate the lowest floor, including basement, above the base flood elevation; and
- New non-residential development locate the lowest floor, including basement, above the base floor elevation or incorporates flood-proofing and structural requirements as spelled out in the Municipal Code.

The Project proposes to have a finished floor at 13.3, which meets the requirements required by the City.

#### 4. Conditional Use Permit Findings (Section XI-10-57-04-1(F))

- a. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The proposed hotel and restaurant use will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare in that it is designed to be compatible with and strengthen the identity of the surrounding Business Parks. The hotel use will serve the area by providing a location for overnight accommodations for business and visitor travel. As conditioned, the Project will ensure public health and safety by providing a surveillance system and recordings made available to the Police Department and adequate lighting standards to ensure high visibility.

The applicant is requesting a Type 70 On-Sale General Restrictive Service which authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.

The sale of alcohol in the State of California is regulated by the Alcoholic Beverage Control Act (California Business and Profession Code Sections 23000-25762). The California Department of Alcoholic Beverage Control is required to deny an application for a license if issuance of the license would result in or add to an undue concentration of licenses in a particular area, unless the local governing body finds that it would serve the public convenience or necessity. An undue concentration is defined under Business and Profession Code Section 23958.4 as an area where: (a) there is a crime reporting district that has a 20% greater number of reported crimes than the average of all crime reporting districts in the jurisdiction or (b) the ratio of retail licenses of the type applied for, to the population in the census tract or census division exceeds the ratio for the county in which the applicant premises are located.

According to the Department of Alcohol Beverage Control, the project does not fall within an undue concentration area for liquor licenses. The project is located in Census Tract No. 5045.06 which authorizes three (3) off-sale permits (off-site consumption) and seven (7) on-sale permits (on-site consumption). Current there are four (4) Type 41 On-Sale Beer and Wine (Restaurants) and two (2) Type 20 Off-sale Beer and Wine (Package Stores). Staff has included the following conditions to ensure public health and safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)
- Alcoholic Beverage Control Licensing - Permittee shall at all times comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P)

- b. The proposed use is consistent with the Milpitas General Plan. As discussed above, the Project is consistent with the Milpitas General Plan.

- c. The proposed use is consistent with the Milpitas Zoning Ordinance. As described above, the proposed Project is consistent with the Milpitas Zoning Ordinance.
- 5. Conditional Use Permit Findings (Table XI-10-57.04-2 and Table XI-10-7.03-1): Relating to increased height

- a. The project exhibits exceptional architecture and aesthetic merit to warrant the excess height.

Although the Industrial Park Zoning Designation does not have a maximum height requirement, an additional finding must be made by the City Council if the proposed development is greater than three (3) stories or thirty-five feet (35'-0") in height. The proposed roof height for the Project is approximately forty-seven feet tall (47'-0") and the front parapet is approximately fifty-five feet and eleven inches (55'-11"). The rear tower elements range from fifty-eight feet and one inch (58'-1") to sixty-eight feet and eleven inches (68'-11"). To ensure that the proposed hotel will reflect high-quality material and exceptional architecture, the Project is conditioned (Condition #17) to revise and submit building elevations to reflect high quality material, finishes, and articulation prior to issuance of any building permit. The Project is also conditioned to provide the Planning Director with a proposed color palette for the building, to incorporate additional cornice treatment to provide consistency, for the applicant to submit design alternatives for the rear tower elements, and to ensure that the window foam trim will protrude a minimum of one to two inches (1"-2") to create a recession to provide for greater architectural interest.

- b. Any excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side will face Fairway Way. The project site is a corner property which has public street frontage on Fairview Way and Cadillac Court. The site design and the excess height will not be detrimental to the light, air or privacy of any other structure or use because the proposed hotel building is located at least thirty (30'-0") feet away from a structures.

6. Conditional Use Permit Findings (Section XI-10-2.03): Relating to increased Floor Area Ratio

Pursuant to the Section XI-10-2.03 mentioned above, the Floor Area Ratio can be increased through the Conditional Use Permit if the two following findings can be made.

- b. The proposed development will generate low peak-hour traffic.

The Project is proposing an increase in the Floor Area Ratio (FAR) from 0.50 to 0.52. The maximum allowed FAR in the Industrial Park zoning designation is 0.50. Due to this increase, the City Council must find that the proposed development will generate low-peak hour traffic. The Project is consistent with this finding because based on the City's Traffic Engineer's assessment and reviewing the standards set by the Institute of Transportation Engineers (ITE), the proposed Project will not generate more than one hundred (100) peak hour trips. A peak hour trip is defined as the one-hour period of time with the highest volume of traffic. The peak hour trips generated by the hotel is lower than the surrounding existing industrial uses and the peak hour trips generated fall in line with the Industrial Park zoning designation.

- c. The proposed development will not create a dominating visual prominence.

As discussed in the Project Analysis section of the staff report, the City Council must make this finding in order to grant the increase in the FAR through the Conditional Use Permit. The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side will face Fairway Way. Although the proposed Project is approximately sixty-eight feet (68'-0") in height (measured from the parapet height), the Project is proposing compatible massing, detail, materials and colors compatible with the surrounding



business park. In addition, a variety of landscaping is included to compliment the proposed building and site character. The Project landscaping will assist with softening the hardscape. The Project proposes to plant trees and various shrubs and groundcover all along the Cadillac Court and Fairview Way frontage which will assist with softening the building and the parking lot.

7. Variances Findings (Section XI-10-57.06(F)(1)): Relating to setback requirements

- a. Due to special circumstances applicable to the subject property including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications.

The Project is requesting a Variance for an exception to the setback requirements in the Industrial Park Zoning Designation. The interior side setback requirement for the Industrial Park Zoning Designation is ten (10'-0") feet. The Project proposes a side setback distance of three feet and ten inches (3'-10") due to an existing irregular property line that exists for the site (shown on Sheet A1.0 of the project plans). The proposed Project is consistent with this finding because the irregular property line is not evident in the way the property will be constructed and landscaped and poses no visual or setback impact to the adjacent property landscape and shared driveway.

- b. The granting of the variance is necessary for the preservation of substantial property right possessed by other property in the same vicinity and zone and otherwise denied the subject property.

The Project is consistent with this finding because without the approval of the variance for the purpose of granting a three foot and ten inches (3'-10") side setback, the proposed Project will not be able to use this area as a self-retaining area for stormwater quality control due to the irregular property line discussed above.

- c. The required conditions of approval assure that the adjustment authorized will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity subject to the same zoning regulations.

The Project is consistent with this finding because as mentioned before, the irregular property line is only present on the Project site when reviewing the surrounding parcels within this area of the City.

- d. The granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The granting with the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because the three foot ten inches (3'-10") setback will not be located within twenty feet (20'-0") of the adjacent building. The Project is consistent with this finding because the proposed Project is intending to improve the shared access driveway area located off Cadillac Court and will not inhibit or prohibit improvements in the vicinity. Currently, the site has a driveway which ends into deceased vegetation. The Project proposes to improve this area by adding new landscaping and a curb to contain the landscaped area.

- e. The granting of the variance is consistent with the General Plan and the intent of this title.

As discussed in detail in the Staff Report and herein, the Project is consistent with the General Plan and the intent of the title.

8. Exemption to Water Conservation Ordinance (Section VIII-6-5.00): Relating to the use of potable water for irrigating new landscaped areas and for decorative features, swimming pools/ponds

On August 26, 2014, the City Council adopted Water Conservation Ordinance No. 240.2, which implemented additional water use restrictions. The Ordinance states that the use of potable water for the installation for new

landscaping, decorative fountains and new swimming pools is prohibited (Section 5.03-5.06). However, the Ordinance allows exceptions to be granted at the discretion of the City Council (Section 5.08). Staff is in support of this exception request because the area is not served by reclaimed water and therefore must use potable water for all irrigation, decorative water features, and swimming pools. Additionally, landscaping and onsite amenities such as the pool and spa area are necessary to provide an attractive setting and enjoyable hotel experience, and hotel use generates revenue for the City.

9. Based on the foregoing, the City Council of the City of Milpitas hereby approves Site Development Permit No. SD1-0016, Conditional Use Permit No. UP14-0017, Variance No. VA14-0001, and Exemption to the Water Conservation Ordinance, based on the above Findings and subject to the attached Conditions of Approval set forth in **Exhibit 1** and incorporated fully herein.

PASSED AND ADOPTED this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

_____  
Mary Lavelle, City Clerk

_____  
Jose S. Esteves, Mayor

APPROVED AS TO FORM:

_____  
Michael J. Ogaz, City Attorney

## **EXHIBIT 1**

### **CONDITIONS OF APPROVAL FOR HOLIDAY INN SUITES SITE DEVELOPMENT PERMIT NO. SD14-0016, CONDITIONAL USE PERMIT NO. UP14-0017, AND VARIANCE NO. VA14-0001 TO CONSTRUCT A 128-ROOM, FOUR-STORY HOTEL WITH SITE IMPROVEMENTS ON A 3.29 ACRE SITE, AND TO ALLOW FOR THE HOTEL USE, RESTAURANT WITH ON-SITE CONSUMPTION OF ALL TYPES OF ALCOHOL, AND AN INCREASE IN THE FAR, AND FOR A DEVIATION FROM THE SETBACK REQUIREMENTS**

#### **General Conditions**

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, and Variance No. VA14-000 (collectively “Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Division.
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
  - a. Acceptance of this Permit by Permittee; and
  - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
  - a. Completes a foundation associated with the project; or
  - b. Dedicates any land or easement as required from the zoning action; or
  - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. (P)
6. Project Job Account. If Permittee’s project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee’s private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.
7. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).



8. **Cost and Approval.** Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution.
9. **Conditions.** Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution.
10. **Compliance with Laws.** The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. (CA/P)
11. **Previous Approvals.** Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
12. **Indemnification.** To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.
13. **Revocation, Suspension, Modification.** This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
14. **Severability.** If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
15. **Permittee shall develop the approved project in conformance with the approved plans approved by the City Council on February 11, 2015 in accordance with these Conditions of Approval.**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. (P)
16. **Written Response to Conditions.** The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. (ALL)

#### Project Specific Conditions

#### Site Development Permit

17. Architectural Elevations. Prior to issuance of any building permit, the Permittee shall revise building elevations to reflect high quality material, finishes, and articulation. Such revisions to the building architecture and materials are subject to Planning Director review and approval and includes the following:
  - a. Building Color Palette and Texture. Prior to building permit submittal, the Permittee shall provide the Planning Director with a proposed color palette for review and approval. The color palette shall include proposed colors, material and texture (if applicable) of the building, porte-cochere, awnings and window frame color. All stucco finishes shall be a smooth sand finish (20/30 grade or smoother). Samples shall be provided upon request. All materials, colors, and finishes shall be subject to Planning Director approval prior to submittal for any building permit. (P)
  - b. Cornice Treatment. Cornice treatment shall be incorporated throughout the exterior of the building to ensure consistency. (P)
  - c. Foam Band. The foam band shall be incorporated throughout the exterior of the building to provide symmetry. (P)
  - d. Tri-Tower Element. Prior to building permit submittal, Permittee shall submit design alternatives for the colors, textures and materials for the proposed tri-tower elements facing Cadillac Court for review and approval by the Planning Division. The tower elements shall be fully wrapped. The width for the reduced tower element facing Cadillac Court shall be a minimum of seven (7'-0") feet to ensure symmetry with the more prominent tower element. (P)
  - e. Window Trim. The window foam trim shall protrude a minimum of one (1) to two (2) inches out.
18. Lighting Plan. During building permit submittal, Permittee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and; 2) lighting is contained and does not spill over onto adjacent properties or create unwanted glare. Permittee shall provide detail, elevations and manufacturer's specifications on proposed light fixture for ground lighting, pedestrian scaled lighting (light bollards), light standards, and wall sconces subject to Planning Director approval. Proposed light fixtures shall be high quality and complement the architectural style of the building. (P)
19. Sidewalks. The cross-section for Cadillac Court and Fairview Way shall be four and a half feet (4'-6") wide landscape including face-of-curb, a linear six feet (6'-0") wide sidewalk, and landscaping back of Right-Of-Way. Sidewalk will be linear (parallel to street), as feasible and subject to Planning Director approval. (P)
20. Improvements on Adjacent Property. Permittee shall contact all applicable property owners to the south of the project site to inform them and obtain permission for the proposed off-site improvements (i.e. landscape improvements, sidewalk improvements, removal of existing curb, etc.) (P)
21. Backflow Preventers. All backflow preventers shall be painted a color that minimizes the visual prominence and the color shall be subject to Planning Division approval. (P)
22. Equipment Screening. All rooftop equipment shall be adequately screened from the parking lot areas and the public street. All ground mounted equipment shall be adequately screened, if feasible, and subject to the Planning Division review and approval. If the screening is proven infeasible as solely determined by Planning Director, then all ground mounted equipment and surrounding bollards (if any) shall be of design and color that will minimize visual impact. (P)
23. Signage. Signage shall not be part of this approval and shall be applied for under a separate City permit or approval. All proposed signage shall also be subject to Traffic Engineering review and approval. (P)
24. Landscaping. All approved landscaping shall be permanently maintained and replaced like-for-like or substantially similar plant material as necessary to provide a permanent, attractive and effective appearance. (P)
  - a. Street Trees. The Marina Strawberry Tree Single Trunk shown as street trees shall be replaced with twenty-four inch (24") box Brisbane Box Trees (Lephostemon Confertus).
25. Handicap Striping. The "no parking" stripe proposed on the south end of the project site shall be continuous to match up to the "no parking" strip on the adjacent parcel. (P)
26. On-Site Utilities. During building permit issuance, a detailed landscape plan shall be submitted and approved by the Planning Division that includes the following: location and screening of all transformers and utility devices including backflow preventers. Utilities shall be fully screened.

27. Outdoor Furniture Maintenance. Any outdoor furniture will be reasonably maintained and replaced if necessary. (P)
28. Climate Action Plan Compliance. Prior to issuance of any building permit, the Permittee shall include in its building plan submittal and shall also construct or implement the following as part of the Project:
  - a. Pre-wired for solar photovoltaic systems.
  - b. Provide exterior electrical outlet for gardening equipment.
  - c. Implement Transportation Demand Management Program for employees. (P)

#### Conditional Use Permit

29. Responsible Alcohol Training. Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)
30. Alcoholic Beverage Control Licensing. Permittee shall at all times comply with all applicable State and other laws relating in any way to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P).
31. Security Video Surveillance System. Prior to final building inspection for any hotel unit, Permittee shall install video surveillance cameras to monitor and provide complete coverage of the subject property including parking areas, common areas, driveways, hallways, lobby area, elevators and stairwells. Security cameras shall be capable of recording daytime and nighttime activities. The resolution of the surveillance cameras shall be 720p or better. Surveillance recordings shall be retained for a minimum of thirty (30) days and subject to immediate review and copy by any law enforcement upon request. (PD)
32. Surveillance Equipment Operation. Surveillance equipment shall not be inoperable at any time, other than when being serviced by a qualified professional surveillance equipment technician for no more than two (2) days at any given time and no more than six (6) days within any 365 day period. (PD)
33. Guest Check-in Procedure. At the time of check-in, hotel staff members shall obtain and retain a valid government-issued identification number from all adult hotel guests. Implement clear check-in policies and provide proper training for desk clerks on guest screening and security procedures. Hotel staff members shall also obtain and retain the following for registered guests:
  - a. Name, address and phone number
  - b. Vehicle information, not limited to the make, model, and license plate number of the vehicle if feasible.
  - c. The register record shall be maintained for a period of not less than two (2) years and may be inspected by the City upon request or a copy shall be provided to the City upon request. (PD)
34. Visitor Behavior. Prominently post notices and signs that clearly outline appropriate guest and visitor behavior to dissuade guests from engaging in illegal activities. (PD)
35. Public Improvements: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements along Cadillac Court and Fairview Way including but not limited to the following:
  - a. Utility Relocation: Underground utilities (such as joint trench conduit, utility boxes, etc.) shall be relocated and adjusted to grade to accommodate the approved frontage layout.
  - b. Right of Way. The Permittee shall dedicate all necessary rights-of-way and public easements to the City for the proposed public sidewalk improvements and utilities to the satisfaction of the City Engineer. The proposed frontage (4.5' wide landscaping and 6' wide sidewalk) shall be contained within the right-of-way. The Permittee shall provide a 10' PSUE behind the right-of-way.
  - c. Occupancy: All public improvements shall be installed and accepted prior to the issuance of the first Certificate of Occupancy (temporary or final).
  - d. City Standards: All design and construction of public and private improvements shall be in compliance with City guidelines and standard drawings.



- e. Curb and Gutter Replacement: Permittee shall replace all damaged curbs and gutters within the project limits. (E)

36. Onsite Improvements.

- a. Flooding Mitigation: Prior to any building permit issuance, the Permittee shall provide mitigation for all increases in Base Flood Elevation (BFE) greater than .4' as shown on the projects flood study by Schaaf & Wheeler dated January 12, 2015. Mitigation may include re-grading of the site, curb and gutter replacement, minor site flood walls or any other means to reduce the BFE impact. Permittee shall submit an updated flood study to reflect the mitigated BFEs.
- b. Site Improvement Plan Set. Prior to any building permit issuance, the Permittee shall submit a complete site improvement plan set, including but not limited to a separate plan sheet for floodplain management, storm water control, emergency vehicle access, and solid waste handling.
- c. Utility Meter Layout. The Permittee shall include a detail in the Site Improvement plan set showing the size, dimensions, and layout of all utility meters and associated appurtenances. The layout design shall comply with all separation and access requirement.
- d. Floodproofing. The Permittee shall provide a separate floodproofing report describing the floodproofing for all structures that are not removed from the Special Flood Hazard Area. The report shall demonstrate compliance with NFIP Regulations and technical bulletins. The report shall include the floodproofing of mechanical equipment, elevator shaft and equipment, and utilities. Floodproofing details shall also be included in the site improvement plan set and on the floodplain management sheet. (E)

37. Transportation & Traffic Engineering:

- a. Street Surfacing. Permittee shall wedge grind and apply 1.5" AC overlay on full width of Fairview Way from Cadillac Court to the end of property driveway on Fairview Way including the intersection of Cadillac Court and Fairview Way with overlay ending at the intersection curb return along Cadillac Court. Restripe street and reconstruct all non-compliant curb ramps at all corners of the intersection of Cadillac Court and Fairview Way to the most current ADA standard. (E)

38. Utilities: The Permittee shall comply with the following:

- a. Separate Connections: Project plans currently show connection to adjacent private system for, water, sewer and storm. Project shall have separate connection for water, sewer, and storm independent from the adjacent property's private utilities, provided Permittee may be allowed to connect certain uses (e.g. pool area) to the private sewer system with the written consent of the private utility owner and operator. The Permittee shall submit the written consent of private utility owner prior to any building permit issuance.
- b. Water System. Project site shall be served by SFPUC Zone 1. A Water Supply Assessment is not required.
- c. Water Service. The project shall have separate water meters for domestic, irrigation, and fire service. Permittee shall provide backflow protection on all water connections, including fire services, in accordance with City guidelines and USC Manual of Cross Connection Control. Water meters and backflow devices shall be located behind the sidewalk in the Public Service Utility Easement. Permittee is alerted that on-site pumping to upper floors may be required. Project shall install parallel meters for reliability. On-site pumping is necessary to serve upper floors.
- d. Multi-Story Buildings: The multi-story buildings proposed require water supply pressures above that which the City can normally supply. Additional evaluations by Permittee are required to assure proper water supply (potable or fire services). Prior to any building permit issuance, Permittee shall submit an engineering report detailing how adequate water supply pressures will be maintained.
- e. Coordination with Landscaping Plans. Coordinate utility plans with landscape and hardscape plans to insure no conflicts and provide separation between deep-rooted plantings and underground utilities.
- f. Landscaping: Planting of landscape may be deferred due to the drought and Permittee shall either request a waiver from the City Council or post a bond.
- g. Construction Water: Due to the water supply emergency, the City Council adopted Ordinance 240.2, which prohibits use of potable water for construction activities, filling new swimming pools, and establishing new

landscape. Permittee may use recycled water for construction activities and may be required to submit a bond for deferred landscaping.

- h. Grease Interceptor. Provide a grease interceptor for the project. The proposed grease interceptor shall be located outside of the City right of way and easement area.
- i. Solid Waste Handling. This project may use front load bins provided that a supplemental report is submitted to confirm the trash and recycling generation rates assumed on the entitlement plan set is accurate. Permittee shall provide sufficient facilities for on-site storage and collection of solid waste and recyclables. Permittee shall provide a Solid Waste Handling Plan showing how materials will be transferred from the residential units to the trash enclosure/external collection point. The Solid Waste Handling Plan shall also address other requirements, such as weekly collection setout and property management responsibility for litter control. Permittee shall procure sufficient service frequency. Permittee to provide a plan showing solid waste setout locations that do not block parking spaces. All solid waste collection facilities shall comply with City guidelines. The solid waste enclosure shall be sized to include the tallow bin.
- j. Tallow Account: Project shall subscribe to a tallow account. (E)

## FEES

39. Development Fees: Permittee shall submit the following items with the building permit application and pay the related estimated fees prior to building permit issuance:
- a. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire
  - b. Water Service Agreement(s) for water meter(s), detector check(s), and double check detector assembly.
  - c. Storm water connection fee of \$21,562 per acre.
  - d. Water, sewer and treatment plant fees will be calculated at the time of building plan check submittal.
  - e. Calaveras Blvd Widening Traffic Impact Fee of \$ 803 per thousand square feet of Retail Development (in 2009) prior to building permit issuance. Fee shall be adjusted per ENR index rate at the time of building permit issuance.

Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). The above fees are preliminary estimates and subject to change. There is no vesting of the fees with the adoption of this Resolution. (E)

40. Building Permit Automation Fee: Prior to any building permit issuance, Permittee shall pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee schedule adopted by the City Council, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee as approved by City Council Resolution No. 7590. (E)
41. Community Facilities District (CFD) Annexation: Prior to any building permit issuance, Permittee shall submit an executed consent to annex the subject property into CFD 2005-1 and shall agree to pay the special taxes levied by CFD 2005-1 for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized prior to any building permit issuance, whichever occurs first. Permittee shall comply with all rules, regulations, policies, and practices established by State Law and by the City with respect to the CFD including, without limitation, the requirements for notice and disclosure to future owners and residents. (E)

## CONSTRUCTION

42. Improvement Plans: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements as shown on the entitlement approval and in compliance with City standards and regulations, including but not limited to the following:
- a. Removal and installation of new curb, gutter, and sidewalk, median modification or installation, signage and striping, street lights, street trees, fire hydrants, bus stop, and storm, water, and sewer service installation.

- b. All improvements plans shall be prepared using Vertical Datum of 1988 (NAVD 88). The specific City benchmark used for the project shall be indicated on the cover sheet of each improvement plan set.
  - c. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital copy of the Record Drawings AutoCAD and GIS format upon completion of improvements to the satisfaction of the City Engineer.
  - d. Permittee shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. (E)
43. Initial Acceptance: All improvements must be installed in accordance with the City of Milpitas standard drawing and specification, and shall be constructed to the City Engineer's satisfaction and accepted by the City prior to issuance of any final certificate of occupancy of any hotel unit. (E)
44. Utility Undergrounding: Prior to issuance of the first Certificate of Occupancy (temporary or final), Permittee shall underground all existing wires and overhang utilities and remove all related poles within the proposed development and along all street frontages. All proposed utilities within the subdivision shall also be undergrounded. The improvement plans shall show all existing utilities within and bordering the proposed development, and clearly identify the existing PG&E wire towers and state wire voltage. All utility vaults, boxes, cabinets, and pedestals shall be identified and labeled on the improvement plans. Above ground utility (except electrical high-voltage transmission lines) facilities shall be underground, relocated, or screened to the satisfaction of the City Engineer and the Planning Director. (E)
45. Joint Trench Relocation: The joint trench shall be relocated in the field, if necessary, to accommodate the approved street layout (sidewalks, trees, streetlights, etc.) to the satisfaction of the City Engineer and the Planning Director. All joint trench structures (vaults, boxes, cabinets, etc.) shall be adjusted to the final grade. (E)
46. Encroachment Permit: Prior to any work within the public right of way or City easement, Permittee shall obtain an encroachment permit from City of Milpitas Engineering Division. Prior to installing offsite improvements, Permittee shall obtain an encroachment permit from the City of Milpitas and all necessary encroachment permits from other affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District, Santa Clara County road and Airport Department, and Santa Clara Valley Transportation Agency (VTA). Copies of any approvals or permits shall be submitted to the City of Milpitas Engineering Division as a part of the encroachment permit review. (E)
47. Agency Approval: It is the responsibility of the Permittee to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District and Caltrans. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division, prior to building permit issuance. (E)
48. Construction Schedule: Prior to start of any construction, Permittee shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, and construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. Permittee shall coordinate their construction activities with other construction activities in the vicinity of this project. Permittee's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)
49. Demolition: All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped at main line in the street if the water meter is not to be used. The



sanitary sewer shall be capped at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)

50. Maximum Slopes: All slopes adjacent to public sidewalks and streets shall be designed to a maximum grade of 4:1 slope. The grading design shall also provide a 1' flat bench at the top and bottom of the slope adjacent to the public sidewalks, streets, or pathways. (E)
51. Tree Removal Permit: In accordance with COMC Chapter 2, Title X (Ord. 201), Permittee may be required to obtain a permit for removal of any existing tree(s), not previously permitted for removal. Contact the Public Works Department at (408) 586-2600 to obtain the requirements and forms. (E)
52. Underground Service Alert (USA): Permittee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hours prior to construction for location of utilities. (E)

## FLOODPLAIN MANAGEMENT

53. Special Flood Hazard Area: The proposed development is located within the Special Flood Hazard Area (SFHA), and, therefore, shall comply with the National Flood Insurance Program (NFIP) Title 44 of the Code of Federal Regulations and the City of Milpitas (City) Flood Plain Management Regulations, City of Milpitas Code (COMC) Title XI Chapter 15. Prior to any building permit issuance, Permittee shall obtain a Conditional Letter of Map Revision (CLOMR) or a Conditional Letter of Map Revision based on Fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA), conditionally approving the revised floodplain or the removal of the development from the SFHA. Permittee shall also obtain a Letter of Map Revision (LOMR) or a Letter of Map Revision based on Fill (LOMR-F) and shall provide all elevation certificates prior to final building inspection or issuance of certificate of occupancy for any portion of the development. The proposed grading plan shall comply with the established BFE as determined in the final flood study report, the approved CLOMR or CLOMR-F, or the official FEMA Federal Insurance Rate Map (FIRM). (E)
54. Floodplain Management Ordinance: Per Chapter 15, Title XI of Milpitas Municipal Code (Ord. No. 209.4) the lowest floor elevation (finished floor) of each structure shall be at least one foot above the Base Flood Elevation (BFE). The structure pad(s) shall be properly designed by a registered civil engineer and compacted to meet FEMA's criterion. In addition, the pad(s) shall extend beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour. All electrical equipment, mechanical equipment, and utility type equipment servicing the structure shall be located above the BFE, or shall be flood proofed, and shall be constructed to prevent damage from flooding events. Any trailers, modular buildings, or pre-manufactured dwelling units located on this site for periods of time greater than one year, shall be adequately anchored to resist flotation, collapse and lateral movements per Floodplain Management Ordinance. Permittee's civil engineer shall complete and submit several FEMA Elevation Certificates to the City at different stages of the construction. Flood insurance is required for any construction that is financed with government backed loans. (E)
55. Flood Study: Prior to any building permit issuance, Permittee shall submit a Flood Study for the project demonstrating, to the satisfaction of the City Engineer, that the proposed development has NO adverse impact to the surrounding flood plain within the SFHA and to flood carrying capacity of the area. The study should include cumulative effects of existing and proposed developments demonstrating the combined effects will not increase the water surface elevation of the Base Flood (BFE) more than one foot at any point. For the AO Flood Zone, the flood study is required to establish the BFE, and set the building elevation accordingly. The flood study shall be consistent with the requirements in accordance with Title 44 of the Code of Federal Regulations by establishing a hydraulic model and HEC-RAS. (E)
56. Drainage Study: Prior to any building permit issuance, Permittee shall submit a final grading plan and hydrologic/hydraulic study prepared by a registered Civil Engineer, consistent with the approved CLOMR. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and

approved by the City Engineer and Permittee shall satisfy the conclusions and recommendations of the approved drainage study. (E)

57. Elevation Certificates: Permittee shall submit an elevation certificate for each lot or structure that is to be removed from the SFHA:

- a. Prior to any grading permit issuance, based on an approved grading plan. This elevation certificate shall contain all proposed grades applicable and shall be required in order to receive community acknowledgement for the CLOMR or CLOMR-F application.
- b. Prior to building foundation pour, based on finished formwork while the building is under construction. If Permittee intends to apply for a LOMR or LOMR-F prior to finished construction, this elevation certificate shall be submitted after the foundation pour and shall be based on existing finished floor and adjacent grades. It shall be required in order to receive community acknowledgement for the LOMR or LOMR-F application.
- c. Prior to occupancy of each building or structure, based on finished construction. This elevation certificate shall contain all required finished grades and shall be based on existing information.
- d. Prior to final occupancy, Permittee shall submit a binder containing all the elevation certificates produced for the each phase of the project. (E)

## CLEAN WATER

58. Construction Storm Water Quality: Permittee shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Permittee shall submit an Erosion and Sediment Control Plan (Erosion Control Plan) as a part of the improvement plan submittal. The erosion control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all construction BMPs as required by the approved erosion control plan, the COMC, and the City's Clean Water Program. (E)

59. Construction General Permit Compliance: Permittee shall comply with the requirements of the Construction General Permit as administered by the State and Regional Boards. Permittee shall obtain a Construction Activities Storm Water General Permit (State Permit) from the State Board. Prior to any construction activities and prior to the issuance of any building, demolition, or grading permit, Permittee shall submit:

- a. A complete Storm Water Pollution Prevention Plan (SWPPP) with the project Waste Discharge Identification Number (WDID) displayed on the cover;
- b. A copy of the approved Notice of Intent (NOI) from the State Board; and
- c. An erosion control plan and a site monitoring plan meeting the satisfaction of the City Engineer.

Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all storm water quality control measures as required by the approved SWPPP, the approved erosion control plan, the COMC, and the City's Clean Water Program.

Prior to final occupancy for any hotel unit or any phases of hotel units, Permittee shall submit an approved Notice of Termination (NOT). For phased occupancy, Permittee shall submit a Change of Information (COI) or an NOT approved by the State Board that removes each phase of occupancy from the boundaries of the State Permit prior to the issuance of occupancy for that phase. Contact the State and Regional Boards for questions regarding your specific project. For general information, contact the City of Milpitas Engineering Division at (408) 586-3329. (E)

60. Post-Construction Storm Water Quality: Permittee shall comply with the requirements of the MRP for post-construction storm water treatment (provision C.3 regarding new development and redevelopment requirements

for regulated projects) and the City's Clean Water Program. Permittee shall submit a final, certified storm water quality control plan (SWCP), a SWCP sheet, and a post-construction BMP operations and maintenance plan (O&M) in accordance with the City's Clean Water Program and meeting the satisfaction of the City Engineer. (E)

61. Storm Water Quality Control Plan (SWCP): Prior to any building permit issuance, Permittee shall submit a separate final or amended existing SWCP that incorporates post-construction BMPs for the treatment of storm water run off from all areas of the parcels. The SWCP shall incorporate source control, site design, and storm water treatment consistent with the MRP requirements and the City's Clean Water Program.
- a. The SWCP shall comply with all "Model Conditions of Approval for Stormwater Quality" as shown in the Stormwater Section of the Engineering Plans and Map Procedures and Guidelines, dated July 15, 2010 and are hereby incorporated as conditions of project approval.
  - b. The final SWCP shall be certified by a third party reviewer from the MRP approved list of certifiers. The third party reviewer shall certify that the SWCP complies with the MRP requirements. A list of qualified reviewers can be found at the Santa Clara Valley Urban Runoff Pollution Prevention Plan (SCVRPPP) website (<http://www.scvrppp-w2k.com/>)
  - c. O&M Plan: The final SWCP shall include an Operation and Maintenance (O&M) Plan, acceptable to the City Engineer, describing the operation and maintenance procedures needed to insure that storm water treatment measures continue to work as intended and do not create a nuisance (including vector control). The plan shall include all BMP details, a location map, a maintenance schedule, and inspection and reporting templates. The treatment measures shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the Permittee's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.
  - d. O&M Agreement: Prior to final occupancy for any hotel unit, Permittee shall execute and record an O&M Agreement with the City for the operation, maintenance, and annual inspection of the C.3 treatment facilities. Permittee shall submit documentation of inspection and maintenance to the City's Utility Section annually for reporting to the Regional Board.
  - e. Permittee shall include language in the approved CC&R providing the City with an annual inspection report in conformance with the approved O&M plan and agreement. If the City does not receive the report, the City will conduct the field inspection and report for the site and the Permittee shall be responsible to pay all associated costs.
  - f. Format: The SWCP shall comply with the City's Standard SWCP formatting policy.
  - g. All permit applications shall be consistent with the Permittee's final Storm Water Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. Onsite improvement plans shall show the details and methods of construction for site design features, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants. Site design shall limit directly connected impervious areas. Any changes to the final Storm Water Control Plan shall require Site Development Permit Amendment application review.
  - h. Storm Water Control Plan Sheet: A plan sheet shall be included in the offsite and onsite improvement plans for Storm Water Control. The sheet will show and label all drainage areas, treatment measures, drainage flow lines, high points, and low points. Each treatment measure shall have an independent drainage area which shall be designated. The sheet will provide sections and details for grading, drainage, and treatment measures. The sheet will include a table correlating the drainage areas to the treatment measures and summarizing the treatment provided.
  - i. Storm Water Control Inspection: Prior to initial acceptance of public improvements or initial occupancy for private improvements, the Third Party Certifier of the SWCP shall submit post-construction certification verifying that the post-construction BMPs have been installed correctly and are functioning properly. (E)



## UTILITIES

62. Utility Protection: All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas. (E)
63. Utility Capacity: The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
64. Utility Studies: Prior to final map recordation, Permittee shall submit and obtain approval from the City Engineer of the water, sewer, and storm drainage studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable, to the satisfaction of the City Engineer. (E)
65. Utility Modeling: Hydraulic modeling is required to verify the capacity of the adjacent water and sewer system piping and determine points of connection. Permittee shall authorize the City to proceed with hydraulic modeling and the costs of the modeling shall be charged to Applicant's PJ Account. (E)
66. Sanitary Sewer Discharge: Prior to any discharge into the sanitary sewer system, Permittee shall obtain all required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 277-2755. (E)
67. Landscaping Ordinance 238: In accordance with the provisions of Chapter 5, Title VIII (Ordinance 238) of the COMC for new or rehabilitated landscaping areas equaling 2500 square feet or greater, the Permittee shall:
- Provide separate water meters for domestic water service & irrigation service.
  - Comply with all the requirements of Ordinance 238, as amended.
  - Submit two sets of landscape and irrigation improvement plans to the Building Division with the building permit plan check package. Prior to any building permit issuance, approval from the Land Development Section of the Engineering Division is required prior to any building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.
- Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)

## SOLID WASTE MANAGEMENT & RECYCLING

68. Solid Waste Handling Plan (Report): Prior to any building permit issuance,, Permittee shall submit a final Solid Waste Handling Plan that incorporates the following solid waste handling requirements and meeting the satisfaction of the City Engineer:
- A description of the Solid Waste Services required for the development per the Development Guidelines for Solid Waste Services (Development Guidelines). The description shall include sizing calculations, type of service (front load bins, roll-off compactors, etc.), size of bins, and level of service (e.g. number of pick ups per week).
  - A description of the Solid Waste Operation at ultimate build out and for each phase of the development.
  - A detail of the solid waste enclosure designed per the Development Guidelines for Solid Waste Services to house all service described above and all necessary equipment. The enclosure design shall provide adequate access for the solid waste truck, and allocate enough space for the solid waste truck operation without

impacting the proposed private street. The access to the location and size of the enclosure shall be designed to the City Engineer's satisfaction and shown on the plans prior to any building permit issuance.

- d. A solid waste handling plan sheet shall be incorporated in the site improvement plan set containing the enclosure detail, a sizing table, a service table, a description of the solid waste operations, and truck turning templates for collection vehicles.
- e. The enclosure drains shall discharge to the sanitary sewer line. Storm drain inlets shall be located at least 25 feet away from enclosures to prevent accidental spills from entering storm drains. Enclosures are not permitted within public utility easements.
- f. The Property Management Association (PMA) or Permittee shall be responsible for solid waste handling. The Solid Waste Handling Plan shall include detailed, step-by-step instructions describing the management of solid waste from generation to disposal. The plan shall demonstrate how recycling and waste will be separately handled and maintained.
- g. Permittee shall complete the construction of the new trash enclosure to serve the Project prior to issuance of the First Certificate of Occupancy. (E)

69. Solid Waste Management: Per Chapter 200, Solid Waste Management, V-200-3.10, General Requirement, Permittee shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 Owner Responsible for Solid Waste, Recyclables, and Yard Waste, Permittee shall subscribe to and pay for solid waste services rendered. Prior to issuance of any certificate of occupancy, Permittee shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Republic Services (formally BFI). After Permittee has full occupancy, Permittee shall contact the Republic Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, Permittee shall increase the service to the level determined by the evaluation. (E)

70. Recycling Report, Part I: Prior to demolition permit issuance, Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be approved by the City's Utility Engineering and Solid Waste Section (Utility Section) prior to demolition permit issuance. The report shall describe the following resource recovery activities:

- a. What materials will be salvaged?
- b. How materials will be processed during demolition?
- c. Intended locations or businesses for reuse or recycling.
- d. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

Permittee's contractor shall make every effort to salvage materials for reuse and recycling. (E)

71. Recycling Report, Part II: Prior to final approval of the demolition permit or any building permit issuance, whichever occurs first, Permittee shall submit Part II of the Recycling Report to the Building Division for forwarding to the Utility Section in order to confirm the information described on Part I of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and receipts of "end dumps." Actual reuse, recycling, and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Division for approval by the Utility Section prior to inspection by the Building Division. (E)

72. Demolished Material Removal: All demolished materials including, but not limited to, broken concrete, asphalt paving, pipe, vegetation, excess earth, building debris, and other unsuitable materials, etc., shall be removed from the job site for recycling or disposal by Permittee's contractor, to the satisfaction of the City Engineer. Permittee's contractor shall, to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction of the site. Permittee's contractor shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. Permittee's contractor shall perform all recycling and/or disposal by removal from the job site. (E)

(P) = Planning  
(B) = Building  
(E) = Engineering  
(F) = Fire Prevention  
(CA) = City Attorney  
(PD) = Police Department



# MILPITAS PLANNING COMMISSION STAFF REPORT

February 11, 2015

**APPLICATION:**

**Holiday Inn Suites, Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, and Variance No. VA14-0001**

A request for a Site Development Permit, Conditional Use Permit, and a Variance to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use, a Floor Area Ratio (FAR) increase, and a deviation from the setback requirements.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission:**

**Adopt Resolution No. 15-006 recommending to the City Council approve the Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017 and Variance No. VA14-0001 to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use, a Floor Area Ratio (FAR) increase, and a deviation from the setback requirements located at 1100 Cadillac Court, subject to findings and Condition of Approvals.**

**LOCATION:**

Address/APN:

1100 Cadillac Court (APN: 22-57-001)

Area of City:

California Circle

**PEOPLE:**

Project Applicant:

Joey Blagg, Prime Group Construction, Inc.

Consultant(s):

Chris Hayes, Kier and Wright Civil Engineers and Surveyors, Inc.

Caitlyn Gilmore, Schaaf & Wheeler Consulting Civil Engineers

Ray Morneau, Certified Arborist

Joshua Carman, Illingworth & Rodkin, Inc. (Acoustic & Air Quality)

Courtney Monheit, AEI Consultants Environmental and Engineering Consultants

Property/Business Owner:

Sharad Khandwala and Saahil Khandwala, Alps Group Inc.

Project Planner:

Tracy Tam, Assistant Planner

**LAND USE:**

General Plan Designation:

Industrial Park (INP)

Zoning District:

Industrial Park (MP)

Overlay District:

Site and Architectural Overlay (-S)



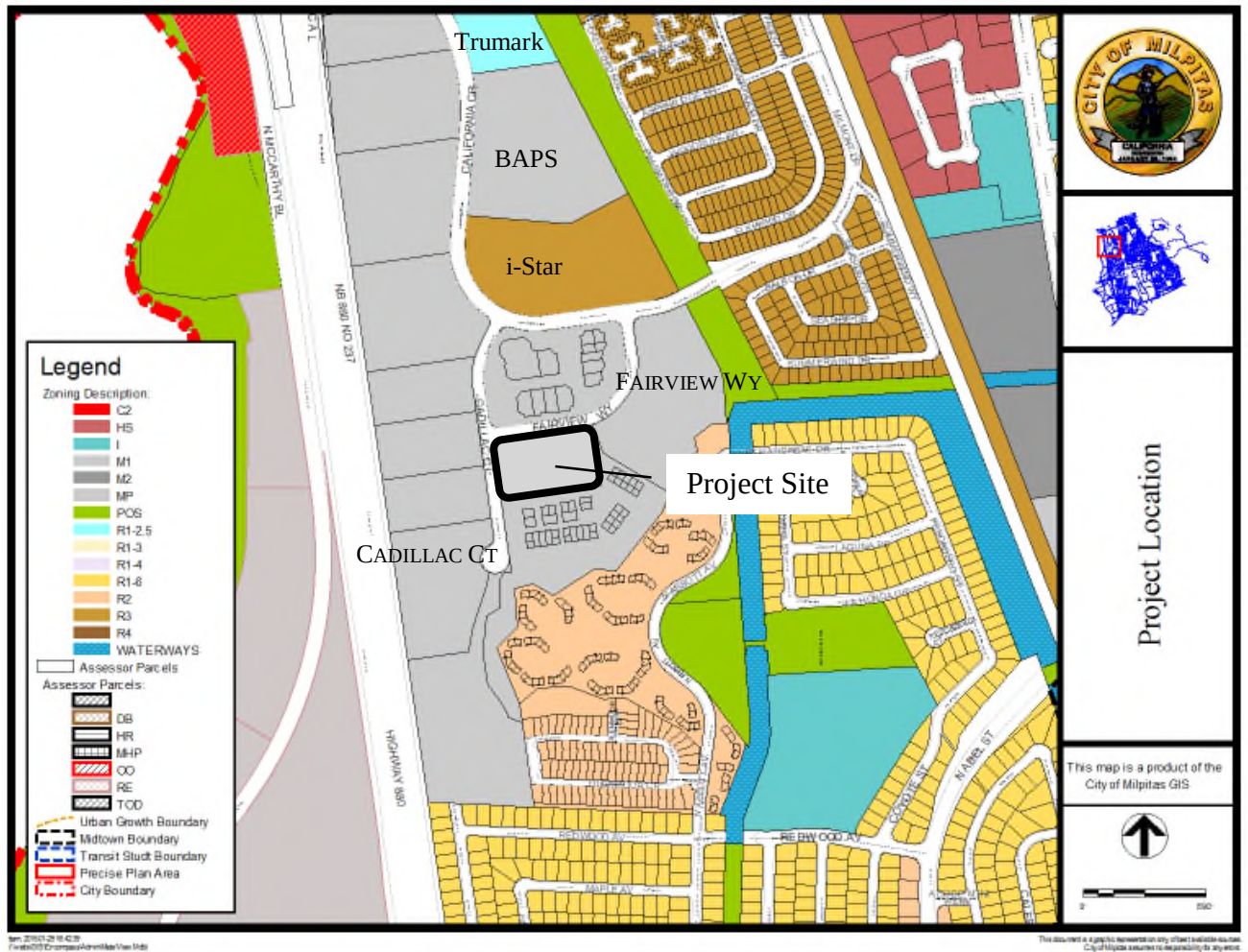
**ENVIRONMENTAL:** Categorically exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

### **EXECUTIVE SUMMARY**

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The project was initially noticed for a public hearing before the Planning Commission on January 28, 2015 and continued to February 11, 2015 to provide the applicant additional preparation time. The proposed project includes entitlement requests for the construction of a 128-room, 4-story hotel, complete with a hotel restaurant, full bar, outdoor hotel amenities, and meeting areas. The proposed project also includes a variety of on-site improvements such as construction of a parking lot, landscaping, and on-site lighting. The project requires: a Site Development Permit for the construction of the hotel and site improvements; Conditional Use Permit for the hotel use and a restaurant with a full bar (all types of alcohol); an increase in the maximum permitted total Floor Area Ratio (FAR) from 0.50 (50%) to 0.52 (52%); an increase in the height of the building from three (3) stories or thirty-five feet (35'-0") to sixty-eight feet and eleven inches (68'-11"); and a Variance for a deviation in the side setback requirements.

**Figure 1: Project Location**



**Figure 2: Project Site**



## BACKGROUND

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### ***History***

On December 10, 2014, the Planning Commission Subcommittee approved a Minor Site Development Permit to remove twelve (12) protected trees and six (6) non-protected trees. As stated in the arborist report, most of the trees were in very poor condition. The protected trees are mitigated at a 3:1 replacement ratio and the non-protected trees are mitigated to a 2:1 replacement ratio on site within the proposed landscape plan.

### ***The Application***

The following is a summary of the applicant's request:

- *Site Development Permit:* To allow the construction of a 128-room hotel with site improvements.
- *Conditional Use Permit:* To allow the hotel use, a restaurant use with a full alcohol bar (spirits, beer and wine), an increase in F.A.R., and an increase in building height.
- *Variance:* To allow a deviation from the side setback requirement.

## PROJECT DESCRIPTION

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### ***Overview***

The proposed project is located on a 3-acre parcel and includes a 128-room hotel with site improvements that include: construction of a new parking lot; landscaping; site lighting; and hotel pool and spa. The proposed project also includes a new six-foot wide sidewalk with a four-foot wide landscaped parkway planter along the public street frontage.

### ***Location and Context***

The project site is located to the City's northern boundary and within the Dixon Landing Business Park (California Circle) area. The site is vacant and contains various trees, shrubbery, and dead vegetation. The project site is surrounded by one to two-story industrial buildings within an overall business park setting. Vicinity and location maps of the subject site location are included on the second page.

## PROJECT ANALYSIS

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### ***General Plan and Zoning Conformance***

The General Plan designation for the subject property is Industrial Park, which is intended to accommodate research, professional, packaging and distribution facilities in a park-like setting, free from noise, odor and other such nuisances. The project is bounded by the Industrial Park (MP) Zoning Designation to the north, south, west, and east. The proposed hotel use is a conditionally permitted use in the Industrial Park Zoning Designation.

The proposed project building, landscaping and site development has been designed to be compatible with and strengthen the identity of the Dixon Landing Business Park. The project is consistent with the General Plan in that it contributes to the City's economic development goals and provides the necessary public infrastructure improvements such as improving the project



frontage and improving the public streets on the project frontage (as conditioned). The proposed project contributes towards the City's economic development goals by providing a location for overnight business and visitor accommodations along with increased property tax, sales tax, and Transient Occupancy Tax (TOT). The project demonstrates consistency with the General Plan in that it conserves water by using a drip irrigation system and proposes landscaping that requires low to moderate water usage. Lastly, the project is consistent with the General Plan in that it provides on-site bicycle infrastructure.

### ***Climate Action Plan Conformance***

The project will include all mandatory requirements per the California Green Building Code, CalGreen, as well as additional measures related to energy conservation, water efficiency and indoor air quality. It also includes sixteen (16) clean air and vanpool parking spaces, one (1) electric vehicle charging station, and a bicycle rack for eight (8) bicycles. The project will be built to LEED Silver standards, as required by CalGreen and local ordinance.

The proposed project is in compliance with the City's Climate Action Plan as documented in a report by Illingworth & Rodkin Inc., and as required in the Conditions of Approval. For example, the project will be LEED Silver, comply with the Water Efficient Landscape Ordinance, prewire the building for solar photovoltaic systems (Condition of Approval #28(A)), provide for pedestrian accessibility, implement Transportation Demand Management Program (Condition of Approval #28(C)) for employees, provide parking stalls for low-emissions, fuel-efficient vehicles and carpool/vanpool, and provide an exterior electrical outlet (Condition of Approval #28(B)).

### ***Development Standards***

The proposed project conforms to the development standards required in the Industrial Park (MP) and Site and Architectural (S) Overlay Zoning Districts. The table below demonstrates project consistency with these development standards.

**Table 1: Summary of Development Standards**

	<b>Standard</b>	<b>Proposed</b>	<b>Complies?</b>
<u>Setbacks</u> (Minimum)			
Front	35'-0"	330'-9"	Yes
Street Side	35'-0"	42'-6"	Yes
Interior	10'-0"	3'-10"	Yes*
Rear	20'-0"	34'-6"	Yes
<u>Floor Area Ratio</u> (Maximum)	0.50	0.52	Yes**
<u>Building Height</u> (Maximum)	None, but special finding is required.	68'-11"	Yes***
<u>Landscaping</u>	Required front and street side yard area	Front and street side yard area	Yes

	Standard	Proposed	Complies?
*With approval of a Variance			
**With approval of a Conditional Use Permit			
***If the Planning Commission can make the following findings: (1) the proposed development will generate low peak-hour traffic; and (2) will not create a dominating visual prominence. This is discussed in greater detail in Resolution 15-006 (Attachment A).			

The project complies with all development standards for the Industrial Park Zoning Designation with the exception of the interior setback, the Floor Area Ratio (FAR), and the maximum building height. The interior setback requirement for the Industrial Park Zoning District is a minimum of ten feet (10'-0"). The project proposes an interior setback of three feet and ten inches (3'-10"). In order to allow for this interior setback, a Variance must be approved. This project is a candidate for a Variance because of an unusual and irregular property line.

The project proposes a Floor Area Ratio of 0.52 when the Industrial Park Zoning Designation has a maximum allowance of 0.50. The Floor Area Ratio can be increased through the approval of a Conditional Use Permit. In regards to the maximum building height, the Industrial Park Zoning Designation does not have a maximum building height requirement, however, any building that exceeds three (3) stories or thirty-five feet (35'-0") in height requires the approval of a Conditional Use Permit and special findings made by the Planning Commission.

Findings for the Variance and Conditional Use Permit are discussed further in Attachment A (Resolution 15-005).

### ***Site & Architectural Design***

The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side will face Fairway Way. The site exterior will receive all new landscaping, including several trees within the parking area to provide shading and mitigate any potential heat island effect. The landscaping has also been designed to screen on-site parked vehicles from the public street and to provide consistency with the surrounding business park.

The proposed hotel building incorporates a variety of architectural features such as: front and rear tower elements with a dark granite tile and with a smooth stucco finish, stone veneer; a porte-cochere for the front entryway; an awning for the meeting room/pre-function area; cornice treatment throughout the building exterior (Condition of Approval 1#7(B)); and various band and trim elements. The proposed project includes decorative pavers and concrete accent treatment for the hotel's main entryway, pool and spa areas.

The proposed 4-story hotel measures approximately sixty-nine feet (69'-0") in height to the top of the parapet and has been architecturally designed in mass, detail, material, and color to be compatible with the adjacent surrounding business park industrial buildings.

### ***Landscaping***

The project proposes to remove twelve (12) protected trees and six (6) non-protected trees, totaling eighteen (18) trees for removal. As stated in Section X-2-7.01-1 of the MMC, a protected tree is one that measures 37 inches or greater in circumference (measured four and a

half (4'-6") from the ground). As identified in the Background section, the tree removal was previously approved at the Planning Commission Subcommittee. As a Condition of Approval, the protected trees will be mitigated to a 3:1 replacement ratio and the non-protected trees will be mitigated to a 2:1 replacement ratio on site as contained within the proposed landscape plan.

The proposed project includes street frontage improvements along Cadillac Court and Fairview Way by installing a four-foot (4'-0") wide landscape parkway strip, a six-foot (6'-0") linear sidewalk, and landscaping between the back of sidewalk and hotel building. The proposed landscaping includes nine (9) different tree types, nineteen (19) types of scrubs, and groundcover, ten (10) types of bio-retention plant material, and four (4) types of potted plants. Staff has included a Condition of Approval requiring Brisbane Box as the street tree for the public street frontage. The Brisbane Box shows resilience to disease and pests and has a very high tolerance to drought. The proposed landscaping is in compliance with the City's water efficient landscaping ordinance (Ord. 238).

### ***Parking***

The Project requires a total of 152 parking spaces based on the table below:

**Table 2: Summary of Parking Standards**

<b>Use</b>	<b># of rooms/# of seats/Sq. Ft.</b>	<b>Parking Ratio</b>	<b>Required Parking</b>
Guest rooms	128 rooms	1 parking space per guest room	128 spaces
Meeting room	82 seats	1 parking space per 4 seats	21 Spaces
Board room	12 seats	1 parking space per 4 seats	3 Spaces
Employee parking	8 employees	1 per employee	8 Spaces
<b>Total number of parking spaces required</b>			<b>160 Spaces</b>
<b>Total number of parking spaces provided</b>			<b>164 Spaces</b>

The project provides a total of 164 surface parking spaces to meet this requirement. Of those 164 spots, 95 of them are standard stalls, 46 stalls are existing, 5 stalls are handicap, 1 is a van handicap stall, 1 stall is an electrical vehicle charging station, and 16 are clean air/vanpool stalls.

### ***Access & Circulation***

The site is located in close proximity to Interstate 880. The main point of access to the area is through California Circle. The site will be accessed from Cadillac Court and Fairview Way. The Fairview Way access is also a shared access to the Industrial uses located to the south of the site. Onsite circulation has been reviewed by staff to ensure ample access for Fire and Solid Waste.

The existing street frontage pavement is in poor condition from California Circle to the end of the site's shared driveway off Cadillac Court. In addition, the City's Traffic Engineer performed a survey for the area to access the Average Daily Traffic (ADT). The ADT for Fairview Way (part of the project frontage) for current traffic conditions from Monday through Sunday is 1,503 trips. The projected weekday trip rate for each hotel room is 8.92 trips and the projected hotel weekday trips is 1,151, based on Institute of Transportation Engineers (ITE) standards. Based on this information, staff has conditioned the project to wedge grind and place one and a half foot (1'-6") of AC overlay on the full width from Fairview Way shared driveway to the Cadillac Court

shared driveway. This condition is required due to the current condition of the road and anticipated project-related construction and use traffic.

#### Bicycle Parking

The project proposes an outdoor eight (8) capacity bike rack at the front of the building. The proposed bicycle rack will be a tubular wave design.

#### ***Grading, Drainage and Stormwater***

The proposed project site will be raised one foot (1'-0") above grade and all necessary portions of the property will be flood proof to comply with local ordinance and FEMA requirements. The City's Flood Ordinance requires that the finished floor be one foot (1'-0") above the Base Flood Elevation (BFE). The proposed project is incorporating fourteen (14) bio-retention areas as a storm water treatment measure, consistent with City requirements.

#### ***Utilities***

##### Solid Waste

The project includes a new trash enclosure located to the southeast portion of the project site in the parking lot and towards the eastern portion of the property. It is approximately 315 square feet and the color and materials will match the proposed building. The applicant is anticipating waste collection two (2) times a week normally and three (3) times a week when the hotel is fully occupied. The applicant is proposing to have three (3) refuse bins, each containing a capacity of three (3) cubic yards, and one (1) recycling bin, containing a capacity of three (3) cubic yards. Based on the preliminary solid waste generation calculation, the proposed use is expected to generate six (6) cubic yards of refuse and eight (8) cubic yards of recycling.

#### ***Conditional Use Permit-FAR & ABC Licensing***

##### Floor Area Ratio (FAR)

As identified in Table 3, the project exceeds the maximum allowed FAR for the Industrial Park (MP) Zoning Designation. As stated in Section XI-10-2.03 of the Milpitas Municipal Code, increase above the maximum allowed FAR can be accommodated through the approval of a Conditional Use Permit. However, the project must demonstrate compliance with the following two items. The proposed development will generate low peak-hour traffic and the proposed development will not create a dominating visual prominence.

#### ***Analysis***

Based on the Trip Generation Analysis conducted, the project generates approximately 49 AM trips and 51 PM trips. The trip generation for the proposed hotel is greater than the existing use. However, the project site has been vacant for some time. According to the Milpitas General Plan, the Level-of-Service (LOS) basic standard is LOS E. LOS E implies that there are significant approach delays and average travel speeds of 1/3 the free-flow speed or lower. Based on the Traffic Impact Analysis study submitted for the recently approved i-Star residential project (located at 1210 California Circle), the studied intersection within the project vicinity would continue to operate at an acceptable LOS D.



**Table 3: Roadway LOS**

**Existing Plus Project Intersection Levels of Service**

Study Number	Signalized Intersections	Peak Hour	Existing		Existing + Project			
			Avg. Delay	LOS	Avg. Delay	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C
1	McCarthy Blvd and Dixon Landing Rd	AM	20.5	C	20.7	C	0.3	0.002
		PM	13.7	B	13.7	B	0.1	0.001
2	I-880 SB Ramps and Dixon Landing Rd	AM	11.9	B	11.9	B	0.0	0.001
		PM	9.0	A	9.4	A	0.6	0.001
3	I-880 NB Ramps and Dixon Landing Rd	AM	15.5	B	16.2	B	0.9	0.010
		PM	28.7	C	29.3	C	1.2	0.013
4	Milmont Dr and Dixon Landing Rd	AM	42.5	D	42.5	D	0.0	0.000
		PM	<b>26.1</b>	<b>C</b>	26.5	C	0.9	0.013
5	Milpitas Blvd and Dixon Landing Rd	AM	41.9	D	41.9	D	0.0	0.002
		PM	39.3	D	39.3	D	0.0	0.001
6	California Circle and I-880 NB Ramps	AM	10.9	B	11.1	B	0.6	0.013
		PM	13.0	B	13.2	B	0.3	0.012

Table prepared by Hexagon Transportation Consultants (Dated July 2014).

### ABC Licensing

The applicant is requesting a Type 70 On-Sale General Restrictive Service which authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.

The sale of alcohol in the State of California is regulated by the Alcoholic Beverage Control Act (California Business and Profession Code Sections 23000-25762). The California Department of Alcoholic Beverage Control is required to deny an application for a license if issuance of the license would result in or add to an undue concentration of licenses in a particular area, unless the local governing body finds that it would serve the public convenience or necessity. An undue concentration is defined under Business and Profession Code Section 23958.4 as an area where: (a) there is a crime reporting district that has a 20% greater number of reported crimes than the average of all crime reporting districts in the jurisdiction or (b) the ratio of retail licenses of the type applied for, to the population in the census tract or census division exceeds the ratio for the county in which the applicant premises are located.

According to the Department of Alcohol Beverage Control, the project does not fall within an undue concentration area for liquor licenses. The project is located in Census Tract No. 5045.06 which authorizes three (3) off-sale permits (off-site consumption) and seven (7) on-sale permits (on-site consumption). Current there are four (4) Type 41 On-Sale Beer and Wine (Restaurants) and two (2) Type 20 Off-sale Beer and Wine (Package Stores). Staff has included the following conditions to ensure public health and safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State

of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)

- Alcoholic Beverage Control Licensing - Permittee shall at all times comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P).

### ***Green Building***

As required by the Cal Green (Building) Code, the Milpitas Municipal Code and the Climate Action Plan, the proposed hotel building will be LEED Silver certified and this will be verified at building permit stage.

### **FINDINGS FOR APPROVAL**

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A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Staff has found that the proposed project is consistent with the General Plan, Zoning Ordinance, and all required Findings. The findings for approval are discussed in detail in Attachment A (Resolution 15-005).

### ***Urgency Ordinance (240.2) Exception Request***

On August 26th 2014, the City Council adopted Emergency Ordinance 240.2, which implemented additional water use restrictions. The Ordinance states that the use of potable water for the installation for new landscaping, decorative fountains and new swimming pools is prohibited (Section 5.03-5.06). However, the Ordinance allows exceptions to be granted at the discretion of the City Council (Section 5.08). Staff supports this exception request because the area is not served by reclaimed water and therefore must use potable water for all irrigation, decorative water features, and swimming pools which are all necessary components of a successful hotel operation.

### **ENVIRONMENTAL REVIEW**

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Staff conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15332 of the CEQA Guidelines, In-Fill Development Projects because the project meets the conditions described in this section based on the Findings of Approval and subject to the Conditions of Approval in Attachment A.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounding by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Air Quality and GHG Emissions report, Biological Resources report, and Phase I report prepared by various consultants (Illingworth & Rodkin, Inc., H.T. Harvey & Associates, and AEI Consultants respectively) indicate that the proposed project will not have a significant effect on the environment. The Biological Resources report states that the project site does not provide a suitable habitat for any special-status plant species and it would be unlikely for burrowing owls to locate on the site, concluding that the project site has no significant value as a habitat for endangered, rare, or threatened species. However, the Biological Resources report also stated squirrels can locate on the site at any time and thus the applicant has incorporated those measures into the project (Attachment D).

The City's transportation engineer performed an initial calculation to determine the peak-hour trips to be generated for this use, utilizing Institute of Transportation Engineers (ITE) standards as a resource. The results showed that the proposed use will generate less than one hundred (100) peak hour trips, thus not triggering the need for a Traffic Impact Analysis. In regards to the noise, the project site is surrounded by industrial park parcels and as stated in the General Plan (Noise Element), the acceptable decibel (dB) for a lodging use is 65 dB while the acceptable decibel for office buildings is 70 dB, therefore, the project will not result in any significant effects relating to noise. The Air Quality and GHG Emissions report prepared by Illingworth & Rodkin indicates that this project will not have a significant impact on the environment with the implementation of the Construction Best Management Practices (BMP). The project has incorporated these measures into the project (Attachment D). In regards to the water quality, the project incorporates stormwater control measures and Best Management Practices to protect the City's system from contamination.

Lastly, the proposed project is consistent with the General Plan Designation, Zoning Designation, all applicable general plan policies and all zoning regulations as discussed above and the project site is 3.29 acres within City limits. The City's utility Engineering Section has determined that the site can be adequately served by all required utilities and public services.

#### **PUBLIC COMMENT/OUTREACH**

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Staff provided public notice the application in accordance with City and State public noticing requirements. At the time of publishing this report, there has been one public request for applicant contact information. A notice was published in the Milpitas Post on January 30, 2015 (Two Fridays before the meeting). In addition, 594 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also provided on the project site, on the City's Website, [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov), and posted at City Hall.

#### **CONCLUSION**

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In conclusion, the proposed project is consistent with the policies and guiding principles outlined in the General Plan and Climate Action Plan and satisfies the requirements specified in the Municipal Code. The proposed use will contribute towards City's economic development goals and provide necessary public infrastructure improvements (as conditioned).

#### **RECOMMENDATION**

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STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution 15-006 recommending to the City Council approve the Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, and Variance No. VA14-0001 to construct a new 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow the hotel use, an FAR increase, and a deviation from the setback requirements, subject to the findings and Conditions of Approval.

## **ATTACHMENTS**

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- A: Resolution 15-006
- B: Project Plans
- C: Renderings
- D: Project description/Hotel operations/BMP and construction measures
- E: Air Quality/GHG Report
- F: Biological Resources Report



## MEETING MINUTES

**MILPITAS PLANNING COMMISSION  
Milpitas City Hall, Council Chambers  
455 E. Calaveras Blvd., Milpitas, CA**

**Wednesday, February 11, 2015**

- |                                            |                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>I. PLEDGE OF ALLEGIANCE</b>             | <b>Chair Mandal</b> called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.                                                                                                                                                                                                                                                                  |
| <b>II. ROLL CALL/ SEATING OF ALTERNATE</b> | <p><b>Commissioners</b></p> <p><b>Present:</b> Chair Sudhir Mandal, Vice Chair Larry Ciardella, Commissioners Gurdev Sandhu, Rajeev Madnawat, Demetress Morris, Hon Lien, Ray Maglalang, Alternate Member Zeya Mohsin</p> <p><b>Absent:</b> All commissioners present</p> <p><b>Staff:</b> Steven McHarris, Johnny Phan, Tracy Tam, Cindy Hom</p>               |
| <b>III. PUBLIC FORUM</b>                   | <b>Chair Mandal</b> invited members of the audience to address the Commission and there were no speakers.                                                                                                                                                                                                                                                       |
| <b>IV. APPROVAL OF MEETING MINUTES</b>     | <p><b>Chair Mandal</b> called for approval of the January 28, 2015 meeting minutes of the Planning Commission.</p> <p><b>Motion</b> to approve Planning Commission meeting minutes as submitted.</p> <p>Motion/Second: Commissioner Sandhu/Commissioner Mohsin</p> <p>AYES: 7</p> <p>NOES: 0</p> <p>ABSTAIN: 0</p>                                              |
| <b>V. ANNOUNCEMENTS</b>                    | <p>Vice Chair Ciardella announced that on February 23rd the Milpitas Rotary Club will have a meeting at noon at Dave &amp; Busters featuring Mike Honda as a speaker.</p> <p>Commissioner Maglalang requested that Floor Area Ratio (FAR) be included as a future agenda item for zones that require higher vertical construction above 35 feet.</p> |
| <b>VI. CONFLICT OF INTEREST</b>            | <p><b>Assistant City Attorney Johnny Phan</b> asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.</p> <p>There were no reported conflicts.</p>                                                                                                                                  |
| <b>VII. APPROVAL OF AGENDA</b>             | <p><b>Chair Mandal</b> asked if staff or Commissioners had changes to the agenda and there were none.</p> <p><b>Motion</b> to approve the February 11, 2015 agenda as submitted.</p>                                                                                                                                                                            |

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

## VIII. CONSENT CALENDAR

**No Items**

## IX. PUBLIC HEARING

**IX-1 HOLIDAY INN SUITES – 1100 Cadillac Court – SD14-0016, UP14-0017, VA14-0001:** A request for a Site Development Permit, Conditional Use Permit and a Variance to construct a new 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use and an increase in the FAR, and for a deviation from the setback requirements.

Project Planner Tracy Tam provided a PowerPoint presentation reviewing the project.

Commissioner Madnawat asked the reason for a 35 foot limit on the building height and Ms. Tam said this is the requirement for industrial zoning. He also asked if the developer could have built underground parking and Planning Director Steven McHarris said they could have but typically in Milpitas you will not see more than one or two floors proposed underground due to the shallow groundwater table.

Commissioner Maglalang had questions regarding trip generation and the FAR.

Chair Mandal asked about the energy efficiency options built into the project and Ms. Tam said that as a Condition of Approval the developer will be required to pre-wire for solar panels and also abide by Title 24 of the Energy Conservation portion of the building code. She added that the project is required to be LEED Silver.

Applicant Saahil Khandwala from Alps Hotels showed a brief presentation discussing their company and projects.

Chair Mandal asked if there will be greenery on the viewing deck near the rear of the building, and Mr. Khandwala said they are planning on creating an oasis on the top of the building, surrounded by plants and great views.

Chair Mandal opened the public hearing and there were no speakers.

**Motion** to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

Commissioner Madnawat asked about the difference in FAR between this project and the Springhill Suites project and requested that the FAR be increased.

Commissioner Maglalang requested doubling the number of trees from 15 to 30 and making them Jacaranda. Chair Mandal asked for the Planning Directors view and Mr.

McHarris said that changing the type and number of trees would be a departure from the Landscape Architect's design intent and staff's recommendation. Chair Mandal suggested that this particular issue should be worked out within the project and Commissioner Sandhu agreed that trees should be worked out with the applicant and staff. Commissioner Madnawat agreed and said this project is on an urgent schedule and should not be delayed by the selection of trees.

**Motion** to adopt Resolution No. 15-006 recommending City Council approve Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017 and Variance No. VA14-0001 to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use, a Floor Area Ratio (FAR) increase, and a deviation from the setback requirements located at 1100 Cadillac Court, subject to findings and conditions of approval.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

## IX-2

**SPRINGHILL SUITES – 1201 Cadillac Court – SD14-0015, UP14-0016:** A request for a Site development Permit and Conditional Use Permit to partially demolish an existing industrial building and permit new construction of a 124-room, 5-story hotel and associated site improvements on a 3-acre site. The project request also includes a conditional use permit to allow for a 0.61 FAR.

Project Planner Cindy Hom provided a PowerPoint presentation reviewing the project.

Commissioner Morris asked if this project will also contribute to the improvement of sidewalks and streets and Ms. Hom said it will and described the project improvements required.

Applicant Saahil Khandwala from Alps Hotels spoke about the property.

Representatives from Marriott International spoke and said they are excited to partner with Alps Hotels and excited about the addition of Springhill Suites.

Commissioner Maglalang asked about the pool area and dust coming into the area and General Contractor Joey Blagg of Prime Construction said they will install a nearly solid wall separating the pool area from the parking area and the freeway, and he believes this will solve that problem.

Commissioner Madnawat asked if there were any minor Conditions of Approval that they would like excluded to help them meet their goal of opening within 340 days and Mr. Khandwala said it would be helpful to reconsider the finish on the Springhill Suites exterior. Mr. McHarris said the request appears reasonable and could be conditioned for staff review and approval.

Chair Mandal opened the public hearing and there was one speaker. Amit Patel said he owns the Hampton in Milpitas and had a few comments regarding the Transient Occupancy Tax (TOT). He said the numbers look good on paper but there are no guarantees, and that it is not necessarily new revenue being generated from outside Milpitas but a percentage that comes from other hotels in the area as guests are being displaced from those hotels. He added that they are in the process of securing land and creating plans for another project in Milpitas and he asks for the same service provided to this applicant.

**Motion** to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

**Motion** to adopt Resolution No. 15-007 recommending City Council approve Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, 5-story hotel, site improvements, sale of all types of alcohol in hotel bar, and an increase the maximum permitted total Floor Area Ratio (FAR) from 0.50 (50%) to 0.61 (61%), subject to findings and conditions of approval.

Commissioner Maglalang requested the motion be amended to include the replacement of 15 Crepe Myrtle trees with Jacaranda trees and 19 Marina Strawberry trees replaced with another type of tree at staff's discretion. Chair Mandal suggested letting staff work with the applicant to determine the correct type of tree for the site and design. Mr. McHarris said the Jacaranda does not work as a replacement for the Crepe Myrtle trees in the design plans due to their size and location but agreed that the replacement of 19 Marina Strawberry trees can be considered.

Motion/Second: Commissioner Madnawat/Vice Chair Ciardella

AYES: 7

NOES: 0

## **X. NEW BUSINESS**

### **No Items**

## **XI. ADJOURNMENT** The meeting was adjourned at 8:55 PM to the next meeting scheduled on Wednesday, February 25, 2015.

**Motion** to adjourn to the next meeting.

Motion/Second: Commissioner Madnawat/Commissioner Morris

AYES: 7

NOES: 0

*Meeting Minutes submitted by  
Planning Secretary Elia Escobar*



**RESOLUTION NO. 15-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS RECOMMENDING APPROVAL TO THE CITY COUNCIL SITE DEVELOPMENT PERMIT NO. SD14-0016, CONDITIONAL USE PERMIT NO. UP14-0017, AND VARIANCE NO. VA14-0001, TO CONSTRUCT A 128-ROOM, FOUR-STORY HOTEL WITH SITE IMPROVEMENTS ON A 3.29 ACRE SITE, AND TO ALLOW THE HOTEL USE WITH A RESTAURANT SERVING ALCOHOL, A FLOOR AREA RATIO (FAR) AND BUILDING HEIGHT INCREASE, AND A DEVIATION FROM SETBACK REQUIREMENTS, LOCATED AT 1100 CADILLAC COURT, MILPITAS, CA 95035**

**WHEREAS**, on August 27, 2014, an application was submitted by Prime Group Construction, Inc. at 3045 Wilson Road, Bakersfield, CA 93304 to construct a 128-room four-story hotel with various site improvements on a 3.29 acre site, and to allow the hotel use with a restaurant serving alcohol, and a Floor Area Ratio ("FAR") and building height increase, and a deviation from setback requirements, at 1100 Cadillac Court, Milpitas, CA 95035 ("Project"). The property is located within the Industrial Park Zoning District (APN: 22-57-001); and

**WHEREAS**, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this Project is exempt under CEQA Guidelines Section 15332 (Infill Development Project); and

**WHEREAS**, on February 11, 2015, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

**NOW THEREFORE**, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

**Section 1:** The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

**Section 2:** The Planning Commission finds the proposed Project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA) Guideline Section 15332 (Infill Development Project) because the proposed Project meets the conditions described in that Section based on the Findings of Approval and subject to the Conditions of Approval attached hereto and incorporated herein. As further described in the staff report and in this Resolution:

- a) The proposed Project is consistent with the applicable General Plan Designation and all applicable general plan policies as well as with applicable Zoning Designation and regulations.

- b) The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounding by urban uses.
- c) The Project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The Air Quality and GHG Emissions report, Biological Resources report, and Phase I report prepared by various consultants (Illingworth & Rodkin, Inc., H.T. Harvey & Associates, and AEI Consultants respectively) indicate that the proposed Project will not have a significant effect on the environment. The Biological Resources report states that the Project site does not provide a suitable habitat for any special-status plant species and it would be unlikely for burrowing owls to locate on the site, concluding that the Project site has no value as a habitat for endangered, rare, or threatened species. However, the Biological Resources report also stated squirrels can locate on the site at any time and thus the applicant has incorporated those measures into the Project (provided as Attachment D to the Staff Report).

The City's transportation engineer performed an initial calculation to determine the peak-hour trips to be generated for this use, utilizing Institute of Transportation Engineers (ITE) standards as a resource. The results showed that the proposed use will generate less than one hundred (100) peak hour trips, thus not triggering the need for a Traffic Impact Analysis. In regards to the noise, the Project site is surrounded by industrial park parcels and as stated in the General Plan (Noise Element), the acceptable decibel (dB) for a lodging use is 65 dB while the acceptable decibel for office buildings is 70 dB, therefore, the Project will not result in any significant effects relating to noise. The Air Quality and GHG Emissions report prepared by Illingworth & Rodkin indicated that this Project will not have a significant impact on the environment with the implementation of the Construction Best Management Practices (BMP). The Project has incorporated these measures into the Project (Attachment D to the Staff Report). In regards to the water quality, the Project has incorporated stormwater control measures and Best Management Practices to protect the City's system from contamination.

Lastly, the proposed Project is consistent with the General Plan Designation, Zoning Designation, all applicable general plan policies and all zoning regulations as discussed herein and in the Staff Report and the Project site is 3.29 acres within City limits. The City's Utility Engineering Section has determined that the site can be adequately served by all required utilities and public services.

**Section 3:** Site Development Permit (Section XI-10-57-03(F)) - *The Planning Commission makes the following findings based on the evidence in the public record in support of Site Development Permit No. SD14-0016:*

- a) *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The Site Development Permit is required for the construction of the hotel and site improvements. As discussed in detail in the Staff Report and herein, the Project is consistent with this finding because the surrounding area is primarily comprised of Business Park developments. The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side of the building will face Fairway Way. The surrounding buildings are primarily one to two story industrial offices. Although the Project proposes a total of four (4) stories, the proposed landscaping will assist with ensuring streetscape and foliage density consistency with the surrounding area. Based on the foregoing, the proposed Project is aesthetically harmonious with adjacent and surrounding development.

*b) The project is consistent with the Milpitas Zoning Ordinance.*

#### Development Standards

As discussed in detail in the Staff Report and herein, a hotel is conditionally permitted in an Industrial Park (MP) Zone. The Project conforms to the development standards required in the Industrial Park (MP) and Site and Architectural (S) Overlay Districts. The table below demonstrates how the Project is consistent with these development standards.

**Table 1: Summary of Development Standards**

	<b>Standard</b>	<b>Proposed</b>	<b>Complies?</b>
<u>Setbacks</u> (Minimum)			
Front	35'-0"	330'-9"	Yes
Street Side	35'-0"	42'-6"	Yes
Interior	10'-0"	3'-10"	Yes*
Rear	20'-0"	34'-6"	Yes
<u>Floor Area Ratio</u> (Maximum)	0.50	0.52	Yes**
<u>Building Height</u> (Maximum)	None, but special finding is required.	68'-11"	Yes***
<u>Landscaping</u>	Required front and street side yard area	Front and street side yard area	Yes
*With approval of a Variance			
**With approval of a Conditional Use Permit			
***If the Planning Commission can make the following findings: (1) the proposed development will generate low peak-hour traffic; and (2) will not create a dominating visual prominence. This is discussed in greater detail in the Findings of Approval section.			

The project complies with all development standards for the Industrial Park Zoning Designation with the exception of the interior setback, the Floor Area Ratio (FAR), and the maximum building height. The interior setback requirement for the Industrial Park Zoning District is a minimum of ten feet (10'-0"). The project proposes an interior setback of three feet and ten

inches (3'-10"). In order to allow for this interior setback, a Variance must be approved. This project is a candidate for a Variance because of an unusual and irregular property line.

The project proposes a Floor Area Ratio of 0.52 when the Industrial Park Zoning Designation has a maximum allowance of 0.50. The Floor Area Ratio can be increased through the approval of a Conditional Use Permit. In regards to the maximum building height, the Industrial Park Zoning Designation does not have a maximum building height requirement, however, any building that exceeds three (3) stories or thirty-five feet (35'-0") in height requires the approval of a Conditional Use Permit and special findings made by the Planning Commission.

Findings for the Variance and Conditional Use Permit are discussed further in Section 5, 6 and 7 of the Resolution.

#### Parking

The Project requires a total of 160 parking spaces based on the table below:

**Table 2: Summary of Parking Standards**

Use	# of rooms/# of seats/Sq. Ft.	Parking Ratio	Required Parking
Guest rooms	128 rooms	1 parking space per guest room	128 spaces
Meeting room	82 seats	1 parking space per 4 seats	21 Spaces
Board room	12 seats	1 parking space per 4 seats	3 Spaces
Employee parking	8 employees	1 per employee	8 Spaces
<b>Total number of parking spaces required</b>			<b>160 Spaces</b>
<b>Total number of parking spaces provided</b>			<b>164 Spaces</b>

*c) The project is consistent with the Milpitas General Plan.*

The General Plan designation for the subject property is Industrial Park, which is intended to accommodate research, professional, packaging and distribution facilities in a park-like setting, free from noise, odor and other such nuisances. The proposed Project is consistent with the General Plan in that it contributes to the City's economic development goals and provides the necessary public infrastructure improvements such as improving the Project frontage and improving the public streets on the Project frontage.

The Project is also consistent with the following Milpitas General Plan Policies:

- 1) 2.a-G-7: When considering development proposals, seek "community benefit", such as upgrading infrastructure facilities, construction new infrastructure facilities, and funding contributions to programs.

As a Condition of Approval (specifically #37(a)), the Project will improve the public street fronting the project site.



- 2) 2.a-G-9: The City should make land use decisions that improve the City's fiscal condition.

The Project will benefit the City's fiscal condition by providing an additional source of revenue through the Transient Occupancy Tax (TOT).

- 3) 2.a-G-11: Promote land use policy and implementation actions that improve the City's fiscal sustainability. Maintain and enhance the City's projected total net revenue through amendments made to the General Plan.

The Project will enhance the City's fiscal condition through collection of sales and property tax and the TOT.

- 4) 2.a-I-2: Promote development within the incorporated limits which acts to fill-in the urban fabric rather than providing costly expansion of urban services into outlying areas.

The Project site is a vacant lot located in a developed area of the City.

- 5) 2.a-I-3: Encourage economic pursuits which will strengthen and promote development through stability and balance.

The Project will provide economic benefit to the City by attracting visitors to Milpitas and collection of sales and property tax and the TOT.

- 6) 2.d-I-5: When considering development proposals that are consistent with the underlying land use designation, seek opportunities for infrastructure improvements that would benefit the proposed project as well as the adjacent development that would lessen the burden on the overall tax base.

The Project will improve the project frontage through planting of landscaping and public street improvements.

- 7) 3.b-I-1: Require new development to pay its share of street and other transportation improvements based on its impacts.

The Project will pay a fair share of the Calaveras Boulevard Widening Fee.

- 8) 3.d-I-12: Design streets to include detached sidewalks with planting strips or wider, attached sidewalks with tree-wells to encourage pedestrian use and safety, as well as to remove barriers and increase accessibility.

The Project proposes to create a four and a half (4'-0") strip of new landscape parkway planter buffering the pedestrian from the public street.

- 9) 3.d-I-16: Include evaluation of bicycle facility needs in all planning applications for new developments and major remodeling or improvement projects.

The Project proposes a bicycle rack which can accommodate up to eight (8) bicycles.

10) 4.d-G-4: Mitigate the effects that land development can have on water quality.

The Project will comply with the stormwater control requirements by proposing fourteen (14) bio-retention areas on-site.

11) 4.d-G-6: Promote conservation and efficiency in the use of water.

The Project proposes landscaping which all have low to moderate water usage needs.

12) 5.b-I-1: Ensure that new construction or substantial improvements to any existing structure result in adequate protection from flood hazards. New non-residential development locate the lowest floor, above the base flood elevation or incorporate flood-proofing and structural requirements.

The Project proposes to have a finished floor at 13.3, which meets the requirements required by the City.

**Section 4: Conditional Use Permit (Section XI-10-57.04(F)) - The Planning Commission makes the following findings based on the evidence in the public record in support of Conditional Use Permit No. UP14-0017:**

*a) The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The proposed hotel and restaurant use will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare in that it is designed to be compatible with and strengthen the identity of the surrounding Business Parks. The hotel use will serve the area by providing a location for overnight accommodations for business and visitor travel. As conditioned, the Project will ensure public health and safety by providing a surveillance system and recordings made available to the Police Department and adequate lighting standards to ensure high visibility.

The applicant is requesting a Type 70 On-Sale General Restrictive Service which authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.

The sale of alcohol in the State of California is regulated by the Alcoholic Beverage Control Act (California Business and Profession Code Sections 23000-25762). The California Department of Alcoholic Beverage Control is required to deny an application for a license if issuance of the license would result in or add to an undue concentration of licenses in a particular area, unless

the local governing body finds that it would serve the public convenience or necessity. An undue concentration is defined under Business and Profession Code Section 23958.4 as an area where: (a) there is a crime reporting district that has a 20% greater number of reported crimes than the average of all crime reporting districts in the jurisdiction or (b) the ratio of retail licenses of the type applied for, to the population in the census tract or census division exceeds the ratio for the county in which the applicant premises are located.

According to the Department of Alcohol Beverage Control, the project does not fall within in an undue concentration area for liquor licenses. The project is located in Census Tract No. 5045.06 which authorizes three (3) off-sale permits (off-site consumption) and seven (7) on-sale permits (on-site consumption). Current there are four (4) Type 41 On-Sale Beer and Wine (Restaurants) and two (2) Type 20 Off-sale Beer and Wine (Package Stores). Staff has included the following conditions to ensure public health and safety:

- Responsible Alcohol Training - Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)

Alcoholic Beverage Control Licensing - Permittee shall at all times comply with all applicable State laws applicable to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P).

*b) The proposed use is consistent with the Milpitas General Plan.*

As discussed above, the Project is consistent with the Milpitas General Plan.

*c) The proposed use is consistent with the Milpitas Zoning Ordinance.*

As described above, the proposed Project is consistent with the Milpitas Zoning Ordinance.

**Section 5: Conditional Use Permit (Section XI-10-57.04(F)(2)) and Section XI-10-57.04(c))– The Planning Commission makes the following additional findings based on the evidence in the public record in support of Conditional Use Permit No. UP14-0017 relating to increased height:**

- a) The project exhibits exceptional architecture and aesthetic merit to warrant the excess height.*

Although the Industrial Park Zoning Designation does not have a maximum height requirement, an additional finding must be made by the Planning Commission if the proposed development is greater than three (3) stories or thirty-five feet (35'-0") in height. The proposed roof height for the Project is approximately forty-seven feet tall (47'-0") and the front parapet is approximately fifty-five feet and eleven inches (55'-11"). The rear tower elements range from fifty-eight feet and one inch (58'-1") to sixty-eight feet and eleven inches (68'-11"). To ensure that the proposed

hotel will reflect high-quality material and exceptional architecture, the Project is conditioned (Condition #17) to revise and submit building elevations to reflect high quality material, finishes, and articulation prior to issuance of any building permit. The Project is also conditioned to provide the Planning Director with a proposed color palette for the building, to incorporate additional cornice treatment to provide consistency, for the applicant to submit design alternatives for the rear tower elements, and to ensure that the window foam trim will protrude a minimum of one to two inches (1"-2") to create a recession to provide for greater architectural interest.

- b) Any excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.*

For the Planning Commission to grant the increase in building height, the Planning Commission must find make this finding. The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side will face Fairway Way. The project site is a corner property which has public street frontage on Fairview Way and Cadillac Court. The site design and the excess height will not be detrimental to the light, air or privacy of any other structure or use because the proposed hotel building is located at least thirty (30'-0") feet away from a structures.

**Section 6: Conditional Use Permit (Section XI-10-2.03) – The Planning Commission makes the following findings based on evidence in the public record in support of Conditional Use Permit No. UP14-0017 relating to increased Floor Area Ratio:**

- a) The proposed development will generate low peak-hour traffic.*

The project is proposing an increase in the Floor Area Ratio (F.A.R.) from 0.50 to 0.52. The maximum allowed FAR in the Industrial Park zoning designation is 0.50. Due to this increase, the Planning Commission must find that the proposed development will generate low-peak hour traffic. The project is consistent with this finding because based on the City's Traffic Engineer's assessment and reviewing the standards set by the Institute of Transportation Engineers (ITE), the proposed project will not generate more than one hundred (100) peak hour trips. A peak hour trip is defined as the one-hour period of time with the highest volume of traffic. The peak hour trips generated by the hotel is lower than the surrounding existing industrial uses and the peak hour trips generated fall in line with the Industrial Park zoning designation.

- b) The proposed development will not create a dominating visual prominence.*

As discussed in the Project Analysis section of the staff report, the Planning Commission must make this finding in order to grant the increase in the FAR through the Conditional Use Permit. The front of the proposed hotel building is oriented inward to the site facing east towards the proposed onsite vehicle circulation and parking area. The rear of the building will face Cadillac Court and the side will face Fairway Way. Although the proposed project is approximately sixty-eight feet (68'-0") in height (measured from the parapet height), the project is proposing compatible massing, detail, materials and colors compatible with the surrounding business park.



In addition, a variety of landscaping is included to compliment the proposed building and site character. The project landscaping will assist with softening the hardscape. The project proposes to plant trees and various shrubs and groundcover all along the Cadillac Court and Fairview Way frontage which will assist with softening the building and the parking lot.

**Section 7: Variances (Section XI-10-57.06(F)(1)) - The Planning Commission makes the following findings based on the evidence in the public record in support of Variance No. VA14-0001 relating to setback requirements:**

- a) *Due to special circumstances applicable to the subject property including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications.*

The Project is requesting a Variance for an exception to the setback requirements set aside in the Industrial Park Zoning Designation. The interior side setback requirement for the Industrial Park Zoning Designation is ten (10'-0") feet. The Project proposes a side setback distance of three feet and ten inches (3'-10") due to an existing irregular property line that exists for the site (shown on Sheet A1.0 of the project plans). The proposed project is consistent with this finding because the irregular property line is not evident in the way the property will be constructed and landscaped and poses no visual or setback impact to the adjacent property landscape and shared driveway.

- b) *The granting of the variance is necessary for the preservation of substantial property right possessed by other property in the same vicinity and zone and otherwise denied the subject property.*

The Project is consistent with this finding because without the approval of the variance for the purpose of granting a three foot and ten inches (3'-10") side setback, the proposed Project will not be able to use this area as a self-retaining area for stormwater quality control due to the irregular property line discussed above.

- c) *The required conditions of approval assure that the adjustment authorized will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity subject to the same zoning regulations.*

The Project is consistent with this finding because as mentioned before, the irregular property line is only present on the project site when reviewing the surrounding parcels within this area of the City. The property owner is in communications with affected property owners to discuss the off-site improvements (landscape improvements, sidewalk improvements, removal of existing curb etc.) and possibly pursuing a lot line adjustment. If the affected property owners consent to a lot line adjustment, then the irregular property line will be straightened out.

- d) *The granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The granting with the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because the three foot ten inches (3'-10") setback will not be located within twenty feet (20'-0") of the adjacent building. The Project is consistent with this finding because the proposed project is intending to improve the shared access driveway area located off Cadillac Court and will not inhibit or prohibit improvements in the vicinity. Currently, the site has a driveway which ends into deceased vegetation. The Project proposes to improve this area by adding new landscaping and a curb to contain the landscaped area.

- e) *The granting of the variance is consistent with the General Plan and the intent of this title.*

As discussed in detail in the Staff Report and herein, the Project is consistent with the General Plan and the intent of this title.

**Section 8: Supplemental Water Use Restrictions (Section VIII-6-5.00) – Urgency Ordinance (240.2) Exception Request relating to the use of potable water for irrigating new landscaped areas and for decorative features, swimming pools/ponds:**

On August 26th 2014, the City Council adopted Emergency Ordinance 240.2, which implemented additional water use restrictions. The Ordinance states that the use of potable water for the installation for new landscaping, decorative fountains and new swimming pools is prohibited (Section 5.03-5.06). However, the Ordinance allows exceptions to be granted at the discretion of the City Council (Section 5.08). Staff is in support of this exception request because the area is not served by reclaimed water and therefore must use potable water for all irrigation, decorative water features, and swimming pools.

**Section 9:** The Planning Commission of the City of Milpitas hereby adopts **Resolution No. 15-006 recommending that the City Council approve Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017 and Variance No. VA14-0001 based on the above Findings and subject to the Conditions of Approval attached hereto as Exhibit 1 incorporated herein.**

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Milpitas on February 11, 2015.

  
Chair

**TO WIT:**

**I HEREBY CERTIFY** that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on February 11, 2015 and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Sudhir Mandal	✓			
Lawrence Ciardella	✓			
Hon Lien	✓			
Rajeev Madnawat	✓			
Ray Maglalang	✓			
Zeya Mohsin (Alternate)				
Demetress Morris	✓			
Gurdev Sandhu	✓			

## EXHIBIT 1

**CONDITIONS OF APPROVAL FOR HOLIDAY INN SUITES  
SITE DEVELOPMENT PERMIT NO. SD14-0016, CONDITIONAL USE PERMIT NO.  
UP14-0017, AND VARIANCE NO. VA14-0001 TO CONSTRUCT A 128-ROOM, FOUR-  
STORY HOTEL WITH SITE IMPROVEMENTS ON A 3.29 ACRE SITE, AND TO  
ALLOW FOR THE HOTEL USE, RESTAURANT WITH ON-SITE CONSUMPTION OF  
ALL TYPES OF ALCOHOL, AND AN INCREASE IN THE FAR, AND FOR A  
DEVIATION FROM THE SETBACK REQUIREMENTS**

**General Conditions**

1. General Compliance. The applicant and owner, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, and Variance No. VA14-000 (collectively "Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County's Recorder Office and a copy shall be provided to the Planning Division.
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
  - a. Acceptance of this Permit by Permittee; and
  - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
  - a. Completes a foundation associated with the project; or
  - b. Dedicates any land or easement as required from the zoning action; or
  - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.



5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.
7. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).
8. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution.
9. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution.
10. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
11. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
12. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever

which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.

13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
15. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on February 11, 2015 in accordance with these Conditions of Approval.

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. (P)

16. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. (ALL)

### **Project Specific Conditions**

#### *Site Development Permit*

17. Architectural Elevations. Prior to issuance of any building permit, the Permittee shall revise building elevations to reflect high quality material, finishes, and articulation. Such revisions to the building architecture and materials are subject to Planning Director review and approval and includes the following:

- a. Building Color Palette and Texture. Prior to building permit submittal, the Permittee shall provide the Planning Director with a proposed color palette for review and approval. The color palette shall include proposed colors, material and texture (if applicable) of the building, porte-cochere, awnings and window frame color. All stucco finishes shall be a smooth sand finish (20/30 grade or smoother). Samples shall be provided upon request. All materials, colors, and finishes shall be subject to Planning Director approval prior to submittal for any building permit. **(P)**
  - b. Cornice Treatment. Cornice treatment shall be incorporated throughout the exterior of the building to ensure consistency. **(P)**
  - c. Foam Band. The foam band shall be incorporated throughout the exterior of the building to provide symmetry. **(P)**
  - d. Tri-Tower Element. Prior to building permit submittal, Permittee shall submit design alternatives for the colors, textures and materials for the proposed tri-tower elements facing Cadillac Court for review and approval by the Planning Division. The tower elements shall be fully wrapped. The width for the reduced tower element facing Cadillac Court shall be a minimum of seven (7'-0") feet to ensure symmetry with the more prominent tower element. **(P)**
  - e. Window Trim. The window foam trim shall protrude a minimum of one (1) to two (2) inches out.
18. Lighting Plan. During building permit submittal, Permittee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and; 2) lighting is contained and does not spill over onto adjacent properties or create unwanted glare. Permittee shall provide detail, elevations and manufacturer's specifications on proposed light fixture for ground lighting, pedestrian scaled lighting (light bollards), light standards, and wall sconces subject to Planning Director approval. Proposed light fixtures shall be high quality and complement the architectural style of the building. **(P)**
  19. Sidewalks. The cross-section for Cadillac Court and Fairview Way shall be four and a half feet (4'-6") wide landscape including face-of-curb, a linear six feet (6'-0") wide sidewalk, and landscaping back of Right-Of-Way. Sidewalk will be linear (parallel to street), as feasible and subject to Planning Director approval. **(P)**
  20. Improvements on Adjacent Property. Permittee shall contact all applicable property owners to the south of the project site to inform them and obtain permission for the proposed off-site improvements (i.e. landscape improvements, sidewalk improvements, removal of existing curb, etc.) **(P)**
  21. Backflow Preventers. All backflow preventers shall be painted a color that minimizes the visual prominence and the color shall be subject to Planning Division approval. **(P)**
  22. Equipment Screening. All rooftop equipment shall be adequately screened from the parking lot areas and the public street. All ground mounted equipment shall be adequately screened, if feasible, and subject to the Planning Division review and approval. If the screening is proven infeasible as solely determined by Planning Director, then all ground

mounted equipment and surrounding bollards (if any) shall be of design and color that will minimize visual impact. (P)

23. Signage. Signage shall not be part of this approval and shall be applied for under a separate City permit or approval. All proposed signage shall also be subject to Traffic Engineering review and approval. (P)
24. Landscaping. All approved landscaping shall be permanently maintained and replaced like-for-like or substantially similar plant material as necessary to provide a permanent, attractive and effective appearance. (P)
  - a. Street Trees. The Marina Strawberry Tree Single Trunk shown as street trees shall be replaced with twenty-four inch (24") box Brisbane Box Trees (*Lephostemon Confertus*).
25. Handicap Striping. The "no parking" stripe proposed on the south end of the project site shall be continuous to match up to the "no parking" strip on the adjacent parcel. (P)
26. On-Site Utilities. During building permit issuance, a detailed landscape plan shall be submitted and approved by the Planning Division that includes the following: location and screening of all transformers and utility devices including backflow preventers. Utilities shall be fully screened.
27. Outdoor Furniture Maintenance. Any outdoor furniture will be reasonably maintained and replaced if necessary. (P)
28. Climate Action Plan Compliance. Prior to issuance of any building permit, the Permittee shall include in its building plan submittal and shall also construct or implement the following as part of the Project:
  - a. Pre-wired for solar photovoltaic systems.
  - b. Provide exterior electrical outlet for gardening equipment.
  - c. Implement Transportation Demand Management Program for employees. (P)

#### **Conditional Use Permit**

29. Responsible Alcohol Training. Permittee shall be solely responsible and liable for ensuring that all employees receive "Responsible Alcoholic Beverage Service" training as offered through programs established by the Alcoholic Beverage Control of the State of California. Evidence of such training and the training records of all employees shall be maintained on-site during business hours, and made available for copy and inspection upon City request. (P)
30. Alcoholic Beverage Control Licensing. Permittee shall at all times comply with all applicable State and other laws relating in any way to the sale of alcohol including any California Department of Alcoholic Beverage Control licensing requirements for the sale of alcohol. (P).
31. Security Video Surveillance System. Prior to final building inspection for any hotel unit, Permittee shall install video surveillance cameras to monitor and provide complete coverage of the subject property including parking areas, common areas, driveways, hallways, lobby area, elevators and stairwells. Security cameras shall be capable of



recording daytime and nighttime activities. The resolution of the surveillance cameras shall be 720p or better. Surveillance recordings shall be retained for a minimum of thirty (30) days and subject to immediate review and copy by any law enforcement upon request. **(PD)**

32. Surveillance Equipment Operation. Surveillance equipment shall not be inoperable at any time, other than when being serviced by a qualified professional surveillance equipment technician for no more than two (2) days at any given time and no more than six (6) days within any 365 day period. **(PD)**
33. Guest Check-in Procedure. At the time of check-in, hotel staff members shall obtain and retain a valid government-issued identification number from all adult hotel guests. Implement clear check-in policies and provide proper training for desk clerks on guest screening and security procedures. Hotel staff members shall also obtain and retain the following for registered guests:
  - a. Name, address and phone number
  - b. Vehicle information, not limited to the make, model, and license plate number of the vehicle if feasible.
  - c. The register record shall be maintained for a period of not less than two (2) years and may be inspected by the City upon request or a copy shall be provided to the City upon request. **(PD)**
34. Visitor Behavior. Prominently post notices and signs that clearly outline appropriate guest and visitor behavior to dissuade guests from engaging in illegal activities. **(PD)**
35. Public Improvements: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements along Cadillac Court and Fairview Way including but not limited to the following:
  - a. Utility Relocation: Underground utilities (such as joint trench conduit, utility boxes, etc.) shall be relocated and adjusted to grade to accommodate the approved frontage layout.
  - b. Right of Way. The Permittee shall dedicate all necessary rights-of-way and public easements to the City for the proposed public sidewalk improvements and utilities to the satisfaction of the City Engineer. The proposed frontage (4.5' wide landscaping and 6' wide sidewalk) shall be contained within the right-of-way. The Permittee shall provide a 10' PSUE behind the right-of-way.
  - c. Occupancy: All public improvements shall be installed and accepted prior to the issuance of the first Certificate of Occupancy (temporary or final).
  - d. City Standards: All design and construction of public and private improvements shall be in compliance with City guidelines and standard drawings.
  - e. Curb and Gutter Replacement: Permittee shall replace all damaged curbs and gutters within the project limits. **(E)**
36. Onsite Improvements.
  - a. Flooding Mitigation: Prior to any building permit issuance, the Permittee shall provide mitigation for all increases in Base Flood Elevation (BFE) greater than .4' as shown on the projects flood study by Schaaf & Wheeler dated January 12, 2015.

Mitigation may include re-grading of the site, curb and gutter replacement, minor site flood walls or any other means to reduce the BFE impact. Permittee shall submit an updated flood study to reflect the mitigated BFEs.

- b. Site Improvement Plan Set. Prior to any building permit issuance, the Permittee shall submit a complete site improvement plan set, including but not limited to a separate plan sheet for floodplain management, storm water control, emergency vehicle access, and solid waste handling.
- c. Utility Meter Layout. The Permittee shall include a detail in the Site Improvement plan set showing the size, dimensions, and layout of all utility meters and associated appurtenances. The layout design shall comply with all separation and access requirement.
- d. Floodproofing. The Permittee shall provide a separate floodproofing report describing the floodproofing for all structures that are not removed from the Special Flood Hazard Area. The report shall demonstrate compliance with NFIP Regulations and technical bulletins. The report shall include the floodproofing of mechanical equipment, elevator shaft and equipment, and utilities. Floodproofing details shall also be included in the site improvement plan set and on the floodplain management sheet. (E)

37. Transportation & Traffic Engineering:

- a. Street Surfacing. Permittee shall wedge grind and apply 1.5" AC overlay on full width of Fairview Way from Cadillac Court to the end of property driveway on Fairview Way including the intersection of Cadillac Court and Fairview Way with overlay ending at the intersection curb return along Cadillac Court. Restripe street and reconstruct all non-compliant curb ramps at all corners of the intersection of Cadillac Court and Fairview Way to the most current ADA standard. (E)

38. Utilities: The Permittee shall comply with the following:

- a. Separate Connections: Project plans currently show connection to adjacent private system for, water, sewer and storm. Project shall have separate connection for water, sewer, and storm independent from the adjacent property's private utilities, provided Permittee may be allowed to connect certain uses (e.g. pool area) to the private sewer system with the written consent of the private utility owner and operator. The Permittee shall submit the written consent of private utility owner prior to any building permit issuance.
- b. Water System. Project site shall be served by SFPUC Zone 1. A Water Supply Assessment is not required.
- c. Water Service. The project shall have separate water meters for domestic, irrigation, and fire service. Permittee shall provide backflow protection on all water connections, including fire services, in accordance with City guidelines and USC Manual of Cross Connection Control. Water meters and backflow devices shall be located behind the sidewalk in the Public Service Utility Easement. Permittee is

- alerted that on-site pumping to upper floors may be required. Project shall install parallel meters for reliability. On-site pumping is necessary to serve upper floors.
- d. Multi-Story Buildings: The multi-story buildings proposed require water supply pressures above that which the City can normally supply. Additional evaluations by Permittee are required to assure proper water supply (potable or fire services). Prior to any building permit issuance, Permittee shall submit an engineering report detailing how adequate water supply pressures will be maintained.
  - e. Coordination with Landscaping Plans. Coordinate utility plans with landscape and hardscape plans to insure no conflicts and provide separation between deep-rooted plantings and underground utilities.
  - f. Landscaping: Planting of landscape may be deferred due to the drought and Permittee shall either request a waiver from the City Council or post a bond.
  - g. Construction Water: Due to the water supply emergency, the City Council adopted Ordinance 240.2, which prohibits use of potable water for construction activities, filling new swimming pools, and establishing new landscape. Permittee may use recycled water for construction activities and may be required to submit a bond for deferred landscaping.
  - h. Grease Interceptor. Provide a grease interceptor for the project. The proposed grease interceptor shall be located outside of the City right of way and easement area.
  - i. Solid Waste Handling. This project may use front load bins provided that a supplemental report is submitted to confirm the trash and recycling generation rates assumed on the entitlement plan set is accurate. Permittee shall provide sufficient facilities for on-site storage and collection of solid waste and recyclables. Permittee shall provide a Solid Waste Handling Plan showing how materials will be transferred from the residential units to the trash enclosure/external collection point. The Solid Waste Handling Plan shall also address other requirements, such as weekly collection setout and property management responsibility for litter control. Permittee shall procure sufficient service frequency. Permittee to provide a plan showing solid waste setout locations that do not block parking spaces. All solid waste collection facilities shall comply with City guidelines. The solid waste enclosure shall be sized to include the tallow bin.
  - j. Tallow Account: Project shall subscribe to a tallow account. (E)

## FEES

39. Development Fees: Permittee shall submit the following items with the building permit application and pay the related estimated fees prior to building permit issuance:
- a. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire
  - b. Water Service Agreement(s) for water meter(s), detector check(s), and double check detector assembly.
  - c. Storm water connection fee of \$21,562 per acre.
  - d. Water, sewer and treatment plant fees will be calculated at the time of building plan check submittal.
  - e. Calaveras Blvd Widening Traffic Impact Fee of \$ 803 per thousand square feet of Retail Development (in 2009) prior to building permit issuance. Fee shall be adjusted per ENR index rate at the time of building permit issuance.

Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). *The above fees are preliminary estimates and subject to change.* There is no vesting of the fees with the adoption of this Resolution. (E)

40. Building Permit Automation Fee: Prior to any building permit issuance, Permittee shall pay all applicable development fees, as determined by the City Engineer in accordance with the most current approved fee schedule adopted by the City Council, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee as approved by City Council Resolution No. 7590. (E)
41. Community Facilities District (CFD) Annexation: Prior to any building permit issuance, Permittee shall submit an executed consent to annex the subject property into CFD 2005-1 and shall agree to pay the special taxes levied by CFD 2005-1 for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized prior to any building permit issuance, whichever occurs first. Permittee shall comply with all rules, regulations, policies, and practices established by State Law and by the City with respect to the CFD including, without limitation, the requirements for notice and disclosure to future owners and residents. (E)

## CONSTRUCTION

42. Improvement Plans: Prior to any building permit issuance, Permittee shall obtain design approval and bond for all necessary public improvements as shown on the entitlement approval and in compliance with City standards and regulations, including but not limited to the following:
  - a. Removal and installation of new curb, gutter, and sidewalk, median modification or installation, signage and striping, street lights, street trees, fire hydrants, bus stop, and storm, water, and sewer service installation.
  - b. All improvements plans shall be prepared using Vertical Datum of 1988 (NAVD 88). The specific City benchmark used for the project shall be indicated on the cover sheet of each improvement plan set.
  - c. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital copy of the Record Drawings AutoCAD and GIS format upon completion of improvements to the satisfaction of the City Engineer.
  - d. Permittee shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. (E)



43. Initial Acceptance: All improvements must be installed in accordance with the City of Milpitas standard drawing and specification, and shall be constructed to the City Engineer's satisfaction and accepted by the City prior to issuance of any final certificate of occupancy of any hotel unit. (E)
44. Utility Undergrounding: Prior to issuance of the first Certificate of Occupancy (temporary or final), Permittee shall underground all existing wires and overhang utilities and remove all related poles within the proposed development and along all street frontages. All proposed utilities within the subdivision shall also be undergrounded. The improvement plans shall show all existing utilities within and bordering the proposed development, and clearly identify the existing PG&E wire towers and state wire voltage. All utility vaults, boxes, cabinets, and pedestals shall be identified and labeled on the improvement plans. Above ground utility (except electrical high-voltage transmission lines) facilities shall be underground, relocated, or screened to the satisfaction of the City Engineer and the Planning Director. (E)
45. Joint Trench Relocation: The joint trench shall be relocated in the field, if necessary, to accommodate the approved street layout (sidewalks, trees, streetlights, etc.) to the satisfaction of the City Engineer and the Planning Director. All joint trench structures (vaults, boxes, cabinets, etc.) shall be adjusted to the final grade. (E)
46. Encroachment Permit: Prior to any work within the public right of way or City easement, Permittee shall obtain an encroachment permit from City of Milpitas Engineering Division. Prior to installing offsite improvements, Permittee shall obtain an encroachment permit from the City of Milpitas and all necessary encroachment permits from other affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District, Santa Clara County road and Airport Department, and Santa Clara Valley Transportation Agency (VTA). Copies of any approvals or permits shall be submitted to the City of Milpitas Engineering Division as a part of the encroachment permit review. (E)
47. Agency Approval: It is the responsibility of the Permittee to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara Valley Water District and Caltrans. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division, prior to building permit issuance. (E)
48. Construction Schedule: Prior to start of any construction, Permittee shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, and construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related

concerns. Permittee shall coordinate their construction activities with other construction activities in the vicinity of this project. Permittee's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. (E)

49. Demolition: All utilities shall be properly disconnected before the building can be demolished. Show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. The water service shall be locked off in the meter box and disconnected or capped at main line in the street if the water meter is not to be used. The sanitary sewer shall be capped at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)
50. Maximum Slopes: All slopes adjacent to public sidewalks and streets shall be designed to a maximum grade of 4:1 slope. The grading design shall also provide a 1' flat bench at the top and bottom of the slope adjacent to the public sidewalks, streets, or pathways. (E)
51. Tree Removal Permit: In accordance with COMC Chapter 2, Title X (Ord. 201), Permittee may be required to obtain a permit for removal of any existing tree(s), not previously permitted for removal. Contact the Public Works Department at (408) 586-2600 to obtain the requirements and forms. (E)
52. Underground Service Alert (USA): Permittee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hours prior to construction for location of utilities. (E)

## **FLOODPLAIN MANAGEMENT**

53. Special Flood Hazard Area: The proposed development is located within the Special Flood Hazard Area (SFHA), and, therefore, shall comply with the National Flood Insurance Program (NFIP) Title 44 of the Code of Federal Regulations and the City of Milpitas (City) Flood Plain Management Regulations, City of Milpitas Code (COMC) Title XI Chapter 15. Prior to any building permit issuance, Permittee shall obtain a Conditional Letter of Map Revision (CLOMR) or a Conditional Letter of Map Revision based on Fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA), conditionally approving the revised floodplain or the removal of the development from the SFHA. Permittee shall also obtain a Letter of Map Revision (LOMR) or a Letter of Map Revision based on Fill (LOMR-F) and shall provide all elevation certificates prior to final building inspection or issuance of certificate of occupancy for any portion of the development. The proposed grading plan shall comply with the established BFE as determined in the final flood study report, the approved CLOMR or CLOMR-F, or the official FEMA Federal Insurance Rate Map (FIRM). (E)
54. Floodplain Management Ordinance: Per Chapter 15, Title XI of Milpitas Municipal Code (Ord. No. 209.4) the lowest floor elevation (finished floor) of each structure shall be at

least one foot above the Base Flood Elevation (BFE). The structure pad(s) shall be properly designed by a registered civil engineer and compacted to meet FEMA's criterion. In addition, the pad(s) shall extend beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour. All electrical equipment, mechanical equipment, and utility type equipment servicing the structure shall be located above the BFE, or shall be flood proofed, and shall be constructed to prevent damage from flooding events. Any trailers, modular buildings, or pre-manufactured dwelling units located on this site for periods of time greater than one year, shall be adequately anchored to resist flotation, collapse and lateral movements per Floodplain Management Ordinance. Permittee's civil engineer shall complete and submit several FEMA Elevation Certificates to the City at different stages of the construction. Flood insurance is required for any construction that is financed with government backed loans. (E)

55. Flood Study: Prior to any building permit issuance, Permittee shall submit a Flood Study for the project demonstrating, to the satisfaction of the City Engineer, that the proposed development has NO adverse impact to the surrounding flood plain within the SFHA and to flood carrying capacity of the area. The study should include cumulative effects of existing and proposed developments demonstrating the combined effects will not increase the water surface elevation of the Base Flood (BFE) more than one foot at any point. For the AO Flood Zone, the flood study is required to establish the BFE, and set the building elevation accordingly. The flood study shall be consistent with the requirements in accordance with Title 44 of the Code of Federal Regulations by establishing a hydraulic model and HEC-RAS. (E)

56. Drainage Study: Prior to any building permit issuance, Permittee shall submit a final grading plan and hydrologic/hydraulic study prepared by a registered Civil Engineer, consistent with the approved CLOMR. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and Permittee shall satisfy the conclusions and recommendations of the approved drainage study. (E)

57. Elevation Certificates: Permittee shall submit an elevation certificate for each lot or structure that is to be removed from the SFHA:

- a. Prior to any grading permit issuance, based on an approved grading plan. This elevation certificate shall contain all proposed grades applicable and shall be required in order to receive community acknowledgement for the CLOMR or CLOMR-F application.
- b. Prior to building foundation pour, based on finished formwork while the building is under construction. If Permittee intends to apply for a LOMR or LOMR-F prior to finished construction, this elevation certificate shall be submitted after the foundation pour and shall be based on existing finished floor and adjacent grades. It shall be required in order to receive community acknowledgement for the LOMR or LOMR-F application.

- c. Prior to occupancy of each building or structure, based on finished construction. This elevation certificate shall contain all required finished grades and shall be based on existing information.
- d. Prior to final occupancy, Permittee shall submit a binder containing all the elevation certificates produced for the each phase of the project. **(E)**

## CLEAN WATER

58. Construction Storm Water Quality: Permittee shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Permittee shall submit an Erosion and Sediment Control Plan (Erosion Control Plan) as a part of the improvement plan submittal. The erosion control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all construction BMPs as required by the approved erosion control plan, the COMC, and the City's Clean Water Program. **(E)**
59. Construction General Permit Compliance: Permittee shall comply with the requirements of the Construction General Permit as administered by the State and Regional Boards. Permittee shall obtain a Construction Activities Storm Water General Permit (State Permit) from the State Board. Prior to any construction activities and prior to the issuance of any building, demolition, or grading permit, Permittee shall submit:
- a. A complete Storm Water Pollution Prevention Plan (SWPPP) with the project Waste Discharge Identification Number (WDID) displayed on the cover;
  - b. A copy of the approved Notice of Intent (NOI) from the State Board; and
  - c. An erosion control plan and a site monitoring plan meeting the satisfaction of the City Engineer.

Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all storm water quality control measures as required by the approved SWPPP, the approved erosion control plan, the COMC, and the City's Clean Water Program.

Prior to final occupancy for any hotel unit or any phases of hotel units, Permittee shall submit an approved Notice of Termination (NOT). For phased occupancy, Permittee shall submit a Change of Information (COI) or an NOT approved by the State Board that removes each phase of occupancy from the boundaries of the State Permit prior to the issuance of occupancy for that phase. Contact the State and Regional Boards for questions regarding your specific project. For general information, contact the City of Milpitas Engineering Division at (408) 586-3329. **(E)**



60. Post-Construction Storm Water Quality: Permittee shall comply with the requirements of the MRP for post-construction storm water treatment (provision C.3 regarding new development and redevelopment requirements for regulated projects) and the City's Clean Water Program. Permittee shall submit a final, certified storm water quality control plan (SWCP), a SWCP sheet, and a post-construction BMP operations and maintenance plan (O&M) in accordance with the City's Clean Water Program and meeting the satisfaction of the City Engineer. (E)
61. Storm Water Quality Control Plan (SWCP): Prior to any building permit issuance, Permittee shall submit a separate final or amended existing SWCP that incorporates post-construction BMPs for the treatment of storm water run off from all areas of the parcels. The SWCP shall incorporate source control, site design, and storm water treatment consistent with the MRP requirements and the City's Clean Water Program.
- a. The SWCP shall comply with all "Model Conditions of Approval for Stormwater Quality" as shown in the Stormwater Section of the Engineering Plans and Map Procedures and Guidelines, dated July 15, 2010 and are hereby incorporated as conditions of project approval.
  - b. The final SWCP shall be certified by a third party reviewer from the MRP approved list of certifiers. The third party reviewer shall certify that the SWCP complies with the MRP requirements. A list of qualified reviewers can be found at the Santa Clara Valley Urban Runoff Pollution Prevention Plan (SCVRPPP) website (<http://www.scvrppp-w2k.com/>)
  - c. O&M Plan: The final SWCP shall include an Operation and Maintenance (O&M) Plan, acceptable to the City Engineer, describing the operation and maintenance procedures needed to insure that storm water treatment measures continue to work as intended and do not create a nuisance (including vector control). The plan shall include all BMP details, a location map, a maintenance schedule, and inspection and reporting templates. The treatment measures shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the Permittee's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.
  - d. O&M Agreement: Prior to final occupancy for any hotel unit, Permittee shall execute and record an O&M Agreement with the City for the operation, maintenance, and annual inspection of the C.3 treatment facilities. Permittee shall submit documentation of inspection and maintenance to the City's Utility Section annually for reporting to the Regional Board.
  - e. Permittee shall include language in the approved CC&R providing the City with an annual inspection report in conformance with the approved O&M plan and agreement. If the City does not receive the report, the City will conduct the field inspection and report for the site and the Permittee shall be responsible to pay all associated costs.
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- f. Format: The SWCP shall comply with the City's Standard SWCP formatting policy.
- g. All permit applications shall be consistent with the Permittee's final Storm Water Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. Onsite improvement plans shall show the details and methods of construction for site design features, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants. Site design shall limit directly connected impervious areas. Any changes to the final Storm Water Control Plan shall require Site Development Permit Amendment application review.
- h. Storm Water Control Plan Sheet: A plan sheet shall be included in the offsite and onsite improvement plans for Storm Water Control. The sheet will show and label all drainage areas, treatment measures, drainage flow lines, high points, and low points. Each treatment measure shall have an independent drainage area which shall be designated. The sheet will provide sections and details for grading, drainage, and treatment measures. The sheet will include a table correlating the drainage areas to the treatment measures and summarizing the treatment provided.
- i. Storm Water Control Inspection: Prior to initial acceptance of public improvements or initial occupancy for private improvements, the Third Party Certifier of the SWCP shall submit post-construction certification verifying that the post-construction BMPs have been installed correctly and are functioning properly. (E)

## UTILITIES

- 62. Utility Protection: All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas. (E)
- 63. Utility Capacity: The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
- 64. Utility Studies: Prior to final map recordation, Permittee shall submit and obtain approval from the City Engineer of the water, sewer, and storm drainage studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is

anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable, to the satisfaction of the City Engineer. (E)

65. Utility Modeling: Hydraulic modeling is required to verify the capacity of the adjacent water and sewer system piping and determine points of connection. Permittee shall authorize the City to proceed with hydraulic modeling and the costs of the modeling shall be charged to Applicant's PJ Account. (E)

66. Sanitary Sewer Discharge: Prior to any discharge into the sanitary sewer system, Permittee shall obtain all required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 277-2755. (E)

67. Landscaping Ordinance 238: In accordance with the provisions of Chapter 5, Title VIII (Ordinance 238) of the COMC for new or rehabilitated landscaping areas equaling 2500 square feet or greater, the Permittee shall:

- a. Provide separate water meters for domestic water service & irrigation service.
- b. Comply with all the requirements of Ordinance 238, as amended.
- c. Submit two sets of landscape and irrigation improvement plans to the Building Division with the building permit plan check package. Prior to any building permit issuance, approval from the Land Development Section of the Engineering Division is required prior to any building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)

## **SOLID WASTE MANAGEMENT & RECYCLING**

68. Solid Waste Handling Plan (Report): Prior to any building permit issuance,, Permittee shall submit a final Solid Waste Handling Plan that incorporates the following solid waste handling requirements and meeting the satisfaction of the City Engineer:

- a. A description of the Solid Waste Services required for the development per the Development Guidelines for Solid Waste Services (Development Guidelines). The description shall include sizing calculations, type of service (front load bins, roll-off compactors, etc.), size of bins, and level of service (e.g. number of pick ups per week).
- b. A description of the Solid Waste Operation at ultimate build out and for each phase of the development.
- c. A detail of the solid waste enclosure designed per the Development Guidelines for Solid Waste Services to house all service described above and all necessary equipment. The enclosure design shall provide adequate access for the solid waste truck, and allocate enough space for the solid waste truck operation without

- impacting the proposed private street. The access to the location and size of the enclosure shall be designed to the City Engineer's satisfaction and shown on the plans prior to any building permit issuance.
- d. A solid waste handling plan sheet shall be incorporated in the site improvement plan set containing the enclosure detail, a sizing table, a service table, a description of the solid waste operations, and truck turning templates for collection vehicles.
  - e. The enclosure drains shall discharge to the sanitary sewer line. Storm drain inlets shall be located at least 25 feet away from enclosures to prevent accidental spills from entering storm drains. Enclosures are not permitted within public utility easements.
  - f. The Property Management Association (PMA) or Permittee shall be responsible for solid waste handling. The Solid Waste Handling Plan shall include detailed, step-by-step instructions describing the management of solid waste from generation to disposal. The plan shall demonstrate how recycling and waste will be separately handled and maintained.
  - g. Permittee shall complete the construction of the new trash enclosure to serve the Project prior to issuance of the First Certificate of Occupancy. (E)
69. Solid Waste Management: Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, Permittee shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, Permittee shall subscribe to and pay for solid waste services rendered. Prior to issuance of any certificate of occupancy, Permittee shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Republic Services (formally BFI). After Permittee has full occupancy, Permittee shall contact the Republic Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, Permittee shall increase the service to the level determined by the evaluation. (E)
70. Recycling Report, Part I: Prior to demolition permit issuance, Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Division, for forwarding to the Engineering Section. This initial report shall be approved by the City's Utility Engineering and Solid Waste Section (Utility Section) prior to demolition permit issuance. The report shall describe the following resource recovery activities:
- a. What materials will be salvaged?
  - b. How materials will be processed during demolition?
  - c. Intended locations or businesses for reuse or recycling.
  - d. Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

Permittee's contractor shall make every effort to salvage materials for reuse and recycling. (E)



71. Recycling Report, Part II: Prior to final approval of the demolition permit or any building permit issuance, whichever occurs first, Permittee shall submit Part II of the Recycling Report to the Building Division for forwarding to the Utility Section in order to confirm the information described on Part I of the Recycling Report, especially materials generated and actual quantities of recycled materials. Part II of the Recycling Report shall be supported by copies of weight tags and receipts of “end dumps.” Actual reuse, recycling, and disposal tonnage amounts (and estimates for “end dumps”) shall be submitted to the Building Division for approval by the Utility Section prior to inspection by the Building Division. **(E)**
72. Demolished Material Removal: All demolished materials including, but not limited to, broken concrete, asphalt paving, pipe, vegetation, excess earth, building debris, and other unsuitable materials, etc., shall be removed from the job site for recycling or disposal by Permittee’s contractor, to the satisfaction of the City Engineer. Permittee’s contractor shall, to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction of the site. Permittee’s contractor shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. Permittee’s contractor shall perform all recycling and/or disposal by removal from the job site. **(E)**

(P) = Planning

(B) = Building

(E) = Engineering

(F) = Fire Prevention

(CA) = City Attorney

(PD) = Police Department





## PROJECT SUMMARY

PROPOSED 4-STORY 128-KEY HOLIDAY INN SUITES OF TYPE V-A CONSTRUCTION, FULLY-SPRINKLERED.

THE PROJECT IMPLEMENTATION INCORPORATES BEST MANAGEMENT PRACTICES AND CONSTRUCTION MEASURES AS NOTED ON THE PROJECT DESCRIPTION LETTER DATED JAN-5-2015.

## SITE SUMMARY

APN:	022-57-001
ADDRESS:	1100 CADILLAC CT., MILPITAS CA 95035
TOTAL LOT AREA:	143,504 SF (3.294 ACRES)
ZONE:	MP - INDUSTRIAL PARK
FRONT YARD SETBACK:	42'-6"
SIDE YARD SETBACK (INTERIOR):	330'-9"
STREET SIDE YARD SETBACK:	34'-6"/VARIES
REAR YARD SETBACK:	25'-5"/VARIES
BUILDING HEIGHT:	68'-11" TOP OF PARAPET
FLOOR AREA RATIO:	0.50 MAX (71,752 SF)

## BUILDING AREA

MIXED SEPARATED OCCUPANCIES:	A-2 (LOBBY, BAR) A-3 (MEETING ROOM, BOARD ROOM) B (OFFICE, MARKET) R-1 (GUESTROOMS - TRANSIENT)
TYPE OF CONSTRUCTION:	V-A, FULLY-SPRINKLERED NFPA 13
FIRST FLOOR:	19,673 SF
SECOND FLOOR:	17,630 SF
THIRD FLOOR:	18,361 SF
FOURTH FLOOR:	18,361 SF
ROOF DECK:	342 SF
<b>TOTAL BUILDING AREA</b>	<b>74,367 SF</b>
	0.52 > 0.50 (FAR VARIANCE)

## PARKING CALCULATIONS

PER MMC SECTION 53, TABLE 53.09-1

<b>PARKING SPACES REQUIRED:</b>	<b>161 SPACES</b>
1 SPACE PER GUESTROOM (129 ROOMS):	129 SPACES
1 SPACE PER EMPLOYEE (8 EMPLOYEES):	8 SPACES
MEETING ROOM 1:4 SEATS (82 SEATS):	21 SPACES
BOARD ROOM 1:4 SEATS (12 SEATS):	3 SPACES
EXISTING PARKING SPACES:	46 SPACES
NEW PARKING SPACES PROVIDED:	119 SPACES
STANDARD [9'-0" X 18'-0"]	95 SPACES
HANDICAP [9'-0" X 18'-0"]	5 SPACES + 1 VAN
LOADING [9'-0" X 22'-0"]	1 SPACE
ELECTRIC VEHICLE CHARGING STATION [9'-0" X 18'-0"]	1 SPACE
CLEAN AIR/VANPOOL/LEV [9'-0" X 18'-0"]	16 SPACES
<b>TOTAL PARKING SPACES:</b>	<b>165 SPACES</b>
OVER BY:	4 SPACES

## VICINITY MAP



## LEGAL DESCRIPTION

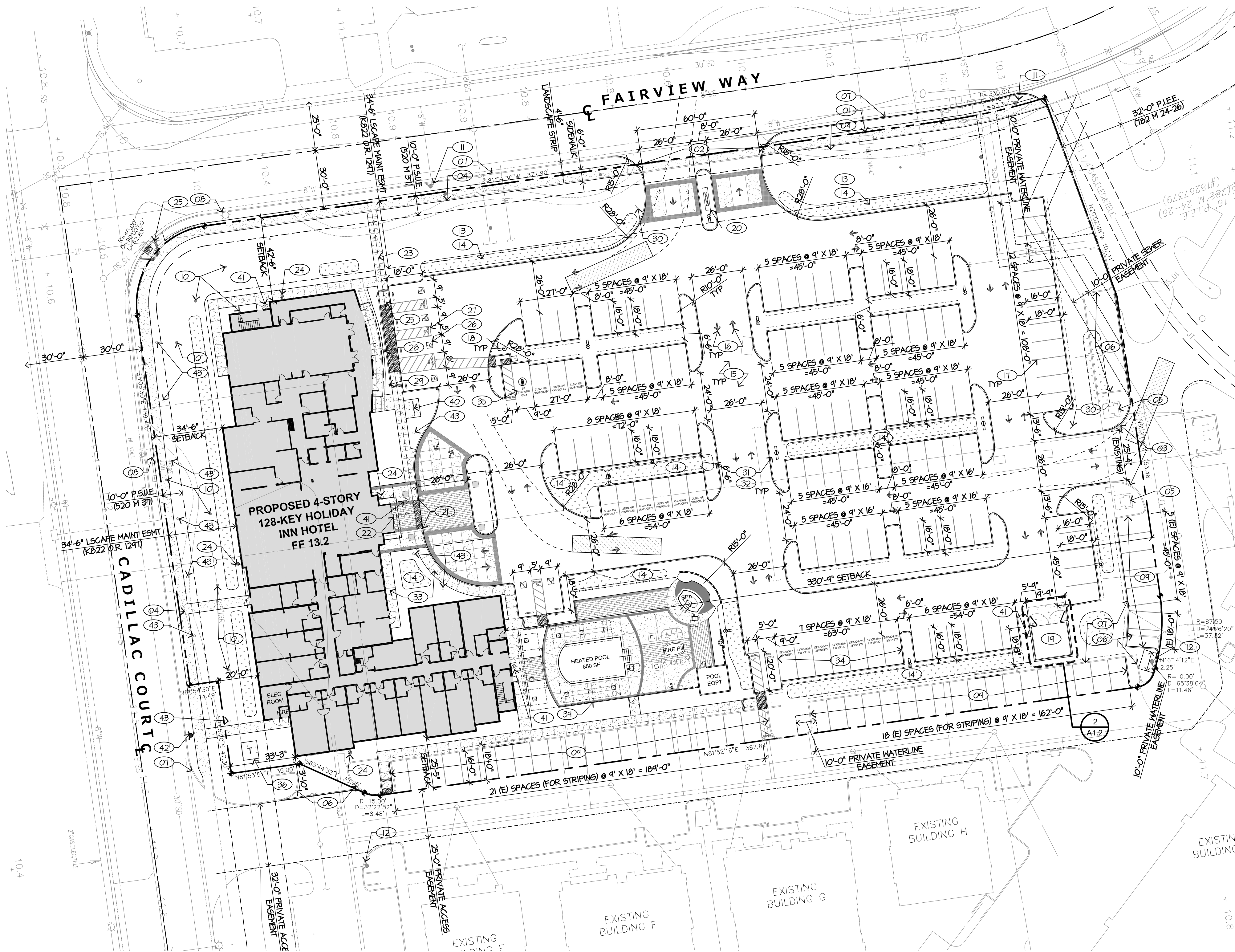
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, ACCORDING TO THE PARCEL MAP FILED NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, PAGES 7, 8, 9, 10 AND 11, IN THE OFFICE OF THE RECORDER, SANTA CLARA COUNTY, CALIFORNIA.

APN: 022-57-001

## PROJECT TEAM

<b>OWNER</b> ALPS GROUP, INC. 621 S Hwy 101 Solana Beach, CA 92075 (658) 350-0111 Contact: Sharad Khandwala Email: sharad@alpsgroupinc.com	<b>DESIGN-BUILD</b> PRIME GROUP CONSTRUCTION INC. 3045 Wilson Road Bakersfield, CA 94304 (861) 832-1790 Contact: Joey Blagg joeyblagg@primegroupconstruction.com	<b>AIR QUALITY/GHG</b> ILLINGWORTH & RODKIN 1 Willowbrook Court, Suite 120 Petaluma, CA 94954 (707) 794-0400 Contact: Joshua Carman jcarman@illingworthrodkin.com
<b>CIVIL</b> KIER & WRIGHT 2850 Collier Canyon Rd Livermore, CA 94551 (925) 245-8788 Contact: Chuck McCallum Email: cmccallum@kierwright.com	<b>LANDSCAPE</b> EMERALD DESIGN 305 N Harbor Blvd., Suite 222 Fullerton, CA 92632 (714) 680-0417 Contact: Charles Lamb Email: charles@emeraldadesign.com	<b>SOIL INVESTIGATION</b> KRAZAN & ASSOCIATES, INC. 215 W Dakota Avenue Clovis, CA 93612 (559) 348-2200 Contact: David Jarosz, II Email: davejarosz@krazan.com
<b>PHASE 1</b> AEI CONSULTANTS 2500 Camino Diablo Walnut Creek, CA 95035 (925) 746-6000 Contact: Courtney Monheit cmonheit@aeiconsultants.com	<b>BIOLOGICAL</b> H.T. HARVEY & ASSOCIATES 983 University Ave. Bldg D Los Gatos, CA 95032 (408) 456-3200 Contact: Ginger Bolen Email: gbolen@harveyecology.com	<b>ARBORIST</b> RAY MORNEAU 550 S Shoreline Blvd Mountain View, CA 94041 (650) 964-7664 Contact: Ray Morneau Email: ray@marborist.com



## 1 SITE PLAN

1" = 30'-0"



0' 15' 30' 60'

## SITE PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.  
NO. DESCRIPTION

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>01 PROPERTY LINE</p> <p>02 (E) DOUBLE DRIVEWAY TO BE IMPROVED (Per City of Milpitas Standard)</p> <p>03 (E) 25'-4" DRIVE AISLE TO BE WIDENED TO 26'-0"</p> <p>04 (E) MEANDERING CONCRETE PATH TO BE REMOVED AND REPLACED WITH 6'-0" SIDEWALK SEPARATED FROM CURB (Per City of Milpitas Standard No. 436)</p> <p>05 (E) ELECTRICAL EQUIPMENT TO REMAIN TO BE SCREENED</p> <p>06 (E) CURB AND GUTTER TO BE REMOVED</p> <p>07 LINE OF (E) CURB</p> <p>08 (E) UTILITIES ALONG R.O.W. TO REMAIN</p> <p>09 (E) PARKING SPACES FOR STRIPING</p> <p>10 (E) TREES TO BE REMOVED &amp; REPLACED (See Landscape Plans)</p> <p>11 (E) PUBLIC FIRE HYDRANT TO REMAIN</p> <p>12 (E) PRIVATE FIRE HYDRANT TO REMAIN</p> <p>13 LANDSCAPING (See Landscape Plans)</p> <p>14 BIOSWALES (See Civil Plans)</p> <p>15 ASPHALT CONCRETE PAVING</p> | <p>16 TWO-WAY TRAFFIC ARROW</p> <p>17 PAINTED PARKING STRIPES (4" Wide, White Traffic Paint)</p> <p>18 LIGHT STANDARDS (20'H 110W 350MA Form 10 Square LED)</p> <p>19 TRASH ENCLOSURE (Per City of Milpitas Standards)</p> <p>20 INTERNALLY-ILLUMINATED MONUMENT SIGN</p> <p>21 ZERO CURB FACE (With 3'-0" Truncated Domes Along Entire Width)</p> <p>22 SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE</p> <p>23 ACCESSIBLE PATH OF TRAVEL</p> <p>24 WEATHER-PROOF ELECTRICAL OUTLETS</p> <p>25 CONCRETE HANDICAP RAMP (Per City of Milpitas Standard No. 419)</p> <p>26 PAINTED HANDICAP PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (White ISA with White Border on Blue Background) (Per City of Milpitas Standard No. 423)</p> <p>27 PAINTED STRIPING AT HANDICAP PARKING SPACES (4" Blue Borders &amp; 4" White Line Diagonals at 3'-0" O.C.) (Per City of Milpitas Standard No. 423)</p> <p>28 "HANDICAP PARKING" STALL SIGN</p> | <p>29 "HANDICAP PARKING - VAN ACCESSIBLE" STALL SIGN</p> <p>30 "UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN</p> <p>31 CITY APPROVED "NO PARKING FIRE LANE SIGN" (Verify Locations with Local Fire Department)</p> <p>32 PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" Wide, Red Traffic Paint) (Verify Locations with Local Fire Department)</p> <p>33 CONCRETE SIDEWALK w/ Expansion Joints @ 20'-0" O.C. and Control Joints @ 5'-0" O.C. (4" Thick)</p> <p>34 DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (16 Spaces) [2013 CALGREEN 5.106.5.2]</p> <p>35 DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT</p> <p>36 ELECTRICAL TRANSFORMER ON 4" CONCRETE PAD TO BE SCREENED</p> <p>37 LOCKABLE HOSE BIBB</p> <p>38 POOL AND SPA FENCE</p> <p>39 8-CAPACITY BICYCLE RACK (5% of Vehicle Parking) [2013 CALGREEN 5.106.4.1.1]</p> <p>40 KNOX BOX LOCATION</p> <p>41 NEW PUBLIC FIRE HYDRANT</p> <p>42 14'-0" DECORATIVE LIGHTING</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Seal

Project

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

Revisions

Sheet Title

Site Plan, Code Information

Date Last Edited

January 22, 2015

Sheet Number

A1.1



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Seal

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Project

Issue

08/25/14  
11/05/14  
12/05/14  
01/05/15  
01/23/15

Planning Submittal  
CUP Submittal  
CUP Submittal  
CUP Submittal  
CUP Submittal

Revisions

Sheet Title

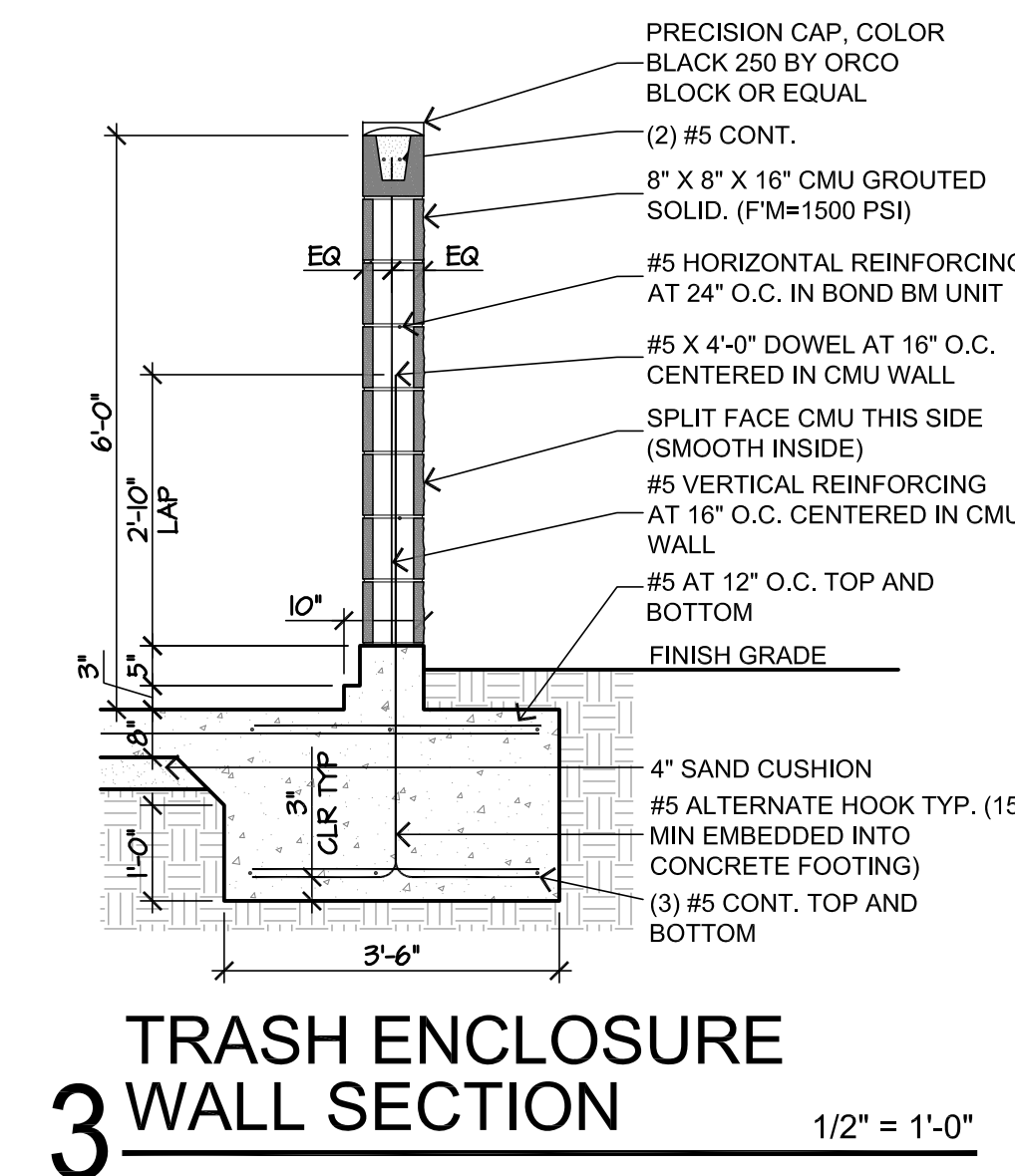
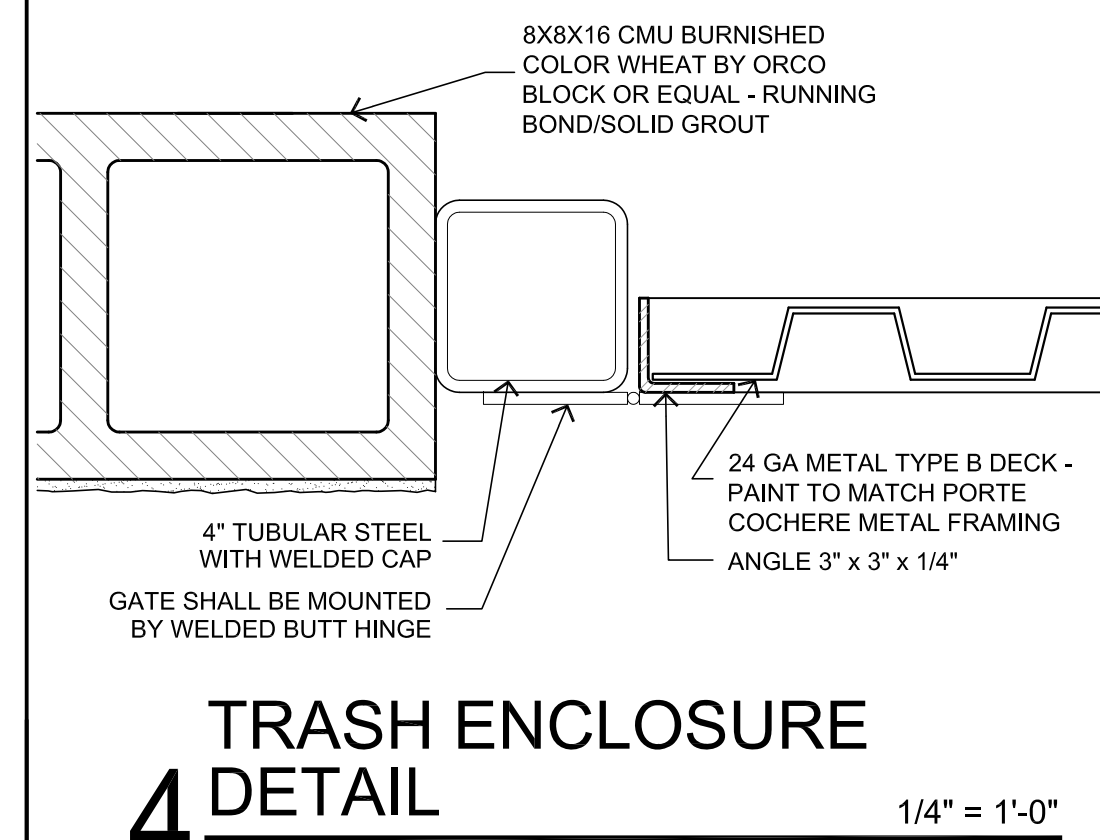
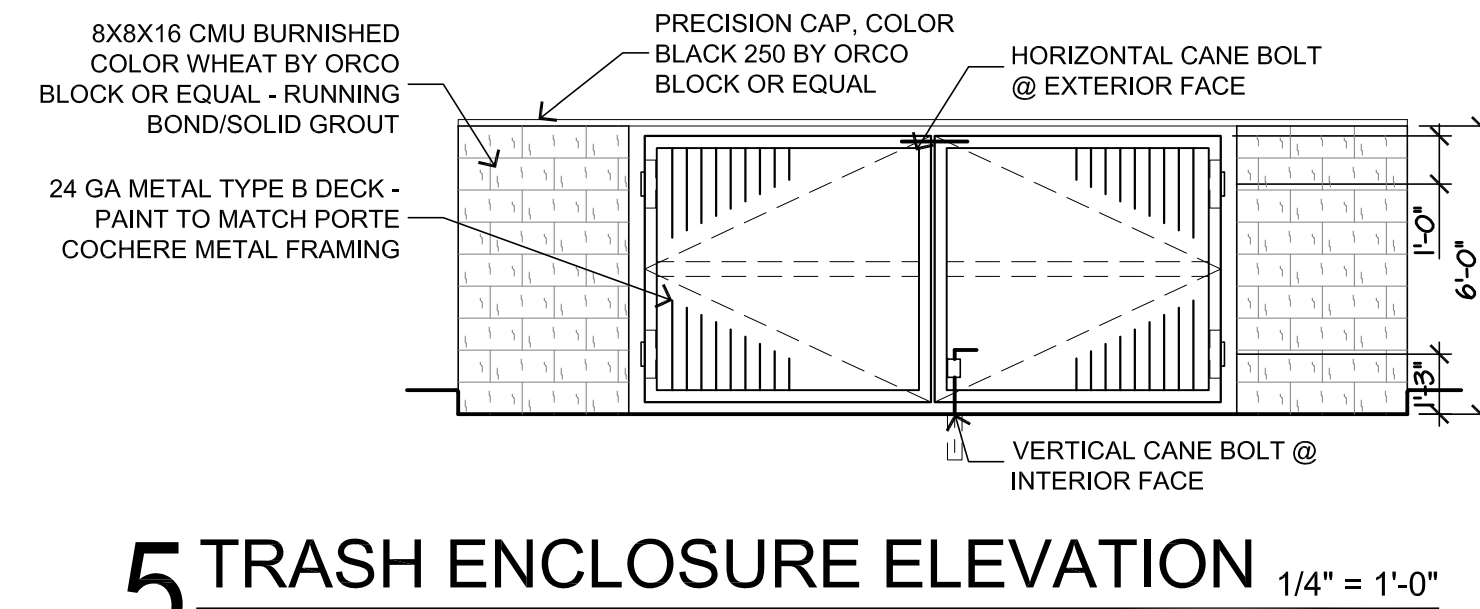
Solid Waste Handling Plan,  
Trash Enclosure Details

Date Last Edited

January 22, 2015

Sheet Number

**A1.2**



## GENERAL NOTES

UPON HOTEL GUEST CHECKOUT (TYPICALLY BETWEEN 11AM-1PM), HOUSEKEEPING STAFF WILL COLLECT AND REMOVE SOLID WASTE FROM THE GUESTROOMS. REFUSE AND RECYCLABLES WILL BE SORTED AT THE BACK-OF-HOUSE FACILITY. A DEDICATED JANITORIAL STAFF WILL MOVE SOLID WASTE FROM THE BACK-OF-HOUSE FACILITY TO THE TRASH ENCLOSURE DAILY, TYPICALLY BETWEEN 4PM-5PM IN THE AFTERNOON. THIS RECYCLING CONTAMINATION WILL NOT BE AN ISSUE SINCE HOTEL GUESTS WILL NOT USE/ACCESS THE TRASH ENCLOSURE.

ESTIMATED COMMERCIAL WEEKLY GENERATION WASTE (YD³):

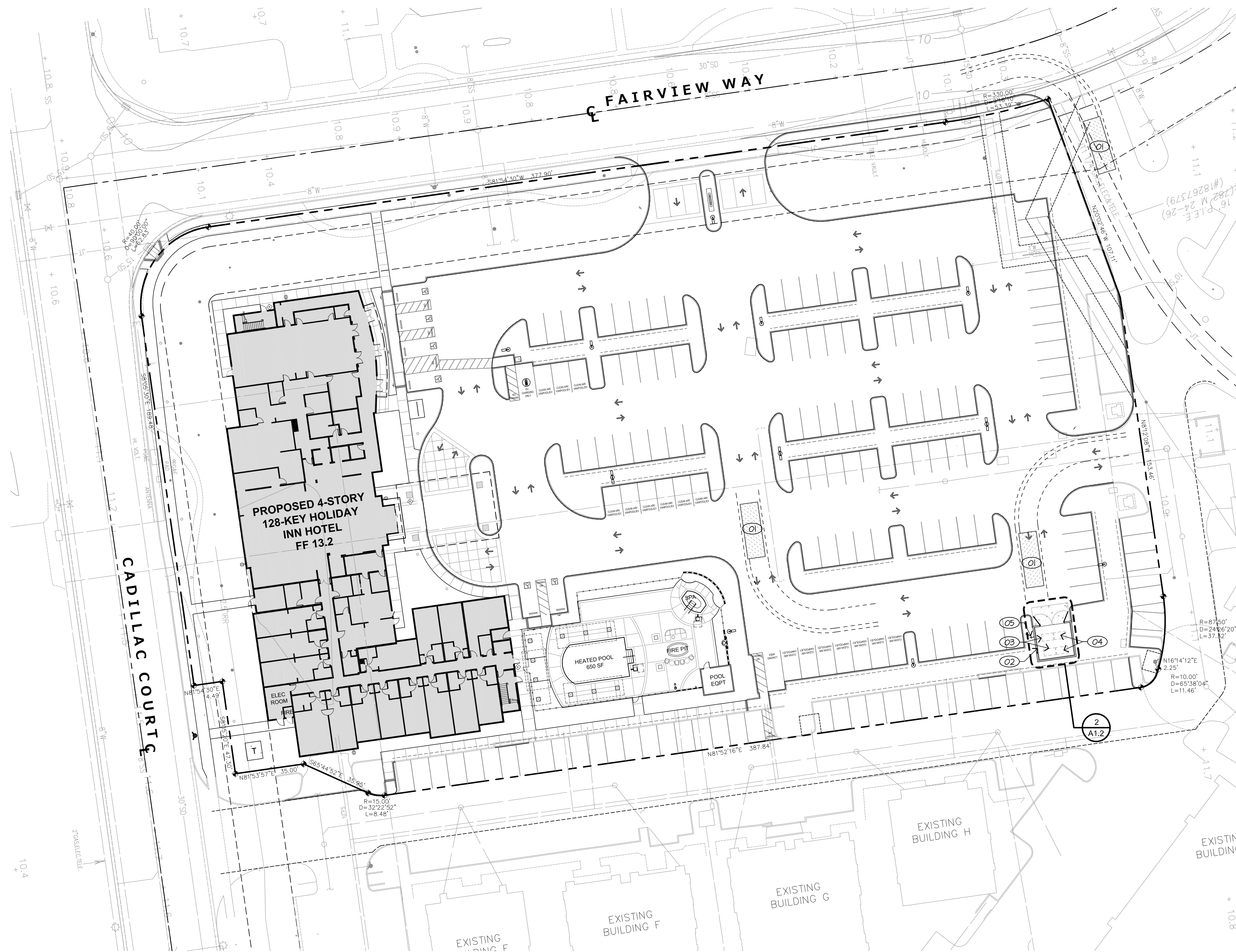
HOTELS & MOTEL # OF ROOMS X .10256*  
128 X .10256 = 13.13 YD³ OR 14 YD³ PER WEEK  
(8 YD³ FOR RECYCLABLES & 6 YD³ FOR REFUSE)

* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION THAT INCLUDES BOTH POTENTIAL TRASH AND RECYCLING.

PROPOSED SERVICE FRONT END LOADING CONTAINERS  
2 - 3 YD³ DUMPSTER FOR REFUSE  
2 - 3 YD³ DUMPSTER FOR RECYCLING

THIS IS THE SAME SERVICE AND NUMBER OF FRONT END LOADING CONTAINERS THAT WE HAVE IN A FULL-SERVICE 133-ROOM HOLIDAY INN AT CARLSBAD, CA. ESTIMATED WASTE QUANTITIES/CALCULATION OF OTHER OWNER-OPERATED HOTELS IN CALIFORNIA ARE: 48% FOOD WASTE, 24% PAPER, 12% CARDBOARD, 7% PLASTICS, 6% GLASS, AND 5% METALS.

PROPOSED COLLECTION 2X A WEEK, WITH THE OPTION OF 3X A WEEK ON SPECIAL WEEKS WHEN OCCUPANCY IS AT 100%.



## 1 SOLID WASTE HANDLING PLAN

1" = 30'-0"



0' 15' 30' 60'

## SOLID WASTE HANDLING KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO. DESCRIPTION

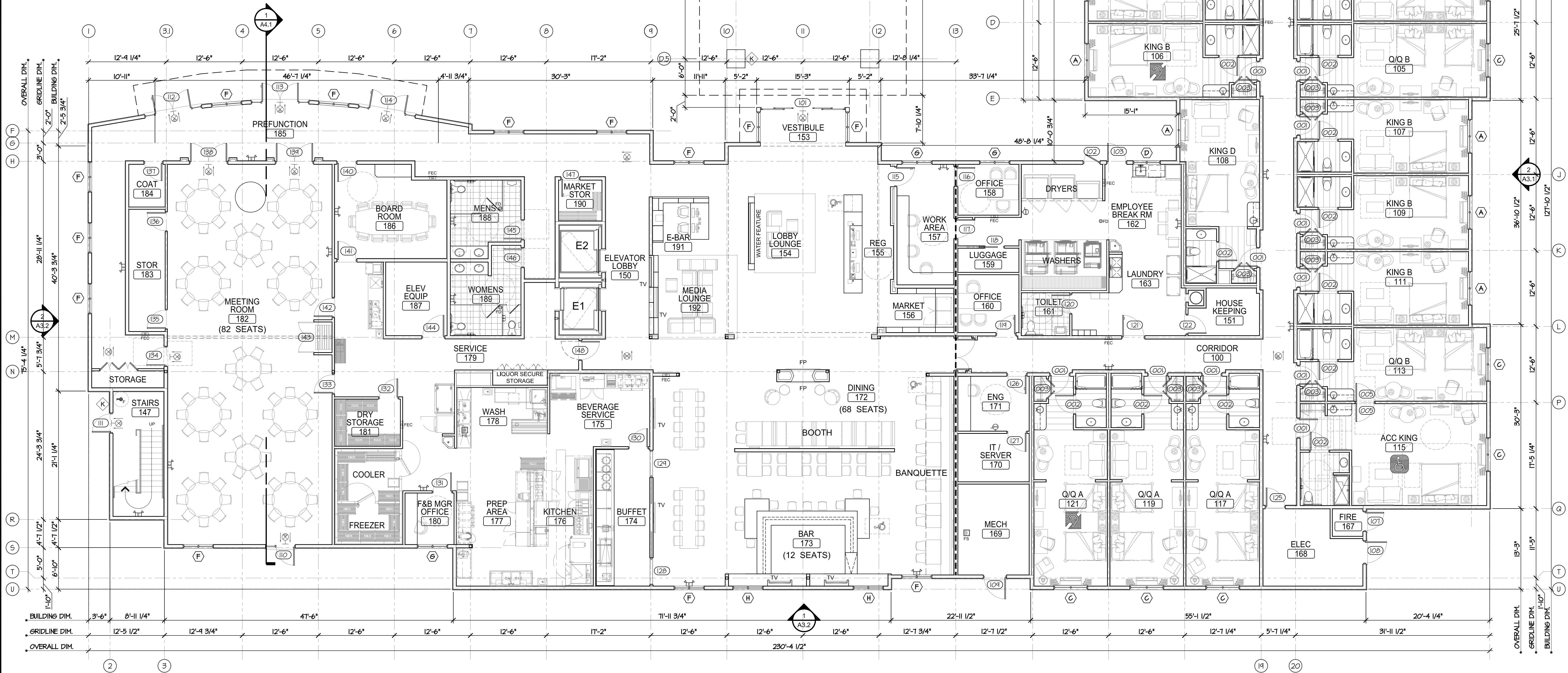
- 01 WASTE TRUCK TURNING RADIUS (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 3)
- 02 TRASH ENCLOSURE (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 2)
- 03 3 CUBIC YARD REFUSE BIN
- 04 3 CUBIC YARD RECYCLING BIN
- 05 LOCKABLE HOSE BIBB



GUEST ROOM COUNT & MIX SUMMARY									
ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC ZBR
FIRST FLOOR	-	5	1	1	1	3	3	-	-
SECOND FLOOR	6	17	4	1	1	4	3	1	-
THIRD FLOOR	6	17	4	1	1	4	5	1	-
FOURTH FLOOR	6	17	4	1	-	3	5	1	1
TOTAL	18	56	13	4	3	14	16	3	1
KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)		1% 100%		

MOBILITY & COMMUNICATION FEATURE GUEST ROOMS					
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12
AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]					

LEGEND	
000	ROOM NUMBER
⊗	CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
⊗	WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
⊗ LL	LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
⊗ K	KNOX KEY VAULT LOCATION
FEC	RECESSED FIRE EXTINGUISHER CABINET
⊕	CLASS 1 FIRE STANDPIPE



1 FIRST FLOOR PLAN

1/8" = 1'-0"



0' 4' 8' 16'

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www.PrimeGroupConstruction.com

Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue  
08/25/14 Planning Submittal  
11/05/14 CUP Submittal  
12/05/14 CUP Submittal  
01/05/15 CUP Submittal

Revisions

Sheet Title

First Floor Plan

Date Last Edited

January 5, 2015

Sheet Number

A2.1

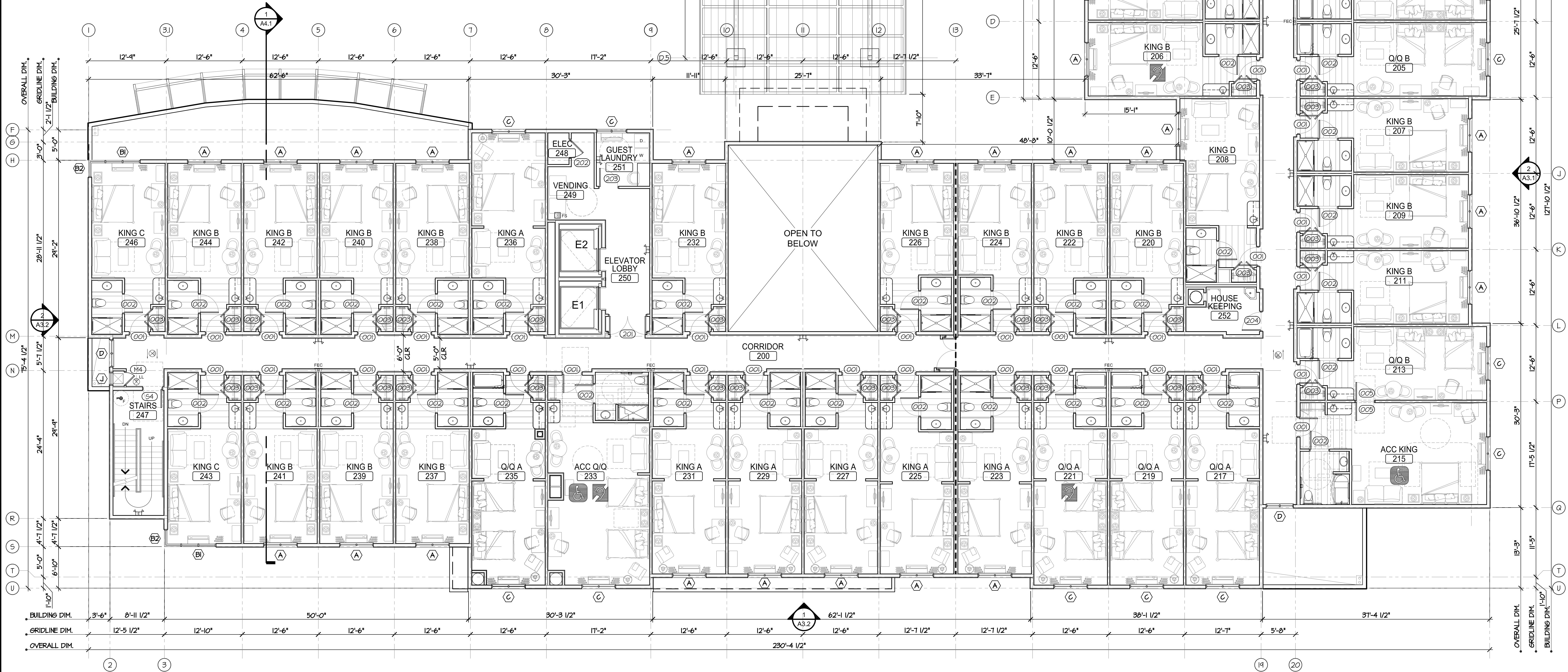


GUEST ROOM COUNT & MIX SUMMARY										
ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC ZBR	TOTAL
FIRST FLOOR	-	5	1	1	1	3	3	-	-	14
SECOND FLOOR	6	17	4	1	1	4	3	1	-	37
THIRD FLOOR	6	17	4	1	1	4	5	1	-	39
FOURTH FLOOR	6	17	4	1	-	3	5	1	1	38
TOTAL	18	56	13	4	3	14	16	3	1	128
KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)		1%		100%	

MOBILITY & COMMUNICATION FEATURE GUEST ROOMS					
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
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AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]

LEGEND	
000	ROOM NUMBER
	CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
	WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
	LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
	KNOX KEY VAULT LOCATION
	RECESSED FIRE EXTINGUISHER CABINET
	CLASS 1 FIRE STANDPIPE



# 1 SECOND FLOOR PLAN

1/8" = 1'-0"



0' 4' 8' 16'

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Fax: (408) 840-6986

Seal

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Project

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title

Second Floor Plan

Date Last Edited

January 5, 2015

Sheet Number

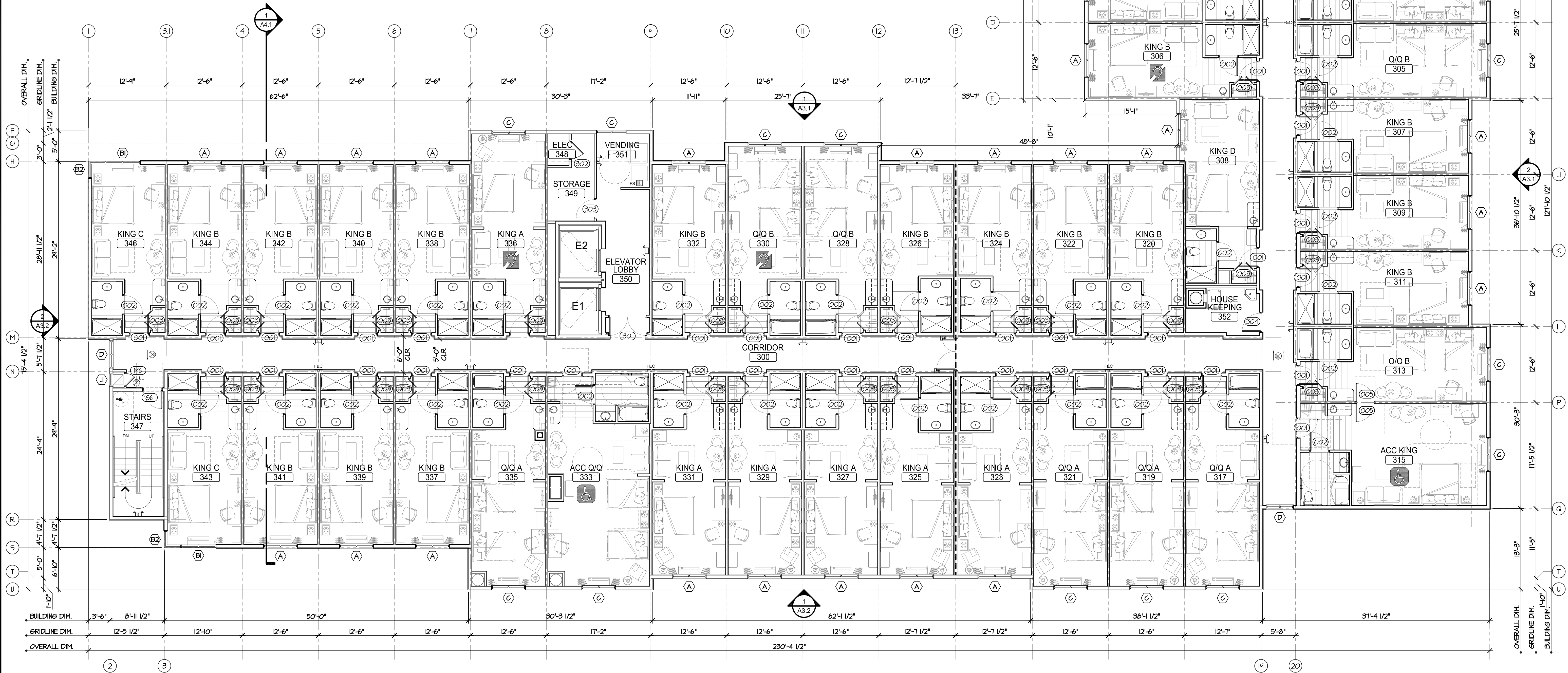
A2.2



GUEST ROOM COUNT & MIX SUMMARY									
ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC ZBR
FIRST FLOOR	-	5	1	1	1	3	3	-	-
SECOND FLOOR	6	17	4	1	1	4	3	1	-
THIRD FLOOR	6	17	4	1	1	4	5	1	-
FOURTH FLOOR	6	17	4	1	-	3	5	1	1
TOTAL	18	56	13	4	3	14	16	3	1
KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)			1%	

MOBILITY & COMMUNICATION FEATURE GUEST ROOMS					
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12
AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]					

LEGEND	
000	ROOM NUMBER
⊗	CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
⊗	WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
⊗ LL	LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
⊗ K	KNOX KEY VAULT LOCATION
FEC	RECESSED FIRE EXTINGUISHER CABINET
⊗ T	CLASS 1 FIRE STANDPIPE



# 1 THIRD FLOOR PLAN

1/8" = 1'-0"



0' 4' 8' 16'

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Folsom, CA 95630  
www.PrimeGroupConstruction.com Fax: (916) 840-6986

Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue  
08/25/14 Planning Submittal  
11/05/14 CUP Submittal  
12/05/14 CUP Submittal  
01/05/15 CUP Submittal

Revisions

Sheet Title

Third Floor Plan

Date Last Edited

January 5, 2015

Sheet Number

A2.3

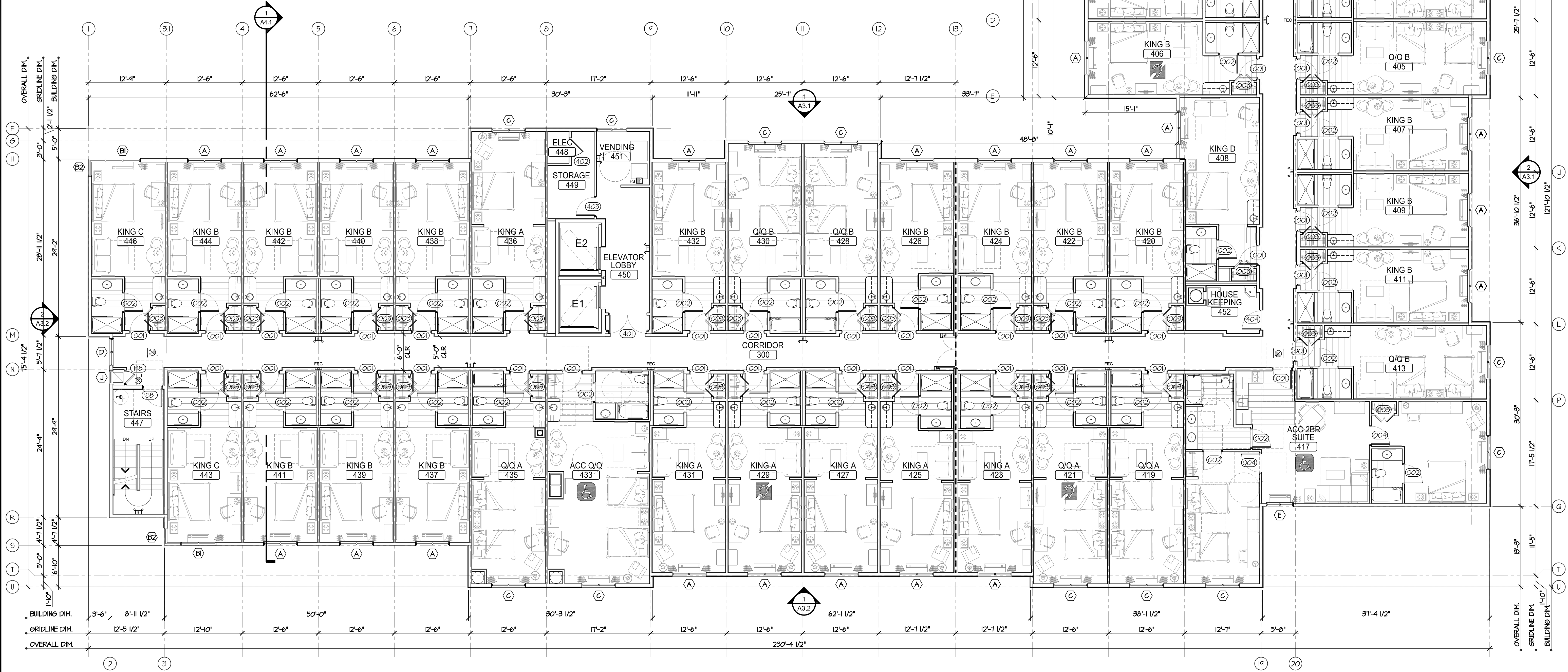


GUEST ROOM COUNT & MIX SUMMARY									
ROOM TYPE	KING A	KING B	KING C	KING D	ACC KING	Q/Q A	Q/Q B	ACC Q/Q	ACC 2BR
FIRST FLOOR	-	5	1	1	1	3	3	-	-
SECOND FLOOR	6	17	4	1	1	4	3	1	-
THIRD FLOOR	6	17	4	1	1	4	5	1	-
FOURTH FLOOR	6	17	4	1	-	3	5	1	1
TOTAL	18	56	13	4	3	14	16	3	1
KING - 94 ROOMS (73%)					Q/Q - 33 ROOMS (26%)			1%	

MOBILITY & COMMUNICATION FEATURE GUEST ROOMS					
DESCRIPTION	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
MOBILITY FEATURE	1 (1-ROLL-IN)	2 (1-ROLL-IN / 1-COMM)	2	2	7
COMMUNICATION FEATURE	3	3	3	3	12
AT LEAST ONE GUEST ROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES. NOT MORE THAN 10% OF GUEST ROOMS REQUIRED TO PROVIDE MOBILITY FEATURES SHALL OVERLAP WITH THE MINIMUM NUMBER OF GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES. [2013 CBC 11B-224.5]					

- LEGEND
- 000

ROOM NUMBER
- CEILING-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- WALL-MOUNTED ILLUMINATED EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- LOW LEVEL EXIT SIGN. SIGN SHALL BE HARD-WIRED AND HAVE BATTERY BACK-UP. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS. SHADED AREA INDICATES ILLUMINATED SIDE(S). EXIT SIGN ILLUMINATION SHALL BE GREEN EXCEPT AS NOTED ON PLAN.
- KNOX KEY VAULT LOCATION
- RECESSED FIRE EXTINGUISHER CABINET
- CLASS 1 FIRE STANDPIPE



FILE NAME: 13-579 PG-A2.1-A2.5 FLOOR, ROOF PLANDWG

1 FOURTH FLOOR PLAN

1/8" = 1'-0"



0' 4' 8' 16'

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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title

Fourth Floor Plan

Date Last Edited

January 5, 2015

Sheet Number

A2.4



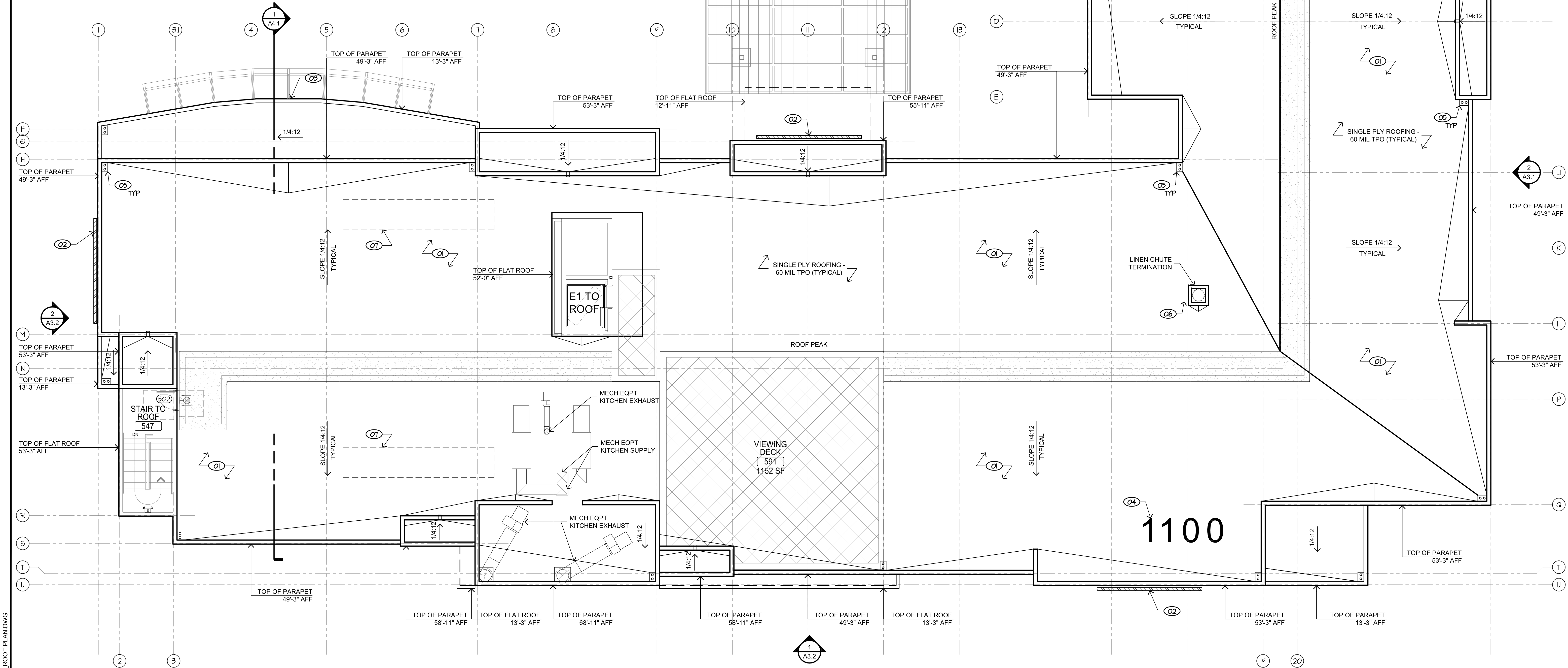
GENERAL NOTES

1. ROOF SLOPE IS 1/4" PER FOOT AT FLAT ROOF AREAS, UNLESS NOTED OTHERWISE.
2. PAINT SCUPPERS TO MATCH ADJACENT SURROUNDING COLOR WHERE SHOWN.
3. CLASS A ROOF IS REQUIRED. INSTALL ROOF IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
4. SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR LOCATIONS AND SIZES OF ADDITIONAL WALL AND ROOF PENETRATIONS.
5. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE MOUNTED ON CURBS.
6. SEE MECHANICAL PLANS FOR WEIGHT OF ROOF MOUNTED MECHANICAL EQUIPMENT.
7. INTERNAL ROOF DRAINS SHALL BE CALCULATED BASED ON LOCAL RAINFALL AND AS REQUIRED BY LOCAL CODES AND JURISDICTION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13 (2013 CBC 718.3.2).
9. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP EQUIPMENT.

ROOF PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.  
NO. DESCRIPTION

- 01 60 MIL TPO ROOF SYSTEM, COLOR WHITE
- 02 EXTERIOR BUILDING SIGNAGE
- 03 POLYCARBONATE SHEET PANELS
- 04 4' HIGH x 2' WIDE BUILDING ADDRESS SPACED 12" APART
- 05 CRICKET, CONDUCTOR HEAD WITH OVERFLOW AND INTERNAL ROOF DRAIN
- 06 LINEN CHUTE VENT TOP - RUN LAUNDRY CHUTE SHAFT THRU ROOF AND UP TO 4'-0" ABOVE ROOF LINE @ CENTER LINE OF SHAFT. TOP TO HAVE EXPLOSION CAP PER NFPA 82.
- 07 PROPOSED LOCATION FOR MECHANICAL EQUIPMENT



1 ROOF PLAN

1/8" = 1'-0"



0' 4' 8' 16'

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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title

Roof Plan

Date Last Edited

January 5, 2015

Sheet Number

A2.5



Seal

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Project

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

Revisions

Sheet Title

Exterior Elevations

Date Last Edited

January 18, 2015

Sheet Number

A3.1



1 FRONT ELEVATION (EAST)

1/8" = 1'-0"



2 RIGHT SIDE ELEVATION (NORTH)

1/8" = 1'-0"

## ELEVATION LEGEND

STC1	3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
STC2	3-COAT STUCCO SAND FINISH COLOR OMEGA 404 BARN SWALLOW
STC3	3-COAT STUCCO SAND FINISH COLOR OMEGA 237 ROCK GREEN
AL1	2" ALUMINUM REVEALS @ 24" INTERVALS
PT1	STEEL FRAME PAINT
ST1	NAPA VALLEY WEATHER EDGE STONE BY EL DORADO STONE
ST2	GRANITE TILE - ELEGANZA STUDIO NERO 24"x24"

## ELEVATION KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

NO.	DESCRIPTION
01	PROVIDE BLOCKING AND POWER FOR EXTERIOR BUILDING SIGNAGE L-LM-L-4
02	PAINTED HSS WITH POLYCARBONATE SHEETS BY STARLIGHT SKYLIGHTS OR EQUAL WITH TENSION ROD ASSEMBLY
03	STEEL FRAME PORTE COCHERE WITH TRANSLUCENT POLYCARBONATE ROOF STRUCTURE
04	FRONT ENTRY HOLIDAY INN HALLMARK BUILDING UPLIGHTING
05	PORTE COCHERE COLUMN HOLIDAY INN HALLMARK DOWNLIGHTS
06	1" DUAL-PANE CLEAR GLAZING WINDOWS IN BRUSHED ALUMINUM THERMALLY BROKEN FRAMES WITH THRU-WALL INTEGRAL PTAC HVAC LOUVER
07	1" INSULATING STOREFRONT GLAZING (PPG SOLARBAN Z50 LOW-E GLASS)
08	METAL DOOR TO BE PAINTED ADJACENT WALL COLOR
09	AUTOMATIC ENTRANCE SLIDER DOORS WITH TEMPERED GLASS
10	ALUMINUM STOREFRONT DOOR WITH TEMPERED GLASS
11	FOAM TRIM
12	12" HIGH ALUMINUM BUILDING ADDRESS SIGN
13	SPANDREL GLAZING
14	METAL CANOPY
15	WALL PACK
16	BUILDING UPLIGHTING





1 REAR ELEVATION (WEST)

1/8" = 1'-0"



2 LEFT SIDE ELEVATION (SOUTH)

1/8" = 1'-0"

## ELEVATION LEGEND

STC1	3-COAT STUCCO SAND FINISH COLOR OMEGA 412 BISON BEIGE
STC2	3-COAT STUCCO SAND FINISH COLOR OMEGA 404 BARN SWALLOW
STC3	3-COAT STUCCO SAND FINISH COLOR OMEGA 237 ROCK GREEN
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## ELEVATION KEYNOTES

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12	12" HIGH ALUMINUM BUILDING ADDRESS SIGN
13	SPANDREL GLAZING
14	METAL CANOPY
15	WALL PACK
16	BUILDING UPLIGHTING

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

08/25/14	Planning Submittal
11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal
01/23/15	CUP Submittal

Revisions

Sheet Title

Exterior Elevations

Date Last Edited

January 18, 2015

Sheet Number

A3.2



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Seal

Project

**HOLIDAY INN MILPITAS**  
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Issue

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11/05/14	CUP Submittal
12/05/14	CUP Submittal
01/05/15	CUP Submittal

Revisions

Sheet Title

Building Section / Line of Sight Drawing

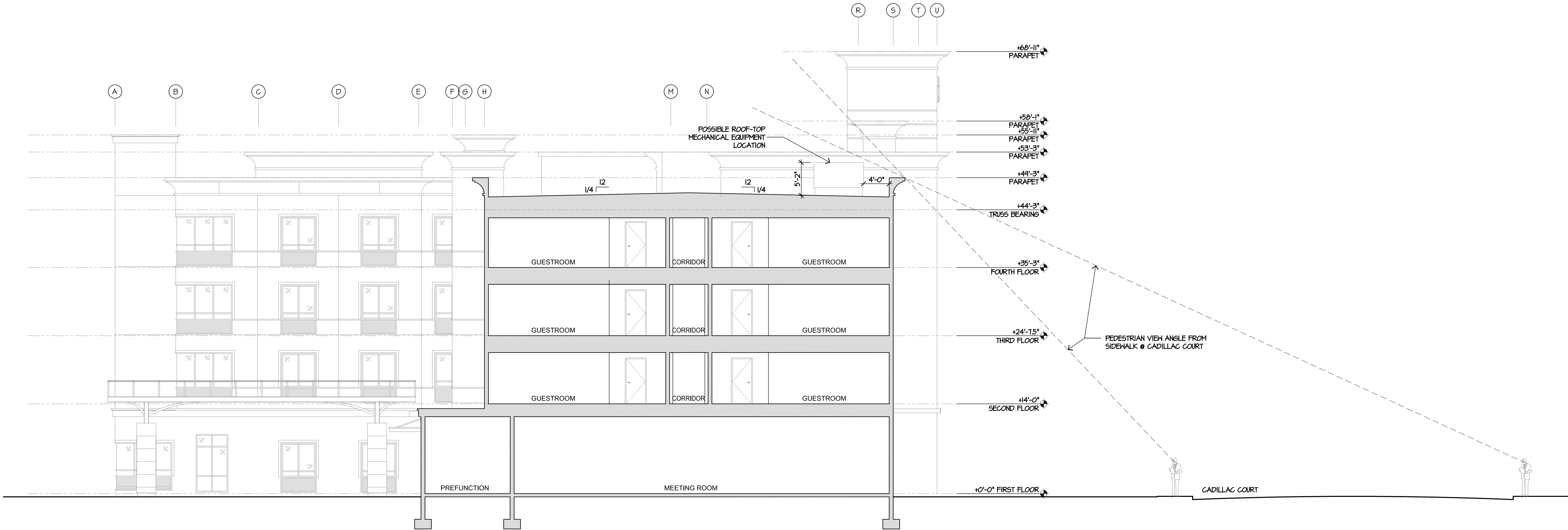
Date Last Edited

January 5, 2015

Sheet Number

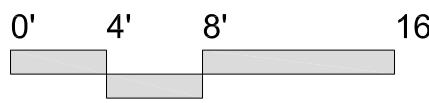
**A4.1**

FILE NAME: 13-579 PG-A4.1 BUILDING SECTION.DWG



**1 BUILDING SECTION / LINE OF SIGHT DRAWING**

1/8" = 1'-0"







Luminaires Schedule						
Symbol	Qty	Label	Arrangement	Lot	Description	ROI Rating
	1	A	SINGLE	0.912	Modern Sillcon T10-B06-LED-E1-P3	83-10-02
	3	A2	BACK-ROCK	0.912	Modern Sillcon T10-B06-LED-E1-SHQ	84-00-02
	3	B	SINGLE	0.912	Invue HSA-B03-LED-E1-SHQ	83-10-02
	7	B2	SINGLE	0.912	Invue HSA-B03-LED-E1-SHQ	83-10-02

Calculation Summary						
Label	CalcType	Value	Avg	Max	Min	Avg/Min
Back	Illuminance	FC	4.43	6.5	3.0	3.43
Parking	Illuminance	FC	1.96	3.7	0.5	3.22

Calculations are provided using industry recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data. However, actual lighting levels will vary depending on field conditions such as room characteristics, temperature, voltage and lamp/ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Southern California Illumination cannot guaranty that actual light levels measured in the field will match our initial calculations.

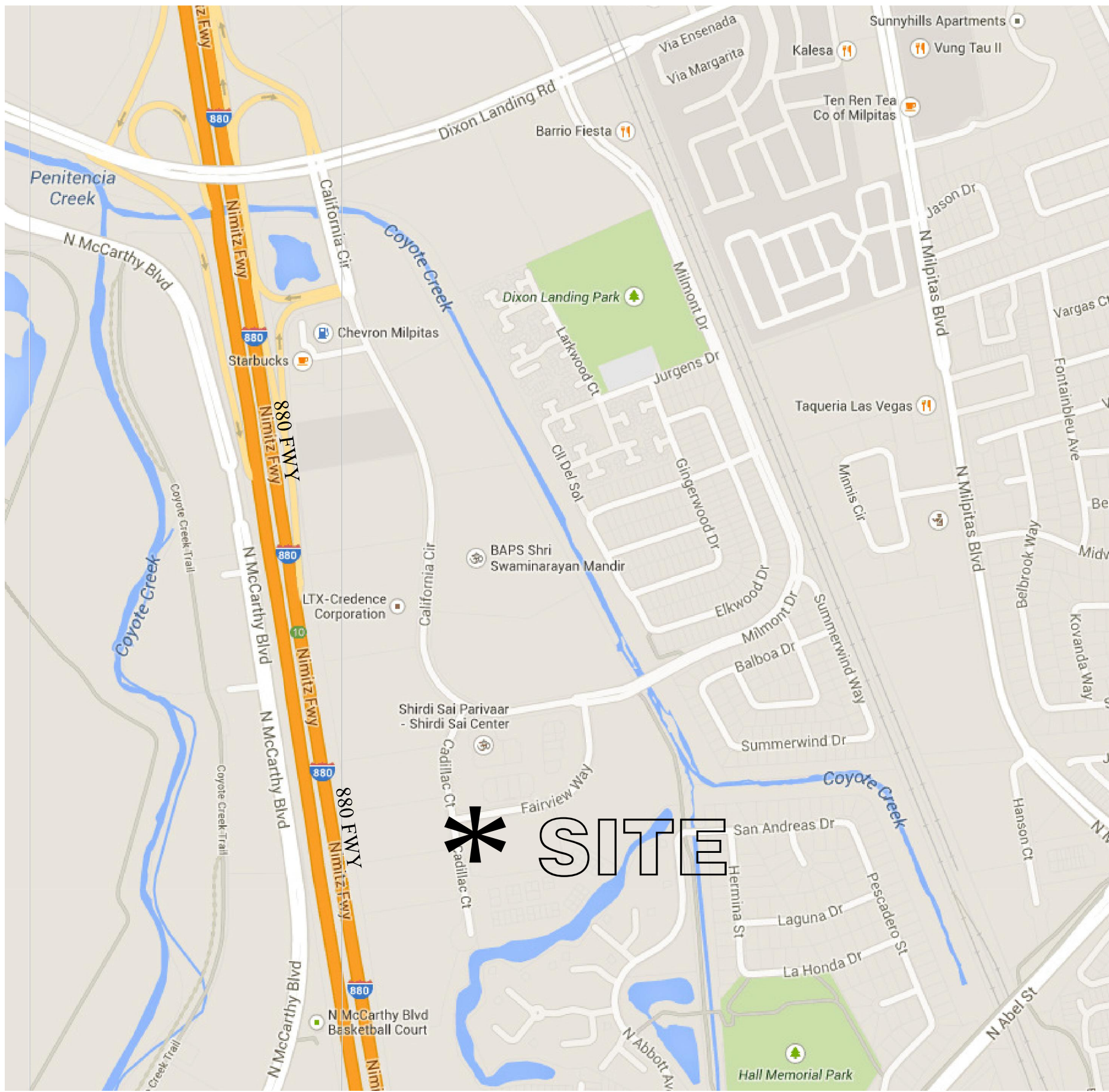
Project Name: Holiday Inn  
Location: Milpitas  
  
Company: Prime Group Const.

Applications Department:  
www.scdlights.com  
app@scdlights.com  
phone: 949-622-3000  
fax: 949-622-3095

Scale: 1"=30'  
  
Date: 12/2/2014  
Dwg No:







VICINITY MAP

NORTH  
NOT TO SCALE

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

MAINTENANCE SCHEDULE      ADD TO IRRIGATION CONTROLLER CABINET.					
Weekly	Bimonthly	Monthly	Quarterly	Biannually	Annually
Check irrigation coverage and adjust heads.	Check and adjust schedule on irrigation controller	Check mulch coverage and replace.	Conduct general inspection with owner.	Prune and trim shrubs and fast growing evergreen trees.	Prune and trim slow-growing and deciduous trees.
Weed and cultivate shrub and ground cover areas.	Edge ground cover and lawns.	Check water basins around trees and shrubs and replace.	<i>Controller Cabinet-</i> Open Cabinet And Clean Out Debris And Replace Battery As Necessary. Check Wiring And Repair As Needed And Check Clock And Reset If Necessary.	Inspect trees for girdling by stake ties or guys and replace.	Mow ground covers.
Check for and remove dead seed pods, flowers, branches and plants.	Fertilize seasonal color and bedding plants.	Trim hedges and topiary shrubs.		Mow Fast - Growing Ground Covers	Fertilize trees, shrubs, and ground cover.
Mow Lawns		Submit to owner a record of extra work, and chemicals used.	<i>Poc-</i> Visually Inspect Components For Leaks, Pressure Settings, Settlement Or Other Damage Affecting The Operation of A Component Repair As Needed.	Fertilize lawns.	Aerate and dethatch lawns
Check for and repair vandalism damage.		<i>Irrigation Schedule-</i> adjust schedule for seasonal variations and other conditions which may affect the amount of water needed to maintain plant health, adjust as necessary.			
Check for snails, rodents, insects, fungus, diseases, and other pests & apply remedy.		Filters and strainers visually check for leaks, broken fitting clean and flush screens.	Remote control valves, isolation valves and quick coupler valves visually inspect for leaks, settlement, wire connections and pressure settings. Repair or adjust as needed.		
Sprinklers visually check for any broken or clogged heads. Heads with incorrect arc, inadequate coverage or overspray and low head drainage. Repair as needed.			Mainline and laterals visually inspect for leaks or settlement of trench.		

IRRIGATION SYSTEM AUDIT SCHEDULE

A certified irrigation auditor is to provide an initial landscape irrigation audit at the end of the plant material establishment period. (The establishment period should last approximately one year beginning at the end of the ninety day maintenance period).

An irrigation audit at owners expense is to be performed every five years thereafter to assess actual water use as compared to the estimated water use

Water use for landscape irrigation is to be recorded yearly.

Yearly water use records are to be provided to irrigation auditor at each five year audit.

At a minimum, audits shall be in accordance with the State of California Landscape Water management Program as described in the most current version of the Landscape Irrigation Auditor handbook, the entire document, which is hereby incorporated by reference.

Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0	(ETo)*(0.62)(Area)(0.7) Gallons per year
Project MAWA = 894,025 Gallons/Year Project Landscape Area = 45,777 Square Feet	
Estimated Applied Water Use (EAWU):	(ETo)(PF)(HA)(0.62) (IE)** Gallons per year
High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area. High PF EAWU= 20,618 Gallons/Year	
Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 46,209 Gallons/Year	
Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 471,210 Gallons/Year	
Project Total EAWU= 538,036 Gallons/Year Project Total MAWA= 894,025 Gallons/Year Difference= 355,989 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3      ** IE= 0.80	

IRRIGATION CONTROLLER SCHEDULE

Station	GPM	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Monthly Total GPM
		Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	Run Time	Runs/Month	
1	7.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	8,805.4
2	7.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	8,866.9
3	13.5	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	16,553.1
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7	3.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	3,689.4
8	17.4	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	21.5	9	21.5	6	12.9	7	4.3	4	4.3	4	4.3	16,301.4
9	11.0	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.5	9	21.5	8	12.9	9	4.3	6	4.3	13,540.1
10	8.0	3	8.6	5	8.6	5	12.9	4	17.2	5	17.2	5	21.5	5	25.8	6	25.8	5	21.5	6	17.2	6	8.6	4	4.3	7,671.2
11	8.0	3	4.3	5	4.3	4	8.6	4	12.9	6	12.9	7	17.2	7	21.5	9	21.2	7	21.5	6	12.9	7	4.3	4	4.3	7,477.6
12	13.3	2	4.3	3	4.3	3	12.9	4	12.9	4	12.9	4	17.2	4	21.5	5	21.2	5	17.2	4	12.9	4	4.3	3	4.3	7,884.1
13	15.2	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	18,606.0
14	10.8	5	4.3	7	4.3	6	8.6	6	12.9	8	12.9	9	17.2	9	21.5	11	21.2	9	21.5	8	12.9	9	4.3	6	4.3	13,258.5
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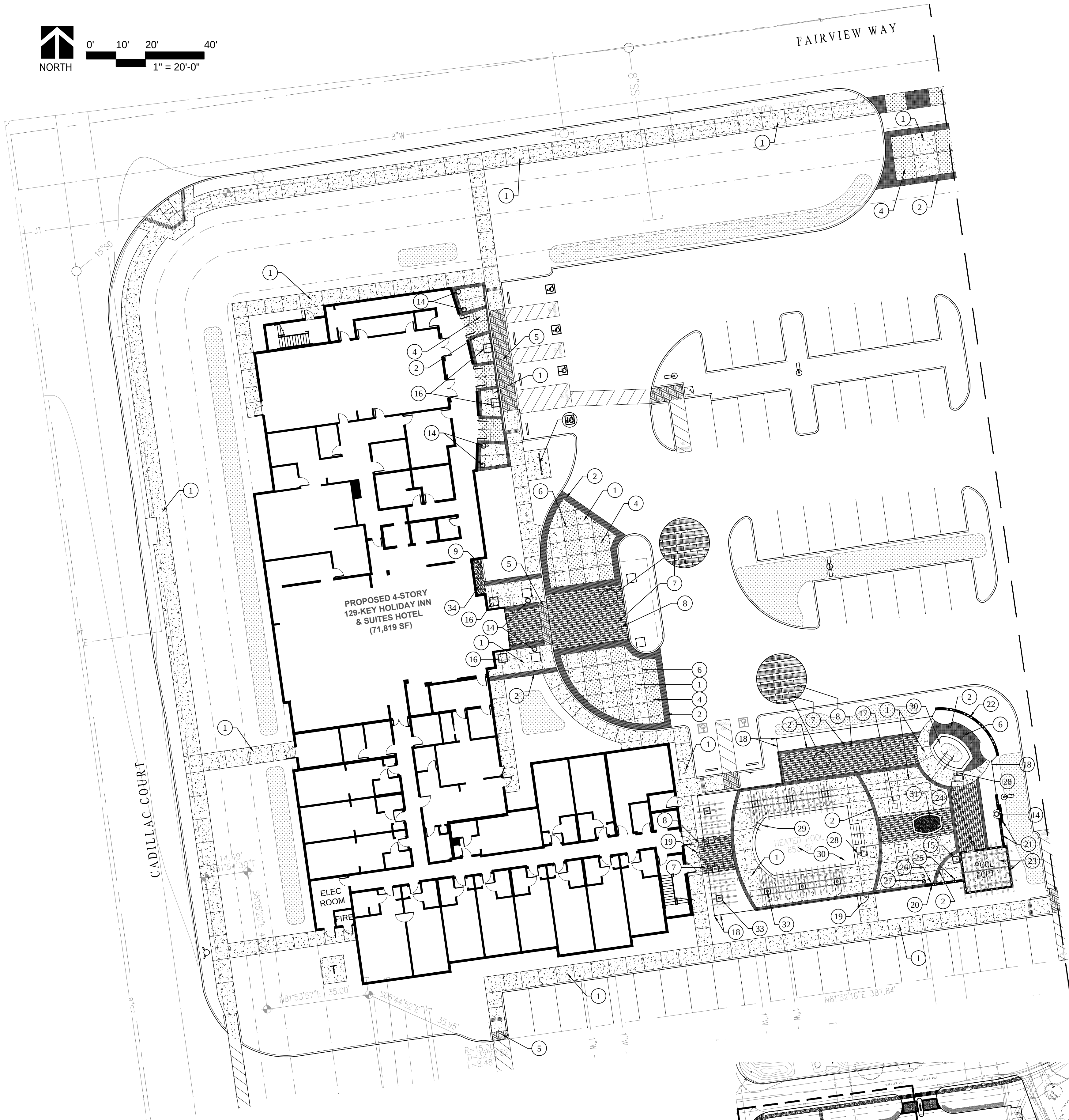
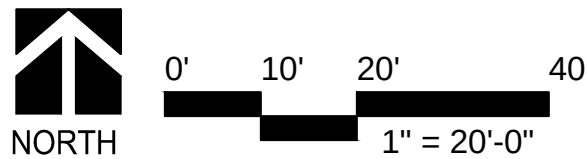
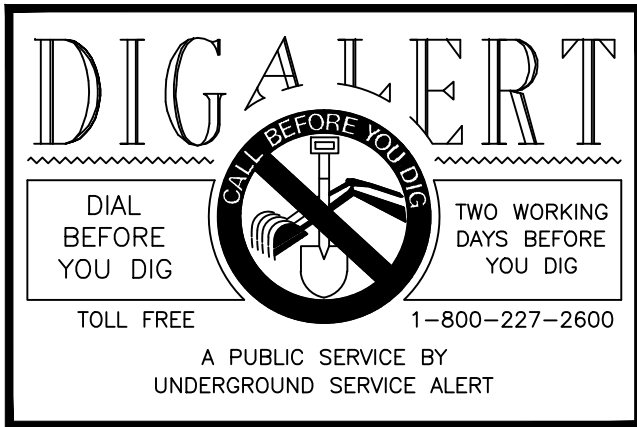


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- 1 CONCRETE PAVING- NATURAL COLOR WITH MEDIUM BROOM FINISH. SEE DETAIL E SHEET L6
- 2 CONCRETE PAVING- INTEGRAL COLOR TO BE DARK GRAY (C-34) BY SCHOFIELD OR EQUAL WITH LIGHT SAND BLAST FINISH. SEE DETAIL E SHEET L6
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- 6 CONTROL JOINT PER PLAN. SEE DETAIL E SHEET L6
- 7 LARGE SCALE NARROW MODULAR PAVERS ON CONCRETE BASE, COLOR ALMOND 1806, WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SEE DETAIL D SHEET L6
- 8 NARROW MODULAR TILE ON CONCRETE BASE, COLOR CAFE BROWN 1807, WITH LIGHT SAND BLAST FINISH, BY STEPSTONE, INC 310-327-747, OR APPROVED EQUIVALENT. SEE DETAIL D SHEET L6
- 9 REINFORCED CONCRETE MOW STRIP- SEE DETAIL J SHEET L17
- 10 -----intentionally left blank-----
- 11 MONUMENT SIGN BY ARCHITECT
- 12 TRASH ENCLOSURE BY ARCHITECT
- 13 BIKE RACK- MODEL PR4H, 9 BIKES, SURFACE MOUNT, COLOR BLACK BY DERO BIKES 888-337-6729 OR APPROVED EQUAL
- 14 PLANTER POT- MODEL QR-GF 2045P-CRC-C6-T2-MT-YES- HOLES PER DETAIL, NO SAUCER, BY QUICK CRETE 951-737-7032
- 15 PLANTER POT- MODEL QS-SAV2832P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032
- 16 PLANTER POT- MODEL QS-SAV3642P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032
- 17 TREE GRATE- MODEL 4854 CIA RIZO, UNFINISHED CAST IRON WITH 17" OPENING, FRAME MODEL #4800F, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 18 WROUGHT IRON POOL SAFETY FENCE- SEE DETAIL A SHEET L6
- 19 SELF CLOSING, SELF LATCHING, WROUGHT IRON POOL SAFETY GATE- SEE DETAIL B SHEET L6
- 20 5'-6" TALL WALL WITH BURNISHED CMU- SEE DETAIL B SHEET L7
- 21 5'-6" TALL WALL WITH BURNISHED CMU AND DOUBLE WALL POP OUT SECTION- SEE DETAIL A SHEET L7
- 22 7'-0" TALL WALL WITH STONE VENEER TO MATCH ARCHITECTURE- SEE DETAIL C SHEET L7
- 23 POOL EQUIPMENT ROOM WITH STONE VENEER WALLS AND TRELLIS OVERHEAD COVER- SEE DETAIL A SHEET L8
- 24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L8
- 25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL B SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 26 HOUSE PHONE LOCATION, PHONE BY OWNER, SEE DETAIL B SHEET L7. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 27 ADA ACCESSIBLE DRINKING FOUNTAIN, SEE DETAIL F SHEET L6. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 28 PORTABLE BATTERY POWERED ADA POOL CRANE TO BE- MODEL: ANCHORED FREEDOM WITH ARM REST, BY SPECTRUM AQUATICS 800-791-8056 OR www.spectrumproducts.com OR APPROVED EQUAL. SEE DECK SLEEVE DETAIL G SHEET L6. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA. STORE IN POOL EQUIPMENT ROOM.)
- 29 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L11
- 30 POOL AND SPA- SEE DETAIL A SHEET L11. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL
- 31 NATURAL GAS BURNING FIRE PIT- CONTRACTOR TO PROVIDE GAS LINE, AUTOMATIC IGNITER, ON/OFF VALVE, AND ANY OTHER PERTINENT EQUIPMENT NEEDED FOR PROPER OPERATION AND SAFETY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEE DETAIL D SHEET L7.
- 32 OVERHEAD STRUCTURE AT SIDES OF POOL- SEE DETAIL A SHEET L9. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- 33 OVERHEAD STRUCTURE AT POOL ENTRY AREA- SEE DETAIL A SHEET L10. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- 34 4" DEEP LAYER OF MIXED COLOR, ROUNDED, COMMON BEACH COBBLE- EVEN MIX OF 1" TO 4" OVER FILTER FABRIC AND 10" STAPLES STAGGERED @ ±24" OC. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH PHOTO OF COBBLE FOR APPROVAL PRIOR TO CONSTRUCTION, eric@emeraldldesign.com

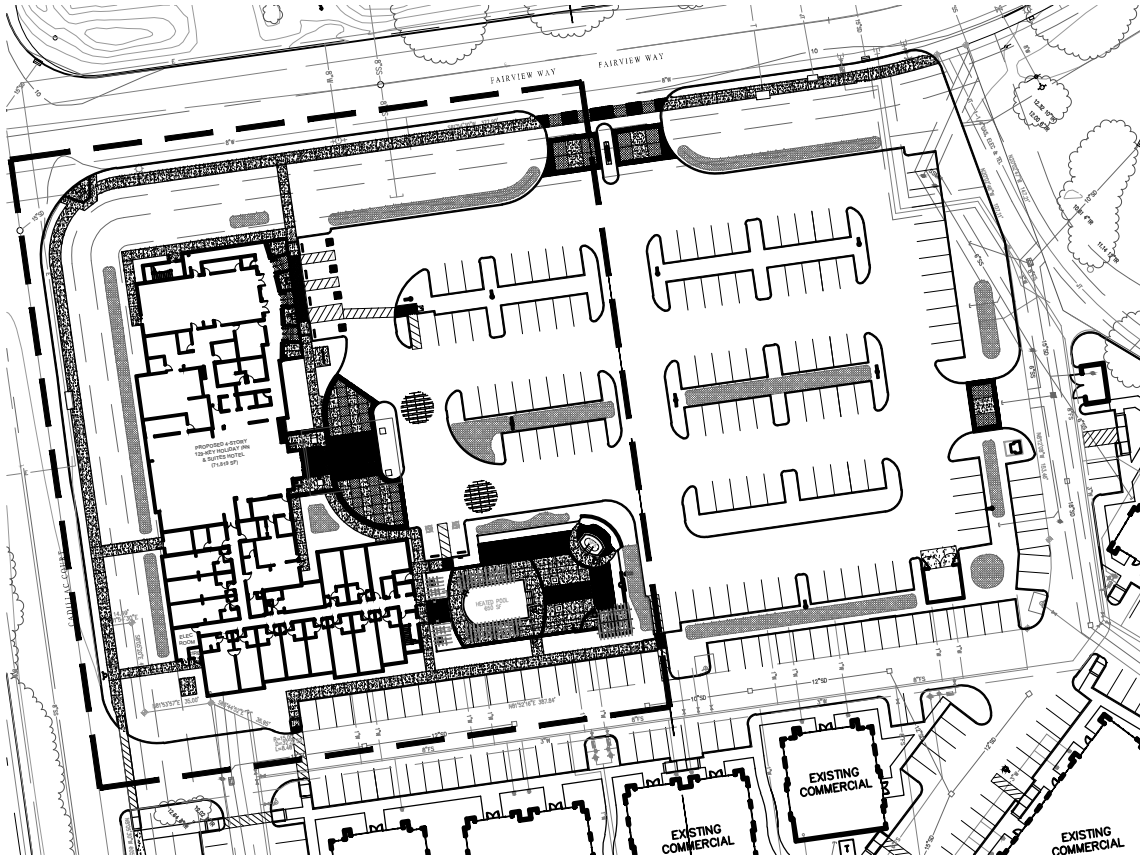
CONSTRUCTION NOTES

- 1 CONTRACTOR TO VERIFY SITE CONDITIONS AND REVIEW CIVIL ENGINEER'S GRADING & UTILITY PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
- 2 SEE GRADING PLANS FOR VERTICAL CONTROL- VERIFY COMPLIANCE WITH ADA REQUIREMENTS
- 3 CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- 4 CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- 6 CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
- 7 ALL CURVILINEAR WALKS, CURBS, HEADER BOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING SUBSEQUENT WORK. 48 HRS. MIN. NOTICE REQUIRED.
- 8 ALL CONCRETE FLATWORK TO BE 4" THICK MINIMUM, AND LOCATED AS SHOWN. CONCRETE WILL BE OF A 5 SACK MIX AND MAXIMUM WATER/CEMENT RATIO SHALL BE IN ACCORDANCE WITH ACI 301 AND ACE 318. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES FOR NORMAL WEIGHT CONCRETE IF CONSOLIDATION IS BY VIBRATION. A SLUMP NOT EXCEEDING 5 INCHES IS PERMITTED IF CONSOLIDATIONS BY OTHER MEANS. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI IN 28 DAYS. USE OF ADMIXTURE SHALL BE APPROVED PRIOR TO CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE ACI 301. CONCRETE THAT HAS BEEN PRE TEMPERED BY WATER OR CEMENT AFTER CONCRETE HAS PARTIALLY HARDENED, IS NOT ACCEPTABLE. CONCRETE SHALL NEVER BE COVERED WITH SHEETING OF ANY KIND. PERIODIC TEST OF COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MADE IN ACCORDANCE WITH ACI 301 TO VERIFY THAT IT MEETS DESIGN REQUIREMENTS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS IN ACCORDANCE WITH ACI 301. ALL FINISHING SHALL BE IN ACCORDANCE WITH ACI 301.
- 9 INSTALL EXPANSION JOINTS AT 10' OC AND AT CORNERS. (UNLESS OTHERWISE DELINEATED ON PLANS).
- 10 ALL STEPS SHALL HAVE HANDRAILS PER CODE WHERE REQUIRED . SEE PLAN FOR STEP LOCATIONS.
- 11 CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- 12 IF, IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/ OR ELEVATIONS, THE DESIGN ELEVATION SHALL TAKE PRECEDENCE.
- 13 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATION PER THE SOILS REPORT AND PLACE STEEL REINFORCING AT THE SIZE AND SPACING INDICATED IN THE DETAILS WITH 1" MIN CLEARANCE TO EDGE OF CONCRETE.
- 14 ALL CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
- 15 WALL DIMENSIONS APPLY TO FACE OF FIRST COURSE OR AT FINISH GRADE.
- 16 COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS FOR MATERIALS, FINISHES, AND GRADIENTS IS THE RESPONSIBILITY OF THE CONTRACTOR WHERE SUCH STANDARDS APPLY.
- 17 THE CONTRACTOR IS TO COMPLY WITH ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- 18 CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO POURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS.
- 19 ALL WALKS 5.0% OR GREATER SHALL HAVE HANDRAILS, BOTH SIDES OR WHERE SHOWN ON PLAN.
- 20 ALL PEDESTRIAN AND LANDSCAPE SURFACES WITH A DROP OFF OF 30" OR MORE SHALL BE PROVIDED WITH 42" TALL SAFETY RAILING IN CONFORMANCE WITH ADA STANDARDS.



GRADING NOTES

- All landscape areas are to be sloped at a minimum 2% gradient maximum 2:1. All transitions and grade breaks must be smooth, even and rounded, unless otherwise noted.
- All paved pedestrian areas are to be sloped at a minimum 0.5% gradient, maximum 2% cross slope, maximum 5% slope in direction of travel. Slope away from buildings and toward drain. Add drains as needed.
- All paved vehicular areas to be sloped at a minimum 0.5% gradient, maximum 5% cross slope, maximum 18% in direction of travel. Maximum grade break differential to be 10%.
- All drain pipes to be sloped at a minimum 0.5% gradient.
- Provide sweeps or cleanouts where drain pipe changes direction more than 90%.
- Minor rough grade will be required to provide for the proposed landscape. The contractor shall become familiar with the civil engineers rough grading plans in order to completely include all minor rough grade and fine grading in the scope of work.
- Install protective fencing around all trees and other existing features which are to remain. Roots of existing trees are to be protected wherever feasible and are to be covered with continuously wet burlap if exposed for more than 24 hours. hand-cut 3" or larger diameter roots of existing trees to remain to provide a smooth, solid, and clean exposed end.
- Notify the landscape architect and owner if discrepancies exist between the plans and actual site conditions.



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Seal

Project

HOLIDAY INN MILPITAS  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE  
CONSTRUCTION CALLOUTS

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L2



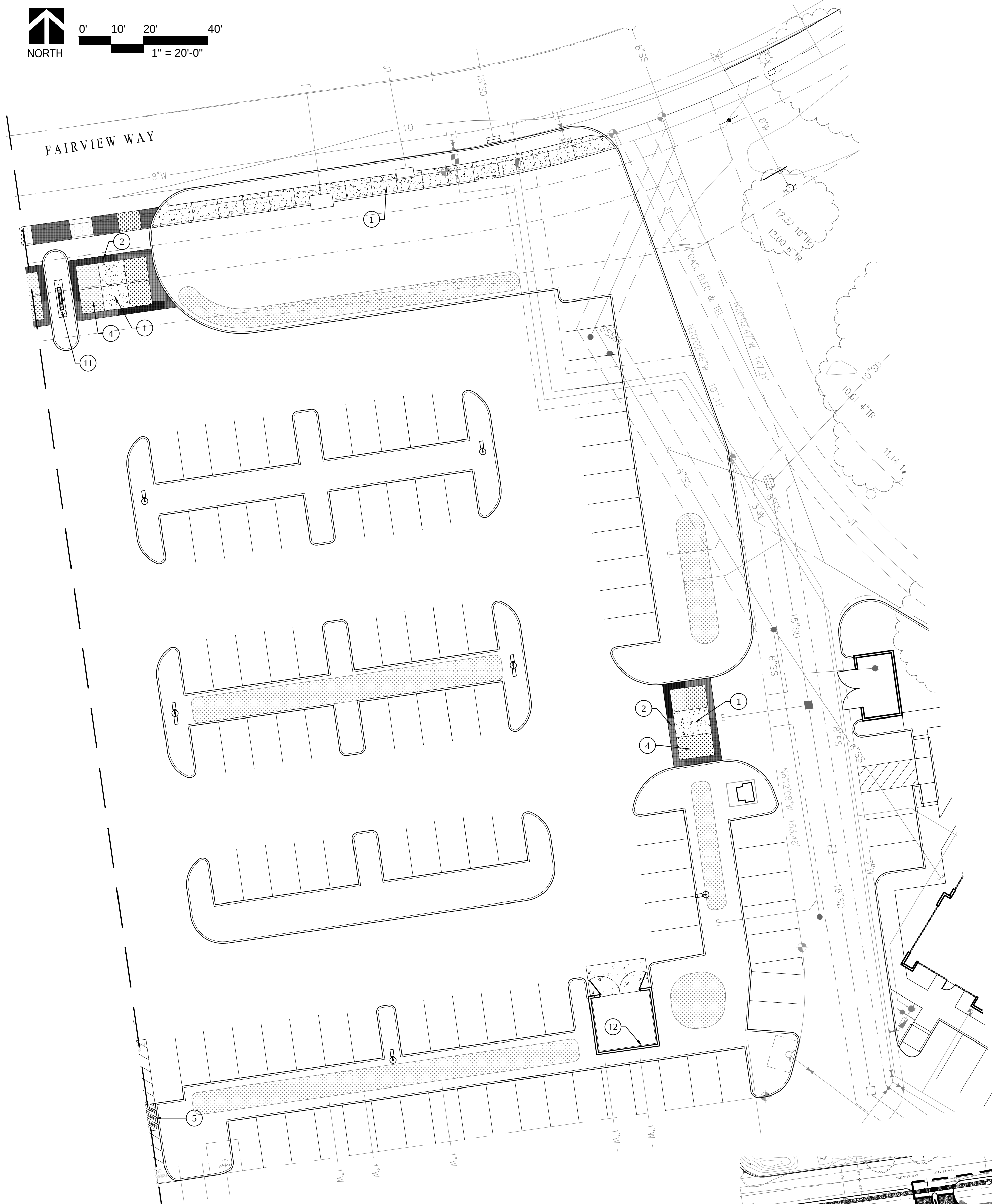
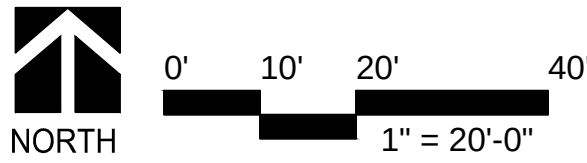
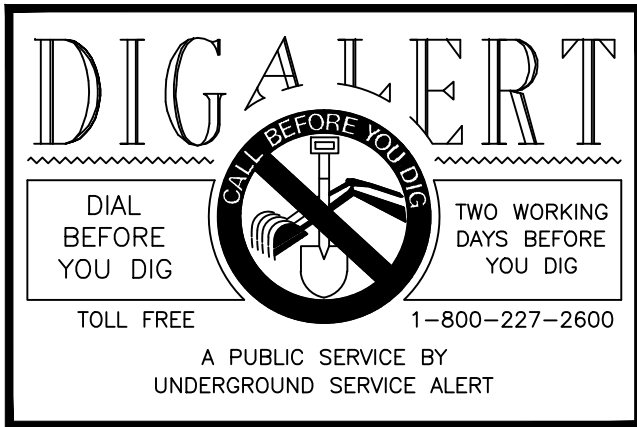
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- 16 PLANTER POT- MODEL QS-SAV3642P-CRC-C6-T2-MT-YES- NO HOLE, NO SAUCER, BY QUICK CRETE 951-737-7032
- 17 TREE GRATE- MODEL 4854 CIA RIZO, UNFINISHED CAST IRON WITH 17" OPENING, FRAME MODEL #4800F, BY IRONSMITH 800-338-4766. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 18 WROUGHT IRON POOL SAFETY FENCE- SEE DETAIL A SHEET L6
- 19 SELF CLOSING, SELF LATCHING, WROUGHT IRON POOL SAFETY GATE- SEE DETAIL B SHEET L6
- 20 5'-6" TALL WALL WITH BURNISHED CMU- SEE DETAIL B SHEET L7
- 21 5'-6" TALL WALL WITH BURNISHED CMU AND DOUBLE WALL POP OUT SECTION- SEE DETAIL A SHEET L7
- 22 7'-0" TALL WALL WITH STONE VENEER TO MATCH ARCHITECTURE- SEE DETAIL C SHEET L7
- 23 POOL EQUIPMENT ROOM WITH STONE VENEER WALLS AND TRELLIS OVERHEAD COVER- SEE DETAIL A SHEET L8
- 24 POOL EQUIPMENT ROOM WROUGHT IRON ACCESS GATE- SEE DETAIL A SHEET L8
- 25 STAINLESS STEEL SHOWER HEAD LOCATION, SEE DETAIL B SHEET L7. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 26 HOUSE PHONE LOCATION, PHONE BY OWNER, SEE DETAIL B SHEET L7. CONTRACTOR TO PROVIDE CONDUIT FOR PHONE LINE AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 27 ADA ACCESSIBLE DRINKING FOUNTAIN, SEE DETAIL F SHEET L6. CONTRACTOR TO COORDINATE WITH PLUMBING TO PROVIDE WATER, VALVES AND ANY OTHER PERTINENT EQUIPMENT FOR INSTALLATION.
- 28 PORTABLE BATTERY POWERED ADA POOL CRANE TO BE- MODEL: ANCHORED FREEDOM WITH ARM REST, BY SPECTRUM AQUATICS 800-791-8056 OR www.spectrumproducts.com OR APPROVED EQUAL. SEE DECK SLEEVE DETAIL G SHEET L6. PROVIDE SLEEVE WHERE SHOWN ON PLAN. (ONE CRANE FOR BOTH POOL AND SPA. STORE IN POOL EQUIPMENT ROOM.)
- 29 LADDER RAILS AT DEEP END POOL WALL STEPS- SEE DETAIL A SHEET L11
- 30 POOL AND SPA- SEE DETAIL A SHEET L11. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMIT PLUMBING TO HEALTH DEPARTMENT FOR APPROVAL
- 31 NATURAL GAS BURNING FIRE PIT- CONTRACTOR TO PROVIDE GAS LINE, AUTOMATIC IGNITER, ON/OFF VALVE, AND ANY OTHER PERTINENT EQUIPMENT NEEDED FOR PROPER OPERATION AND SAFETY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEE DETAIL D SHEET L7.
- 32 OVERHEAD STRUCTURE AT SIDES OF POOL- SEE DETAIL A SHEET L9. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- 33 OVERHEAD STRUCTURE AT POOL ENTRY AREA- SEE DETAIL A SHEET L10. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE POWER TO LIGHTS. LIGHTS TO BE CONNECTED TO TRANSFORMER LOCATED IN POOL EQUIPMENT STRUCTURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. DETAILS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
- 34 4" DEEP LAYER OF MIXED COLOR, ROUNDED, COMMON BEACH COBBLE- EVEN MIX OF 1" TO 4" OVER FILTER FABRIC AND 10" STAPLES STAGGERED @ ±24" OC. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH PHOTO OF COBBLE FOR APPROVAL PRIOR TO CONSTRUCTION, eric@emeraldldesign.com

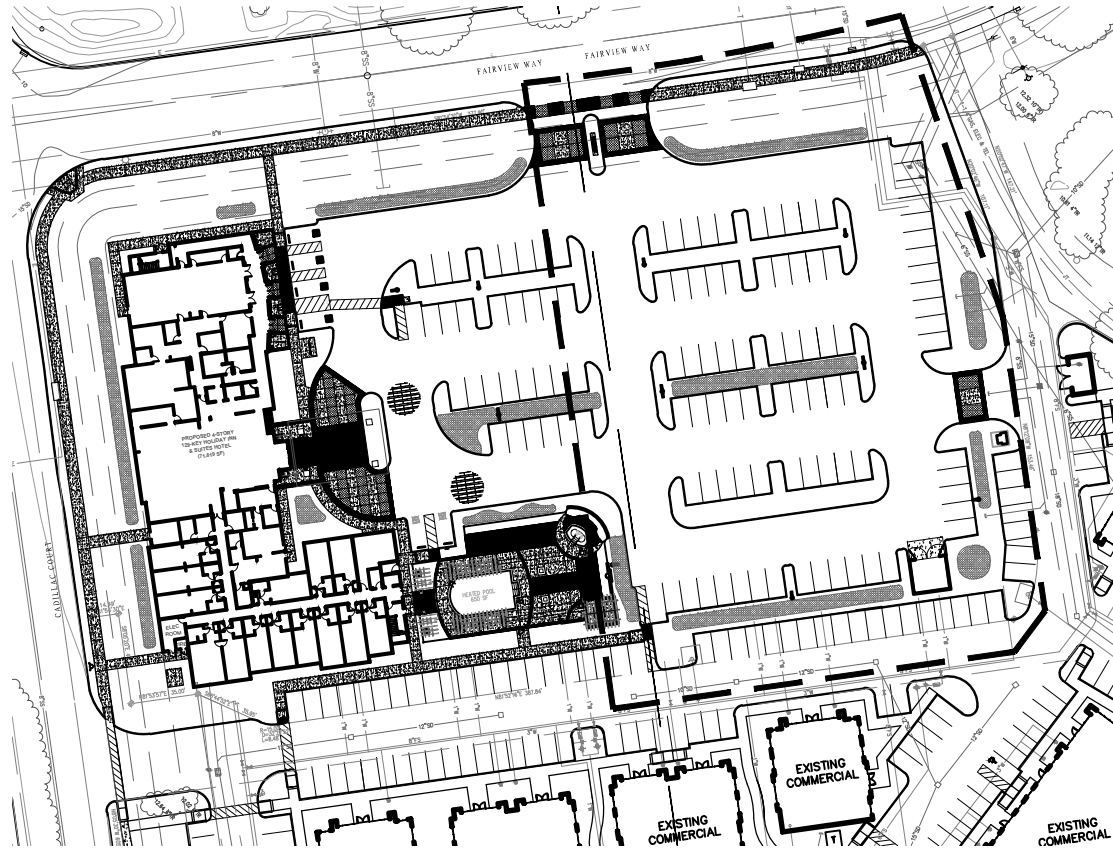
CONSTRUCTION NOTES

- 1 CONTRACTOR TO VERIFY SITE CONDITIONS AND REVIEW CIVIL ENGINEER'S GRADING & UTILITY PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
- 2 SEE GRADING PLANS FOR VERTICAL CONTROL- VERIFY COMPLIANCE WITH ADA REQUIREMENTS
- 3 CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIM/HER SELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- 4 CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO A FAILURE TO GIVE SUCH NOTIFICATION.
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATING WITH OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- 6 CONCRETE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
- 7 ALL CURVILINEAR WALKS, CURBS, HEADER BOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING SUBSEQUENT WORK. 48 HRS. MIN. NOTICE REQUIRED.
- 8 ALL CONCRETE FLATWORK TO BE 4" THICK MINIMUM, AND LOCATED AS SHOWN. CONCRETE WILL BE OF A 5 SACK MIX AND MAXIMUM WATER/CEMENT RATIO SHALL BE IN ACCORDANCE WITH ACI 301 AND ACE 318. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES FOR NORMAL WEIGHT CONCRETE IF CONSOLIDATION IS BY VIBRATION. A SLUMP NOT EXCEEDING 5 INCHES IS PERMITTED IF CONSOLIDATIONS BY OTHER MEANS. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2800 PSI IN 28 DAYS. USE OF ADMIXTURE SHALL BE APPROVED PRIOR TO CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE ACI 301. CONCRETE THAT HAS BEEN PRE TEMPERED BY WATER OR CEMENT AFTER CONCRETE HAS PARTIALLY HARDENED, IS NOT ACCEPTABLE. CONCRETE SHALL NEVER BE COVERED WITH SHEETING OF ANY KIND. PERIODIC TEST OF COMPRESSIVE STRENGTH OF CONCRETE SHALL BE MADE IN ACCORDANCE WITH ACI 301 TO VERIFY THAT IT MEETS DESIGN REQUIREMENTS. CONCRETE SHALL BE POURED CONTINUOUSLY, WHERE POSSIBLE, AND THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION OR OTHER METHODS IN ACCORDANCE WITH ACI 301. ALL FINISHING SHALL BE IN ACCORDANCE WITH ACI 301.
- 9 INSTALL EXPANSION JOINTS AT 10' OC AND AT CORNERS. (UNLESS OTHERWISE DELINEATED ON PLANS).
- 10 ALL STEPS SHALL HAVE HANDRAILS PER CODE WHERE REQUIRED . SEE PLAN FOR STEP LOCATIONS.
- 11 CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- 12 IF, IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH STATED GRADES AND/ OR ELEVATIONS, THE DESIGN ELEVATION SHALL TAKE PRECEDENCE.
- 13 PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL SUFFICIENTLY MOISTEN THE SUBGRADE AND PROVIDE SUBGRADE PREPARATION PER THE SOILS REPORT AND PLACE STEEL REINFORCING AT THE SIZE AND SPACING INDICATED IN THE DETAILS WITH 1" MIN CLEARANCE TO EDGE OF CONCRETE.
- 14 ALL CONSTRUCTION SHALL CONFORM TO GOVERNING CODES AND ORDINANCES.
- 15 WALL DIMENSIONS APPLY TO FACE OF FIRST COURSE OR AT FINISH GRADE.
- 16 COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS FOR MATERIALS, FINISHES, AND GRADIENTS IS THE RESPONSIBILITY OF THE CONTRACTOR WHERE SUCH STANDARDS APPLY.
- 17 THE CONTRACTOR IS TO COMPLY WITH ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
- 18 CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO POURING CONCRETE FOR A "PRE-POUR" INSPECTION OF ALL CONCRETE FORMS.
- 19 ALL WALKS 5.0% OR GREATER SHALL HAVE HANDRAILS, BOTH SIDES OR WHERE SHOWN ON PLAN.
- 20 ALL PEDESTRIAN AND LANDSCAPE SURFACES WITH A DROP OFF OF 30" OR MORE SHALL BE PROVIDED WITH 42" TALL SAFETY RAILING IN CONFORMANCE WITH ADA STANDARDS.



GRADING NOTES

- All landscape areas are to be sloped at a minimum 2% gradient maximum 2:1. All transitions and grade breaks must be smooth, even and rounded, unless otherwise noted.
- All paved pedestrian areas are to be sloped at a minimum 0.5% gradient, maximum 2% cross slope, maximum 5% slope in direction of travel. Slope away from buildings and toward drain. Add drains as needed.
- All paved vehicular areas to be sloped at a minimum 0.5% gradient, maximum 5% cross slope, maximum 18% in direction of travel. Maximum grade break differential to be 10%.
- All drain pipes to be sloped at a minimum 0.5% gradient.
- Provide sweeps or cleanouts where drain pipe changes direction more than 90%.
- Minor rough grade will be required to provide for the proposed landscape. The contractor shall become familiar with the civil engineers rough grading plans in order to completely include all minor rough grade and fine grading in the scope of work.
- Install protective fencing around all trees and other existing features which are to remain. Roots of existing trees are to be protected wherever feasible and are to be covered with continuously wet burlap if exposed for more than 24 hours. hand-cut 3" or larger diameter roots of existing trees to remain to provide a smooth, solid, and clean exposed end.
- Notify the landscape architect and owner if discrepancies exist between the plans and actual site conditions.



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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

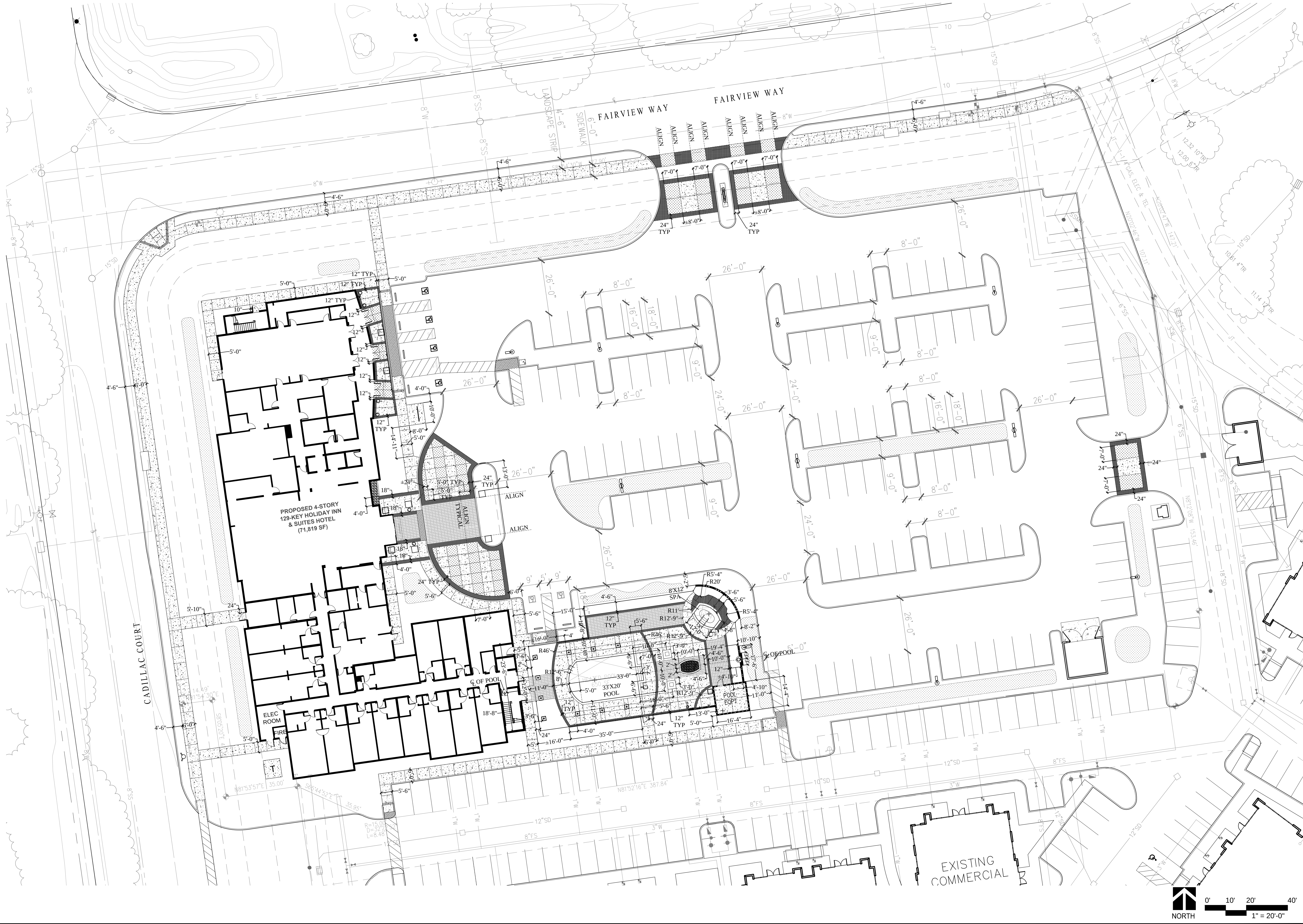
Sheet Title  
LANDSCAPE  
CONSTRUCTION CALLOUTS

Date Last Edited  
JANUARY 23, 2014

Sheet Number

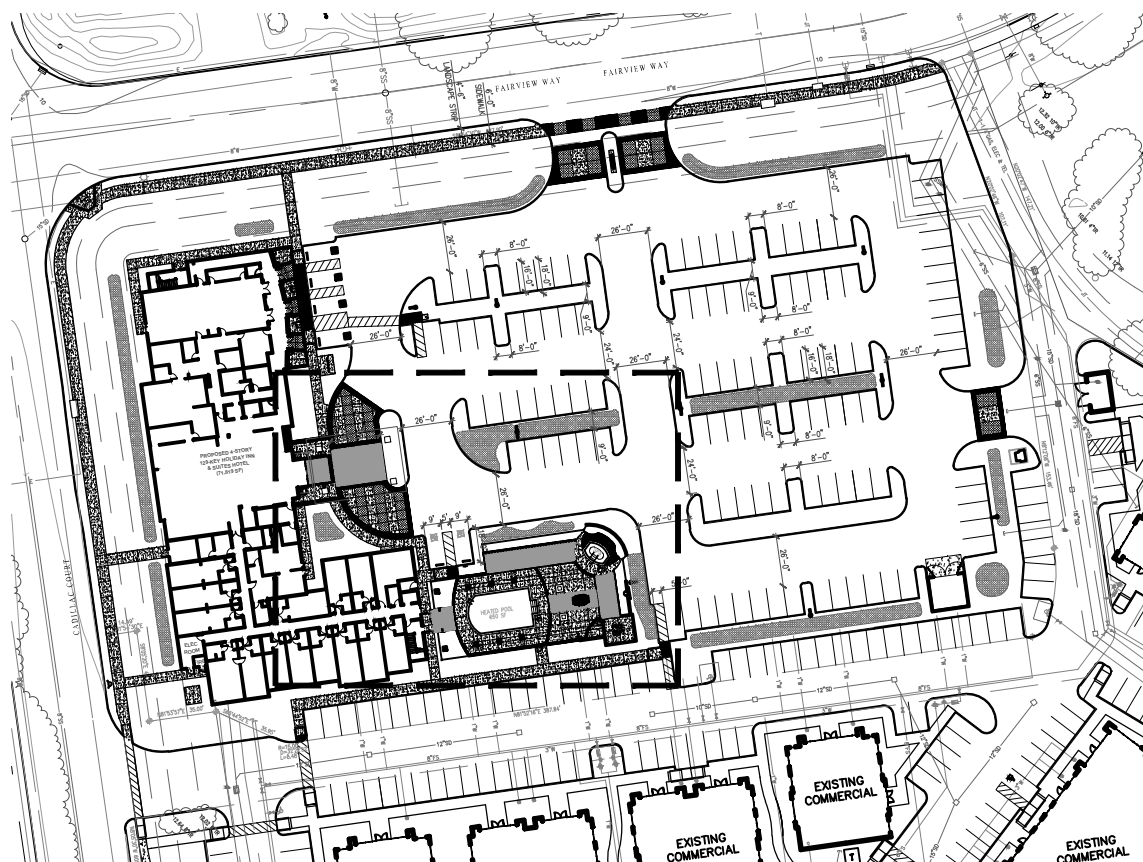
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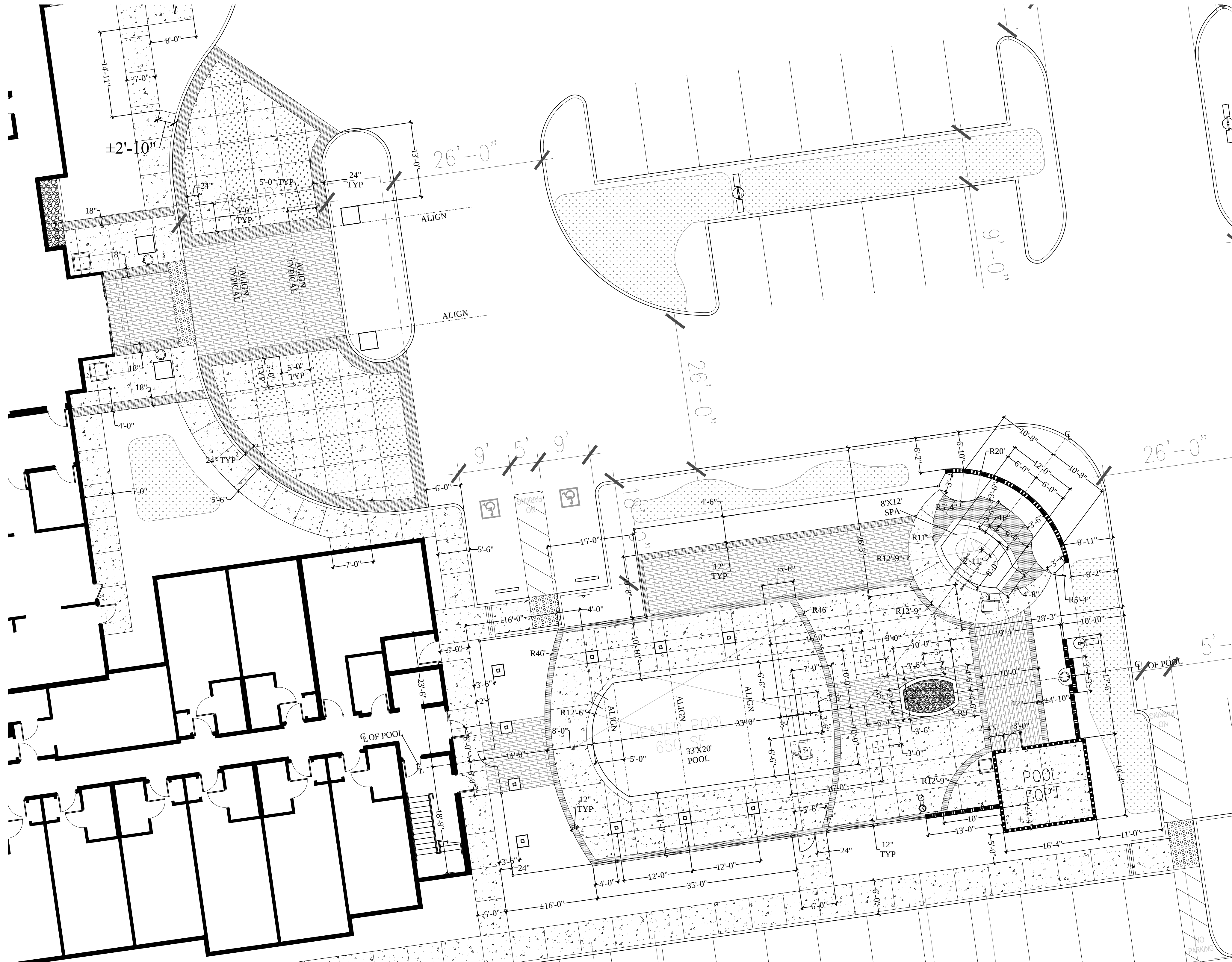




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SITE REFERENCE MAP- NOT TO SCALE



POOL AND ENTRY AREA ENLARGEMENT



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Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
**LANDSCAPE  
CONSTRUCTION  
DIMENSIONS**

Date Last Edited  
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Sheet Number

**L5**

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Project

Project: **HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

## Revisions

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JANUARY 23, 2014

# L6

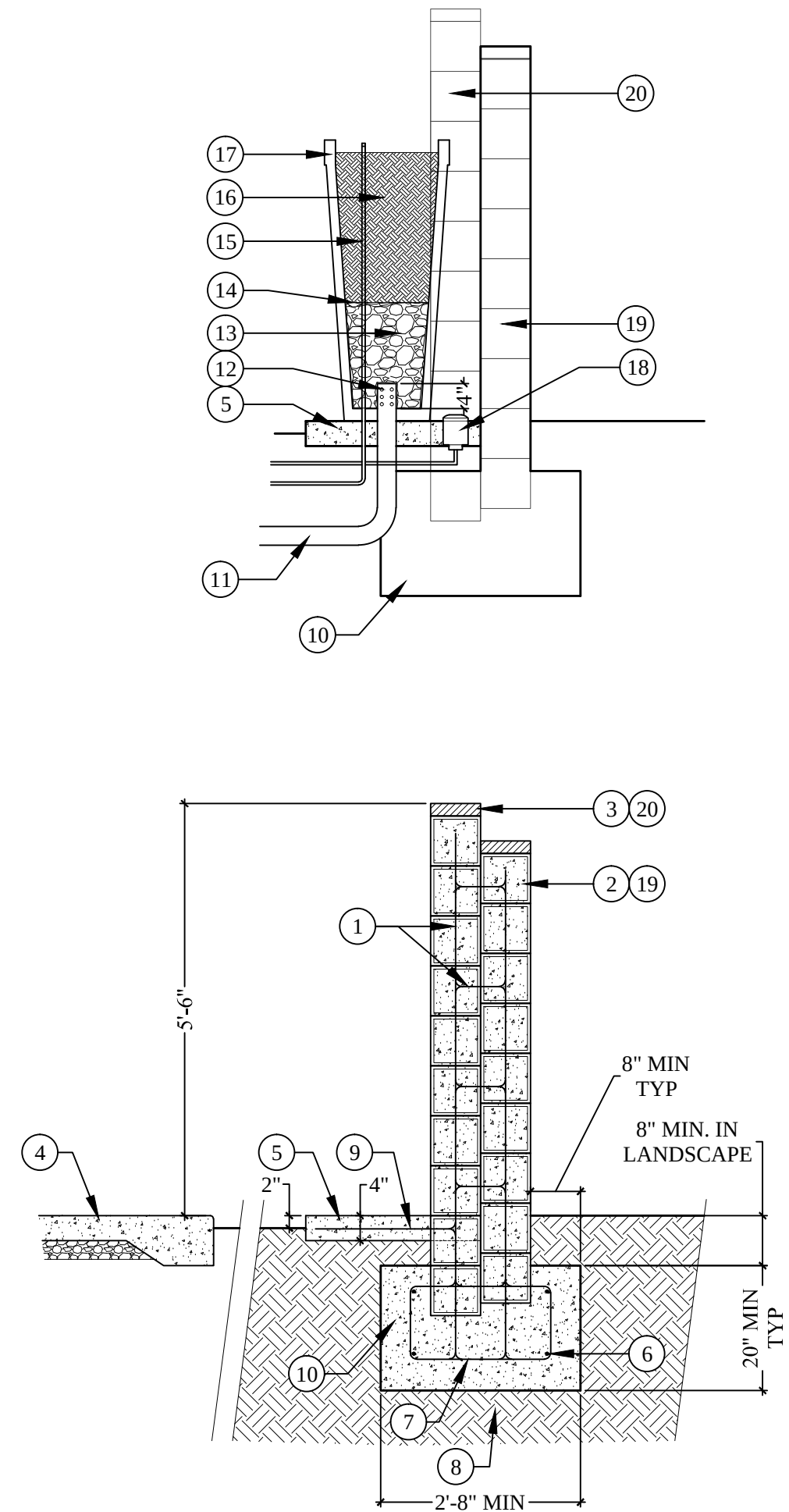
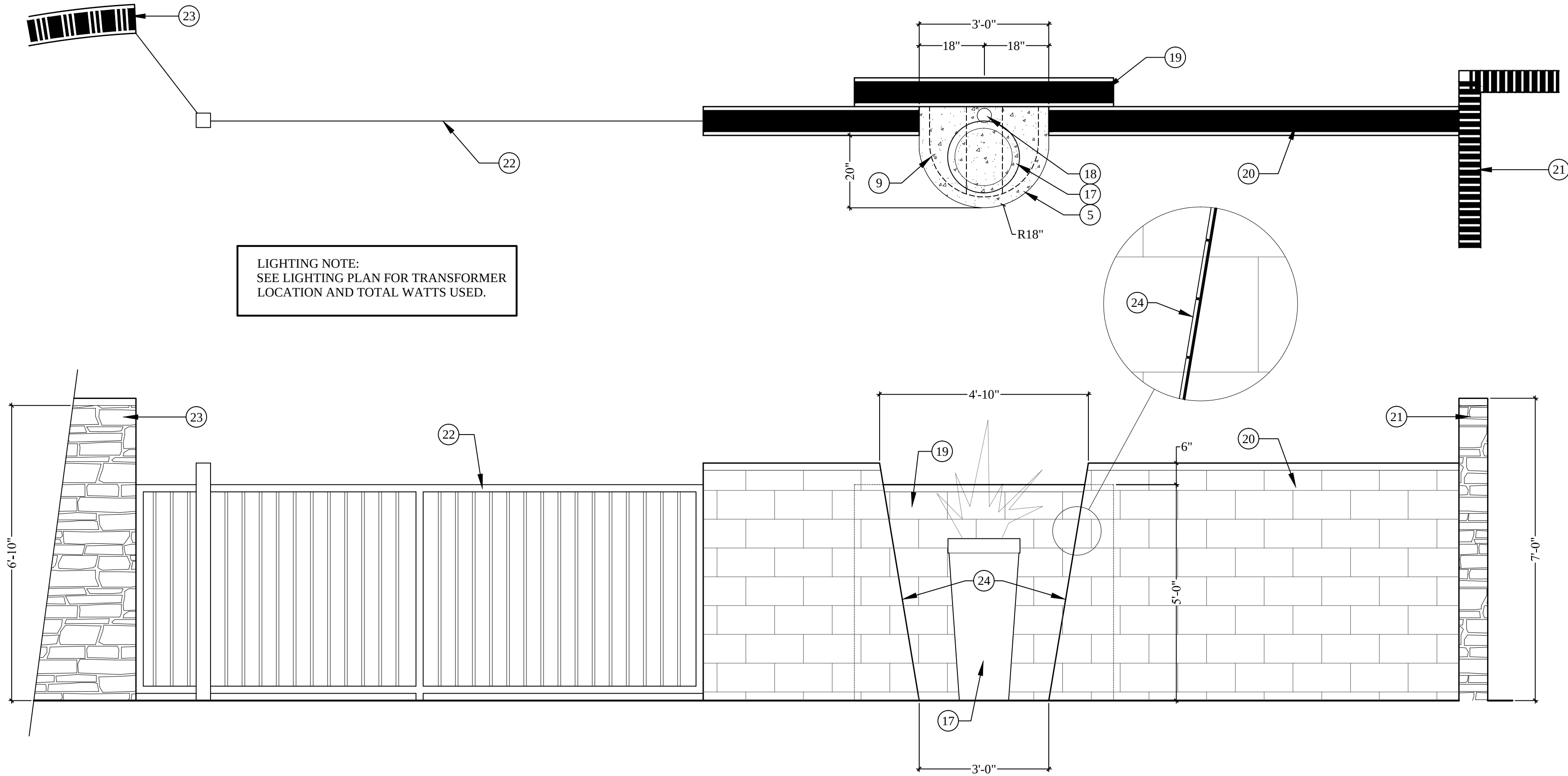
1	#3 REBAR CONTINUOUS
2	#3 REBAR @ 12" O.C. BOTH WAYS
3	CONCRETE PAVING- SEE PLAN FOR COLOR AND FINISH
4	CONTROL JOINT- 1/8" WIDE AND MIN. 1'-1/2" DEEP. PLACE PER PLAN.
5	EXPANSION JOINT- FULL DEPTH 3/8" SAND "FOAMTECH" WITH 1/2" THICK
6	BEAD OF ELASTOMERIC SEALER. SAND ELASTOMERIC SEALER TO MATCH
7	ADJACENT CONC. COLOR TO MATCH ADJACENT CONC. PLACE PER PLAN
8	3" DEEP AGGREGATE BASE
9	95% COMPACTED SUBGRADE, 24" MIN DEPTH

**$3/4"=1'-0"$**

FILE NAME: L6-8 CONST DET.DWG



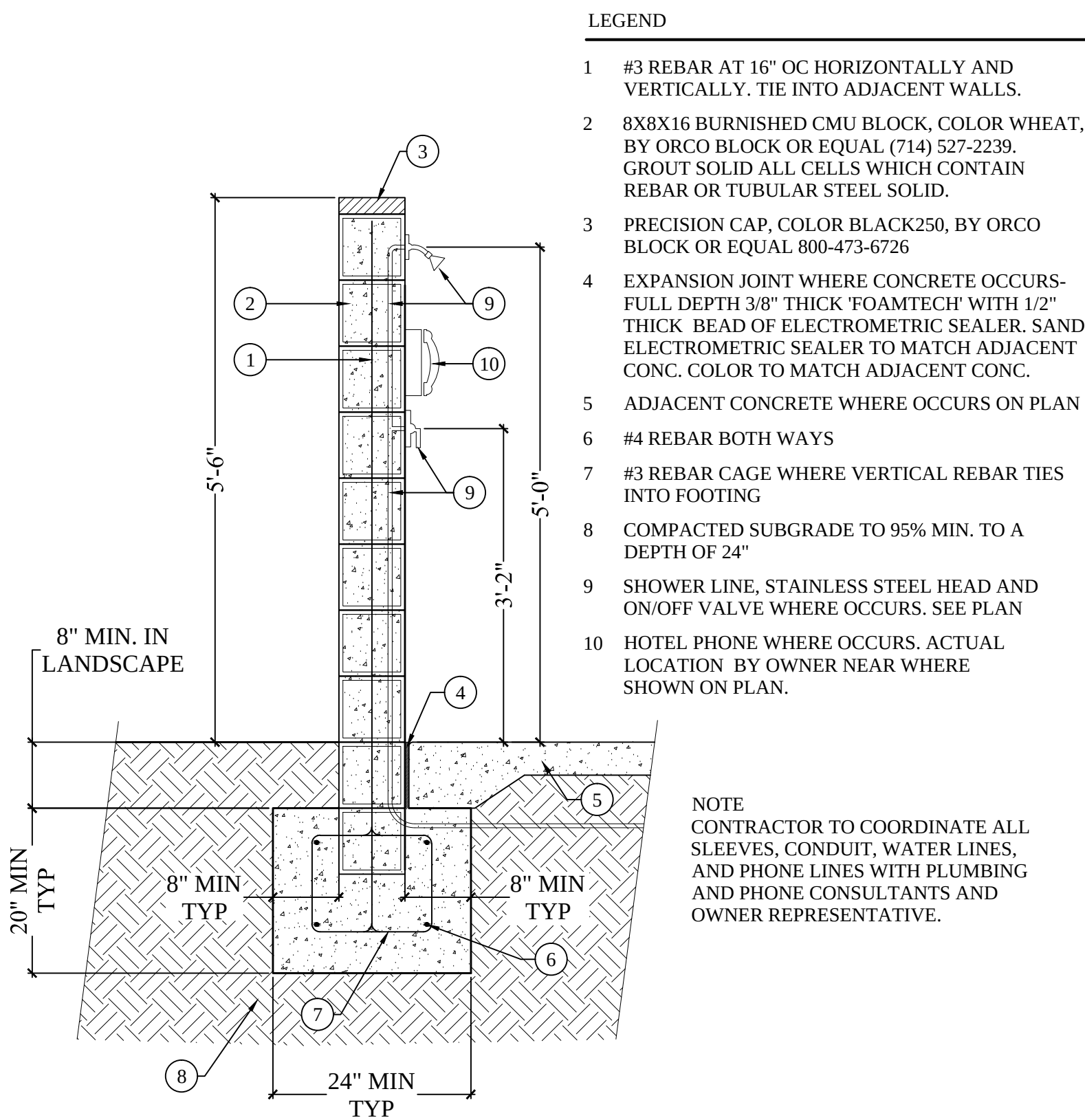
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- LEGEND
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
  - 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
  - PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL 800-473-6726
  - TYPICAL CONCRETE PAVING- SEE CONCRETE DETAIL
  - REINFORCED CONCRETE PAD FOR POT
  - #4 REBAR BOTH WAYS
  - #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
  - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
  - #3 REBAR @ 10" OC, TIE INTO WALL
  - REINFORCED CONCRETE FOOTING FOR WALL
  - 3" PVC DRAIN LINE- TIE INTO NEAREST DRAIN LINE
  - PORTION OF PIPE EXTENDING INTO POT TO BE PERFORATED AND SURROUNDED BY FILTER FABRIC.
  - COURSE AGGREGATE SURROUNDED BY FILTER FABRIC
  - FILTER FABRIC AROUND AGGREGATE AND PIPE
  - 1/2" SCH 40 PVC IRRIGATION LINE- SEE IRRIGATION PLANS
  - POTTING SOIL PER NOTES ON PLANTING PLAN
  - PLANTED POT PER CONSTRUCTION CALLOUT PLAN
  - LOW VOLTAGE LED WELL LIGHT MODEL FC-6LED-RG-BZ, 10.1WATTS, BY FX LUMINARE 760-744-5240. CONNECT TO TRANSFORMER IN POOL EQUIPMENT ROOM- SEE CONSTRUCTION CALLOUT PLAN.
  - RECESSED PORTION OF POOL PERIMETER WALL
  - POOL PERIMETER WALL
  - POOL EQUIPMENT ROOM WALL- SEE DETAIL A SHEET L8
  - WROUGHT IRON POOL SECURITY FENCE- SEE DETAIL A SHEET L6
  - POOL PERIMETER WALL WITH STONE FACADE- SEE DETAIL C SHEET L7
  - 4" TILE WITH BULLNOSE EDGE, COLOR BLACK WITH COMMON WHITE GROUT.

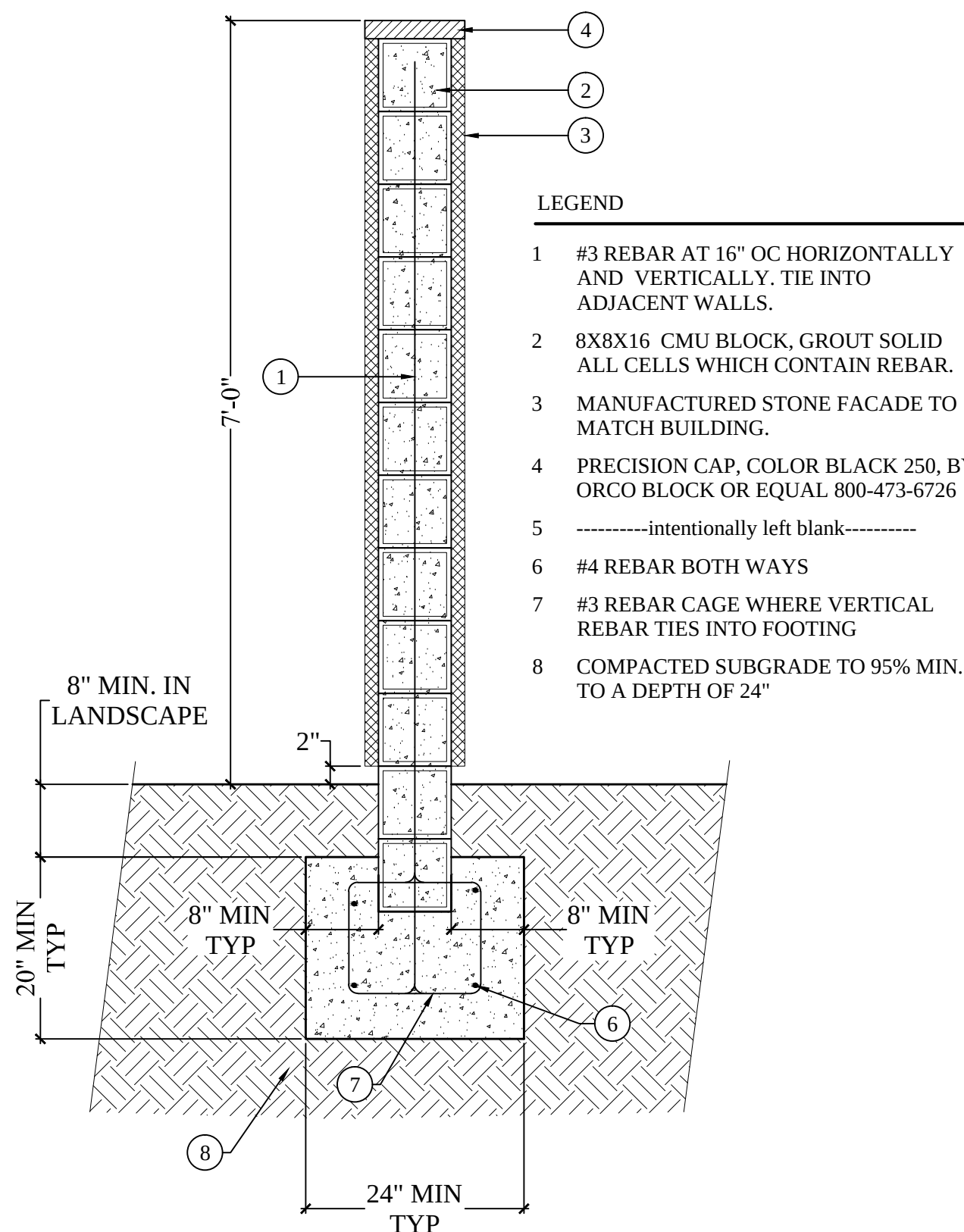
## A POOL AREA REAR WALL ELEVATION AND SECTION

1/2"=1'-0"



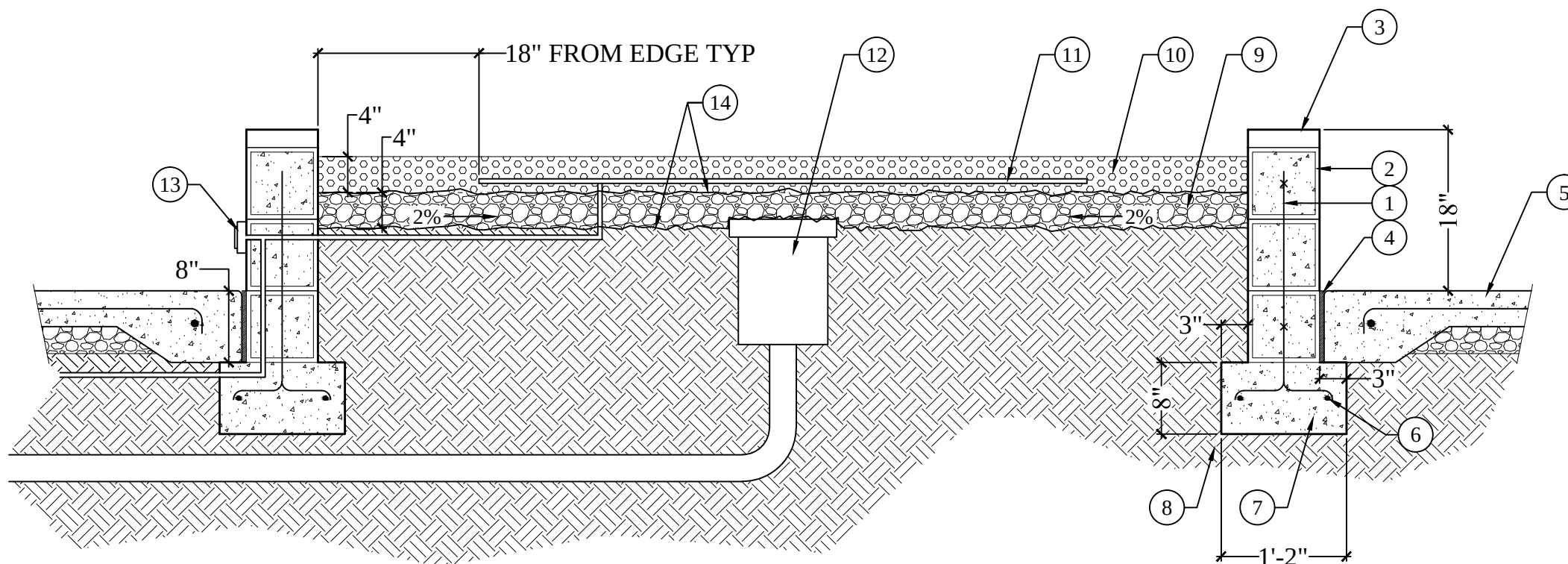
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  - PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL 800-473-6726
  - EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
  - ADJACENT CONCRETE WHERE OCCURS ON PLAN
  - #4 REBAR BOTH WAYS
  - #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
  - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
  - SHOWER LINE, STAINLESS STEEL HEAD AND ON/OFF VALVE WHERE OCCURS. SEE PLAN
  - HOTEL PHONE WHERE OCCURS. ACTUAL LOCATION BY OWNER NEAR WHERE SHOWN ON PLAN.

NOTE  
CONTRACTOR TO COORDINATE ALL SLEEVES, CONDUIT, WATER LINES, AND PHONE LINES WITH PLUMBING AND PHONE CONSULTANTS AND OWNER REPRESENTATIVE.



- LEGEND
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
  - 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR.
  - MANUFACTURED STONE FACADE TO MATCH BUILDING.
  - PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL 800-473-6726
  - intentionally left blank-----
  - #4 REBAR BOTH WAYS
  - #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
  - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"

- LEGEND
- #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY.
  - 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID.
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  - ADJACENT CONCRETE SEE TYPICAL CONCRETE DETAIL AND CONSTRUCTION PLAN
  - #4 REBAR BOTH WAYS
  - REINFORCED CONCRETE FOOTING
  - COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
  - COURSE AGGREGATE
  - TUMBLLED GLASS- COLOR AMBER, SIZE 1/2" TO 2"
  - NATURAL GAS BURNER LINE- LOCATE 2" BELOW TOP OF GLASS BEDDING
  - 12" CONCRETE CATCH BASIN WITH METAL GRATE, COVER GRATE WITH FIREPROOF FILTER FABRIC OR MESH.
  - NATURAL GAS KEYED ON/OFF VALVE AND TIMER WITH AUTOMATIC SPARK IGNITER LINE.
  - FIREPROOF FILTER FABRIC OR MESH.



## B WALL WITH BURNISHED CMU

3/4"=1'-0"

## C WALL WITH STONE VENEER

3/4"=1'-0"

## D NATURAL GAS FIRE PIT

3/4"=1'-0"

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Seal

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Issue

Revisions

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LANDSCAPE  
CONSTRUCTION DETAILS

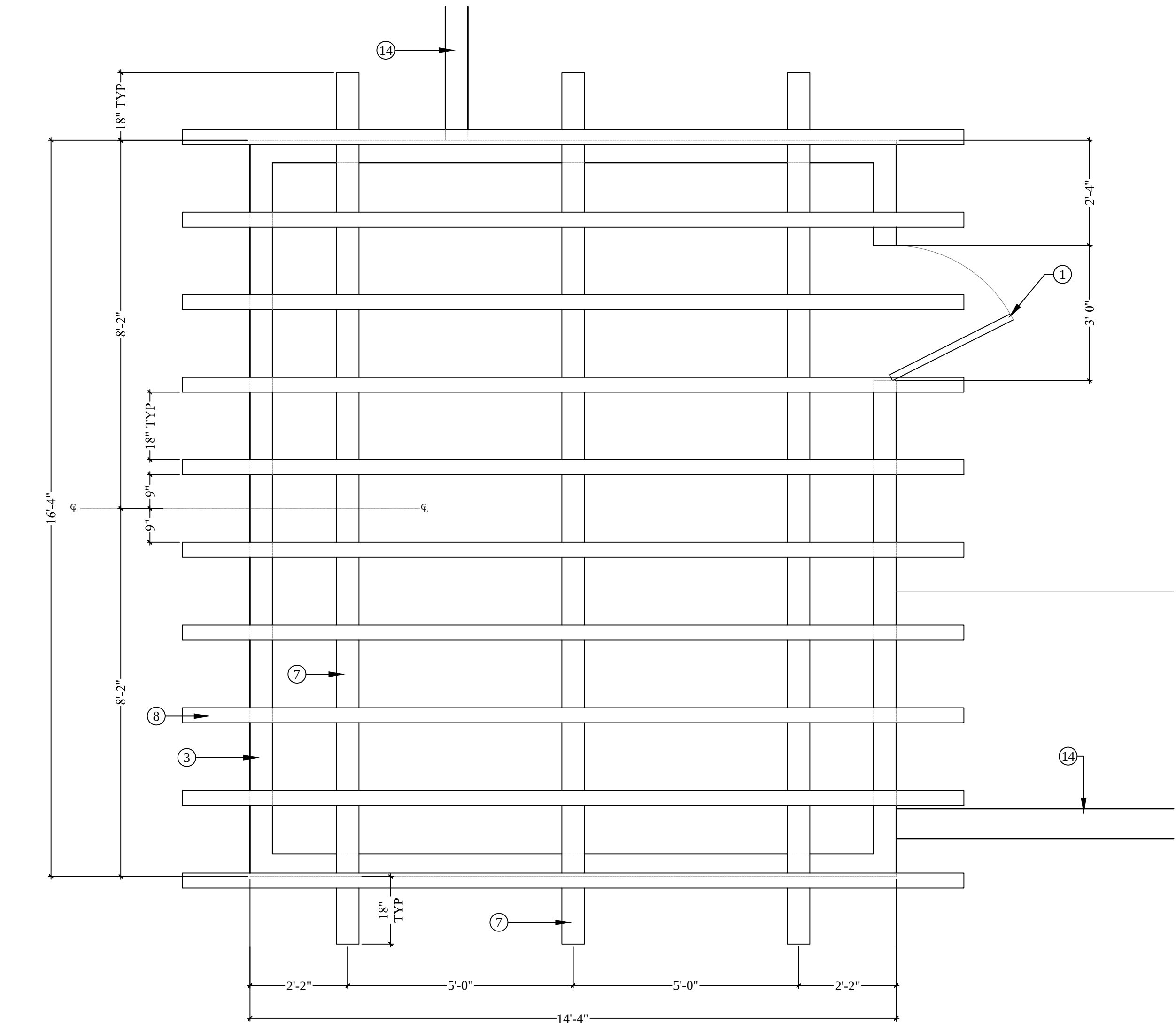
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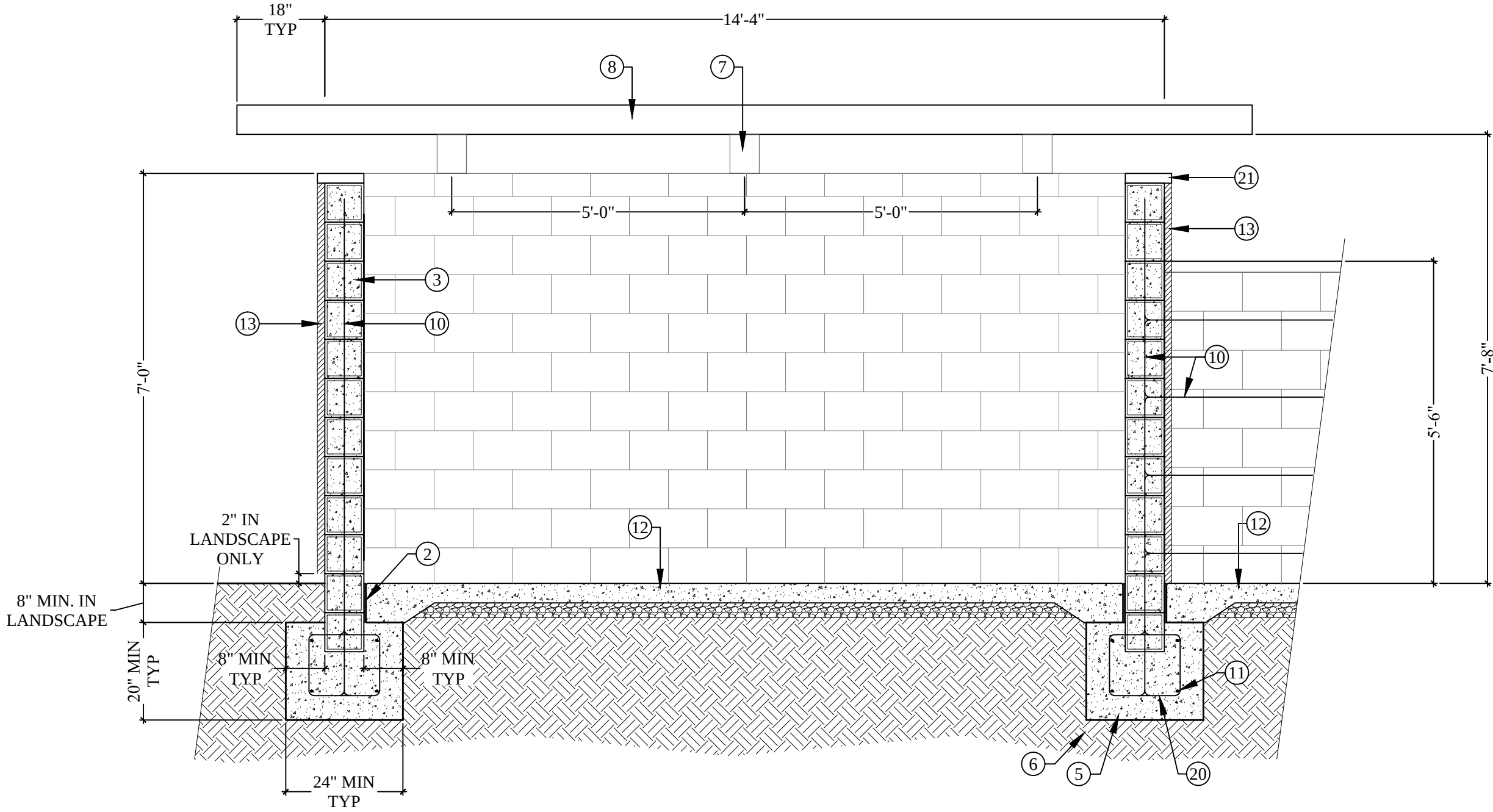
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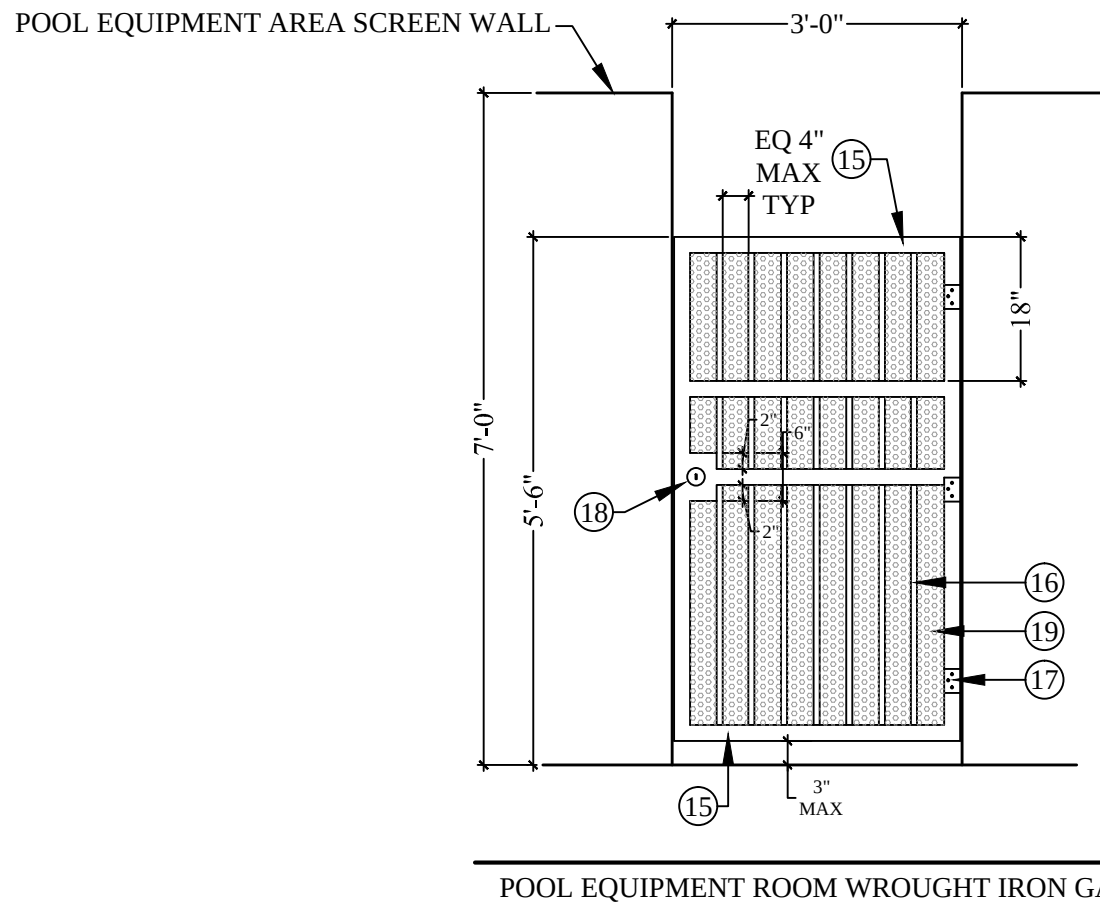
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TYPICAL POOL EQUIPMENT ROOM PLAN VIEW



TYPICAL POOL EQUIPMENT ROOM SECTION

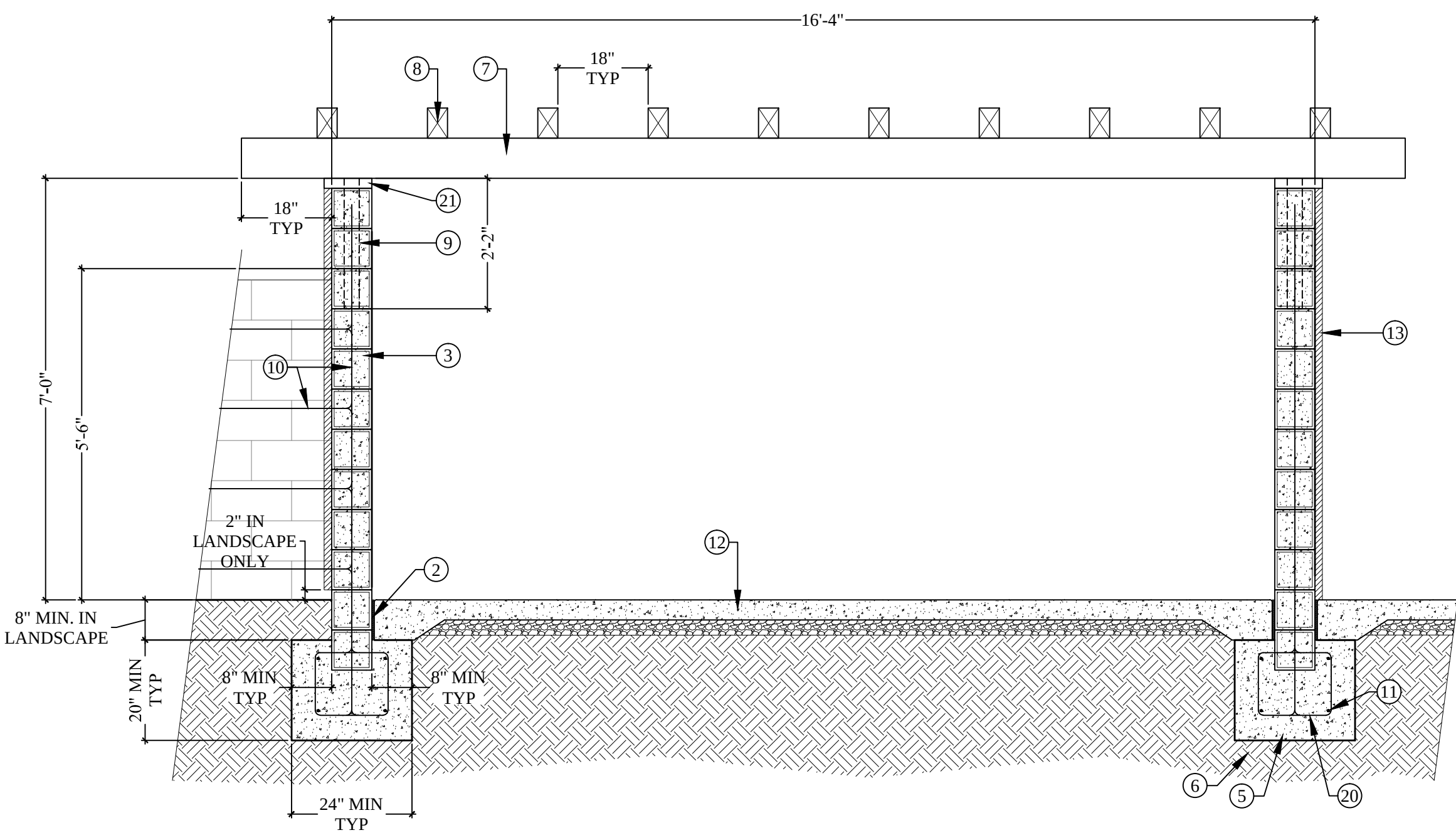


POOL EQUIPMENT ROOM WROUGHT IRON GATE

LEGEND

- 1 WROUGHT IRON POOL EQUIPMENT ROOM GATE- SEE ELEVATION
- 2 EXPANSION JOINT- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.
- 3 8X8X16 CMU BLOCK, GROUT SOLID ALL CELLS WHICH CONTAIN REBAR SOLID.
- 4 -----intentionally left blank-----
- 5 REINFORCED CONCRETE FOOTING
- 6 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"
- 7 6" WIDE AND 8" TALL TUBULAR STEEL BEAM
- 8 4" WIDE AND 6" TALL IPE (BRAZILIAN WALNUT) WOOD LATTICE
- 9 3" SQ TUBULAR STEEL POST EMBEDDED INTO WALL. ENTIRE VERTICAL PORTION OF WALL TO BE GROUTED SOLID
- 10 #3 REBAR AT 16" OC HORIZONTALLY AND VERTICALLY. TIE INTO ADJACENT WALLS.
- 11 #4 REBAR BOTH WAYS
- 12 TYPICAL CONCRETE- SEE DETAIL E SHEET L6
- 13 MANUFACTURED STONE FACADE ON EXTERIOR PORTION OF POOL EQUIPMENT ROOM TO MATCH BUILDING.
- 14 ADJACENT WALL, TIE INTO POOL EQUIPMENT ROOM WALL. SEE WALL DETAILS A AND B SHEET L7
- 15 2" SQ. STEEL TUBE JAMS.
- 16 3/4" SQ. STEEL TUBE PICKETS.
- 17 SELF CLOSING HINGE (3) TOTAL.
- 18 SELF LATCHING KEYED ENTRY WITH 4"x6" STEEL PLATE TO SUPPORT @ DIRECTION OF OWNER
- 19 PERFORATED METAL WITH 1/4" DIA HOLES, WELD TO WROUGHT IRON ON INTERIOR SIDE OF EQUIPMENT ROOM
- 20 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING
- 21 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL

NOTE:  
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS AND CONNECTIONS.  
ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.



TYPICAL POOL EQUIPMENT ROOM SECTION

A POOL EQUIPMENT ROOM

1/2"=1'-0"

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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE  
CONSTRUCTION DETAILS

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L8

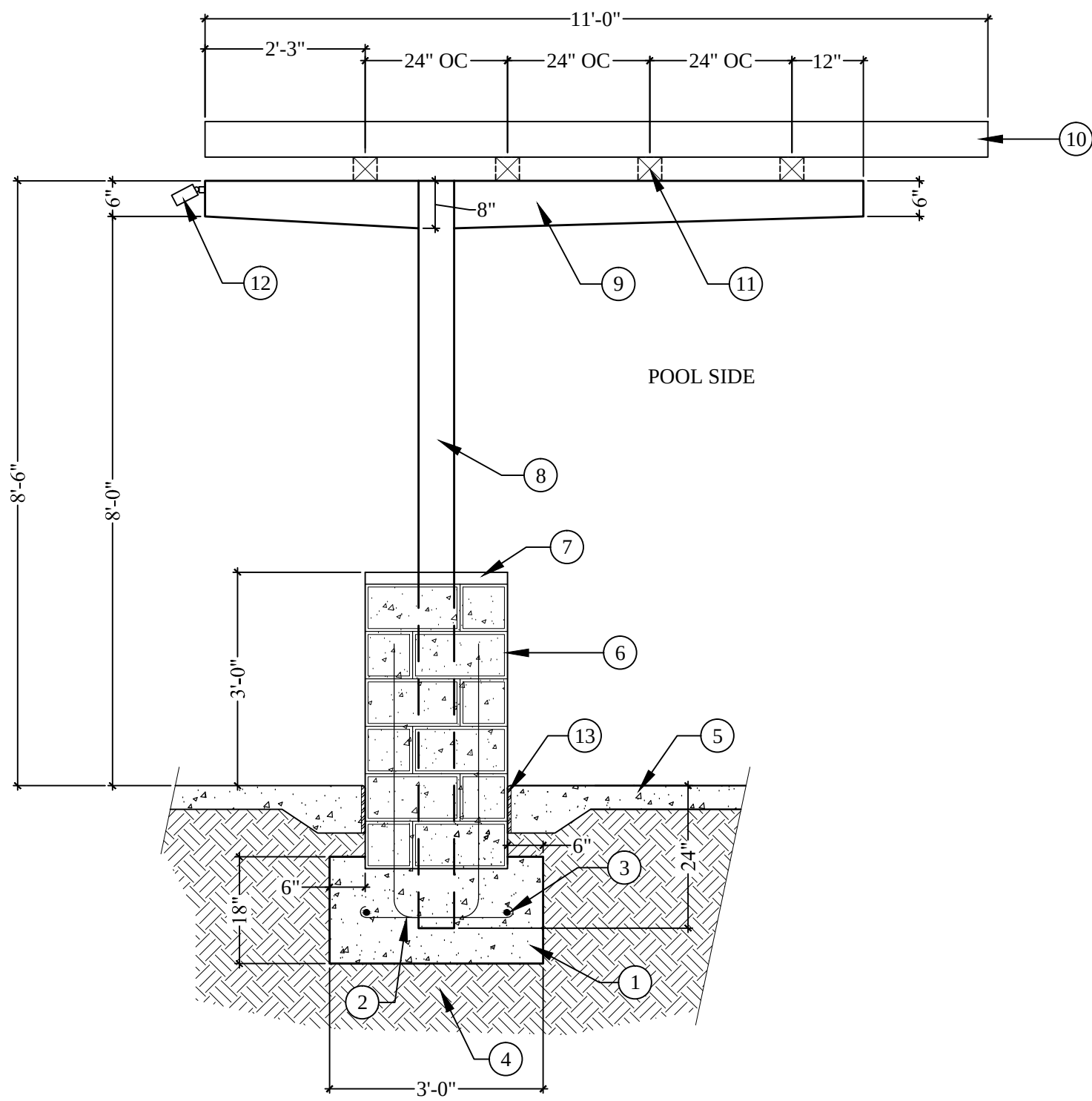


FILE NAME: L9-11 CONST DET.DWG

A OVERHEAD STRUCTURES AT SIDES OF POOL

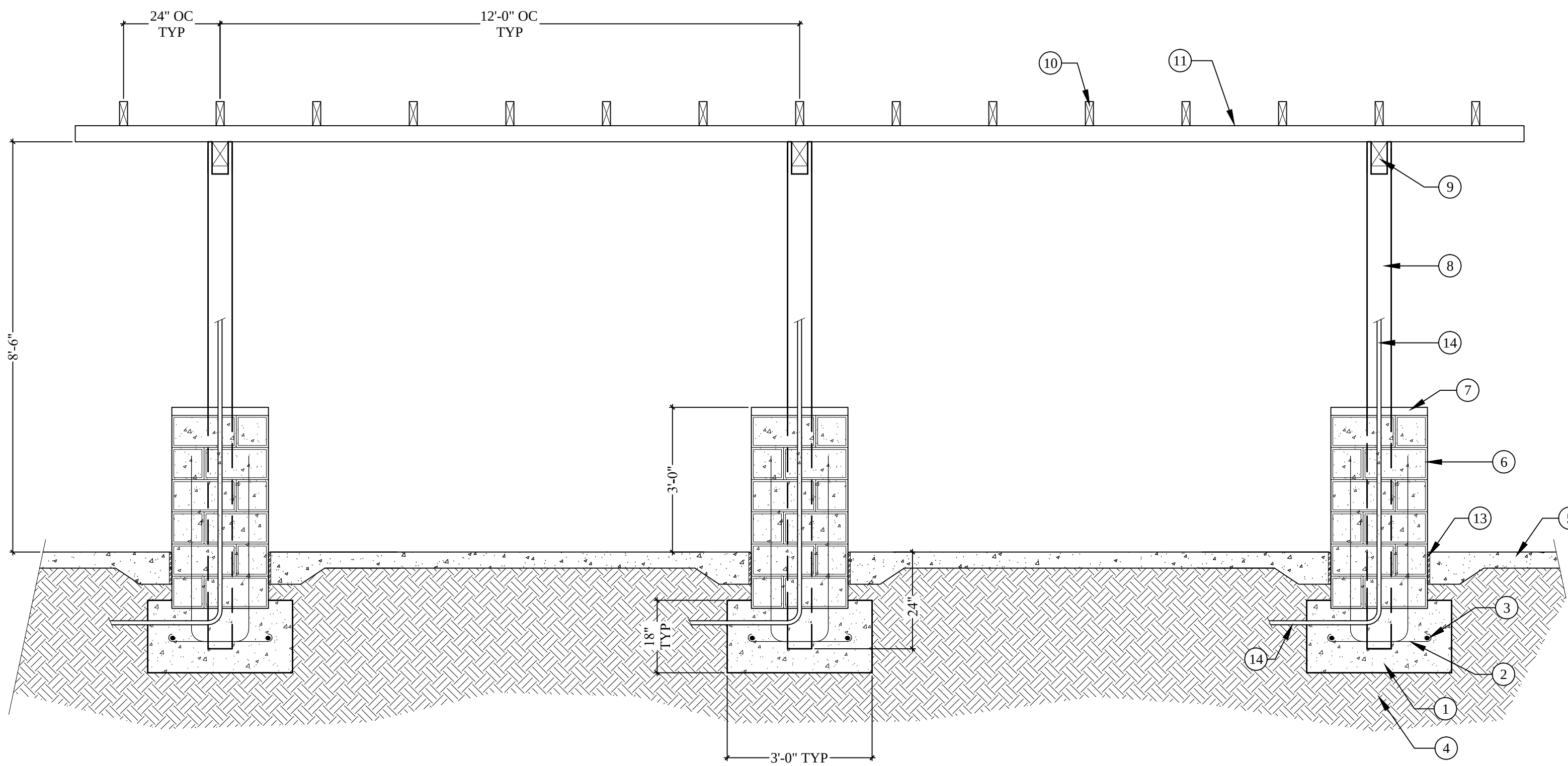
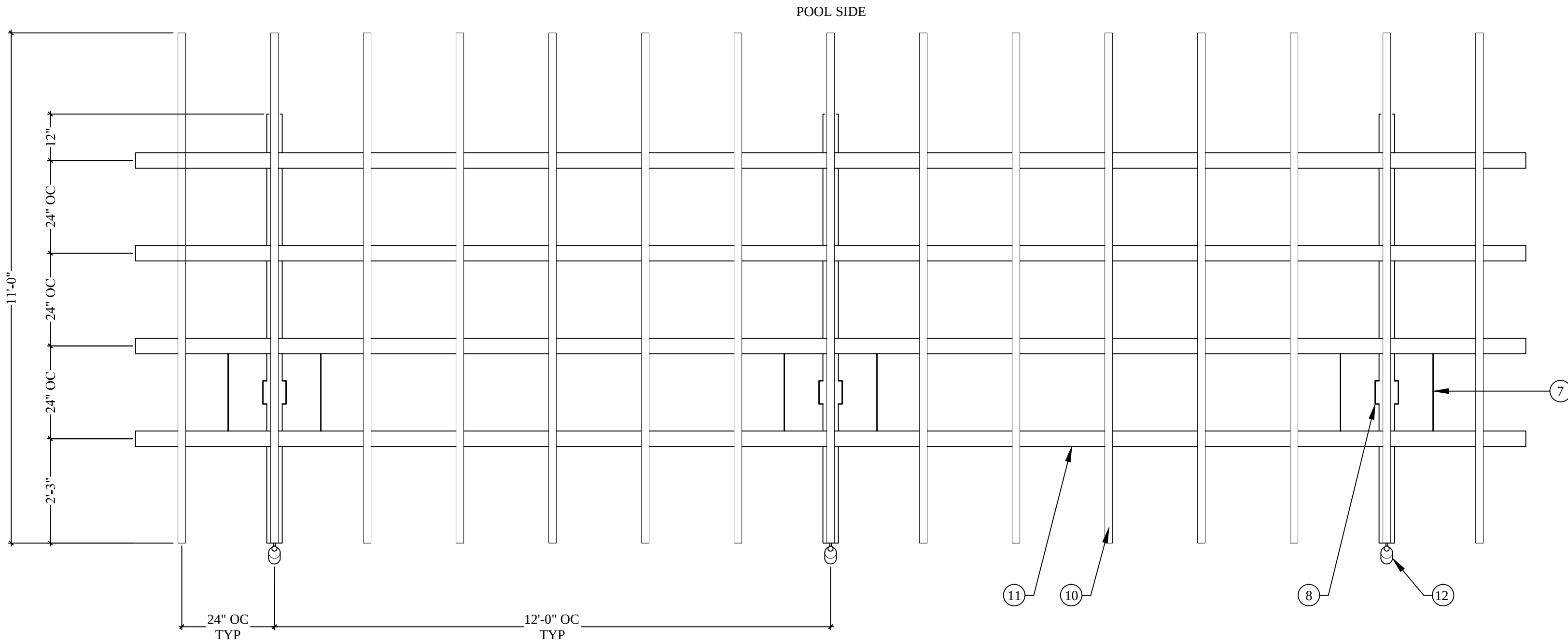
1/2"=1'-0"

- |                                                                                                                                                     |                                                                                                                                            |                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 REINFORCED CONCRETE FOOTING                                                                                                                       | 7 PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL                                                                                   | 11 4X4 SQUARE TUBULAR STEEL                                                                                                                                                                                            | 13 EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK 'FOAMTECH' WITH 1/2" THICK BEAD OF ELECTROMETRIC SEALER, SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC. |
| 2 #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING                                                                                              | 8 6X6 TUBULAR STEEL BEAM TO EXTEND INTO FOOTING.                                                                                           | 12 LIGHTING: MODEL FX-DE-9LED-WM-BZ BY FX LIGHTING- DOWN LIGHT, 9LED, 11.2 WATTS EACH, CONTRACTOR TO WELD 1/2" FEMALE THREADED ADAPTER TO TUBULAR STEEL WHERE OCCURS ON PLAN FOR MOUNTING LIGHTS TO TUBULAR STEEL BEAM | 14 SCH 80 ELECTRICAL CONDUIT WITH SWEEPS WHERE NEEDED FOR LIGHT FIXTURE WIRES.                                                                                                                           |
| 3 #4 REBAR BOTH WAYS                                                                                                                                | 9 6X8 TUBULAR STEEL BEAM TO TAPER FROM 8" WHERE CONNECTED TO POST DOWN TO 6" AT ENDS OF BEAM                                               |                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
| 4 COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"                                                                                                  | 10 2X6 IPE WOOD (BRAZILIAN WALNUT) BEAMS, TO BE FINISHED WITH TUNG OIL OR MIXTURE OF TUNG OIL/MINERAL SPIRITS. NO STAIN-NATURAL WOOD COLOR |                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
| 5 CONCRETE WHERE OCCURS ON PLAN                                                                                                                     |                                                                                                                                            |                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
| 6 8X8X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (714) 527-2239. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID. |                                                                                                                                            |                                                                                                                                                                                                                        |                                                                                                                                                                                                          |



- NOTE
- ALL METAL SHALL BE PRE-GALVANIZED TUBULAR STEEL UNLESS OTHERWISE NOTED.
  - ALL TUBULAR STEEL SHALL BE PAINTED WITH ONE COAT FLAT PRIMER AND TWO COATS RUSTOLIUM ENAMEL. COLOR SHALL BE DARK BROWN TO MATCH TUBULAR STEEL ON PORTE-COCHERE
  - ALL METAL MATERIAL SHALL BE PRE-GALVANIZED TUBE STEEL. ALL WELDS TO BE GROUND SMOOTH WITH NO SPURS.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FASTENERS, CONNECTIONS AND REINFORCEMENT.
  - ALL REINFORCEMENTS AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

LIGHTING NOTE:  
SEE LIGHTING PLAN FOR TRANSFORMER  
LOCATION AND TOTAL WATTS USED.



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- |   |                                                                                                                                                     |                                                                                                                                             |    |                                                                                                                                                                                                                     |    |                                                                                                          |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------|
| 1 | REINFORCED CONCRETE FOOTING                                                                                                                         | PRECISION CAP, COLOR BLACK 250, BY ORCO BLOCK OR EQUAL                                                                                      | 12 | LIGHTING: MODEL FX-DE-9LED-WM-BZ BY FX LIGHTING- DOWN LIGHT, 9LED, 11.2 WATTS EACH, CONTRACTOR TO WELD 1/2" FEMALE THREADED ADAPTER TO TUBULAR STEEL WHERE OCCURS ON PLAN FOR MOUNTING LIGHTS TO TUBULAR STEEL BEAM | 15 | 6"x6" TUBULAR STEEL BEAM                                                                                 |
| 2 | #3 REBAR CAGE WHERE VERTICAL REBAR TIES INTO FOOTING                                                                                                | 8 6x6 TUBULAR STEEL BEAM TO EXTEND INTO FOOTING.                                                                                            | 13 | EXPANSION JOINT WHERE CONCRETE OCCURS- FULL DEPTH 3/8" THICK "FOAM PATCH BEAD" BEAD OF ELECTROMETRIC SEALER, SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC.                        | 16 | TUBULAR TO PROVIDE SHOP DRAWINGS FOR CANOPY CONNECTION TO STRUCTURAL BEAMS                               |
| 3 | #4 REBAR BOTH WAYS                                                                                                                                  | 9 6x8 TUBULAR STEEL BEAM TO TAPER FROM 8" WHERE CONNECTED TO POST DOWN TO 6" AT ENDS OF BEAM                                                | 14 | 3x6 ARCHDC TUBULAR STEEL                                                                                                                                                                                            | 17 | CUSTOM TRANSPARENT OVERHEAD CANOPY BY OTHERS TO MATCH PORTE-COCHÈRE. CONTRACTOR TO PROVIDE SHOP DRAWINGS |
| 4 | COMPACTED SUBGRADE TO 95% MIN. TO A DEPTH OF 24"                                                                                                    | 10 2x6 PIPE WOOD (BRAZILIAN WALNUT) BEAMS, TO BE FINISHED WITH TUNG OIL OR MIXTURE OF TUNG OIL/MINERAL SPIRITS, NO STAIN-NATURAL WOOD COLOR |    |                                                                                                                                                                                                                     | 18 | ARCHED 3"x6" BEAMS AND CANOPY IN FRONT OF SECTION.                                                       |
| 5 | CONCRETE WHERE OCCURS ON PLAN                                                                                                                       | 11 4x4 SQUARE TUBULAR STEEL                                                                                                                 |    |                                                                                                                                                                                                                     | 19 | SEE CALLOUTS 14 AND 17                                                                                   |
| 6 | 88X16 BURNISHED CMU BLOCK, COLOR WHEAT, BY ORCO BLOCK OR EQUAL (71-4) 527-2239. GROUT SOLID ID 4" CELLS WHICH CONTAIN REBAR OR TUBULAR STEEL SOLID. |                                                                                                                                             |    |                                                                                                                                                                                                                     | 20 | SCH 80 ELECTRICAL CONDUIT WITH SWEEPS                                                                    |

## A OVERHEAD STRUCTURE AT POOL AREA ENTRY

**1/2"=1'-0"**



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**EMERALD**  
  
**D • E • S • I • G • N**

Seal

Project

## Issue

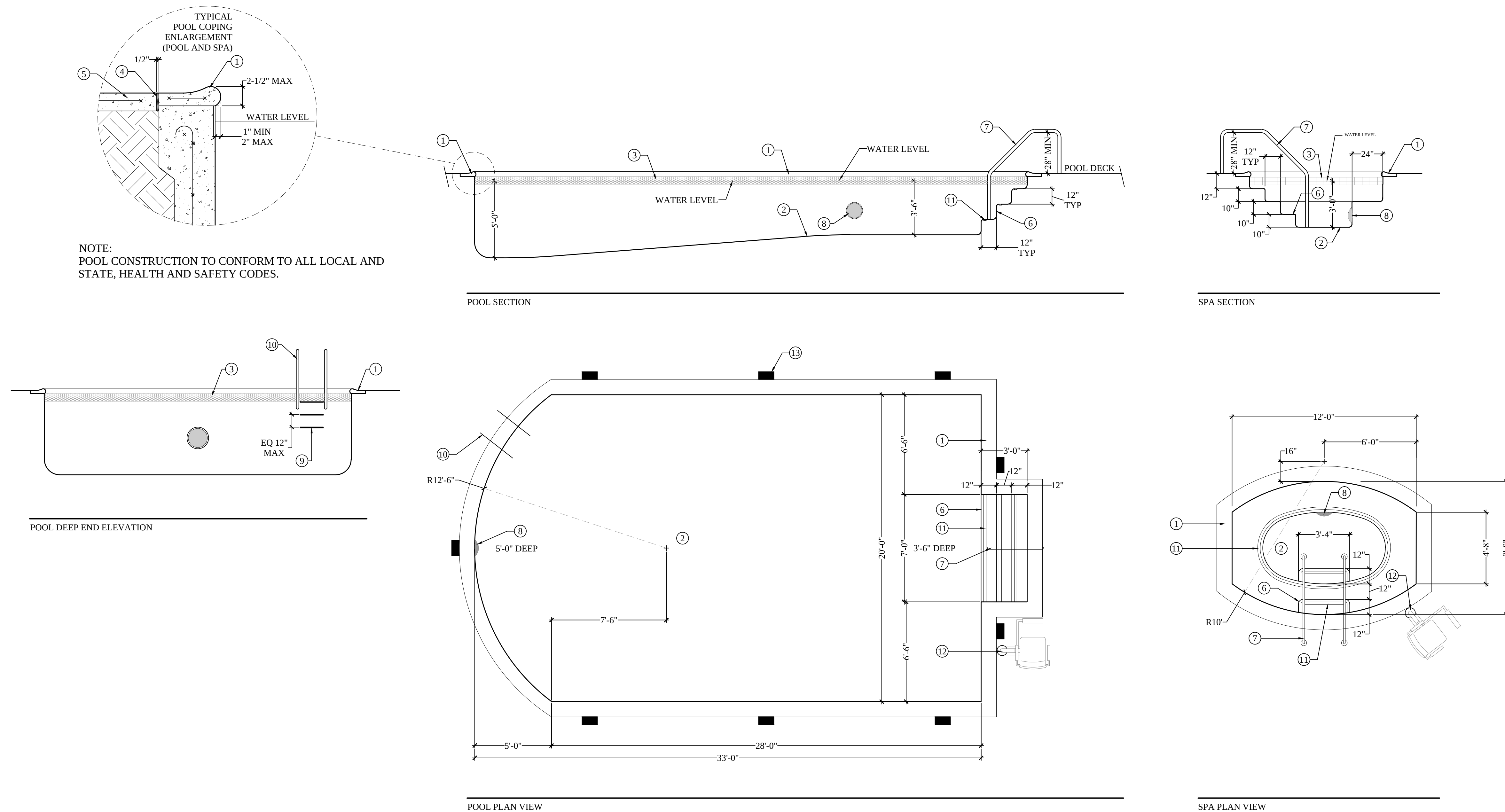
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L11



## NOTES

THE DECK SHALL BE FINISHED TO PREVENT ANY STANDING WATER. DECK SHALL SLOPE TO DRAINS BETWEEN 1/8" AND 1/4" PER FOOT, TYPICAL. THE DECK SHALL BE UNOBSTRUCTED WITHIN FOUR FEET MINIMUM WIDTH AROUND POOL/SPA.

DRAIN SUBMERGED SUCTION OUTLET COVERS MUST MEET THE ANSI/ASME A112.19.8 PERFORMANCE STANDARD. OUTLET COVERS MUST ALSO BE RATED SO AS TO ACCOMMODATE 100% OF THE FLOW CAPACITY OF THE PUMP.

ALL SUMPS FOR SUBMERGED SUCTION OUTLET COVERS MUST BE CONSTRUCTED OR INSTALLED PER MANUFACTURER'S SPECIFICATIONS. FIELD-BUILT SUMPS MUST HAVE A DEPTH OF 1.5 TIMES THE DIAMETER OF THE PIPE (TOP OF THE PIPE TO THE UNDERSIDE OF THE COVER). SUMPS WILL BE FIELD VERIFIED AT THE PREPLASTER INSPECTION.

DEPTH MARKER ON UPPER DECK AND AT WATER LINE LOCATION- MARKERS SHALL HAVE A NUMERAL HEIGHT OF A MINIMUM OF FOUR (4) INCHES AND OF A CONTRASTING COLOR WITH THE BACKGROUND, MARKED IN UNIT OF FEET AND INCHES. ABBREVIATIONS OF FT AND IN MAY BE USED. FOR DECK MARKERS, NO DIVING MARKERS WITH THE UNIVERSAL SYMBOL OF NO DIVING, WHICH IS A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER, SHALL BE INSTALLED ON THE DECK DIRECTLY ADJACENT TO THE DEPTH MARKERS.

DEEP END WALL STEP RISERS (CALLOUT #9) SHALL BE UNIFORM AND SHALL NOT EXCEED 12 INCHES IN HEIGHT. THE FIRST RISER SHALL BE MEASURED FROM THE DECK. SEE ELEVATION ON THIS SHEET.

CONTRACTOR TO REVIEW AND COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 31B, SECTIONS 3112B THROUGH 3119B AND TABLES 31B-6 AND 31B-7

POOL FINISH- THE INTERIOR POOL/SPA SHELL FINISH COLOR MUST BE WHITE IN COLOR EXCEPT FOR LANE LINES, IF PROPOSED, AND DEPTH MARKING LINES. PLASTER COLOR SHALL BE WHITE.

CONTRACTOR TO PROVIDE SHOP DRAWINGS WHICH SHALL INCLUDE BUT ARE NOT LIMITED TO SKIMMERS, RETURN LINES, AUTOFILL LOCATION, DRAINS, PUMPS, DRAIN COVERS, AND ANY OTHER PERTINENT EQUIPMENT.

CONTRACTOR TO OBTAIN ALL STRUCTURAL ENGINEERING DRAWINGS AND DETAILS FROM A LICENSED ENGINEER AS NEEDED TO PROCURE ALL NECESSARY PERMITS FOR THE POOL AND SPA.

LEGEND

- 1 BULLNOSE POOL COPING
- 2 POOL/SPA SHELL- FINISH TO BE WHITE PLASTER, CONSTRUCTION AND REINFORCEMENT PER POOL ENGINEERING DRAWINGS BY OTHERS
- 3 WATER LINE TILE- 6x6 SOLID BLACK WITH COMMON WHITE GROUT
- 4 EXPANSION JOINT- FULL DEPTH 1/2" THICK FELT WITH 1/2" WIDE BEAD OF ELECTROMETRIC SEALER. SAND ELECTROMETRIC SEALER TO MATCH ADJACENT CONC. COLOR TO MATCH ADJACENT CONC. PLACE PER PLAN
- 5 TYPICAL CONCRETE PAVING- SEE CONSTRUCTION CALLOUT PLAN
- 6 POOL/SPA STEPS
- 7 STAINLESS STEEL POOL/SPA ENTRANCE RAILS PER CODE
- 8 POOL/SPA LIGHT BY OTHERS
- 9 DEEP END WALL STEPS.
- 10 LADDER RAILS @ POOL WALL STEPS
- 11 2" TILE STEP MARKER, COLOR SOLID BLACK
- 12 ADA POOL CRANE, INSTALL PER CODE. SEE CONSTRUCTION CALLOUT PLAN FOR MODEL
- 13 DEPTH MARKER ON UPPER DECK AND AT WATER LINE LOCATION. MARKERS SHALL HAVE A NUMERAL HEIGHT OF A MINIMUM OF FOUR (4) INCHES AND OF A CONTRASTING COLOR WITH THE BACKGROUND, MARKED IN UNIT OF FEET AND INCHES. ABBREVIATIONS OF FT AND IN MAY BE USED. FOR DECK MARKERS, NO DIVING MARKERS WITH THE UNIVERSAL SYMBOL OF NO DIVING, WHICH IS A RED CIRCLE WITH A SLASH THROUGH IT SUPERIMPOSED OVER THE IMAGE OF A DIVER, SHALL BE INSTALLED ON THE DECK DIRECTLY ADJACENT TO THE DEPTH MARKERS.



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	NOZZLE COLOR	PSI	GPM	RAD	Precip/ Rate
o	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER		30	0.50	12"	

IRRIGATION INFORMATION TABLE				
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE
1	7.16	1611	D	LW
2	7.21		S	LW
3	13.46		S	LW
4	9.00		B	MW
5	8.00		B	MW
6	14.80		S	LW
7	3.00		B	LW
8	17.39		S	LW
9	11.01	2278	D	LW
10	8.00		B	MW
11	8.00		B	MW
12	13.32		S	LW
13	15.17		S	LW
14	10.81	2434	D	LW
15	6.00		B	LW
16	8.00		B	MW
17	9.91		S	LW
18	8.00		B	MW
19	7.18	1618	D	LW
20	17.74		S	LW
21	8.00		B	MW
22	10.76	2413	D	LW
23	5.23	1178	D	LW
24	17.40		S	LW
25	6.00		B	LW
26	8.00		B	MW
27	10.58	2382	D	LW
28	8.24		S	LW
29	8.00		B	MW
30	4.00		B	LW
31	13.89	3127	D	LW
32	11.00		B	LW
33	11.00		B	LW
34	8.00		B	MW
35	3.45	778	D	LW
36	11.05	2490	D	LW
37	4.00		B	LW
38	6.00		B	LW
39	14.05	3161	D	LW
40	10.00		B	MW
41	9.00		B	LW
42	13.00		B	LW
43	8.77	1974	D	LW
44	7.75	1745	D	LW
45	7.00		B	MW
46	6.00		B	LW
47	10.31	2320	D	LW
48	9.00		B	MW
49	9.13	2056	D	LW
50	7.00		B	LW

***HYDROZONE:  
HW= HIGH WATER USE PLANTS  
MW= MODERATE WATER USE PLANTS  
LW= LOW WATER USE PLANTS  
***IRRIGATION METHOD:  
MS= MICROSPRAY  
S=SPRAY  
B=BUBBLER  
D=DRIP

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller (for valves 1-36) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
	Irritrol	Total Control TC-18EX	18 Station Wall-mounted Automatic Controller (for valves 37-50) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES			
			1" Water Meter
	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
	Nibco	113T	Line-sized Gate Valve
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve- SIZED NOTED
	Rainbird	33 DRC	3/4" Quick Coupler Valve
	Irritrol	Climate Logic CL-100- Wireless	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve -SIZED NOTED
	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

IRRIGATION PIPE & VALVE LEGEND

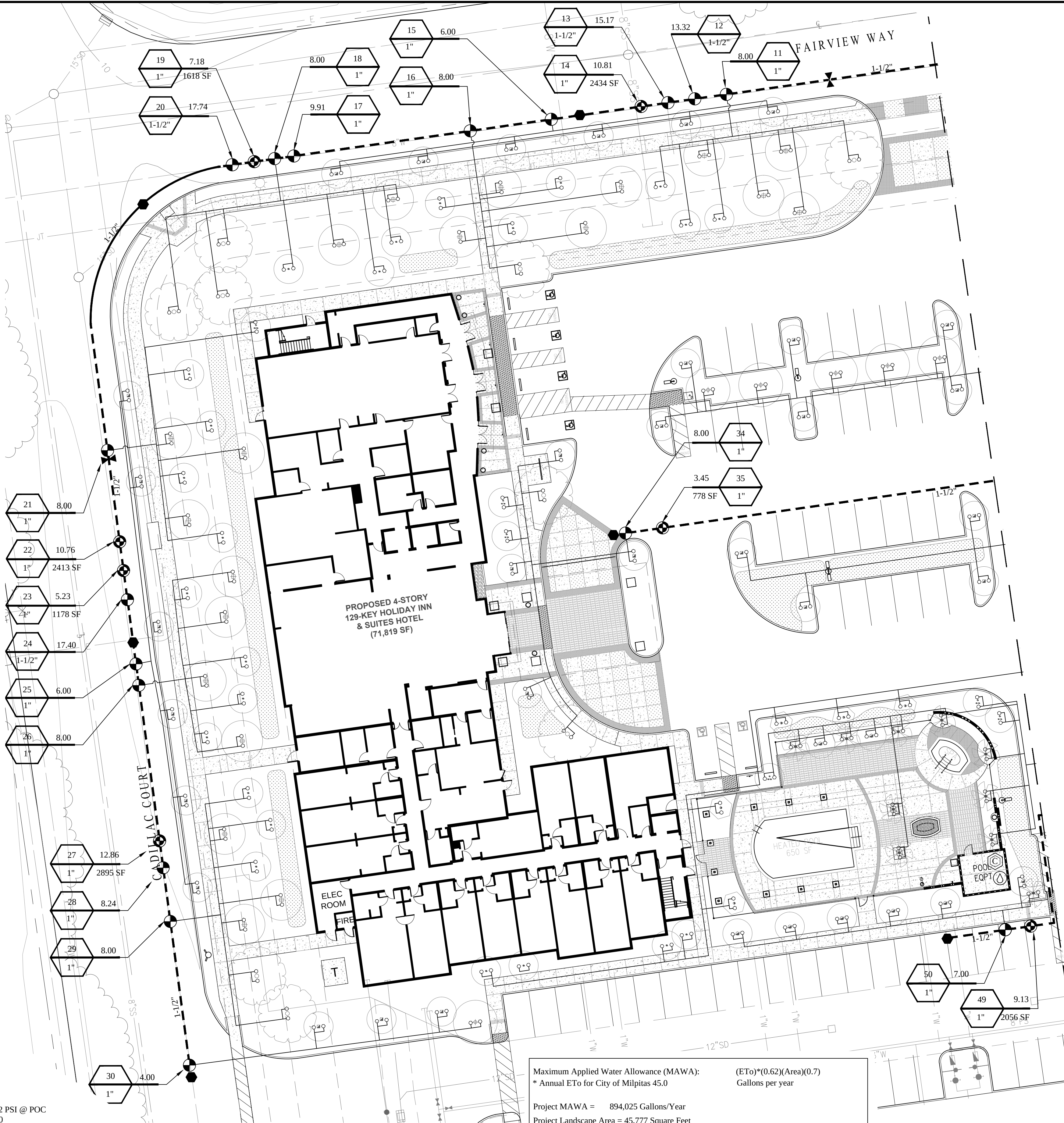
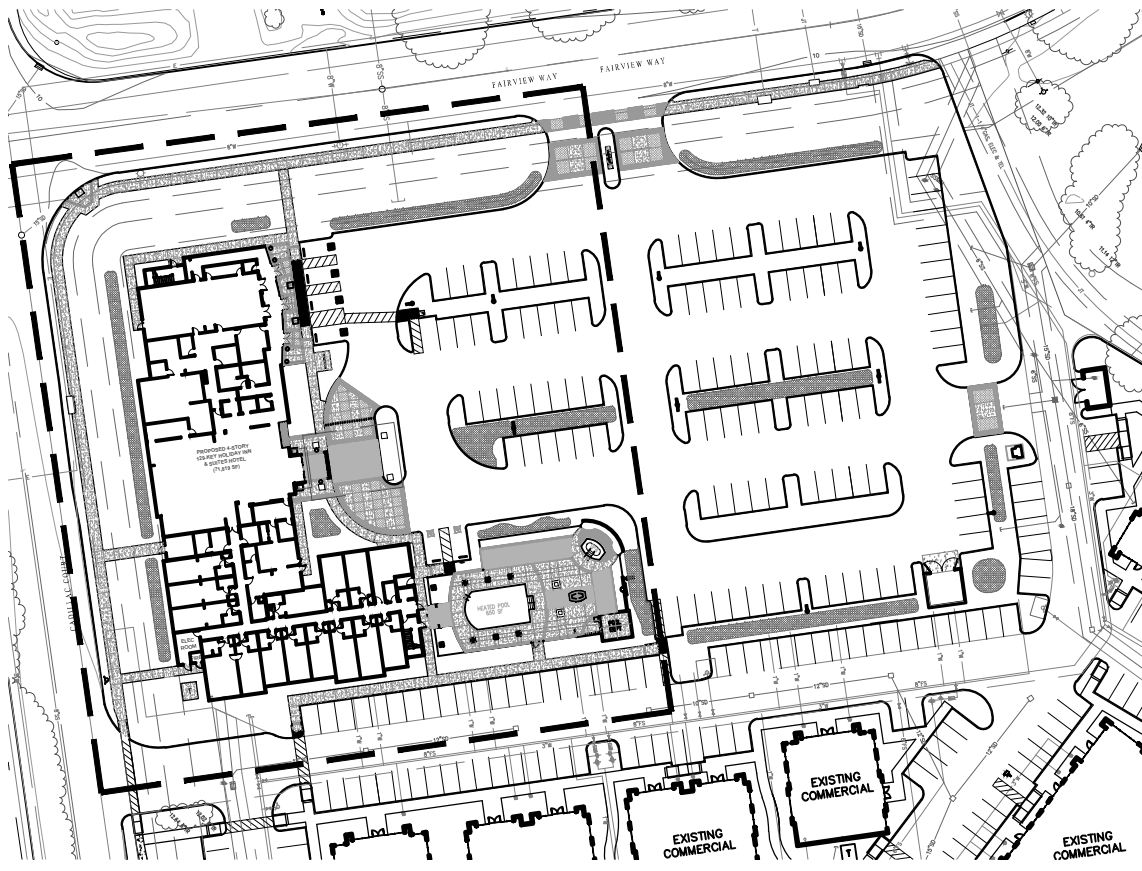
	Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
	Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger "OR" Drip irrigation supply header (where occurs)- 0 to 8 GPM= 3/4" PVC 8 to 12 GPM= 1" PVC 12 to 22 GPM= 1 1/4" PVC 22 to 30 GPM= 1 1/2" PVC
	Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
	Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing (By Netafim USA, To be Buried 4" min - 6" max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)

Control Valve Information	Drip Control Valve Information
 Station Number Gallons per Minute Valve Size	 Station Number Gallons per Minute Landscape Area Valve Type (LV= low volume .25-4.40 GPM) (HV= high volume 4.45-17.60 GPM)  (LV= low volum (HV= high volur

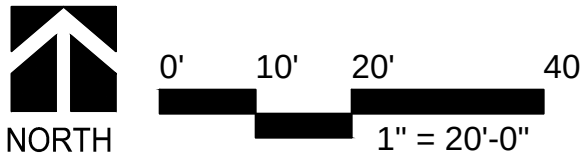
IRRIGATION NOTES:

- This plan is diagrammatic. Piping and valves shown in paved areas are to be installed in planted areas whenever possible.
- Verify power and water sources with general contractor and in the field.
- Contractor to Coordinate with electrician for 120 VAC electrical power sources to controller locations by others.
- Do not install the irrigation system as shown when it is obvious that unforeseen obstructions, grade differences, or differences in area dimensions would require a change in the system's design. Notify the owner immediately upon discovery of such discrepancies.
- Coordinate pipe and wire sleeve installation with paving contractor.
- Adjust irrigation heads to provide optimal coverage and reduce overspray onto walls, paving, and fences.
- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended

Static Pressure Available = 82 PSI @ POC Jeffery Leung (408) 586-2600 Maximum System Flow @ Station 20 = 17.74 GPM	
Worst Case Pressure Calculations POC 17.74 GPM @ Station 20	
1" Meter	1.80
1-1/2" Backflow Preventer	12.00
381 Lf. of 1-1/2" Mainline	3.58
1-1/2" Control Valve	3.90
125 Lf. of 3/4" Lateral Line	5.65
TOTAL PSI LOSS:	26.93
25% FITTING:	6.73
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	63.66



Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0		(ETo)*(0.62)(Area)(0.7) Gallons per year
Project MAWA = 894,025 Gallons/Year Project Landscape Area = 45,777 Square Feet		
Estimated Applied Water Use (EAWU):		$\frac{(ETo)(PF)(HA)(0.62)}{(IE)**}$ Gallons per year
High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area. High PF EAWU= 20,618 Gallons/Year		
Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 46,209 Gallons/Year		
Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 471,210 Gallons/Year		
Project Total EAWU= 538,036 Gallons/Year Project Total MAWA= 894,025 Gallons/Year Difference= 355,989 Gallons/Year		
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.80		



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LANDSCAPE IRRIGATION

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IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	NOZZLE COLOR	PSI	GPM	RAD	Precip/ Rate
o	TORO	FB-50-PC-570Z-12P-SI-PRX	PRESSURE COMP. FLOOD BUBBLER		30	0.50	12"	

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
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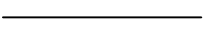
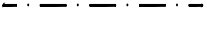
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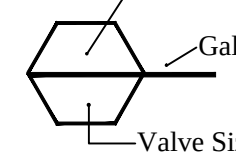
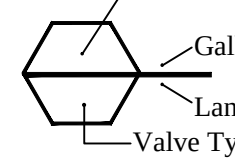
	-	-	1" Water Meter
	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
	Nibco	113T	Line-sized Gate Valve
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve-Size Noted
	Rainbird	33 DRC	3/4" Quick Coupler Valve
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	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve -Size Noted
	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
	Netafim	PRV075 Series	
	Netafim	TLISOV	Manual Line Flushing Valve in Valve Box
	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

IRRIGATION PIPE & VALVE LEGEND

-  Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
-  Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger  
"OR" Drip irrigation supply header (where occurs)-  
0 to 8 GPM= 3/4" PVC  
8 to 12 GPM= 1" PVC  
12 to 22 GPM= 1 1/4" PVC  
22 to 30 GPM= 1 1/2" PVC
-  Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
-  Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing  
(By Netafim USA, To be Buried 4"min - 6"max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)

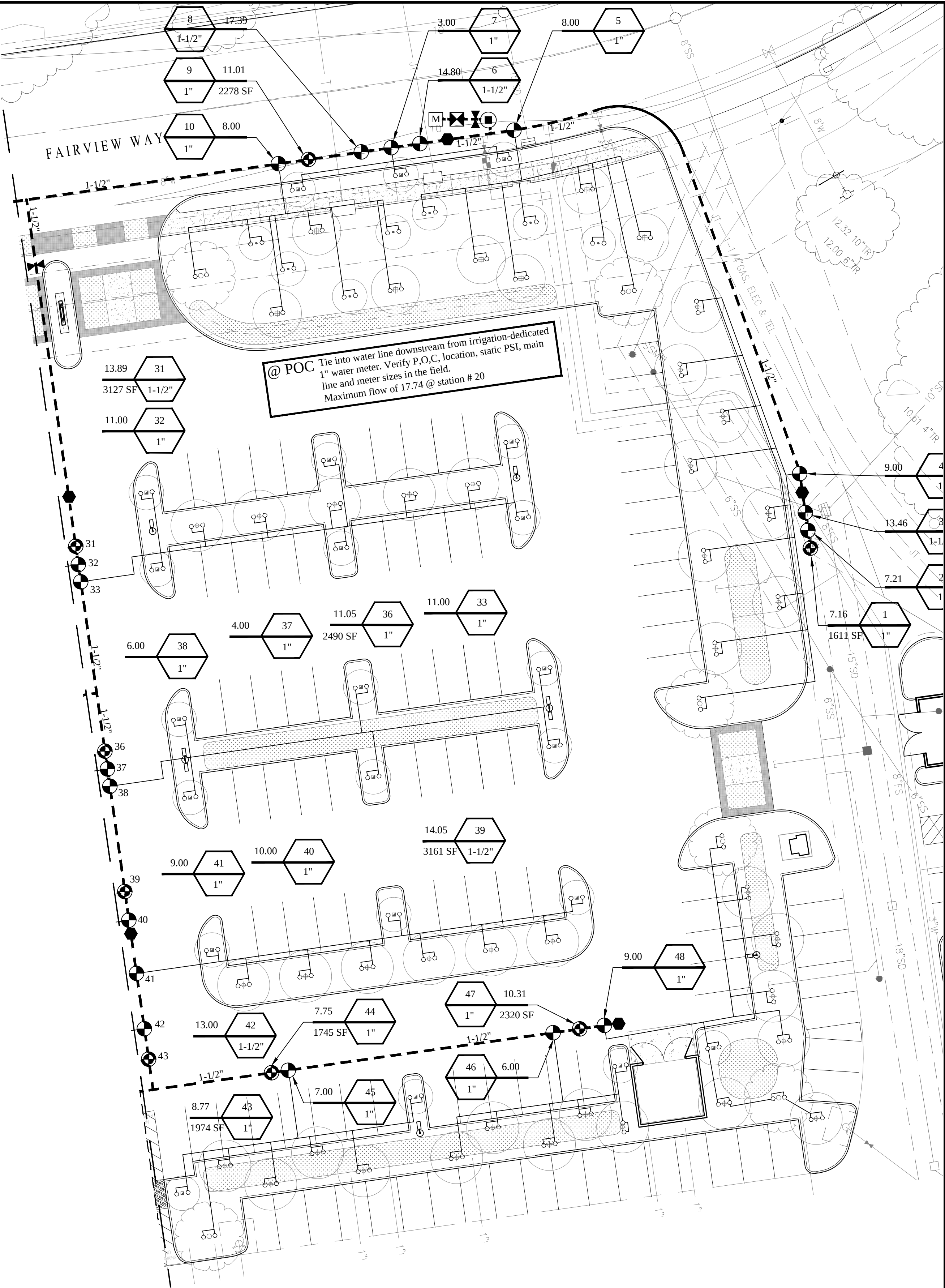
Control Valve Information	Drip Control Valve Information
 Station Number Gallons per Minute Valve Size	 Station Number Gallons per Minute Landscape Area Valve Type (LV= low volume .25-4.40 GPM) (HV= high volume 4.45-17.60 GPM)

IRRIGATION NOTES:

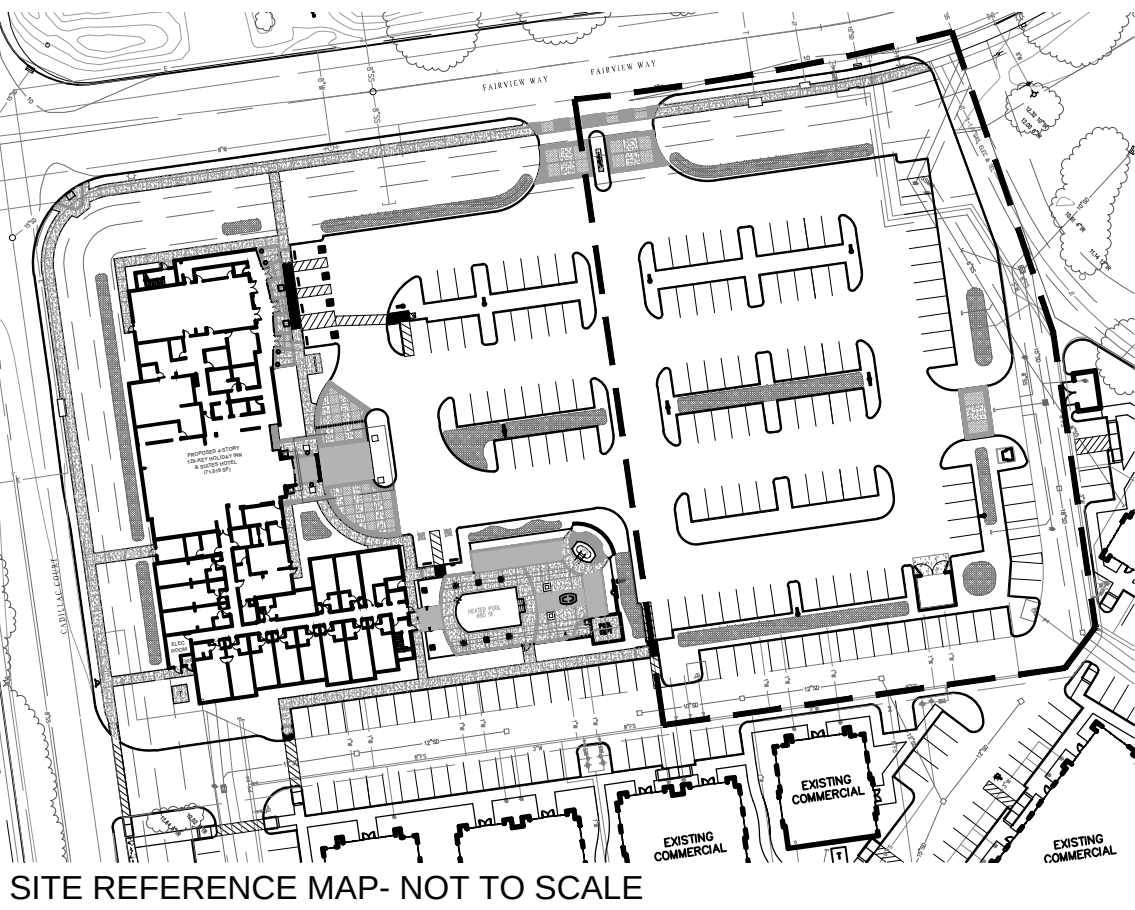
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- Wrap Sewer lines with Bio Barrier Fabric @ joints (5' to either side) within Landscape Areas Recommended

Static Pressure Available = 82 PSI @ POC  
Jeffery Leung (408) 586-2600  
Maximum System Flow @ Station 20 = 17.74 GPM

Worst Case Pressure Calculations POC 17.74 GPM @ Station 20	
1" Meter	1.80
1-1/2" Backflow Preventer	12.00
381 L.f. of 1-1/2" Mainline	3.58
1-1/2" Control Valve	3.90
125 L.f. of 3/4" Lateral Line	5.65
TOTAL PSI LOSS:	26.93
25% FITTING:	6.73
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	63.66



Maximum Applied Water Allowance (MAWA): * Annual ETo for City of Milpitas 45.0	(ETo)*(0.62)*(Area)(0.7) Gallons per year
Project MAWA = 894,025 Gallons/Year Project Landscape Area = 45,777 Square Feet	
Estimated Applied Water Use (EAWU):	(ETo)*(PF)*(HA)(0.62) (IE)** Gallons per year
High PF Landscape Area (pool/spa) = 739 Square Feet of High Water Use Plant Material Area. High PF EAWU= 20,618 Gallons/Year	
Medium PF LS Area (trees) = 2,650 Square Feet of Medium Water Use Plant Material Area. Medium PF EAWU= 46,209 Gallons/Year	
Low PF Landscape Area = 45,038 Square Feet of Low Water Use Plant Material Area. Low PF EAWU= 471,210 Gallons/Year	
Project Total EAWU= 538,036 Gallons/Year Project Total MAWA= 894,025 Gallons/Year Difference= 355,989 Gallons/Year	
* PF: Plant Factors - High = .8, Med. = .5 & Low = .3      ** IE= 0.80	



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Email: charles@emeraldsg.com

Seal

Project

Issue

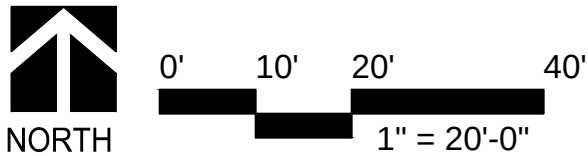
Revisions

Sheet Title  
LANDSCAPE IRRIGATION

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L13





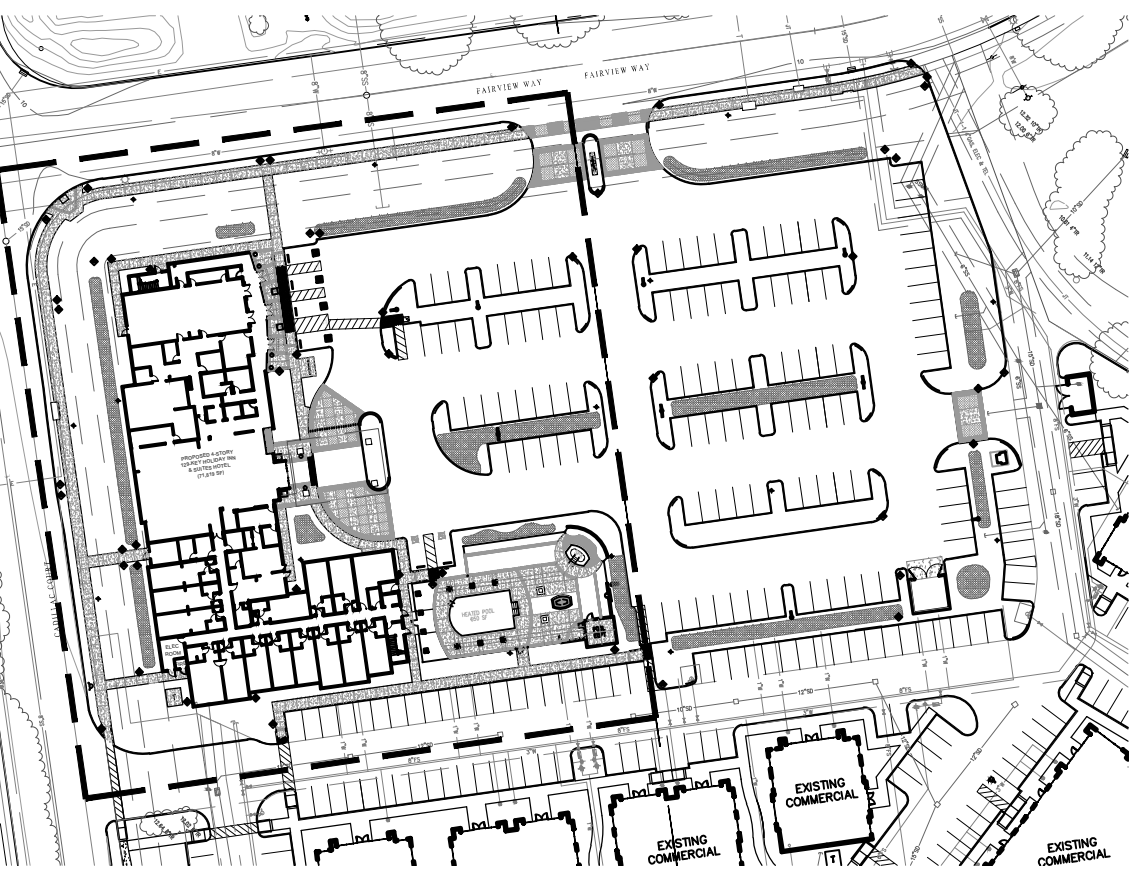
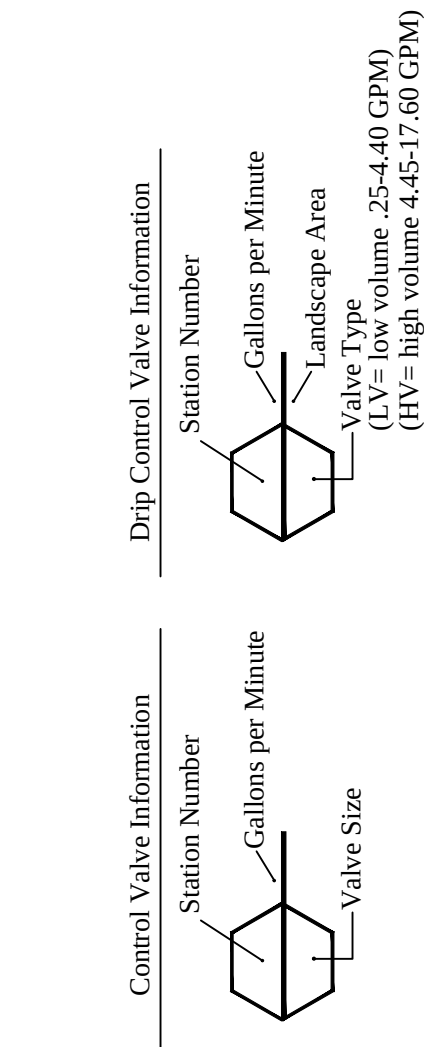
IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL # (RADIUS-BODY)	DESCRIPTION	PSI	GPM	RAD	Precip/ Rate
⌒	TORO	O-T-8-Q-570Z-12P-SI-PRX	90° ARC	30	0.17	8'	1.10
⌒	TORO	O-T-8-H-570Z-12P-SI-PRX	180° ARC	30	0.33	8'	1.10
⌒	TORO	O-T-10-Q-570Z-12P-SI-PRX	90° ARC	30	0.23	10'	1.20
⌒	TORO	O-T-10-H-570Z-12P-SI-PRX	180° ARC	30	0.51	10'	1.10
⌒	TORO	O-T-10-360-570Z-12P-SI-PRX	360° ARC	30	1.03	10'	1.10
⌒	TORO	O-T-12-Q-570Z-12P-SI-PRX	90° ARC	30	0.37	12'	1.10
⌒	TORO	O-T-12-H-570Z-12P-SI-PRX	180° ARC	30	0.74	12'	1.10
⌒	TORO	O-T-12-360-570Z-12P-SI-PRX	360° ARC	30	1.48	12'	1.10
⌒	TORO	O-T-15-Q-570Z-12P-SI-PRX	90° ARC	30	0.58	15'	1.10
⌒	TORO	O-T-15-H-570Z-12P-SI-PRX	180° ARC	30	1.16	15'	1.10
⌒	TORO	O-T-15-360-570Z-12P-SI-PRX	360° ARC	30	2.31	15'	1.10

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL #	DESCRIPTION
⌒	Irritrol	Total Control TC-36EX	36 Station Wall-mounted Automatic Controller (for valves 1-36) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
⌒	Irritrol	Total Control TC-18EX	18 Station Wall-mounted Automatic Controller (for valves 37-50) Mount on Wall Where Shown- Coordinate with electrician to provide 120VAC power to controller.
M	-	-	1" Water Meter
⌒	Febco	825-Y	1-1/2" Reduce Pressure Type Backflow Preventer & Ball Valves - Located in Shrub Area to screen
⌒	Nibco	113T	Line-sized Gate Valve
⌒	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve- Sized Noted
⌒	Rainbird	33 DRC	3/4" Quick Coupler Valve
⌒	Irritrol	Climate Logic CL-100- Wireless	Wireless Weather sensing system. Install Unobstructed, 2' Below Top of Roof on Outside Wall
⌒	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

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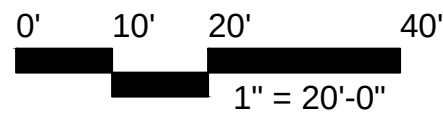


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- Whenever possible, landscape irrigation shall be scheduled during non-daylight hours to avoid irrigating during times of high wind or high temperature.

IRRIGATION PIPE & VALVE LEGEND

- Schedule 40 PVC Pipe Mainline up to 1-1/2" and Class 315 for 2" and larger- Size Noted
- Schedule 40 PVC Pipe for Lateral lines- To be 3/4" & Larger "OR" Drip irrigation supply header (where occurs)-
  - 0 to 8 GPM= 3/4" PVC
  - 8 to 12 GPM= 1" PVC
  - 12 to 22 GPM= 1 1/4" PVC
  - 22 to 30 GPM= 1 1/2" PVC
- Schedule 40 PVC Pipe Sleeve - Size shall be two sizes larger than pipe servicing
- Techline CV Dripline 18" emitter spacing and 18" Max Row Spacing (By Netafim USA. To be Buried 4" min - 6" max, Dripper Flow Rate- 0.6, Inlet Pressure- 35 psi)



DRIP IRRIGATION

SYMBOL	MANUF.	MODEL #	DESCRIPTION
⌒	Rainbird	PEB Series	Plastic In-line Electric Remote Control Valve- Sized Noted
⌒	Netafim	Disc Filter	≤17 gpm = 3/4" Filter 17≤22 gpm = 1" Filter 22≤35 gpm = 1-1/2" Filter
⌒	Netafim	PRV075 Series	Inline 3/4" Pressure Regulator- Low Flow Inline PR= (0.25-4.40 GPM) High Flow Inline PR= (4.50-17.60 GPM)
⌒	Netafim	TLSOV	Manual Line Flushing Valve in Valve Box
+	Netafim	Air/Vacuum Relief Valve	3/4" Air/Vacuum Relief Valve Locate at highest point in system regardless of where shown on plan. Add additional air relief valve if multiple high point exist with a grade difference > 6'

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Seal

Project

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1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title

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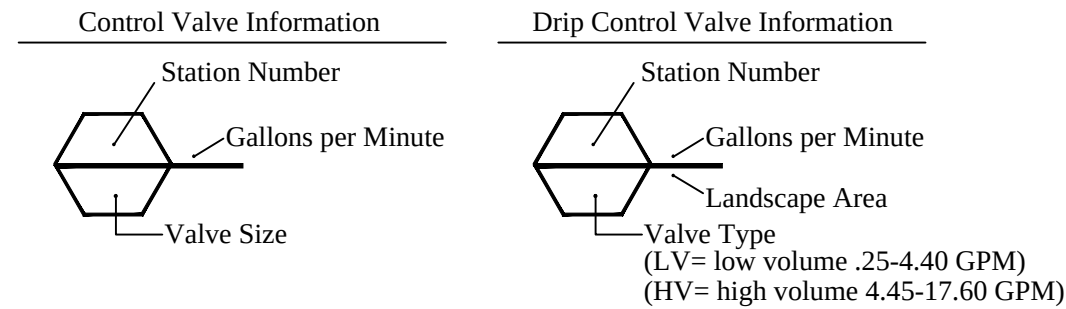
Sheet Number

**L14**



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IRRIGATION INFORMATION TABLE					
VALVE	GPM	AREA (SQ. FT)	IRRIGATION METHOD	HYDROZONE	
1	7.16	1611	D	LW	
2	7.21		S	LW	
3	13.46		S	LW	
4	9.00		B	MW	
5	8.00		B	MW	
6	14.80		S	LW	
7	3.00		B	LW	
8	17.39		S	LW	
9	11.01	2278	D	LW	
10	8.00		B	MW	
11	8.00		B	MW	
12	13.32		S	LW	
13	15.17		S	LW	
14	10.81	2434	D	LW	
15	6.00		B	LW	
16	8.00		B	MW	
17	9.91		S	LW	
18	8.00		B	MW	
19	7.18	1618	D	LW	
20	17.74		S	LW	
21	8.00		B	MW	
22	10.76	2413	D	LW	
23	5.23	1178	D	LW	
24	17.40		S	LW	
25	6.00		B	LW	
26	8.00		B	MW	
27	10.58	2382	D	LW	
28	8.24		S	LW	
29	8.00		B	MW	
30	4.00		B	LW	
31	13.89	3127	D	LW	
32	11.00		B	LW	
33	11.00		B	LW	
34	8.00		B	MW	
35	3.45	778	D	LW	
36	11.05	2490	D	LW	
37	4.00		B	LW	
38	6.00		B	LW	
39	14.05	3161	D	LW	
40	10.00		B	MW	
41	9.00		B	LW	
42	13.00		B	LW	
43	8.77	1974	D	LW	
44	7.75	1745	D	LW	
45	7.00		B	MW	
46	6.00		B	LW	
47	10.31	2320	D	LW	
48	9.00		B	MW	
49	9.13	2056	D	LW	
50	7.00		B	LW	

***HYDROZONE:  
HW= HIGH WATER USE PLANTS  
MW= MODERATE WATER USE PLANTS  
LW= LOW WATER USE PLANTS  
***IRRIGATION METHOD:  
MS= MICROSPRAY  
S=SPRAY  
B=BUBBLER  
D=DRIP

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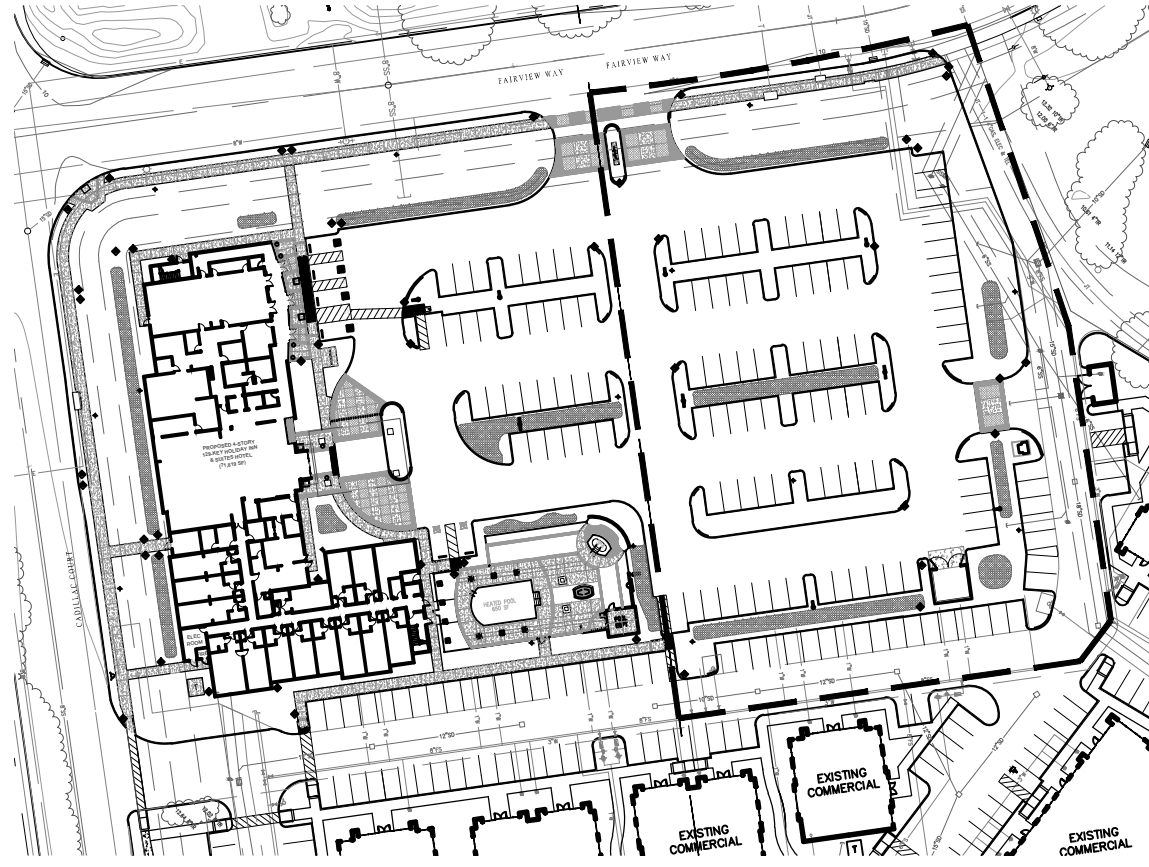
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■	Wilkins	Model 600HR	1-1/2" Master Pressure Regulator Set to 70 psi

CONTRACTOR TO PROGRAM CONTROLLER TO USE SOAK/CYCLE FEATURE TO CLOSELY MATCH APPLICATION RATES TO INFILTRATION RATES TO MINIMIZE RUNOFF. SEE SOIL REPORT FOR SOIL INFILTRATION RATES

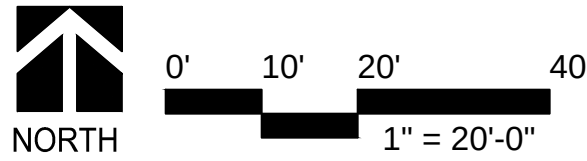
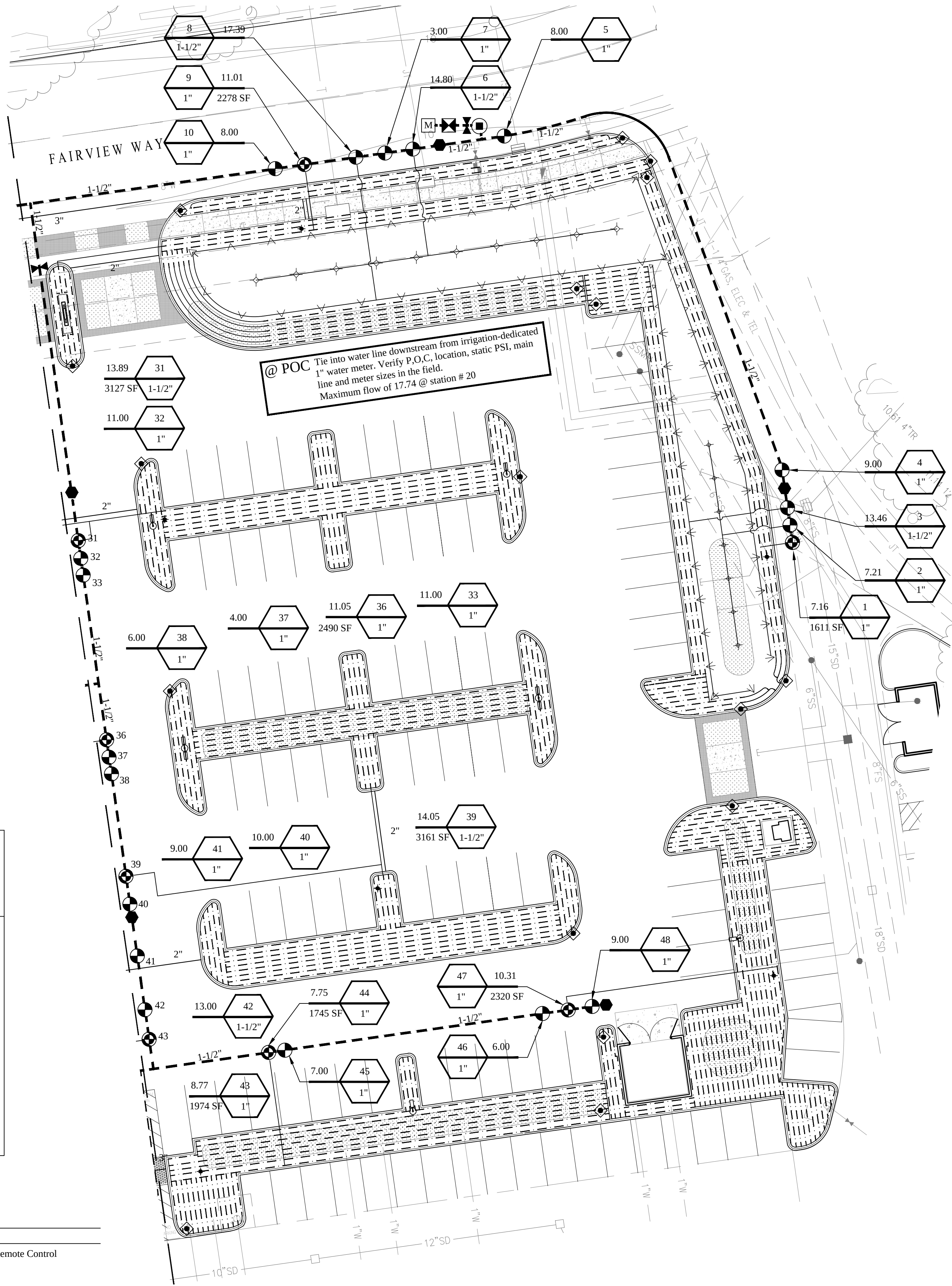
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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title

LANDSCAPE IRRIGATION

Date Last Edited

JANUARY 23, 2014

Sheet Number

**L15**



FILE NAME: L16-17.PPT TREES.DWG

PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY	HEIGHT x WIDTH
	PLATANUS X. HISPANICA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX	MED	27	40'-80' x 30'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	LOW	51	25'-40' x 25'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	36" BOX	LOW	8	25'-40' x 25'-40'
	JACARANDA MIMOSIFOLIA STD	JACARANDA SINGLE TRUNK	48" BOX	MED	15	25'-40' x 15'-30'
	CITRUS AURANTIFOLIA 'BEARSS'	BEARSS SEEDLESS LIME	36" BOX	MED	5	15'-20' x 15'-20'
	ULMUS P. 'SEMPERVIRENS'	EVERGREEN CHINESE ELM	24" BOX	LOW	40	40'-60' x 50'-70'
	MELALEUCA NESOPHILA (MULTI TRUNK TREE FORM)	PINK MELALEUCA	36" BOX	LOW	6	15'-20' x 15'-20'
	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	MED	31	25'x15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH SKINNED	LOW	10	100' x 10'

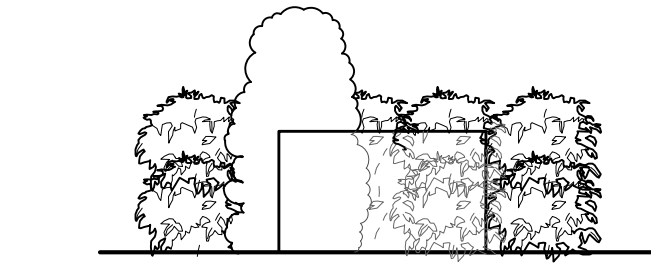
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	276	4'-5' x 6'-8'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE Hibiscus	5 GAL	48" OC	LOW	49	4'-8' x 4'-8'
	BEAUCARNEA RECURVATA	BOTTLE PALM	24" BOX	72" OC	LOW	5	12'-15' X 9'-12'
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	1 GAL	36" OC	LOW	599	2'-3' x 5'-6'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	256	3' x 3'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	831	2' x 2'
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL	PER PLAN	LOW	71	5' x 5'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	1 GAL	30" OC	LOW	246	2'-3' x 3'
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL	PER PLAN	LOW	9	12'-20' x 3'-6'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	9	12'-15' x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	36" OC	LOW	984	2'-3' x 6'-8'
	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GAL	20" OC	LOW	195	1'-1.5' x 1'-1.5'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	30" OC	LOW	464	1.5' x 3'
	NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	64	6'-8' x 3'-4'
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL	36" OC	LOW	57	4' x 4'
	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	30	8'-10' X 6'-8'
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	30" OC	LOW	-	1'-2' x 8'
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	14" OC	LOW	-	2' X 2'-3'
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	12" OC	LOW	-	8"-12" X 8"-12"

BIORETENTION AREAS AND FLOW-THRU PLANTERS

SYMBOL	BOTANICAL NAME	COMMON NAME	APPLICATION RATE LBS/ACRE PLS
	DESCHAMPSIA CESPITOSA	TUFFED HAIR GRASS	6
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10
	MUHLENBERGIA RIGENS	DEER GRASS	2
	LIMONIUM CALIFORNICUM	MARSH ROSEMARY	8
	CONWED 1000 WOOD FIBER HYDRAULIC MULCH		1,500-2,500
	HYDROPOST PREMIUM COMPOST		1,000
	ECOLOGY CONTROL M-BINDER/TACK		150
	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
	AM 120 MYCORRHIZAL INOCULUM		60
	TRI-C SOLUBLE HUMATE		1

POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
A1	AGAVE 'BLUE GLOW'	NCN	5 GAL	LOW	1 PER POT
	SEDUM MORGANIANUM	DONKEY TAIL	1 GAL	LOW	2 PER POT
B1	DRACAENA DRACO	DRAGON TREE	15 GAL	LOW	1 PER POT
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8 PER POT
B2	OSMANTHUS FRAGRANS	SWEET OLIVE	24" BOX	MED	1 PER POT
	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	LOW	8 PER POT
B3	ARBUTUS 'MARINA' STANDARD	MARINA STRAWBERRY TREE	15 GAL	LOW	1 PER POT
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8 PER POT



TYPICAL TRANSFORMER SCREENING NOT TO SCALE

LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 37,883 S.F.  
MEDIUM WATER USE HYDROZONE AREA= 2,316 S.F.  
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TOTAL LANDSCAPE AREA= 46,625 S.F.

SOIL AND GRADING REQUIREMENTS

A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:  
1. a determination of soil texture, indicating the available water holding capacity;  
2. an approximate soil infiltration rate, either measured or derived from soil texture/ infiltration rate tables, indicating a range of infiltration rates where appropriate;  
3. the measure of pH, total soluble salts, and sodium;  
4. any recommended amendments to the soil.  
5. percentage of organic matter.

B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.

NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.

PLANTING NOTES

- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
- Provide weed control per Specifications.
- Provide agricultural suitability and fertility test *in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval*  
Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:  
4 cubic yards nitrilized soil amendment  
15 lbs. 6-20-20 commercial fertilizer  
15 lbs. agricultural gypsum

10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:  
6-20-20 fertilizer per Specification D.4.j  
4/5 cubic yard screened site topsoil  
1/5 cubic yard nitrilized soil amendment  
2 lbs. iron sulfate 1 lbs. organic gypsum  
2 lbs. Gro Power Plus soil conditioner or approved equal

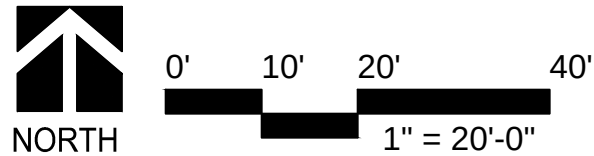
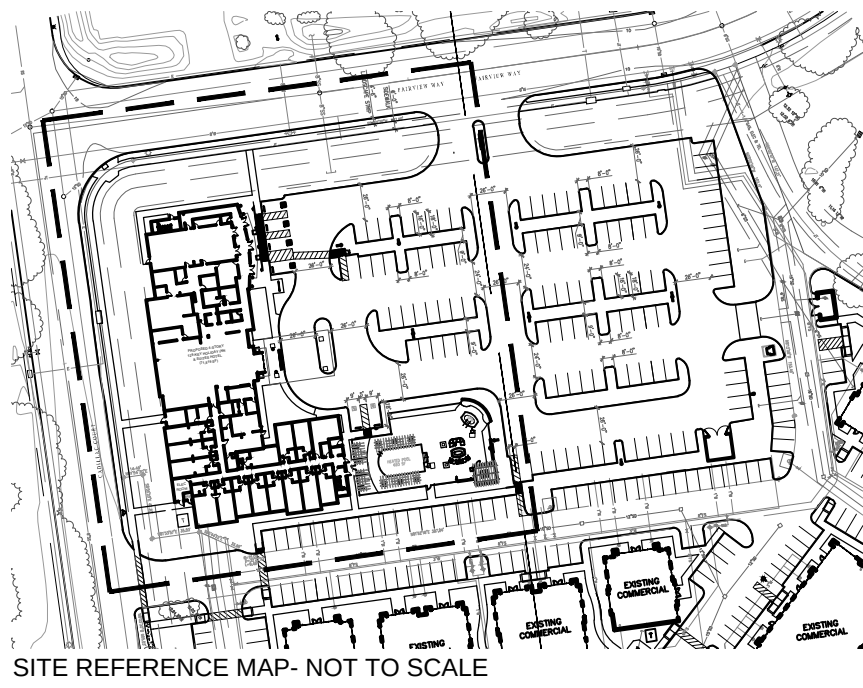
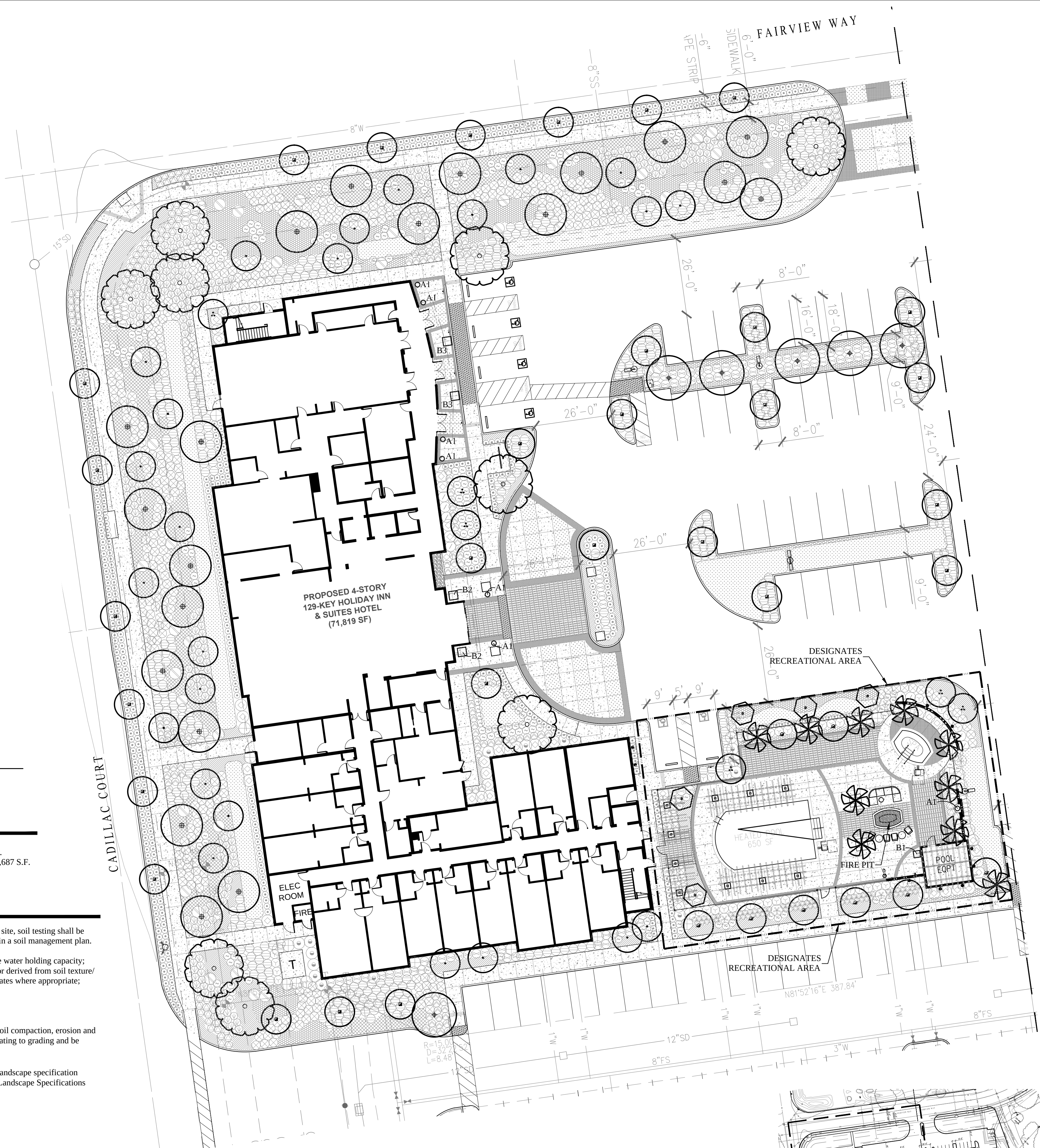
- Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
- Double-stake all trees, or guy (multi-trunked trees) per details.
- Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium grind or approved equal shredded organic mulch in all shrub and ground cover areas (3" layer shredded mulch at base of all trees). Plants which do not tolerate mulch shall be excluded from this requirement. Use fine grind mulch in all seasonal color areas.

- Any compacted soils in planting areas shall be returned to a "friable" condition prior to the installation of plant materials. Friable condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will be allowed to spread unimpeded.

- Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
- Provide a 2' min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf.
- Install Jute Netting on all 2:1 or steeper slopes

- POTTING SOIL MIX  
Peat (Approximately 40%)  
Compost (Approximately 20%)  
Bark Ash (Approximately 5%)  
Vermiculite (Approximately 35%)
- CACTUS/SUCCULENT MIX  
Pumice or Perlite (Approximately 40%)  
Potting Soil Mix (Approximately 15%)  
Clean Washed River Sand (Approximately 10%)  
Loosened Coir (Approximately 35%)

- GROUNDCOVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%



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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title

LANDSCAPE TREE PLANTING

Date Last Edited

JANUARY 23, 2014

Sheet Number

**L16**



PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY	HEIGHT x WIDTH
	PLATANUS X. 'HISPANICA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX	MED	27	40'-80' x 30'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	LOW	51	25'-40' x 25'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	36" BOX	LOW	8	25'-40' x 25'-40'
	JACARANDA MIMOSIFOLIA STD	JACARANDA SINGLE TRUNK	48" BOX	MED	15	25'-40' x 15'-30'
	CITRUS AURANTIFOLIA 'BEARSS'	BEARSS SEEDLESS LIME	36" BOX	MED	5	15'-20' x 15'-20'
	ULMUS P. 'SEMPERVIRENS'	EVERGREEN CHINESE ELM	24" BOX	LOW	40	40'-60' x 50'-70'
	MELALEUCA NESOPHILA (MULTI TRUNK TREE FORM)	PINK MELALEUCA	36" BOX	LOW	6	15'-20' x 15'-20'
	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	MED	31	25'x15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH SKINNED	LOW	10	100' x 10'

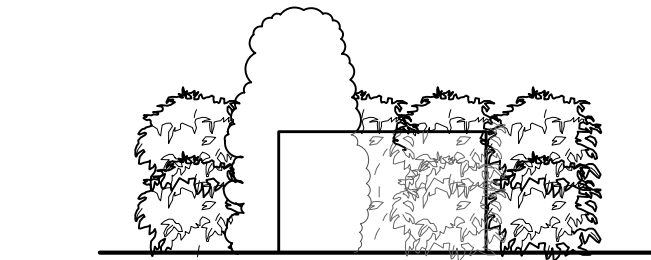
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
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	BEAUCARNEA RECURVATA	BOTTLE PALM	24" BOX	72" OC	LOW	5	12'-15' X 9'-12'
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	1 GAL	36" OC	LOW	599	2'-3' x 5'-6'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	256	3' x 3'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	831	2' x 2'
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL	PER PLAN	LOW	71	5' x 5'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	1 GAL	30" OC	LOW	246	2'-3' x 3'
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL	PER PLAN	LOW	9	12'-20' x 3'-6'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	9	12'-15' x 3'
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	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GAL	20" OC	LOW	195	1'-1.5' x 1'-1.5'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	30" OC	LOW	464	1.5' x 3'
	NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	64	6'-8' x 3'-4'
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POT LEGEND

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NOT TO SCALE

LANDSCAPE AREA CALCULATIONS

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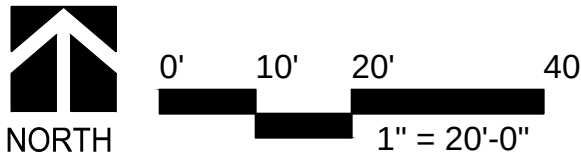
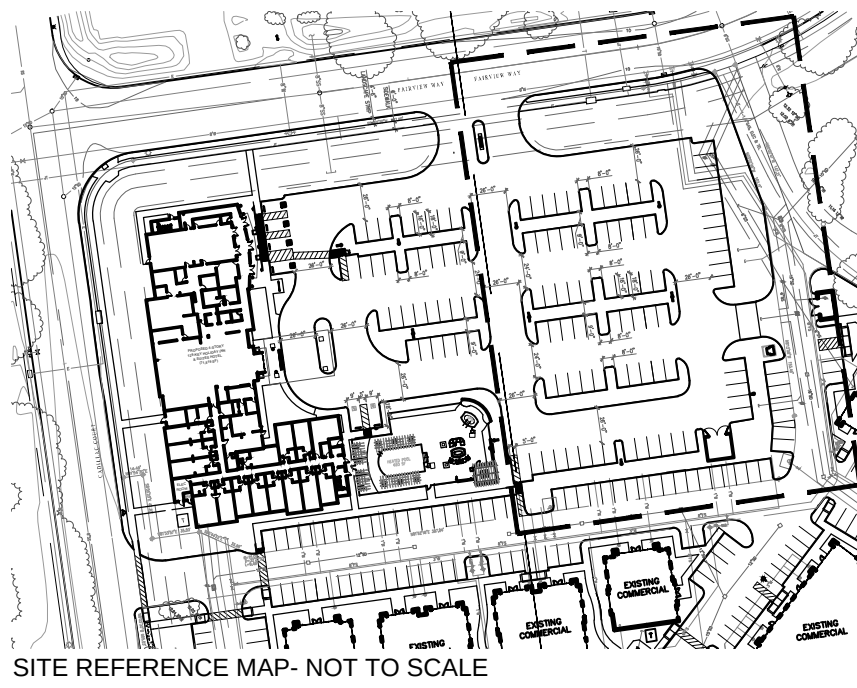
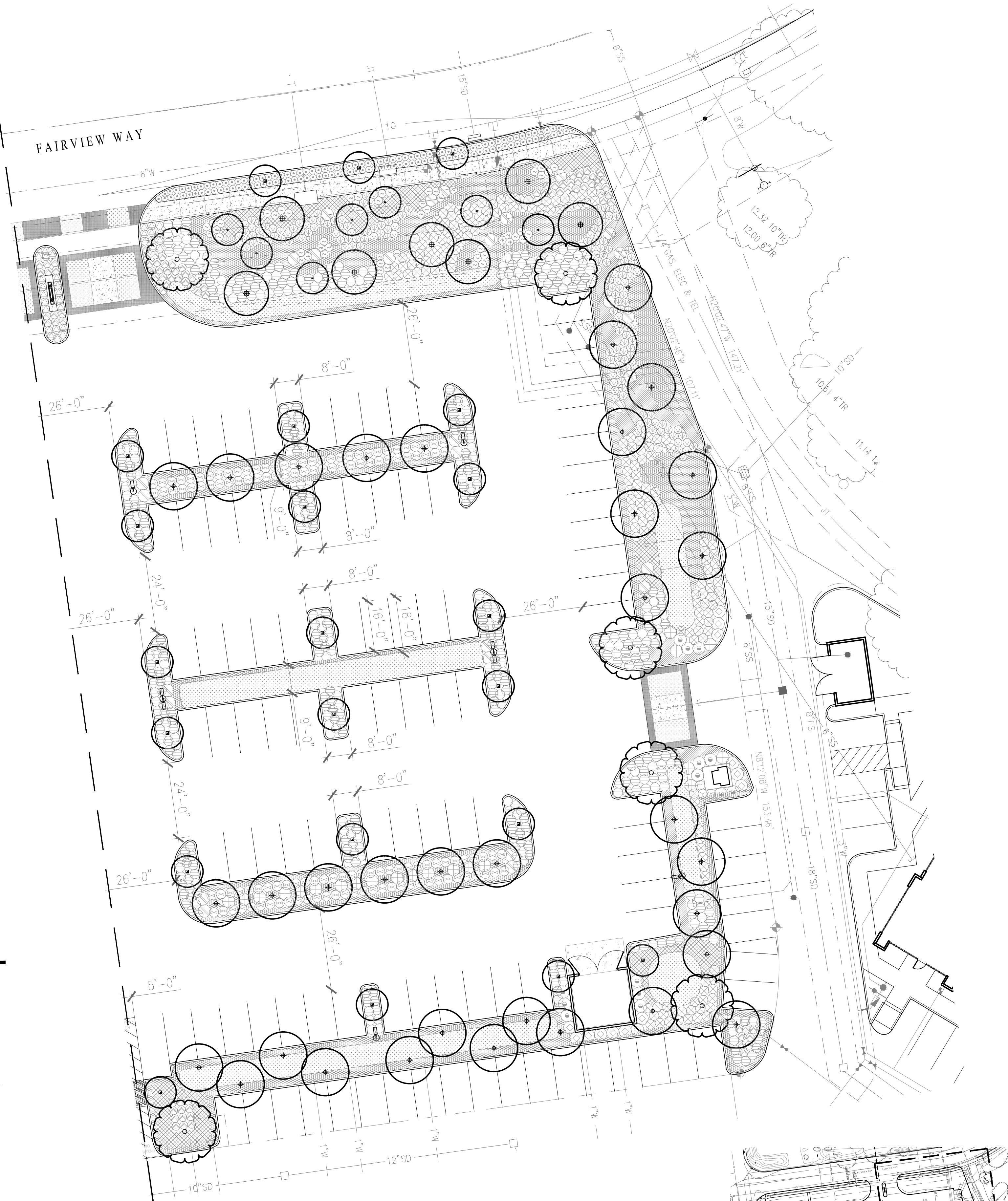
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PLANTING NOTES

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  - 15 lbs. agricultural gypsum
- 10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
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  - 4/5 cubic yard screened site topsoil
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FILE NAME: L16-17 PP TREES.DWG

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Email: charles@emeraldsgn.com

Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title

LANDSCAPE TREE PLANTING

Date Last Edited

JANUARY 23, 2014

Sheet Number

L17



PLANT LEGEND

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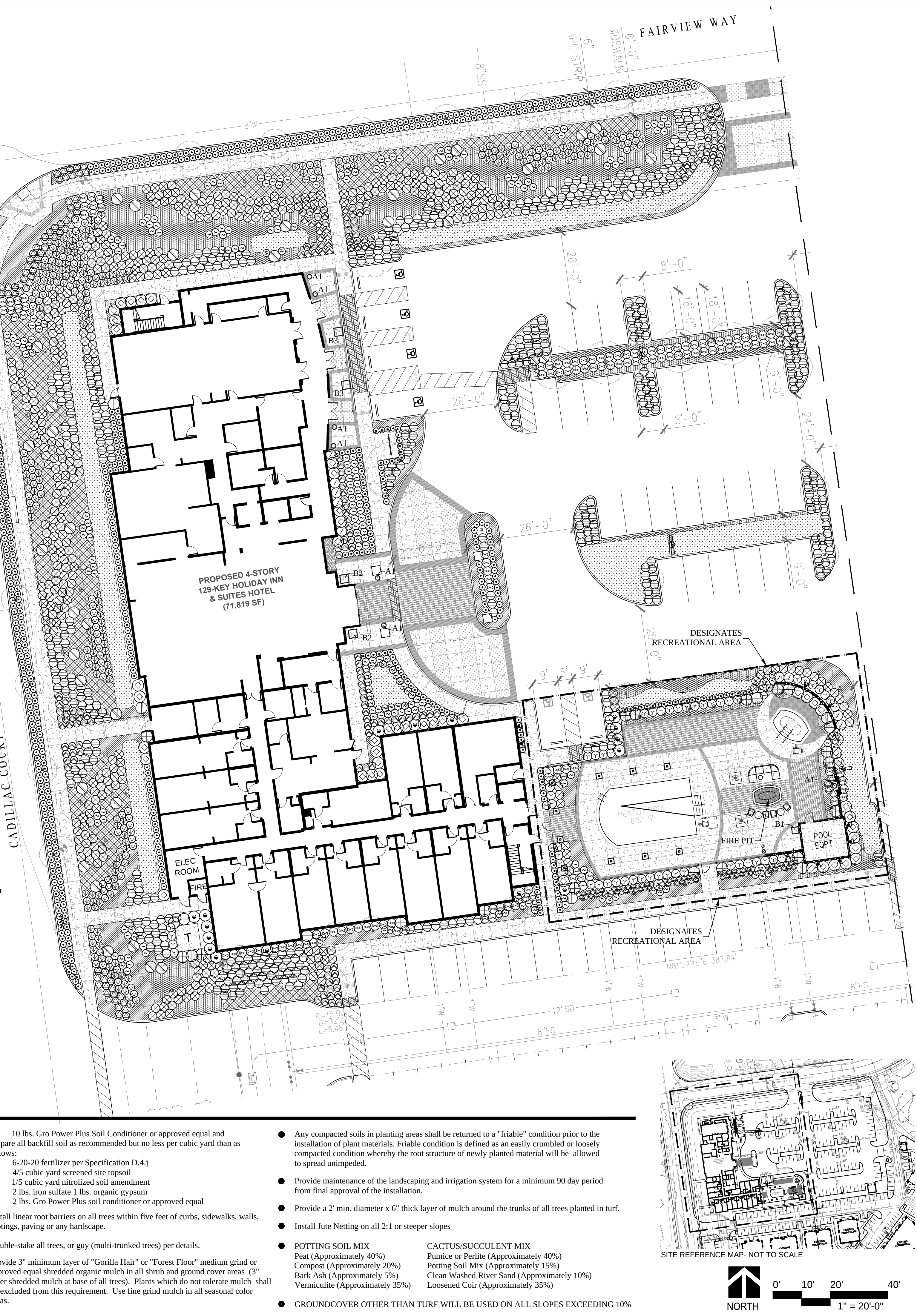
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- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
  - Provide weed control per Specifications.
  - Provide agricultural suitability and fertility test in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval. Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:
    - 4 cubic yards nitrilized soil amendment
    - 15 lbs. 6-20-20 commercial fertilizer
    - 15 lbs. agricultural gypsum
  - 10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
    - 6-20-20 fertilizer per Specification D.4.j
    - 4/5 cubic yard screened site topsoil
    - 1/5 cubic yard nitrilized soil amendment
    - 2 lbs. iron sulfate 1 lbs. organic gypsum
    - 2 lbs. Gro Power Plus soil conditioner or approved equal
  - Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
  - Double-stake all trees, or guy (multi-trunked trees) per details.
  - Provide 3" minimum layer of "Gorilla Hair" or "Forest Floor" medium grind or approved equal shredded organic mulch in all shrub and ground cover areas (3" layer shredded mulch at base of all trees). Plants which do not tolerate mulch shall be excluded from this requirement. Use fine grind mulch in all seasonal color areas.
  - Any compacted soils in planting areas shall be returned to a "friable" condition prior to the installation of plant materials. Friable condition is defined as an easily crumbled or loosely compacted condition whereby the root structure of newly planted material will be allowed to spread unimpeded.
  - Provide maintenance of the landscaping and irrigation system for a minimum 90 day period from final approval of the installation.
  - Provide a 2' min. diameter x 6" thick layer of mulch around the trunks of all trees planted in turf.
  - Install Jute Netting on all 2:1 or steeper slopes
  - POTTING SOIL MIX
    - Peat (Approximately 40%)
    - Pumice or Perlite (Approximately 40%)
    - Potting Soil Mix (Approximately 15%)
    - Bark Ash (Approximately 5%)
    - Vermiculite (Approximately 35%)
  - CACTUS/SUCCULENT MIX
    - Pumice or Perlite (Approximately 40%)
    - Potting Soil Mix (Approximately 15%)
    - Clean Washed River Sand (Approximately 10%)
    - Loosened Coir (Approximately 35%)
  - GROUNDCOVER OTHER THAN TURF WILL BE USED ON ALL SLOPES EXCEEDING 10%



FILE NAME: L18-19 PP VSG.DWG

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Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE SHRUB, VINE,  
GROUND COVER, PLANTING

Date Last Edited  
JANUARY 23, 2014

Sheet Number  
**L18**



PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY	HEIGHT x WIDTH
	PLATANUS X. HISPANICA 'YARWOOD'	YARWOOD LONDON PLANE TREE	24" BOX	MED	27	40'-80' x 30'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	24" BOX	LOW	51	25'-40' x 25'-40'
	ARBUTUS 'MARINA' STD	MARINA STRAWBERRY TREE SINGLE TRUNK	36" BOX	LOW	8	25'-40' x 25'-40'
	JACARANDA MIMOSIFOLIA STD	JACARANDA SINGLE TRUNK	48" BOX	MED	15	25'-40' x 15'-30'
	CITRUS AURANTIFOLIA 'BEARSS'	BEARSS SEEDLESS LIME	36" BOX	MED	5	15'-20' x 15'-20'
	ULMUS P. 'SEMPERVIRENS'	EVERGREEN CHINESE ELM	24" BOX	LOW	40	40'-60' x 50'-70'
	MELALEUCA NESOPHILA (MULTI TRUNK TREE FORM)	PINK MELALEUCA	36" BOX	LOW	6	15'-20' x 15'-20'
	TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	MED	31	25'x15'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH SKINNED	LOW	10	100' x 10'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QUANTITY	HEIGHT x WIDTH
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	PER PLAN	LOW	276	4'-5' x 6'-8'
	ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL	48" OC	LOW	49	4'-8' x 4'-8'
	BEAUCARNEA RECURVATA	BOTTLE PALM	24" BOX	72" OC	LOW	5	12'-15' X 9'-12'
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	1 GAL	36" OC	LOW	599	2'-3' x 5'-6'
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	36" OC	LOW	256	3' x 3'
	CARISSA 'BOXWOOD BEAUTY'	NATAL PLUM	1 GAL	24" OC	LOW	831	2' x 2'
	DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	5 GAL	PER PLAN	LOW	71	5' x 5'
	GALVESIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	1 GAL	30" OC	LOW	246	2'-3' x 3'
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL	PER PLAN	LOW	9	12'-20' x 3'-6'
	JUNIPERUS 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	42" OC	LOW	9	12'-15' x 3'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	36" OC	LOW	984	2'-3' x 6'-8'
	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	1 GAL	20" OC	LOW	195	1'-1.5' x 1'-1.5'
	MUHLENBERGIA 'AUTUMN GLOW'	AUTUMN GLOW MUHLY	5 GAL	30" OC	LOW	464	1.5' x 3'
	NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	48" OC	LOW	64	6'-8' x 3'-4'
	OLEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL	36" OC	LOW	57	4' x 4'
	PRUNUS 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL	5 GAL	48" OC	LOW	30	8'-10' X 6'-8'
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL	30" OC	LOW	-	1'-2' x 8'
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	14" OC	LOW	-	2' X 2'-3'
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	12" OC	LOW	-	8"-12" X 8"-12"

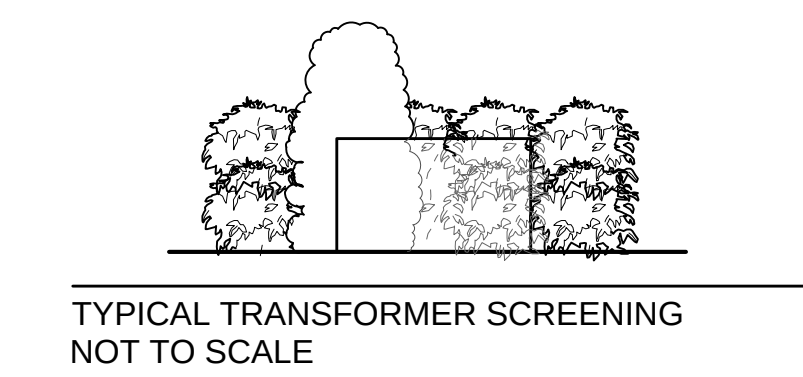
BIORETENTION AREAS AND FLOW-THRU PLANTERS

SYMBOL	BOTANICAL NAME	COMMON NAME	APPLICATION RATE LBS/ACRE PLS
	DESCHAMPSIA CESPITOSA	TUFFED HAIR GRASS	6
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	10
	MUHLENBERGIA RIGENS	DEER GRASS	2
	LIMONIUM CALIFORNICUM	MARSH ROSEMARY	8
	CONWED 1000 WOOD FIBER HYDRAULIC MULCH		1,500-2,500
	HYDROPOST PREMIUM COMPOST		1,000
	ECOLOGY CONTROL M-BINDER/TACK		150
	BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER		800
	AM 120 MYCORRHIZAL INOCULUM		60
	TRI-C SOLUBLE HUMATE		1

POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
A1	AGAVE 'BLUE GLOW'	NCN	5 GAL	LOW	1 PER POT
	SEDUM MORGANIANUM	DONKEY TAIL	1 GAL	LOW	2 PER POT
B1	DRACAENA DRACO	DRAGON TREE	15 GAL	LOW	1 PER POT
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8 PER POT
B2	OSMANTHUS FRAGRANS	SWEET OLIVE	24" BOX	MED	1 PER POT
	CHLOROPHYTUM COMOSUM	SPIDER PLANT	1 GAL	LOW	8 PER POT
B3	ARBUTUS 'MARINA' STANDARD	MARINA STRAWBERRY TREE	15 GAL	LOW	1 PER POT
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	8 PER POT

FILE NAME: L18-19 PP VSG.DWG



LANDSCAPE AREA CALCULATIONS

LOW WATER USE HYDROZONE AREA= 37,883 S.F.  
MEDIUM WATER USE HYDROZONE AREA= 2,316 S.F.  
BIOSWALE MEDIUM WATER HYDROZONE AREA= 5,687 S.F.  
TOTAL LANDSCAPE AREA= 46,625 S.F.

SOIL AND GRADING REQUIREMENTS

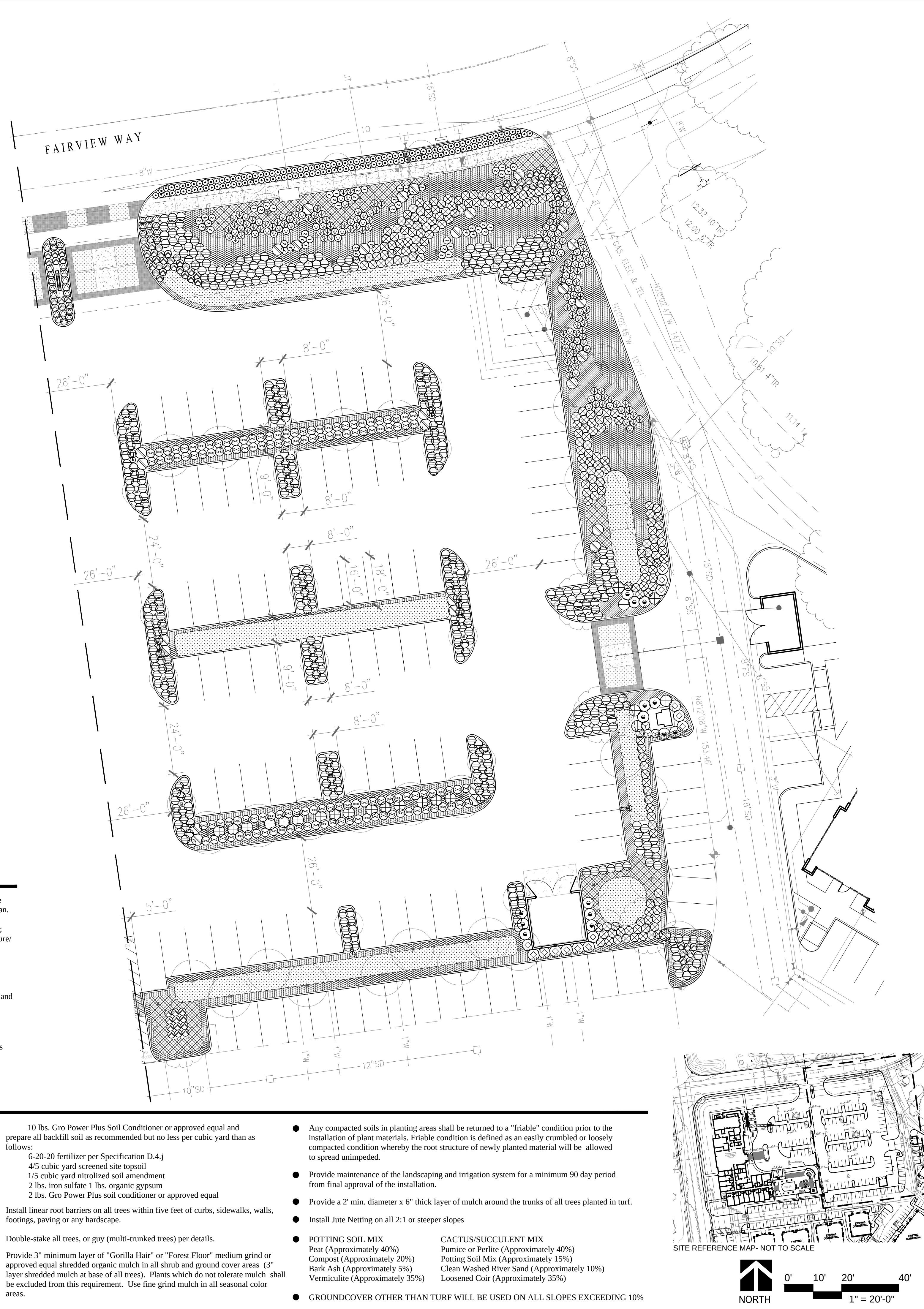
- A. To ensure the selection of appropriate plants suitable for the site, soil testing shall be performed prior to the installation of landscaping and reported in a soil management plan. The soil management plan shall include:
1. a determination of soil texture, indicating the available water holding capacity;
  2. an approximate soil infiltration rate, either measured or derived from soil texture/ infiltration rate tables, indicating a range of infiltration rates where appropriate;
  3. the measure of pH, total soluble salts, and sodium;
  4. any recommended amendments to the soil.
  5. percentage of organic matter.

B. Grading on site shall be designed to minimize unnecessary soil compaction, erosion and water waste. Grading plans must satisfy the City ordinances relating to grading and be submitted as part of the Landscape Documentation Package.

NOTE: Soils test shall be performed prior to construction, see landscape specification sheets. Treat soil as recommended by soil test or as written by Landscape Specifications whichever is greater.

PLANTING NOTES

- Approximate plant quantities are provided in the legend for convenience only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
- Provide weed control per Specifications.
- Provide agricultural suitability and fertility test *in accordance with California AB1881 standards. Copy the results and recommendations from the soil testing lab to the landscape architect immediately for review. Also submit results to Gro-Power, (909) 393-3744 for additional recommendations, and send Gro-Power recommendations to the landscape architect for review and approval*  
Amend topsoil to a depth of 6" as recommended, but no less per 1,000 square feet than as follows:
  - 4 cubic yards nitrilized soil amendment
  - 15 lbs. 6-20-20 commercial fertilizer
  - 15 lbs. agricultural gypsum
- 10 lbs. Gro Power Plus Soil Conditioner or approved equal and prepare all backfill soil as recommended but no less per cubic yard than as follows:
  - 6-20-20 fertilizer per Specification D.4.j
  - 4/5 cubic yard screened site topsoil
  - 1/5 cubic yard nitrilized soil amendment
  - 2 lbs. iron sulfate 1 lbs. organic gypsum
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- Install linear root barriers on all trees within five feet of curbs, sidewalks, walls, footings, paving or any hardscape.
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Seal

Project

HOLIDAY INN MILPITAS  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE SHRUB, VINE,  
GROUND COVER, PLANTING

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L19

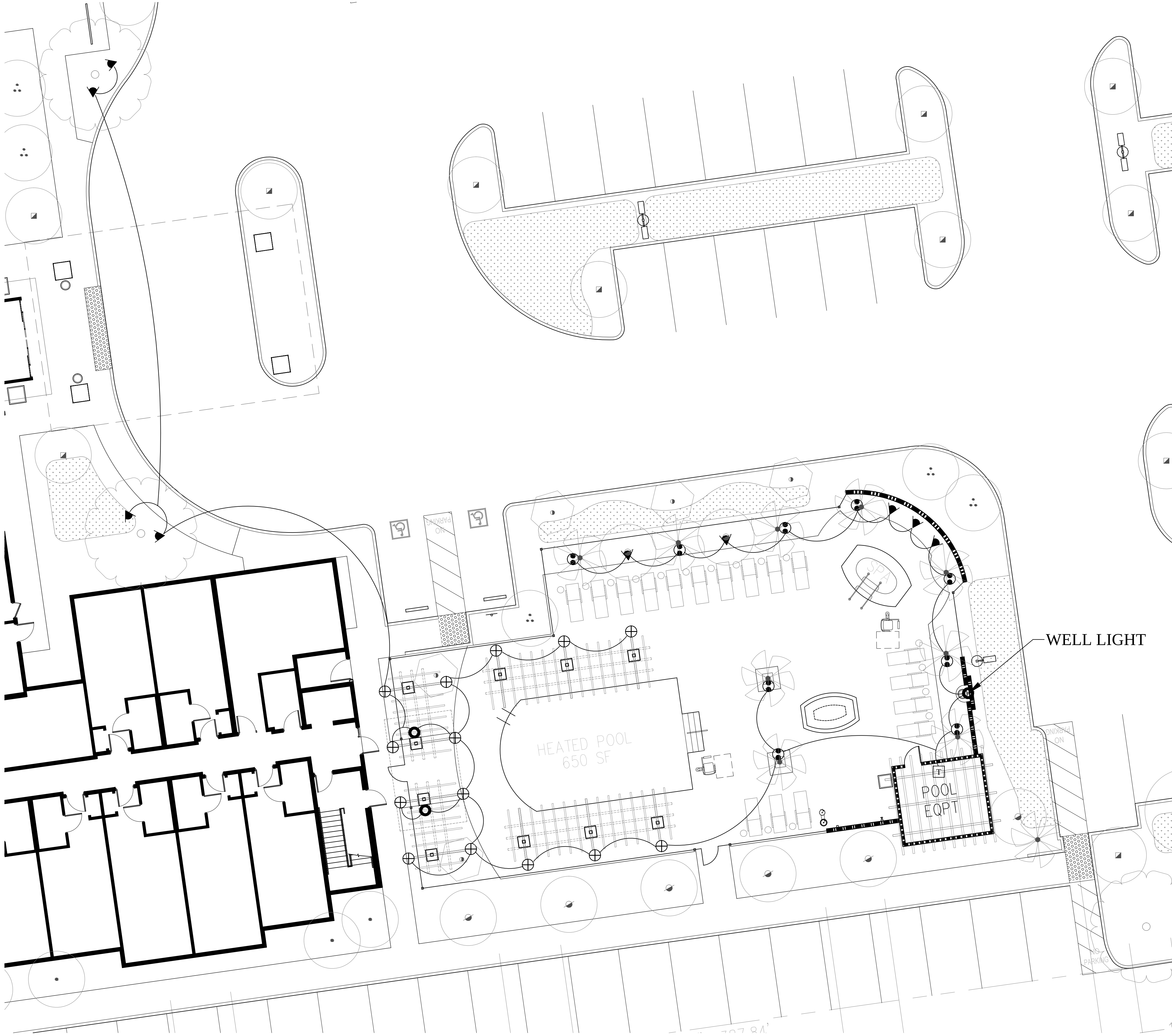
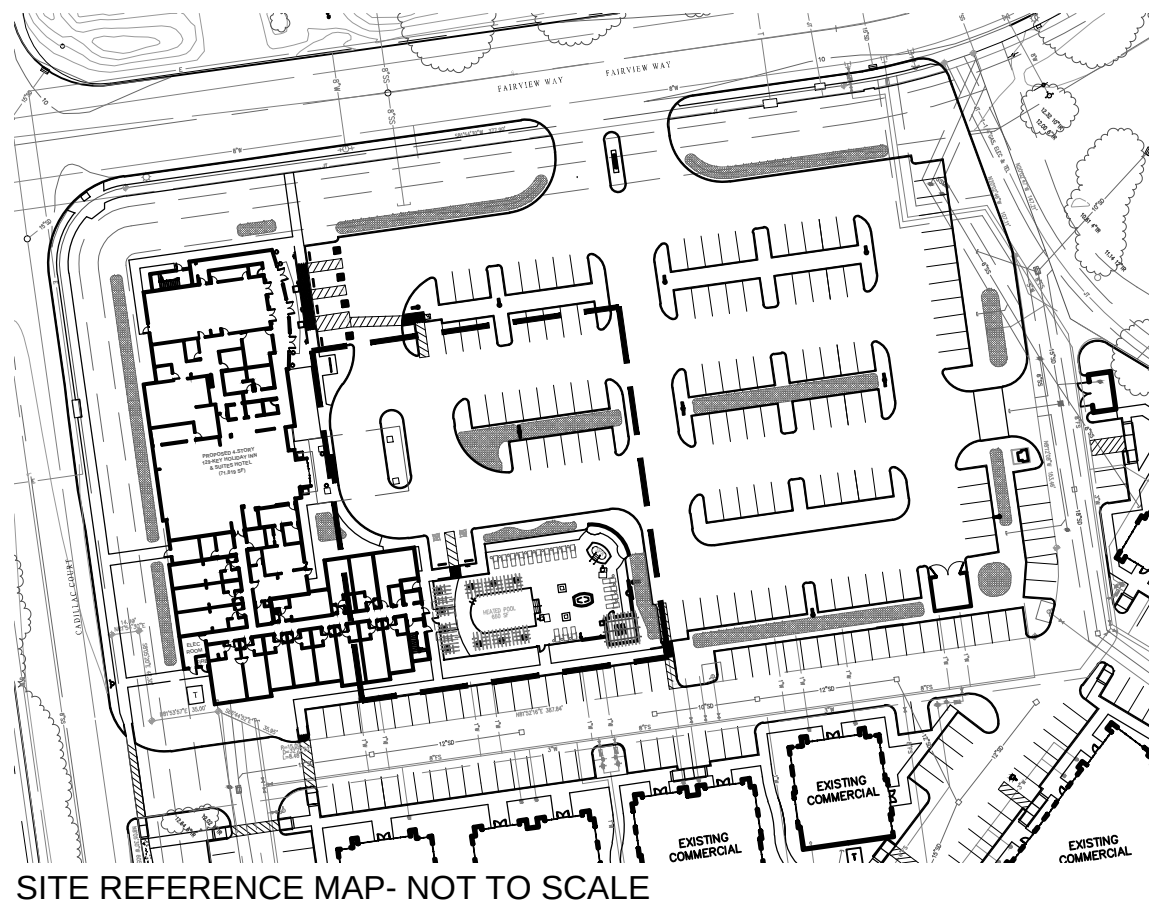


LIGHTING LEGEND & NOTES		
NTITY	SYMBOL	DESCRIPTION
3		WELL LIGHTS - MODEL FC-6LED-RG-BZ (10.1 WATTS EACH) TOTAL WATTS 30.3
9		UP LIGHTING- MODEL NP-9LED-BZ (11.2 WATTS EACH) TOTAL WATTS 100.8
18		UP/DOWN LIGHT ON PALM TRUNK- (ONE POINTED UP ONE POINTED DOWN, 2 TOTAL PER TREE, SEE DETAIL THIS SHEET) MODEL DE-6LED-LS-BZ WITH TREE BOX TB-BZ (10.1 WATTS EACH) TOTAL WATTS 181.8
14		DOWN LIGHTS MOUNTED TO END OF OVERHEAD STRUCTURE- (SEE DETAIL A SHEET L9 AND DETAIL A SHEET L10) MODEL DE-9LED-WM-BZ MOUNT TO STRUCTURE PER DETAIL (11.2 WATTS EACH) TOTAL WATTS 156.8
1		TRANSFORMER- PX-600-TPC-SS, 600 WATT ABOVE GRADE TRANSFORMER WITH 3' POWER CORD, TIME CLOCK AND PHOTOCCELL BY FX LUMINAIRE (800) 866-1269 , www.FXL.com TOTAL WATTS USED IN SYSTEM= 469.7 WATTS - INSTALL IN POOL EQUIPMENT ROOM OR AS DIRECTED BY OWNER AND ENSURE AVAILABLE 120V POWER

LIGHTS AND TRANSFORMER BY FX LUMINAIRE (800) 866-1269, www.FXL.com OR APPROVED EQUAL  
-Install per manufactures specifications

NOTES:

- LIGHTING CONTRACTOR TO COORDINATE WITH PAVING CONTRACTOR TO PROVIDE SLEEVING UNDER PAVEMENT
- LIGHTING CONTRACTOR SHALL PROTECT ALL UNDERGROUND CABLE SPLICES FROM MOISTURE AND CORROSIVE FERTILIZER CHEMICALS.
- LIGHTING CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE POWER TO TRANSFORMER



Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

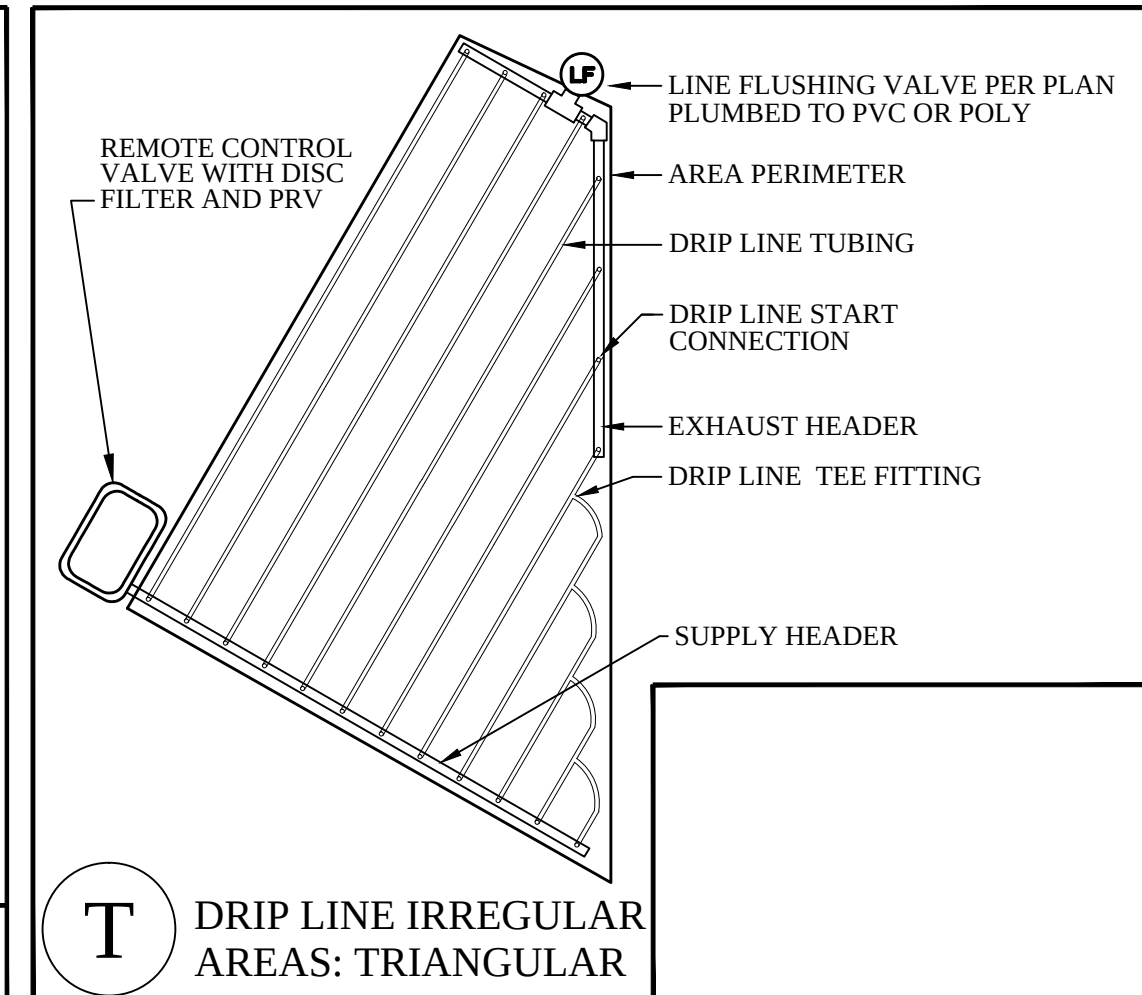
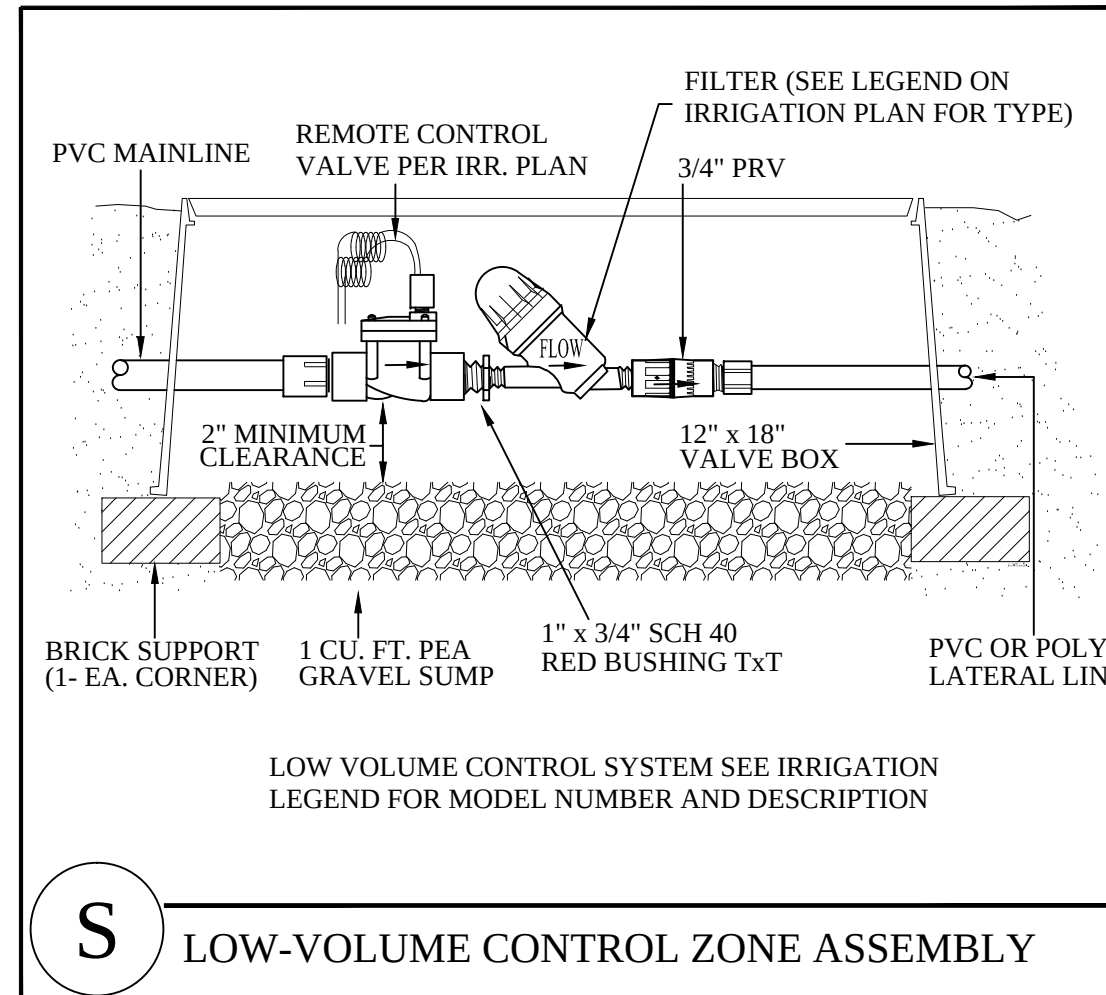
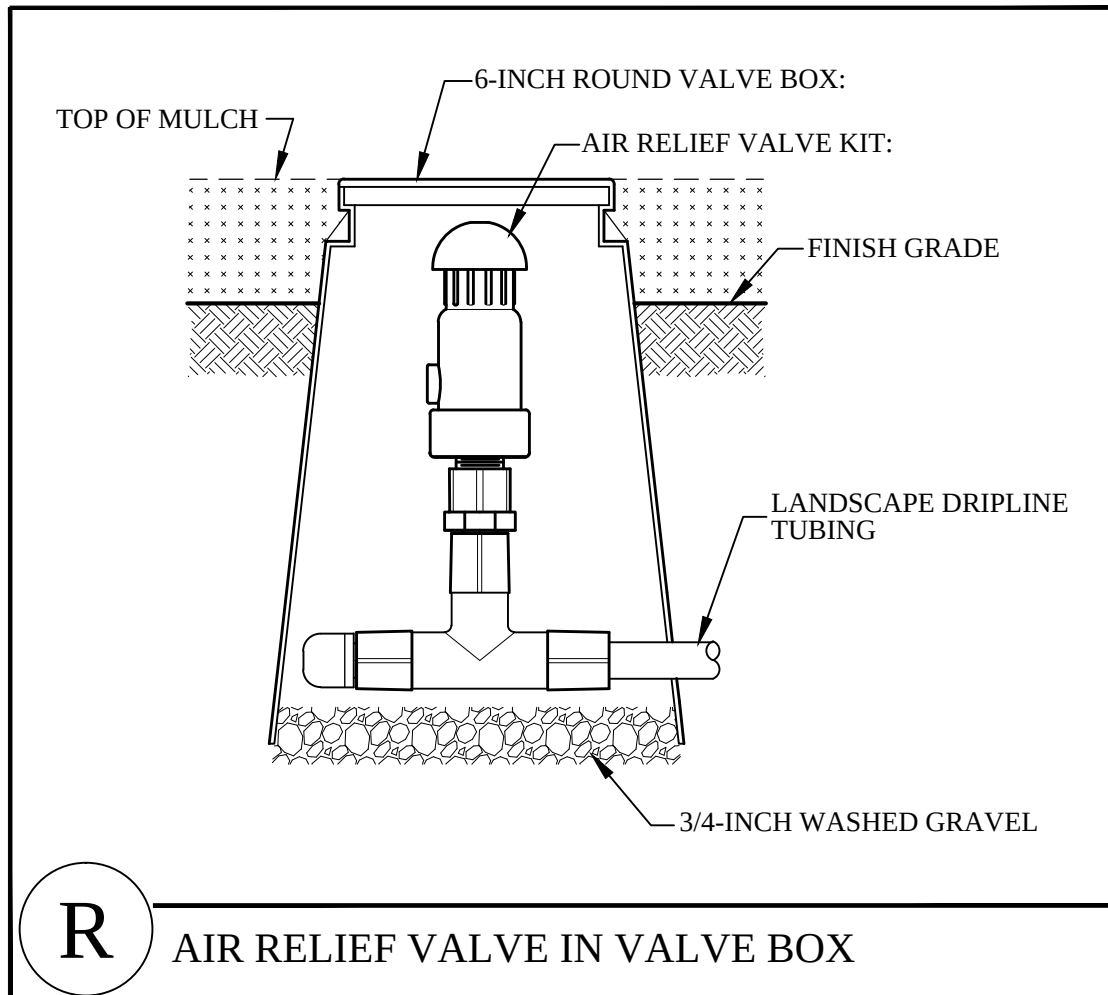
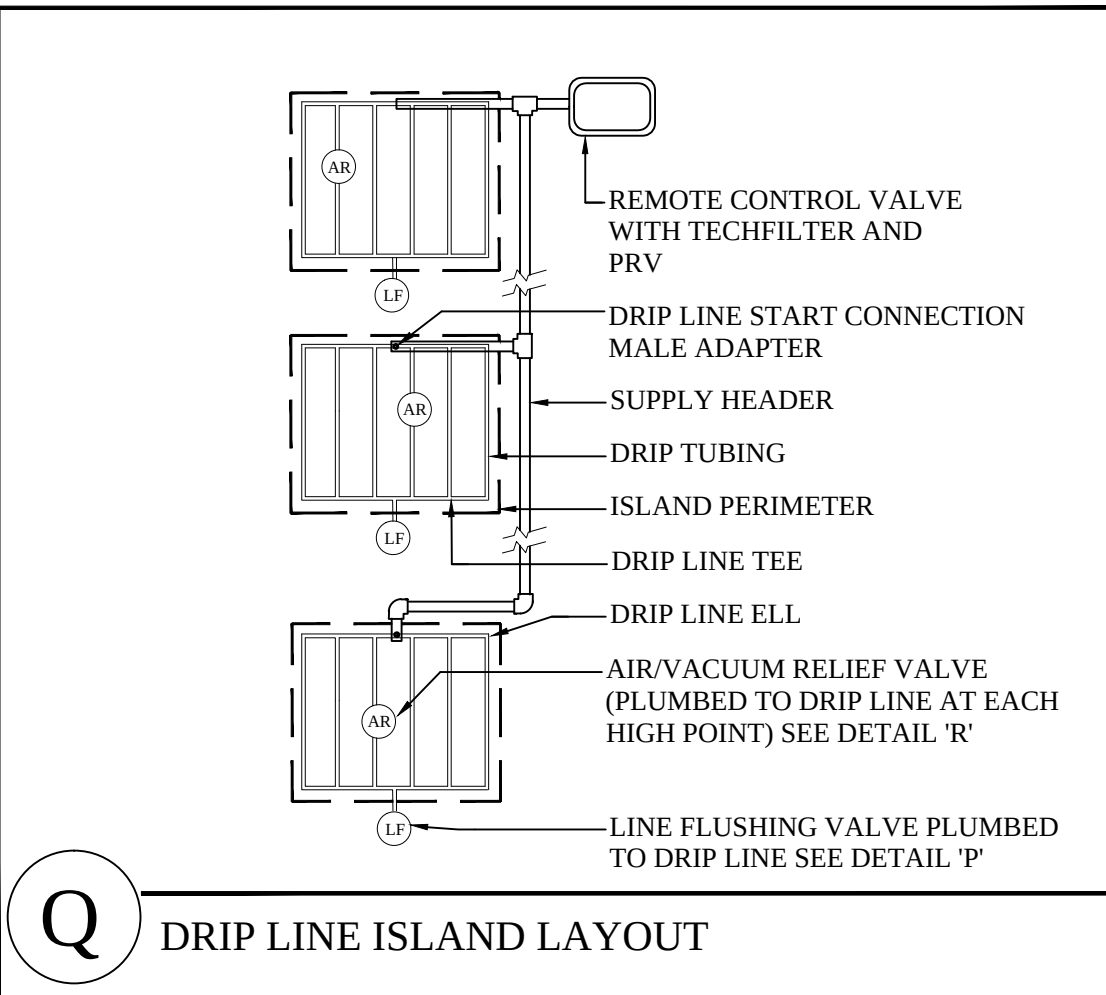
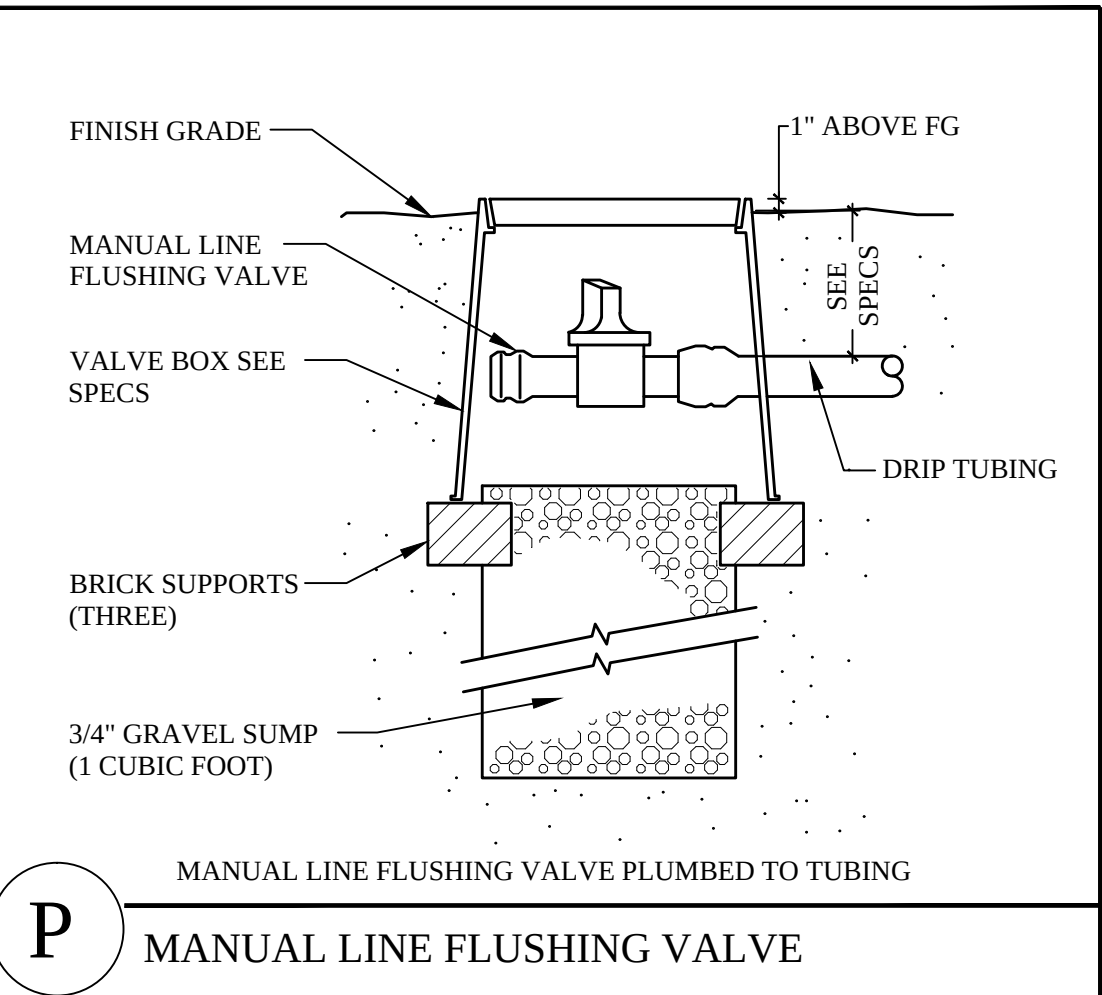
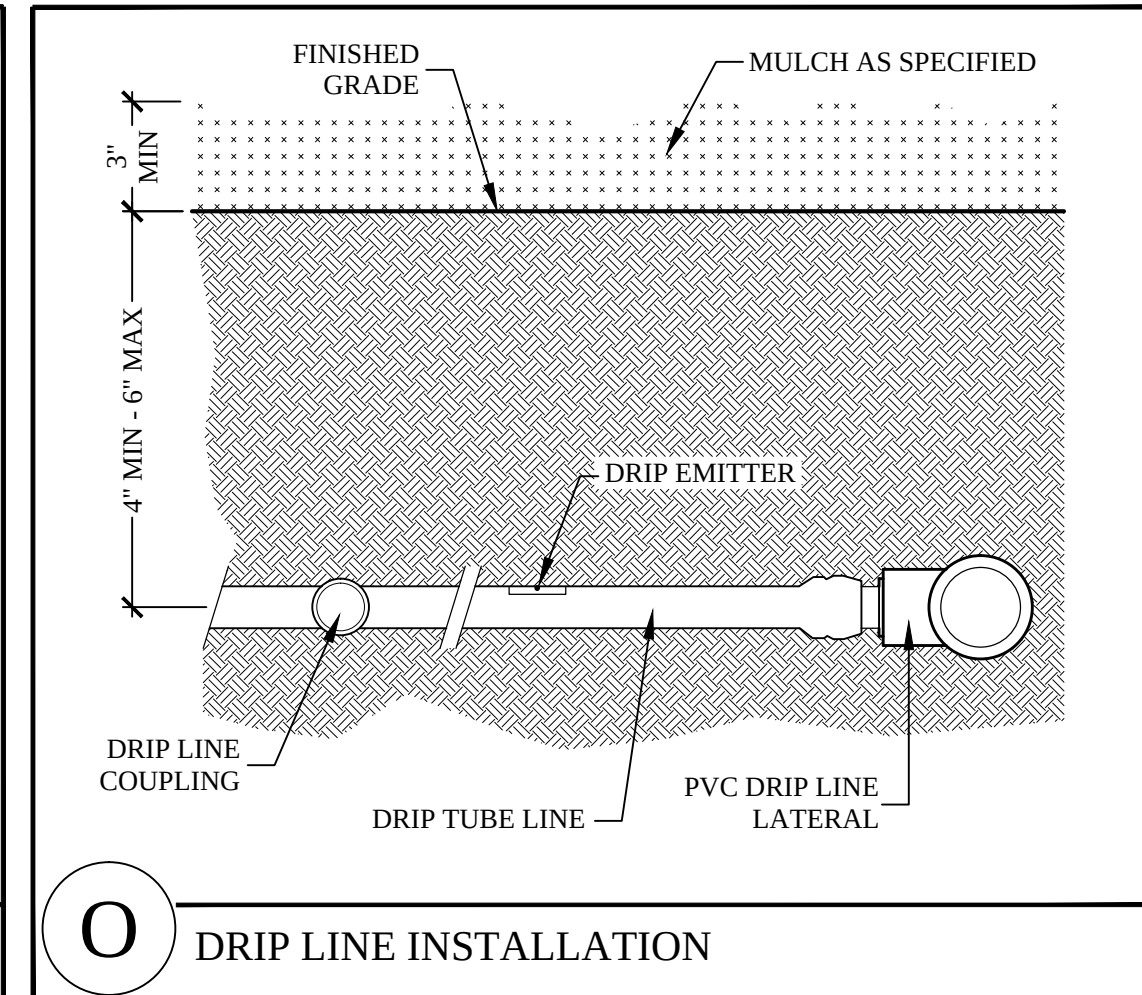
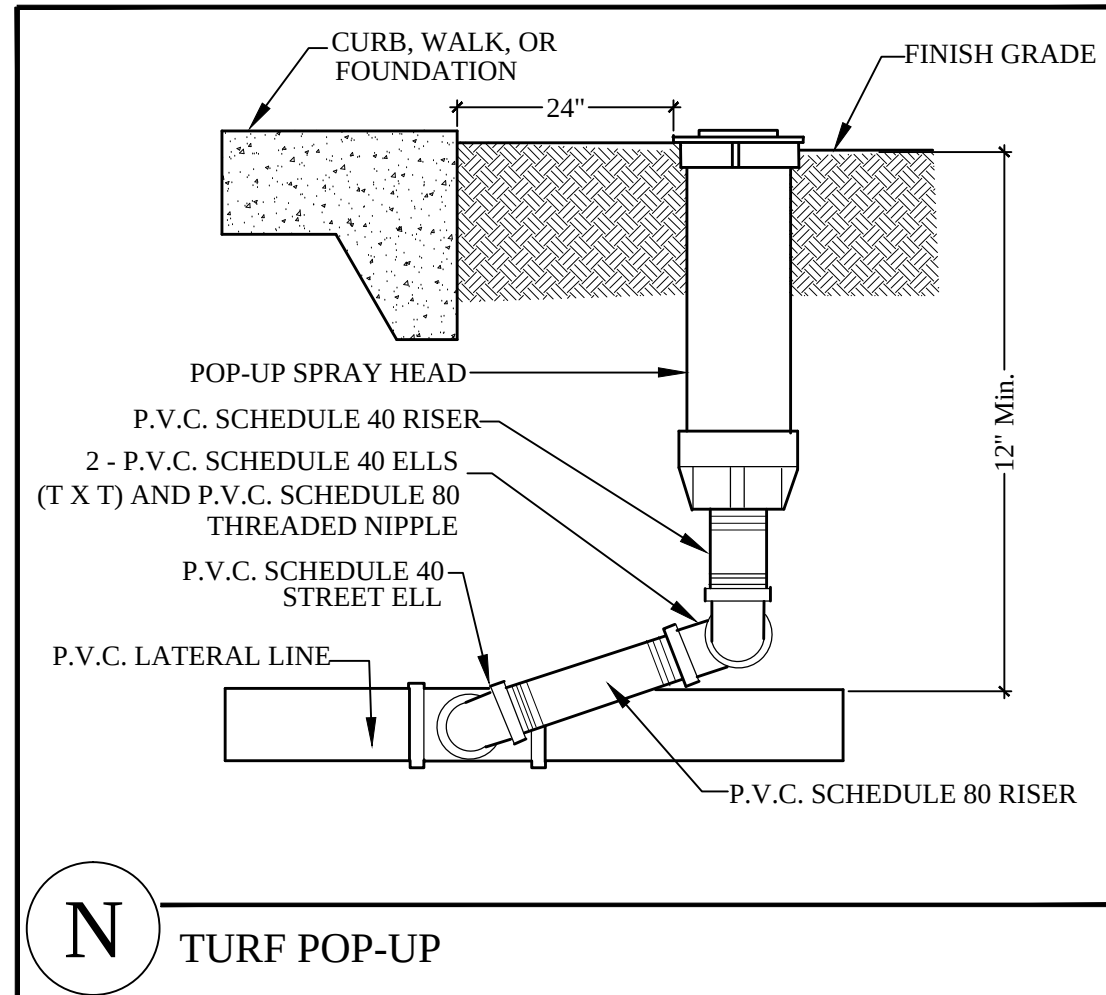
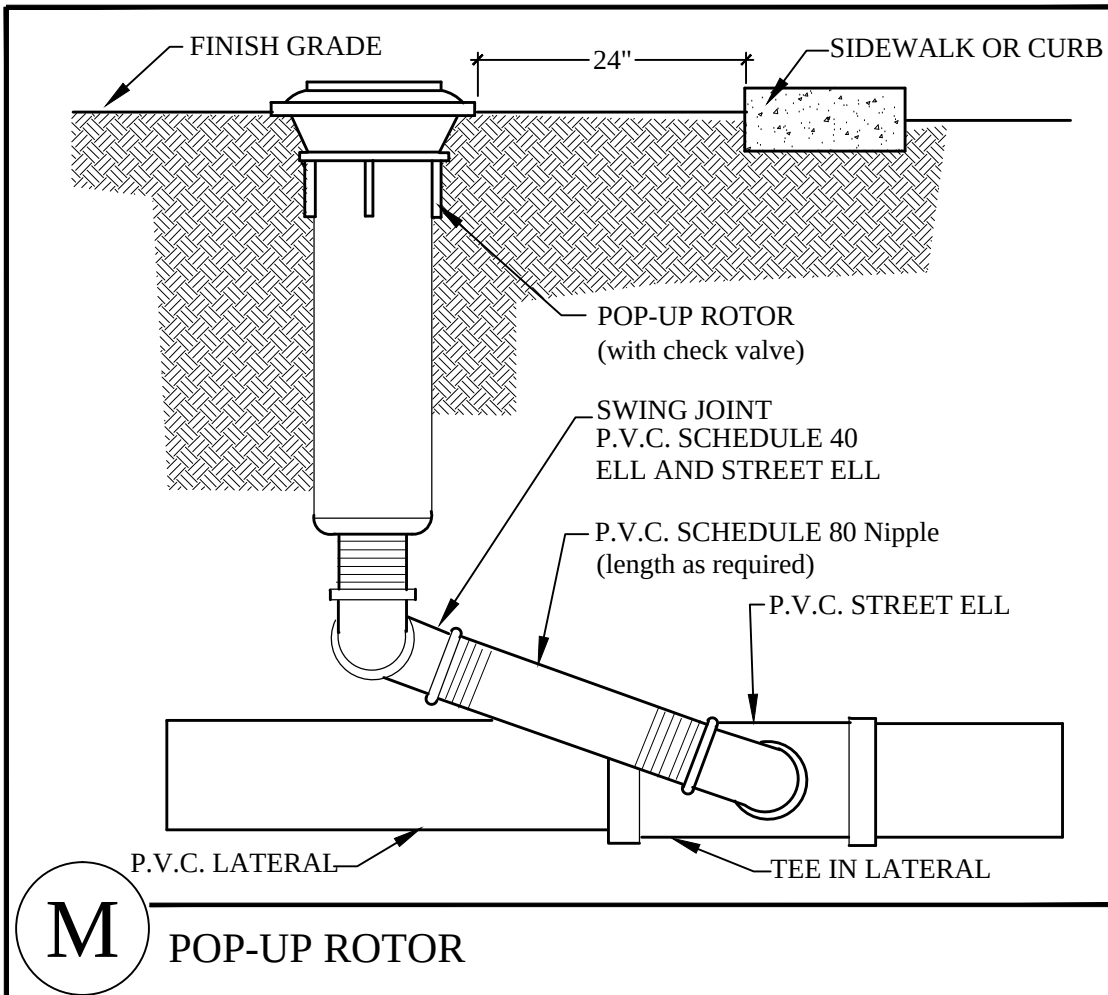
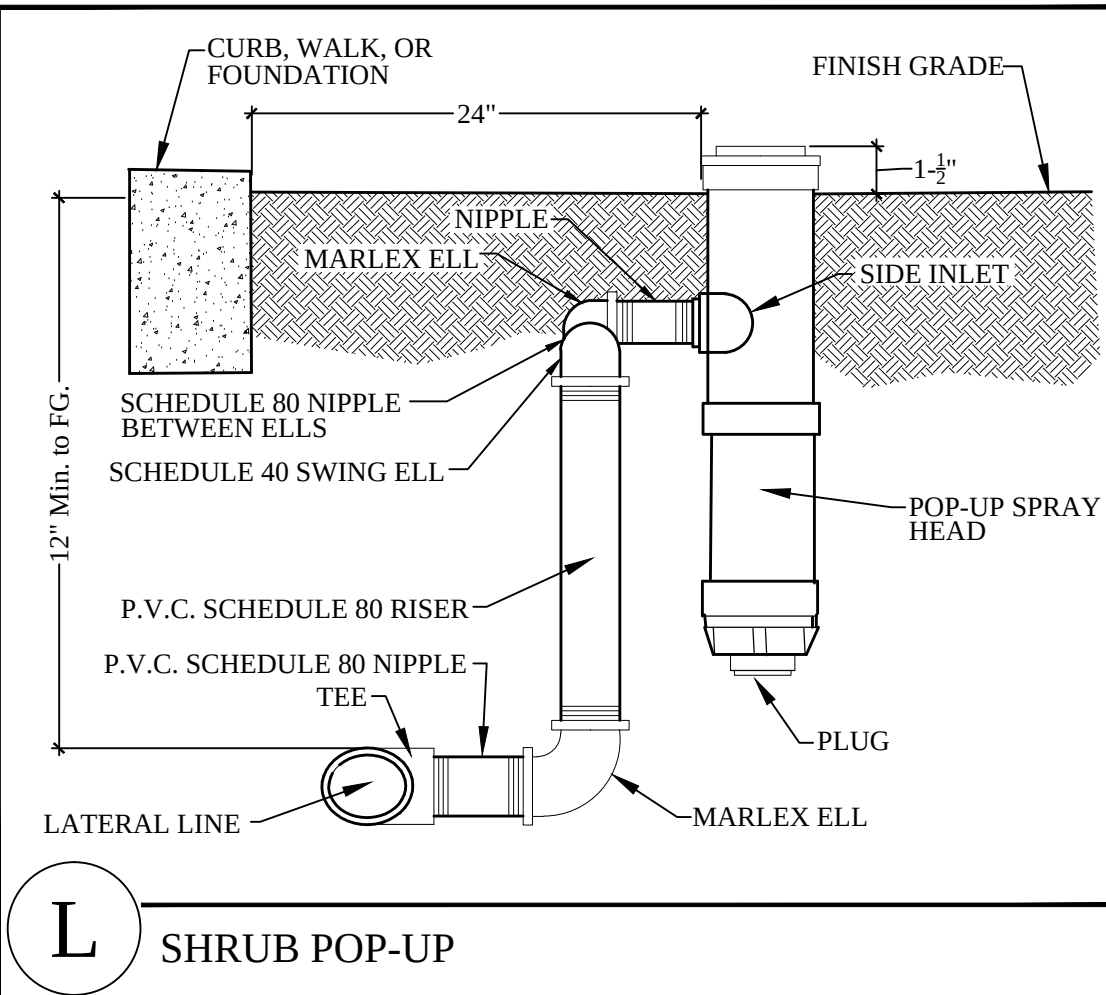
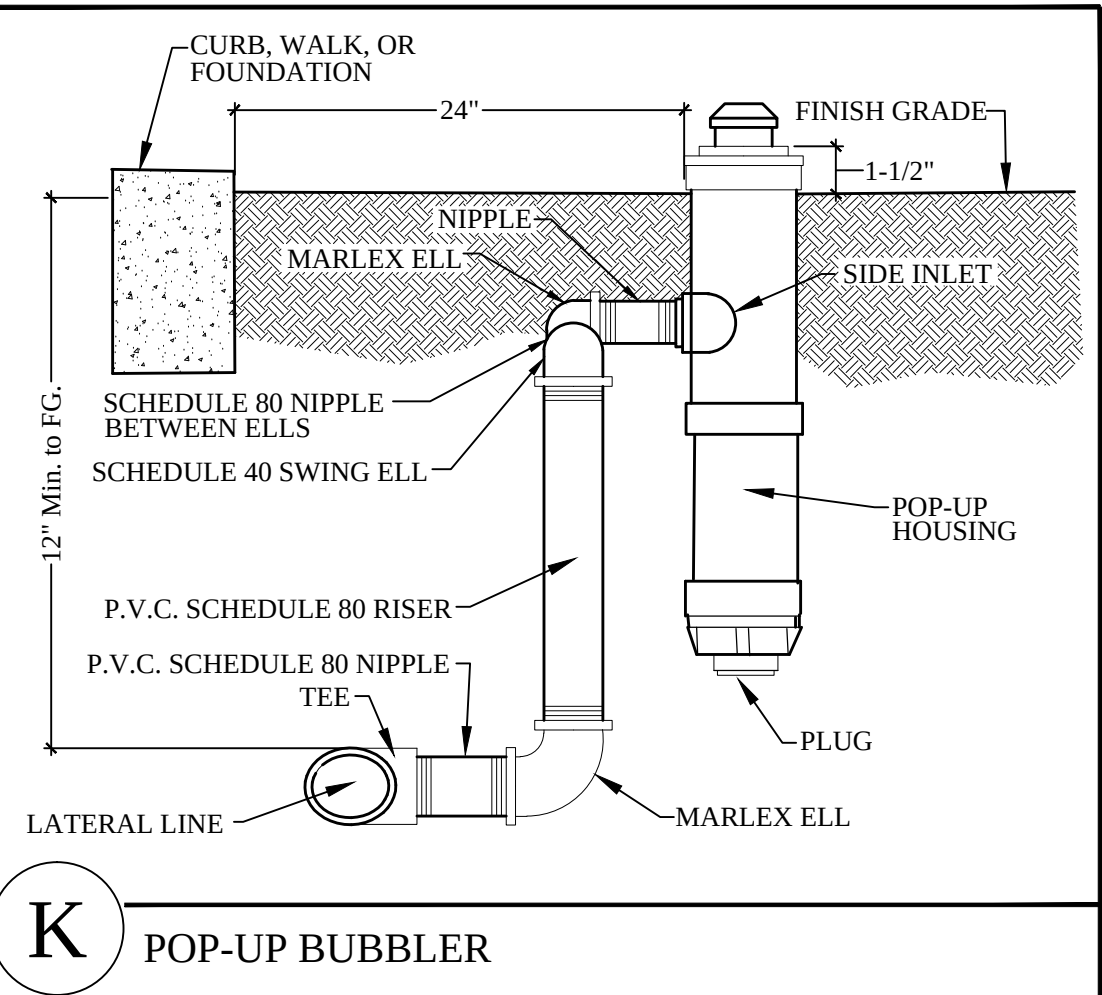
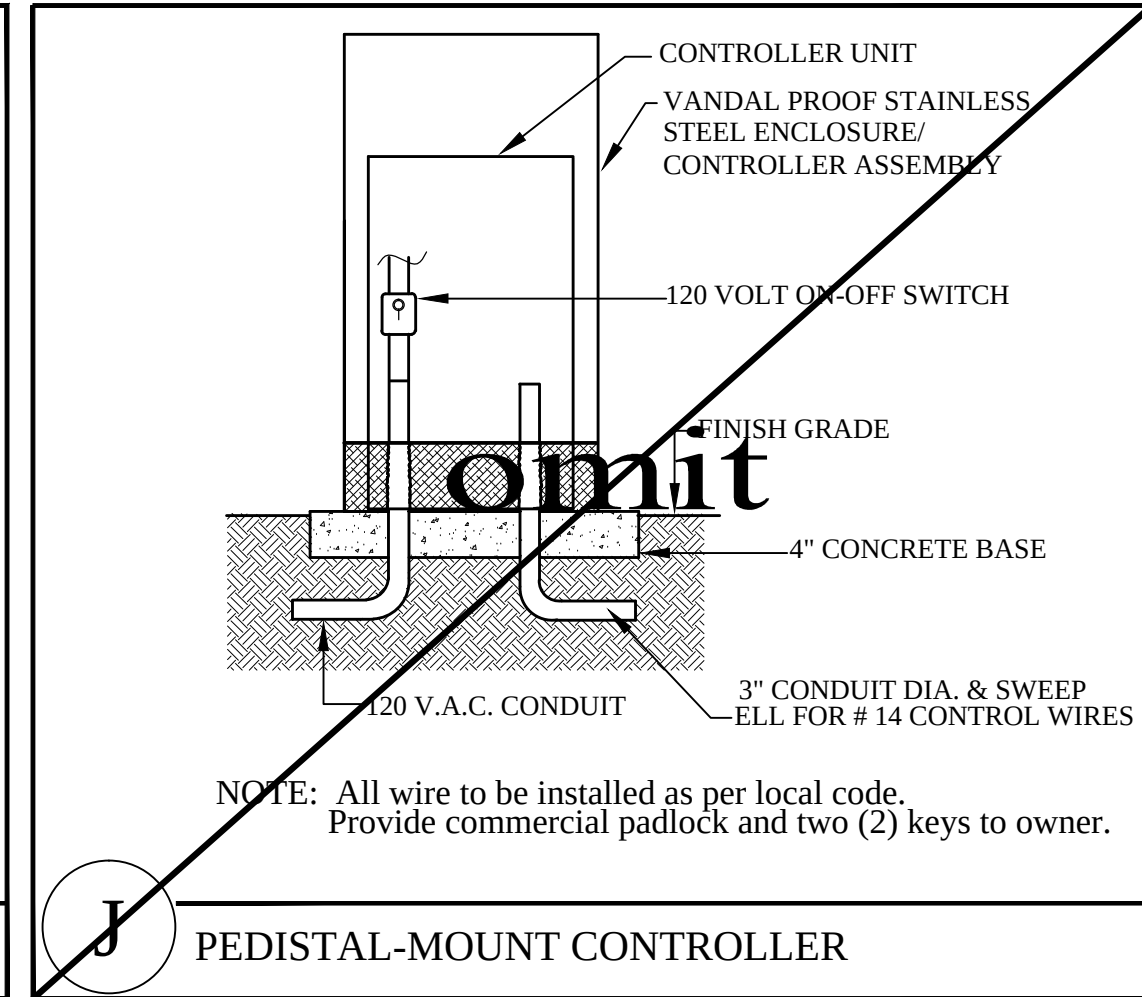
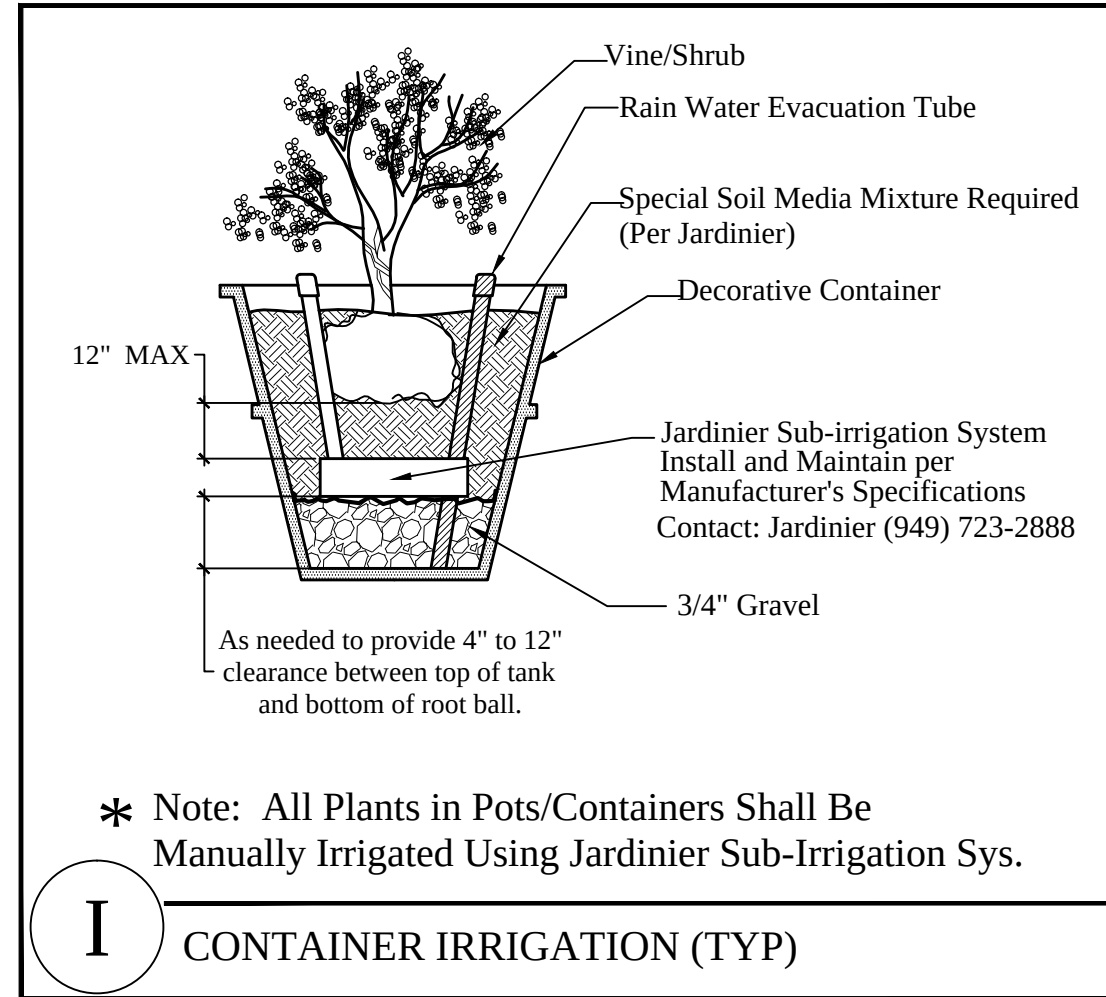
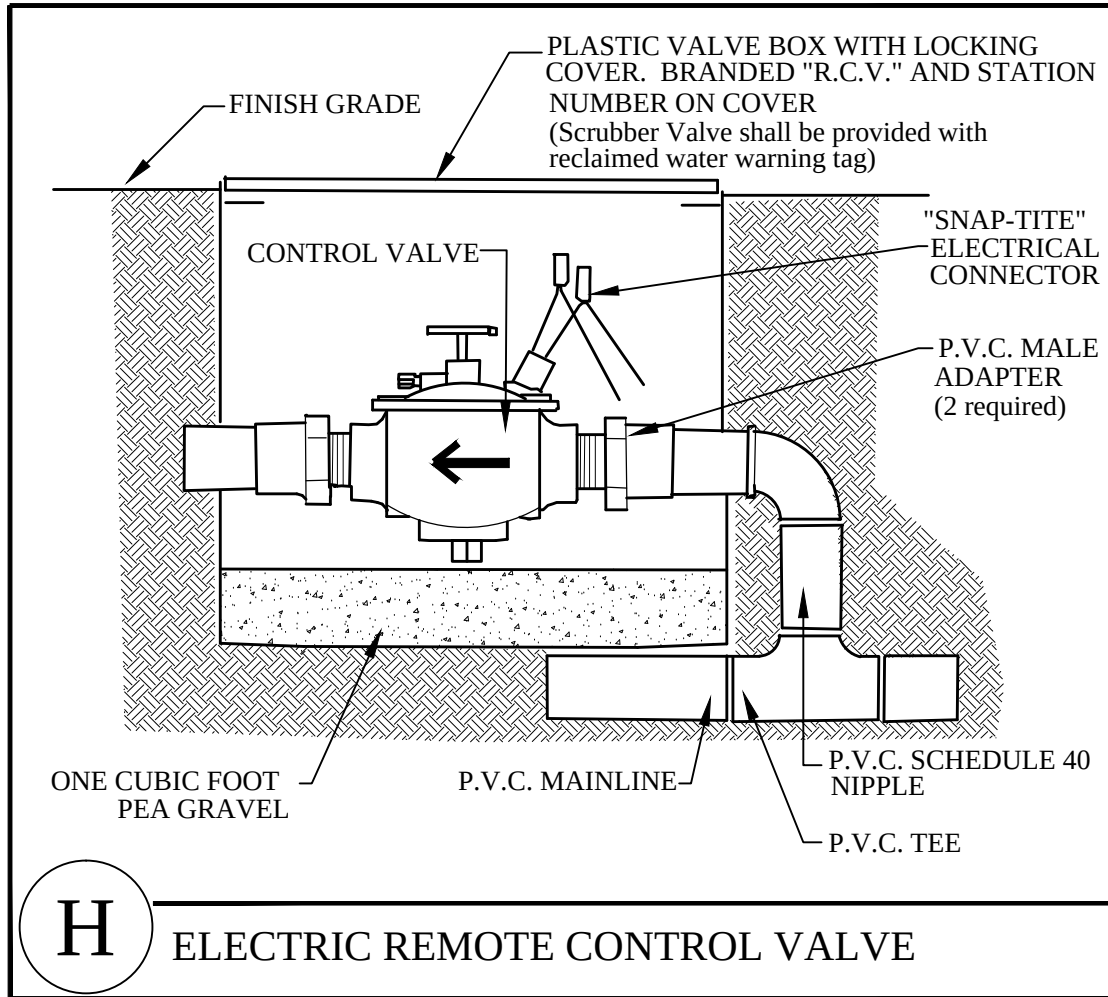
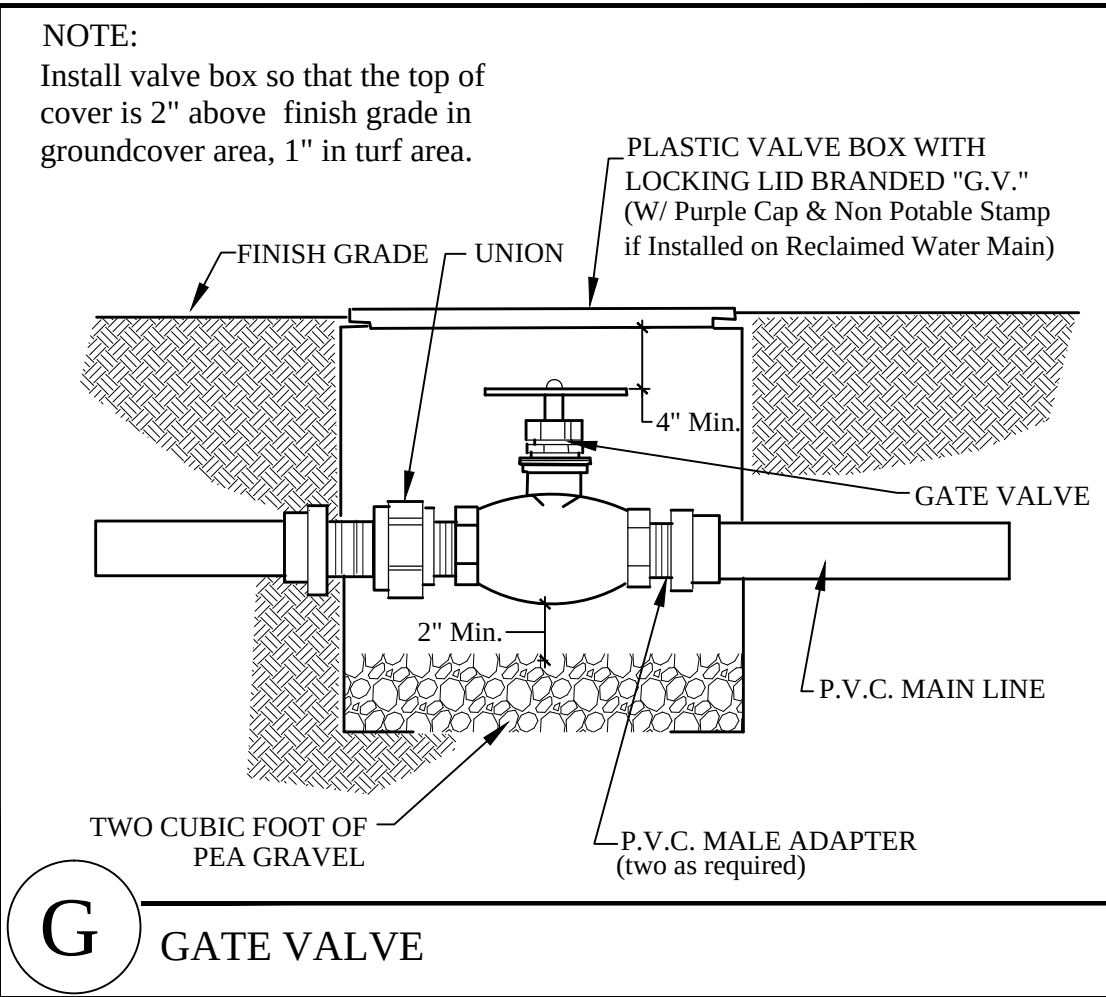
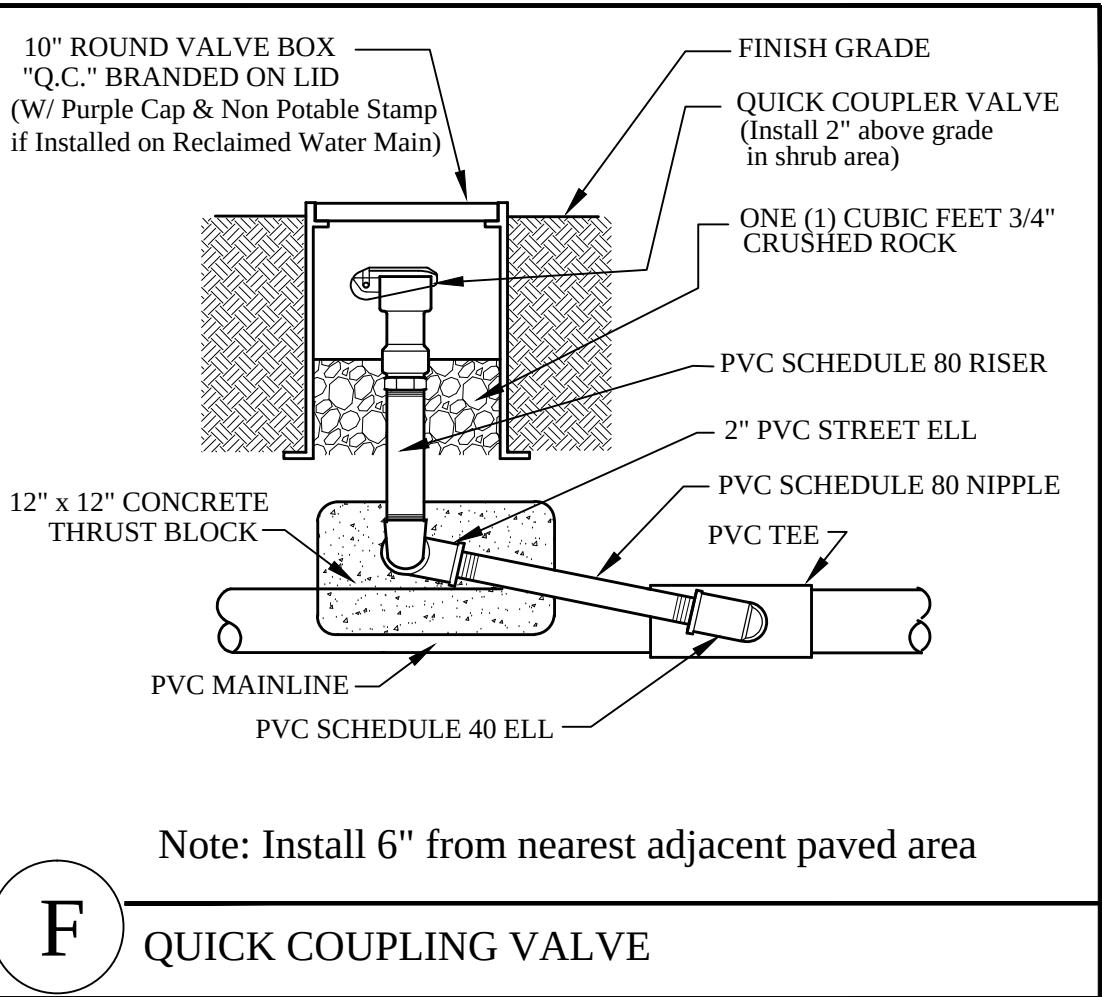
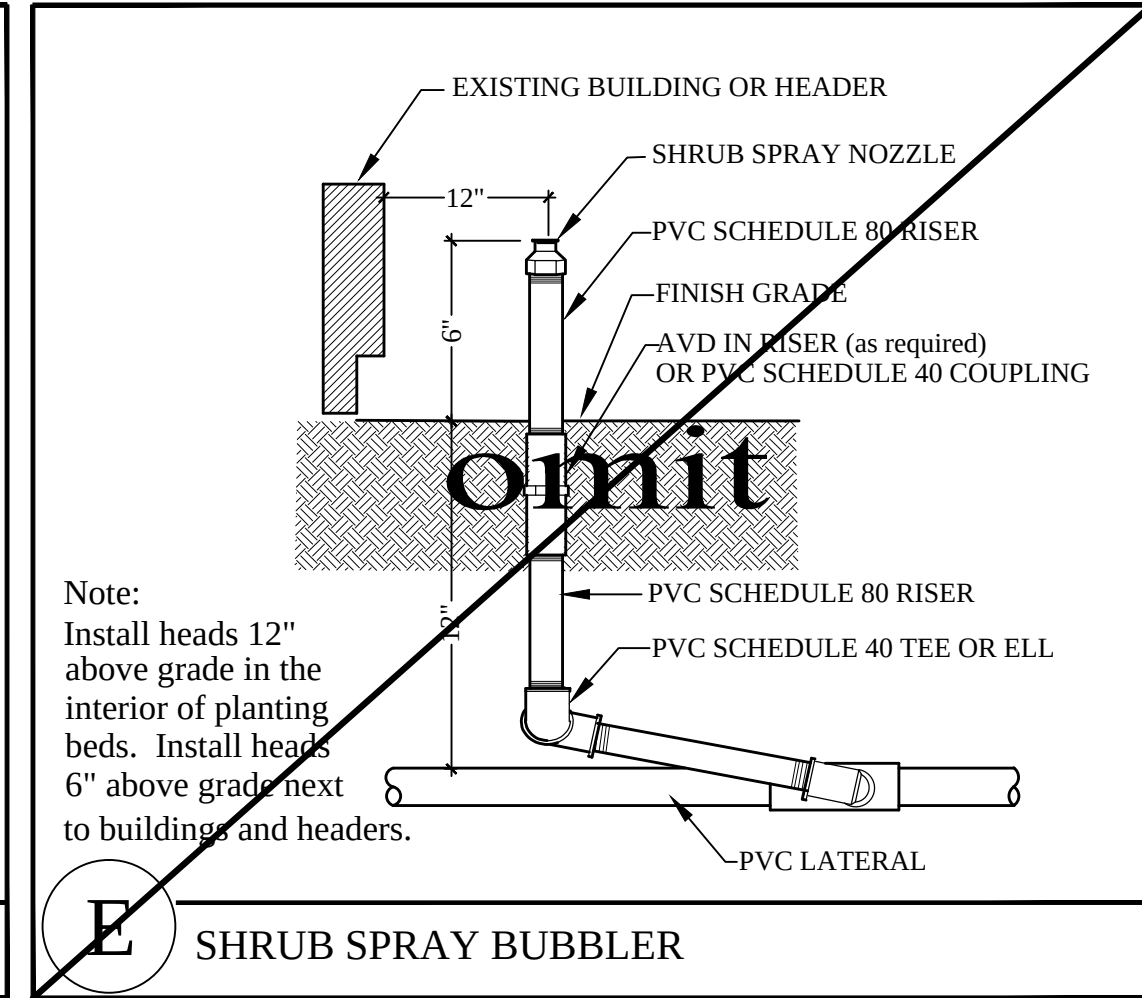
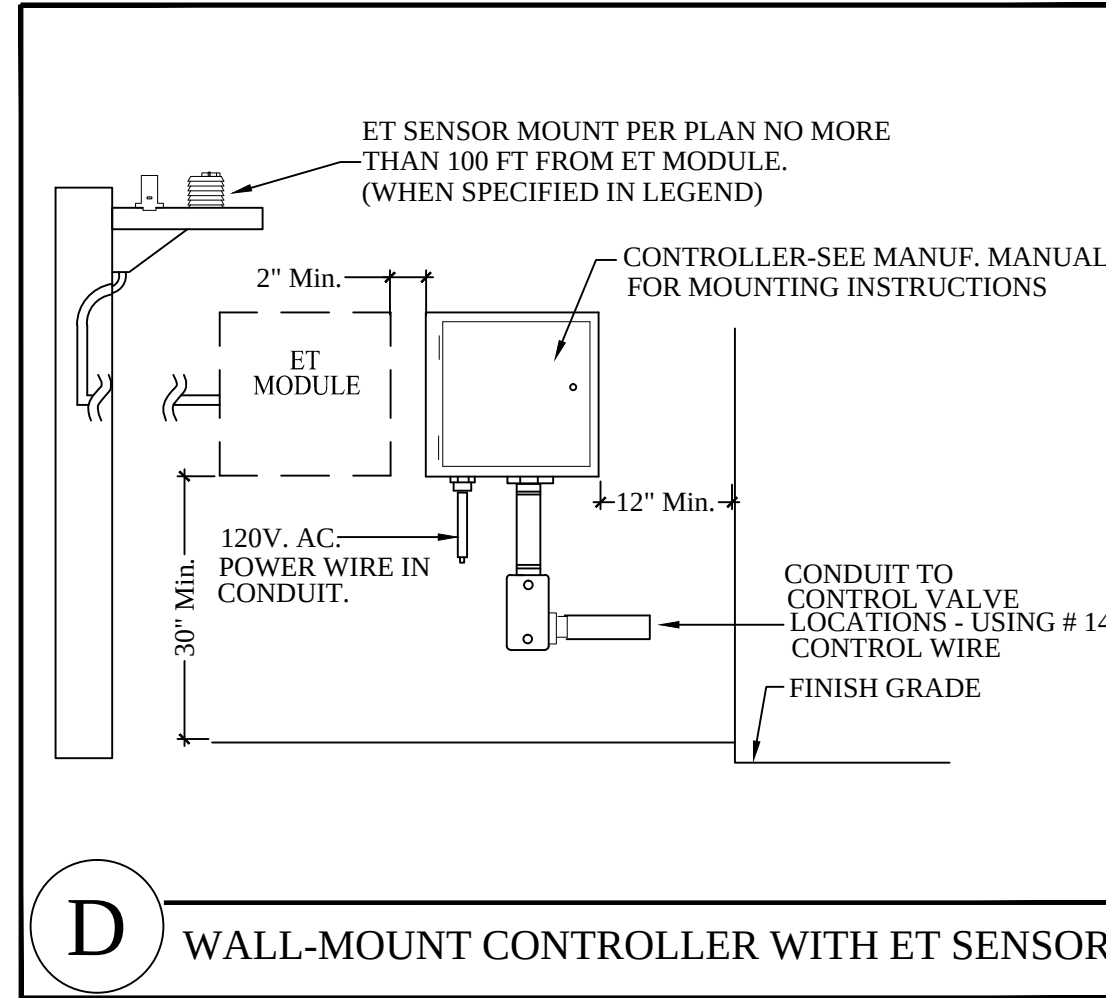
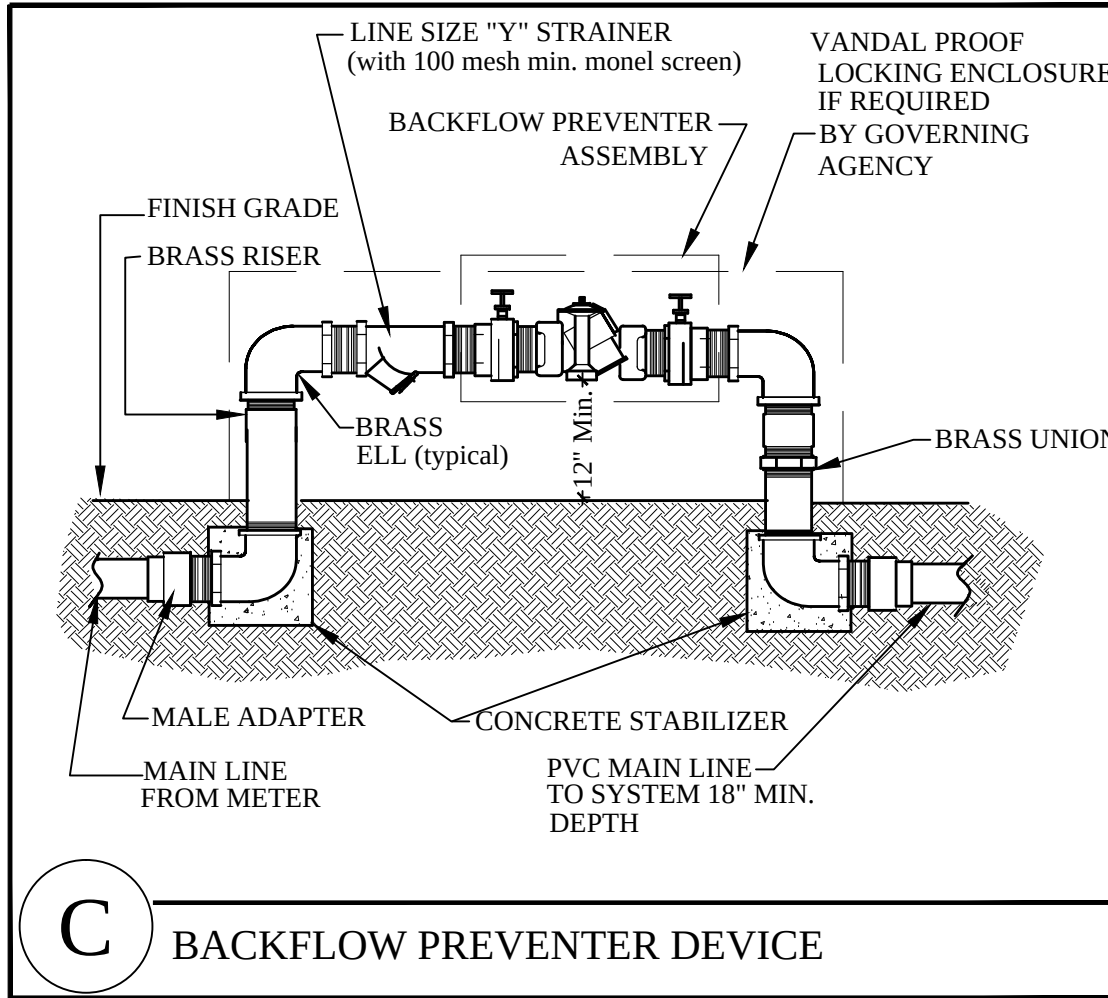
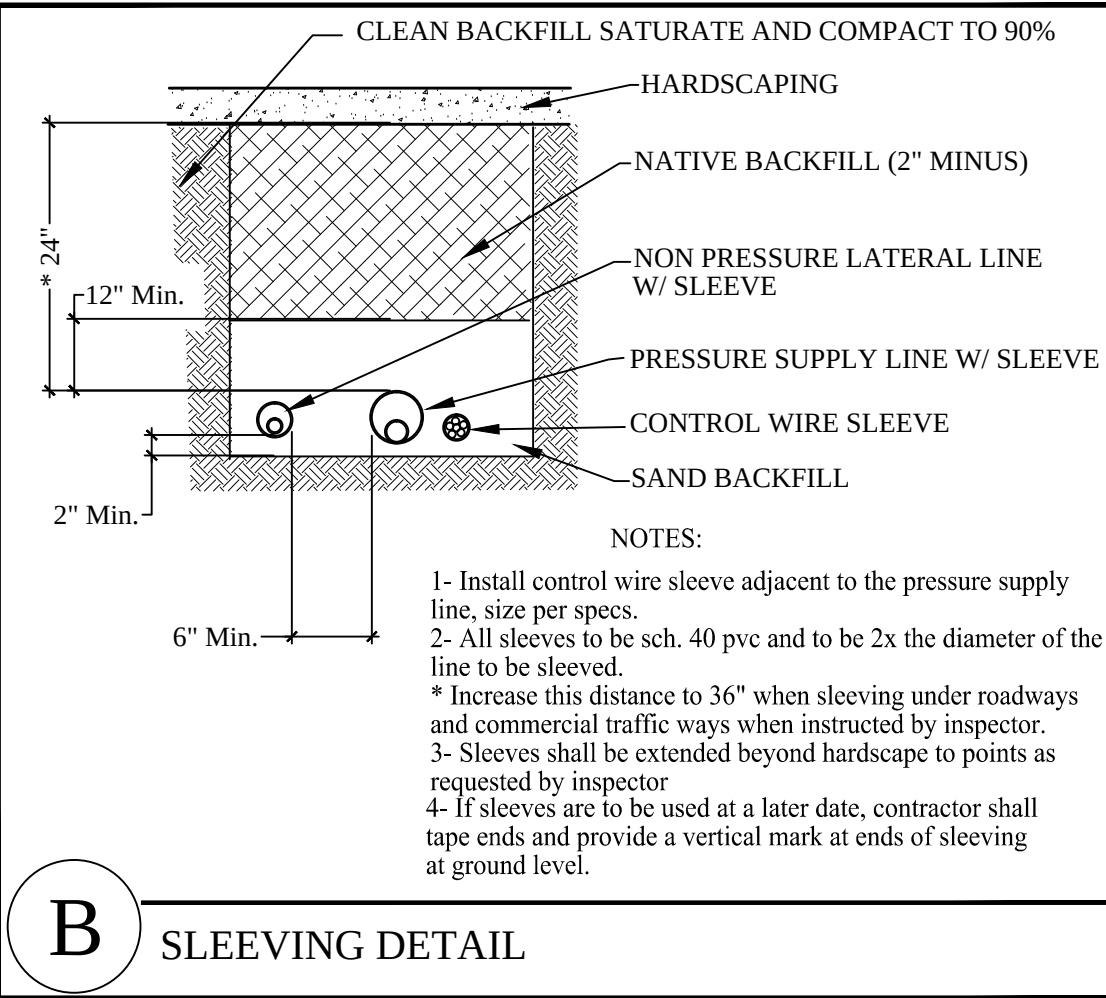
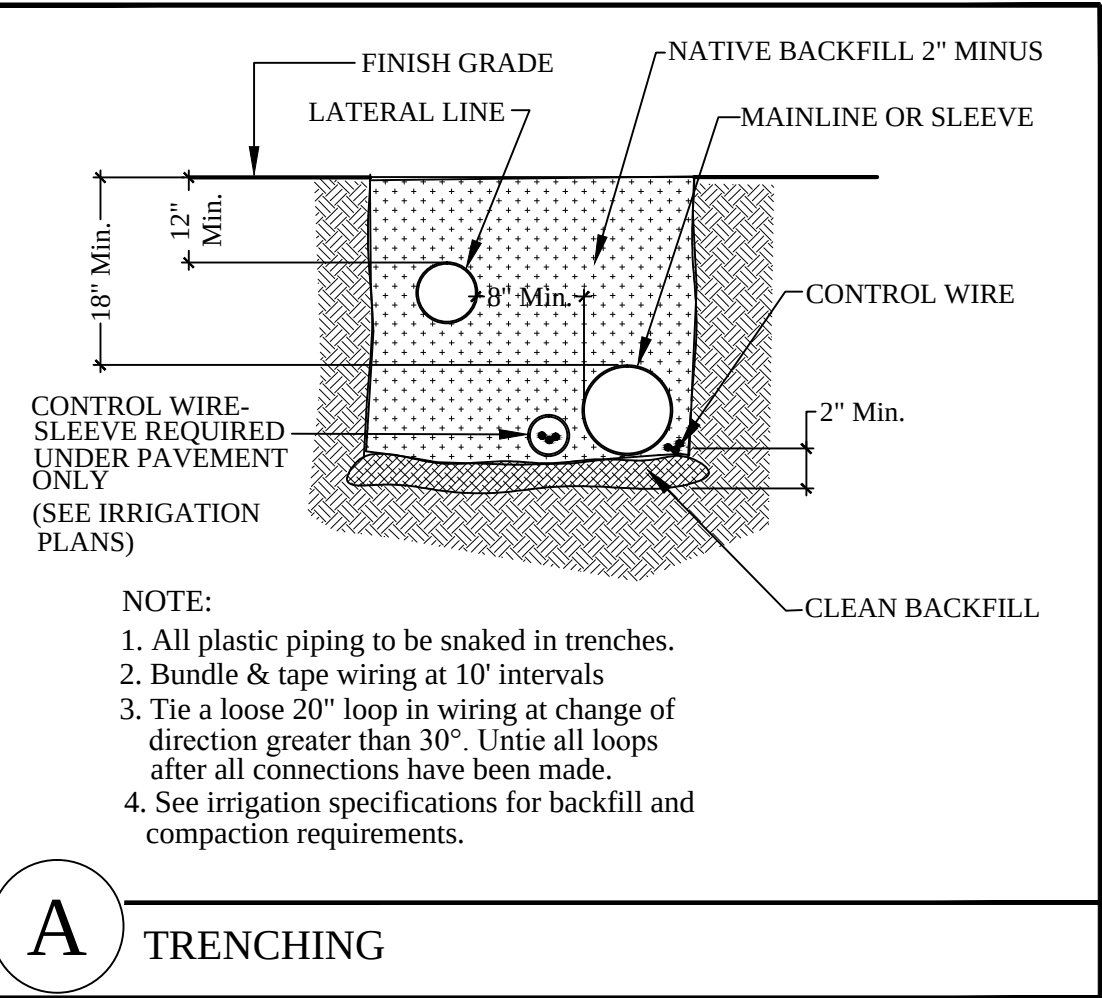
Sheet Title  
LANDSCAPE LIGHTING

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L20





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Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE IRRIGATION DETAILS

Date Last Edited  
JANUARY 23, 2014

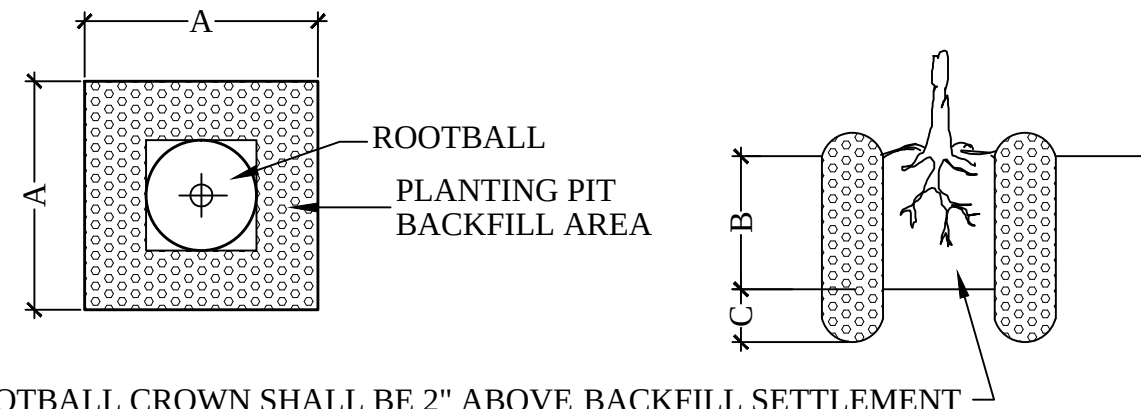
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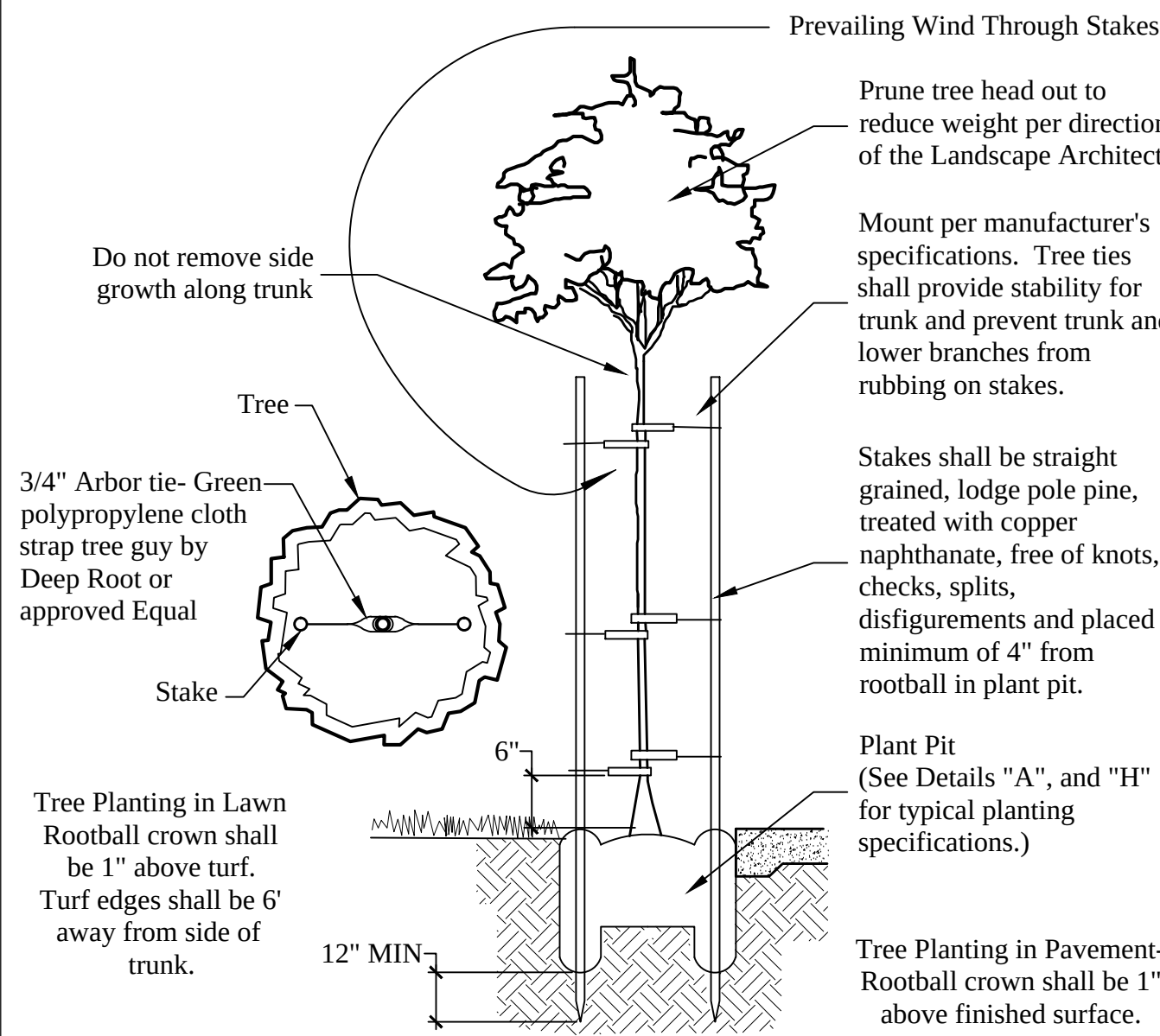


Container Size	A	B	C	D
1 Gallon	12"	7"	4"	-
2 Gallon	18"	8"	4"	-
5 Gallon	24"	12"	4"	-
7 Gallon	26"	16"	6"	-
15 Gallon	36"	18"	6"	48"
18" Box	42"	18"	6"	48"
24" Box	48"	22"	6"	48"
30" Box	54"	27"	12"	48"
36" Box	66"	32"	12"	48"
42" Box	78"	32"	12"	60"
48" Box	90"	36"	12"	60"
54" Box	102"	36"	12"	60"
60" Box	108"	42"	12"	72"
72" Box	120"	42"	12"	72"

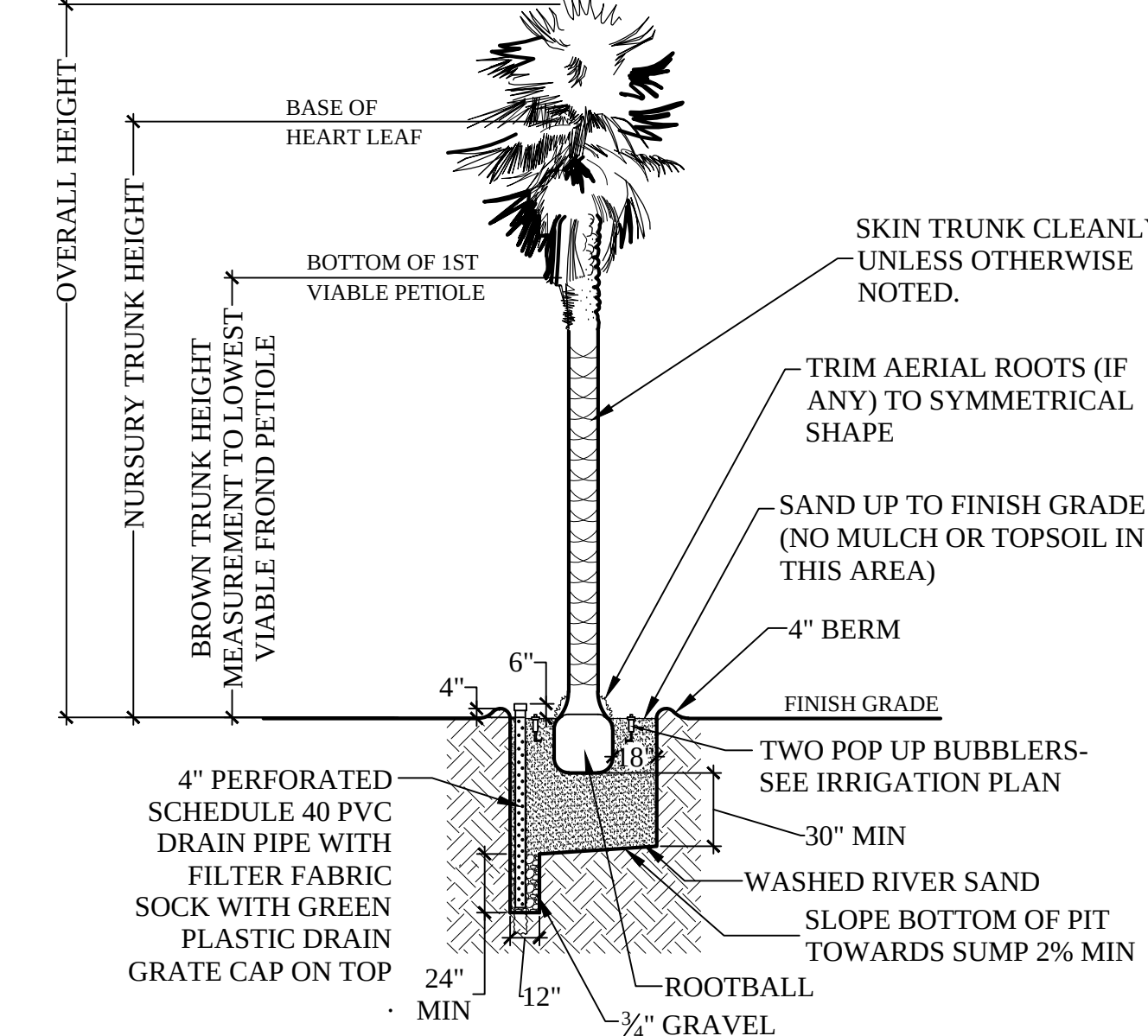
A, B, C and D refer to Details "B", "G" and "H" below.



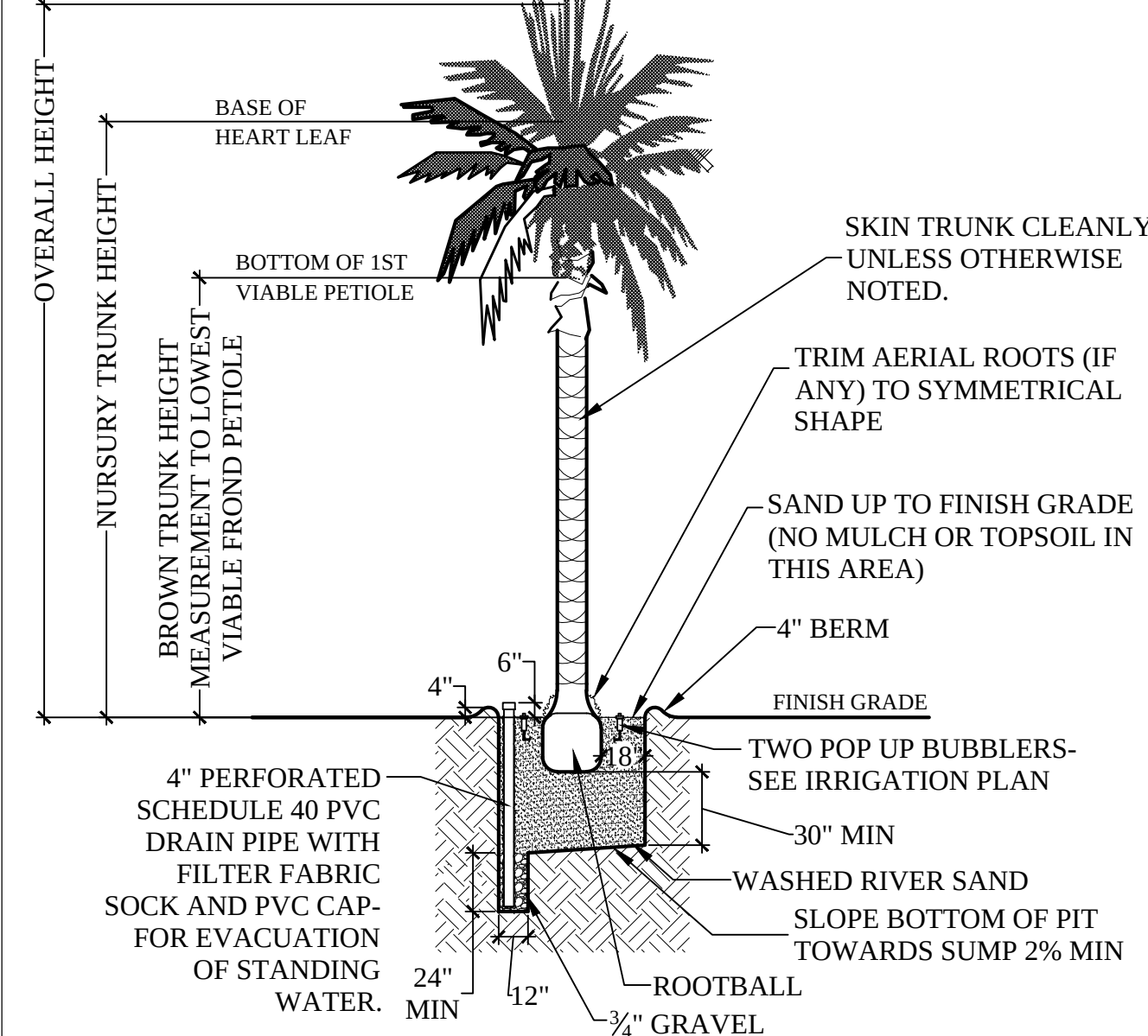
A PLANTING PIT LEGEND



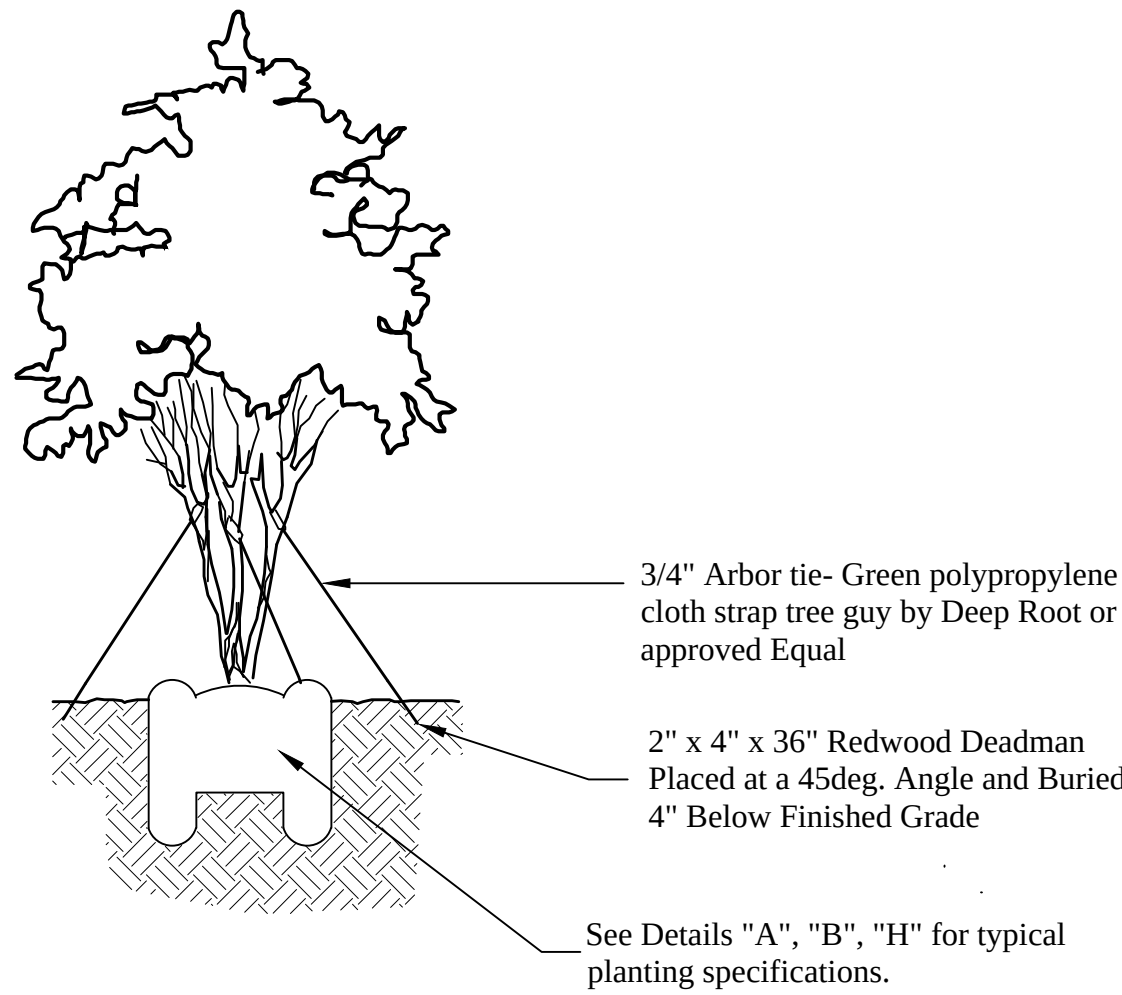
B TREE PLANTING



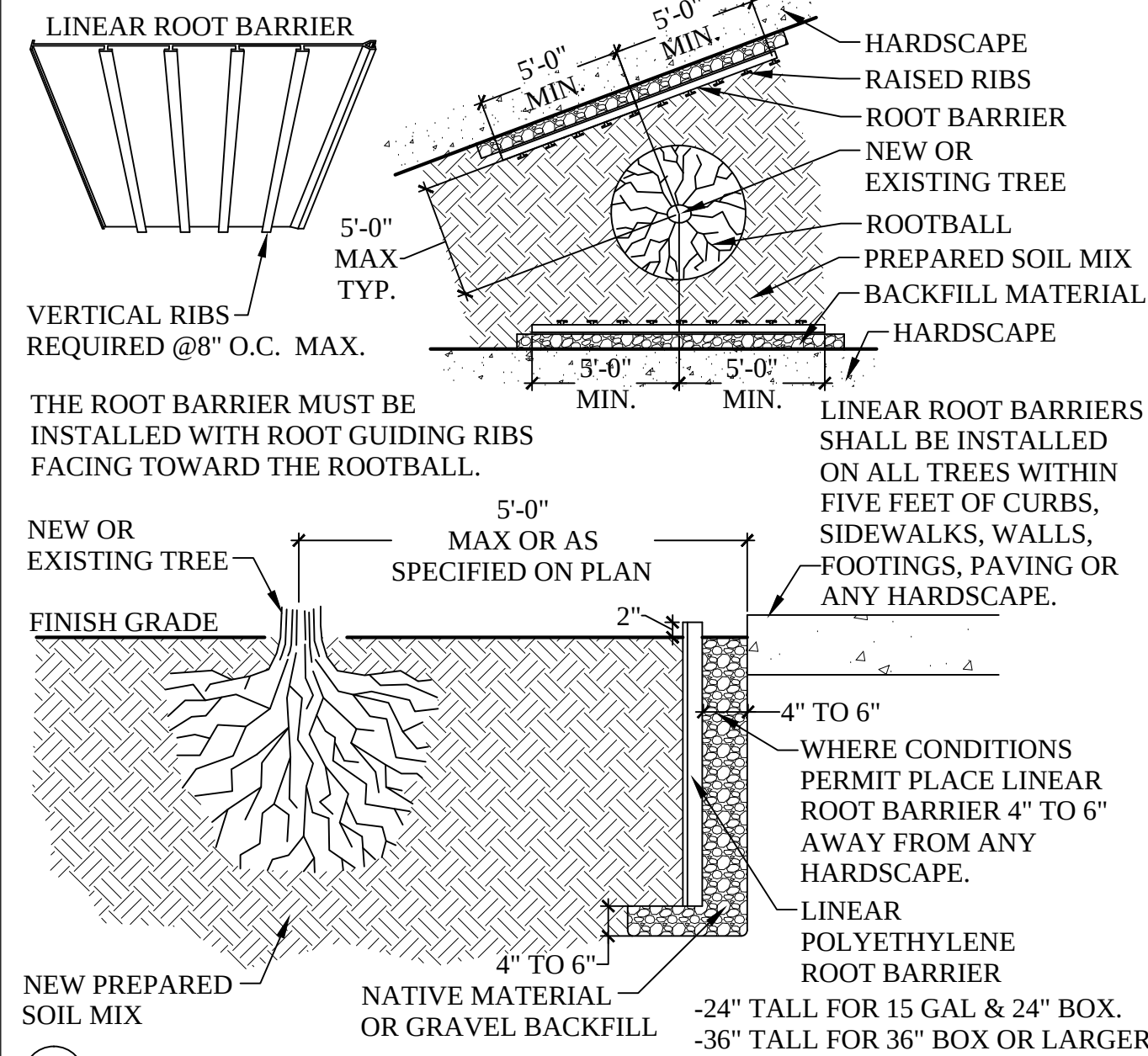
C FAN PALM



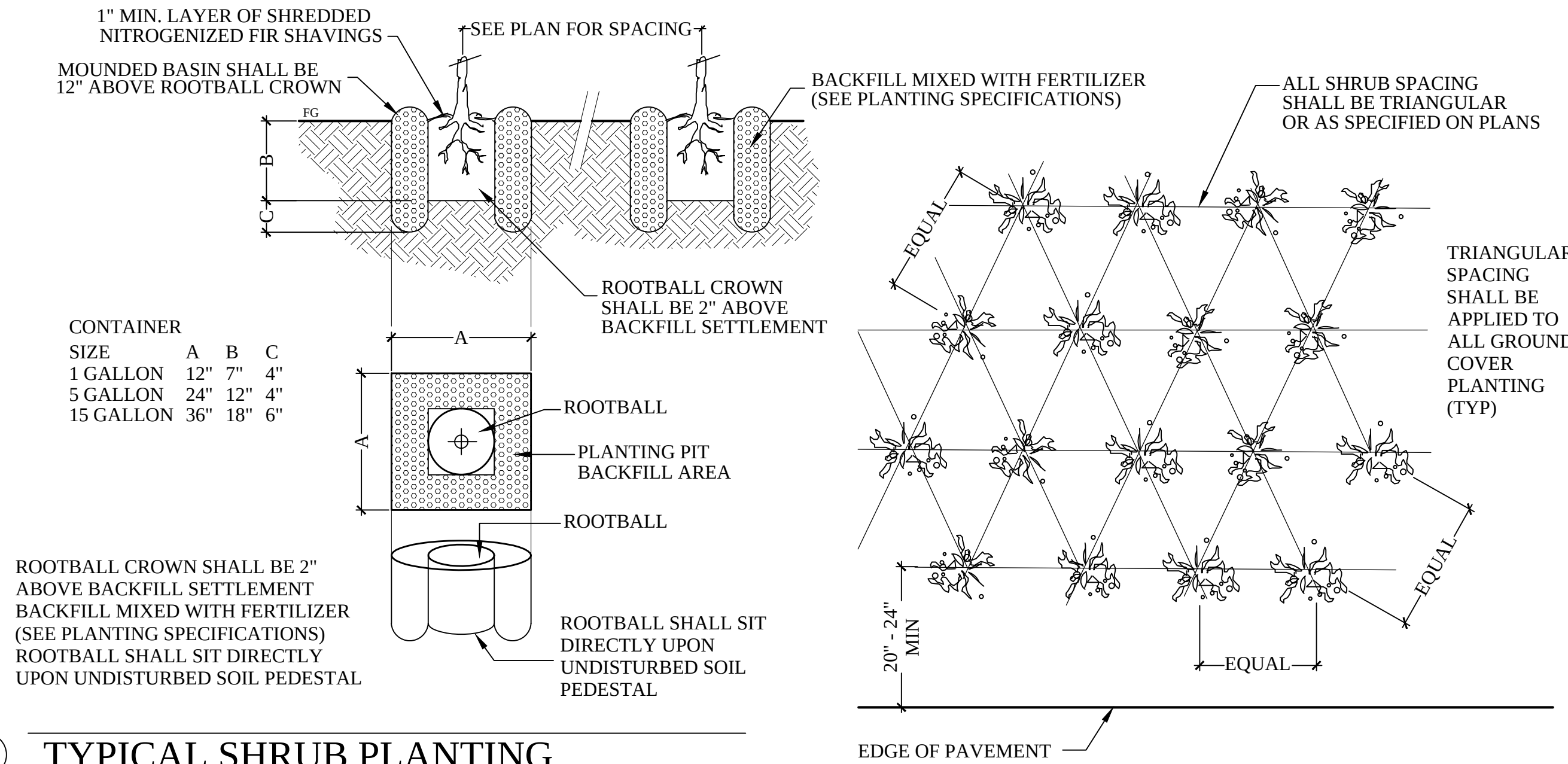
D FEATHER PALM



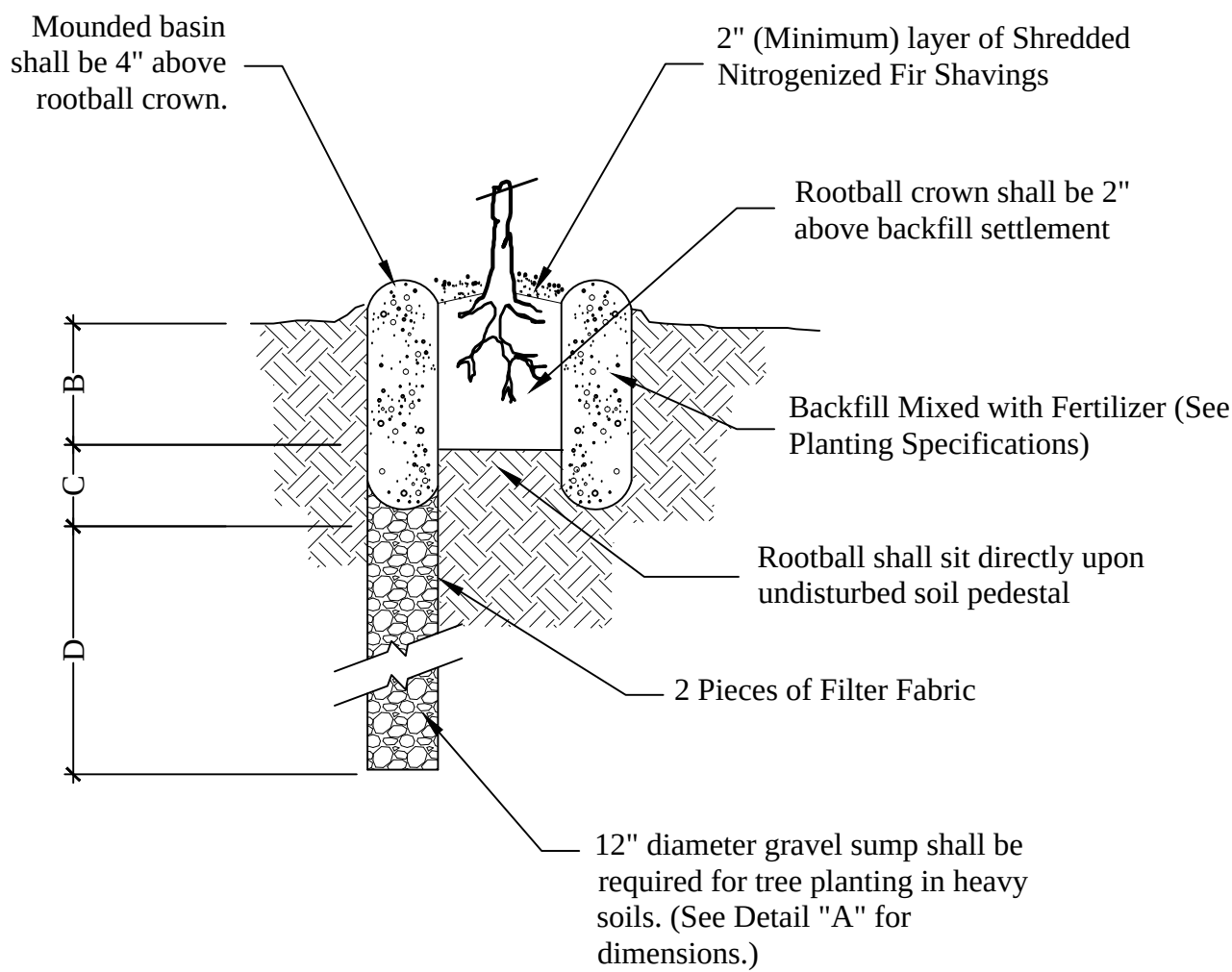
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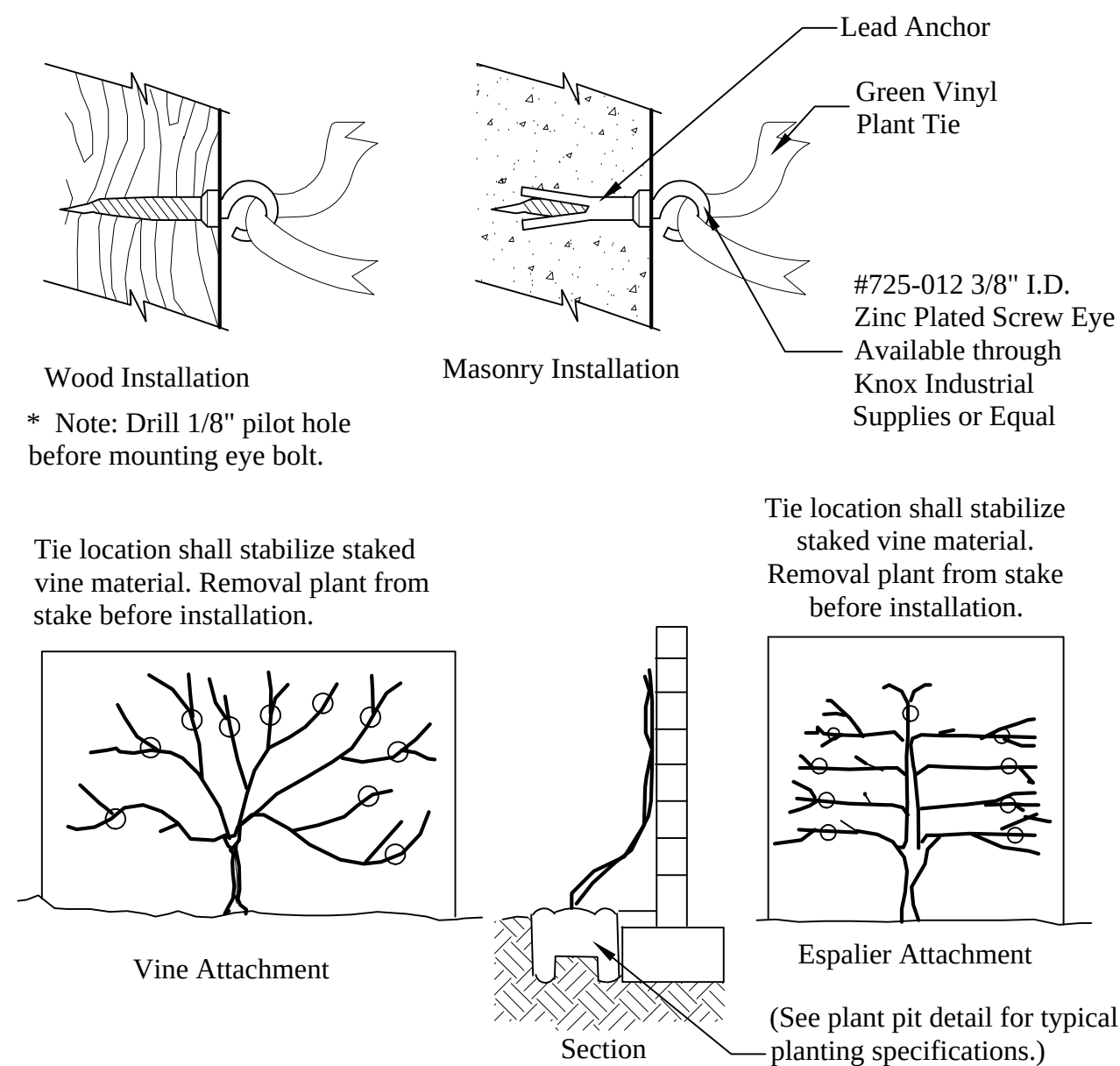
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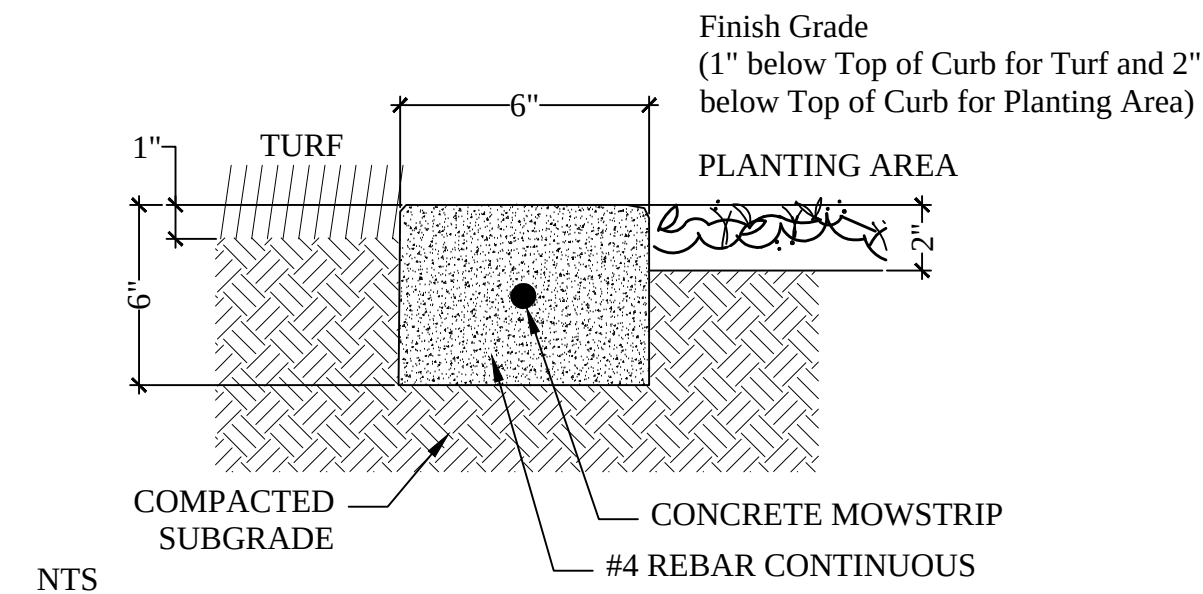
G TYPICAL SHRUB PLANTING



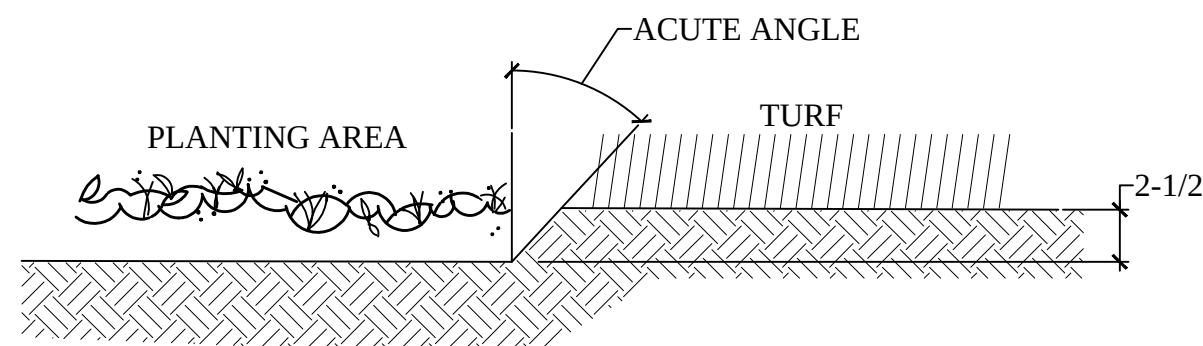
H HEAVY SOIL PLANTING



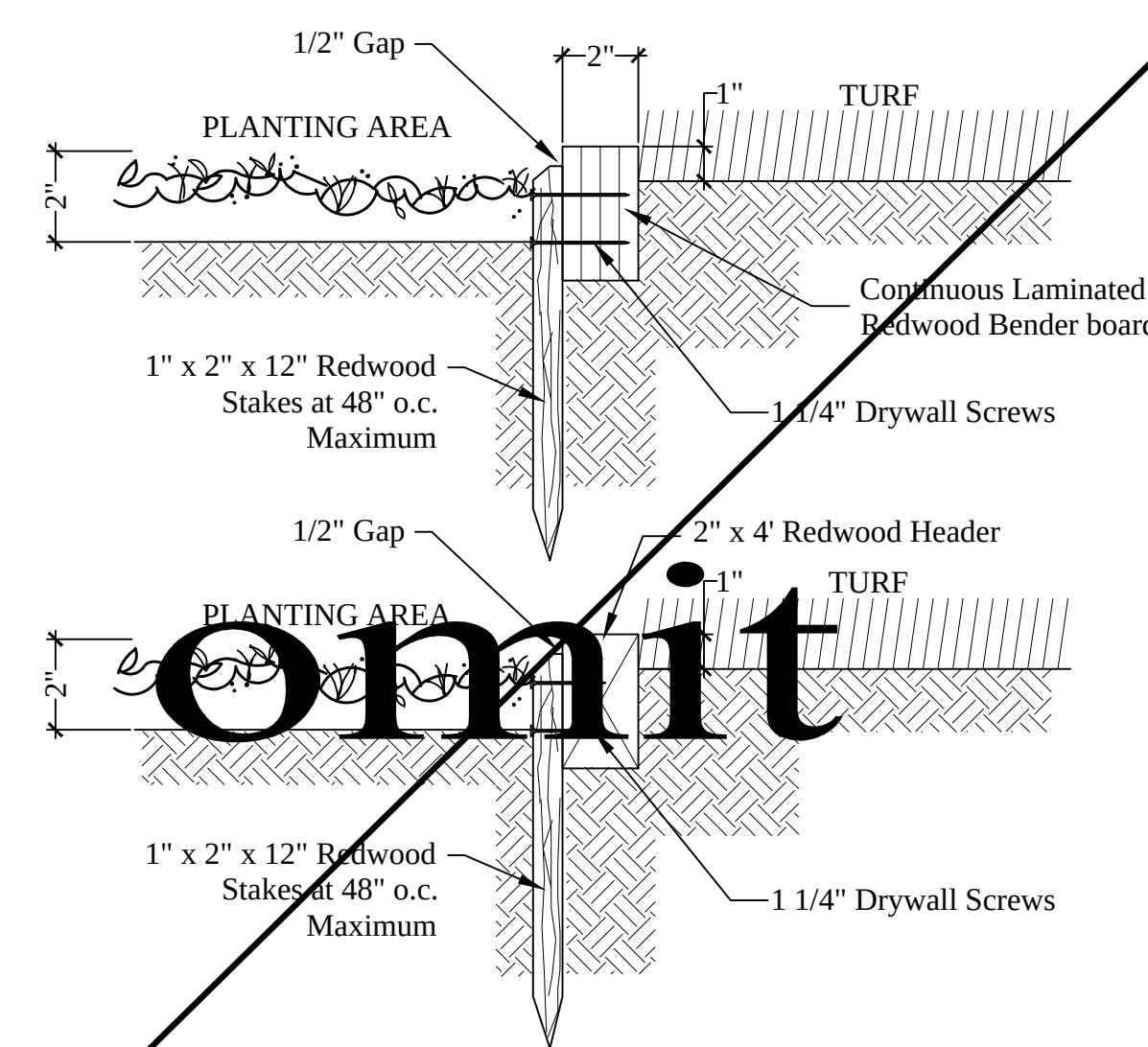
I ESPALIER AND VINE PLANTING



J 6" CONCRETE MOWSTRIP



K SHOVEL-CUT HEADER



L REDWOOD HEADER

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Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE  
PLANTING DETAILS

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L22

NOT TO SCALE



FILE NAME: L23-24 IRR SPEC.DWG

IRRIGATION SYSTEM SPECIFICATIONS

Note: The general and specific conditions of these specifications are an integral part of the landscape construction documents and must be complied with.

1. GENERAL

A. SCOPE OF WORK

Provide all labor, materials, equipment, and services necessary to furnish and install Irrigation System as shown on the drawings and described herein.

B. QUALITY ASSURANCE AND REQUIREMENTS

1. Permits and Fees

The Contractor shall obtain and pay for any and all permits and all inspections as required.

2. Manufacturer's Directions

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of materials and articles used in this contract furnish directions covering points not shown in the drawings and specifications.

3. Ordinances and Regulations

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the conditions of these specifications and drawings shall take precedence.

4. Explanation of Drawings

Contractor is responsible for all offsets, fittings, sleeves, fixtures, and appurtenant devices etc., which may be required for proper operation and construction of the system. Contractor will carefully investigate the structural and finished conditions affecting all of the work and plan the work accordingly, furnishing such fittings; etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, other utilities planting, and architectural features.

The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary at no additional cost to the Owner.

C. SUBMITTALS

1. Material List

Furnish the articles, equipment, materials or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Architect.

Substitute equipment or materials installed or furnished without prior approval of the architect may be rejected and the Contractor required to remove such materials from the and replace them with approved materials site at his own expense.

Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.

2. Record Drawings

- a. The contractor shall prepare Record Drawings or As-Built plans showing the final construction field condition irrigation system
- b. The Record Drawings/ As-Built plans shall be accurate, legible, and to a measurable scale, i.e.; 1"=20', 1/8" =1'-0" or other standard scale. These drawings are to be prepared on mylar or other reproductive material

c. On the Record Drawings/ As-Built's the contractor shall dimension from two permanent points of reference points of reference, building corners, sidewalk, or road intersections; etc., the locations of the following items:

- (1) Connection to existing water lines.
- (2) Connection to existing electrical power.
- (3) Gate valves.
- (4) Routing of sprinkler pressure lines (dimension max. 100' along routing)
- (5) Sprinkler control valves.
- (6) Routing of control wiring.
- (7) Quick coupling valves.
- (8) Other related equipment as directed by the Architect.

d. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed Record Drawings/ As-Built's to the Owner. Delivery of theses drawings will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

3. Controller Charts

a. Record drawings shall be approved by the Architect before controller charts are prepared.

b. Provide one controller chart for each controller supplied.

c. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.

d. The chart is to be a reduced drawing of the actual As-Built system. However, in the event the controller sequence is not legible when the drawing is reduced, the information shall be enlarged to a size that will be readable when reduced.

e. The circuits shown on the chart shall be color-coded and a different color shall be used to indicate the area of coverage for each controller station.

f. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 10 mils thick.

g. These charts shall be completed and approved prior to final inspection of the irrigation system.

4. Operating and Maintenance Manuals

Prepare and deliver operation and maintenance manuals as specified in Division 1 and as follows:

- a. Catalog and parts sheets on every material and all equipment installed under this Contract.
- b. Guarantee statement.
- c. Complete operating and maintenance instructions on all major equipment.

d. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.

5. Equipment to be Furnished

- Supply as a part of this Contract the following tools:
  - a. Two sets of any special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
  - b. Two five-foot valve keys for operation of gate valves.
  - c. Two keys for each automatic controller.
  - d. One quick coupler key and matching hose swivels per four quick coupling valves installed.
  - e. Two sets of operation manuals for automatic controllers and valves.
  - f. Any other equipment deemed necessary by the Manufacturer's instructions to the proper operation of the irrigation system.

The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that Owner has received material must be shown to the Architect.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading unloading, and storing PVC pipe and fittings. Do not subject PVC pipe to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

E. GUARANTEE

The guarantee for the sprinkler irrigation shall be made in accordance with the form shown below. A copy of the guarantee form shall be included in the operations and maintenance manual. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace and defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____  
LOCATION: _____

SIGNED: _____  
Contractor _____  
ADDRESS: _____

PHONE: _____  
DATE OF ACCEPTANCE: _____

II PRODUCTS

A. MATERIALS

1. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

2. PVC Pressure Main Line Pipe and Fittings

- a. Pressure main line piping for all sizes shall be PVC Class 315 for 2" and larger, schedule 40 for 1-1/2" and smaller.
- b. Pipe shall be made from NSF approved type 1, Grade 1 PVC compound conforming to ASTM resin specification 1785. All pipe shall meet requirements as set forth in Federal Specifications PS-21-70. (Solvent-weld pipe).
- c. PVC solvent-weld fittings shall be Schedule 40, 1-2, II-I NSF approved conforming to ASTM test procedure D2466.
- d. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- e. All PVC pipe shall bear the following markings:
  - (1) Manufacturer's name.
  - (2) Nominal pipe size.
  - (3) Schedule or Class.
  - (4) Pressure rating in PSI.
  - (5) NSF (National Sanitation Foundation) approval.
- f. All fittings shall bear the manufacturer's name or trademark material designation, size, applicable I.P.S. schedule and NSF seal of approval.

3. PVC Non-Pressure Lateral Line Piping

- a. Non-pressure buried lateral line piping shall be PVC schedule 40 with solvent weld joints.
- b. Pipe shall be made from NSF approved, Type 1 Grade II PVC compound conforming to ASTM resin specification D1784. All pipe shall meet requirements set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.
- c. Except as noted in section II-A2, a & b, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section II-A-2 of these specifications.

4. UVR I PVC Pipe on Grade

- a. All pipe on grade shall be schedule 40 UVR/ PVC pipe.
- b. All pipe and fittings shall bear a permanent identifiable label of "Brownline UVR/ PVC. The piping and installation shall be in accordance with the requirements of the latest edition of the International Association of Plumbing and Mechanical Officials (IAPMO) Standard 1S-8.
- c. All lateral piping shall be installed on the surface and anchored at 10' O.C. by a #3 rebar with a "J" hooked radius driven 24" into solid ground.
- d. Horizontal piping stakes shall be within 12" of the sprinkler riser.
- e. Each pipe riser serving a sprinkler head shall be anchored by a riser stabilizer assembly constructed of a #4 rebar driven 24" into solid ground and fastened to the riser by two (2) galvanized or stainless steel bands.
- f. All risers and fittings used on UVR IPVC pipe shall be IFS schedule 40 or 80 as manufactured by " Brownline Pipe C.o."

5. Brass Pipe and Fittings

- a. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification #WW-P-351.
- b. Fittings shall be red brass conforming to Federal Specification #WW-P-460.

6. Gate Valves

- a. Gate valves 3" and smaller shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc.
- b. Gate valves 3" smaller shall be threaded ends and shall be equipped with a bronzer handwheel.
- c. Gate valve 3" and smaller shall be similar to those manufactures by Nibco or approved equal.
- d. All gate valves shall be installed per installation detail.

7. Quick Coupling Valves

- a. Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 P.S.I.

8. Backflow Prevention Units

- a. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install backflow prevention units in accordance with irrigation constructions details, and local prevailing codes.
- b. Wye Strainers at backflow prevention units shall have a bronzed screwed body with 60 mesh model screen and shall be Watts #777 or approved equal.

9. Check Valves

Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valves shall be field adjustable again draw out from 5 to 40 feet of head. The anti-drain valve shall be similar to the Valcon ADV or approved equal.

10. Control Wiring

- a. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires shall be a different color wire from each automatic controller. Common wires shall be white with a different color stripe for each automatic controller. Install in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
- b. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- c. Where more than one (1) wire is placed in a trench, wiring shall be taped together at intervals of ten (10) feet.
- d. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
- e. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird snap-rite connector, or approved equal. Use one splice per connector sealing pack.

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Seal

Project

HOLIDAY INN MILPITAS  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE IRRIGATION  
SPECIFICATIONS

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FILE NAME: L23-24 IRR SPEC.DWG

11. Automatic Controllers
  - a. Automatic controllers and climate sensors and flow sensors shall be of size and type shown on the Plans.
  - b. Final location of automatic controllers shall be approved by the Owner's authorized representative.
  - c. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The coordination with Electrical Contractor and final electrical hook-up shall be the responsibility of the irrigation contractor.
  - d. The contractor is responsible for properly programming the controller in conjunction with specified sensors. Coordinate with the manufacturer for any needed assistance.
12. Electric Control Valves
  - a. All electric control valves shall have a manual flow adjustment.
  - b. Provide and install one control valve box for each electric control valve.
13. Control Valve Boxes
  - a. Use 9 by 24 inch round box for all gate valves, Brooks #9 or approved equal.
  - b. Use 9-1/2 by 16 by 1 1-inch rectangular box for all electrical control valves, Carson Industries 1419-12B or approved equal.
14. Sprinkler Heads
  - a. All sprinkler heads shall be of the same size, type, and deliver the same rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as shown on the plans and/or specified on these special provisions.
  - b. Spray heads shall have a screw adjustment.
  - c. Riser units shall be fabricated in accordance with the details.
  - d. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler head.

III. EXECUTION

A. INSPECTION

1. Site Conditions
  - a. All scaled dimensions are approximate. The contractor shall check and verify all size dimensions and receive Architect's approval prior to proceeding with work under this Section.
  - b. Exercise extreme care in excavating and working near utilities. Contractor shall be responsible for damages to utilities which are caused by his operation or neglect. Check existing utilities drawings for existing utility locations.
  - c. Coordinate installation of sprinkler irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, or ground covers.

B. PREPARATION

1. Physical Layout
  - a. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
  - b. All layout shall be approved by Architect prior to trenching.
2. Water Supply
  - a. Sprinkler irrigation system shall be connected to water supply points of connections as indicated on the drawings.
3. Electrical Supply
  - a. Electrical connections for automatic controller shall be made to electrical points of connections as indicated on the drawings.
  - b. Contractor is responsible for minor changes caused by actual site conditions.

C. INSTALLATION

1. Trenching
  - a. Dig trenches straight and support pipe continuously on sand or native bedding at bottom of trench. Remove all stones or sharp objects from trench . Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.
  - b. Provide for a minimum of eighteen (18") inches cover for all pressure supply lines.
  - c. Provide for a minimum cover of (12") inches for all non-pressure lines.
  - d. Provide for minimum cover of eighteen (18") inches for all control wiring.

2. Backfilling
  - a. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated material approved by the Soils Engineer for backfilling consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be compacted in landscape areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken, areas, humps or other surface irregularities.
  - b. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
  - c. Flooding of trenches will be permitted only with the approval of the Soils Engineer and Architect.
  - d. If settlement occurs and subsequent adjustments in pipe, valves sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.

3. Trenching and Backfill Under Paying
  - a. Trenches located under areas of paving, asphaltic concrete shall be backfilled with sand ( a layer six inches below the pipe and three inches above the pipe) and compacted in layers to 90% left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
  - b. Generally, piping under existing walks is done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and or concrete is necessary, it shall be done and replaced by the Contractor as part of the Contract cost. Permission to cut or break sidewalks and or concrete shall be obtained from the Property Owner.
  - c. Provide for a minimum cover of twenty-four inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

4. Assemblies
  - a. Routing of sprinkler irrigation lines as indicate on the drawing is diagrammatic. Install lines and various assemblies to confirm with the details shown on drawings.
  - b. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
  - c. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform, such work in accordance with best standard practice with prior approval of Architect.
  - d. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-welding methods shall be as recommended by the pipe and fittings manufacture.
  - e. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required use threaded PVC adapters into which the pipe may be welded.

5. Line Clearance
  - a. All lines shall have a minimum clearance of six inches from each other. Parallel lines shall not be installed directly over one another. No other trades are allowed in same trench with irrigation pipe

6. Automatic Controller
  - a. Install controller in a vandal-proof enclosure.
  - b. Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequences shown on the drawing.
  - c. Automatic controllers shall be of size and type shown on the plans.
  - d. Final location of automatic controllers shall be approved by the Owner's authorized representative.
  - e. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The final electrical hook-up shall be the responsibility of the irrigation contractor.
  - f. Remote Control Valves Install where shown on drawings and details. When grouped together, allow at least twelve inches between valves. Install each remote control valve in a separate valve box.

8. Flushing of System
  - a. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed and prior to installation of sprinkler heads the control valves shall be opened and a full head of water used to flush out the system.
  - b. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect

9. Sprinkler Heads
  - a. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
  - b. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

- D. TEMPORARY REPAIRS
  - a. The Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the builder-Developer shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

E. FIELD QUALITY CONTROL

1. Adjustment of the System
  - a. The Contractor shall flush and adjust heads for optimum performance and to prevent over spray onto walks, roadways, walls fences, windows, and buildings as much as possible.
  - b. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of are as required.
  - c. Lowering raised sprinkler heads by the Contractor shall be accomplished within ten days after notification by Owner.
  - d. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the plans.
2. Testing of Irrigation System
  - a. The Contractor shall request the presence of the Architect in writing at least 48 hours in advance of testing.
  - b. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
  - NOTE: Testing of pressure main lines shall occur prior to installation of electric control valves.
  - c. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proved watertight prior to paving.
  - d. Sustain pressure in lines for not less than two hours for laterals and 4 hours for mainlines. If leaks develop, replace joints and repeat test until entire system is proven water-tight.
  - e. All hydrostatic tests shall be made only in the presence of the Architect and City Landscape Inspector or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested and approved in writing and shall be re-tested after backfill operations are complete.
  - f. Furnished necessary force pump and all other test equipment.
  - g. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Architect to determine if the water coverage for planting areas is complete and adequate. furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate without bringing this to the attention of the Architect. This test shall be accomplished before any groundcover is planted.
  - h. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

F. MAINTENANCE

1. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting.
2. The Architect reserves the right to waive or shorten the operation period.

G. CLEAN-UP

Clean-Up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained to the site or the work of others shall be repaired to its original condition.

H. FINAL OBSERVATION PRIOR TO ACCEPTANCE

1. The Contractor shall operate each system in its entirety for the Architect at time of final observation. Any items deemed not acceptable by the Observer shall be reworked to the complete satisfaction of the Architect.
2. The Contractor shall show evidence to the Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

I. OBSERVATION SCHEDULE

1. Contractor shall be responsible for notifying the Architect in Advance for the following observations according to the time indicated:
  - a. Pre-Job Conference - 7 days
  - b. Pressure supply line installation and testing - 4 days
  - c. Automatic Controller installation - 4 days
  - d. Control wire installation - 4 days
  - e. Lateral line and sprinkler installation - 4 days
  - f. Coverage test - 4 days
  - g. Final observation - 7 days
2. When inspections have been conducted by other than the Architect, show evidence of when and by whom these inspections were made.
3. No observation shall commence without As-Built drawings. In the event the Contractor calls for an observation without As-Built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Architect at the hourly rate in effect at the time the observation, portal to portal plus transportation cost. Subsequent inspections will not be performed until this charge is paid.

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Seal

Project

HOLIDAY INN MILPITAS  
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Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE IRRIGATION  
SPECIFICATIONS

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L24

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FILE NAME: L25-27 PP SPEC.DWG

LANDSCAPE PLANTING SPECIFICATIONS

Note: The general and specific conditions of these specifications are an integral part of the landscape construction documents and must be complied with.

1. GENERAL

A. SCOPE OF WORK

Furnish all labor, materials, equipment, and services necessary to provide all landscape planting as shown on the drawings and specified.

B. QUALITY ASSURANCE

- 1. Source Quality Control
  - a. Submit documentation that all plant material has been ordered to least five days prior to start of work under this Section. Arrange procedure for inspection of plant material with Architect at time of submission.
  - b. Plants shall be subject to inspection and approval of Architect at place of growth upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of the work. Submit written request for inspection of plant material of plants to be inspected at this time if, in his judgment, a sufficient quantity of plants is not available for inspection.
  - c. The Landscape Architect and Owner have contractually agreed to notify the Landscape Contractor that he will be responsible for financial reimbursement to the Landscape Architect for Additional and unanticipated time and materials required to organize, re-design, re-inspect or to do whatever is required to guide a substandard installation or one which is not within substantial conformance to the Plans and Specifications back to an acceptable installation. Said reimbursement will in the form of a charge to the Contractor from the Owner.

C. SUBMITTALS

Certificate of Inspection of plant material by State or Federal Authority

D. PRODUCT DELIVERY, STORAGE AND HANDLING

- 1. Delivery
  - a. Deliver fertilizer to site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
  - b. Deliver plants with legible identification labels.
    - 1. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
    - 2. State correct plant name and size indicated on plant list.
    - 3. Use durable, waterproof labels with water-resistant ink which will remain legible for at least 60 days.
  - c. Protect material during delivery to prevent damage to rootball or desiccation of leaves
  - d. The contractor shall notify the Landscape inspector four days in advance delivery of all plant materials and shall submit an itemized list of plants in each delivery.
- 2. Pruning
  - At no time shall the tree or plant materials be pruned, trimmed or topped prior to delivery, and alteration of their shape shall be conducted only with the approval of the Landscape Architect.
- 3. Right of Inspection
  - The Landscape Architect reserves the right to approve or reject at any time upon delivery or during the work any or all plant material regarding size, variety or condition.
- 4. Soils Test
  - Two copies of soils tests performed by an approved agronomic soils testing laboratory shall be submitted with plans. All soil samples shall be taken in the field by a qualified soils technician and submitted with plans to testing labs unless prior approval for alternative procedures is given by the City Engineer Tests shall include a fertility and suitability analysis with written recommendations. Contractor shall comply with recommendations given for soil amendments, plant material selections and irrigation equipment.
- 5. Storage
  - a. Store plant material in shade and protect from weather.
  - b. Maintain and protect plant material not to be planted within four hours.
- 6. Handling
  - a. Do not drop plant material
  - b. Do not pick up container plant material by stems or trunks

E. JOB CONDITIONS

- 1. Planting
  - Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
- 2. Scheduling
  - Install trees, shrubs and liner stock plant material before hydraulic seeded lawn areas are installed.

F. SAMPLES AND TESTS

- 1. The Landscape Architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by Landscape Architect. Rejected materials shall be immediately removed from the site and premises at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.
- 2. Agricultural Suitability of the soil shall be determined by a credentialed soil science laboratory. The Laboratory shall prepare a written report on the soil testing which shall include a detailed description of test results along with recommendations for backfill and surface soil amendments. The contractor shall be responsible for the testing and for following the recommendations of the agronomic soils report.
- 3. Agricultural suitability analysis of soil.
  - a. Must include pH measurement in the Saturation Extract, Electrical Conductivity of the saturation extract and Sodium Adsorption Ratio of the saturation extract. The approved procedures are the following:
    - pH Method 21
    - Saturation Extract Method 2
    - Sodium Adsorption RatioMethod 20b

Methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils".

- b. The following nutrients and elements must be determined with an American Society of Agronomy or Soil Science Society of America approved extraction method. Interpretation data must be given citing concentrations which are considered to be low, medium and high:
  - boron, calcium, copper, iron, magnesium, manganese, molybdenum, phosphorus, potassium, sodium, sulfur, and zinc
- (1) The approved methods are those cited by the Council on Soil Testing and Plant Analysis and those methods currently published by Soil Science Society of America manuals, Communications in Soil Science and Plant Analysis, Soil Science and Soil Science Society of America Journal. Approved methods for phosphorus are Bray P1, Bray P2, Olsen P, DTPA, ammonium acetate, and ammonium bicarbonate-DTPA. Approved methods for boron are hot water extract and ammonium bicarbonate-DTPA extract.
- c. The saturation extract must be analyzed for calcium, magnesium, sodium, boron, chloride, phosphorus, nitrate and sulfate.
- d. The following trace metals must be measured by the DTPA extract:
  - aluminum, arsenic, cadmium, chromium, cobalt, lead, lithium, nickel, selenium, silver, strontium, tin and vanadium.
- e. The presence of calcium carbonate and/or magnesium carbonate must be determined.
- f. Soil Texture (gravel, sand, silt and clay) must be determined. Determine organic matter content by the measurement of organic carbon. The quality of the organic matter shall be determined by measuring organic carbon and total nitrogen.
- g. Interpretation of nutritional deficiencies or excesses and potential toxicities must be given.
- h. Determine the following by methods approved by the American Society of Agronomy as published in the Methods of Soil Analysis, methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils," and bulk density of clods by the method published in Soil Science, vol 155, 325-330 (1993):
  - Exchangeable Ammonium cation
  - Base Saturation
  - Cation Exchange Capacity
  - Water Infiltration Rate - Method 34b of Agricultural Handbook Number 60
- i. If required for more complete soil characterization, determine the following by methods approved by the American Society of Agronomy as published in the Methods of Soil Analysis, methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils," and bulk density of clods by the method published in Soil Science, vol 155, 325-330 (1993):
  - Carbonates Measurement
  - Soil Bulk Density (Compaction)

- 3. Elemental determinations to made according to methods approved by the EPA or by the American Society of Agronomy
  - a. Optional - Growth Test for Toxic Constituents and/or Poor Physical Properties
    - 1. Grow a dicot plant species and a monocot species with and without activated charcoal. Measure yield and percent of germination for all treatments. Report conclusions and findings.

G. GUARANTEE AND REPLACEMENTS

- 1. Guarantee
  - All plant material installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one year (trees) or 6 months (shrubs) after date of acceptance by Owner. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the Contractor at his expense.
- 2. Replacement
  - Any materials found to be dead, missing or in poor ion during the establishment period shall be replaced immediately. The Landscape Architect, or his/her consultants, shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the contractor within 15 days of written notification by the Owner.

II. PRODUCT

A. GENERAL

The following organic soil amendments and fertilizer are to be used for bid price basis only. Specific amendments and fertilizer specifications will be made after grading operations are complete and soil samples are tested by Owner. All materials shall be of standard, approved and first-grade quality and shall be in prime condition when installed and accepted. Any commercially processed or packaged material shall be delivered to the site in the original, unopened container bearing the manufacturer's guaranteed analysis. Contractor shall supply Landscape Architect with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.

B. SPECIFIC

- 1. Suitable Import, Borrow Topsoil or Reclaimed soil
  - a. General - Topsoil shall be free of roots, clods, stones larger than 1-inch in the greatest dimension, pockets of coarse sand, noxious weeds, sticks, lumber, brush and other litter. It shall not be infested with nematodes or other undesirable disease-causing organisms such as insects and plant pathogens.
    - (1) Topsoil shall be friable and have sufficient structure in order to give good health and aeration to the soil.

- b. Gradation limits - soil shall be a sandy loam, loam, or clay loam. The definition of soil texture shall be the USDA classification scheme. Gravel over ¼-inch in diameter shall be less than 20% by weight.
- c. Permeability Rate - Hydraulic conductivity rate shall be not less than one inch per hour nor more than 20 inches per hour when tested in accordance with the USDA Handbook Number 60, method 34b or other approved methods.
- d. Fertility - The range of the essential elemental concentration in soil shall be as follows:

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram)		
dry weight basis		
phosphorus	2 - 40	
potassium	40 - 220	
iron	2 - 35	
manganese	0.3 - 6	
zinc	0.6 - 8	
copper	0.1 - 5	
boron	0.2 - 1	
magnesium	50 - 150	
sodium	0 - 100	
sulfur	25 - 500	
molybdenum	0.1 - 2	

Soil may need to be amended and conditioned to optimize plant growth. The above listed fertility is for soil selection.

Concentration of nutrients for final acceptance

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram)		
dry weight basis		
phosphorus	10 - 40	
potassium	100 - 220	
iron	24- 35	
manganese	0.6 - 6	
zinc	1 - 8	
copper	0.3 - 5	
boron	0.2 - 1	
magnesium	50 - 150	
sodium	0 - 100	
sulfur	25 - 500	
molybdenum	0.1 - 2	

- e. Acidity - The soil pH range measured in the saturation extract (Method 21a, USDA Handbook Number 60) shall be 6.0 - 7.9.
- f. Salinity - The salinity range measured in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 0.5 - 2.5 dS/m.
- g. Chloride - The maximum concentration of soluble chloride in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 150 mg/l (parts per million).
- h. Boron - The maximum concentration of soluble boron in the saturation extract (Method 3a, USDA Handbook Number 60) shall be 1 mg/l (parts per million).
- i. Sodium Adsorption Ratio (SAR) - The maximum SAR shall be 3 measured per Method 20b, USDA Handbook Number 60.
- j. Aluminum - Available aluminum measured with the Ammonium Bicarbonate/DTPA Extraction shall be less than 3 parts per million.
- k. Soil Organic Matter Content - Sufficient soil organic matter shall be present to impart good physical soil properties but not be excessive to cause toxicity or cause excessive reduction in the volume of soil due to decomposition of organic matter. The desirable range is 3% to 5%. The carbon:nitrogen ratio should be about 10. A high carbon:nitrogen ratio can indicate the presence of hydrocarbons or non-humified organic matter.
- l. Calcium Carbonate Content - Free calcium carbonate (limestone) shall not be present for acid-loving plants.
- m. Heavy Metals - The maximum permissible elemental concentration in the soil shall not exceed the following concentrations:

Ammonium Bicarbonate/DTPA Extraction parts per million (mg/kilogram)		
dry weight basis		
arsenic	1	
cadmium	1	
chromium	10	
cobalt	2	
lead	30	
mercury	1	
nickel	5	
selenium	3	
silver	0.5	
vanadium	3	

- (1) If the soil pH is between 6 and 7, the maximum permissible elemental concentration shall be reduced 50%. If the soil pH is less than 6.0, the maximum permissible elemental concentration shall be reduced 75%. No more than three metals shall be present at 50% or more of the above values.
- (2) Phytotoxic constituent, herbicides, hydrocarbons etc. - Germination and growth of monocots and dicots shall not be restricted more than 10% compared to the reference soil. Total petroleum hydrocarbons shall not exceed 50 mg/kg dry soil measured per the modified EPA Method No. 8015. Total aromatic volatile organic hydrocarbons (benzene, toluene, xylene and ethylbenzene) shall not exceed 0.5 mg/kg dry soil measured per EPA Methods No. 8020.

2. Soil Conditioners and Fertilizers

a. Soil conditioner with fertilizer included shall consist of organic materials comprised of decomposed animal and vegetable matter and composted to support bacterial cultures. Soil conditions shall be "Grow-Power Plus" or approved equal, and shall conform to the following analysis.

- (1) Particle Size: 63 1/2 % through 100 Screen pH: 4.5 to 4.7
- (2) Organic Content: Humus--50%; Humic Acids-15 (Note: Poultry, animal or human waste is not acceptable. See the definition of Humus in Western Fertilizer Handbook, Fifth Edition.)
- (3) Chemical Analysis:
  - Ammonic Nitrogen 1.00% (derived from ammonium phosphate)
  - Organic Nitrogen 4.00 % (derived from compost, meat meal and urea)
  - Total Nitrogen 5.00%
  - Available phosphoric Acid 3.00% (derived from compost, meat meal and diammonium phosphate)
  - Soluble Potash 1.00% (derived from compost and muriate of Potash)
  - Iron 1.00% (derived from iron sulfate)
  - Zinc 0.05% (derived from zinc sulfate)
  - Manganese 0.05% (derived from manganese sulfate)
- (4) Soil Penetrant: Alkyl Naphthalene
- Sodium Sulfonate 2.00%
- (5) Materials shall be mixed thoroughly and bagged in 50 or 80 lb. bags.
- b. Organic Soil Amendments shall be derived from Redwood, Fir or Cedar wood bark, granular in nature, stabilized with nitrogen and having the following properties.
  - (1) Particle Size: minimum 955 passing 4 mesh screen (6.35 MM standard sieve); minimum 80% passing 8 mesh screen (2.33 MM standard sieve)
  - (2) Nitrogen Content: 0.5% based on dry weight for redwood sawdust; 0.7% based on dry weight for fir sawdust; 1.0% based on dry weight for fir or pine.
  - (3) Salinity: Saturation extract conductivity shall not exceed 3.5 millimhos/ centimeter at 25 degrees centigrade.
  - (4) Organic Content: Minimum 90% weight
  - c. Minerals
    - (1) Soil Sulfur (S): as required from soil report
    - (2) Ferrous Sulfate: as metallic 20% as required from soil report
    - (3) Agricultural Gypsum (CaSO42HpO): as required from soil report
    - (4) Lime (CaO): as required from soil report
  - d. Redwood Shavings shall be leached
  - e. Pre-Plant Commercial Fertilizer shall be nitrogen-fortified and have uniform in composition, free- flowing suitable for application with approved equipment and delivered to the project site in unopened, original container or package, each bearing the manufacturer's statement of guaranteed analysis and shall contain the minimum available percentage by weight of plant food as specified in the approved agronomic soils report.
  - f. Planting Tablets
    - (1) slow-release type, containing the following percentages of nutrients by weight: 20% nitrogen; 10% phosphoric acid; 5% potash
    - (2) 21 gram tablets as manufactured by Agriform or approved equal, applied per manufacturer's instructions
    - (3) Subsurface Root Barrier- Root barrier incorporated into street tree planting for the purpose of long-term root control shall be prefabricated, manufactured of high impact, polyethylene as manufactured by Deep Root Corporation or approved equal

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Issue

Revisions

Sheet Title  
LANDSCAPE  
PLANTING SPECIFICATIONS

Date Last Edited  
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L25

NOT TO SCALE



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4. Plant Material

a. Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and ratings. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sunscalds, fresh abrasions of the bark excessive abrasions or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened" off. All plants shall have normally well developed branch systems and vigorous and fibrous root systems which are not root or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the plants furnished by the Contractor in containers will be determined by removal of earth from the roots of not less than two plants, or more than two percent of the total number of plants of species or variety. Where container-grown plants are from several sources, the roots of not less than two plants be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect is the sole judge as to acceptability. Any plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.

b. The size of the plants will correspond with that normally expected for species and variety of commercially available nursery stock or as specified in the Special Conditions, drawings or details. The minimum acceptable size of all plants, measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect. If the use of larger plant is approved, the ball of earth or spread of roots for each plant will be increased proportionately.

c. All Plants not to the requirements herein specified shall be considered defective and such plants, whether in place or not, shall be removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the drawings. Under no conditions will there by any substitution of plants, except with the expressed consent of the Landscape Architect and City Landscape Inspector.

d. At no time shall trees or plant material be pruned, trimmed or topped prior to delivery, and any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect and as noted on the Planting Specifications

e. Plant material shall be true to botanical and common name and variety as specified in "A Checklist of Woody Ornamental Plants in California," Manual 32 published by the University of California School of Agriculture (1963).
5. Nursery-Grown and Collected Stock

a. Grown under climatic conditions similar to those in locality of project.

b. Container-grown stock in vigorous, healthy condition; no root bound plant or plants with root system hardened off

c. Substitute plant material will not be permitted unless specifically approved in writing by the Architect.
6. Tree Staking Material

a. Stakes for Tree Support

(1) Full length, lodge pole, pine stakes, treated with copper naphthanate

(2) Minimum nominal size: 2" in diameter x 12' long and pointed at one end (adjusted length to fit tree)

b. Hose and Wire Ties

(1) Galvanized wire with cinch tie; Wire shall be zinc-coated iron, 10-gauge minimum and solid core.

(2) All guys are to be flagged. Ninety percent wire length is to be covered. White PVC 1/4 inch diameter tube covering shall be used.
7. Bark Chips

Bark chips shall be regular, ground, redwood or fir bark, consisting of 1/2" to 3/4" (acorn size) chips. Prior to delivery to the site, the Contractor shall submit samples to the City Landscape Inspector for approval.
8. Erosion Control Matting

Erosion control matting shall be of open weave, furnished in rolled strips as follows: It shall be approximately 225 feet long with a width of 48 inches plus or minus one inch and an approximate one (1) inch square mesh. Fabric shall average .4 pounds per linear foot. The erosion control matting shall be manufactured from loosely twisted jute yarn not varying in thickness by more than one-half its normal diameter, equal in quality to "Ludlow Soil Saver #48" or approved equal. Staples for erosion control shall be 11 gauge steel wire bent in a U shape six inches minimum length and one inch wide. Wetting Agent to be 95% alkyl Polyethylene glycol ether such as "Commercial Water In" or approved equal.
9. Seed

All seed used for lawn planting or erosion control planting or for any other reasons specified in the plans shall be labeled and furnished in sealed, standard containers with duplicate signed copies of a statement from the vendor, certifying that each container of seed delivered is fully-labeled in accordance with the California State Agriculture Code. Seed which has become wet, moldy or otherwise damaged in transit or storage will not be accepted.
10. Sod

Sod shall be fully mature, well-maintained, of the grass variety specified, free of all other grasses or weeds and shall be evenly cut with a conventional sod cutting machine to a thickness of 1-1/2 inches. All material shall be from the same growing ground and delivered fresh to the job site. If, after installation, any areas of sod die or become brown, these areas are to be replaced with sod immediately. Replacement sod is to match original.

11. Hydromulching

a. Wood Cellulose Mulch shall be calm, natural, wood cellulose fiber. Natural wood cellulose fiber shall be processed in such a manner that it will contain no growth or germination-inhibiting factors and shall be dyed green to facilitate metering of materials. It shall be manufactured in such a manner that after each addition and agitation in slurry tanks with fertilizer, seed water and other approved additives, the fibers in the material will become uniformly suspended to form a homogeneous slurry and that when hydraulically sprayed on the ground cover impregnated uniformly with seed; which after application, will allow the absorption of moisture and will allow rainfall to percolate to the underlying soil.

b. Fertilizer shall consist of organic materials comprised of decomposed animal and vegetable matter and composted to support bacterial cultures. Fertilizer shall be "Gro-Power" or approved equal.

c. Soil Binder: Terra Tack III or approved equal

d. Humectant: HL-80 Humectant or approved equal
12. Equipment

Hydraulic equipment used for the application of slurry shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend and homogeneously mix above slurry. Distribution lines shall be large enough to prevent stoppage and to provide even distribution of the slurry over the ground. In order to facilitate proper coverage, the pump must be capable of exerting up to 150 psi at the nozzle. The slurry tanks shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit which will place the slurry tank and spray nozzles within sufficient proximity to the areas to be seeded so as to provide uniform distribution without waste.
13. Weed Abatement Program

The herbicide "Round-Up" or approved equal shall be used for slope/ planting areas. See Sections III-D-2 and III-D-7 for guidelines for proper application procedures.
14. Miscellaneous Materials

a. sand-washed river sand or equal

b. post emergent weed killer: "Round-Up"

c. tree wound paint-as-approved

III. EXECUTION

- A. INSPECTION

Verify that final grades have been established prior to beginning planting operations. Inspect trees, shrubs, and material for injury and insect infestation, and inspect trees and shrubs for improper pruning. Do not begin planting trees until deficiencies are corrected or plants replaced.

- B. PREPARATION

Stake out locations for plants and outline of planting beds on ground. Do not begin excavation until plant locations and plant beds are acceptable to Architect. The irrigation system shall have been installed and approved prior to soil preparation.

C. INSTALLATION

1. Excavation of Planting

a. Shape

(1) Vertical sides and flat bottom

(2) Plant pits to be square for box material, circular for canned material.

b. Size

All trees shall have planted pits dug twice the diameter and to the depth of the root ball. Backfill around the rootball with prepared backfill mix. Refer to planting Details for specific method.

2. Preparation of Planting Areas

a. After approximate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Nitrogen-stabilized organic amendment and ammonium phosphate shall at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into top 6" of soil.

(1) Nitrogen-Stabilized Organic Amendment

4 cu. yards/1,000 sq. ft.

(2) Ammonium Phosphate 6-20-20: 15 lbs./1,000 sq. ft.

(3) 150 lbs. Agriculture Gypsum I 1,000 sq. ft.

b. All soil area shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve inches.

c. At time of planting, the top two inches of turf areas to be sodded or seeded shall be free of stones, stumps or other deleterious matter 1" in diameter or larger. In groundcover areas, the top two inches shall be free of stones, stumps or other deleterious matter 2-½inch diameter or larger. All planting areas shall be free from all wire, plaster or similar objects.

3. Final Grades

a. After the foregoing specified deep watering, minimum modifications to grade may be required to establish the final grade. These areas shall not be worked until the moisture content has been reduced to a point where working it will not destroy soil structure.

b. Finish grading shall insure proper drainage of the site.

c. All areas shall be graded so that the final grades will be 1" below adjacent paved areas, sidewalks, valves boxes, headers, clean-outs, drains, manholes, etc. in turf areas, and 2" below in groundcover areas.

d. Surface drainage shall be away from all building foundations.

e. Eliminate all erosion scars.

f . Planting areas receiving sod shall sustain a finish grade of a depth that installed sod shall be flush with finish surfaces (walks, paved areas, etc.).

g. All planting areas shall have a finish grade conforming to approved plans and specifications after full settlement has occurred.

4. Dispose of unacceptable or unused excess soil off site and premises.

D. PLANTING INSTALLATION

1. General

a. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Landscape Architect.

b. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area. In extreme heat, plants shall be watered immediately after planting.

c. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken, and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
2. Weed Control:

After soil preparation and establishment of final grades prior to any planting, the Contractor shall irrigate thoroughly for a period of time, two to three weeks or until the weed seeds have germinated. When there is sufficient weed seed germination, the Contractor shall apply a post emergent contact weed killer according to the directions of the manufacturer. The Contractor shall then wait an additional two weeks to allow the weed killer to dissipate, then plant as indicated in the plans and specifications. Contractor shall remove any residual foliage and/or roots.
3. Layout of Major Plantings:

Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any plant pits are dug. All such locations shall be approved by the landscape Architect. If an underground construction or utility line is encountered in the excavation of planting areas, other locations may be selected by the landscape Architect.
4. Planting of Trees and Shrubs

a. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plants pits and planting beds.

b. Can Removal

(1) Cut cans on two sides with an acceptable can cutter

(2) Do not injure root ball

(3) Do not cut cans with a spade or axe.

(4) Carefully remove plants without injury or damage to root ball.

(5) After removing plant, superficially cut edge-roots with knife on three sides.

c. Box Removal

(1) Remove bottom of plant boxes before planting

(2) remove sides of box without damage to rootball after positioning plant and partially backfilling.

d. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least two times the width and one and the depth of the original plant container. The holes shall be, in all cases, large enough to permit handling and planting, without injury or breakage to the roots or root ball. Refer to Standard Planting Details.

e. Excavated holes for slope plantings shall be dug two times original plant container width, providing a permanent 6 inch berm around plant pit.

f. Protect all areas from excessive compaction when trucking plants or other material to the planting site:

g. Center plant in pit or trench.

h. Face plants with fullest growth into prevailing wind.

See plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
- |                                               |             |
|-----------------------------------------------|-------------|
| Container plants shall be backfilled with:    |             |
| - 8 parts by volume on-site topsoil           |             |
| - 2 parts by volume organic amendment         |             |
| - 6-20-20 fertilizer mix as per chart below:  |             |
| 1 gallon                                      | 1 handful   |
| 5 gallon                                      | 2 handfuls  |
| 15 gallon                                     | 3 handfuls  |
| 18" box                                       | 4 handfuls  |
| 24" box                                       | 5 handfuls  |
| 30" box                                       | 6 handfuls  |
| 36" box                                       | 7 handfuls  |
| 42" box                                       | 8 handfuls  |
| 48" box                                       | 9 handfuls  |
| 60" box                                       | 10 handfuls |
| (- 1 handful approximately equals 4-6 ounces) |             |
- i. All plants which settle deeper than specified above shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly-filled hole to thoroughly saturate the root ball and adjacent soil.

j. Excess soil generated from the planting holes may be distributed on the site and amended as specified in general soil preparation.

k. Hand place plants which are in containers less than one gallon in size

l. Hand backfill and hand tamp, leaving a slight depression around bases of plants.

m. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified.

n. After the water has completely drained, planting tablets shall be placed as indicated per container size below:
- |           |            |
|-----------|------------|
| 1 gallon  | 1 tablet   |
| 5 gallon  | 2 tablets  |
| 15 gallon | 3 tablets  |
| 18" box   | 4 tablets  |
| 24" box   | 5 tablets  |
| 30" box   | 6 tablets  |
| 36" box   | 7 tablets  |
| 42" box   | 8 tablets  |
| 48" box   | 9 tablets  |
| 60" box   | 10 tablets |
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- Issue
- Revisions
- Sheet Title  
LANDSCAPE  
PLANTING SPECIFICATIONS
- Date Last Edited  
JANUARY 23, 2014
- Sheet Number
- L26
- NOT TO SCALE



o. The remainder of the hole shall be backfilled.

p. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two inches of water. Basins shall be of a size suitable for the individual plant. In no case shall the basin for a fifteen-gallon plant be less than four feet in diameter, for a five-gallon plant less than three feet in diameter and for a one-gallon plant less than less than two feet in diameter. The basins shall be constructed of amended backfill materials.

q. Pruning shall be limited to the minimum necessary to remove injured twigs and branches and to compensate for loss of roots during transplanting, but never to exceed one-third of the branching structure. Upon approval of the Landscape Architect, pruning my not be done before delivery of plant, but not before plants have been inspected and approved. Cuts over 3/4" in diameter shall be painted with tree seal.

r. Staking and Guying

(1) Staking of all trees shall conform to three staking and tree guying details.

(2) Tree stakes shall be straight-grained, lodge pole pine. Stakes shall be free from knots, checks, splits or disfigurements. Guy as indicated immediately after planting, using three guys per tree, guys placed as to five equal support to tree from any direction. Install a warning flag on each guy. Protect bark of tree by connecting wire with "Cinch-Tie". Anchor guy wires with "deadmen" buried at least 2 feet below finish grade. Tighten guylines to a firm tension. Install additional guys should tree growth be such that three guy wires do not give required equal support from all directions.

s. Vine Planting

Vines shall have wood stake support removed without damage to plant and the vine trained upon the adjacent posts and walls as directed by the plan or Landscape Architect. Vines shall be held to posts and overheads by plastic green ribbon ("heavy duty") and eye bolts, not nails, as directed by the Landscape Architect or details.

t. Where street trees occur within treewells or are adjacent to a substantial amount of pavement, a sub-surface planter box ("Deep-Root" or approved equal) shall be used. Box shall be installed per Details.

u. Location for street trees adjacent to any light standards or utility equipment shall be adjusted to maintain a suitable clearance, as approved by the City Landscape Architect.

5. Planting of Ground Covers

a. Ground cover plants shall be grown in flats or peat pots or taken as cuttings, as indicated on the plans. Flat grown plants (rooted cuttings) shall remain in those flats until transplanting. The flat's soil shall contain sufficient moisture that it will not fall apart when lifting the plants. If plants from peat pots are used, the pots shall be protected at all times prior to planting to prevent unnecessary drying of the root ball.

b. Ground cover shall be planted in straight rows and evenly spaced, unless otherwise noted, at intervals called called out in the drawings. Triangular spacing shall be used unless otherwise noted in the drawings.

c. Each rooted plant shall be planted with its proportionate amount of flat soil or in a peat pot, in a manner that will insure minimum disturbance of the root system, but in no case shall this depth be less than two nodes. To avoid drying out, plantings shall be immediately sprinklered after planting until the entire area is soaked to the full depth of each hole, unless otherwise noted on the drawings.

d. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by tramping or other operations of the Contractor shall be repaired immediately.

6. Planting of Lawn

a. Lawn will be planted by hand seeding, hydroseeding, and /or sodding as indicated on the plans.

b. After preparation of soil in accordance with the section on "Grading and Soil Preparation," the areas to be planted to lawn shall be rolled, raked and floated to finish grade by any acceptable method, with the finish grade by any acceptable method, with the finish grade being smooth and even, free of rocks and clods and reasonably well-firmed. Prior to planting, the surface of the area shall be sufficiently loose and friable to receive the seeds of sod.

c. Pre-Fertilization: Just prior to the planting of turf, evenly broadcast appropriate fertilizer as specified in the approved soils report.

d. Method

(1) Seed: A satisfactory method of sowing shall be employed, using an approved, mechanical, power-drawn driller-seeder, mechanical hand-seeder or other approved equipment. The rate of application of seed will be specified on the plans and in the specifications. The seed shall be covered by means of a wire drag, spike-toothed, harrow cultipacker or other approved device. Seeded areas shall immediately be compacted by means of a cultipacker, roller or other approved equipment weighing 60 to 90 pounds per linear foot of roller. Final rolling shall be at right angles to slopes to prevent erosion wherever possible metal staples typical for those used used on erosion control matting, if necessary.

(2) Sod: Soil preparation, finish grading and fertilization shall be as specified for seeded lawns, except that the sub-soil finish grade shall be two inches below final grade to allow for the thickness of sod. Lay sod down in one direction only, with close fitted joints. The ends of each strip shall be staggered to eliminate continuous joining. Staple sod on steep slopes with metal staples typical for those used on erosion control matting, if necessary.

e. Watering

Immediately following planting or top dressing, if applied, apply a light fine, mist spray to anchor the seed and/or dressing to the soil, forming a protective crust to prevent wind erosion and drying of the seed. The lawn areas shall be kept moist until fully germinated. Fully germinated lawn areas shall be allowed to dry sufficiently to permit rolling with approximately two hundred to three hundred pound water-weighted roller to satisfactorily compact the soil around the grass roots and provide a firm, smooth mowing surface.

7. Hydroseeded Application Procedures and Equipment

a. Weed Control

Upon the completion of the irrigation system and and after all existing weeds and growth have been removed from the commercial fertilizer (21-0-0) per acre as per planting area, apply 200 pounds of a manufacturer's instructions. Water all areas for times daily and until weed seeds have germinated. Cease watering for three days. Spray the non-selective herbicide "Round-up" to eradicate the germinated weeds. Translocation or approved equal period should be 7-10 days. Allow herbicide to kill all weeds. Rake or hoe off all dead weeds to a depth of 1/4 inch below the surface of the soil. If perennial weeds or grasses still exists, re-water four times daily for fourteen consecutive days, until the new growth appears. Re-apply a non-selective herbicide Remove weeds after herbicide has had sufficient time to kill.

b. Equipment

Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be of the "Super Hydro-Seeder" type. This equipment shall have a built-in agitation system and aperating capacity sufficient to agitate, suspend and homogeneously mix a slurry contained not less than 40% of fibre mulch plus a combined total of #7 fertilizer solids for each 100 gallons of water. The slurry distribution lines shall be large enough to prevent stoppage and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. The slurry tank shall have a minimum capacity of 1,500 gallons and shall be mounted on a traveling unit, either self-propelled or drawn by a separate unit, which will place the slurry tank spray nozzles within sufficient proximity to the areas to be seeded.

c. Preparation

The slurry preparation shall take place at the site of work. Begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good re-circulation shall be established and the seed shall be added. Fertilizer shall then be added, followed by wood pulp mulch. The wood pulp mulch shall only be added to the mixture after the seed and when the tank is at least one-third filled with water. The engine throttle shall be opened to full speed when the tank is half-filled with water. All the wood pulp mulch shall be added by the time the tank is two-thirds to three-fourths full. Spraying shall commence immediately when the tank is full.

d. Application

The operator shall spray the slopes with a uniform, visible coat by using the green color of the wood pulp as a guide. the slurry shall be applied in a sweeping motion in an arched stream so as to fall like rain, allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.

e. The Limit

All slurry mixture which has not been applied to the slopes within four hours after mixing will be rejected and removed from the project at the Contractor's expense.

f. Protection

Special care should be exercised by the Contractor in preventing any of the slurry to be sprayed inside any reservoir basin or into drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the Contractor's expense to the satisfaction of the Owner or City. All areas designated for hydroseeding shall be thoroughly watered prior to the hydroseeding. The Contractor shall note any discrepancy for complete water coverage and correct. The Contractor shall at this time note wind and weather conditions and submit a watering program to the Landscape Architect for approval prior to hydroseeding.

g. Reseeding

All bare spots shall be reseeded within 10 days to the satisfaction of the Owner and/or Landscape Architect.

h. Watering

(1) A balanced, full-coverage watering program shall be maintained to ensure proper germination until the acceptance of work.

(2) Plants which cannot be watered efficiently with the existing water system shall be watered by means of a hose.

i. Fertilization (Turf)

Apply recommended fertilization program 45 days after the first mowing. Continue every 90-120 days.

j. Maintenance and Irrigation

Maintenance shall be the responsibility of the Landscape Contractor for a period of forty-five days. It is his responsibility to provide sufficient water. Moisture must be maintained on the soil once the slurry mulch has been applied and allowed to set for one day. The slopes can then be irrigated.Three are no set irrigation requirements in gallons per minute, duration of time or number of gallons to be applied to the hydroseeded slopes. This will vary from day to day depending on the rate of growth and climatic conditions encountered. The soil surface shall be kept moist at all times, particularly during the seeding germination period. Failure to provide adequate moisture will result in desiccation of the new seedlings, in turn making it necessary for an additional application of seed, fertilizer and mulch.

k. Soil test

Contractor shall take soil samples from these approved locations. Agricultural suitability test shall be made of the soil samples. Test shall include, but not limited to Ph, ECE, SAR, NPK, BORON and half-saturation test. Copies of the results shall be sent to the Landscape Architect for review. Hydroseeded mix is subject to change upon review of a soil analysis.

8. Erosion Control

a. Erosion control installation will be required in locations specifically delineated on the drawings or as necessary due to field conditions.

b. Surface of the slopes shall be uniformly smooth and even, with all debris and rocks raked out. The soil shall be sufficiently moist to permit the firm laying of erosion control matting and to prevent sloughing of topsoil.

c. The erosion control matting shall be laid with the direction of flow of surface drainage and in accordance with the manufacturer's directions. The matting shall be cut to provide a visually pleasing slope.

d. The matting shall be stapled in place and firmly embedded by means of tamping or rolling as approved by the Landscape Architect to insure that the matting is in contact with the soil and that no erosion can take place under the matting.

e. Planting of turf, ground covers, shrubs and/or vines may be required in area protected by erosion control matting as specified in the plans or as becomes necessary.

9. Native Plant Areas

a. Any planting areas designated as natural planting that are cleared off during any phase of the development must be re-established with an approved planting prior to acceptance of the tract.

b. Comply with City Zoning and Subdivision Ordinance.

c. Natural vegetation areas are subject to review and approval by the Landscape Architect, Fire Marshall and City Landscape Architect. Appropriate fuel management programs shall be addressed as a part of the contracts documents for execution during site development. Budgeting for on-going fuel management programs should also be addressed as a part of the maintenance programs.

E. CLEAN-UP

After all planting operations have been completed remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. Clean-up Contractor shall pick-up all trash resulting from this work no less frequently than each Friday before leaving the site, once a week and/or the last working day of each week. All trash shall be removed completely from the site. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. The Contractor shall arrange for offsite disposal of surplus soil and shall, upon request, furnish the City or County's authorized representative with the disposal site Owner's written consent.

F. INSPECTIONS

Normal progress inspections shall be requested by the Contractor from the Landscape Architect at least 4 days in advance of an anticipated inspection. Inspections are required as follows:

- upon the completion of fine grading
- upon the completion of soil conditioning
- prior to application of post-emergent weed killers
- pre or post-delivery of all plant material
- upon the completion of major plant layout
- at the tree-staking example prior to sodding

LANDSCAPE MAINTENANCE

I. GENERAL REQUIREMENTS

a. Scope of Work

Work specified in this Section furnish all labor, material, equipment and services required to maintain the landscape in an attractive condition as specified herein for a period of ninety (90) days after final acceptance by Owner.

b. Quality Assurance

The Contractor's representative shall be experienced in landscaping maintenance and shall have received an education in ornamental.

c. Maintenance Period

The Contractor shall continuously maintain all areas involved in this Contract during the progress of the work and the maintenance period until final acceptance of the work by the owner. Improper maintenance or possible poor condition of any planting at the termination of the scheduled maintenance period may cause postponement of the final completion date of the Contract. Maintenance shall be continued by the Contractor until work is acceptable. Maintenance period shall not start until all elements of construction, planting and irrigation for the entire project are in accordance with Plans and Specifications. The Contractor shall request an inspection to begin the maintenance period after all planting and related work has been completed in accordance with the Contract documents. A prime requirement is that all lawn areas shall show an even, healthy strand of grass seedlings or sod, either of which shall have been mown twice. If such criteria is met to the satisfaction of the Landscape Architect, a field notification will be issued to the Contractor to establish the effective beginning date of the maintenance period. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as a maintenance period working days. The maintenance period will be extended if the provisions required the plans and specifications are not filled

D. EMERGENCY NUMBERS

(1) The Contractor shall provide and maintain a current list of emergency telephone numbers for 24-hour emergency response.

(2) The Contractor shall initiate remedial action within two hours from the time of notification.

E. PROTECTION OF EXISTING FACILITIES AND STRUCTURES

The Contractor shall exercise due care in protecting from damage all existing facilities, structures and utilities both above and below surface on the City/ Owner's property. Any damage to City's/ Owner's property deemed to be caused by the Contractor's responsibility to verify and locate any underground systems (i.e., utility line). This does not release the Contractor from the responsibility of taking reasonable precautions when working in these areas. Any damage or problems shall be reported immediately to the City/ Owner's representative.

F. PROJECT INSPECTIONS

Upon request the Contractor or his representative will walk the project with the City/ Owner's representative for the purpose of determining compliance with the specifications.

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Seal

Project

HOLIDAY INN MILPITAS  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
LANDSCAPE  
PLANTING SPECIFICATIONS

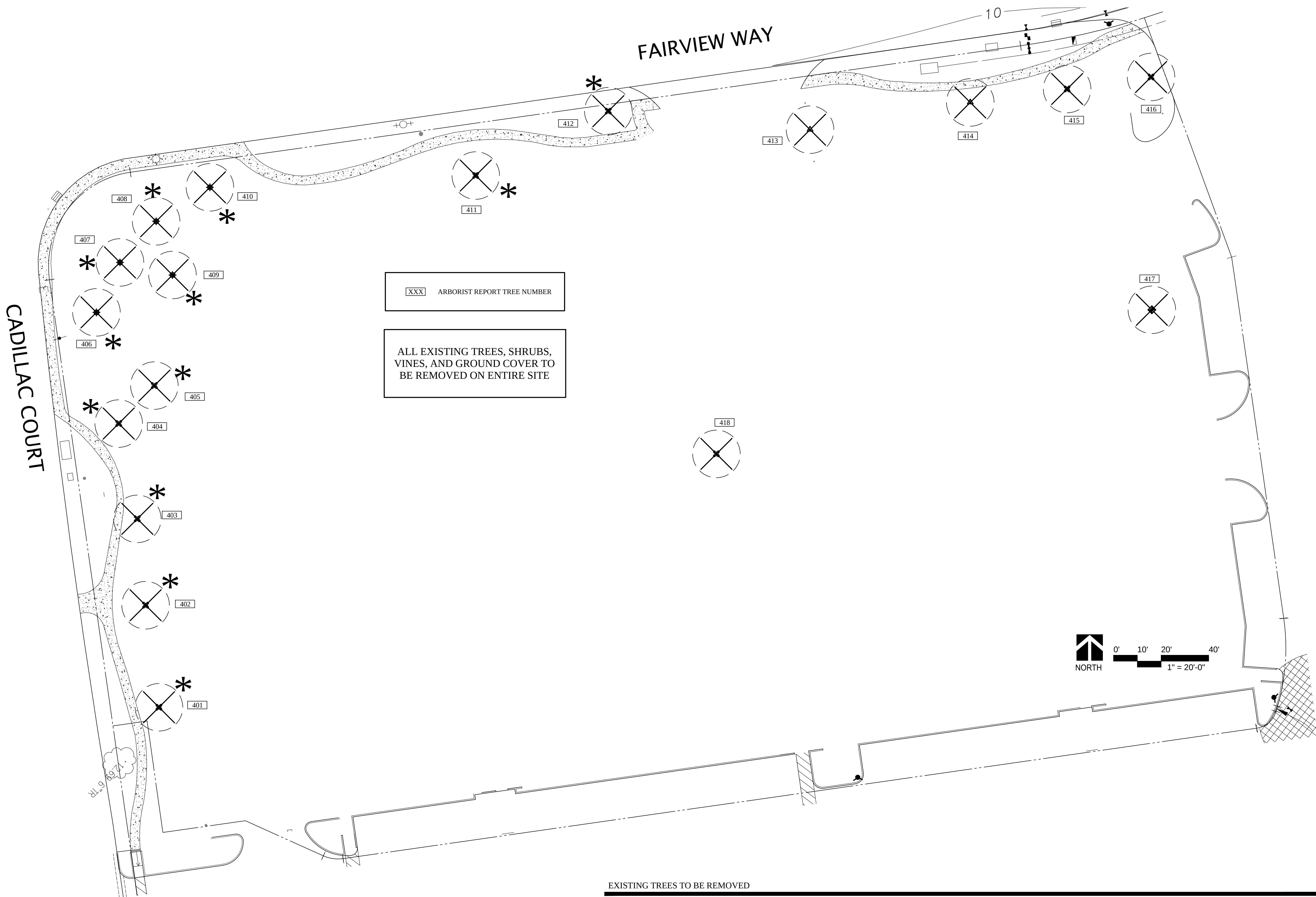
Date Last Edited  
JANUARY 23, 2014

Sheet Number

L27



FILE NAME: L28 TREE REMOVAL-PRESERVATION PLAN.DWG



XXX ARBORIST REPORT TREE NUMBER

--- TREE PROTECTION FENCEING

* INDICATES TREE DESIGNATED AS HAVING 37" OR LARGER CIRCUMFERENCE TRUNK AND IS PROTECTED. SEE PLANTING PLAN FOR REPLACEMENT TREES FOR PROTECTED TREES BEING REMOVED.

PROTECTED TREES TO BE REMOVED- 12

ALL EXISTING TREES, SHRUBS, VINES, AND GROUND COVER TO BE REMOVED ON ENTIRE SITE

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	ACACIA MELANOXYLON	BLACKWOOD ACACIA	EXISTING TO BE REMOVED	10		EUCALYPTUS CAMALDULENSIS	RED RIVER GUM	EXISTING TO BE REMOVED	2
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	EXISTING TO BE REMOVED	5		SALIX LASIOLEPIS	ARROYO WILLOW	EXISTING TO BE REMOVED	1

FOR ARBORIST REPORT SUMMARY SEE SHEET L30

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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
TREE PRESERVATION AND  
REMOVAL PLAN

Date Last Edited  
JANUARY 23, 2014

Sheet Number

**L28**



PNW-TSA Certified Tree Risk Assessor #1188

ISA Certified Arborist #WE-0132A

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Ray Morneau

• ARBORIST •

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Certified Arborist's

Tree Inventory & Pre-Construction Report

July 29, 2014 = Data

August 07, 2014 = Report

Prepared for:

Heidi de Guzman

Prime Group Construction, Inc.

3045 Wilson Road

Bakersfield, CA 91105

Site:

Holiday Inn and Suites

1100 Cadillac Court

Milpitas, CA 95035

Prepared by:

Ray Morneau

ISA Certified Arborist #WE-0132A

PNWISA Certified Tree Risk Assessor #1188

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1.0 Assignment & Introduction

2.0 Discussion with leading summary

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2.2 Discussion.

3.0 Site Plan, Tree Data, and Data Legend

4.0 Tree Preservation Guidelines: Pre-Construction Maintenance Notes

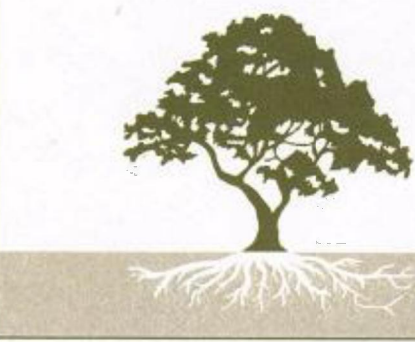
5.0 Tree Preservation Guidelines: Tree Protection Measures

5.1 Fencing and other root zone protection.

5.2 Prohibited Acts & Admonishments/Requirements

5.3 Construction-time Maintenance

6.0 Certification



August 07, 2014

Certified Arborist's Tree Inventory & Report: 1100 Cadillac Ct., Milpitas, CA

Page #2 of 12.

Ray Morneau, Arborist



ISA Certif. #WC-0132

650.964.7664

1.0 Assignment & Introduction

I have been retained by Heidi de Guzman (representing Prime Group Construction) to provide the pre-construction tree inventory and Arborist's Report for this hotel project at 1201 Cadillac Court in Milpitas, California.

A "Site Plan" (dated 7/3/14) has been provided to me for my reference. I have added my tree numbers to it and included that below.

2.0 Discussion with leading summary

2.1 Summary

Eighteen (18) trees are associated with this property, either as site trees and street trees, or those just off-site as overhanging neighbors' trees.

The plans for development are in the works and can be discussed when more progress is made. Currently, I expect a hotel to be built here. I understand that the landscape plan is in the works.

This report follows the Milpitas Municipal Code, Title X (Streets & Sidewalks), Chapter 2 (Tree Maintenance and Protection), Section 7 (Tree Protection and Heritage Tree Program).

Of the eighteen trees, twelve (12) measure up as "Protected Trees". However, none of the trees on this site appear to be worthy of "Heritage Tree" designation (per "distinctive form, size, age, location and/or historical significance"). Most are in Poor or Very Poor condition. Even those in Fair condition are not worthy of preservation. Summary charts below:

Tree Frequency Charts

Overall Condition Chart

Percentage Range	Text Description	Quantity
0%	DEAD	0
1% to 25%	Very Poor	0
26% to 49%	Poor	7
50 % to 70%	Fair	3
71% to 90%	Good	0
91% to 100%	Excellent	0
		18

August 07, 2014

Certified Arborist's Tree Inventory & Report: 1100 Cadillac Ct., Milpitas, CA

Page #2 of 12.

Ray Morneau, Arborist



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Alpha Sort by Common Name

Acacia melanoxylon	10	Acacia, Blackwood
Fraxinus oxycarpa 'Raywood'	5	Ash, Raywood
Eucalyptus camaldulensis	2	Gum, River Red
Salix lasiolepis	1	Willow, Arroyo
	18	

Alpha Sort by Botanical Name

Acacia melanoxylon	10	Acacia, Blackwood
Eucalyptus camaldulensis	2	Gum, River Red
Fraxinus oxycarpa 'Raywood'	5	Ash, Raywood
Salix lasiolepis	1	Willow, Arroyo
	18	

Frequency Sort by Common Name

Acacia melanoxylon	10	Acacia, Blackwood
Fraxinus oxycarpa 'Raywood'	5	Ash, Raywood
Eucalyptus camaldulensis	2	Gum, River Red
Salix lasiolepis	1	Willow, Arroyo
	18	

Tree Inventory Summary: 1100 Cadillac Court, Milpitas, CA

Data date: July 29, 2014

#	Name	Circ.	PT?	Condition	Tolerance	Age	Comments
401	Acacia, Blackwood	61.20	Yes	49% Poor	Poor	Mature	Berm; 26-feet BOC; co-dominant, declining
402	Acacia, Blackwood	58.70	Yes	25% V. Pr.	Poor	Over-mature	Berm; 26-feet BOC; deadwood to 8-inch d.
403	Acacia, Blackwood	55.00	Yes	30% Poor	Poor	Over-mature	Berm; 28-feet BOC; co-dominant trunks
404	Acacia, Blackwood	45.20	Yes	15% V. Pr.	Poor	Over-mature	On berm 3-feet BOC; deadwood to 8-inch d.
405	Acacia, Blackwood	57.50	Yes	17% Poor	Poor	Over-mature	Berm; 25-feet BOC; deadwood to 6-inch d.
406	Ash, Raywood	67.20	Yes	22% V. Pr.	Mod.	Over-mature	Berm; 24-feet BOC; deadwood to 10-inch d.
407	Ash, Raywood	62.20	Yes	20% V. Pr.	Mod.	Over-mature	Berm; 40-feet BOC; deadwood
408	Ash, Raywood	39.90	Yes	25% V. Pr.	Mod.	Over-mature	Berm; 22-feet to #407; deadwood to 5-inch d.
409	Ash, Raywood	39.30	Yes	30% Poor	Mod.	Over-mature	Berm; 28-feet BOC; deadwood to 6-inch d.
410	Ash, Raywood	47.70	Yes	37% Poor	Mod.	Over-mature	On berm; 19-feet BOC
411	Acacia, Blackwood	75.00	Yes	49% Poor	Poor	Mature	Berm; 28-feet BOC; deadwood; co-dominant
412	Acacia, Blackwood	59.30	Yes	23% V. Pr.	Poor	Over-mature	BOC 9-feet; thinning, declining, deadwood
413	Gum, River Red	12.90	No	60% Fair	Mod.	Young	In middle of (e) sidewalk at (e) driveway apron
414	Gum, River Red	15.10	No	52% Fair	Mod.	Young	Root flare against existing sidewalk slab
415	Acacia, Blackwood	34.20	No	25% V. Pr.	Poor	Semi-mature	Three 3-inch stems; (e) cage at 1-foot
416	Acacia, Blackwood	33.90	No	25% V. Pr.	Poor	Semi-mature	Root flare against existing hardscape
417	Willow, Arroyo	multi	No	55% Fair	Good	Young	Clump, Shrub (~Twenty 1- to 3-inch stems)
418	Acacia, Blackwood	13.20	No	49% Poor	Poor	Young	Root flare at (e) high voltage vault
18							
	Protected Tree? = Yes =	12				0 = Good	
	Protected Tree? = No =	6				3 = Fair	
		18				7 = Poor	
						8 = Very Poor	
						0 = Dead	
						18	

*Protected Tree* = circumf. 37-inches or ++

August 07, 2014

Certified Arborist's Tree Inventory & Report: 1100 Cadillac Ct., Milpitas, CA

Page #3 of 12.

Ray Morneau, Arborist

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2.2 Discussion

As it currently stands, this site is a vacant lot with a few dilapidated trees. All the trees should be removed and the new hotel's landscaping will provide the community with a great improvement for this district, which can be a significant upgrade for the urban forest in this neighborhood.

This report follows the Milpitas Municipal Code, Title X (Streets & Sidewalks), Chapter 2 (Tree Maintenance and Protection), Section 7 (Tree Protection and Heritage Tree Program). This link would appear to be current (accessed 08/01/2014): <http://www.google.com/url?sa=t&rc=j&q=&esrc=s&source=web&cd=1&ved=0CB80FjAA&url=http%3A%2F%2Fplan.abag.ca.gov%2Frm%2Frm%2Fubp%2Fubp%2Furban%2F2520Forest%2520Mgmt%2520-%2520Milpitas%2520Urban%2520Forest%2520Ordinance.doc&ei=AejnU9CwFlaljAKw1oDAAw&usg=AFQjCNFYDL9FRDMdM92KY-Mn9PF4ZjdXQ>

Code Section X-2-1.02 shows the City's jurisdiction for trees of significance, even on private property. Section X-2-4.02 shows that a permit is required for removal of significant trees, especially here protected-size specimens.

Of the eighteen (18) trees, none of the trees on this site appear to be worthy of "Heritage Tree" designation (per "distinctive form, size, age, location and/or historical significance") [X-7.01-3].

Twelve (12) measure up to be "Protected Trees" (greater than 37-inch circumference, or 12-inch diameter) [X-7.01-1(b)]. However all are of such a species and condition that removal will be a great improvement when the site is re-landscaped.

Code Section X-2-9.01 shows a requirement for replacement of significant removed trees.

Most of these inventoried trees are in (very) poor condition. It is a considerable challenge to design, plan, and work around this site's trees due to the already present decline and existing structural defects. The landscape designers have worked up a good plan for this unique site.

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1100 Cadillac Ct., Milpitas, CA Page #4 of 12.

Ray Morneau, Arborist

ISA Certif. #WC-0132 650.964.7664

3.0 Site Plan, Tree Data, & Data Legend

3.1 Plan, with tree numbers added

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1100 Cadillac Ct., Milpitas, CA Page #5 of 12.

Ray Morneau, Arborist

ISA Certif. #WC-0132 650.964.7664

3.3 Data Legend: Ray Morneau, Arborist's - Tree Inventory Headers

Observations were made and data gathered during my on-site inspection (on July 29, 2014). Further conclusions and protection measures were refined from office research, seminar information, and past experience based on those observations and data.

All significant trees were numbered and inspected. The gathered data was entered into a MicroSoft® Excel worksheet. The data is encapsulated into the accompanying "Tree Inventory Data" section. The categories are typically self-descriptive with only th

<b>Tree Number:</b>	I sequentially assigned tree numbers from 401 to 418. A 1-inch-diameter aluminum tag is stapled to each tree at about eye level. I add a prefix "14" to identify each as linked with this inventory, thus differentiating it from any other numbering system.
<b>Names:</b>	We employ the initial common names from McMinn, if listed, otherwise from Sunset. Scientific/botanical names are included to minimize confusion. As applicable, we used McMinn's key and/or Sunset's descriptions.
<b>DSH</b>	Diameter at Standard Height: Diameter tape measurement at the standard height (4.5-feet) or below the lowest branch swelling and/or individual stems, or an average, to provide the best representative figure.
<b>Circumf. (inches)</b>	Many jurisdictions prefer seeing circumference instead of tree's diameter, since many government codes are written/used by persons lacking a forestry background. So, we multiply the diameter by 3.141592 to arithmetically show the trunk circumference.
<b>Crown Radius:</b>	The tree's foliage crown radius measurements are averaged and shown in feet [(N+S+E+W) / 4].
<b>Height:</b>	Estimated distance foliage crown extends above grade, recorded in feet.
<b>Vigor:</b>	Rating for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, woundwood development, trunk expansion (growth "cracks"), etc.
<b>Form:</b>	Structure rating for tree's architecture as a composite of factors like branch distribution and attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, codominant trunks and/or branches, ... decay and cavities, anchorage (roots), etc.
<b>Overall Condition:</b>	Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor.
	This corresponds to the "Condition Percentage" factor in tree valuations per the Council of Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992.)
	It combines foliage, branches, limbs, trunk, and root ratings into a composite condition score. This rating is used in the calculation of these trees' appraised value required by some cities, including Palo Alto and Belmont.

August 07, 2014 Certified Arborist's Tree Inventory & Report: 1100 Cadillac Ct., Milpitas, CA Page #8 of 12.

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Seal

Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
ARBORIST REPORT SUMMARY

Date Last Edited  
JANUARY 23, 2014

Sheet Number

L29

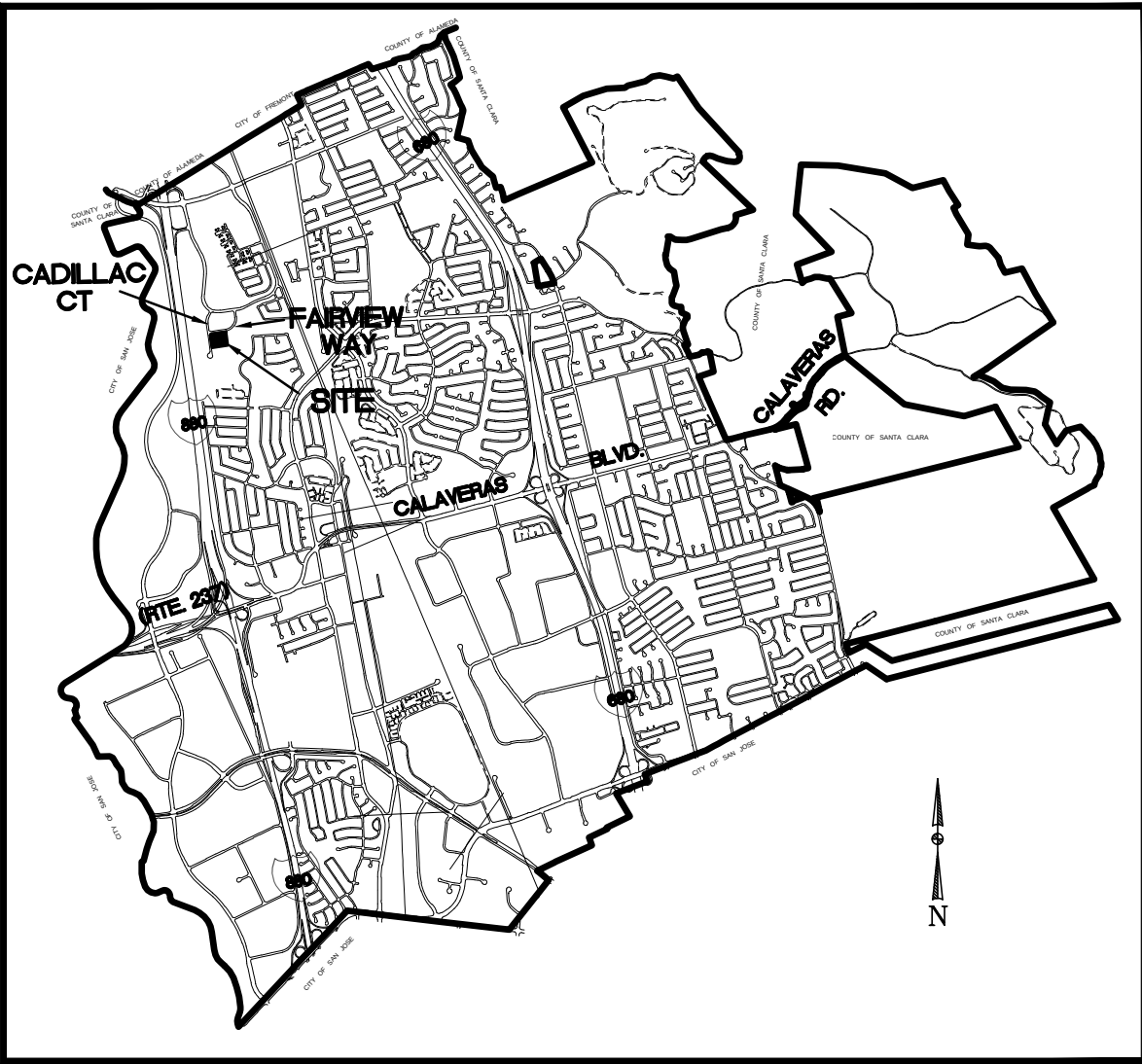
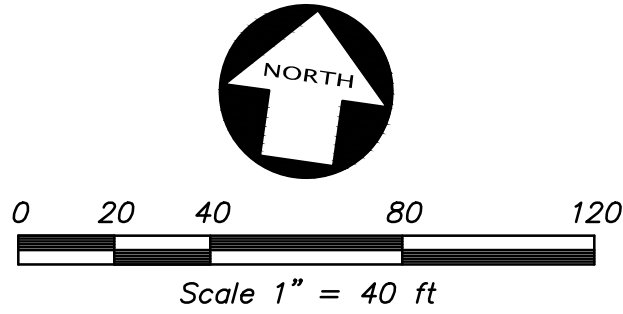
FOR TREE REMOVAL AND PRESERVATION PLAN SEE SHEET L29



PRELIMINARY PLANS FOR:  
**HOLIDAY INN MILPITAS**  
1100 CADILLAC COURT  
MILPITAS, CALIFORNIA

LEGEND AND ABBREVIATIONS

	ASPHALT BERM
	BUILDING LINE
	CENTERLINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
	FENCE LINE
	FIBER OPTICS LINE
	FIRE SERVICE & VALVE
	JOINT TRENCH
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLINER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	TRANSFORMER
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	BENCHMARK/TEMPORARY BENCHMARK
	ANGLE POINT
	BEGIN
	BACK FLOW PREVENTION DEVICE
	BACK OF WALK
	SURVEY CONTROL POINT
	CABLE TELEVISION BOX
	CATCH BASIN
	CONCRETE
	CENTER LINE
	CLEAN OUT
	DETECTOR CHECK VALVE
	DRIVEWAY
	ELECTRIC BOX
	EDGE OF PAVEMENT
	ELECTRIC VAULT
	EDGE OF WALK
	FACE OF CURB
	FIRE DEPARTMENT CONNECTION
	FOUND MONUMENT
	FINISH FLOOR
	FIRE HYDRANT
	FLOW LINE
	GROUND
	HANDICAP RAMP
	INGRESS/EGRESS EASEMENT
	INVERT ELEVATION
	LANDSCAPE EASEMENT
	LIGHT
	LIP OF GUTTER
	MONUMENT TO MONUMENT
	PAVEMENT
	PACIFIC GAS & ELECTRIC BOX
	POST INDICATOR VALVE
	PROPERTY LINE
	PRIVATE STORM DRAIN EASEMENT
	PUBLIC SERVICE EASEMENT
	PRIVATE SANITARY SEWER EASEMENT
	PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	RM ELEVATION
	STORM DRAIN MANHOLE
	STREET LIGHT
	STREET LIGHT BOX
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	TELEPHONE BOX
	TOP OF CURB
	TREE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL DETECTOR
	WATER BOX
	WATER METER
	WATER MAIN EASEMENT (PUBLIC)
	WATER VALVE



VICINITY MAP  
NOT TO SCALE

BENCHMARK

BENCHMARK: BRASS DISK AT THE SOUTHWESTERLY CORNER OF BRIDGE FOR CALIFORNIA CIRCLE-MILMONT DRIVE OVER PENITENCIA CREEK AT 350 FEET EASTERLY FROM FAIRVIEW WAY. ELEVATION = 22.65 NGVD 1929, SANTA CLARA VALLEY WATER DISTRICT. TO CONVERT TO NAVD 1988 ADD 2.26' TO ALL ELEVATIONS SHOWN HEREON.

BASIS OF BEARINGS

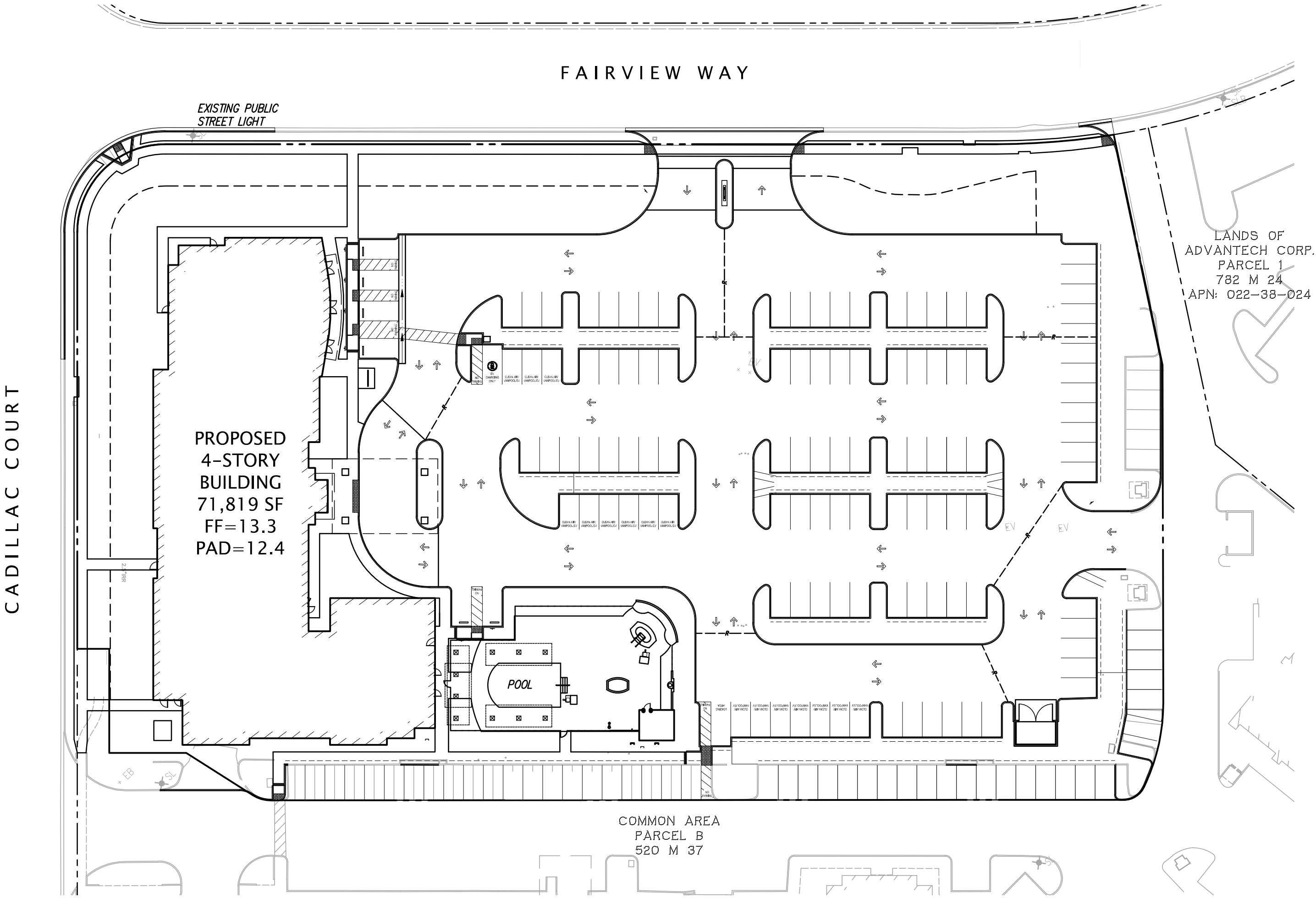
THE BEARING OF NORTH 08°05'30" WEST TAKEN ON THE CENTERLINE OF CADILLAC COURT AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, AT PAGE 7, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING TOPOGRAPHIC SURVEY
C3	EXISTING PROPERTY RIGHTS PLAN
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN
C6	PRELIMINARY EMERGENCY VEHICLE ACCESS PLAN
C7	PRELIMINARY SOLID WASTE HANDLING PLAN
C8	PRELIMINARY GRADING AND DRAINAGE PLAN
C9	PRELIMINARY UTILITY PLAN
C10	PRELIMINARY CROSS SECTIONS
C11	PRELIMINARY EROSION CONTROL PLAN
C12	PRELIMINARY STORM WATER QUALITY CONTROL PLAN

CONTACTS

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GEOTECHNICAL ENGINEER:	KRAZAN & ASSOCIATES, INC. ATTN: DAVID JAROSZ, II 1061 SERPENTINE LANE PLEASANTON, CA 94566 925-307-1160
LANDSCAPE ARCHITECT:	EMERALD DESIGN ATTN: ERIC FREEMAN 305 N HARBOR #222 FULLERTON, CA 92832 714-680-0417 ERIC@EMERALDLDESIGN.COM
ARBORIST:	RAY MORNEAU 350 SOUTH SHORELINE BLVD MOUNTAIN VIEW, CA 94041 650-964-7664



PROJECT DESCRIPTION		UTILITY INFORMATION	
PROPOSED 4-STORY 128-KEY HOLIDAY INN SUITES OF TYPE V-A CONSTRUCTION, FULLY SPRINKLERED		SANITARY SEWER:	CITY OF MILPITAS
		STORM DRAIN:	CITY OF MILPITAS
		WATER:	CITY OF MILPITAS
SITE SUMMARY		TELEPHONE:	AT&T
A.P.N.	022-57-001	GAS:	PG&E
ADDRESS:	1100 CADILLAC COURT, MILPITAS CA 95035	ELECTRIC:	PG&E
TOTAL LOT AREA:	143,504 SF(3.294 ACRES)	CABLE:	CABLE COM
EXISTING/PROPOSED ZONING:	MP-INDUSTRIAL PARK		
EXISTING/PROPOSED GENERAL PLAN:	INDUSTRIAL PARK-(INP)		
PROPOSED LAND USE:	GENERAL COMMERCIAL-(GNC)		
DENSITY/FLOOR AREA RATIO:	0.50 MAX (71,752 SF)		
FLOOD ZONE:	AH ELEV=15.0 (NAVD 88)=12.3 (NVGD 29)		
URBAN RUNOFF:	REGULATED		
DEDICATIONS:	NONE		
EASEMENTS:	ALL EXISTING		
STREET LIGHTS:	PUBLIC TO REMAIN		
STREET TREES:	SEE LANDSCAPE PLANS		

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Fax (925) 245-8796

Seal

Project  
**HOLIDAY INN MILPITAS**  
Issue

Issue

Revisions

Sheet Title

TITLE SHEET

Date Last Edited

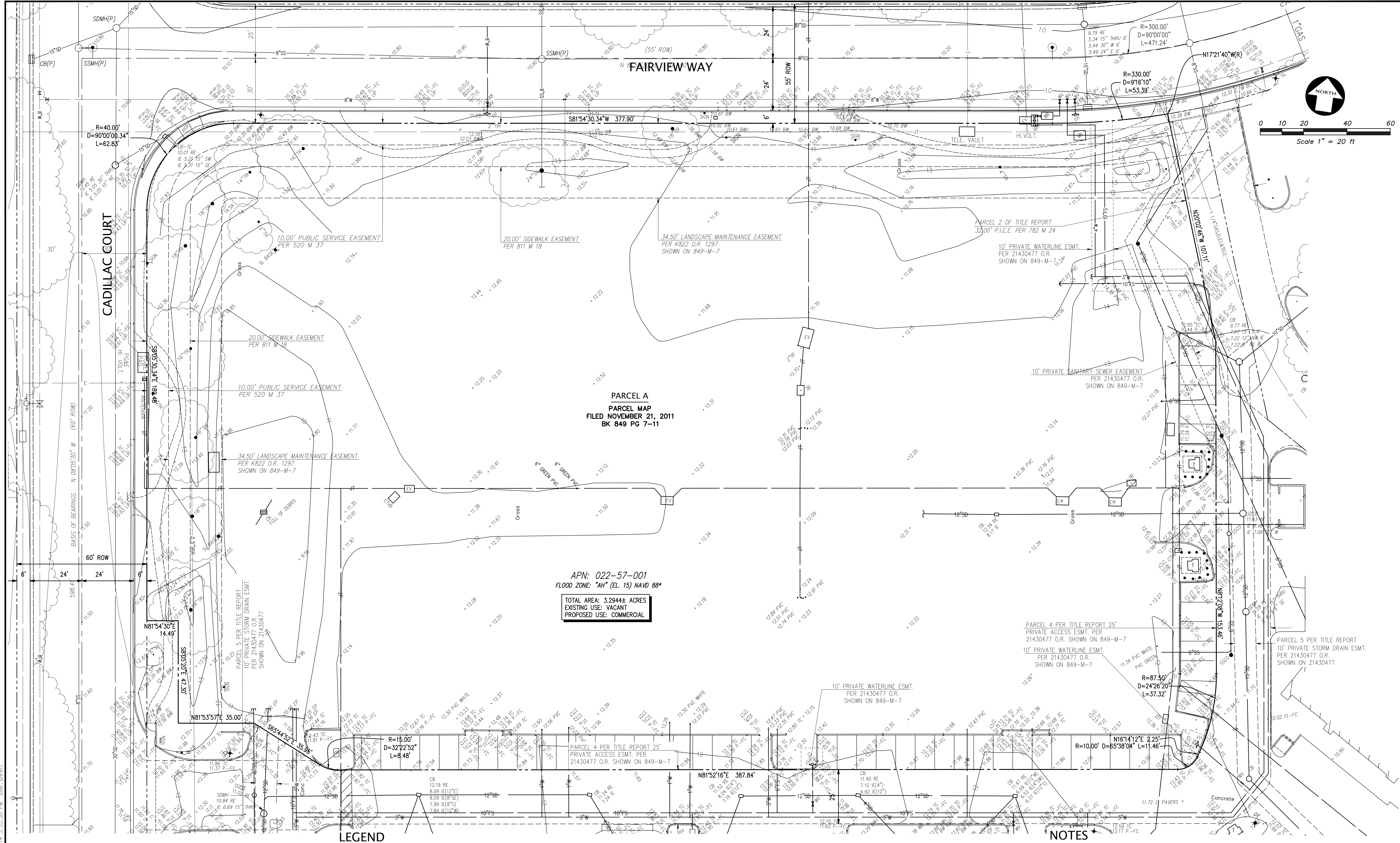
January 26, 2015

Sheet Number

C1



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The drawings, specifications, ideas, designs & arrangements represent the work of a civil engineer. It is the responsibility of the client to provide all necessary information and to verify the accuracy of the information provided. The client is responsible for obtaining all necessary permits and for obtaining the necessary approvals from the appropriate authorities. The client is responsible for obtaining the necessary approvals from the appropriate authorities. The client is responsible for obtaining the necessary approvals from the appropriate authorities.

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Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title

**EXISTING TOPOGRAPHIC SURVEY**

Date Last Edited

**January 26, 2015**

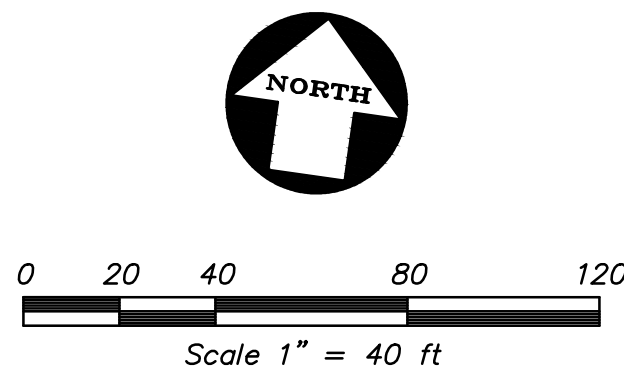
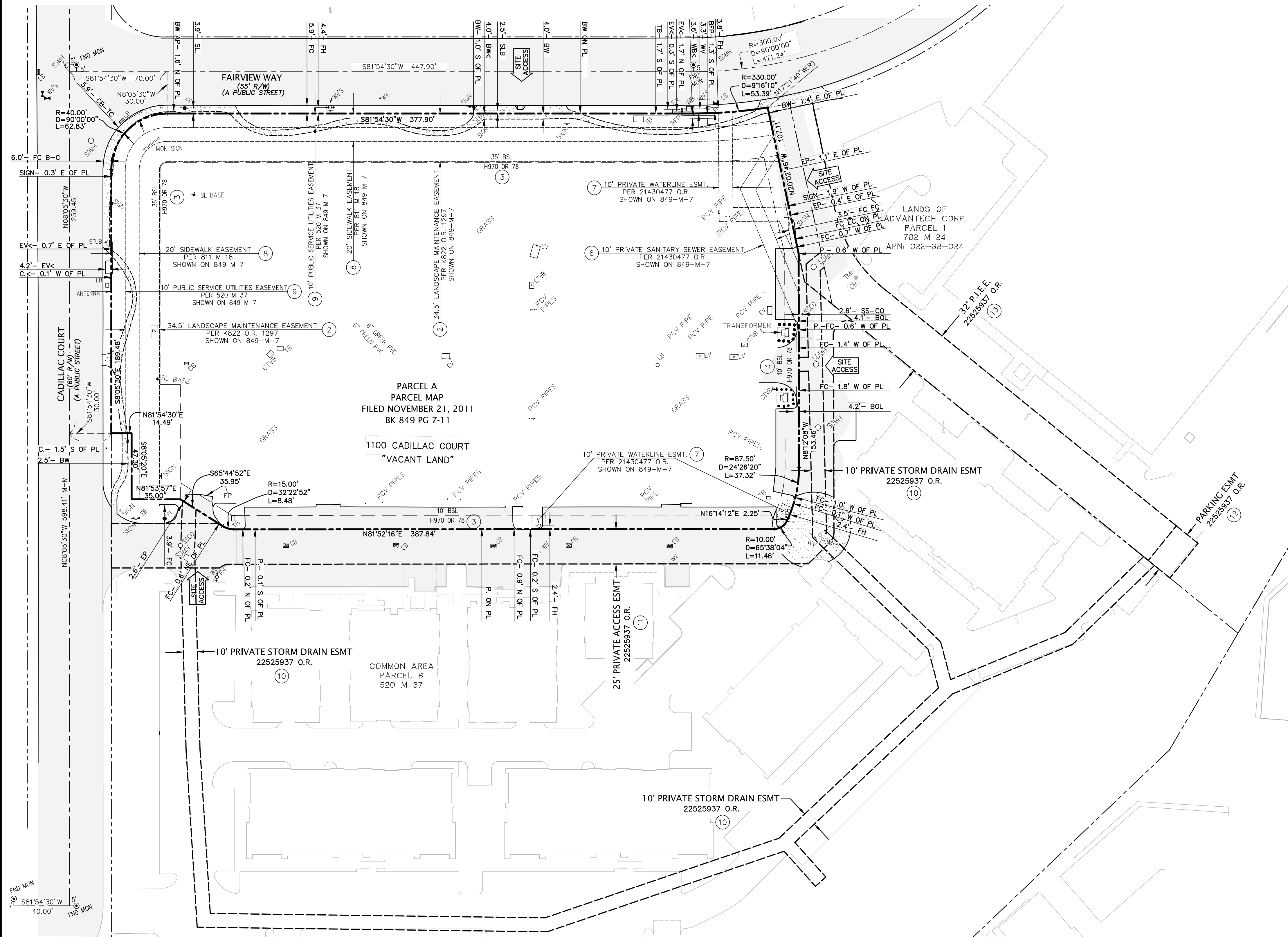
Sheet Number

**C2**

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED NOVEMBER 25, 2013, NUMBER FSBC-101300063. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: BRASS DISK AT THE SOUTHWESTERLY CORNER OF BRIDGE FOR CALIFORNIA CIRCLE-MILMONT DRIVE OVER PENITENCIA CREEK AT 350 FEET EASTERLY FROM FAIRVIEW WAY. ELEVATION = 22.65 NGVD 1929, SANTA CLARA VALLEY WATER DISTRICT.  
* TO CONVERT FROM NGVD 1929 TO NAVD 1988, ADD 2.70' TO ALL ELEVATIONS SHOWN HEREON.
- AN INSPECTION OF THE SUBJECT PROPERTY HAS REVEALED THAT THERE ARE TELEPHONE MANHOLES ON OR NEAR THE SUBJECT PROPERTY. A REQUEST WAS MADE OF THE TELEPHONE COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 12/05/2015, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE TELEPHONE FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- BASIS OF BEARINGS  
THE BEARING OF NORTH 08°05'30" WEST TAKEN ON THE CENTERLINE OF CADILLAC COURT AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 21, 2011, IN BOOK 849 OF MAPS, AT PAGE 7, OFFICIAL RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.



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EASEMENT INFORMATION (TRACT 2)				
EASEMENT #	EASEMENT DESC.	RECORDING DATA	EASEMENT IN FAVOR OF	EASEMENT TO REMAIN
1	ELECTRICAL FACILITIES EASEMENT (NOT PLOTTABLE)	JULY 29, 1938 IN BK. 887 AT PG. 346	PG&E	YES
2	LANDSCAPE EASEMENT	K22 OR 1297 SHOWN ON 849 M 7	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
3	BUILDING SETBACK LINES	OCTOBER 11, 1983 IN BK. H970 AT PG. 78	PRINCIPAL MUTUAL LIFE INSURANCE COMPANY	YES
4	ELECTRICAL UTILITIES EASEMENT (NOT PLOTTABLE)	AUGUST 12, 1988 IN BK. K639 AT PG. 1432	PG&E	YES
5	LANDSCAPE, SANITARY SEWER, WATERLINE, SIDEWALK AND PUBLIC SERVICE UTILITIES EASEMENTS	NOVEMBER 21, 2011 IN BK. 849 OF MAPS AT PG'S. 7-11	CITY OF MILPITAS	YES
6	SANITARY SEWER	21430477 OR SHOWN ON 849 M 7	VENTURE COMMERCE CENTER-MILPITAS CONDOMINIUM ASSOCIATION	YES
7	WATERLINE EASEMENT	21430477 OR SHOWN ON 849 M 7	VENTURE COMMERCE CENTER-MILPITAS CONDOMINIUM ASSOCIATION	YES
8	SIDEWALK EASEMENT	811 M 18 SHOWN ON 849 M 7	CITY OF MILPITAS	YES
9	P.S.U.E.	520 M 37 SHOWN ON 811 M 18 AND 849 M 7	CITY OF MILPITAS	YES
10	STORM DRAIN EASEMENT	22525937 OR	ALPS GROUP, INC.	YES
11	PRIVATE ACCESS EASEMENT	22525937 OR	ALPS GROUP, INC.	YES
12	PARKING EASEMENT	22525937 OR	ALPS GROUP, INC.	YES
13	P.I.E.E.	22525937 OR	ALPS GROUP, INC.	YES

NOTE:

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 19, 2014, ORDER NUMBER 4777933, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY ALPS GROUP, INC. ON DECEMBER 19, 2014. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

LEGEND

	BUILDING LINE		ESMT.		EASEMENT
	BUILDING OVERHANG		FM		FOUND MONUMENT
	BACK OF WALK		HT.		HEIGHT MONUMENT
	CONCRETE CURB & GUTTER		MON		OFFICIAL RECORD
	DRIVEWAY		O.R.		PARCEL
	EASEMENT LINE		PCL		PAGE
	EDGE OF PAVEMENT		PG.		PROPERTY LINE
	FENCE LINE		P.O.B.		POINT OF BEGINNING
	LOT LINE		P.O.C.		POINT OF COMMENCEMENT
	MONUMENT/MONUMENT LINE		PM		PARCEL MAP
	PROPERTY LINE		P.S.U.E.		PUBLIC SERVICE UTILITY EASEMENT
	RESTRICTED ACCESS AREA		P.I.E.E.		PRIVATE INGRESS, EGRESS EASEMENT
	CONCRETE		S.F.		SQUARE FEET
	ASPHALT PAVEMENT		EASEMENT #		
	PAVERS				
	ABOVE FINISH FLOOR				
	BUILDING				
	BUILDING LINE				
	BOOK				
	BUILDING SETBACK LINE				
	CATCH BASIN				
	COLUMN				
	DESCRIPTION				

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Seal

Project

Issue

Revisions

EXISTING PROPERTY RIGHTS PLAN

Sheet Title

Date Last Edited

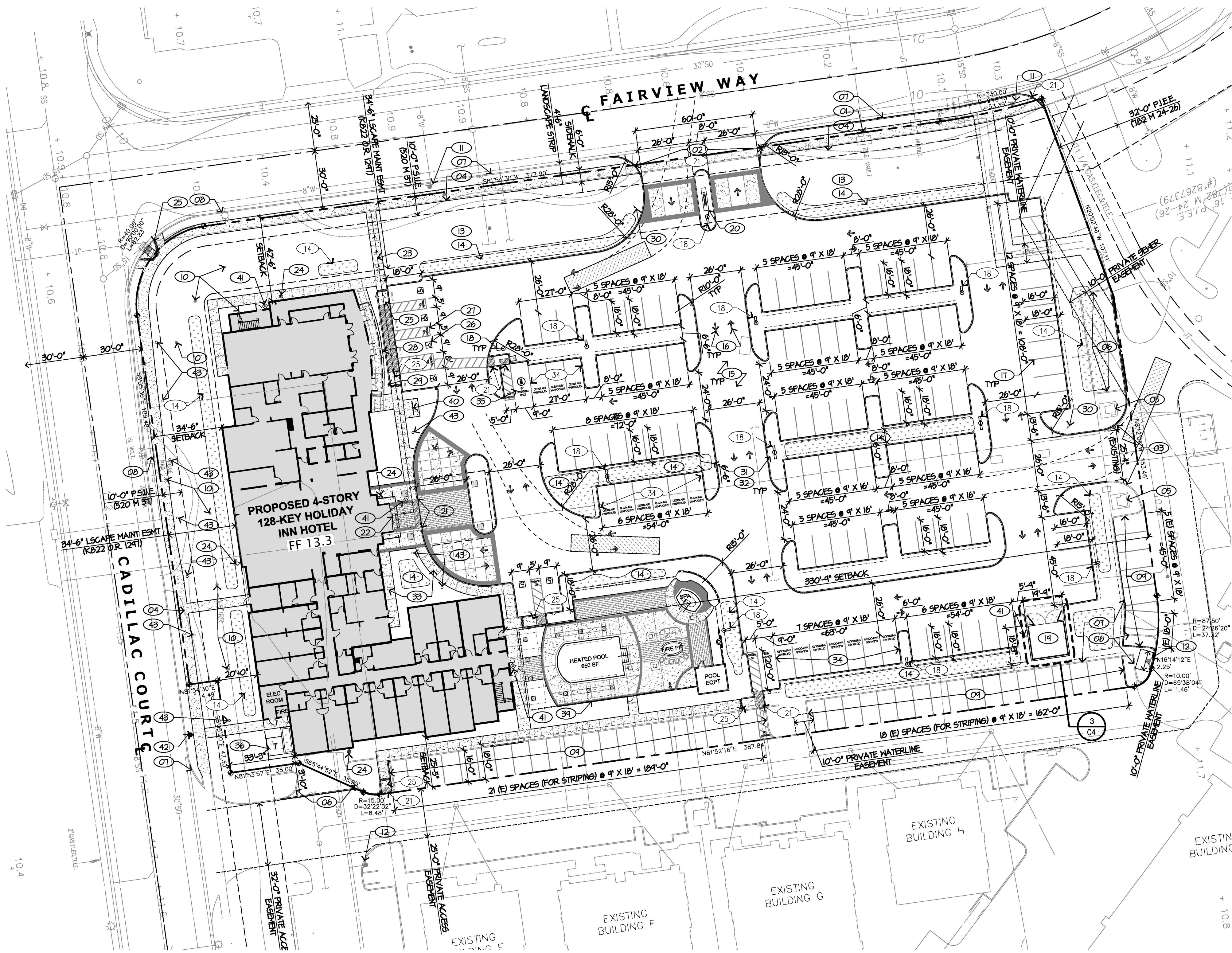
January 26, 2015

Sheet Number

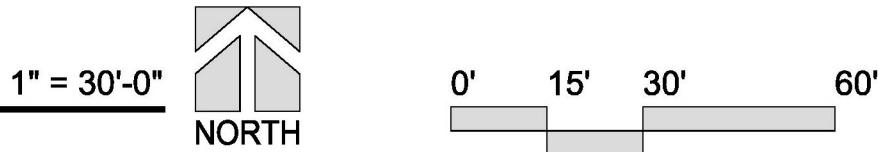
C3



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# 1 SITE PLAN

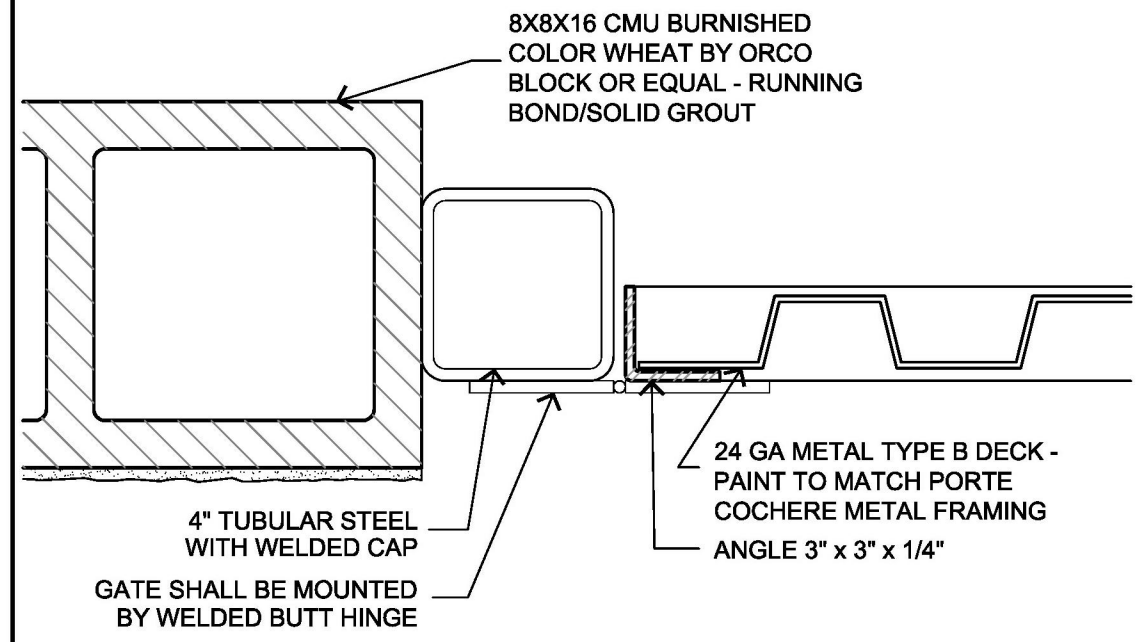


## SITE PLAN KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

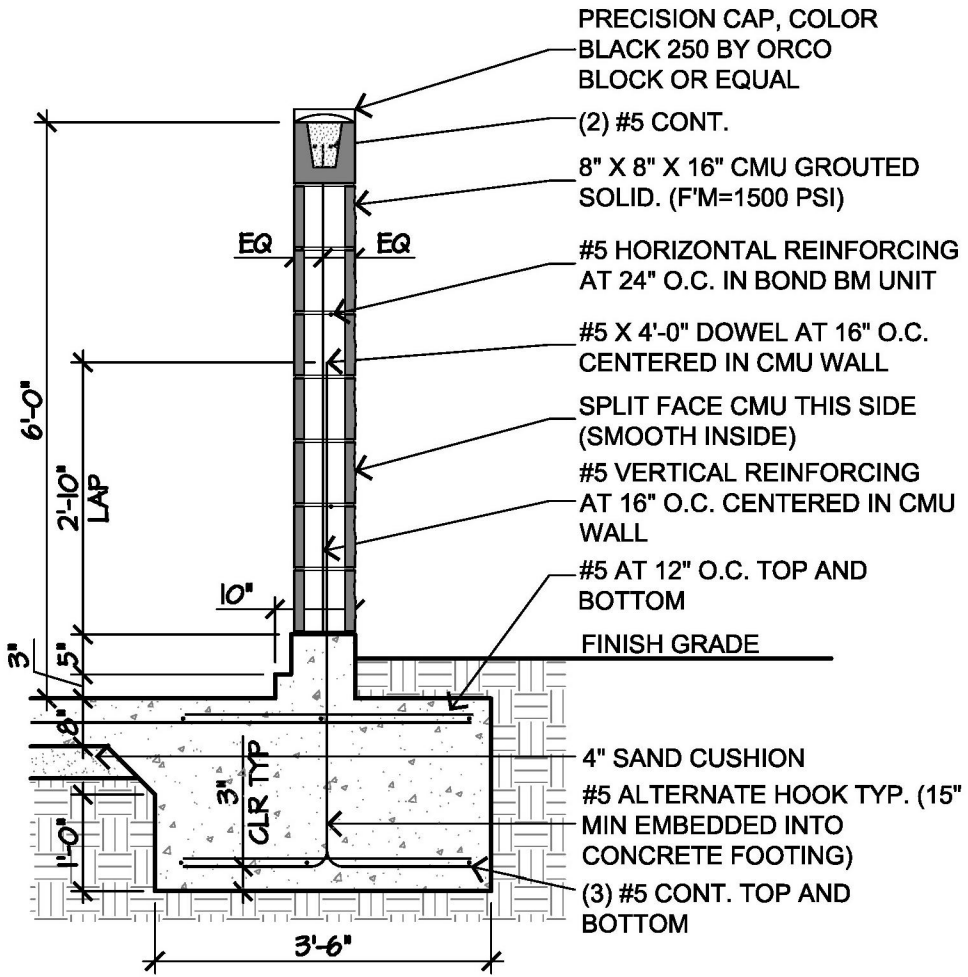
- |    |                                                                                                                                         |    |                                                                                                                                                               |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | PROPERTY LINE                                                                                                                           | 16 | TWO-WAY TRAFFIC ARROW                                                                                                                                         |
| 02 | (E) DOUBLE DRIVEWAY TO BE IMPROVED (Per City of Milpitas Standard)                                                                      | 17 | PAINTED PARKING STRIPES (4" Wide, White Traffic Paint)                                                                                                        |
| 03 | (E) 25'-4" DRIVE AISLE TO BE WIDENED TO 26'-0"                                                                                          | 18 | LIGHT STANDARDS (20'H 110W 350MA Form 10 Square LED)                                                                                                          |
| 04 | (E) MEANDERING CONCRETE PATH TO BE REMOVED AND REPLACED WITH 6'-0" SIDEWALK SEPARATED FROM CURB (Per City of Milpitas Standard No. 436) | 19 | TRASH ENCLOSURE (Per City of Milpitas Standards)                                                                                                              |
| 05 | (E) ELECTRICAL EQUIPMENT TO REMAIN TO BE SCREENED                                                                                       | 20 | INTERNALLY-ILLUMINATED MONUMENT SIGN                                                                                                                          |
| 06 | (E) CURB AND GUTTER TO BE REMOVED                                                                                                       | 21 | ZERO CURB FACE (With 3'-0" Truncated Domes Along Entire Width)                                                                                                |
| 07 | LINE OF (E) CURB                                                                                                                        | 22 | SYMBOL OF ACCESSIBILITY AT THE PRIMARY BUILDING ENTRANCE                                                                                                      |
| 08 | (E) UTILITIES ALONG R.O.W. TO REMAIN                                                                                                    | 23 | ACCESSIBLE PATH OF TRAVEL                                                                                                                                     |
| 09 | (E) PARKING SPACES FOR STRIPING                                                                                                         | 24 | WEATHER-PROOF ELECTRICAL OUTLETS                                                                                                                              |
| 10 | (E) TREES TO BE REMOVED & REPLACED (See Landscape Plans)                                                                                | 25 | CONCRETE HANDICAP RAMP (Per City of Milpitas Standard No. 419)                                                                                                |
| 11 | (E) PUBLIC FIRE HYDRANT TO REMAIN                                                                                                       | 26 | PAINTED HANDICAP PARKING STALL WITH "INTERNATIONAL SYMBOL OF ACCESS" (White ISA with White Border on Blue Background) (Per City of Milpitas Standard No. 423) |
| 12 | (E) PRIVATE FIRE HYDRANT TO REMAIN                                                                                                      | 27 | PAINTED STRIPING AT HANDICAP PARKING SPACES (4" Blue Borders & 4" White Line Diagonals at 3'-0" O.C.) (Per City of Milpitas Standard No. 423)                 |
| 13 | LANDSCAPING (See Landscape Plans)                                                                                                       | 28 | "HANDICAP PARKING" STALL SIGN                                                                                                                                 |
| 14 | BIOSWALES (See Civil Plans)                                                                                                             |    |                                                                                                                                                               |
| 15 | ASPHALT CONCRETE PAVING                                                                                                                 |    |                                                                                                                                                               |

- |    |                                                                                                                             |    |                                                                                               |
|----|-----------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------|
| 29 | "HANDICAP PARKING - VAN ACCESSIBLE" STALL SIGN                                                                              | 36 | ELECTRICAL TRANSFORMER ON 4" CONCRETE PAD TO BE SCREENED                                      |
| 30 | "UNAUTHORIZED VEHICLES - TOW-AWAY ZONE" SIGN                                                                                | 37 | LOCKABLE HOSE BIBB                                                                            |
| 31 | CITY APPROVED 'NO PARKING FIRE LANE SIGN' (Verify Locations with Local Fire Department)                                     | 38 | POOL AND SPA FENCE                                                                            |
| 32 | PAINTED CURB/STRIPING, NO PARKING ZONE/FIRE LANE (4" Wide, Red Traffic Paint) (Verify Locations with Local Fire Department) | 39 | DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT |
| 33 | CONCRETE SIDEWALK w/ Expansion Joints @ 20'-0" O.C. and Control Joints @ 5'-0" O.C. (4" Thick)                              | 40 | 8-CAPACITY BICYCLE RACK (5% of Vehicle Parking) [2013 CALGREEN 5.106.4.1.1]                   |
| 34 | DESIGNATED LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING (16 Spaces) [2013 CALGREEN 5.106.5.2]                  | 41 | KNOX BOX LOCATION                                                                             |
| 35 | DESIGNATED ELECTRIC VEHICLE CHARGING STATION WITH LEVEL 2 PEDESTAL MOUNTED CHARGING EQUIPMENT                               | 42 | NEW PUBLIC FIRE HYDRANT                                                                       |
| 43 | 14'-0" DECORATIVE LIGHTING                                                                                                  |    |                                                                                               |



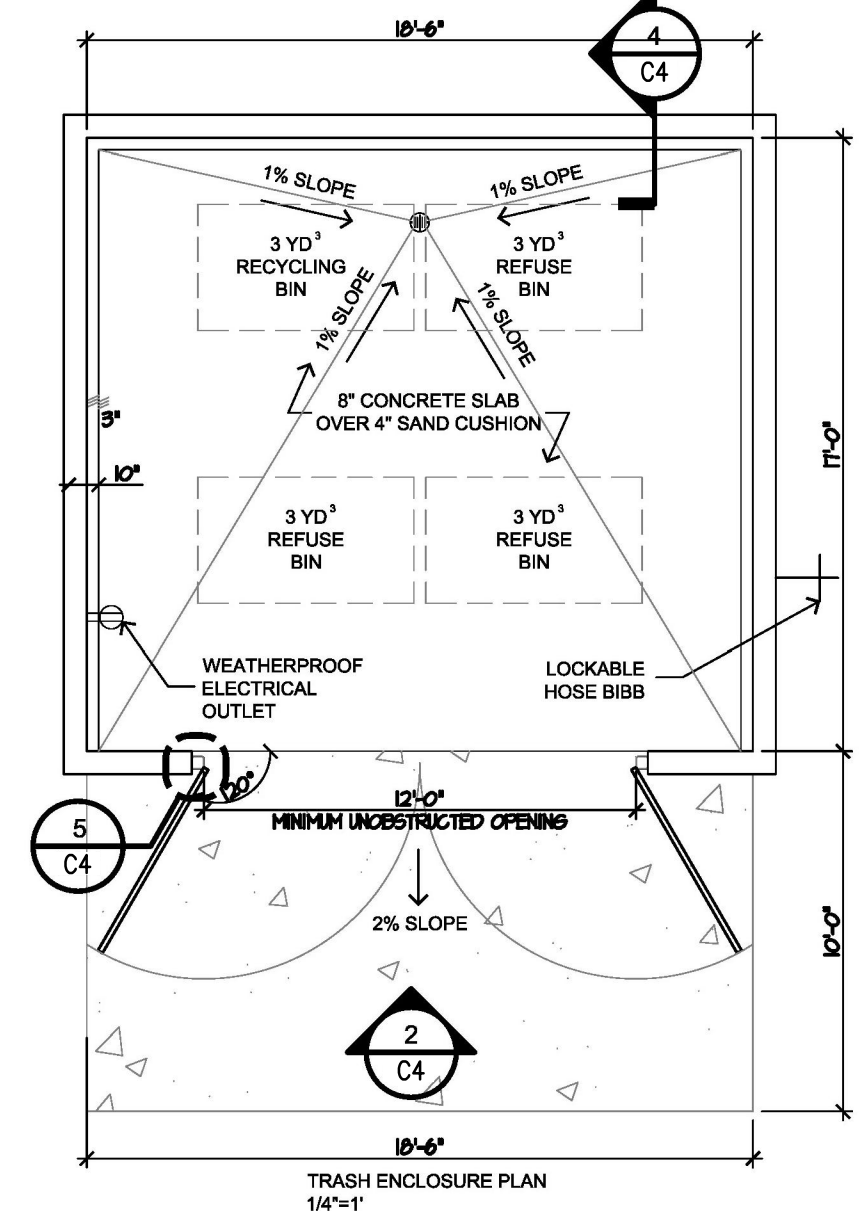
## 5 TRASH ENCLOSURE DETAIL

1/4" = 1'-0"



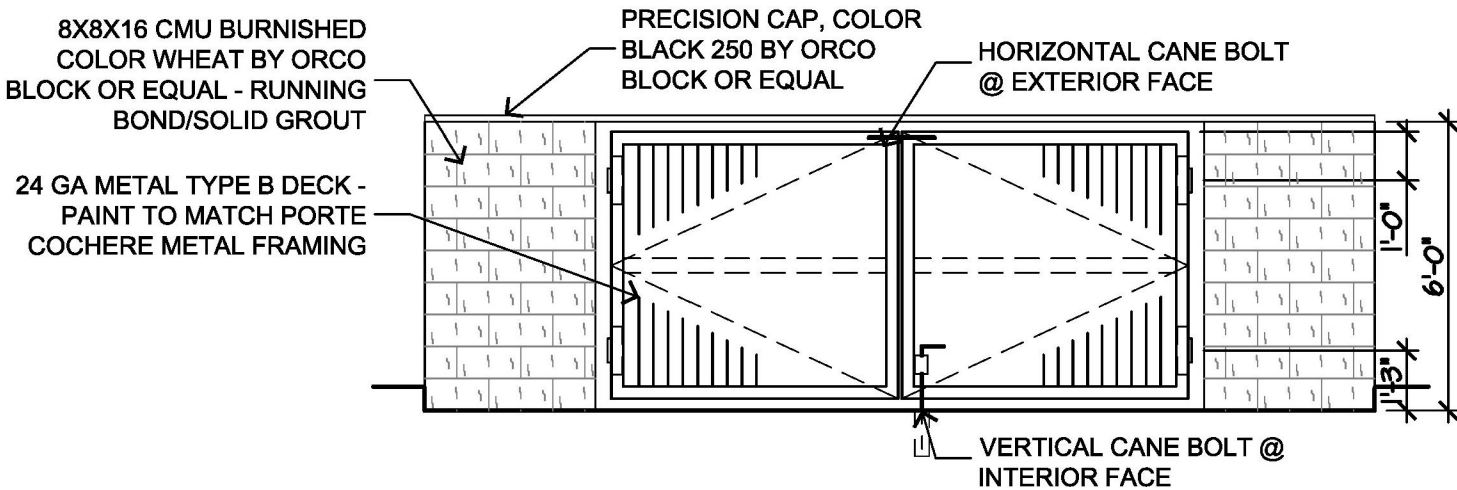
## 4 TRASH ENCLOSURE WALL SECTION

1/2" = 1'-0"



## 3 TRASH ENCLOSURE PLAN

3/16" = 1'-0"



## 2 TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"

PROGRESS SET

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Seal

Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
**PRELIMINARY SITE PLAN**

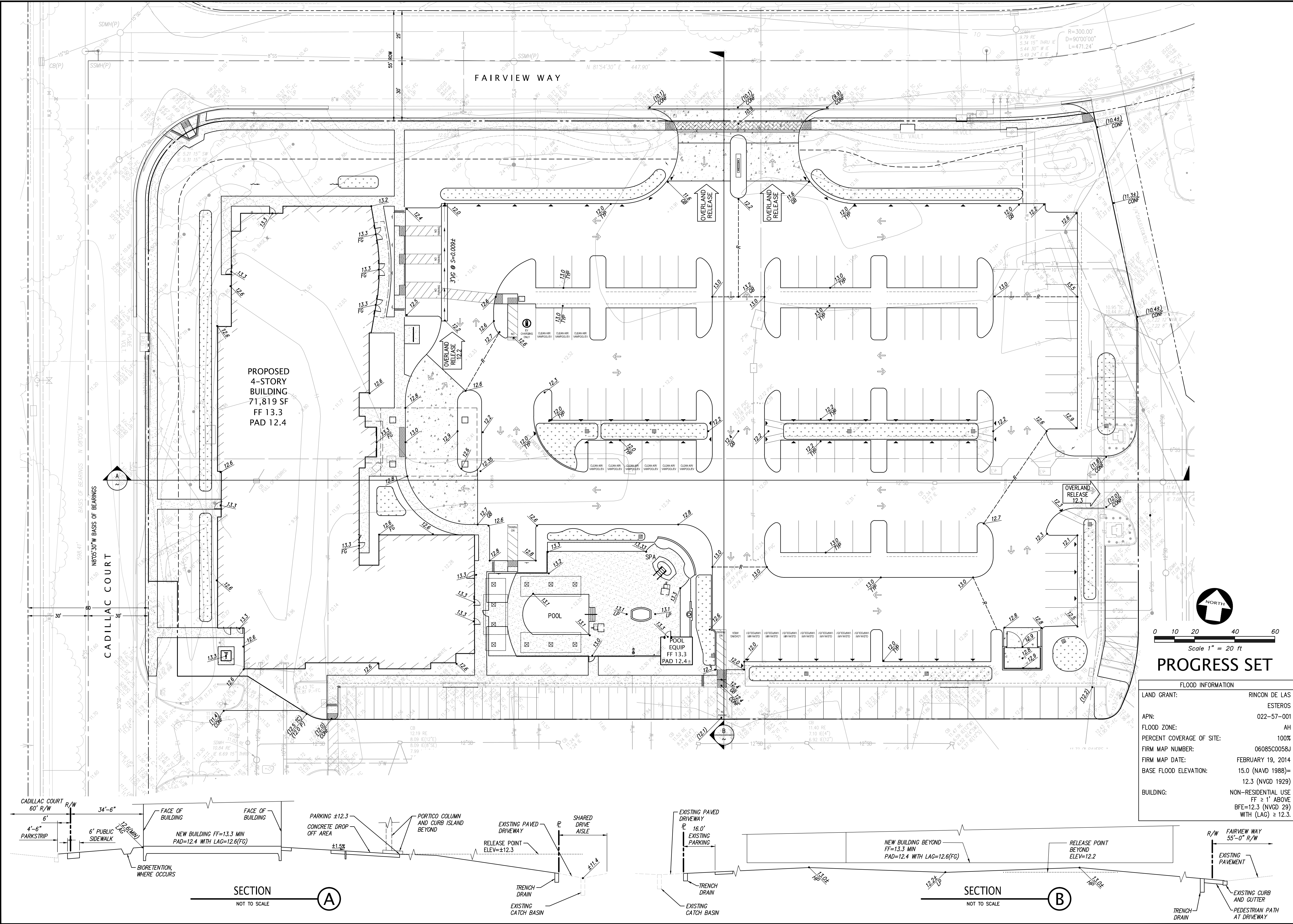
Date Last Edited  
**January 26, 2015**

Sheet Number

C4



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Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

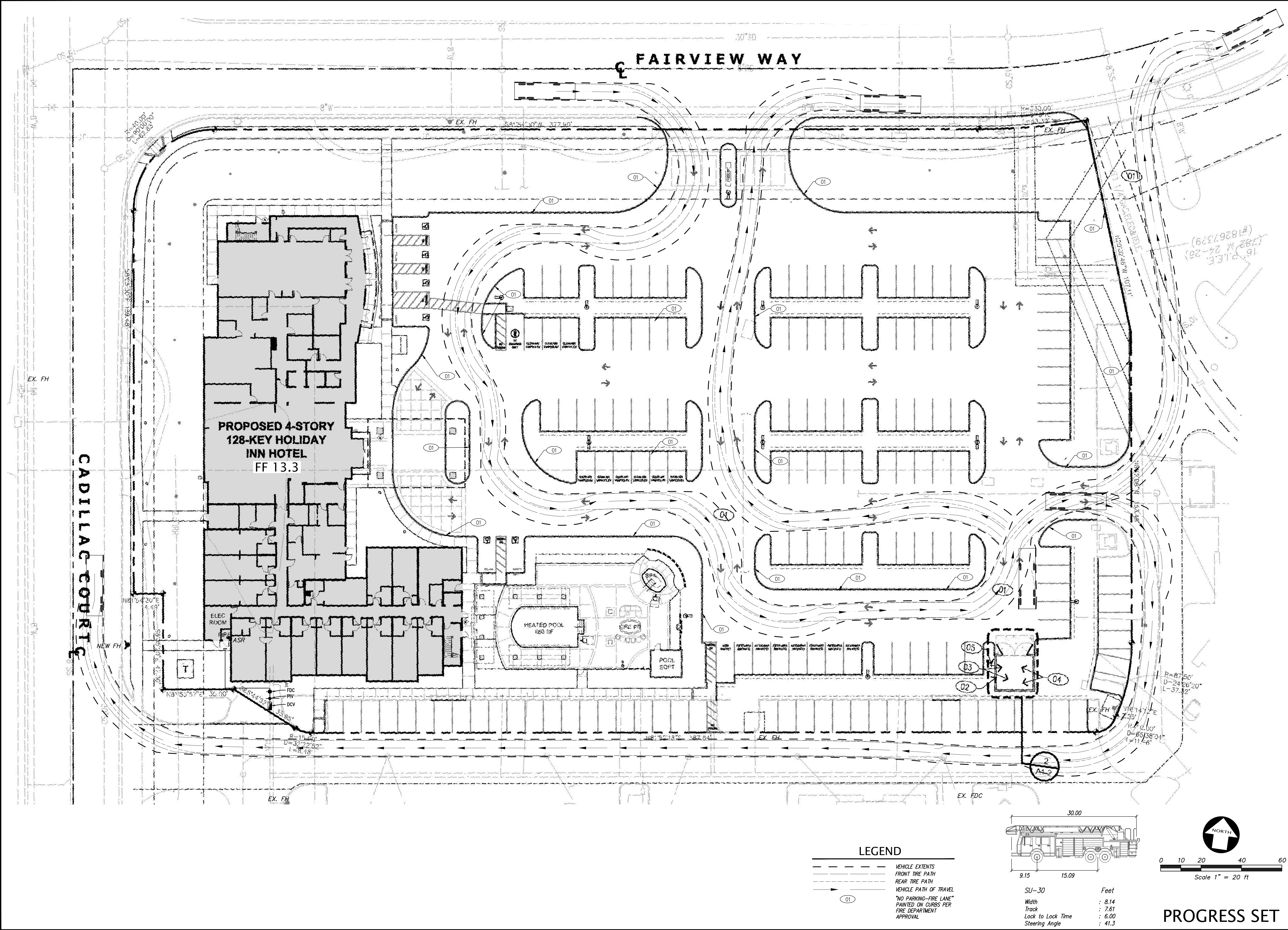
Sheet Title  
**PRELIMINARY FLOOD PLAIN MANAGEMENT PLAN**

Date Last Edited  
**January 26, 2015**

Sheet Number  
**C5**



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**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

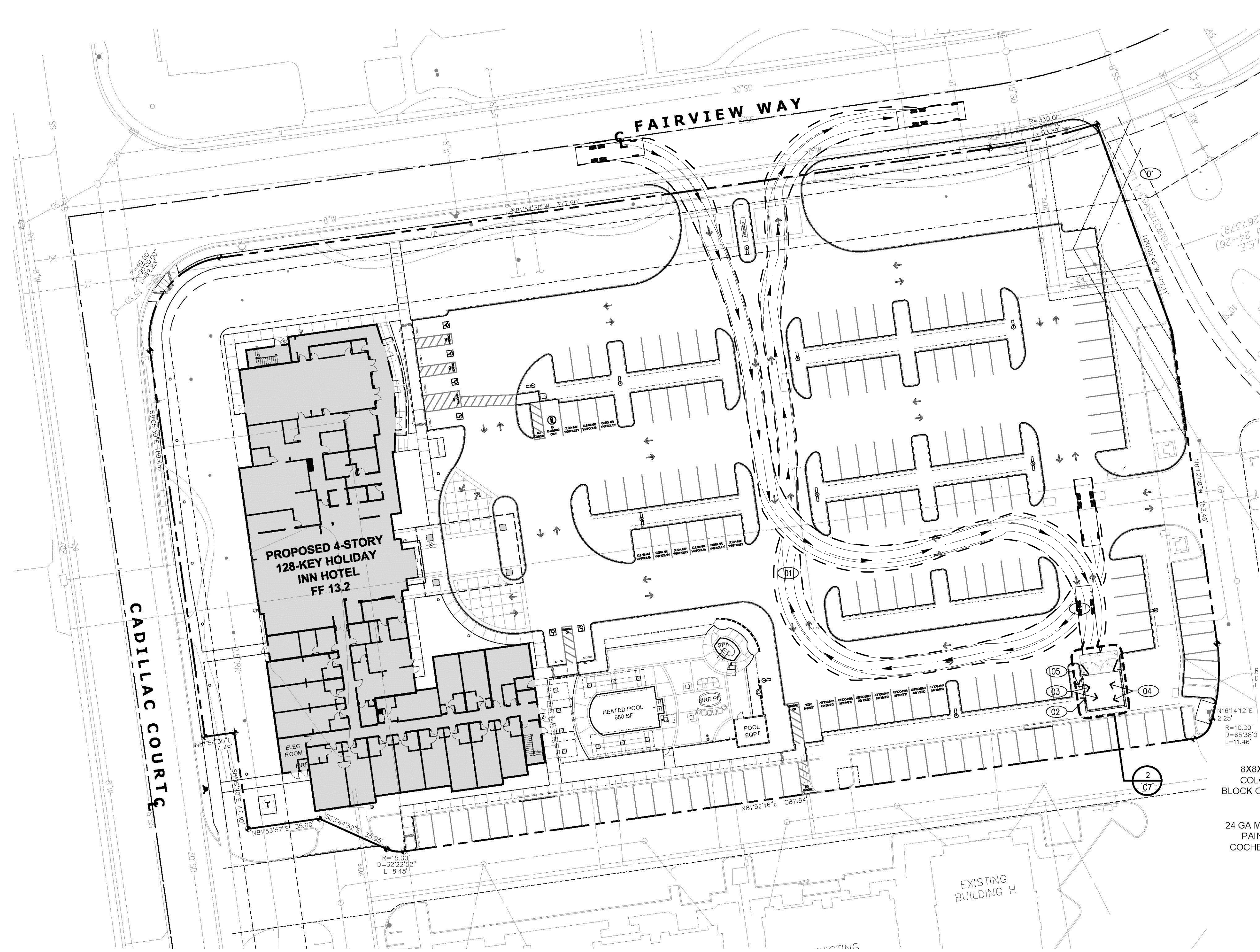
Project  
Issue  
Revisions

Sheet Title  
**PRELIMINARY  
EMERGENCY VEHICLE  
ACCESS PLAN**  
Date Last Edited  
**January 26, 2015**  
Sheet Number

**C6**



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# 1 SOLID WASTE HANDLING PLAN

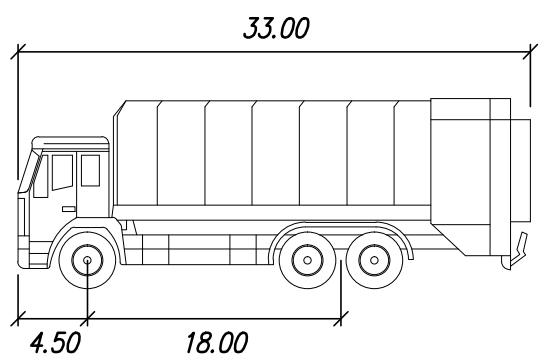
1" = 30'-0"



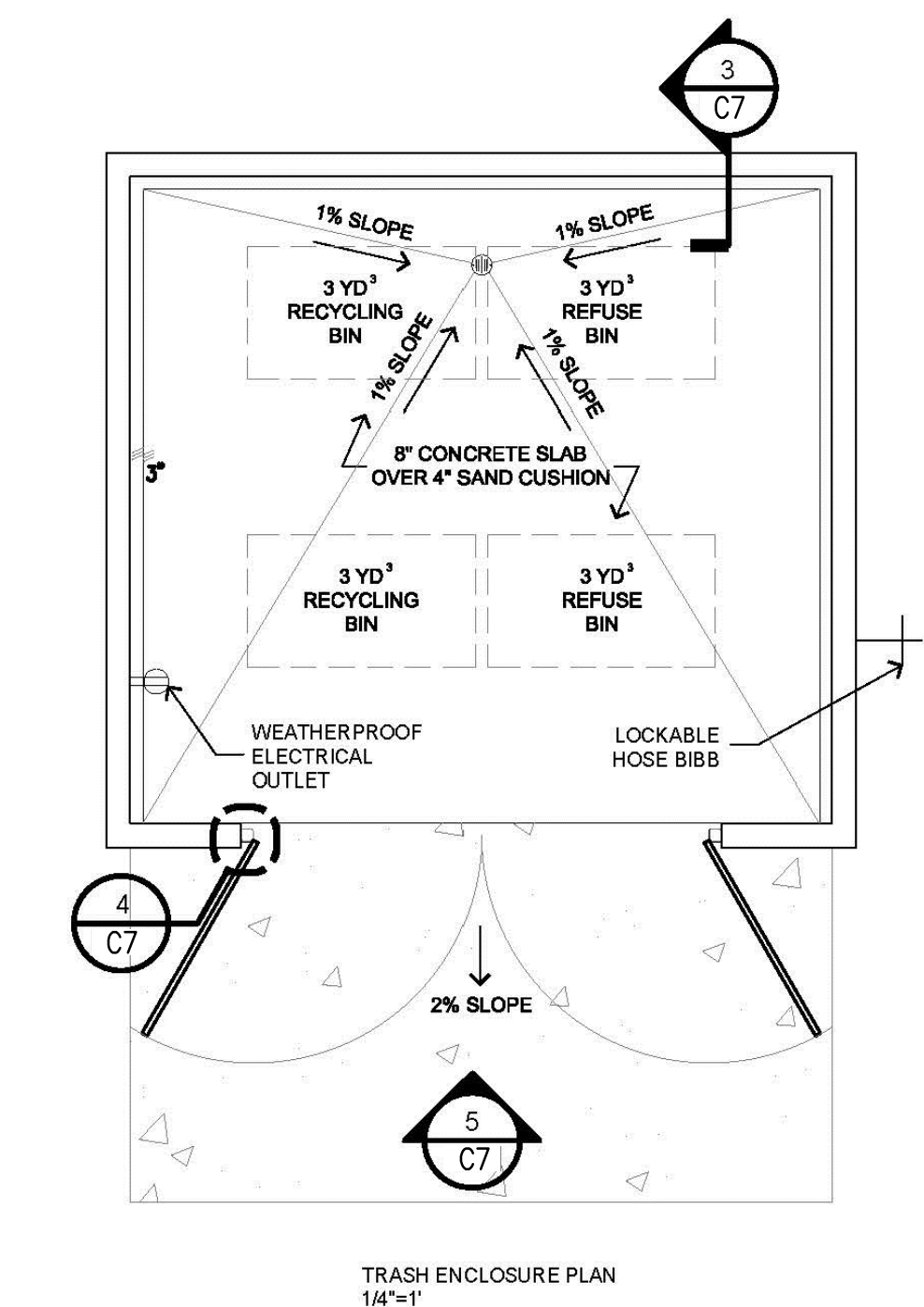
## SOLID WASTE HANDLING KEYNOTES

KEYNOTES LISTED BELOW PERTAIN TO THE PLANS ON THIS SHEET ONLY.

- | NO. | DESCRIPTION                                                                                              |
|-----|----------------------------------------------------------------------------------------------------------|
| 01  | WASTE TRUCK TURNING RADIUS (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 3) |
| 02  | TRASH ENCLOSURE (Per City of Milpitas Development Guidelines for Solid Waste Services Fig. 2)            |
| 03  | 3 CUBIC YARD REFUSE BIN                                                                                  |
| 04  | 3 CUBIC YARD RECYCLING BIN                                                                               |
| 05  | LOCKABLE HOSE BIBB                                                                                       |



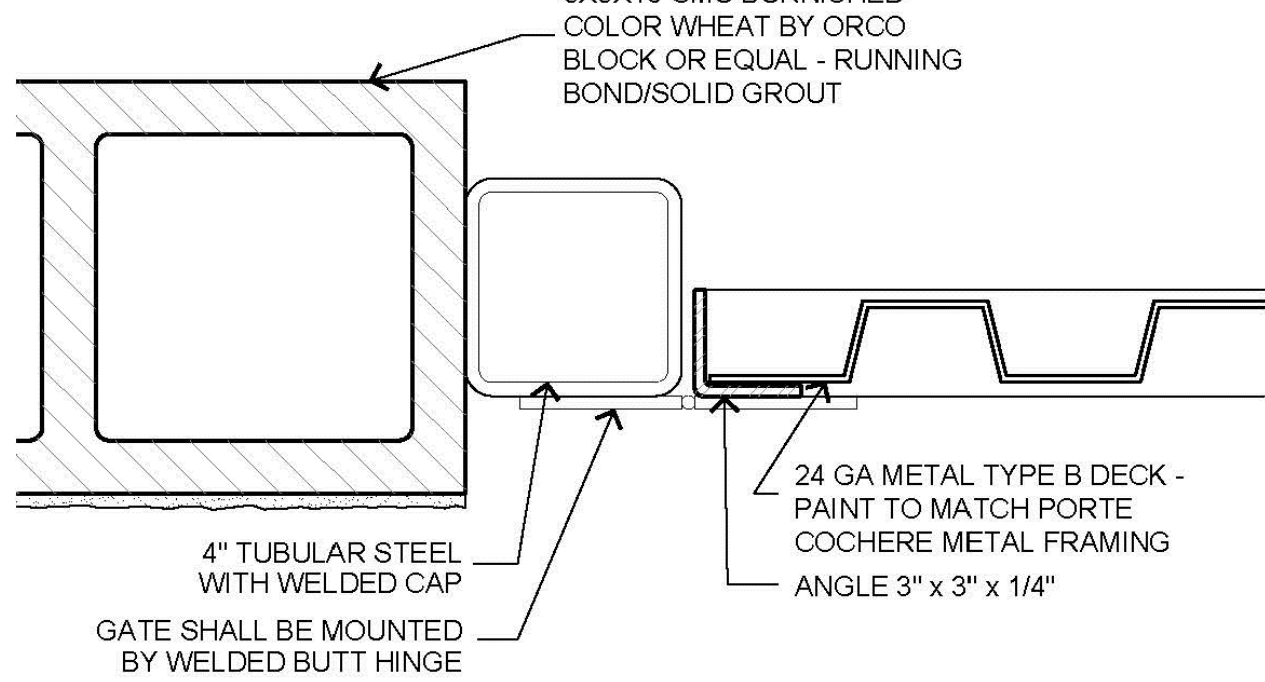
Recycling Truck	Feet
Width	: 8.20
Track	: 8.20
Lock to Lock Time	: 6.00
Steering Angle	: 30.0



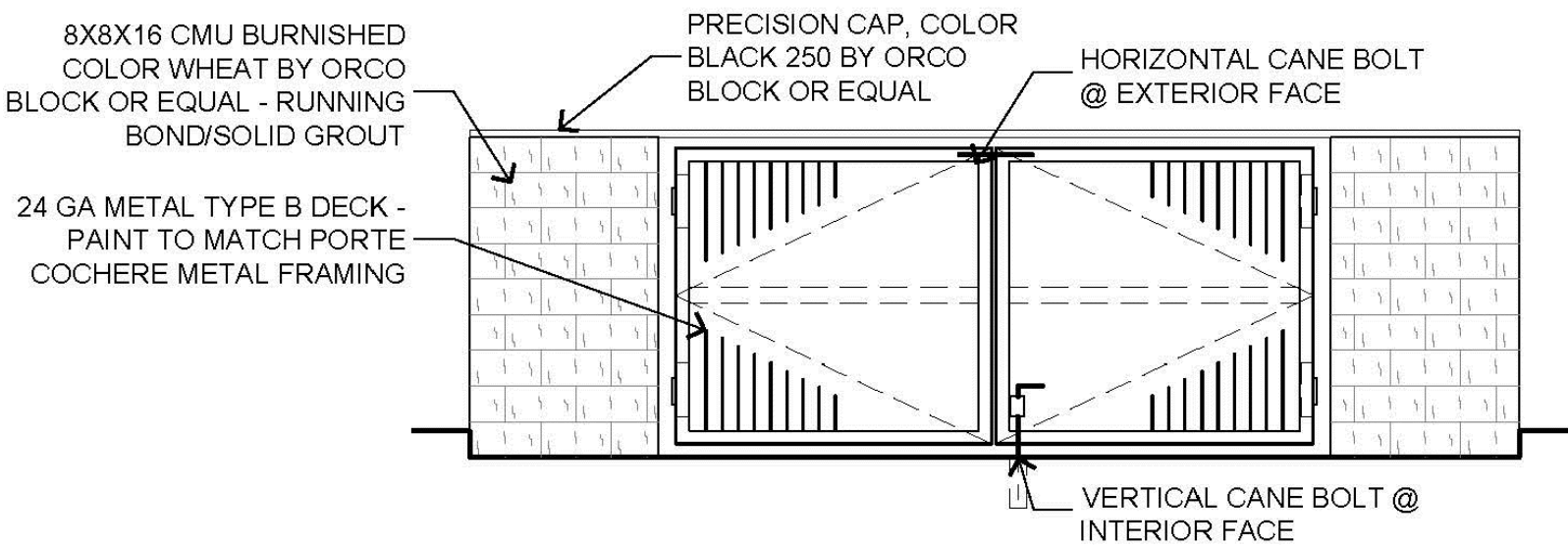
## 2 TRASH ENCLOSURE PLAN

1/4"=1'

## 3 TRASH ENCLOSURE WALL SECTION



## 4 TRASH ENCLOSURE DETAIL



## 5 TRASH ENCLOSURE ELEVATION

### GENERAL NOTES

UPON HOTEL GUEST CHECKOUT (TYPICALLY BETWEEN 11AM-1PM), HOUSEKEEPING STAFF WILL COLLECT AND REMOVE SOLID WASTE FROM THE GUESTROOMS. REFUSE AND RECYCLABLES WILL BE SORTED AT THE BACK-OF-HOUSE FACILITY. A DEDICATED JANITORIAL STAFF WILL MOVE SOLID WASTE FROM THE BACK-OF-HOUSE FACILITY TO THE TRASH ENCLOSURE DAILY, TYPICALLY BETWEEN 4PM-5PM IN THE AFTERNOON. THIS RECYCLING CONTAMINATION WILL NOT BE AN ISSUE SINCE HOTEL GUESTS WILL NOT USE/ACCESS THE TRASH ENCLOSURE.

ESTIMATED COMMERCIAL WEEKLY GENERATION WASTE (YD³):

HOTELS & MOTEL	# OF ROOMS X .10256* 128 X .10256 = 13.13 YD ³ OR 14 YD ³ PER WEEK (8 YD ³ FOR RECYCLABLES & 6 YD ³ FOR REFUSE)
----------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------

* THIS CONVERSION FACTOR IS FROM "A PLANNER'S GUIDE TO CONDITIONS OF APPROVAL AND MITIGATION MEASURES, COUNTY OF SANTA BARBARA." THIS CONVERSION FACTOR IS AN AVERAGE TAKEN FROM SEVERAL CITIES THAT HAVE MEASURED WEIGHT TO VOLUME RELATIONSHIPS FOR COMMERCIAL TRASH. THE FIGURES ARE FOR TOTAL WASTE GENERATION THAT INCLUDES BOTH POTENTIAL TRASH AND RECYCLING.

PROPOSED SERVICE FRONT END LOADING CONTAINERS  
2 - 3 YD³ DUMPSTER FOR REFUSE  
2 - 3 YD³ DUMPSTER FOR RECYCLING

THIS IS THE SAME SERVICE AND NUMBER OF FRONT END LOADING CONTAINERS THAT WE HAVE IN A FULL-SERVICE 133-ROOM HOLIDAY INN AT CARLSBAD, CA. ESTIMATED WASTE QUANTITIES/CALCULATION OF OTHER OWNER-OPERATED HOTELS IN CALIFORNIA ARE: 46% FOOD WASTE, 24% PAPER, 12% CARDBOARD, 7% PLASTICS, 6% GLASS, AND 5% METALS.

PROPOSED COLLECTION 2X A WEEK, WITH THE OPTION OF 3X A WEEK ON SPECIAL WEEKS WHEN OCCUPANCY IS AT 100%.

PROGRESS SET

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Seal

Project

Issue

Revisions

Sheet Title  
**PRELIMINARY SOLID WASTE MANAGEMENT PLAN**

Date Last Edited

January 26, 2015

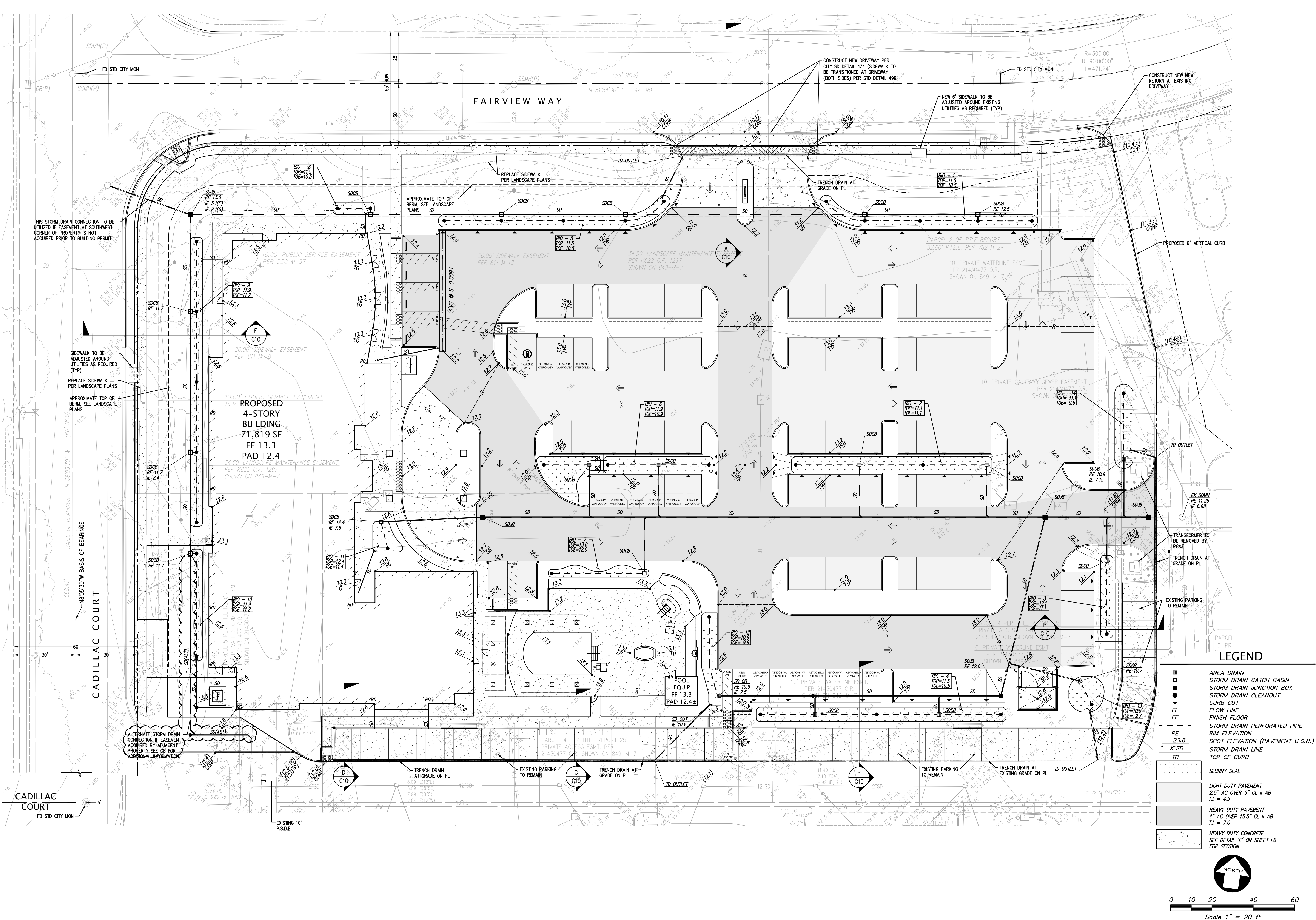
Sheet Number

C7

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.



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**LEGEND**

[Symbol]	AREA DRAIN
[Symbol]	STORM DRAIN CATCH BASIN
[Symbol]	STORM DRAIN JUNCTION BOX
[Symbol]	STORM DRAIN CLEANOUT
[Symbol]	CURB CUT
[Symbol]	FLOW LINE
[Symbol]	FINISH FLOOR
[Symbol]	STORM DRAIN PERFORATED PIPE
[Symbol]	RIM ELEVATION
[Symbol]	SPOT ELEVATION (PAVEMENT U.O.N.)
[Symbol]	STORM DRAIN LINE
[Symbol]	TOP OF CURB
[Symbol]	SLURRY SEAL
[Symbol]	LIGHT DUTY PAVEMENT 2.5" AC OVER 9" CL II AB T.I. = 4.5
[Symbol]	HEAVY DUTY PAVEMENT 4" AC OVER 15.5" CL II AB T.I. = 7.0
[Symbol]	HEAVY DUTY CONCRETE SEE DETAIL "E" ON SHEET L6 FOR SECTION

**PROGRESS SET**

0 10 20 40 60  
Scale 1" = 20 ft

**NORTH**

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Project  
**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
**PRELIMINARY GRADING PLAN**

Date Last Edited  
**January 26, 2015**

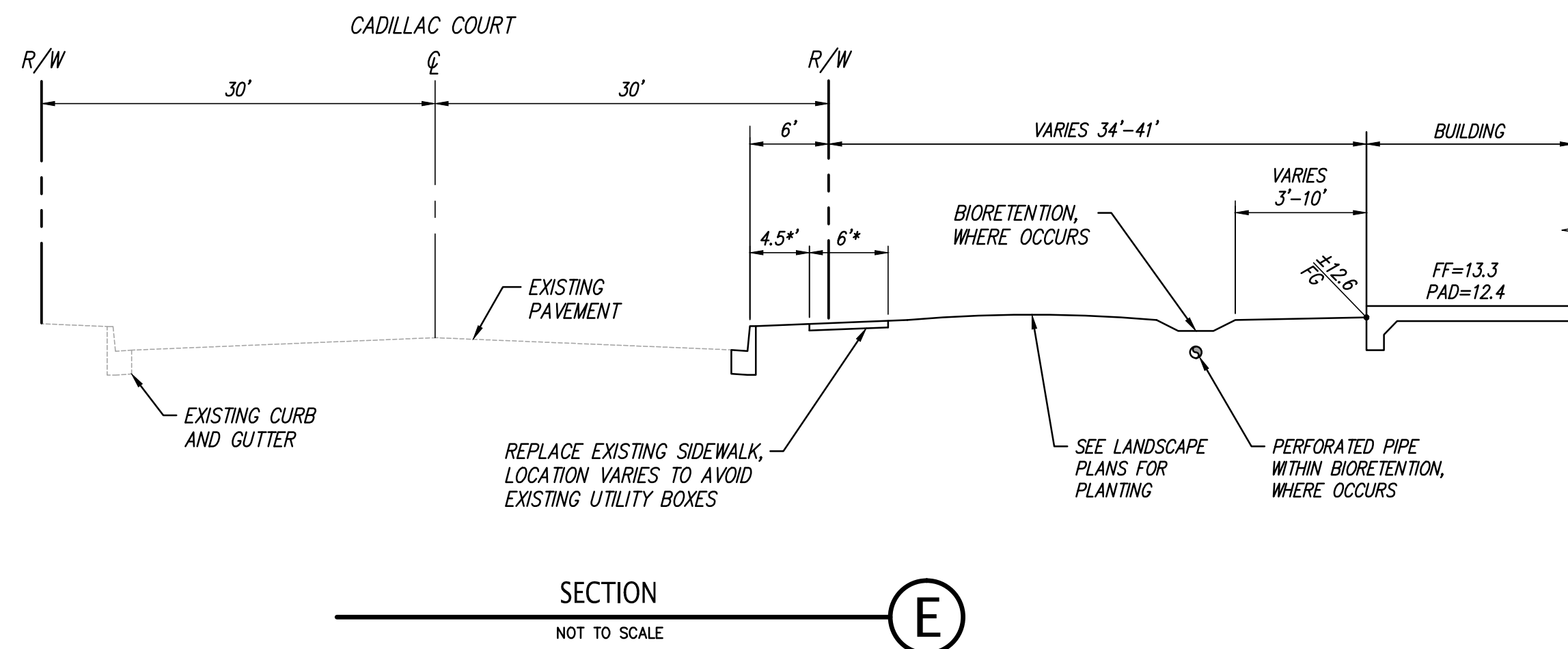
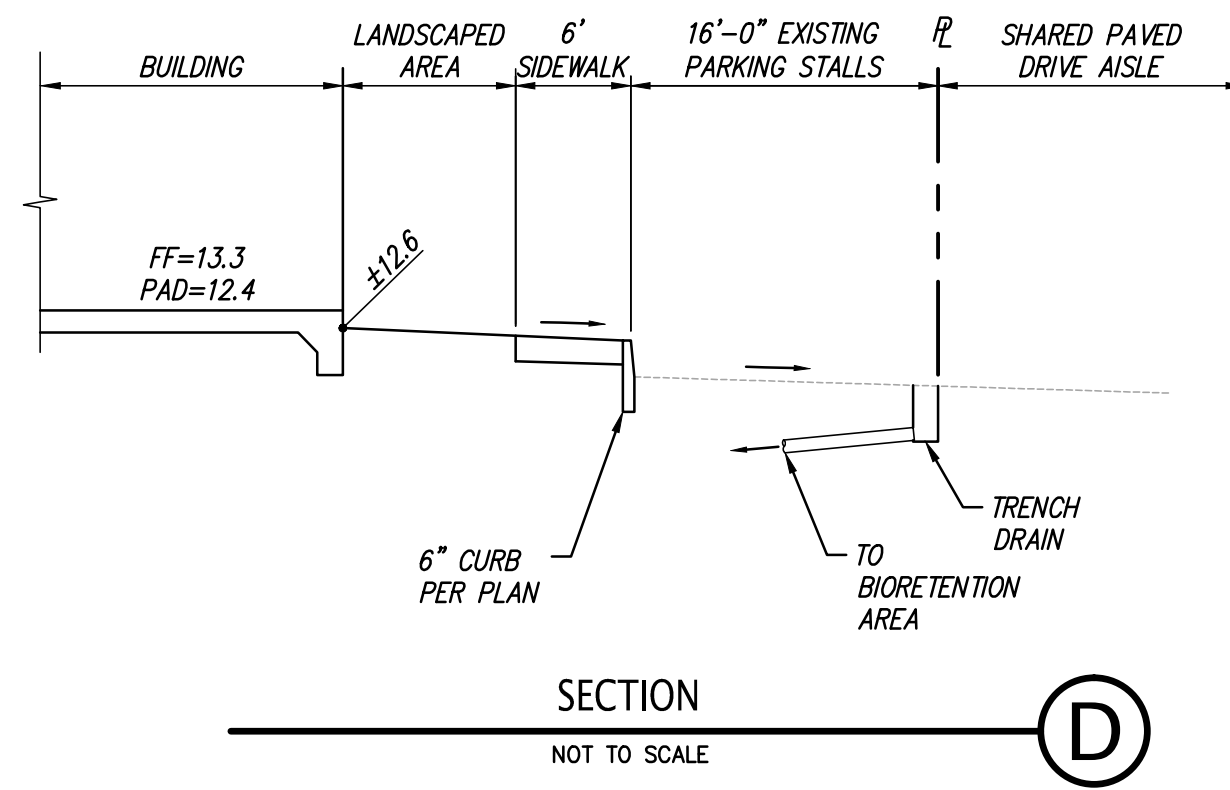
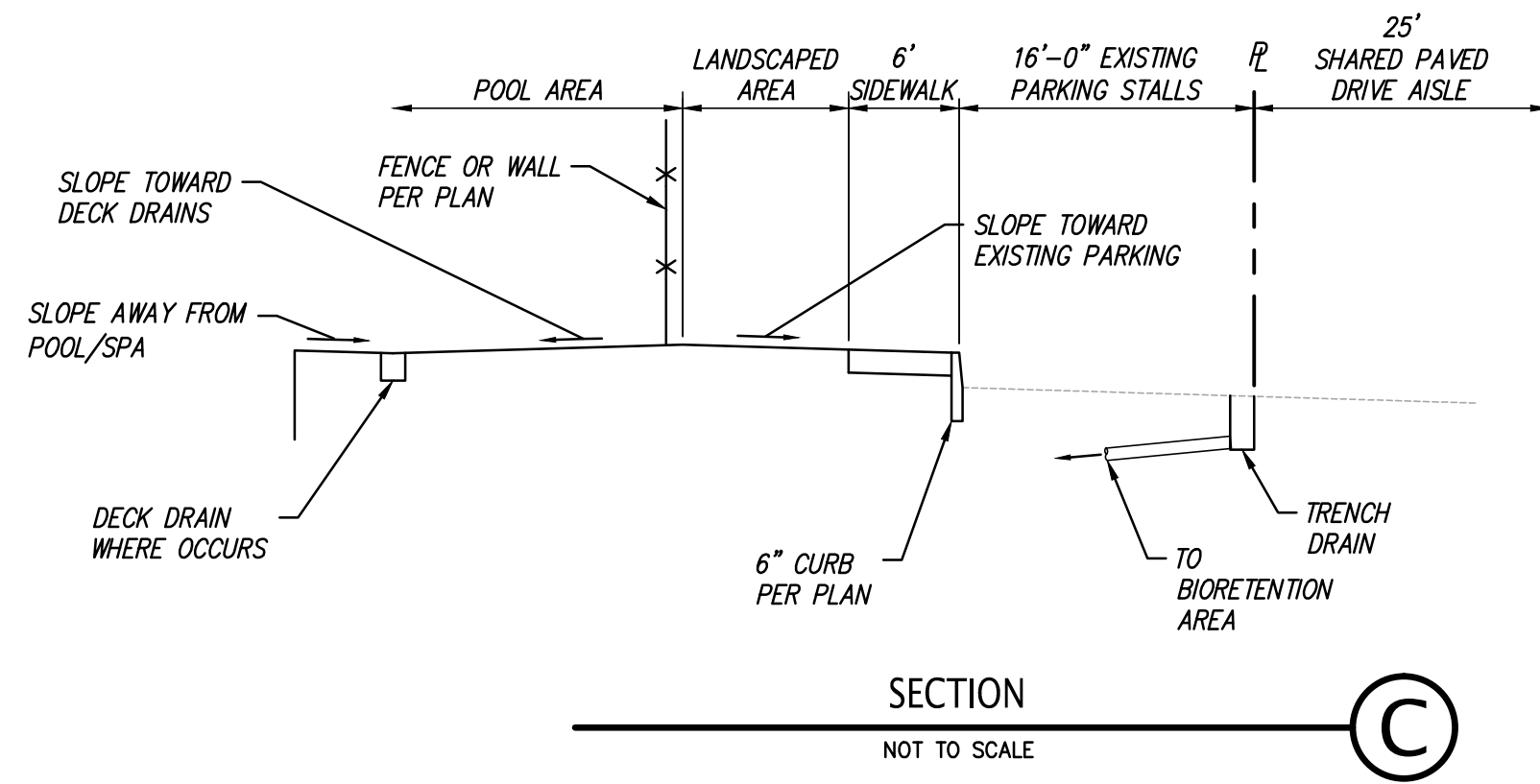
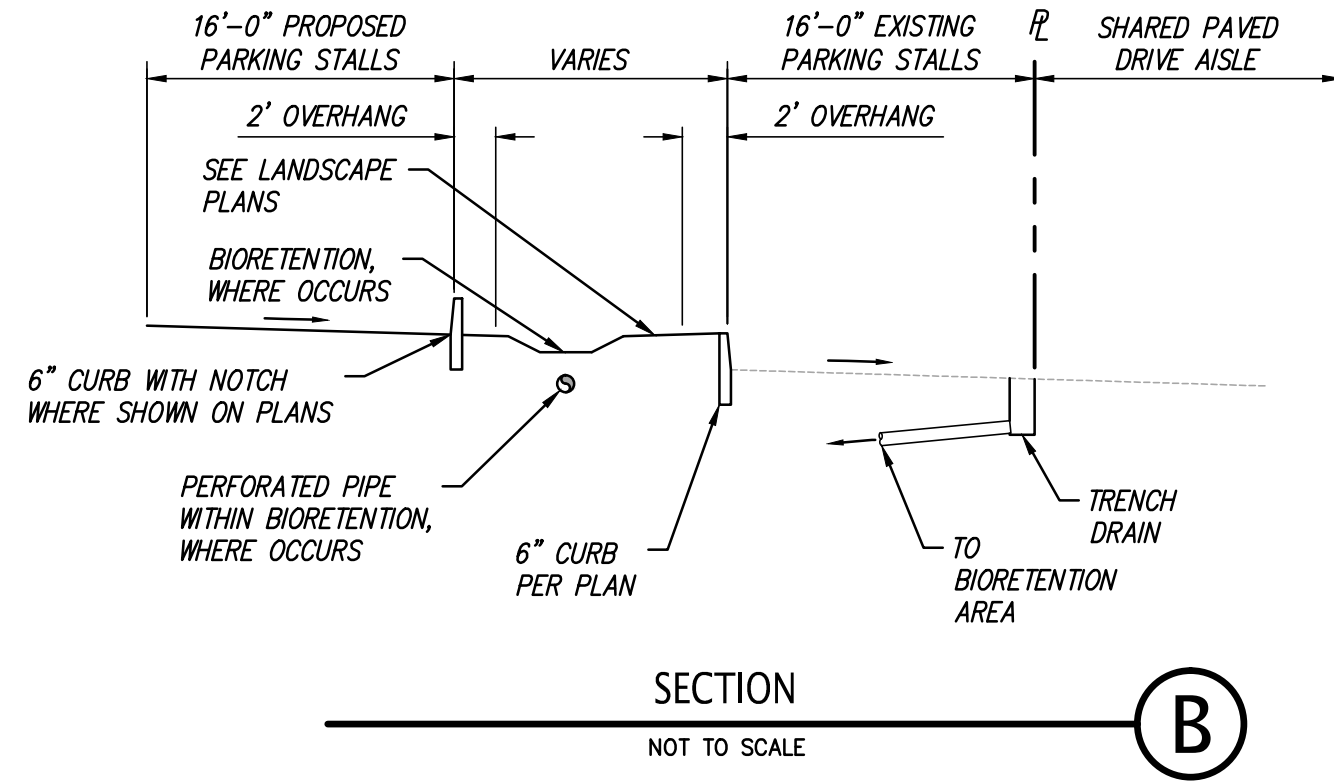
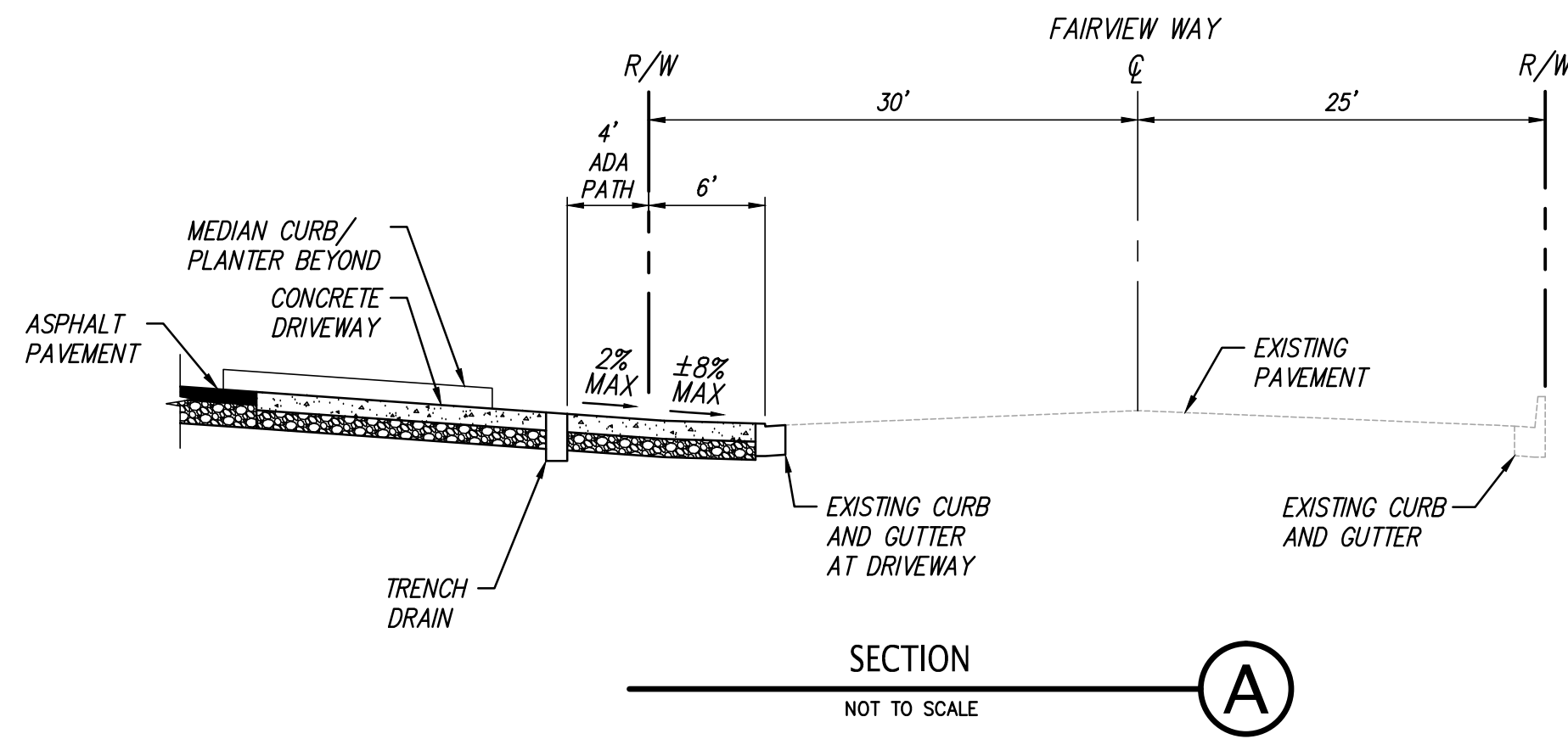
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**C8**



25



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Project

**HOLIDAY INN MILPITAS**  
1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title

**PRELIMINARY CROSS SECTIONS**

Date Last Edited

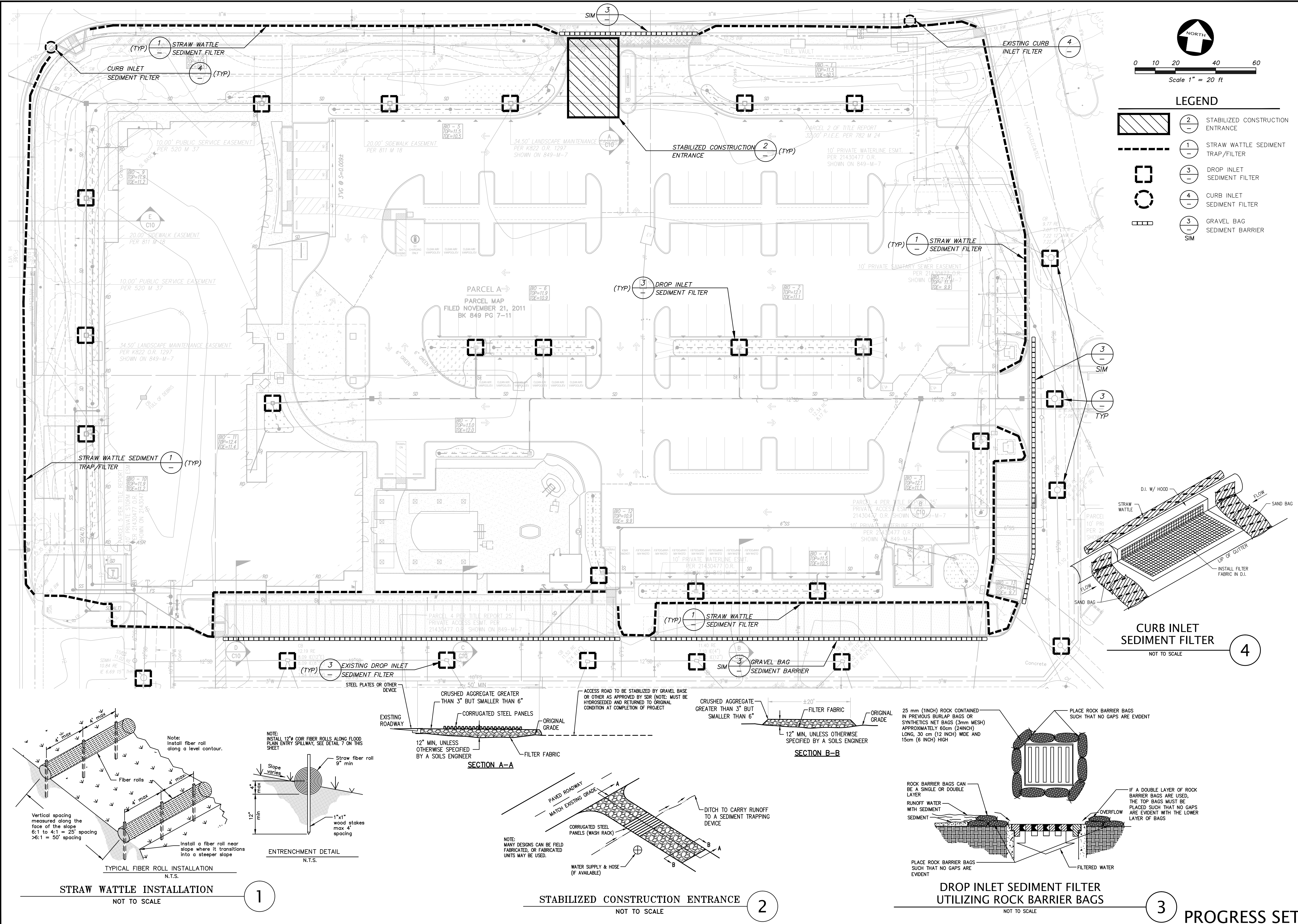
**January 26, 2015**

Sheet Number

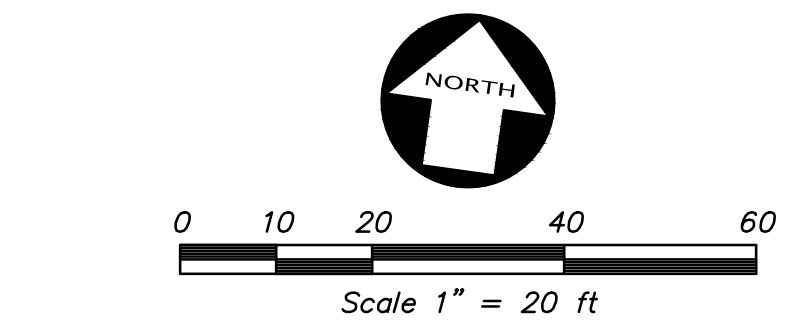
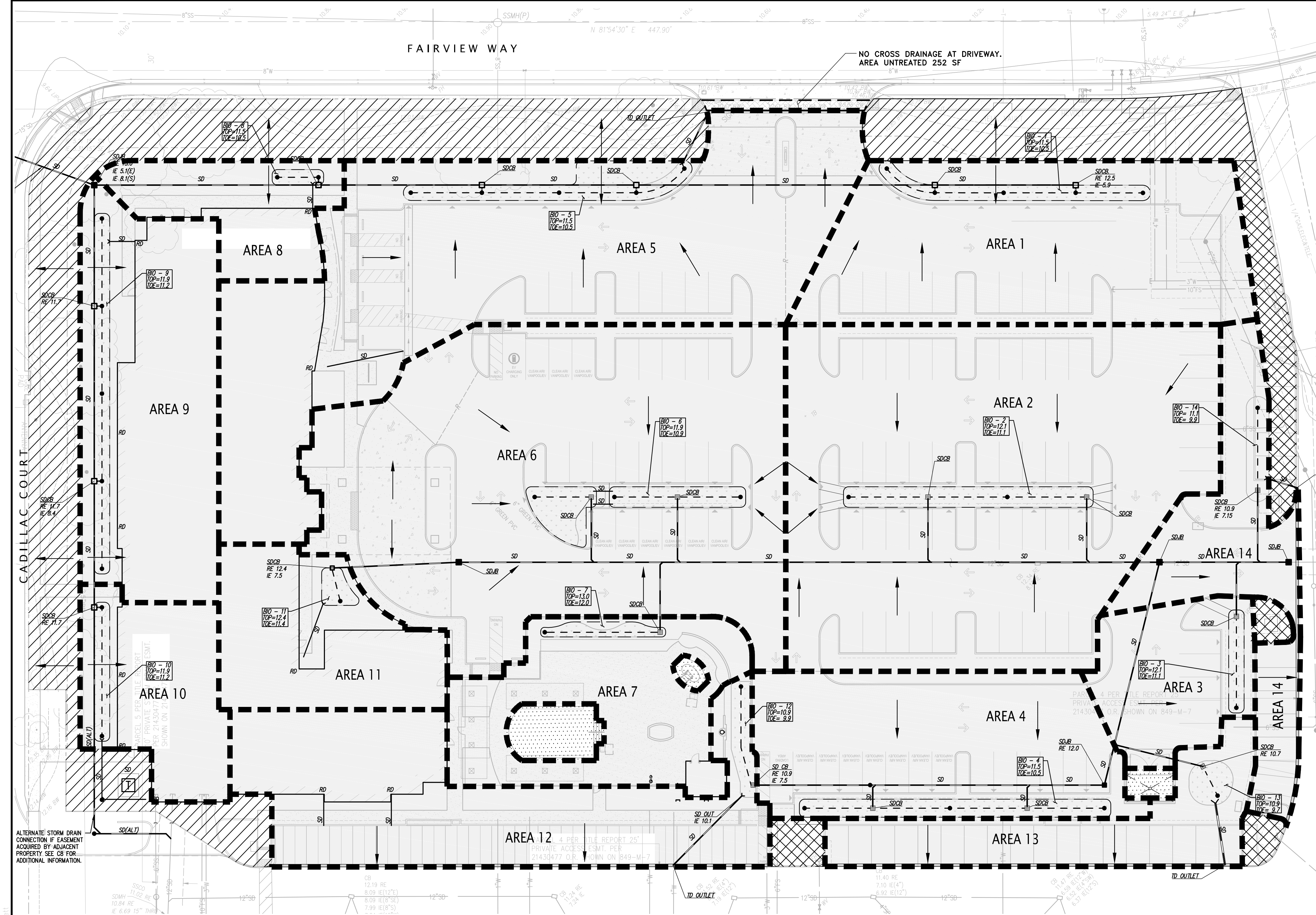
**C10**

**PROGRESS SET**





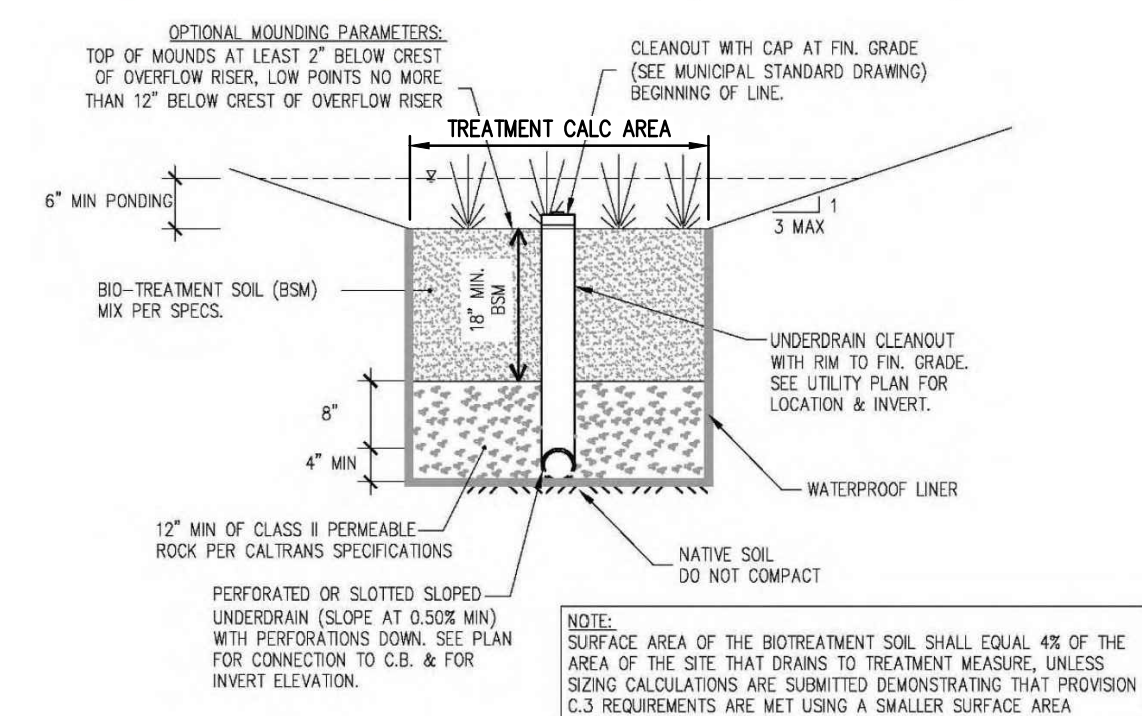




LEGEND

- AREA TREATED BY BIORETENTION
- BIORETENTION AREA
- SELF RETAINING AREA
- SELF TREATING AREA
- SEWER CONNECTED ITEMS

Figure 6-8: Cross Section of Lined Bioretention Area (Infiltration Not Allowed)



BIO-RETENTION PLANTER SIZING CALCULATIONS

Bio-Retention No.	Total Tributary Area (SF)	Total Tributary Area (AC)	Landscape Area (SF)	Pavement/Roof Area (SF)	Impervious Area Equivalent (SF)	BMP Size Provided (SF)	Ponding Height	Sizing Factor
1	10,343	0.24	3,750	5,609	5,984	984	12"	16.4%
2	20,277	0.47	3,830	15,675	16,058	772	12"	4.8%
3	3,451	0.08	937	2,278	2,371	236	12"	10.0%
4	7,935	0.18	2,091	5,001	5,210	843	12"	16.2%
5	18,541	0.43	3,921	13,600	13,992	1,020	12"	7.3%
6	20,304	0.47	3,146	16,296	16,611	862	12"	5.2%
7	6,332	0.15	1,702	4,422	4,592	208	12"	4.5%
8	2,943	0.07	1,328	1,499	1,632	116	12"	7.1%
9	8,126	0.19	2,546	4,744	4,999	836	12"	16.7%
10	3,872	0.09	863	2,689	2,775	320	12"	11.5%
11	4,576	0.11	745	3,672	3,747	159	12"	4.2%
12	9,145	0.21	1,949	6,866	7,061	330	12"	4.7%
13	4,056	0.09	1,398	2,414	2,554	244	12"	9.6%
14	4,833	0.11	1,613	2,878	3,039	342	12"	11.3%
Total	124,734	2.86	29,819	87,643	90,625	7,272		8.0%

APPENDIX A - BMP SIZING CALCULATIONS

Formulas

Impervious Area Equivalent [SF] = (Landscape Area [SF]) • (0.10) + (Pavement/Roof Area [SF])

Sizing Factor = (BMP Size Provided [SF]) / (Impervious Area Equivalent [SF])

BIOFILTRATION BASIN

NOT TO SCALE

1

PROGRESS SET

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Project  
**HOLIDAY INN MILPITAS**

1100 Cadillac Court, Milpitas CA 95035  
Owner: Alps Group, Inc.

Issue

Revisions

Sheet Title  
**PRELIMINARY STORM WATER QUALITY CONTROL PLAN**

Date Last Edited  
**January 26, 2015**

Sheet Number

C12







**Date:** January 5, 2015

**To:** **Tracy Tam**  
Assistant Planner  
City of Milpitas / Planning Department  
455 E Calaveras Blvd., Milpitas CA 95035

**Project:** **Proposed Holiday Inn Milpitas**  
1100 Cadillac Ct., Milpitas CA 95035

**Re:** **Project Description, Design Statement, Operations and BMP & Construction Measures**

---

### **PROJECT DESCRIPTION & DESIGN STATEMENT**

The applicant proposes to build a 4-Story 128-Key Holiday Inn Suites hotel by IHG (InterContinental Hotels Group).

The proposed hotel will have 4 levels of Type V-A wood framing above grade construction, fully-sprinklered per NFPA 13, with a total building area of 74,367 SF. Hotel amenities include an outdoor heated pool, spa, outdoor seating with a fire pit, large meeting room, board room, lobby/lounge, Wi-Fi media lounge, buffet and dining area, business center, a full bar, fitness room, vending area, sundry shop and guest laundry.

The façade will feature signature elements consistent with the brand identity of Holiday Inn by IHG prototype – steel frame porte-cochere with a translucent polycarbonate radius-roof structure, horizontal banding, articulated roof parapets, and stone veneer.

### **OPERATIONS**

Hours for deliveries will be from 7am to 4pm, 3X a week. Full bar is open daily from 12pm to 11pm – types of alcohol to be served are; beer, wine, bourbon, scotch, whiskey, vodka, tequila, rum, and brandy. Restaurant will be open daily for breakfast, lunch and dinner from 6:30am to 11pm.

The viewing deck will be subject to restricted use for special events only and will be accessible to the guests only when the following conditions are in place:

1. An event has been scheduled for the viewing deck and guests are invited.
2. The hotel staff is chaperoning the guests and are in full control of guest's activities.
3. Approved Signage is in place warning danger of climbing over wall.
4. Children will only be allowed on viewing when accompanied by Adult companion.
5. A legal height barrier will be in place at all times around the perimeter of roof area that is accessible to guests.
6. Any additional condition imposed from Planning Dept. will be implemented.

### **BEST MANAGEMENT PRACTICES & CONSTRUCTION MEASURES**

The project also incorporates the attached best management practices and construction measures to avoid and/or minimize potential environmental impacts.

### **PRE-CONSTRUCTION/PRE-DISTURBANCE SURVEYS:**

- a) Pre-construction surveys for burrowing owls will be conducted prior to the initiation of all Project activities within suitable burrowing owl nesting and roosting habitat (i.e., ruderal grassland habitat with burrows of California ground squirrels). Preconstruction surveys will be completed in conformance with the CDFW's 2012 guidelines (California Department of Fish and Game 2012). An initial habitat assessment will be conducted by a qualified biologist to determine if suitable burrowing owl habitat is present in a given area. During the initial site visit, a qualified biologist will survey the entire activity area and (to the extent that access allows) the area within 250 ft of the site for suitable

burrows that could be used by burrowing owls for nesting or roosting. If no suitable burrowing owl habitat (i.e., ruderal grasslands with burrows of California ground squirrels) is present within a given area, no additional surveys will be required. If suitable burrows are determined to be present within 250 ft of work areas, a qualified biologist will conduct three additional surveys to investigate each burrow within the survey area for signs of owl use and to determine whether owls are present in areas where they could be affected by proposed activities. The final survey shall be conducted within the 24-hour period prior to the initiation of Project activities in any given area.

- b) If burrowing owls are present during the nonbreeding season (generally 1 September to 31 January), a 150-ft buffer zone shall be maintained around the occupied burrow(s), if feasible. If maintaining such a buffer is not feasible, then the buffer must be great enough to avoid injury or mortality of individual owls, or else the owls should be passively relocated as described in point c below. During the breeding season (generally 1 February to 31 August), a 250-ft buffer, within which no new Project-related activities will be permissible, will be maintained between Project activities and occupied burrows. Owls present between 1 February and 31 August will be assumed to be nesting, and the 250-ft protected area will remain in effect until 31 August. If monitoring evidence indicates that the owls are no longer nesting or the young owls are foraging independently, the buffer may be reduced or the owls may be relocated prior to 31 August, in consultation with the CDFW.
- c) Any owls occupying the Project site are likely habituated to frequent human disturbances. As a result, they may exhibit a tolerance of greater levels of human disturbance than owls in more natural settings, and work within the standard 250-ft buffer during the nesting season may be able to proceed without disturbing the owls. Therefore, if nesting owls are determined to be present on the site, and Project activities cannot feasibly avoid disturbance of the area within 250 ft of the occupied burrow during the nesting season (i.e., 1 February through 31 August) due to other seasonal constraints, a qualified biologist will be present during all activities within 250 ft of the nest to monitor the owls' behavior. If in the opinion of the qualified biologist, the owls are unduly disturbed (i.e., disturbed to the point of harm or reduced reproductive success), all work within 250 ft of the occupied burrow will cease, and point d shall be implemented.
- d) If construction will directly impact occupied burrows, a qualified biologist will passively evict owls from burrows during the nonbreeding season (1 September to 31 January). No burrowing owls will be evicted during the nesting season (1 February through 31 August) except with the CDFW's concurrence that evidence demonstrates that nesting is not actively occurring (e.g., because the owls have not yet begun nesting early in the season, or because young have already fledged late in the season). Eviction will occur through the use of one-way doors inserted into the occupied burrow and all burrows within impact areas that are within 250 ft of the occupied burrow (to prevent occupation of other burrows that will be impacted). One-way doors will be installed by a qualified biologist and left in place for at least 48 hours before they are removed. The burrows will then be back-filled to prevent re-occupation.
- e) If it is not possible to schedule construction activities between 1 September and 31 January, then pre-construction surveys for nesting birds should be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. We recommend that these surveys be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., shrubs, ruderal grasslands, and buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during Project implementation.
- f) If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) will be removed prior to the start of the nesting season (e.g., prior to 1 February). This will preclude the initiation of nests in this vegetation, and prevent the potential delay of the Project due to the presence of active nests in these substrates.

**DUST CONTROL AND AIR QUALITY:**

During all on-site construction activities, the applicant/developer shall continuously comply with the following dust control and air quality impact mitigation methods:

- a. Shut down equipment when not in use for extended periods.
- b. Construction equipment shall operate no longer than eight cumulative hours per day.
- c. Use electric equipment for construction whenever possible in lieu of diesel or gasoline-powered equipment.
- d. Curtail use of high-emitting construction equipment during periods of high or excessive ambient pollutant concentrations such as "Spare-the-Air" days as declared by the Bay Area Air Quality Management District (BAAQMD).
- e. All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper tuning order to substantially reduce NOx emissions.
- f. On-road and off-road diesel equipment shall use diesel particulate filters if permitted under manufacturer's guidelines.
- g. On-road and off-road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.
- h. All construction workers shall be encouraged to shuttle (car-pool) to retail establishments or to remain on-site during lunch breaks.
- i. All construction activities within the project area shall be discontinued during the first stage smog alerts.
- j. Construction and grading activities shall not be allowed during the first stage ozone alerts. First stage ozone alerts are declared when the ozone level exceeds 0.20 parts per million (one hour average).
- k. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- l. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- m. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- n. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- o. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- p. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- q. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- r. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

- End -



***HOLIDAY INN SUITES  
AIR QUALITY AND GHG  
EMISSIONS ASSESSMENT***

***Milpitas, California***

**September 17, 2014**

**Prepared for:**

**Heidi de Guzman  
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**Prepared by:**

**Joshua D. Carman and  
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***ILLINGWORTH & RODKIN, INC.***  
***/// Acoustics • Air Quality ///***

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(707) 794-0400**

## Introduction

The purpose of this report is to address air quality and greenhouse gas emission impacts associated with the proposed Holiday Inn Suites project in Milpitas, California. We understand that the project proposes the construction of 4 levels of Type V-A wood frame above grade construction, with a total building area of 71,719 square feet and site acreage of 3.294 acres in parcel APN 022-57-001. Green building design features such as designated parking for fuel-efficient vehicles, electric vehicle charging station, bicycle parking, water-efficient landscaping, renewable and low-emitting materials, LED lighting fixtures, lighting and HVAC occupancy sensors will be incorporated into the project.

The site is relatively flat and would not require substantial grading. Air quality impacts could occur due to temporary construction emissions and as a result of direct and indirect emissions from users of the new hotel. This analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).

## Setting

The project is located in the northern portion of the Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM₁₀) and fine particulate matter (PM_{2.5}).

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x). These precursor pollutants react under certain meteorological conditions to form high ozone levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant of the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM₁₀) and fine particulate matter where particles have a diameter of 2.5 micrometers or less (PM_{2.5}). Elevated concentrations of PM₁₀ and PM_{2.5} are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer) and include, but are not limited to, the criteria air pollutants listed above. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and Federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the CARB, diesel exhaust is a complex mixture of gases, vapors and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the state's Proposition 65 or under the Federal Hazardous Air Pollutants programs.

CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy duty diesel trucks that represent the bulk of DPM emissions from California highways. These regulations include the solid waste collection vehicle (SWCV) rule, in-use public and utility fleets, and the heavy-duty diesel truck and bus regulations. In 2008, CARB approved a new regulation to reduce emissions of DPM and nitrogen oxides from existing on-road heavy-duty diesel fueled vehicles.¹ The regulation requires affected vehicles to meet specific performance requirements between 2014 and 2023, with all affected diesel vehicles required to have 2010 model-year engines or equivalent by 2023. These requirements are phased in over the compliance period and depend on the model year of the vehicle.

The Bay Area Air Quality Management District (BAAQMD) is the regional agency tasked with managing air quality in the region. At the State level, the California Air Resources Board (a part of the California Environmental Protection Agency) oversees regional air district activities and regulates air quality at the State level. The BAAQMD has recently published CEQA Air Quality Guidelines that are used in this assessment to evaluate air quality impacts of projects.²

### Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 14, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, elementary schools, and parks. The closest off-site sensitive receptors are residences located to the southeast of the project site on N. Abbott Avenue. The project would not introduce any new sensitive receptors to the area.

### **Significance Thresholds**

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. These Thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in the Air District's updated CEQA Guidelines (updated May 2011). The significance thresholds identified by BAAQMD and used in this analysis are summarized in Table 1.

BAAQMD's adoption of significance thresholds contained in the 2011 CEQA Air Quality Guidelines was called into question by an order issued March 5, 2012, in California Building Industry Association (CBIA) v. BAAQMD (Alameda Superior Court Case No. RGI0548693). The order requires BAAQMD to set aside its approval of the thresholds until it has conducted environmental review under CEQA. The ruling made in the case concerned the environmental impacts of adopting the thresholds and how the thresholds would indirectly affect land use development patterns. In August 2013, the Appellate Court struck down the lower court's order to set aside the thresholds. However, this litigation remains pending as the California Supreme Court recently accepted a portion of CBIA's petition to review the appellate court's decision to uphold BAAQMD's adoption of the thresholds. The specific portion of the argument to be considered is in regard to whether CEQA requires consideration of the effects of the environment on a project (as contrasted to the effects of a proposed project on the environment). Therefore, the significance thresholds contained in the 2011 CEQA Air Quality Guidelines are applied to this project.

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¹ Available online: <http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm>. Accessed: July 11, 2012.

² Bay Area Air Quality Management District. 2011. BAAQMD CEQA Air Quality Guidelines. May.



**Table 1. Air Quality Significance Thresholds**

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NO _x	54	54	10
PM ₁₀	82	82	15
PM _{2.5}	54	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Health Risks and Hazards for New Sources			
Excess Cancer Risk	10 per one million		
Chronic or Acute Hazard Index	1.0		
Incremental annual average PM _{2.5}	0.3 µg/m ³		
Health Risks and Hazards for Sensitive Receptors (Cumulative from all sources within 1,000 foot zone of influence) and Cumulative Thresholds for New Sources			
Excess Cancer Risk	100 per one million		
Chronic Hazard Index	10.0		
Annual Average PM _{2.5}	0.8 µg/m ³		
Greenhouse Gas Emissions			
GHG Annual Emissions	1,100 metric tons or 4.6 metric tons per capita		
Note: ROG = reactive organic gases, NO _x = nitrogen oxides, PM ₁₀ = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, PM _{2.5} = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and GHG = greenhouse gas.			

## Impacts and Mitigation Measures

**Impact 1:** Conflict with or obstruct implementation of the applicable air quality plan?  
***Less than significant***

The most recent clean air plan is the *Bay Area 2010 Clean Air Plan* that was adopted by BAAQMD in September 2010. The proposed project would not conflict with the latest Clean Air planning efforts since the project would have emissions well below the BAAQMD thresholds (see Impact 2), and development would be near existing transit with regional connections. The project, at 129 rooms, is too small to exceed any of the significance thresholds and, thus, it is not required to incorporate project-specific transportation control measures listed in the latest Clean Air Plan

**Impact 2:** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ***Less than significant***

The Bay Area is considered a non-attainment area for ground-level ozone and fine particulate matter (PM_{2.5}) under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered non-attainment for respirable particulates or particulate matter with a diameter of less than 10 micrometers (PM₁₀) under the California Clean Air Act, but not the Federal act. The area has attained both State and Federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM₁₀, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NO_x), PM₁₀ and PM_{2.5} and apply to both construction period and operational period impacts.

Due to the project size, construction exhaust and operational period emissions would be less than significant. In their 2011 update to the *CEQA Air Quality Guidelines*, BAAQMD identified the size of land use projects that could result in significant air pollutant emissions. For construction exhaust impacts, the hotel size was identified at 554 rooms. For operational impacts, the project size was identified at 489 rooms. Since the project proposes 129 rooms, it is concluded that emissions would be below the BAAQMD significance thresholds for both construction exhaust and operational emissions.

However, construction activities, particularly during site preparation and grading would temporarily generate fugitive dust in the form of PM₁₀ and PM_{2.5}. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. Fugitive dust emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. Fugitive dust emissions would also depend on soil moisture, silt content of soil, wind speed, and the amount of equipment operating. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. The BAAQMD *CEQA Air Quality Guidelines* consider these impacts to be less than significant if best management practices are employed to reduce these emissions. According to the project applicant, the project would implement BAAQMD-recommended best management practices, shown below as Construction BMPs. Because the project would be below the screening size for both construction exhaust and operational period emissions, and because the project would implement BAAQMD-recommended BMPs to control fugitive dust during construction, this impact is considered *less than significant*.

*Construction BMPs: Include measures to control dust emissions.*

Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant. The contractor shall implement the following Best Management Practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Impact 3:** Violate any air quality standard or contribute substantially to an existing or projected air quality violation? *Less than significant*

As discussed under Impact 2, the project would have emissions less than the BAAQMD screening size for evaluating impacts related to ozone and particulate matter. Therefore, the project would not contribute substantially to existing or projected violations of those standards. Carbon monoxide emissions from traffic generated by the project would be the pollutant of greatest concern at the local level. Congested intersections with a large volume of traffic have the greatest potential to cause high-localized concentrations of carbon monoxide. Air pollutant monitoring data indicate that carbon monoxide levels have been at healthy levels (i.e., below State and federal standards) in the Bay Area since the early 1990s. As a result, the region has been designated as attainment for the standard. There is an ambient air quality monitoring station in San Jose that measures carbon monoxide concentrations. The highest measured level over any 8-hour averaging period during the last 3 years is less than 3.0 parts per million (ppm), compared to the ambient air quality standard of 9.0 ppm. Intersections affected by the project would have traffic volumes less than the BAAQMD screening criteria and, thus, would not cause a violation of an



ambient air quality standard or have a considerable contribution to cumulative violations of these standards.³

**Impact 4:** Expose sensitive receptors to substantial pollutant concentrations? *Less than significant*

Operation of the project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. No stationary sources of TACs, such as generators, are proposed as part of the project. Construction activity would generate dust and equipment exhausts on a temporary basis. The project would not introduce any new sensitive receptors to the area.

**Project Construction Activity**

Construction equipment and associated heavy-duty truck traffic generate diesel exhaust, which is a known TAC. Diesel exhaust and PM_{2.5} pose both potential health and nuisance impacts to nearby receptors. A refined health risk assessment of the project construction activities was conducted that evaluated potential health effects of sensitive receptors at nearby residences from construction emissions of diesel particulate matter (DPM) and PM_{2.5}.⁴ A dispersion model was used to predict the off-site DPM concentrations resulting from project construction so that lifetime cancer risks could be predicted. Figure 1 shows the project site and sensitive receptor locations (residences) used in the air quality dispersion modeling analysis where potential health impacts were evaluated.

Construction Emissions

The refined health risk assessment focused on modeling on-site construction activity using construction information provided by the project applicant. Construction period emissions were modeled using the California Emissions Estimator Model, Version 2013.2.2 (CalEEMod) along with anticipated construction activity. The number and types of construction equipment and diesel vehicles, along with the anticipated length of their use for different phases of construction were based on the site-specific construction activity schedule provided. Construction of the project is expected to occur over a seven month period, beginning in February 2015. It is anticipated that there would be 30 total cement truck round-trips during building construction and that approximately 379 cubic yards of asphalt would be needed during paving.

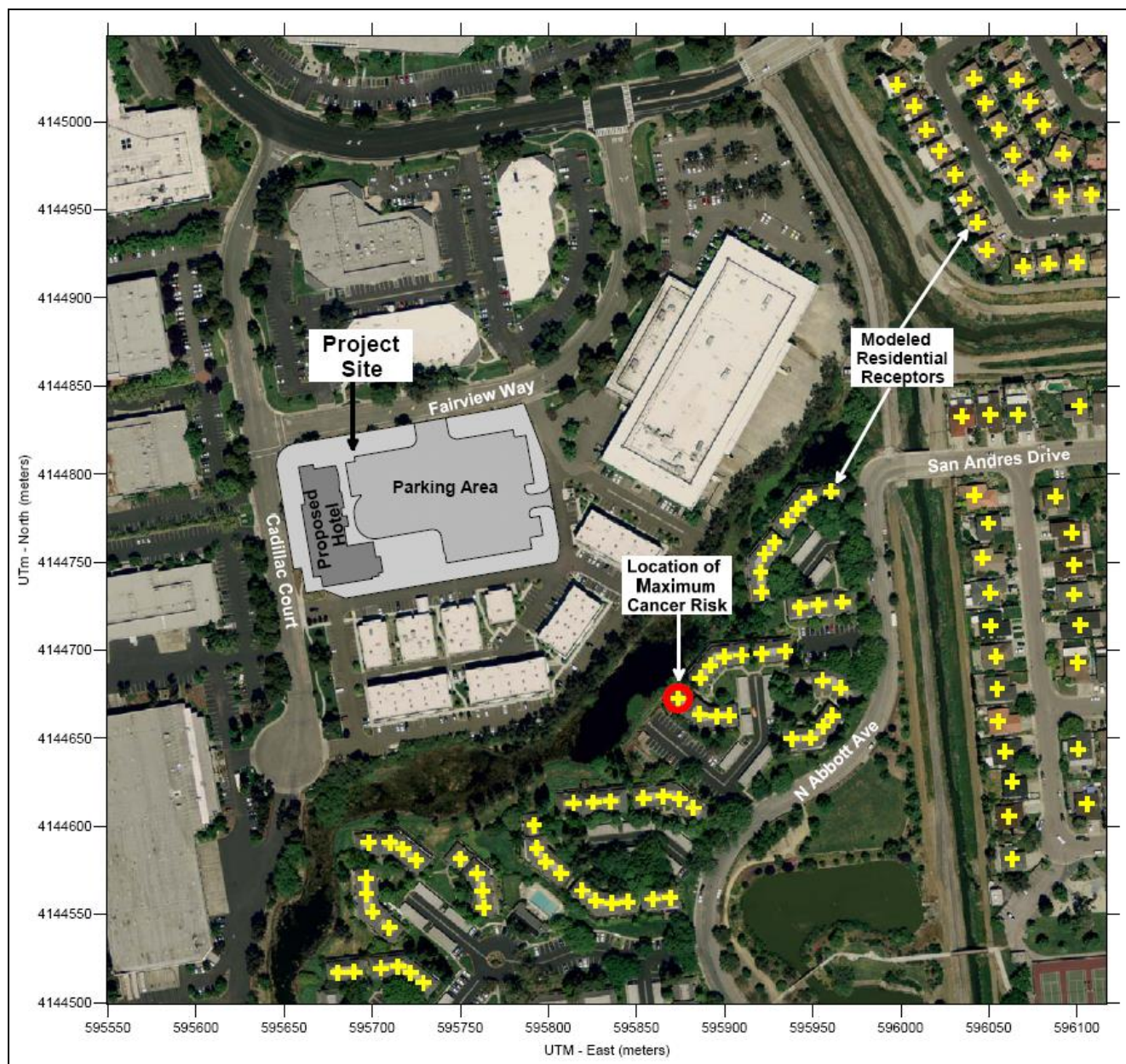
The CalEEMod model provided total annual PM_{2.5} exhaust emissions (assumed to be diesel particulate matter) for the off-road construction equipment and for exhaust emissions from on-road vehicles (haul trucks, vendor trucks, and worker vehicles), with total emissions of 19.5 pounds. The on-road emissions are a result of worker travel, and vendor deliveries during building grading and construction activities. A trip length of 0.3 miles was used to represent vehicle travel while at or near the construction site. It was assumed that these emissions from on-road vehicles traveling at or near the site would occur at the construction site. Fugitive PM_{2.5} dust emissions were calculated by CalEEMod as 13.5 pounds for the overall construction period. The project emission calculations and construction schedule are provided in *Attachment 1*.

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³ For a land-use project type, the BAAQMD CEQA Air Quality Guidelines state that a proposed project would result in a less than significant impact to localized carbon monoxide concentrations if the project would not increase traffic at affected intersections to more than 44,000 vehicles per hour.

⁴ DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.

**Figure 1. Project Site, Modeled Receptors, and Location of Maximum Cancer Risk**



## Dispersion Modeling

The U.S. EPA ISCST3 dispersion model was used to calculate concentrations of DPM and PM_{2.5} concentrations at existing sensitive receptors (residences) in the vicinity of the project construction area. The ISCST3 dispersion model is a BAAQMD-recommended model for use in modeling analysis of these types of emission activities for CEQA projects.⁵ The ISCST3 modeling utilized two area sources to represent the on-site construction emissions from the project site, one for DPM exhaust emissions and the other for fugitive PM_{2.5} dust emissions. For the exhaust emissions from construction equipment, an emission release height of six meters (20 feet) was used for the area source. The elevated source height reflects the height of the equipment exhaust pipes plus an additional distance for the height of the exhaust plume above the exhaust pipes to account for plume rise of the exhaust gases. For modeling fugitive PM_{2.5} emissions, a near ground level release height of two meters was used for modeling the area source. Emissions from vehicle travel on-site and off-site within about 1,600 feet of the construction site were distributed throughout the modeled area sources. Construction emissions were modeled as occurring daily between 7 a.m. and 4 p.m. when a majority of the construction activity involving equipment usage would occur.

The modeling used a five-year data set (1996 - 2000) of hourly meteorological data from the Alviso monitoring station available from BAAQMD. The airport is about 2 miles southwest of the project site. Annual DPM and PM_{2.5} concentrations from construction activities in 2015 were calculated using the model. DPM and PM_{2.5} concentrations were calculated at nearby residential locations at a receptor height of 1.5 meters (4.9 feet).

The maximum-modeled DPM and PM_{2.5} concentrations from project construction occurred at the apartment complex along N. Abbott Avenue, about 350 feet from the southeast corner of the project site. The location of these receptors is identified on Figure 1.

## Predicted Cancer Risk and Hazards

Increased cancer risks were calculated using the modeled concentrations and BAAQMD recommended risk assessment methods for infant exposure (3rd trimester through 2 years of age), child exposure, and for an adult exposure. The cancer risk calculations were based on applying the BAAQMD recommended age sensitivity factors to the DPM exposures. Age-sensitivity factors reflect the greater sensitivity of infants and small children to cancer causing TACs. BAAQMD recommended exposure parameters were used for the cancer risk calculations.⁶ Infant, child, and adult exposures were assumed to occur at all residences through the entire construction period.

Results of this assessment indicate that for project construction the maximum increased child cancer risk would be 0.7 in one million and the maximum increased adult cancer risk would be 0.03 in one million. These increased cancer risks would be lower than the BAAQMD significance threshold of a cancer risk of 10 in one million or greater and would be considered a *less than significant impact*.

The maximum annual PM_{2.5} concentration was 0.013 micrograms per cubic meter (µg/m³). This PM_{2.5} concentration is much lower than the BAAQMD significance threshold of 0.3 µg/m³ used to judge the significance of health impacts from PM_{2.5}. This would be considered a *less than significant impact*.

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⁵ Bay Area Air Quality Management District (BAAQMD), 2012, *Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0*. May.

⁶ Bay Area Air Quality Management District (BAAQMD), 2010, *Air Toxics NSR Program Health Risk Screening Analysis Guidelines*, January.



Potential non-cancer health effects due to chronic exposure to DPM were also evaluated. Non-cancer health hazards from TAC exposure are expressed in terms of a hazard index (HI), which is the ratio of the TAC concentration to a reference exposure level (REL). California's Office of Environmental Health and Hazards (OEHHA) has defined acceptable concentration levels for contaminants that pose non-cancer health hazards. TAC concentrations below the REL are not expected to cause adverse health impacts, even for sensitive individuals. The chronic inhalation REL for DPM is 5 µg/m³. The maximum modeled annual residential DPM concentration was 0.007 µg/m³, which is much lower than the REL. The maximum computed hazard index based on this DPM concentration is 0.001 which is much lower than the BAAQMD significance criterion of a hazard index greater than 1.0

*Attachment 2* includes the emission calculations used for the area source modeling and the cancer risk calculations.

The project would have a *less than significant impact* with respect to community risk caused by construction activities.

**Impact 5:** Create objectionable odors affecting a substantial number of people? *Less than significant*

The project would generate localized emissions of diesel exhaust during construction equipment operation and truck activity. These emissions may be noticeable from time to time by adjacent receptors. However, they would be localized and are not likely to adversely affect people off site by resulting in confirmed odor complaints. The project would not include any sources of significant odors that would cause complaints from surrounding uses. This would be a *less-than-significant impact*

**Impact 6:** Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? *Less than significant*

The City of Milpitas Climate Action Plan⁷ serves as a Qualified Greenhouse Gas Reduction Strategy or a community-wide plan approved by BAAQMD to reduce greenhouse gas (GHG) emissions in accordance with AB 32 goals. A Scoping Plan for AB 32 was adopted by CARB in December 2008. It contains the State of California's main strategies to reduce GHGs from business-as-usual emissions projected in 2020 back down to 1990 levels. Business-as-usual (BAU) is the projected emissions in 2020, including increases in emissions caused by growth, without any GHG reduction measures. The Scoping Plan has a range of GHG reduction actions, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

According to the City Climate Action Plan, the Milpitas community emitted approximately 744,150 metric tons of carbon dioxide equivalent (MT CO₂e) in the year 2005. Of that, 43 percent came from transportation, 25 percent from non-residential energy, 14 percent from stationary sources, 9 percent from solid waste, 2 percent from off-road equipment, and less than one percent each from water and wastewater, and light rail.

One purpose of the Qualified Greenhouse Gas Reduction Strategy is to streamline the decision-making process regarding a proposed project's impact on GHG emissions within the City. The project would not require a General Plan Amendment, and thus the project's consistency with relevant Climate Action Plan measures and actions has been used to evaluate the significance of this impact.

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⁷ City of Milpitas, 2013. *City of Milpitas Climate Action Plan: A Qualified Greenhouse Gas Reduction Strategy*. May.

The following emissions reduction measures and actions shown in Table 2 are relevant to the proposed project, with the project's consistency evaluated below. Correspondence between Illingworth & Rodkin and Tracy Tam, Project Planner for the City, and Leon Sheyman, Permit Center Manager for the City, helped to determine the project's requirements and consistency.⁸

**Table 2. Climate Action Plan Consistency**

<b>Mandatory/ Voluntary</b>	<b>Climate Action Plan Measures and Actions</b>	<b>Compliance</b>
<i>Energy</i>		
Pending City action	Measure 1.5: Urban Cooling   Action A: Amend the Zoning Code to create tree planting standards for new and renovated development.   Action E: Reduce heat gain from surface parking lots in new development for a minimum of 50% of the site's hardscape. Develop standards to provide shade from the existing tree canopy or from appropriately selected new trees that complement site characteristics and maximize drought tolerance. Where feasible, use open-grid pavement systems (at least 50% pervious, which would also satisfy the stormwater Low Impact Development requirement).	Currently, there has been no City movement amending the zoning code to create tree planting or shading standards. The project description does not contain specifications for tree planting or pervious pavement design requirements. The project would, however, 1) implement a plan to preserve and protect from development and construction activity 40% of the greenfield area that exists, 2) design landscape irrigation to reduce the project's requirement by at least 50% from the baseline for site peak watering month, and 3) design and implement Storm Water Management Plan.
Pending City action	Measure 1.6 : Smart Grid Integration   Action A: Adopt new development standards to encourage the integration of smart-grid appliances.	Currently, there has been no City movement to adopt smart-grid standards. The project description does not contain plans to integrate the use of smart-grid appliances, such as refrigerators.
Voluntary	Measure 1.8: Online Energy Monitoring   Action A: Encourage the use of smart-grid and Energy Star appliances.	The project description does not contain plans to integrate the use of smart-grid appliances and Energy Star appliances, such as refrigerators.
Mandatory	Measure 2.1: Energy Efficiency in New Development   Action D: New nonresidential construction... greater than or equal to 50,000 gross square feet must be verified as LEED Silver (MMC 11-20-3.01(c))	Consistent – the project will meet or exceed LEED Silver standards.
Voluntary	Measure 3.1: Renewable Energy in New Development   Action A. Encourage through the discretionary process all new nonresidential development to meet energy needs with renewable energy sources.	The project description does not contain renewable energy source commitments.

⁸ Correspondence between Illingworth & Rodkin, Inc., and Tracy Tam, Project Planner, City of Milpitas, September 3, 2014, and Leon Sheyman, Permit Center Manager, City of Milpitas, September 12, 2014.

<b>Mandatory/ Voluntary</b>	<b>Climate Action Plan Measures and Actions</b>	<b>Compliance</b>
<i>Water</i>		
Mandatory	Measure 4.1: Tiered Water Rates   Action B: Encourage the installation and use of greywater and rainwater harvesting systems to reduce outdoor potable use.   Action C: Implement the water-efficient landscaping ordinance and the water conservation ordinance.	Consistent – the City’s requirements are included in the Water-Efficient Landscape Ordinance No. 238.3. The project would install water meters that measure the total potable water use and would design landscape irrigation to reduce the project’s requirement by at least 50% from the baseline for site peak watering month. In addition, the project would reduce indoor water consumption by using fixtures that reduce aggregate water consumption by 20% from the baseline and install equipment that meets minimum requirements.
<i>Transportation and Land Use</i>		
Mandatory	Measure 5.1: Increased Densities   Action B: Ensure pedestrian accessibility for all new development.	Consistent – the project is designed with pedestrian-friendly and handicap-accessible sidewalks.
Mandatory	Measure 7.5: Bicycle Parking   Action A: Create new development standards to support bicycle parking requirements.	Consistent – the City’s requirements for off-street parking are included in Section 53 of the Municipal Code. According to Table 53.09-1 of Section 53, there are no minimum requirements for commercial use bicycle parking. However, the project site would have a minimum of 10 bicycle storage devices.
Pending City Action	Measure 8.1: Transportation Demand Management   Action A: Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.	If the planning staff report determines that a TDM would be necessary, the project shall require mandatory inclusion of ridesharing for employees.
Voluntary	Measure 8.2: Car-Share Programs   Action A: Work with City Car Share or other non-governmental organizations and/or businesses to provide car-sharing resources and information.	The project description does not contain plans to include car-sharing services on-site.
Pending City action	Measure 9.2: Nonresidential Parking Requirements   Action A: Revise development standards to create incentives to reduce the minimum parking requirements for new nonresidential buildings in Milpitas.	Currently, there has been no City movement to revise development standards to create incentives to reduce the minimum parking requirements for new nonresidential buildings. The project would include 126 parking lot spaces.



<b>Mandatory/ Voluntary</b>	<b>Climate Action Plan Measures and Actions</b>	<b>Compliance</b>
Pending City action	Measure 10.1: Parking for Low-Emissions Vehicles   Action A: Revise development standards.   Action D: Provide a parking reduction ratio of one-to-one for every percentage of total parking spots designated for low-emitting, fuel-efficient vehicles.   Action E: Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.	Currently, there has been no City movement to revise development standards regarding low-emissions vehicle parking. The project would include designated parking for clean air vehicles and an electric vehicle charging station.
<i>Solid Waste</i>		
Voluntary	Measure 11.1: Waste Diversion   Action A: Support the expansion of existing food waste and composting collection routes in order to provide composting services for interested residents and businesses.	The project description does not contain plans to install on-site compost receptacles.
	<i>Off-Road Equipment</i>	
Mandatory	Measure 12.1: Lawn and Garden Equipment   Action C: Require new buildings to provide accessible exterior electrical outlets to charge electric-powered lawn and garden equipment.	Consistent – the project will provide accessible exterior electrical outlets.
Voluntary	Measure 12.2: Construction Best Management Practices   Action A: The City will encourage new development to comply with applicable BAAQMD best management practices that reduce GHGs, including use of alternative-fueled vehicles and equipment, use of local recycled materials, and recycling of construction or demolition materials.	The BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions. The District recommends quantifying emissions and disclosing that GHG emissions would occur during construction. BAAQMD also encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable. Best management practices assumed to be incorporated into construction of the proposed project include, but are not limited to: using local building materials of at least 10% and recycling or reusing at least 50% of construction waste or demolition materials. The project would institute a material handling and waste management program for reduction, recycling and salvage of materials. Use of efficient framing techniques are proposed, which would include the use of materials that reduce material waste by an estimated 50%. The installation of only direct-vent sealed gas of high-efficiency electric fireplaces would be required as part of the proposed project.

As shown in Table 2, the project as proposed is consistent with the mandatory requirements of the City Climate Action Plan. Several items are pending City action, such as ordinances to be adopted and the revision of development standards. The project shall ensure consistency with the following pending City actions if, and when, the applicable ordinances or development standards are adopted: Climate Action

Plan Measures 1.5, 1.6, 8.1, 9.2, and 10.1. Finally, the project applicant is strongly encouraged to instate all applicable voluntary actions as part of the final project design, including those listed in Table 2.

**Impact 7:** Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***No Impact.***

The project would be subject to new requirements under rule making developed at the State and local level regarding greenhouse gas emissions and be subject to local policies, such as the City Climate Action Plan, that may affect emissions of greenhouse gases.

**Attachment 1: CalEEMod Emission Computations**



**Holiday Inn (1100 Cadillac Court), Milpitas**  
**Santa Clara County, Annual**

## 1.0 Project Characteristics

### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	126.00	Space	0.00	50,400.00	0
Hotel	129.00	Room	3.30	71,719.00	0

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	58
<b>Climate Zone</b>	4	<b>Operational Year</b>	2014		
<b>Utility Company</b>	Pacific Gas & Electric Company				
<b>CO2 Intensity (lb/MW hr)</b>	641.35	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Land Use - Lot acreage, proposed building s.f. and new parking spaces from project site plan.

Construction Phase - Anticipated phasing schedule provided by project applicant.

Off-road Equipment - Proposed equipment list provided by project applicant.

Off-road Equipment - Proposed equipment list provided by project applicant.

Off-road Equipment - Proposed equipment list provided by project applicant.

Off-road Equipment - Proposed equipment list provided by project applicant.

Off-road Equipment - Proposed equipment list provided by project applicant.

Trips and VMT - 30 round-trip cement truck trips during Building Construction (60 one-way), 379 CY asphalt = 24 trucks (48 one-way) during Paving. 0.3 mile tip lengths to calculate risk from on-site vehicle travel.

Table Name	Column Name	Default Value	New Value
------------	-------------	---------------	-----------

tblConstructionPhase	NumDays	18.00	62.00
tblConstructionPhase	NumDays	230.00	76.00
tblConstructionPhase	NumDays	8.00	16.00
tblConstructionPhase	NumDays	18.00	7.00
tblConstructionPhase	NumDays	5.00	3.00
tblConstructionPhase	PhaseStartDate	6/13/2015	6/15/2015
tblGrading	AcresOfGrading	1.10	4.00
tblLandUse	LandUseSquareFeet	187,308.00	71,719.00
tblLandUse	LotAcreage	1.13	0.00
tblLandUse	LotAcreage	4.30	3.30
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Rough Terrain Forklifts
tblOffRoadEquipment	OffRoadEquipmentType		Skid Steer Loaders
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.20
tblOffRoadEquipment	UsageHours	8.00	2.20
tblOffRoadEquipment	UsageHours	8.00	1.10

tblOffRoadEquipment	UsageHours	8.00	3.40
tblOffRoadEquipment	UsageHours	6.00	3.40
tblOffRoadEquipment	UsageHours	8.00	1.90
tblOffRoadEquipment	UsageHours	7.00	1.60
tblOffRoadEquipment	UsageHours	8.00	3.40
tblOffRoadEquipment	UsageHours	8.00	6.00
tblTripsAndVMT	HaulingTripLength	20.00	0.30
tblTripsAndVMT	HaulingTripLength	20.00	0.30
tblTripsAndVMT	HaulingTripLength	20.00	0.30
tblTripsAndVMT	HaulingTripLength	20.00	0.30
tblTripsAndVMT	HaulingTripLength	20.00	0.30
tblTripsAndVMT	HaulingTripNumber	0.00	60.00
tblTripsAndVMT	HaulingTripNumber	0.00	48.00
tblTripsAndVMT	VendorTripLength	7.30	0.30
tblTripsAndVMT	VendorTripLength	7.30	0.30
tblTripsAndVMT	VendorTripLength	7.30	0.30
tblTripsAndVMT	VendorTripLength	7.30	0.30
tblTripsAndVMT	VendorTripLength	7.30	0.30
tblTripsAndVMT	WorkerTripLength	12.40	0.30
tblTripsAndVMT	WorkerTripLength	12.40	0.30
tblTripsAndVMT	WorkerTripLength	12.40	0.30
tblTripsAndVMT	WorkerTripLength	12.40	0.30
tblTripsAndVMT	WorkerTripLength	12.40	0.30

## 2.0 Emissions Summary

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### 2.1 Overall Construction

#### Unmitigated Construction



	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.4117	0.2001	0.2498	2.0000e-004	0.0143	0.0106	0.0249	6.7300e-003	9.7500e-003	0.0165	0.0000	18.8649	18.8649	4.9000e-003	0.0000	18.9679
<b>Total</b>	<b>0.4117</b>	<b>0.2001</b>	<b>0.2498</b>	<b>2.0000e-004</b>	<b>0.0143</b>	<b>0.0106</b>	<b>0.0249</b>	<b>6.7300e-003</b>	<b>9.7500e-003</b>	<b>0.0165</b>	<b>0.0000</b>	<b>18.8649</b>	<b>18.8649</b>	<b>4.9000e-003</b>	<b>0.0000</b>	<b>18.9679</b>

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	2/2/2015	2/4/2015	5	3	
2	Grading	Grading	2/5/2015	2/26/2015	5	16	
3	Building Construction	Building Construction	2/27/2015	6/12/2015	5	76	
4	Architectural Coating	Architectural Coating	6/15/2015	9/8/2015	5	62	
5	Paving	Paving	9/9/2015	9/17/2015	5	7	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 109,847; Non-Residential Outdoor: 36,616 (Architectural Coating –

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	0	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Excavators	1	2.20	162	0.38
Grading	Graders	1	1.10	174	0.41

Grading	Rubber Tired Dozers	1	1.90	255	0.40
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Cranes	1	0.20	226	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	1.60	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Paving	Cement and Mortar Mixers	0	6.00	9	0.56
Paving	Pavers	1	3.40	125	0.42
Paving	Paving Equipment	0	6.00	130	0.36
Paving	Rollers	1	3.40	80	0.38
Paving	Tractors/Loaders/Backhoes	1	3.40	97	0.37
Architectural Coating	Air Compressors	0	6.00	78	0.48
Building Construction	Rough Terrain Forklifts	1	3.90	100	0.40
Building Construction	Skid Steer Loaders	1	1.60	64	0.37
Architectural Coating	Aerial Lifts	1	0.70	62	0.31

### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	1	3.00	0.00	0.00	0.30	0.30	0.30	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	0.30	0.30	0.30	LD_Mix	HDT_Mix	HHDT
Building Construction	4	51.00	20.00	60.00	0.30	0.30	0.30	LD_Mix	HDT_Mix	HHDT
Paving	3	8.00	0.00	48.00	0.30	0.30	0.30	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	0.30	0.30	0.30	LD_Mix	HDT_Mix	HHDT

## 3.2 Site Preparation - 2015

### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.1000e-004	3.8600e-003	2.7300e-003	0.0000		3.0000e-004	3.0000e-004		2.8000e-004	2.8000e-004	0.0000	0.3342	0.3342	1.0000e-004	0.0000	0.3363
<b>Total</b>	<b>4.1000e-004</b>	<b>3.8600e-003</b>	<b>2.7300e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>3.0000e-004</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>2.8000e-004</b>	<b>0.0000</b>	<b>0.3342</b>	<b>0.3342</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>0.3363</b>

### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	0.0000	5.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	1.8400e-003	1.8400e-003	0.0000	0.0000	1.8400e-003
<b>Total</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.8400e-003</b>	<b>1.8400e-003</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.8400e-003</b>

### 3.3 Grading - 2015

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0136	0.0000	0.0136	6.5200e-003	0.0000	6.5200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000



Off-Road	4.5000e-003	0.0500	0.0339	4.0000e-005		2.4800e-003	2.4800e-003		2.2800e-003	2.2800e-003	0.0000	3.3742	3.3742	1.0100e-003	0.0000	3.3954
<b>Total</b>	<b>4.5000e-003</b>	<b>0.0500</b>	<b>0.0339</b>	<b>4.0000e-005</b>	<b>0.0136</b>	<b>2.4800e-003</b>	<b>0.0160</b>	<b>6.5200e-003</b>	<b>2.2800e-003</b>	<b>8.8000e-003</b>	<b>0.0000</b>	<b>3.3742</b>	<b>3.3742</b>	<b>1.0100e-003</b>	<b>0.0000</b>	<b>3.3954</b>

### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	5.0000e-005	6.4000e-004	0.0000	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0262	0.0262	0.0000	0.0000	0.0262
<b>Total</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0262</b>	<b>0.0262</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0262</b>

## 3.4 Building Construction - 2015

### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.8100e-003	0.1027	0.0761	1.1000e-004		6.3700e-003	6.3700e-003		5.8600e-003	5.8600e-003	0.0000	10.3372	10.3372	3.0900e-003	0.0000	10.4020
<b>Total</b>	<b>8.8100e-003</b>	<b>0.1027</b>	<b>0.0761</b>	<b>1.1000e-004</b>		<b>6.3700e-003</b>	<b>6.3700e-003</b>		<b>5.8600e-003</b>	<b>5.8600e-003</b>	<b>0.0000</b>	<b>10.3372</b>	<b>10.3372</b>	<b>3.0900e-003</b>	<b>0.0000</b>	<b>10.4020</b>

### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.5000e-004	8.5000e-004	5.1800e-003	0.0000	1.0000e-005	1.0000e-005	1.0000e-005	0.0000	0.0000	1.0000e-005	0.0000	0.0791	0.0791	0.0000	0.0000	0.0792
Vendor	6.9100e-003	0.0197	0.0904	2.0000e-005	2.2000e-004	1.3000e-004	3.5000e-004	6.0000e-005	1.2000e-004	1.8000e-004	0.0000	1.8420	1.8420	3.0000e-005	0.0000	1.8426
Worker	5.5200e-003	1.4200e-003	0.0194	1.0000e-005	4.5000e-004	2.0000e-005	4.6000e-004	1.2000e-004	2.0000e-005	1.4000e-004	0.0000	0.7919	0.7919	9.0000e-005	0.0000	0.7938
Total	0.0128	0.0220	0.1150	3.0000e-005	6.8000e-004	1.6000e-004	8.2000e-004	1.8000e-004	1.4000e-004	3.3000e-004	0.0000	2.7130	2.7130	1.2000e-004	0.0000	2.7156

### 3.5 Architectural Coating - 2015

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3819					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7000e-004	2.8500e-003	2.9400e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4242	0.4242	1.3000e-004	0.0000	0.4268
Total	0.3820	2.8500e-003	2.9400e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4242	0.4242	1.3000e-004	0.0000	0.4268

### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
--	-----	-----	----	-----	---------------	--------------	------------	----------------	---------------	-------------	----------	-----------	-----------	-----	-----	------





Worker	8.0000e-005	2.0000e-005	2.8000e-004	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0114	0.0114	0.0000	0.0000	0.0115
Total	3.6000e-004	7.0000e-004	4.4200e-003	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	1.0000e-005	0.0000	0.0747	0.0747	0.0000	0.0000	0.0748

**Attachment 2:            Construction Health Risk Analysis Calculations**

## Holiday Inn - Milpitas, CA

### DPM Construction Emissions and Modeling Emission Rates

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions			Modeled Area (m ² )	DPM Emission Rate (g/s/m ² )
				(lb/yr)	(lb/hr)	(g/s)		
2015	Construction	0.0098	CON_DPM	19.5	0.00594	7.48E-04	13,847	5.40E-08

Notes:

Emissions assumed to be evenly distributed over each construction areas

hr/day = 9 (7am - 4pm)  
 days/yr = 365  
 hours/year = 3285

### PM2.5 Fugitive Dust Construction Emissions for Modeling

Construction Year	Activity	Area Source	PM2.5 Emissions				Modeled Area (m ² )	PM2.5 Emission Rate g/s/m ²
			(ton/year)	(lb/yr)	(lb/hr)	(g/s)		
2015	Construction	CON_FUG	0.0067	13.5	0.00410	5.16E-04	13,847	3.73E-08

Notes:

Emissions assumed to be evenly distributed over each construction areas

hr/day = 9 (7am - 4pm)  
 days/yr = 365  
 hours/year = 3285

## Holiday Inn - Milpitas, CA - Construction Health Impact Summary

### Construction Health Impact Summary - Residential Receptors

Construction Year						
	Maximum Concentrations		Cancer Risk (per million)		Hazard Index	Maximum Annual PM2.5 Concentration
	Exhaust PM2.5/DPM	Fugitive PM2.5				
	(µg/m³)	(µg/m³)	Child	Adult	(-)	(µg/m³)
2015	0.0074	0.0053	0.7	0.0	0.001	0.013
Maximum Annual	0.0074	0.0053	-	-	0.001	0.013



**Holiday Inn - Milpitas, CA - Unmitigated Emissions**  
**Maximum DPM Cancer Risk Calculations From Construction**  
**Off-Site Residential Receptor Locations - 1.5 meters**

Cancer Risk (per million) = CPF x Inhalation Dose x 1.0E6

Where: CPF = Cancer potency factor (mg/kg-day)⁻¹

Inhalation Dose = C_{air} x DBR x A x EF x ED x 10⁻⁶ / AT

Where: C_{air} = concentration in air (µg/m³)

DBR = daily breathing rate (L/kg body weight-day)

A = Inhalation absorption factor

EF = Exposure frequency (days/year)

ED = Exposure duration (years)

AT = Averaging time period over which exposure is averaged.

10⁻⁶ = Conversion factor

**Values**

Parameter	Child	Adult
CPF =	1.10E+00	1.10E+00
DBR =	581	302
A =	1	1
EF =	350	350
AT =	25,550	25,550

**Construction Cancer Risk by Year - Maximum Impact Receptor Location**

Exposure Year	Exposure Duration (years)	Child - Exposure Information			Child Cancer Risk (per million)	Adult - Exposure Information			Adult Cancer Risk (per million)	Fugitive PM2.5 0.0053	Total PM2.5 0.013
				Exposure Adjust Factor		Modeled		Exposure Adjust Factor			
		DPM Conc (ug/m3)				DPM Conc (ug/m3)					
		Year	Annual			Year	Annual				
1	1	2015	0.0074	10	0.65	2015	0.0074	1	0.03		
2	1		0.0000	10	0.00		0.0000	1	0.00		
3	1		0.0000	4.75	0.00		0.0000	1	0.00		
4	1		0.0000	3	0.00		0.0000	1	0.00		
5	1		0.0000	3	0.00		0.0000	1	0.00		
6	1		0.0000	3	0.00		0.0000	1	0.00		
7	1		0.0000	3	0.00		0.0000	1	0.00		
8	1		0.0000	3	0.00		0.0000	1	0.00		
9	1		0.0000	3	0.00		0.0000	1	0.00		
10	1		0.0000	3	0.00		0.0000	1	0.00		
11	1		0.0000	3	0.00		0.0000	1	0.00		
12	1		0.0000	3	0.00		0.0000	1	0.00		
13	1		0.0000	3	0.00		0.0000	1	0.00		
14	1		0.0000	3	0.00		0.0000	1	0.00		
15	1		0.0000	3	0.00		0.0000	1	0.00		
16	1		0.0000	3	0.00		0.0000	1	0.00		
17	1		0.0000	1.5	0.00		0.0000	1	0.00		
18	1		0.0000	1	0.00		0.0000	1	0.00		
.	.	.	.	.	.	.	.	.			
.	.	.	.	.	.	.	.	.			
.	.	.	.	.	.	.	.	.			
65	1		0.0000	1	0.00		0.0000	1	0.00		
66	1		0.0000	1	0.00		0.0000	1	0.00		
67	1		0.0000	1	0.00		0.0000	1	0.00		
68	1		0.0000	1	0.00		0.0000	1	0.00		
69	1		0.0000	1	0.00		0.0000	1	0.00		
70	1		0.0000	1	0.00		0.0000	1	0.00		
Total Increased Cancer Risk					0.65				0.03		



27 August 2014

Heidi de Guzman  
Prime Group Construction Inc.  
3045 Wilson Road  
Bakersfield, CA 93304

**Subject:** Holiday Inn & Suites Milpitas Biological Resources Report (HTH # 3612-01)

Dear Ms. Guzman:

Per your request, this biological resources report provides H. T. Harvey & Associates' assessment of potential impacts on sensitive biological resources as a result of the proposed construction of a Holiday Inn & Suites in Milpitas, California. This assessment is based on the Preliminary Site Plan and Project description that you provided on 13 August 2014.

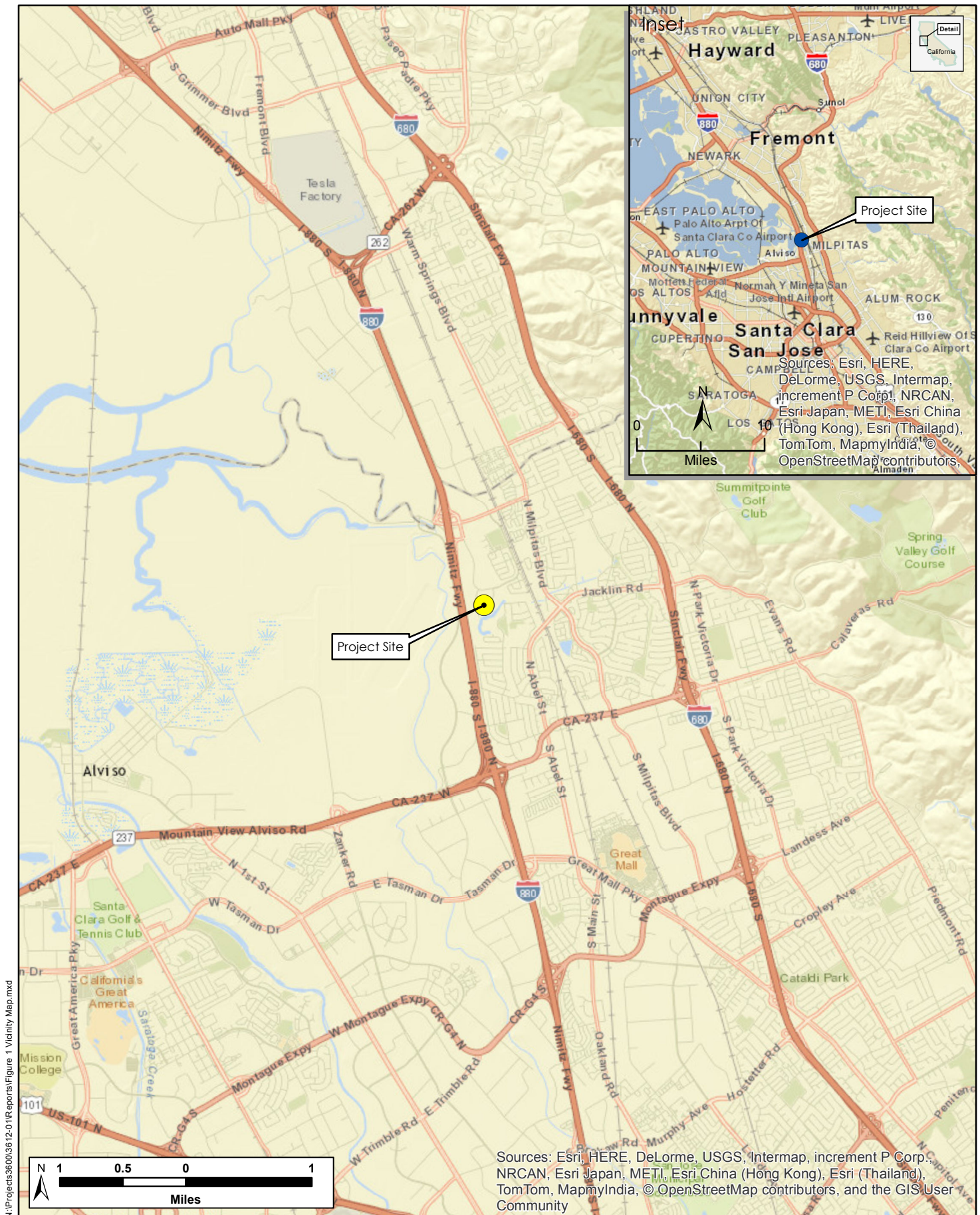
## **Project Description and Location**

The 3.3-acre (ac) proposed Project site is located at 1100 Cadillac Court in Milpitas, California, southeast of the intersection of Cadillac Court and Fairview Way (Figure 1). Commercial development surrounds the currently vacant site, Interstate 880 lies approximately 580 feet (ft) to the west, and Lower Penitencia Creek lies approximately 670 ft to the east.

The proposed Project consists of the construction of a 74,073 ft², four-story Holiday Inn & Suites with 129 suites and approximately 177 associated parking spaces. The Project is currently in the design phase, and will be designed to meet or exceed the 2013 California Building Standards Code, the State Energy Resources Conservation and Development Commission's 2013 Building Energy Efficiency Standards, and the 2013 Building Energy Efficiency Standards, which include the updated California Green Building Standards Code. Green building design features will include designated parking for fuel-efficient vehicles, electric vehicle charging stations, bicycle parking, water-efficient landscaping, use of renewable and low-emitting materials, LED lighting fixtures, and lighting and HVAC occupancy sensors.

## **Methods**

H. T. Harvey & Associates wildlife ecologist Robin Carle, M.S., and plant ecologist Élan Alford, Ph.D., characterized the existing biotic conditions on the Project site, including the presence and distribution of biotic habitats, regulated habitats, and special-status species. This assessment involved a review of relevant



N:\Projects\36000\3612-01\Reports\Figure 1 Vicinity Map.mxd



**H.T. HARVEY & ASSOCIATES**

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**Figure 1: Vicinity Map**

Holiday Inn & Suites Milpitas (3612-01)

August 2014



background information, as described below, combined with reconnaissance-level surveys conducted on 8 August 2014. During the reconnaissance-level survey, Ms. Carle conducted a focused survey for burrowing owls (*Athene cunicularia*) and their habitat (i.e., burrows of California ground squirrels [*Spermophilus beecheyi*]). She walked the entirety of the Project site searching for burrows of California ground squirrels, burrowing owls, or evidence of recent owl presence (e.g., the presence of feathers, whitewash, or pellets). In addition, she surveyed for evidence of previous raptor nesting activity (i.e., large stick nests) on the site. Dr. Alford conducted a reconnaissance-level wetlands assessment of the site during the survey.

Information concerning threatened, endangered, or other special-status species that could occur in the Project region was reviewed, including information from the following sources:

- California Natural Diversity Database (CNDDDB) and its associated species accounts (CNDDDB 2014)
- Species list information for the vicinity from the website of the Sacramento office of the U.S. Fish and Wildlife Service (USFWS) ([http://www.fws.gov/sacramento/es/spp_list.htm](http://www.fws.gov/sacramento/es/spp_list.htm))
- California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants of California* (CNPS 2014)
- *Jepson Manual Second Edition* (Baldwin et al. 2012)
- Calflora (2014)
- Consortium of California Herbaria (2014)
- Relevant scientific literature, technical databases, and resource agency reports

The search of CNDDDB Rarefind published accounts (CNDDDB 2014) was conducted for special-status plant and wildlife species occurring in the *Milpitas, California* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle within which the site is located, as well as the eight surrounding quadrangles (*Niles, La Costa Valley, Calaveras Reservoir, San Jose East, San Jose West, Cupertino, Mountain View, and Newark*). In addition, for plants, we reviewed the *Online Inventory of Rare Plants* (CNPS 2014) for information regarding the distribution and habitats of vascular plants designated as California Rare Plant Rank (CRPR) 1A, 1B, 2A, 2B, or 3 that occur in any of the nine USGS quadrangles listed above. We also considered the CNPS plant list for Santa Clara County, as the CNPS does not maintain quadrangle-level records for CRPR 4 species.

## Existing Biological Conditions

### General Habitat Conditions and Wildlife Use

**Vegetation.** The Project site is located in a developed urban setting with many multi-unit business complexes situated around the site. Based on historic aerials, this site had a large building on it until 2006 (Google Earth 2014) when it was removed. Currently, the Project site is composed primarily of ruderal grassland (Figure 2). However, evidence of prior development on the site (e.g., soil disturbance from vehicle traffic, grading, and gravel placement) remains to such a degree that plant density within the ruderal grassland is moderate to low. Non-native annual grasses including wild oats (*Avena* sp.) and soft chess (*Bromus hordeaceus*) are the dominant



N:\Projects\36000\3612-01\Reports\Figure 2 Biotic Habitats.mxd



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**Figure 2: Biotic Habitats**  
Holiday Inn & Suites Milpitas (3612-01)  
August 2014



grasses. The grassland had been mowed and most grasses were approximately 2 inches tall or shorter at the time of the survey (Photo 1). Small coyote brush (*Baccharis pilularis*) shrubs also occur at the site and are invading the grassland.

A topographical depression, likely the result of previous excavation, is present in the western portion of the site, but no evidence of ponding water or hydrophytic vegetation communities were observed. The depression is largely covered by gravel fill and supports few plants. The existing plants are consistent with the surrounding ruderal grassland. Landscaped berms line the Project site to the north and west. The berms are lined by mature blackwood acacia trees (*Acacia melanoxydon*) and do not appear to be regularly maintained. The understory in this area supports Bermuda grass (*Cynodon dactylon*) and has a dense layer of tree fruit and seed litter where blackwood acacia seedlings are establishing.



**Photo 1. Ruderal grassland/developed habitat.**

**Wildlife.** Wildlife use of the ruderal grassland/developed habitat on the site is limited by the simple structure of the vegetation, high levels of human disturbance that occur in the urban matrix surrounding the site, small size of the Project site, and its isolation from more extensive grasslands and other natural areas in the region. As a result, wildlife species associated with more extensive habitats in the region, such as the grasshopper sparrow (*Ammodramus savannarum*), are absent from this small patch of habitat, and many of the species that occur on the site are species that occur in adjacent urban areas and use the site for foraging. Such species include the American crow (*Corvus brachyrhynchos*), California towhee (*Melospiza crissalis*), American robin (*Turdus migratorius*), mourning dove (*Zenaidura macroura*), dark-eyed junco (*Junco hyemalis*), bushtit (*Psaltiriparus minimus*), and western scrub-jay (*Apelocoma californica*). Few birds are likely to nest in the ruderal grasslands due to its limited extent and structural simplicity, but species such as the Anna's hummingbird (*Calypte anna*), American crow, American robin, and western scrub-jay may nest in the acacia trees along the site perimeter or in the coyote brush shrubs on the site. During winter and migration, common nonbreeding species such as the white-crowned sparrow (*Zonotrichia leucophrys*) and golden-crowned sparrow (*Zonotrichia atricapilla*) will forage on the site regularly.

No nests of raptors (e.g., hawks, eagles, falcons, and owls) were observed on the site or in adjacent areas during the focused survey. However, raptors that nest in natural areas in the region, such as along Coyote Creek west of Interstate 880, may forage on the site occasionally. A white-tailed kite (*Elanus leucurus*) was



observed perched in a tree on the site during the site survey and was likely hunting for prey. Additional raptor species that may forage on the site include the red-tailed hawk (*Buteo jamaicensis*) and Cooper's hawk (*Accipiter cooperii*).

Common reptiles, such as the western fence lizard (*Sceloporus occidentalis*) and gopher snake (*Pituophis catenifer*), may forage on the Project site. Burrows of Botta's pocket gophers (*Thomomys bottae*) were observed on the site during the survey, but burrows of California ground squirrels were absent. Other common mammal species that inhabit surrounding urban areas, such as the native raccoon (*Procyon lotor*) and striped skunk (*Mephitis mephitis*) and nonnative Virginia opossum (*Didelphis virginiana*), will also forage on the site occasionally.

## Special-status Plant and Animal Species

As described in *Methods* above, information concerning threatened, endangered, or other special-status species that could occur on the Project site was collected from several sources and reviewed by H. T. Harvey & Associates biologists. The specific habitat requirements and the locations of known occurrences of each special-status species were the principal criteria used for inclusion in the list of species potentially occurring on the site. Figures 3 and 4 are maps of the CNDDDB's special-status plant and animal species records in the general vicinity of the Project site, defined for the purposes of this report as the area within a 5-mile (mi) radius. These generalized maps are valuable on a historic basis, but do not necessarily represent current conditions. While these records are not definitive, they show areas where special-status species occur or have occurred previously.

**Special-status Plants.** The CNPS identifies 70 special-status plant species that occur in Santa Clara County (for CRPR 4 species) or in at least one of the nine quadrangles that contain or surround the Project site (for CRPR 1A, 1B, 2A, 2B, or 3 species). All 70 of these special-status species were determined to be absent from the Project site due to one or more of the following reasons:

- specific habitat and/or edaphic requirements for the species in question are absent,
- the species is known to be extirpated from the area,
- the Project site is outside the highly endemic range of the species in question,
- the elevation range of the species is outside of the range on the Project site,
- degraded habitat conditions on the Project site are not likely to support the species in question, and/or
- the species was not observed during a reconnaissance-level site visit.

In addition, the CNDDDB identifies several additional special-status plant species as occurring within the Project vicinity (Figure 3). According to CNDDDB records, these occurrences are either known to be extirpated, are historic records that have not been observed recently, or have edaphic requirements (e.g. mesic habitats) that are not present on the Project site. Therefore, these species were determined to be absent from the Project site.











**Special-status Animals.** Based on our review of current CNDDDB (2014) records (Figure 4) and other data sources, several special-status animal species are known to occur in the Project region. However, the majority of these species were determined to be absent from the Project site due to a lack of suitable habitat or to evidence that the species does not occur in the Project vicinity. Species considered for occurrence but rejected, as well as the reasons for their rejection, include the following (among others):

- The California tiger salamander (*Ambystoma californiense*) and the California red-legged frog (*Rana draytonii*) occurred historically in the Project region. However, over the past 150 years California tiger salamanders and California red-legged frogs have been largely extirpated from the majority of the urbanized Santa Clara Valley floor in northern Santa Clara County, including the Project site and surrounding vicinity. Further, there are no known occurrences of California tiger salamanders or California red-legged frogs within potential dispersal distance of the Project site for either species (i.e., 1.2 mi for the tiger salamander and 1.0 mi for the red-legged frog), and the Project site is separated from the nearest known occurrences of these species by both Interstate 680 and dense urbanization within the City of Milpitas (Figure 4). Thus, California tiger salamanders and California red-legged frogs are not expected to occur on the Project site.
- The Bay checkerspot butterfly (*Euphydryas editha bayensis*) occurs approximately 12 mi to the southeast of the Project site at Coyote Ridge (CNDDDB 2014). However, the Project site lacks serpentine grasslands and the butterfly's two larval food plants: California plantain (*Plantago erecta*) and owl's clover (*Orthocarpus densiflorus*). Thus, the Bay checkerspot butterfly is not expected to occur on the Project site.
- The Project site lacks suitable marsh habitat for the San Francisco common yellowthroat (*Geothlypis trichas sinuosa*), Alameda song sparrow (*Melospiza melodia pusillula*), California black rail (*Laterallus jamaicensis*), California Ridgway's rail (*Rallus obsoletus obsoletus*)¹, California least tern (*Sterna antillarum browni*), western snowy plover (*Charadrius alexandrinus nivosus*), tricolored blackbird (*Agelaius tricolor*), salt-marsh wandering shrew (*Sorex vagrans halicoetes*), and salt-marsh harvest mouse (*Reithrodontomys raviventris*). Thus, these species are not expected to occur on the Project site.
- The limited extent of the Project site and its isolation from more extensive grasslands and marshes in the region preclude the presence of several sensitive wildlife species that are associated with extensive open habitats. These are the grasshopper sparrow, loggerhead shrike (*Lanius ludovicianus*), and northern harrier (*Circus cyaneus*).
- The Project site lacks aquatic habitat for the Central California Coast steelhead (*Oncorhynchus mykiss*), Central Valley fall-run Chinook salmon (*Oncorhynchus tshawytscha*), and western pond turtle (*Actinemys marmorata*). Thus, these species are determined to be absent.
- The Project site lacks suitable structures or trees with crevices and cavities that would provide roosting habitat for bats. Thus, roosting bats, including the pallid bat (*Antrozous pallidus*) and Townsend's big-eared bat (*Corynorhinus townsendii*), are determined to be absent.

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¹ Formerly the California clapper rail (*Rallus longirostris obsoletus*)

The burrowing owl, a California species of special concern, and the white-tailed kite, a State fully protected species, may forage on the site occasionally. These species are discussed in detail below.

**Burrowing owl (*Athene cunicularia*).** **Federal Listing Status: None; State Listing Status: Species of Special Concern.** Burrowing owls are small, terrestrial owls of open country. They occur year-round in the Santa Clara Valley (Trulio 2007), and are commonly present in open, agricultural, or grassland areas with active burrows of California ground squirrels. Owls use the abandoned burrows of ground squirrels for shelter and nesting. The nesting season as recognized by the California Department of Fish and Wildlife (CDFW) extends from 1 February through 31 August (California Department of Fish and Game 2012). After nesting is completed, adult owls may remain in their nesting burrows or in nearby burrows, or they may migrate (Rosenberg et al. 2007); young birds disperse across the landscape from 0.1 mi to 35 mi from their natal burrows (Rosier et al. 2006).

The nearest extant occurrence of a burrowing owl is located approximately 1.5 mi to the southwest of the Project site (CNDDDB 2014). A focused survey of the Project site for burrowing owls and suitable habitat for burrowing owls (i.e., burrows of California ground squirrels) detected no burrowing owls, sign of burrowing owl use of the site (e.g., whitewash, feathers, or pellets), or burrows of California ground squirrels. Due to the lack of ground squirrel burrows on the site, burrowing owls are not expected to roost or breed there. In addition, no adjacent parcels support grassland habitat with ground squirrel burrows, and ground squirrels are therefore unlikely to colonize the site and create nesting and roosting habitat for burrowing owls in the future. However, this possibility cannot be ruled out completely.

Burrowing owls may also occasionally forage on the site, but no use of the site by burrowing owls was observed during the survey. The high levels of previous disturbance on the site (i.e., the presence of a building that was demolished) and current disturbance adjacent to the site (i.e., the presence of surrounding commercial development) suggests that the site does not provide high-quality foraging habitat for burrowing owls. Thus, although burrowing owls could forage on the site occasionally, they are not expected to do so frequently or in large numbers, if at all.

**White-tailed kite (*Elanus leucurus*).** **Federal Listing Status: None; State Listing Status: Fully Protected.** White-tailed kites are year-round residents that nest in grasslands, agricultural fields, cismontane woodlands, and other open habitats with healthy prey populations and suitable snags, shrubs, trees, or other substrates for nesting (Polite 1990, Dunk 1995, Erichsen et al. 1996). Nonbreeding birds typically remain in the same area over the winter, although some movements do occur (Polite 1990). The presence of white-tailed kites is closely tied to the presence of prey species, particularly voles, and prey base may be the most important factor in determining habitat quality for white-tailed kites (Dunk and Cooper 1994, Skonieczny and Dunk 1997).

A white-tailed kite was observed perched in an acacia tree on the Project site during the reconnaissance-level survey on 8 August 2014. No existing raptor nests were observed within or adjacent to the site during the

survey, indicating that white-tailed kites are not currently nesting in the area. While trees on the site and in the site vicinity provide ostensibly suitable nesting substrates for white-tailed kites, the site does not support sufficient prey species to support a nesting pair. This is due to the site's small size and because the site is maintained by mowing, which reduces available food (e.g., grasses and forbs) for prey species. Evidence of small numbers of Botta's pocket gophers (i.e., gopher burrows) was observed during the site survey, but these gophers were not present in high enough densities to support a nesting pair of white-tailed kites. It is likely that the white-tailed kite that was observed on the site during the survey nests east of Interstate 880, where extensive natural habitats are present, and occasionally forages on the Project site.

## Sensitive and Regulated Habitats

The CDFW ranks certain rare or threatened plant communities, such as wetlands, meadows, and riparian forest and scrub, as 'threatened' or 'very threatened'. These communities are tracked in the CNDDDB. Impacts on CDFW sensitive plant communities, or any such community identified in local or regional plans, policies, and regulations, must be considered and evaluated under the California Environmental Quality Act (CEQA) (California Code of Regulations: Title 14, Div. 6, Chap. 3, Appendix G). Furthermore, aquatic, wetland and riparian habitats are also afforded protection under applicable federal, state, or local regulations, and are generally subject to regulation, protection, or consideration by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, CDFW, and/or the USFWS.

**CDFW Sensitive Habitats.** Based on a query of Rarefind (CNDDDB 2014) for sensitive habitats in the *Milpitas, California* 7.5-minute USGS quadrangle, no sensitive habitats were identified on the Project site. Further, no sensitive habitats were found to be present during the reconnaissance-level survey.

**Waters of the U.S./State.** No habitat observed on the Project site possesses the field characteristics used by the federal and state resource/regulatory agencies in defining their jurisdiction (i.e., waters of the U.S., under the Clean Water Act, or waters of the State, under the Porter-Cologne Water Quality Control Act). Therefore, no jurisdictional or regulated waters or aquatic habitats were found to occur on the Project site.

## Biotic Impacts and Mitigation

### Overview

The CEQA and the State CEQA Guidelines provide guidance in evaluating impacts of projects on biological resources and determining which impacts will be significant. The Act defines "significant effect on the environment" as "a substantial adverse change in the physical conditions which exist in the area affected by the proposed project." Under State CEQA Guidelines section 15065, a project's effects on biotic resources are deemed significant where the project would:

- A. "substantially reduce the habitat of a fish or wildlife species"
- B. "cause a fish or wildlife population to drop below self-sustaining levels"



- C. “threaten to eliminate a plant or animal community”
- D. “reduce the number or restrict the range of a rare or endangered plant or animal”

In addition to the section 15065 criteria that trigger mandatory findings of significance, Appendix G of State CEQA Guidelines provides a checklist of other potential impacts to consider when analyzing the significance of project effects. The impacts listed in Appendix G may or may not be significant, depending on the level of the impact. For biological resources, these impacts include whether the project would:

- E. “have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service”
- F. “have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service”
- G. “have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act”
- H. “interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites”
- I. “conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance”
- J. “conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan”

## **No Impact**

**Impacts on Special-status Plants.** As described above, suitable habitat is not present on the Project site for any special-status plant species. Therefore, there would be no impact on special-status plants due to this Project.

**Impacts on Protected Trees.** The Project may result in the removal of several trees during lot development. The City of Milpitas protects approved street trees within a street right-of-way or easement and trees that are 37-inches in circumference or larger. Protected street trees include only specifically listed species that are planted and maintained by the City. The blackwood acacia trees that line the street on the Project site are not considered approved street trees because this species is not on the City maintained list. The remaining trees on the Project site are smaller than 37-inches in circumference and do not meet protected tree size requirements. Therefore, Project tree removal does not conflict with the City’s tree protection ordinance and there would be no impact on protected trees because of this Project.

## **Less-than-significant Impacts**

**Impacts on Common Upland Habitats (Ruderal Grassland/Developed) and Associated Common Wildlife Species.** Construction activities related to the proposed Project may result in the loss of up to 3.3 ac of ruderal grassland/developed areas. Impacts on these habitats during construction would reduce or alter their extent on the Project site and would result in a reduction in abundance of some of the common plant and wildlife species that use the site. These habitats are relatively abundant and widespread regionally, and are not particularly sensitive, valuable (from the perspective of providing important plant or wildlife habitat), or exemplary occurrences of these habitat types. Similarly, the site supports only a very small proportion of the regional populations of common wildlife species, and the loss of these habitats would not measurably affect regional wildlife populations. Thus, these impacts do not meet the CEQA standard of having a *substantial* adverse effect, and would not be considered significant.

**Impacts on White-tailed Kites.** Project activities would result in the loss of up to 3.3 ac of foraging habitat for white-tailed kites. However, the loss of 3.3 ac of foraging habitat is not expected to result in a substantial effect on populations of these species given the local and regional abundance of suitable foraging habitat, and the very small proportion of suitable habitat that would be impacted. Further, because white-tailed kites do not nest on or immediately adjacent to the Project site, the Project would not result in any impacts on active nests or individual white-tailed kites. Therefore, Project-related impacts on white-tailed kites would not be considered significant under CEQA.

## **Impacts Found to Be Less than Significant with Mitigation**

**Impacts on Burrowing Owls.** The ruderal grassland/developed habitat on the Project site provides 3.3 ac of ostensibly suitable foraging habitat for burrowing owls. However, extensive grasslands similar to those on the Project site are present throughout Santa Clara County, but burrowing owl distribution is much more limited, indicating that the presence of grassland habitat alone is not sufficient evidence to determine that burrowing owls are likely to occur on a site. Given the lack of observations of burrowing owls or burrowing owl sign during the focused survey of the site, the absence of suitable burrows, and the isolation of the site from known occupied owl habitat in the region, burrowing owls are not expected to forage on the site frequently or in large numbers, if at all. Therefore, the loss of 3.3 ac of potential foraging habitat would not result in a substantial adverse effect on foraging habitat for burrowing owls in the region and would be considered less than significant under CEQA.

Because no burrows of California ground squirrels were observed on or near the site, burrows are unlikely to be present on the site during construction and thus we do not expect the Project to result in any impacts on occupied burrows or individual burrowing owls. Nevertheless, although this probability is low, ground squirrels could move onto the site at any time, and the potential for owls to nest or roost on the site in the future cannot be ruled out. Due to the rarity of the burrowing owl in the region and the effects on burrowing owl populations of the loss of any individuals, the loss of individual burrowing owls or active burrowing owl burrows would be significant under CEQA. Implementation of the following measures would reduce

potential impacts on nesting and roosting burrowing owls during Project construction to a less-than-significant level.

Mitigation Measure 1a: Conduct Pre-construction Surveys for Burrowing Owls. Pre-construction surveys for burrowing owls will be conducted prior to the initiation of all Project activities within suitable burrowing owl nesting and roosting habitat (i.e., ruderal grassland habitat with burrows of California ground squirrels). Pre-construction surveys will be completed in conformance with the CDFW's 2012 guidelines (California Department of Fish and Game 2012). An initial habitat assessment will be conducted by a qualified biologist to determine if suitable burrowing owl habitat is present in a given area. During the initial site visit, a qualified biologist will survey the entire activity area and (to the extent that access allows) the area within 250 ft of the site for suitable burrows that could be used by burrowing owls for nesting or roosting. If no suitable burrowing owl habitat (i.e., ruderal grasslands with burrows of California ground squirrels) is present within a given area, no additional surveys will be required. If suitable burrows are determined to be present within 250 ft of work areas, a qualified biologist will conduct three additional surveys to investigate each burrow within the survey area for signs of owl use and to determine whether owls are present in areas where they could be affected by proposed activities. The final survey shall be conducted within the 24-hour period prior to the initiation of Project activities in any given area.

Mitigation Measure 1b: Implement Buffer Zones for Burrowing Owls. If burrowing owls are present during the nonbreeding season (generally 1 September to 31 January), a 150-ft buffer zone shall be maintained around the occupied burrow(s), if feasible. If maintaining such a buffer is not feasible, then the buffer must be great enough to avoid injury or mortality of individual owls, or else the owls should be passively relocated as described in Mitigation Measure 3c below. During the breeding season (generally 1 February to 31 August), a 250-ft buffer, within which no new Project-related activities will be permissible, will be maintained between Project activities and occupied burrows. Owls present between 1 February and 31 August will be assumed to be nesting, and the 250-ft protected area will remain in effect until 31 August. If monitoring evidence indicates that the owls are no longer nesting or the young owls are foraging independently, the buffer may be reduced or the owls may be relocated prior to 31 August, in consultation with the CDFW.

Mitigation Measure 1c: Monitor Owls during Construction. Any owls occupying the Project site are likely habituated to frequent human disturbances. As a result, they may exhibit a tolerance of greater levels of human disturbance than owls in more natural settings, and work within the standard 250-ft buffer during the nesting season may be able to proceed without disturbing the owls. Therefore, if nesting owls are determined to be present on the site, and Project activities cannot feasibly avoid disturbance of the area within 250 ft of the occupied burrow during the nesting season (i.e., 1 February through 31 August) due to other seasonal constraints, a qualified biologist will be present during all activities within 250 ft of the nest to monitor the owls' behavior. If in the opinion of the qualified biologist, the owls are unduly disturbed (i.e., disturbed to the point of harm or reduced reproductive success), all work within 250 ft of the occupied burrow will cease, and Mitigation Measure 1d shall be implemented.



Mitigation Measure 1d: Passively Relocate Burrowing Owls. If construction will directly impact occupied burrows, a qualified biologist will passively evict owls from burrows during the nonbreeding season (1 September to 31 January). No burrowing owls will be evicted during the nesting season (1 February through 31 August) except with the CDFW's concurrence that evidence demonstrates that nesting is not actively occurring (e.g., because the owls have not yet begun nesting early in the season, or because young have already fledged late in the season). Eviction will occur through the use of one-way doors inserted into the occupied burrow and all burrows within impact areas that are within 250 ft of the occupied burrow (to prevent occupation of other burrows that will be impacted). One-way doors will be installed by a qualified biologist and left in place for at least 48 hours before they are removed. The burrows will then be back-filled to prevent re-occupation.

Although relocation of owls may be necessary to avoid the direct injury or mortality of owls during construction, relocated owls may suffer predation, competition with other owls, or reduced health or reproductive success as a result of being relegated to more marginal habitat. However, the benefits of such relocation, in terms of avoiding direct injury or mortality, would outweigh any adverse effects.

## **Compliance with Additional Laws and Regulations Applicable to Biotic Resources of the Project Site**

### **Regulatory Overview for Nesting Birds**

Construction disturbance during the nesting season (1 February through 31 August, for most species) could result in the incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests or indirectly by causing the abandonment of nests. This type of impact would not be significant under CEQA for the species that could potentially nest on the Project site due to the local and regional abundances of these species and/or the low magnitude of the potential impact of the Project on these species (i.e., the Project is only expected to impact one or two individual pairs of these species, which is not a significant impact to their regional populations). However, we recommend that the following measures be implemented to ensure that Project activities comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code:

Measure 2a. Avoidance. To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in Santa Clara County extends from 1 February through 31 August.

Measure 2b. Pre-construction/Pre-disturbance Surveys. If it is not possible to schedule construction activities between 1 September and 31 January, then pre-construction surveys for nesting birds should be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. We recommend that these surveys be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g.,

shrubs, ruderal grasslands, and buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during Project implementation.

Measure 2c. Inhibition of Nesting. If construction activities will not be initiated until after the start of the nesting season, we recommend that all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the Project be removed prior to the start of the nesting season (e.g., prior to 1 February). This will preclude the initiation of nests in this vegetation, and prevent the potential delay of the Project due to the presence of active nests in these substrates.

Please contact me by email at [gbolen@harveyecology.com](mailto:gbolen@harveyecology.com) or by phone at (408) 458-3246 if you have any questions regarding this report. Thank you very much for contacting H. T. Harvey & Associates regarding this Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ginger Bolen", written in a cursive style.

Ginger Bolen, Ph.D.

Project Manager – Senior Wildlife Ecologist

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**serving Silicon Valley's  
urban forest since 1994**

408.998.733  
www.ourcityforest.org  
1590 Las Plumas Av  
San Jose, CA 9511

## MISSION

To cultivate a green and healthy Silicon Valley by engaging community members in the appreciation, protection, growth and maintenance of our urban ecosystem, especially our urban forest.

## VISION & OBJECTIVES

OCF's "One Million People People, One Million Trees" campaign was launched in 1994 to:

- Increase community involvement in urban forestry and related environmental activities
- Demonstrate and recommend best urban forestry practices
- Develop and train a dedicated and diverse corps of volunteers, known as Tree Amigos, to support residents
- Select, plant and steward trees using the highest industry standards
- Develop neighborhood, school, government, business and volunteer collaborative opportunities
- Increase public awareness of the benefits and needs of the urban forest and a healthy urban ecosystem
- Achieve high tree survival rates through community-based stewards
- Leverage funding – public and private – to support urban forest programs and services throughout San José

## AWARDS

- 2011 Education Innovation Award**  
National Arbor Day Foundation
- 2011 Silicon Valley Water Conservation Award**  
Silicon Valley Water Conservation Coalition
- 2010 Clean Air Award**  
Santa Clara-San Benito American Lung Association
- 2007 Gold Leaf Award**  
International Association of Arboriculture
- 2003 Gold Leaf Award**  
International Association of Arboriculture
- 2002 Planting America's Future Award**  
National Tree Trust, Washington, DC
- 1997 Community Enhancement Award**  
Peninsula Conservation Foundation (now Acterra)
- 1996 President's Service Citationist Award**  
Points of Light Foundation, Washington, DC

- Green Streets** - Shade trees and technical assistance
- Earth Days & Arbor Days** - Including Tree City USA awards
- Tree Amigos** - Trained volunteer planting coaches
- Community Tree Bank** - Growing trees for the Green Vision
- Cool Schools** - Shade trees and help for schools
- Trees 4 Parks** - Trees and trained volunteers
- Healthy Trees** - Early tree care, pruning and education
- Tree Patrol** - Tracks trees for 3 years after planting

## PROGRAMS

- Trees for All** - Planting assistance for seniors and disabled
- Green San José** - AmeriCorps service/job training program
- Tree Inventories** - Including citywide street trees
- Consulting Services** - Consulting and certified arborists
- Cub Scout Forester Pin** - Hands-on lessons for local packs
- Planet Tree** - Education provided in the classroom

**65,000**

15 gallon shade trees planted throughout San Jose neighborhoods

**160 THOUSAND VOLUNTEERS**

in over 3,100 plantings, tree care, and community education projects

20,000 trees planted at 220+ schools, 50+ parks and public facilities

**\$6,000,000** non-city funding obtained to provide trees and services

Two studies issued, Shade Canopy by Land Use Type and Tree Species for San Jose in partnership with the U.S. Forest Service

**90%**  
tree survival rate



# OUR CITY FOREST

As a "one-stop shop", Our City Forest provides everything a neighborhood, business, agency, school, park or homeowner needs to ensure a successful, safe and legal tree planting. Our City Forest removes the bureaucratic hurdles while leaving in the fun stuff for residents who want to get involved.

To qualify for shade trees and tree planting services, recipients of trees must agree to care for the trees for a minimum of 3 years. San José and other Silicon Valley residents have the unique opportunity to engage in the community-building experience of receiving healthy trees, learning proper planting techniques and receiving training to ensure that their trees will thrive. After all, what's the point in planting a tree unless it lives long enough to provide badly needed shade, clean air and beauty for our neighborhoods.

## TREE PLANTING SERVICES

- Conducts site inspections and obtains necessary permits
- Oversees the purchase, delivery and installation of trees
- Obtains final approval and permits from appropriate agency for sites and tree species
- Selects and orders suitable trees from the nursery using California Nurseryman's specifications
- Obtains infrastructure clearances from appropriate agency for sewer lines, gas lines and water mains
- Organizes and coordinates neighborhood-based tree planting event logistics
- Solicits and processes resident tree stewardship agreements to determine final planting sites
- Plants trees per legal specifications
- Maintains detailed records of applicants and trees planted including addresses, species and planting dates
- Recruits and supervises service club and other volunteers in addition to neighborhood and school volunteers when needed
- Tracks all trees for 3 years and provides on-site support for tree stewards

## EDUCATIONAL SERVICES

*These additional services are provided for all community-based planting projects:*

- Conducts community outreach efforts to encourage involvement in project planning and implementation
- Conducts education outreach to increase awareness of the value of trees and importance of tree stewardship
- Recruits, trains, and supports neighborhood volunteers to assist in planting and caring for trees
- Presents species and planting information at neighborhood meetings
- Prepares and distributes news bulletins announcing planting projects
- Conducts tree planting demonstrations at all plantings
- Prepares and distributes educational materials
- Provides project supervision and trained volunteers at all plantings
- Provides tree care information to all receiving trees
- Provides tree care workshops and specialized training for city agencies, neighborhoods, businesses and residents

**408.998.7337**

**[www.ourcityforest.org](http://www.ourcityforest.org)**

Our City Forest is a 501(c)3 non-profit organization  
1530 Las Plumas Ave • San José, CA 95113  
(408) 99-TREES





**OUR CITY FOREST**  
Selected Tree Species List

Botanical Name	Common Name
<i>Acacia melanoxylon</i>	blackwood acacia
<i>Acer campestre</i>	hedge maple
<i>Acer x freemanii</i> 'Autumn Fantasy'	autumn fantasy maple
<i>Acer macrophyllum</i>	big leaf maple
<i>Acer miyabei</i> 'Morton'	State Street maple
<i>Aesculus californica</i>	CA buckeye
<i>Arbutus 'Marina'</i>	marina madrone
<i>Betula nigra</i> 'Heritage,' 'Duraheat'	river birch
<i>Betula jaquemontii</i>	Himalayan white birch
<i>Calocedrus decurrens</i>	incense cedar
<i>Catalpa speciosa</i>	catalpa
<i>Cedrus deodara</i>	deodar cedar
<i>Cercis canadensis</i>	Eastern redbud
<i>Cercis occidentalis</i>	Western redbud
<i>Chionanthus retusus</i>	Chinese fringe tree
<i>Chitalpa x tashkentensis</i>	chitalpa
<i>Cinnamomum camphora</i>	camphor
<i>Eriobotrya japonica</i>	loquat
<i>Fraxinus americana</i>	white ash
<i>Fraxinus pennsylvanica</i>	green ash
<i>Fraxinus udhei</i>	Shamel ash
<i>Geijera parviflora</i>	Australian willow
<i>Ginkgo biloba</i>	madenhair tree
<i>Juglans hindsii</i>	CA black walnut
<i>Koelreuteria bipinnata</i>	Chinese flame tree
<i>Koelreuteria paniculata</i>	golden rain tree
<i>Lagerstroemia indica x fauriei</i>	crape myrtle
<i>Laurus nobilis</i> 'Saratoga'	Saratoga sweet bay
<i>Liquidamber styraciflua</i> 'Rontundiloba'	fruitless sweetgum
<i>Lophostemon confertus</i>	Brisbane box
<i>Magnolia grandiflora</i>	Southern magnolia
<i>Morus alba</i> 'Fruitless'	fruitless mulberry
<i>Olea europaea</i> 'Swan Hill'	fruitless olive
<i>Pinus pinea</i>	Italian stone pine
<i>Pistacia chinensis</i>	Chinese pistache
<i>Platanus x acerifolia</i> 'Columbia', 'Yarwood'	London plane tree
<i>Platanus racemosa</i>	CA sycamore
<i>Podocarpus gracillior</i>	fern pine
<i>Podocarpus macrophyllus</i>	kusamaki

# OUR CITY FOREST

## Selected Tree Species List

Botanical Name	Common Name
<i>Prunus caroliniana</i>	Carolina cherry
<i>Prunus ilicifolia</i>	holly leaf cherry
<i>Pyrus calleryana</i>	flowering pear
<i>Quercus agrifolia</i>	CA coast live oak
<i>Quercus douglasii</i>	CA blue oak
<i>Quercus frainetto</i>	Hungarian oak
<i>Quercus kelloggii</i>	CA black oak
<i>Quercus lobata</i>	CA white (valley) oak
<i>Quercus macrocarpa</i>	burr oak
<i>Quercus shumardii</i>	shumard red oak
<i>Quercus virginiana</i>	southern live oak
<i>Rhus lancea</i>	African sumac
<i>Schinus molle</i>	CA pepper
<i>Styphnolobium japonicum (Sophora japonica)</i>	Japanese pagoda
<i>Tilia cordata</i>	little-leaf linden
<i>Tilia tomentosa</i>	silver linden
<i>Ulmus 'Accolade'</i>	accolade elm
<i>Ulmus 'Frontier'</i>	frontier elm
<i>Ulmus 'Emerald Sunshine'</i>	emerald sunshine elm
<i>Ulmus parvifolia</i>	Chinese elm
<i>Umbellularia californica</i>	CA bay laural
<i>Zelkova serrata</i>	sawleaf zelkova

[illegible]



### 2015 Economic Development Committee Work Plan

1. **Attraction** of start-up companies and incubators
2. **Marketing/Branding**: Both social marketing and traditional marketing
3. **Encouragement of higher density developments**. To encourage developers and land owners to build higher density buildings and offices
4. Actively **supporting economically productive developments** such as the Main Street, Transit Plan, Serra Center, California Center , and Town Center
5. **Retention**: Outreach to 10 of the top 25 employers and 100 businesses both small and large
6. **Green City**: charging stations for electric vehicles at the Great Mall, BART station, Milpitas Library, Pacific Mall, and hotels
7. Bike Share Program to **connect employers with the last mile** such as BART station to employment areas (ie Flextronics)
8. **Milpitas Super Community Committee**: to collectively work on maximizing exposure and activity in Milpitas

U.S. Department of Homeland Security  
Washington, D.C. 20472



# FEMA

Mr. Geoffrey Maloon  
Milpitas Fire Department  
777 S. MAIN ST  
Milpitas, California 95035-5322

Re: Grant No.EMW-2013-FO-06930

Dear Mr. Maloon:

On behalf of the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS), I am pleased to inform you that your grant application submitted under the FY 2013 Assistance to Firefighters Grant has been approved. FEMA's Grant Programs Directorate (GPD), in consultation with the U.S. Fire Administration (USFA), carries out the Federal responsibilities of administering your grant. The approved project costs total to \$54,125.00. The Federal share is 90 percent or \$48,713.00 of the approved amount and your share of the costs is 10 percent or \$5,412.00.

**Before you request and receive any of the Federal Grant funds awarded to you, you must establish acceptance of the Grant and Grant Agreement Articles through the Assistance to Firefighters Grant Programs' (AFG) e-grant system.** Please make sure you read and understand the articles as they outline the terms and conditions of your grant award. By accepting the grant, you agree not to deviate from the approved scope of work without prior written approval, via amendment request, from FEMA. Maintain a copy of these documents for your official file.

If your SF 1199A has been reviewed and approved, you will be able to request payments online. Remember, you should request funds when you have an immediate cash need.

If you have any questions or concerns regarding the process to request your grant funds, please call 1-866-274-0960.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Kamoie".

Brian E. Kamoie  
Assistant Administrator  
Grant Programs Directorate

## Summary Award Memo

**SUMMARY OF ASSISTANCE ACTION  
ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM  
Application**

**INSTRUMENT:** GRANT  
**AGREEMENT NUMBER:** EMW-2013-FO-06930  
**GRANTEE:** Milpitas Fire Department  
**AMOUNT:** \$54,125.00, Operations and Safety

**Project Description**

The purpose of the Assistance to Firefighters Program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards.

After careful consideration, FEMA has determined that the recipient's project submitted as part of the recipient's application, and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant program's purpose and worthy of award. The recipient shall perform the work described in the approved grant application as itemized in the request details section of the application and further described in the grant application narrative. These sections of the application are made a part of these grant agreement articles by reference. The recipient may not change or make any material deviations from the approved scope of work outlined in the above referenced sections of the application without prior written approval, via amendment request, from FEMA.

**Grantee Concurrence**

By providing the Primary Contact's electronic signature and indicating acceptance of the award, the recipient accepts and agrees to abide by the terms and conditions of the grant as set forth in this document. Recipients agree that they will use the funds provided through the Fiscal Year 2013 Assistance to Firefighters grant in accordance with these Articles of Agreement and the program guidelines provided in the Fiscal Year 2013 Assistance to Firefighters program guidance. All documents submitted as part of the original grant application are made a part of this agreement by reference.

**Period of Performance**

28-AUG-14 to 27-AUG-15

**Amount Awarded**

The amount of the award is detailed in the attached Obligating Document for Award. The following are the budgeted estimates for object classes for this grant (including Federal share plus recipient match):

Personnel:	\$0.00
Fringe Benefits	\$0.00
Travel	\$0.00
Equipment	\$50,000.00
Supplies	\$0.00
Contractual	\$0.00
Construction	\$0.00
Other	\$0.00
Indirect Charges	\$0.00
Total	\$54,125.00



**NEGOTIATION COMMENTS IF APPLICABLE (max 4000 characters)**

The Program Office has made the following reductions to your grant:  
The request for Equipment has been reduced from \$57,000 to \$50,000.  
Therefore, they have recommended the award at this level:  
Total budget \$54,125  
Federal share \$48,713  
Applicant share \$5,412

Any questions pertaining to your award package, please contact your GPD Grants Management Specialist:  
Earl Davis at Earl.Davis@dhs.gov

**System for Award Management (SAM)**

**Prior to requesting federal funds, all recipients are required to register their entity information in the System for Award Management (SAM.gov).** As the recipient, you must register and maintain current information in SAM.gov until you submit the final financial report required under this award or receive the final payment, whichever is later. This requires that the recipient review and update the information at least annually after the initial registration, and more frequently for changes in your information. There is no charge to register in SAM.gov. Your registration must be completed on-line at <https://www.sam.gov/portal/public/SAM/>. It is your entity's responsibility to have a valid DUNS number at the time of registration.

**FEMA Officials**

**Program Officer:** The Program Specialist is responsible for the technical monitoring of the stages of work and technical performance of the activities described in the approved grant application. If you have any programmatic questions regarding your grant, please call the AFG Help Desk at 866-274-0960 to be directed to a program specialist.

**Grants Assistance Officer:** The Assistance Officer is the Federal official responsible for negotiating, administering, and executing all grant business matters. The Officer conducts the final business review of all grant awards and permits the obligation of federal funds. If you have any questions regarding your grant please call ASK-GMD at 866-927-5646 to be directed to a Grants Management Specialist.

**Grants Operations POC:** The Grants Management Specialist shall be contacted to address all financial and administrative grant business matters for this grant award. If you have any questions regarding your grant please call ASK-GMD at 866-927-5646 to be directed to a specialist.

**ADDITIONAL REQUIREMENTS (IF APPLICABLE) (max 4000 characters)**

The Program Office has made the following reductions to your grant:  
The request for Equipment has been reduced from \$57,000 to \$50,000.  
Therefore, they have recommended the award at this level:  
Total budget \$54,125  
Federal share \$48,713  
Applicant share \$5,412

Any questions pertaining to your award package, please contact your GPD Grants Management Specialist:  
Earl Davis at Earl.Davis@dhs.gov



**FEMA**

U.S. Department of Homeland Security  
Washington, D.C. 20472

**AGREEMENT ARTICLES**

**ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM - Operations and Safety**

**GRANTEE: Milpitas Fire Department**

**PROGRAM: Operations and Safety**

**AGREEMENT NUMBER: EMW-2013-FO-06930**

**AMENDMENT NUMBER:**

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### **Article I - Administrative Requirements**

The administrative requirements that apply to most DHS award recipients through a grant or cooperative agreement arise from two sources: - Office of Management and Budget (OMB) Circular A-102, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments (also known as the "A-102 Common Rule"), found under FEMA regulations at Title 44, Code of Federal Regulations (CFR) Part 13, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments." - OMB Circular A-110, Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations, relocated to 2 CFR Part 215. The requirements for allowable costs/cost principles are contained in the A-102 Common Rule, OMB Circular A-110 (2 CFR § 215.27), DHS program legislation, Federal awarding agency regulations, and the terms and conditions of the award. The four costs principles circulars are as follows: - OMB Circular A-21, Cost Principles for Educational Institutions, relocated to 2 CFR Part 220. - OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments, relocated to 2 CFR Part 225. - OMB Circular A-122, Cost Principles for Non-Profit Organizations, relocated to 2 CFR Part 230. - OMB Circular A-133, Audits of States, Local Governments and Non-Profit Organizations.

### **Article II - Lobbying Prohibitions**

None of the funds provided under an award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any Federal action concerning the award or renewal of any Federal contract, grant, loan, cooperative agreement. These lobbying prohibitions can be found at 31 U.S.C. § 1352.

### **Article III - Financial Reporting**

Recipients will be required to submit a semi-annual Federal Financial Report (FFR), Standard Form (SF-425) through the AFG online e-grant system. The FFR is intended to provide Federal agencies and grant recipients with a standard format and consistent reporting requirements throughout the government. The FFR is due semi-annually based on the calendar year beginning with the period after the award is made. Recipients are required to submit an FFR throughout the entire period of performance of the grant. The reporting periods for the FFR are January 1 through June 30 (report due by July 31), and July 1 through December 31 (report due by January 31). At the end of the grant's period of performance, all recipients are required to produce a final report on how the grant funding was used and the benefits realized from the award. Recipients must submit a final financial report and a final performance report within 90 days after the end of the period of performance.

### **Article IV - GPD - Trafficking Victims Protection Act of 2000**

All recipients of financial assistance will comply with the requirements of the government-wide award term which implements Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. § 7104), located at 2 CFR Part 175. This is implemented in accordance with OMB Interim Final Guidance, Federal Register, Volume 72, No. 218, November 13, 2007. In accordance with the statutory requirement, in each agency award under which funding is provided to a private entity, Section 106(g) of the TVPA, as amended, requires the agency to include a condition that authorizes the agency to terminate the award, without penalty, if the recipient or a sub-recipient - (a) Engages in severe forms of trafficking in persons during the period of time that the award is in effect; (b) Procures a commercial sex act during the period of time that the award is in effect; or (c) Uses forced labor in the performance of the award or subawards under the award. Full text of the award term is provided at 2 CFR § 175.15.

### **Article V - GPD - Drug-Free Workplace Regulations**



All recipients of financial assistance will comply with the requirements of the Drug-Free Workplace Act of 1988 (41 U.S.C. §701 et seq.), which requires that all organizations receiving grants from any Federal agency agree to maintain a drug-free workplace. The recipient must notify the awarding office if an employee of the recipient is convicted of violating a criminal drug statute. Failure to comply with these requirements may be cause for debarment. These regulations are codified at 2 CFR3001.

#### **Article VI - Fly America Act of 1974**

All recipients of financial assistance will comply with the requirements of the Preference for U.S. Flag Air Carriers: Travel supported by U.S. Government funds requirement, which states preference for the use of U.S. flag air carriers (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. - 4 - § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B138942.

#### **Article VII - Activities Conducted Abroad**

All recipients of financial assistance will comply with the requirements that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

#### **Article VIII - Acknowledgement of Federal Funding from DHS**

All recipients of financial assistance will comply with requirements to acknowledge Federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with Federal funds.

#### **Article IX - Copyright**

All recipients of financial assistance will comply with requirements that publications or other exercise of copyright for any work first produced under Federal financial assistance awards hereto related unless the work includes any information that is otherwise controlled by the Government (e.g., classified information or other information subject to national security or export control laws or regulations). For any scientific, technical, or other copyright work based on or containing data first produced under this award, including those works published in academic, technical or professional journals, symposia proceedings, or similar works, the recipient grants the Government a royalty-free, nonexclusive and irrevocable license to reproduce, display, distribute copies, perform, disseminate, or prepare derivative works, and to authorize others to do so, for Government purposes in all such copyrighted works. The recipient shall affix the applicable copyright notices of 17 U.S.C. § 401 or 402 and an acknowledgement of Government sponsorship (including award number) to any work first produced under an award.

#### **Article X - Use of DHS Seal, Logo and Flags**

All recipients of financial assistance must obtain DHS's approval prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

#### **Article XI - DHS Specific Acknowledgements and Assurances**

All recipients of financial assistance must acknowledge and agree-and require any subrecipients, contractors, successors, transferees, and assignees acknowledge and agree-to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. 1. Recipients must cooperate with any compliance review or complaint investigation conducted by DHS. 2. Recipients must give DHS access to and the right to examine and copy records, accounts, and other documents and sources of information related to the grant and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance. 3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. 4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance. 5. If, during the past three years, the recipient has been accused of discrimination on the

grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status, the recipient must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements to the DHS awarding office and the DHS Office of Civil Rights and Civil Liberties. 6. In the event any court or administrative agency makes a finding of discrimination on grounds of race, color, national origin (including limited English proficiency), sex, age, disability, religion, or familial status against the recipient, or the recipient settles a case or matter alleging such discrimination, recipients must forward a copy of the complaint and findings to the DHS Component and/or awarding office. The United States has the right to seek judicial enforcement of these obligations.

#### **Article XII - Civil Rights Act of 1964**

Recipients of financial assistance will comply with the requirements of Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

#### **Article XIII - Civil Right Act of 1968**

All recipients of financial assistance will comply with Title VIII of the Civil Rights Act of 1968, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (42 U.S.C. § 3601 et seq.), as implemented by the Department of Housing and Urban Development at 24 CFR Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units-i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)-be designed and constructed with certain accessible features (see 24 CFR § 100.201).

#### **Article XIV - Americans with Disabilities Act of 1990**

All recipients of financial assistance will comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12101-12213).

#### **Article XV - Age Discrimination Act of 1975**

All recipients of financial assistance will comply with the requirements of the Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving Federal financial assistance.

#### **Article XVI - Title IX of the Education Amendments of 1972**

All recipients of financial assistance will comply with the requirements of Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 et seq.), which provides that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving Federal financial assistance. These regulations are codified at 44 CFR Part 19.

#### **Article XVII - Rehabilitation Act of 1973**

All recipients of financial assistance will comply with the requirements of Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, as amended, which provides that no otherwise qualified handicapped individual in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. These requirements pertain to the provision of benefits or services as well as to employment.

#### **Article XVIII - Limited English Proficiency**

All recipients of financial assistance will comply with the requirements of Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin and resulting agency guidance, national origin discrimination includes discrimination on the basis of

limited English proficiency (LEP). To ensure compliance with Title VI, recipients must take reasonable steps to ensure that LEP persons have meaningful access to your programs. Meaningful access may entail providing language assistance services, including oral and written translation, where necessary. Recipients are encouraged to consider the need for language services for LEP persons served or encountered both in developing budgets and in conducting programs and activities. For assistance and information regarding LEP obligations, go to <http://www.lep.gov>.

#### **Article XIX - Animal Welfare Act of 1966**

All recipients of financial assistance will comply with the requirements of the Animal Welfare Act, as amended (7 U.S.C. §2131 et seq.), which requires that minimum standards of care and treatment be provided for vertebrate animals bred for commercial sale, used in research, transported commercially, or exhibited to the public. Recipients must establish appropriate policies and procedures for the humane care and use of animals based on the Guide for the Care and Use of Laboratory Animals and comply with the Public Health Service Policy and Government Principles Regarding the Care and Use of Animals.

#### **Article XX - Clean Air Act of 1970 and Clean Water Act of 1977**

All recipients of financial assistance will comply with the requirements of 42 U.S.C. § 7401 et seq. and Executive Order 11738, which provides for the protection and enhancement of the quality of the nation's air resources to promote public health and welfare and for restoring and maintaining the chemical, physical, and biological integrity of the nation's waters is considered research for other purposes.

#### **Article XXI - Protection of Human Subjects**

All recipients of financial assistance will comply with the requirements of the Federal regulations at 45 CFR Part 46, which requires that recipients comply with applicable provisions/law for the protection of human subjects for purposes of research. Recipients must also comply with the requirements in DHS Management Directive 026-04, Protection of Human Subjects, prior to implementing any work with human subjects. For purposes of 45 CFR Part 46, research means a systematic investigation, including research, development, testing, and evaluation, designed to develop or contribute to general knowledge. Activities that meet this definition constitute research for purposes of this policy, whether or not they are conducted or supported under a program that is considered research for other purposes. The regulations specify additional protections for research involving human fetuses, pregnant women, and neonates (Subpart B); prisoners (Subpart C); and children (Subpart D). The use of autopsy materials is governed by applicable State and local law and is not directly regulated by 45 CFR Part 46.

#### **Article XXII - National Environmental Policy Act (NEPA) of 1969**

All recipients of financial assistance will comply with the requirements of the National Environmental Policy Act (NEPA), as amended, 42 U.S.C. § 4331 et seq., which establishes national policy goals and procedures to protect and enhance the environment, including protection against natural disasters. To comply with NEPA for its grant-supported activities, DHS requires the environmental aspects of construction grants (and certain non-construction projects as specified by the Component and awarding office) to be reviewed and evaluated before final action on the application.

#### **Article XXIII - National Flood Insurance Act of 1968**

All recipients of financial assistance will comply with the requirements of Section 1306(c) of the National Flood Insurance Act, as amended, which provides for benefit payments under the Standard Flood Insurance Policy for demolition or relocation of a structure insured under the Act that is located along the shore of a lake or other body of water and that is certified by an appropriate State or local land use authority to be subject to imminent collapse or subsidence as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels. These regulations are codified at 44CFR Part 63.

#### **Article XXIV - Flood Disaster Protection Act of 1973**

All recipients of financial assistance will comply with the requirements of the Flood Disaster Protection Act of 1973, as amended (42 U.S.C. § 4001 et seq.), which provides that no Federal financial assistance to acquire, modernize, or construct property may be provided in identified flood-prone communities in the United States, unless the community participates in the National Flood Insurance Program and flood insurance is purchased



within one year of the identification. The flood insurance purchase requirement applies to both public and private applicants for DHS support. Lists of flood prone areas that are eligible for flood insurance are published in the Federal Register by FEMA.

#### **Article XXV - Coastal Wetlands Planning, Protection, and Restoration Act of 1990**

All recipients of financial assistance will comply with the requirements of Executive Order 11990, which provides that federally funded construction and improvements minimize the destruction, loss, or degradation of wetlands. The Executive Order provides that, in furtherance of Section 101(b)(3) of NEPA (42 U.S.C. § 4331(b)(3)), Federal agencies, to the extent permitted by law, must avoid undertaking or assisting with new construction located in wetlands unless the head of the agency finds that there is no practicable alternative to such construction, and that the proposed action includes all practicable measures to minimize harm to wetlands that may result from such use. In making this finding, the head of the agency may take into account economic, environmental, and other pertinent factors. The public disclosure requirement described above also pertains to early public review of any plans or proposals for new construction in wetlands. This is codified at 44 CFR Part 9.

#### **Article XXVI - USA Patriot Act of 2001**

All recipients of financial assistance will comply with the requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175-175c. Among other things, it prescribes criminal penalties for possession of any biological agent, toxin, or delivery system of a type or in a quantity that is not reasonably justified by a prophylactic, protective, bona fide research, or other peaceful purpose. The act also establishes restrictions on access to specified materials. "Restricted persons," as defined by the act, may not possess, ship, transport, or receive any biological agent or toxin that is listed as a select agent.

#### **Article XXVII - Environmental Planning and Historic Preservation Screening**

AFG funded activities (Modification to Facility or Equipment) that may require an EHP review, involving the installation or requiring renovations to facilities, including but not limited to air compressor/fill station/cascade system (Fixed) for filling SCBA, air improvement systems, alarm systems, antennas, gear dryer, generators (fixed), permanently mounted signs, renovations to facilities, sprinklers, vehicle exhaust systems (fixed) or washer/extractors are subject to FEMA's Environmental Planning and Historic Preservation (EHP) review process.

FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by FEMA grant funds, through its EHP Review process, as mandated by the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and, any other applicable laws and Executive Orders.

To access the FEMA's Environmental and Historic Preservation (EHP) screening form and instructions go to our Department of Homeland Security/Federal Emergency Management Agency- website at:  
<https://www.fema.gov/library/viewRecord.do?id=6906>

In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPD) along with all other pertinent project information. Failure to provide requisite information could result in delays in the release of grant funds.

#### **Article XXVIII - Vehicle Awards**

If awarded any AFG vehicle grant, you must obtain a vehicle purchase contract from the vendor or manufacturer and send it by e-mail to your AFG Regional Representative. A list of the AFG Regional Representatives and their contact information can be found on the AFG website at <http://www.fema.gov/fire-grant-contact-information>.

The grantee must include in their vehicle purchase contract specific performance requirements and penalties (penalty clause) for noncompliance with the requirements. The clause should specify a delivery date for the vehicle under contract and include a provision for a penalty for non-delivery on the specified date. Non-delivery by the contract's guaranteed date should require a penalty for non-performance of at least \$100 per day until the date that the vehicle is delivered.

## Panel Review

It is recommended that any department/organization that will advance their own local funds to their vendor prior to receipt of the vehicle obtain a performance bond. The bond may be obtained through the vendor or a local bank.

It is required that any department/organization that will advance of Federal funds to their vendor prior to receipt of the vehicle obtain a prepayment bond. A prepayment bond may be obtained through your bank or the vendor. The cost for the bond may be included in the grant.

Grantees that fail to comply with these requirements--fail to provide the AFG with a copy of the vehicle purchase contract, or fail to obtain the necessary prepayment bond - will not be eligible for an extension of the grant's period of performance.

If you have questions about these procedures, please contact the AFG Help Desk at 1-866-274-0960, or send an email to [firegrants@dhs.gov](mailto:firegrants@dhs.gov).

**FEDERAL EMERGENCY MANAGEMENT AGENCY  
OBLIGATING DOCUMENT FOR AWARD/AMENDMENT**

1a. AGREEMENT NO. EMW-2013-FO-06930	2. AMENDMENT NO. 0	3. RECIPIENT NO. 94-6019192	4. TYPE OF ACTION AWARD	5. CONTROL NO. W518706N
6. RECIPIENT NAME AND ADDRESS Milpitas Fire Department 777 S. MAIN ST Milpitas California, 95035-5322	7. ISSUING OFFICE AND ADDRESS Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 POC: Andrea Day	8. PAYMENT OFFICE AND ADDRESS FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20472		
9. NAME OF RECIPIENT PROJECT OFFICER Geoffrey Maloon	PHONE NO. 4085862820	10. NAME OF PROJECT COORDINATOR Catherine Patterson	PHONE NO. 1-866-274-0960	
11. EFFECTIVE DATE OF THIS ACTION 28-AUG-14	12. METHOD OF PAYMENT SF-270	13. ASSISTANCE ARRANGEMENT Cost Sharing	14. PERFORMANCE PERIOD From:28-AUG-14 To:27-AUG-15	

Budget Period  
From:05-MAR-14 To:30-SEP-14

## 15. DESCRIPTION OF ACTION

a. (Indicate funding data for awards or financial changes)

PROGRAM NAME ACRONYM	CFDA NO.	ACCOUNTING DATA (ACCS CODE) XXXX-XXX-XXXXXX-XXXXX- XXXX-XXXX-X	PRIOR TOTAL AWARD	AMOUNT AWARDED THIS ACTION + OR (-)	CURRENT TOTAL AWARD	CUMMULATIVE NON- FEDERAL COMMITMENT
AFG	97.044	2014-M3-C111-P4310000- 4101-D	\$0.00	\$48,713.00	\$48,713.00	\$5,412.00
TOTALS			\$0.00	\$48,713.00	\$48,713.00	\$5,412.00

b. To describe changes other than funding data or financial changes, attach schedule and check here.  
N/A

16a. FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)

Assistance to Firefighters Grant recipients are not required to sign and return copies of this document. However, recipients should print and keep a copy of this document for their records.

16b. FOR DISASTER PROGRAMS: RECIPIENT IS NOT REQUIRED TO SIGN

This assistance is subject to terms and conditions attached to this award notice or by incorporated reference in program legislation cited above.

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)  
N/ADATE  
N/A18. FEMA SIGNATORY OFFICIAL (Name and Title)  
Andrea DayDATE  
27-AUG-14

Go Back



**List of Attachments for New Business No. 11**

**– Batilo / Milpitas Executive Lions Club – Co-Sponsor Kids & Adults Day**

**Consider Request from Milpitas Executive Lions Club to Co-Sponsor “Kids & Adults Day” on April 25, 2015 (Staff Contact: Renee Lorentzen, 408-586-3409)**

**Attachments:**

- 11-A List of Fees – Kids Adult Day
- 11-B Fee Waiver Request Form
- 11-C Letter from Milpitas Executive Lions Club

**Milpitas Executive Lions Club Kids & Adult Day****List of Fees - April 25, 2015 2:00 PM - 5:00 PM****Facility & Staff****Fee**

Large Gym

\$20 application fee

\$500 deposit

\$80/hour x 3 hours= \$240 (includes Building Attendant hourly rate)

*Sub Total = \$760*

Yard Pool

\$20 application fee

\$500 deposit

\$180 - \$60/hour x 3 hours

\$90 - \$15/hour x 2 lifeguards x 3 hours (2pm – 5pm)

*Sub Total = \$790*

Full Time Staff OT

\$150 - \$39.65/hour x1.5 x 5 hours

Sub Total = \$297

(if co-sponsored only)

**Total = \$1,847**

**City of Milpitas  
Donation or Fee Waiver/Reduction Request Application Form  
for Non-Profit Organizations**

*Complete this form and return it to Milpitas City Clerk*

Please provide a copy of the IRS tax-exempt letter with the application.

Name of Organization: District 4 C6 Lions San Jose Scales of Justice

Is there a Milpitas branch or affiliation? Milpitas Executive Lions Club

Mailing Address: P.O. Box 360906, Milpitas CA 95036

Meets 1st and 3rd Mondays at Brandon's Restaurant  
Beverly Heritage Hotel, Milpitas, CA

Contact Person: MARICRIS BENITEZ -Event Chair Telephone No. 408-430-7830  
District 4-C6 Governor Karen Filmore Telephone No. 408-813-5106

Email Address: milpitaslions@gmail.com & karen.filmore@gmail.com

What is your request? Donation Amount Requested \$1500 OR

Fee Requested to be waived (type and \$ amount) For the venue location-Milpitas Sports Center and Cardoza Park

Event date(s): APRIL 25, 2015

What is the purpose of the event? To provide Challenged Children, Adults and their families a special Enrich, Entertain, and Honor these Special individuals for their courage, determination and positive attitude about Life.

How will the Milpitas community benefit from this event? It will be the City's FIRST "KIDS AND ADULTS" DAY, and will be a good Public Relations for the City of Milpitas.

What % of the fund raising proceeds will benefit Milpitas community? Not Applicable

How will the City's contribution (if granted) be recognized in any publicity? The event will be publicized in the MERCURY NEWS, MILPITAS POST, TRICITY VOICE, MILPITAS PATCH, WEBSITE, FACEBOOK, FLYERS

*Within 60 days after completion of the event for which a donation was received or a fee waiver/reduction was granted by the City of Milpitas, your organization will provide a written report to the City Clerk to include at minimum: number of participants, copies of all publicity of the event, any benefit to the community, amount of funds raised and an accounting of how the proceeds of the event will be dispersed.*

Signature of Officer: Karen Filmore

Date: 2-7-15

Print Name & Title: Karen Filmore  
LIONS District Governor 4-C6





# San Jose Scales of Justice Lions

P.O. Box 1873 • Campbell CA 95008 • (408) 641-0765

[www.sojlions.org](http://www.sojlions.org)

[sojlions@gmail.com](mailto:sojlions@gmail.com)



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## 2014-2015 Club Officers

*Linda Pugliese*  
President

*Lydia Montano*  
Secretary

*Anne Stone*  
Treasurer

## District Officers

*Karen Fillmore*  
District Governor

*Jan Miller*  
1st Vice Governor

*Barbara Chamberlain*  
2nd Vice Governor

*George Jewett*  
Cabinet Secretary

*Lila Johnson*  
Cabinet Treasurer

*John/Leticia Acosta*  
Region 2 Chair

*Steve Jackson*  
Zone 1 Chair

## International

*Joe Preston*  
President  
[www.lionsclubs.org](http://www.lionsclubs.org)

Public Charity  
501(c)(3) Tax Exempt  
EIN 26-3341996

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January 29, 2015

To whom it may concern:

We are excited to hold the first Special Olympics Day in our Lions 4-C6 District in the City of Milpitas on April 25, 2015. This is strictly a service project and no fundraising will occur.

Milpitas Executive Lions Club will be the partner club in Milpitas as one of the organizing clubs, together with Scales of Justice Lions for District 4-C6 Lions.

Please note we are a 501(c)(3) and our EIN number is listed on this letterhead on the bottom left. Thank you for assisting us with arrangements with the facilities for this special event.

Yours in Lionism,

Linda Pugliese  
Club President

Recording Requested by and  
When Recorded Mail to:

City of Milpitas  
Attention: Office of the City Clerk  
455 East Calaveras Boulevard  
Milpitas, CA 95035

Record without fee under  
Section 6103 - Government Code  
State of California

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**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING  
INITIAL ACCEPTANCE AND REDUCING THE PERFORMANCE BOND OF THE MILPITAS  
SPORTS CENTER LOCKER ROOM RENOVATION, PROJECT NO. 3408, AND GRANTING  
AUTHORIZATION TO THE CITY ENGINEER TO FILE THE NOTICE OF FINAL  
ACCEPTANCE AFTER THE ONE YEAR WARRANTY PERIOD AND TO RELEASE AND  
DISCHARGE THE PERFORMANCE BOND**

**WHEREAS**, the City of Milpitas has heretofore entered into a contract with S & H Construction, Inc., for the subject project, and the City Engineer of the City of Milpitas has recommended acceptance of said improvement as completed in accordance with plans, specifications and approved change orders and correction lists, and in accordance with the final inspection of said City Engineer.

**NOW, THEREFORE**, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. The City of Milpitas does hereby accept said improvement as completed on this 3rd day of March, 2015, and does hereby authorize and direct the City Engineer of the City of Milpitas to file a Notice of Completion in accordance with the provisions of Sections 8182 and 9200-9208 of the Civil Code of the State of California, and does hereby authorize and direct the City Engineer to file a Certificate of Completion in accordance with the provisions of Section 4005 of the Government Code of the State of California, if said work was by day's labor or force account. The penal sum of the faithful performance bond securing said improvement may be reduced to Ninety Thousand Dollars (\$90,000), upon request of the principal and surety, with said penal sum as reduced to apply to the balance of said bond, provided said term shall not be less than one year.
3. The City Council authorizes the City Engineer to file the Notice of Final Acceptance after the one year warranty period and to release and discharge the faithful performance bond securing said improvements without further City Council action, provided all required warranty repairs are completed to the satisfaction of the City Engineer; and nothing herein contained shall in any way deemed to be a waiver, release or relinquishment by City of any obligations imposed upon contractor or its surety, or sureties, by law or by the above

referenced improvement contract, save and except those obligations specifically mentioned herein.

PASSED AND ADOPTED this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

_____  
Mary Lavelle, City Clerk

_____  
Jose S. Esteves, Mayor

APPROVED AS TO FORM:

_____  
Michael J. Ogaz, City Attorney



Recording Requested by and  
When Recorded Mail to:

City of Milpitas  
Attention: City Clerk  
455 East Calaveras Boulevard  
Milpitas, CA 95035

Record without fee under  
Section 6103 - Government Code  
State of California

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CITY OF MILPITAS

NOTICE OF COMPLETION  
(Civil Code Sections 8182 and 9200-9208)

NOTICE IS HEREBY GIVEN:

1. On or about March 4, 2014 the City of Milpitas, a municipal corporation of the State of California, whose address is City Hall, 455 East Calaveras Boulevard, Milpitas, California, 95035 (as owner) entered into a contract for work of: Milpitas Sports Center Locker Room Renovation.
2. A description of the site of which the City is owner for said work of improvement is: 1325 East Calaveras Boulevard in the City of Milpitas, Santa Clara County, California, more particularly described on the plans.
3. The nature and interest or estate of the City as owner of said site is: City of Milpitas.
4. The name and address of the original contractor is: S & H Construction, Inc. 5560 Boscell Common Fremont, CA 94538.
5. A general statement of the kind of work done or materials furnished to the City is as follows: Locker Room Renovation.
6. The name of the sureties upon the bond of the contractor for said work of improvement is: Allegheny Casualty Company, One Newark Center, 20th Floor, Newark, New Jersey; bond # 0630376.
7. Said work of improvement was accepted by the Milpitas City Council as completed on March 3, 2015.

*****

I, the undersigned, declare that I am the **City Engineer** of the City of Milpitas and am authorized to execute the foregoing Notice of Completion and this Verification thereof. I have read the foregoing Notice of Completion. I declare under penalty of perjury that the foregoing Notice of Completion is true and correct. Executed on _____, 2015 at Milpitas, California.

_____  
Steven Machida, City Engineer  
City of Milpitas

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NOTE: RECORD WITHIN 15 DAYS OF ACCEPTANCE WITH COUNTY RECORDER OF SANTA CLARA COUNTY

Project No: 5100  
Project Name: Skate Park Feasibility Study

**AMENDMENT No. 1 TO AGREEMENT  
FOR CONSULTATION AND OTHER SERVICES**

This Amendment is entered into this 3rd day of March, 2015, by and between the City of Milpitas, a municipal corporation of the State of California (hereafter referred to as "CITY") and Stantec Consulting Services, Inc., a California Corporation (hereafter referred to as "CONSULTANT").

**RECITALS**

WHEREAS, the parties entered into an agreement for professional engineering services for Skate Park Feasibility Study Project No. 5100 on August 27, 2014 in the amount of nineteen thousand four hundred ninety nine dollars (\$19,499) ("Agreement"); and

WHEREAS, the parties desire to amend the Agreement to increase the compensation for additional professional engineering services.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties agree to amend the Agreement as follows:

1. The Agreement is amended to include the additional scope of services set forth in Exhibit "**A-1**", which is attached hereto and incorporated by reference herein.
2. The Agreement is amended to include the additional compensation set forth in Exhibit "**B-1**", which is attached hereto and incorporated by reference herein.
3. Section 2 of the Agreement entitled "Compensation" is amended in its entirety to read as follows:

"COMPENSATION. City hereby agrees to pay Consultant a guaranteed maximum price not to exceed twenty four thousand four hundred ninety nine dollars (\$24,499.00) for all services to be performed including reimbursable costs and contingency incurred under this Agreement. Consultant shall not proceed with any work to be billed toward the contingency without written approval by the City. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and

subcontractors of Consultant. Hourly rates for personnel performing services shall be as shown in Exhibit B and Exhibit B-1. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement."

4. The Consultant agrees to maintain and pay for all insurance policies as stated in Section 4, entitled "Insurance Requirements" of the Agreement dated August 27, 2014, between **Stantec Consulting Services, Inc.** and the City of Milpitas. The Consultant shall provide the City with renewal certificates of the current policies upon the expiration of the current policy.



5. All other provisions of the Agreement shall remain in full force and effect.

This Amendment is executed as of the date written on Page 1.

APPROVED BY:

CITY OF MILPITAS

CONSULTANT

_____  
Thomas C. Williams, City Manager

_____  
Name, Title

APPROVED AS CONTENT:

Corporate Entity Number:

C3259819

_____  
Steven Machida, Acting Public Works Director/  
City Engineer

APPROVED AS TO FORM:

_____  
Michael J. Ogaz, City Attorney

## **EXHIBIT A-1**

### **ADDITIONAL SCOPE OF WORK**

#### **SKATE PARK FEASIBILITY STUDY**

##### **General:**

The original Agreement included identification of the preferred skate park location upon evaluation criteria and community input on skate park design preferences. The Feasibility study reflects locating and defining a proposed 20,000 Square Feet custom concrete skate park with design direction gathered from community input. Additional work includes concept design for sports field fencing including cost estimate, and preparation and presentation of a summary of the Skate Park Feasibility Study to City Council. This additional work will be included in Task 2 of the Agreement.

##### **Task 2: Schematic Design & Feasibility Study**

##### **2.7 Sports Field Information**

- Prepare a conceptual design for fencing around the proposed sports fields.
- Prepare rough order of magnitude cost estimate for construction of the proposed sports fields adjacent to the proposed skate park site.

##### **Deliverables:**

- Conceptual design for fencing around proposed sports fields
- Cost estimate for construction of the proposed sports fields

##### **2.8 City Council Meeting Presentation**

- Assist City staff in preparation of power point presentation for City Council meeting
- Attend City Council meeting and present power point presentation.
- Assist City Staff with responding to questions at the Council meeting

##### **Deliverables:**

- Power point presentation to City Council.
- Attend City Council meeting.

**EXHIBIT B-1**  
**COMPENSATION**  
**SKATE PARK FEASIBILITY STUDY**

**Task 2: Schematic Design & Feasibility Study**

**2.7 Sports Field Information**

Fee estimate	\$1,398.00
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**2.8 City Council Meeting Presentation**

Fee Estimate	\$1,608.00
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Reimbursable Estimate	\$1,000.00
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Contingency*	<u>\$ 994.00</u>
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<b>Total</b>	<b>\$5,000.00</b>
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**Note: Fees are based on time and materials not-to-exceed.**

*** Use of the contingency must be authorized in writing before proceeding with any work.**





# Milpitas

## Skate Park Feasibility Study

March 2015

**DRAFT**



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# 1.0

## BACKGROUND





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## Background

In September of 2014 Stantec was hired by the City of Milpitas to study the feasibility of having a skate park. The purpose of this study is to look at the pros and cons of having a skate park at different locations to see if it is feasible to have a skate park within the city of Milpitas.

There are currently no skate parks in the City of Milpitas although there have been a few in the past that have all closed down. There are some residents advocating for a skate park to provide a place for their kids to recreate safely with their skateboards. There is also a concern about finding a location that has minimal impact to a site and to nearby residents to minimize conflicts.

In this study we were tasked to identify the most appropriate location for the proposed facility and in-depth site selection process that included two community input meetings on the preferred locations was completed.

This study highlights the process followed to determine the pros and cons of having a skate park at each site, gives an overview of the public consultation that took place, examines the eight potential sites and outlines the rationale for the ultimate conclusion and subsequent recommendation for the final skate park location. The exact location, size and shape of the skate park on the recommended site will be determined during the design phase of the process.















An aerial photograph of a modern skatepark, tinted in a monochromatic green. The park features various ramps, bowls, and flat areas. Several people are visible: one person is skating on a ramp in the lower center, another is standing on a ledge to the left, and a group of four people is gathered in the bottom right corner near a sign. A camera on a tripod is positioned on the right side. In the background, there are trees and a building. The text '2.0' is overlaid in the upper left, and 'INTRODUCTION' is overlaid in the center.

# 2.0

## INTRODUCTION





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## Introduction

In the process of this feasibility study our tasks were to review the proposed park locations, identify and evaluate design issues, create a design program that meets the project goals and objectives and establish an initial estimate of probable cost. An overall vision for the skate park and a detailed concept plan have resulted based upon input provided by users and residents. To obtain this input, two community meetings with clients, users, and residents were held.

Two public meetings were conducted in which concept designs for the recommended location were reviewed and revised to meet the desired functionality and aesthetics of the proposed site.

The proposed skate park will meet the identified objective of being suitable for all ages and skill levels. The skate park will also meet the needs of less active visitors by providing seating/viewing areas and pedestrian pathways.

The process to determine the feasibility for a potential skate park in the City of Milpitas is as follows:

- Analyze potential sites and the opportunities and challenges for a skate park
- Conduct public input meetings
- Gather surveys and information
- Provide Skate Park examples and costs
- Provide recommendations and a schematic design for the selected potential site





A photograph of a skate park with several skateboarders. One skater is in the foreground, crouching on a skateboard. Another is in the background, performing a trick on a ramp. The image is overlaid with a green tint.

# 3.0

## **SITE SELECTION CRITERIA OVERVIEW**







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# Site Selection Criteria Overview

By examining the potential sites for the skate park location our staff developed site selection criteria considerations to qualitatively evaluate potential sites and to identify optimal locations in Milpitas. It is recognized that there may not be a site that fully satisfies all elements of the criteria and meets all user and community expectations.

This is an inherent challenge in planning for skate parks and this study strives to recommend locations that balance competing interests. The site selection criteria addressing four key themes:

## **Location**

- Potential users: Should be located within an area of high demographics for potential users
- Surrounding environment: Should not occupy/eliminate the only park space in a community
- Proximity to residential areas: Should be sufficient setback from a new skate park to the nearest adjacent residences

## **Physical Site Conditions**

- Achievable skate park area: Site should be large enough that introducing a skate park would not negatively affect the existing activities already occurring at that location.
- Topography: Should have minimum construction implications
- Vegetation: Should provide shade and possible drainage opportunities

## **Access & Security**

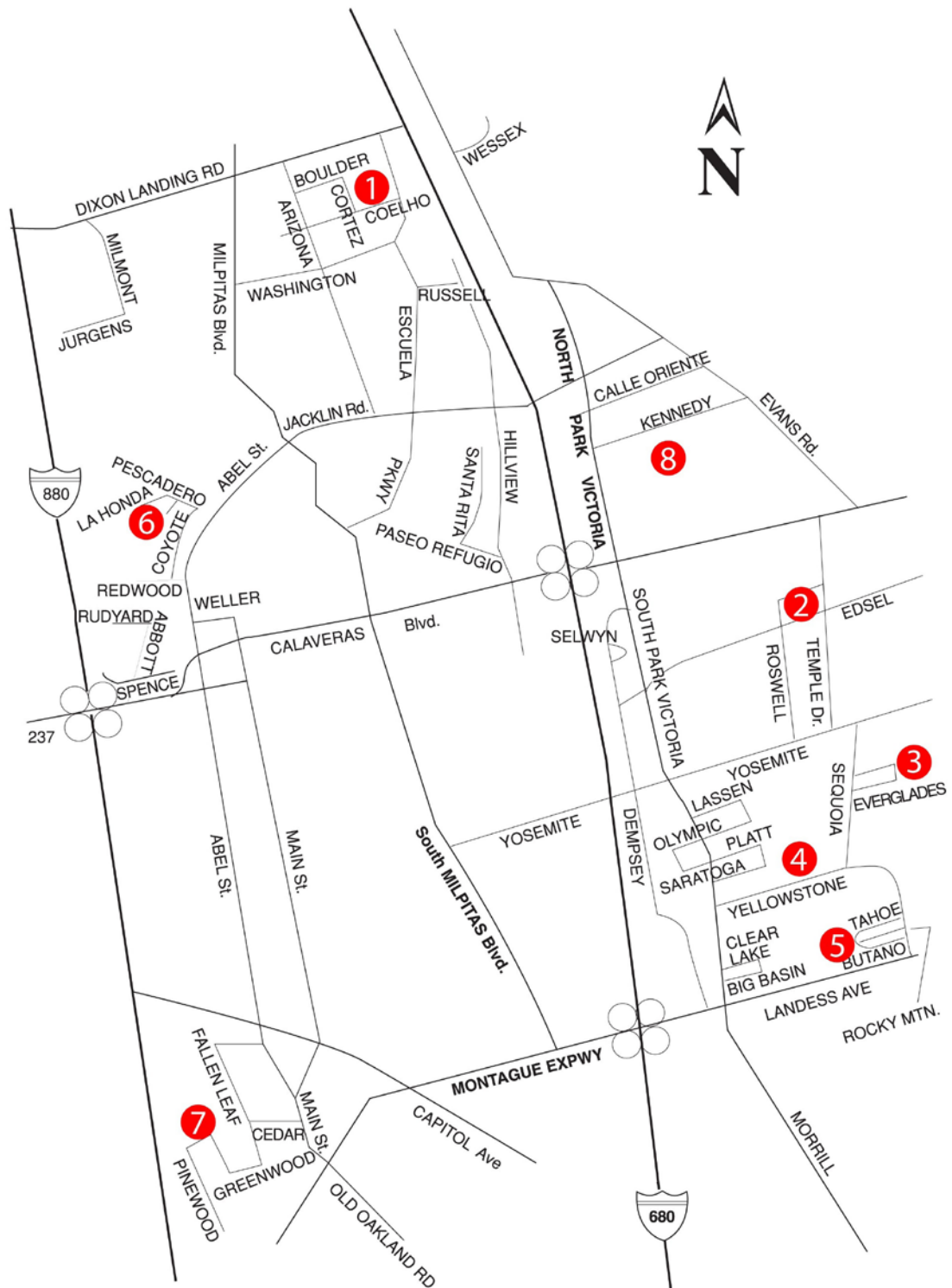
- Public transportation: Should be accessible by public transportation
- Pedestrian access: Should have pedestrian connections
- Parking: Should have adequate parking available
- Visibility and surveillance: Should be visible from street

## **Supporting Infrastructure**

- Washrooms, drinking water, food, lighting, shelter: Should have surrounding amenities to support users

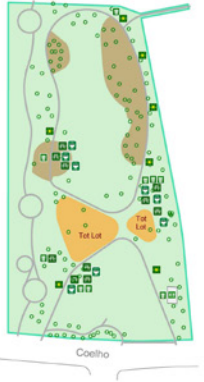
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When assessing to what degree a site fulfills the components of the site selection criteria, consideration must be given to achieving an appropriate balance. For example, when considering the visibility of a site, it is desirable to achieve the correct balance between high visibility of the skate park for reasons of safety and security, while achieving the correct level of privacy, comfort and security for local residents, businesses and community organizations. The proximity of the skate park to supporting infrastructure and facilities, especially staff supported facilities, also requires deliberation. It is advantageous to have the skate park close to the facilities for the safety and convenience of skate park users, but it is also important to maintain a suitable distance from a city facility so that skate park users are encouraged to develop an appropriate level of responsibility for the cooperative use of the skate park between users of different ages and skill levels.





**1 ALBERT AUGUSTINE JR. MEMORIAL PARK**



**2 FOOTHILL PARK**



**3 BEN ROGERS PARK**



**4 MURPHY PARK**



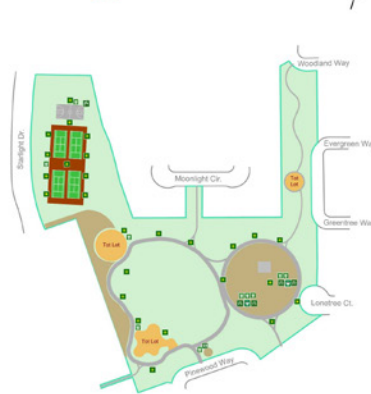
**5 SINNOTT PARK**



**6 HALL MEMORIAL PARK**



**7 PINWOOD PARK**



**8 MILPITAS SPORTS CENTER**



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## Summary

The eight proposed sites for the skate park are spaced around the City and are mostly neighborhood parks with the exception of the Sport Center. Some of the consistency of each site is due to the similarity of the design canvas as neighborhood parks. Another is the proximity to residents. The following site evaluations summarize each of the sites in more detail and then outlines our final recommendation as the preferred location for the skate park, taking in consideration the site criteria evaluations contained herein.





# Site 1 - Albert Augustine Jr. Memorial Park



## Overview of Existing Conditions

Augustine Memorial Park is a good size neighborhood park that provides passive recreational opportunities to the northern portion of the City. Its linear configuration is broken up in the middle with a children's play area and adjacent restroom, which creates the central park activity core. On either side of the core are open turf areas suitable for casual play and passive use. Active sports use is not accommodated in this park.

The residential edge on the east has only intermittent landscape screening. A public art piece creates a focal point at the entrance on Coelho Street. The Hetch Hetchy linear park traverses the length of the park's western edge. It includes a pedestrian path which is part of the City's linear park system.

The park has one restroom, three benches and six family picnic tables with four group area picnic tables and nine BBQ's. The park also includes a bicycle rack, dog waste bag dispenser, and an informal turf area. Public Art, presented by Dan Snyder in 2002, is displayed at the southern end of the park facing Coelho Street.

## Opportunities

### Location

- The location of Augustine Park is located in an area of High demographics as a neighborhood park for potential users

### Physical Site Conditions

- The topography could accommodate a skate spot around 10,000 s.f.
- Good vehicle access to the site
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking

### Supporting Infrastructure

- There is a restroom and adjacent play areas

## Challenges

### Location

- The location of Augustine Park is located close to residential homes and could have potential conflict with the neighbors.
- Physical Site Conditions:
- There is not a lot of available open space available for a
- Skate park that wouldn't impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.
- The space for the Skate Spot is fairly flat for drainage.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent uses of the park

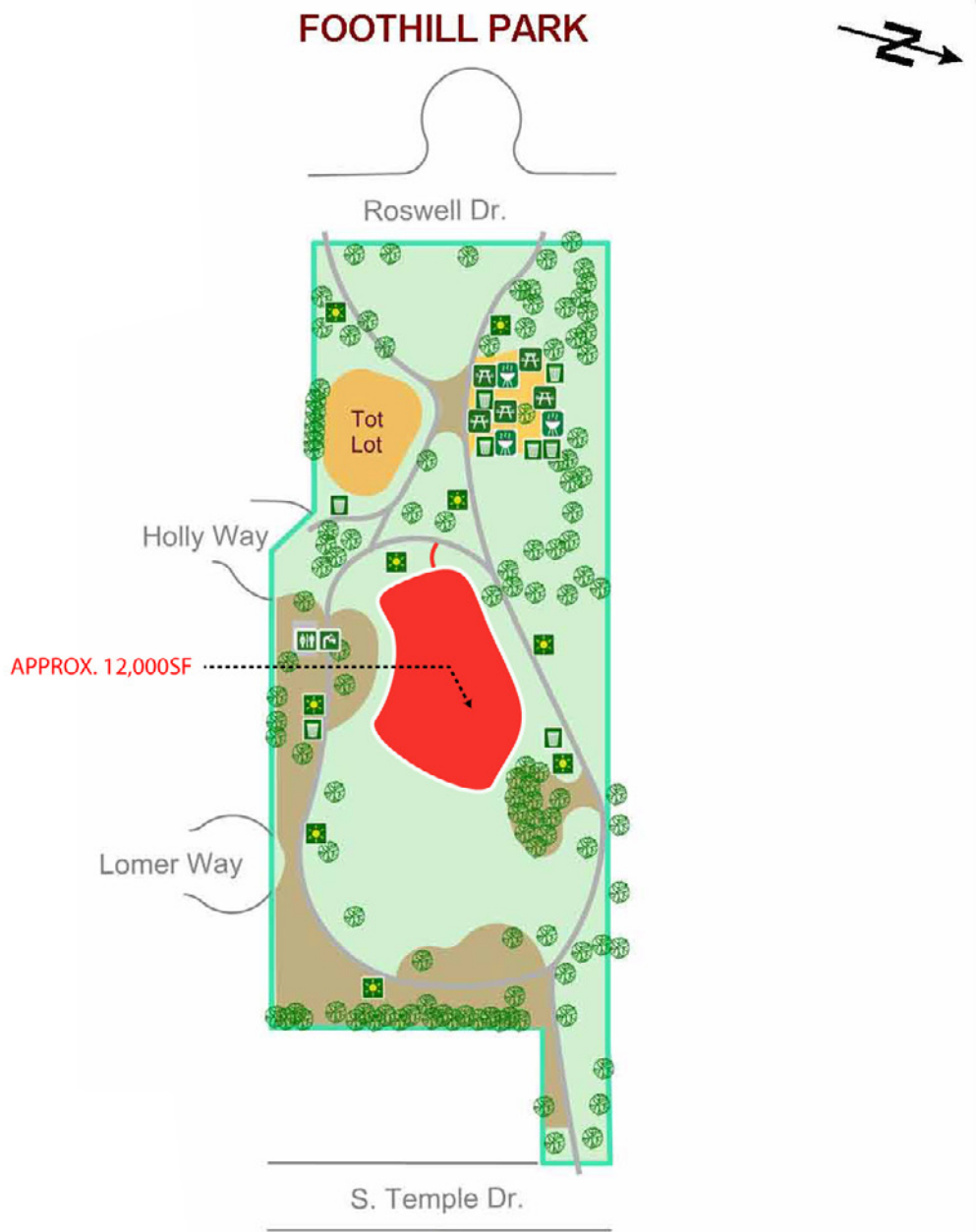
### Supporting Infrastructure

- No lighting for the skate spot

## Conclusion

This location could have possibilities for a small neighborhood Skate Spot with good visibility and pedestrian access. The close proximity to residents and lack of available open space to avoid conflicts might prove to be a challenge to have a skate park at this location. To have a Skate park big enough to accommodate the users in Milpitas. This location might not meet the criteria to be recommended.

# Site 2 - Foothill Park





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## Overview of Existing Conditions

Foothill Park, located adjacent to Alexander Rose Elementary School, provides passive recreation opportunities to the surrounding neighborhood. Its linear configuration is broken up at the western end with children's play area, large picnic area, and adjacent restroom, which together create the park activity core. On either side of the core are open turf areas suitable for casual play and passive use. Active sports use is not accommodated in this park. A newly planted grove of redwood trees creates an intimate small seating area, providing the park with some variety.

The park includes three barbecues, two benches, one bicycle rack, one dog waste bag dispenser, one drinking fountain, an informal turf area, a school age (5-12) play ground area, and one restroom.

## Opportunities

### Location

- The location of Foothill Park is located in an area of High demographics as a neighborhood park for potential users

### Physical Site Conditions

- The topography could accommodate a skate spot around 12,000 s.f.
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking and vehicle access to the site

### Supporting Infrastructure

- There is a restroom, barbecues, seating benches, bike rack, drinking fountain and adjacent play areas

## Challenges

### Location

The location of Foothill Park is located adjacent to an elementary school and residents. This park provides passive recreation use. Active recreation is not accommodated at this location.

### Physical Site Conditions

- There is not a lot of available open space available for a Skate park that wouldn't impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.
- The space for the Skate Spot is fairly flat for drainage.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent uses of the park

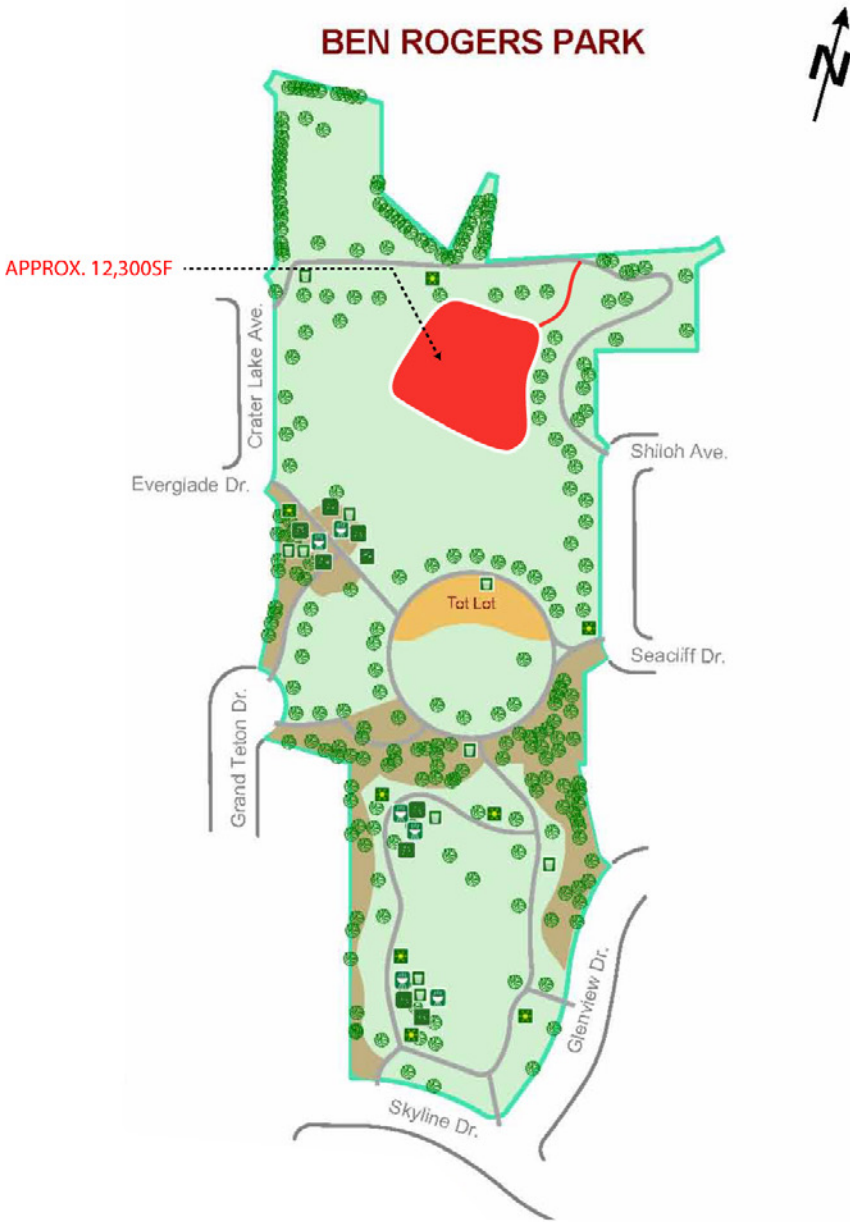
### Supporting Infrastructure

- No lighting for the skate spot

## Conclusion

This location could have possibilities for a small neighborhood Skate Spot with good visibility and pedestrian access. The close proximity to an adjacent elementary school, residents and lack of available open space to avoid conflicts might prove to be a challenge to have a skate park at this location. The existing park has more passive uses that don't currently support to active sport uses. To have a skate park big enough to accommodate the users in Milpitas this location might not meet the criteria to be recommended.

# Site 3 - Ben Rogers Park



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## Overview of Existing Conditions

Ben Rodgers Park provides a mix of passive open space and a field for active recreation. The park is organized in two portions that are divided by a planted berm. The two portions were constructed at different times and have a different character.

The southern portion has a lighted, asphalt perimeter pathway surrounding an open lawn area with individual picnic tables and barbecues. The picnic areas are separated from the pathway by turf and are therefore not accessible.

The northern portion contains a large open lawn used for baseball games and free play. It has limited gravel pathways leading into the park from adjacent streets, and has no pathway lighting. These pathways are eroding, which increases the maintenance requirements. The northern part also contains two picnic areas with two tables each.

The center of the park, just to the north of the planted berm, features a children's play area that creates a focal point use area. The equipment is intended for ages 5-12. The area has a sand surface which does not provide an accessible path of travel to the equipment. The park is well buffered from adjacent houses with trees. The park lacks a restroom. The park includes six barbecues, five benches, one bicycle rack, two dog waste bag dispensers, one drinking fountain; two informal turf areas, eight picnic tables and one school play area.

## Opportunities

### Location

- The location of Ben Rogers Park is located in an area that has more of a buffer from neighbors than some of the other sites looked at.

### Physical Site Conditions

- The topography could accommodate a skate spot around 12,000 s.f.
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking and vehicle access to the site

### Supporting Infrastructure

- There is a restroom, barbecues, seating benches, bike rack, drinking fountain and adjacent play areas

## Challenges

### Location

- The location of Ben Rogers Park is located close to residential homes and could have potential conflict with the neighbors.

### Physical Site Conditions

- There is not a lot of available open space available for a Skate park that wouldn't impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.
- The space for the Skate Spot is fairly flat for drainage.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent uses of the park

### Supporting Infrastructure

- No restrooms
- No lighting for the skate spot

## Conclusion

Skate Spot with good visibility and pedestrian access. There is a better buffer than some of the other neighborhood parks but a lack of available open space to avoid conflicts might still prove to be a challenge to have a skate park at this location. Not having a restroom at this park further prevents this location from meeting the recommended criteria.



## Site 4 - Murphy Park



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## Overview of Existing Conditions

Murphy Park is a large park intended to serve the entire community. It features a large athletic field used for soccer. A large group picnic area and a large children's play area occupy the southern half of the park. A small lawn between the play and picnic area is used for music concerts with a portable stage brought in for events. Many shade trees were recently planted. An off-street parking lot provides 18 spaces. Turf berming in the southern half of the park provides aesthetic topographic relief and spatial definition.

The southern half of the park provides an opportunity to create a more cohesive park core with citywide significance. Ample space and the historic use of this area for small scale community events lends this setting to the creation of a destination for group picnics, community gatherings, and water play for children with the addition of certain amenities.

The park includes one group picnic area with ten picnic tables and four barbecues. There are eight benches and two play areas, one for the ages between 2-5 years and the other for 5-12 years of age. One restroom is located in the middle of the park and public art is located on the south entrance of the park near the parking lot.

## Opportunities

### Location

- Murphy Park is a larger park than some of the other sites that can serve a larger community. There is more space here to accommodate active and passive recreation.

### Physical Site Conditions

- The topography could accommodate a skate spot around 14,000 s.f.
- Good vehicle access to the site
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking

### Supporting Infrastructure

- There is a restroom and adjacent play areas

## Challenges

### Location

- The location of Murphy Park is located close to residential homes and could have potential conflict with the neighbors and adjacent sport activities.

### Physical Site Conditions

- There is not a lot of available open space available for a Skate park that wouldn't impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.
- The space for the Skate Spot is fairly flat for drainage.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent activities and play areas in the park

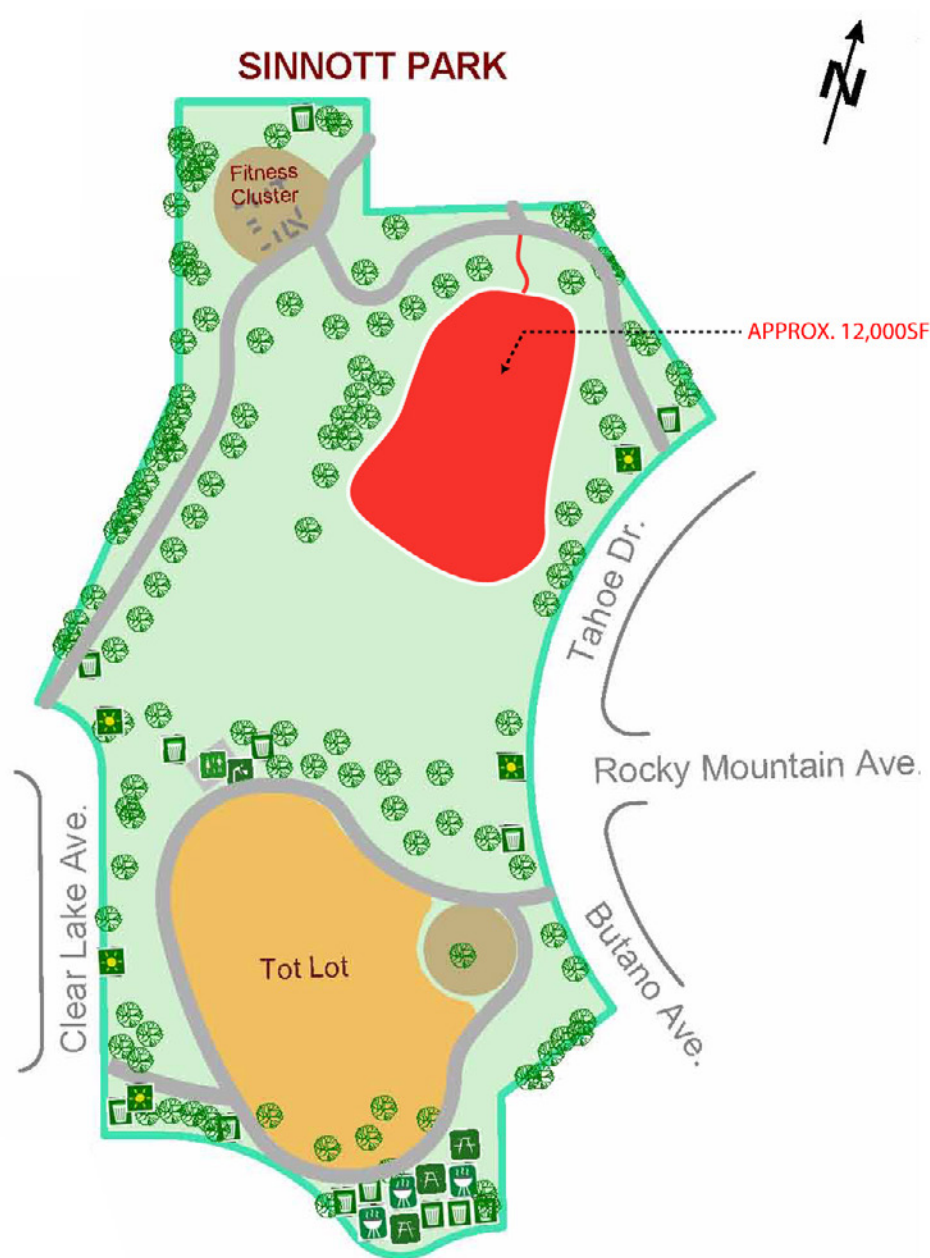
### Supporting Infrastructure

- No lighting for the skate spot

## Conclusion

This location could have possibilities for a neighborhood Skate Park with good visibility and pedestrian access. The park has an active area of recreation but the close proximity to residents and lack of available open space to avoid conflicts in the passive areas might prove to be a challenge to have a skate park at this location. To have a Skate park that can accommodate any kind of events without conflict would be one of the major drawbacks to this location.

# Site 5 - Sinnott Park





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## Overview of Existing Conditions

Sinnott Park is adjacent to John Sinnott Elementary School and serves the surrounding neighborhood with passive recreational amenities. The park is nicely organized with an activity area at the south end and a small activity area at the north end, which create “destination” spaces at either end of the park. The northern destination is a small exercise equipment area that is situated close to the school and can be used for physical education classes.

This park has three picnic tables with three barbecues, five benches, one bicycle rack, one drinking fountain, two horseshoe pits, one informal turf area, one volleyball court and one restroom. The park also includes two children’s play structures.

## Opportunities

### Location

- The location of Sinnott Park is passive neighborhood park located adjacent to an elementary school.

### Physical Site Conditions

- The topography could accommodate a skate spot around 12,000 s.f.
- Good vehicle access to the site
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking

### Supporting Infrastructure

- There is a restroom and adjacent play areas

## Challenges

### Location

- The location of Sinnott Park is located close to residential homes and could have potential conflict with the neighbors.

### Physical Site Conditions

- There is not a lot of available open space available for a Skate park that wouldn’t impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.
- The space for the Skate Spot is fairly flat for drainage.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent uses of the park

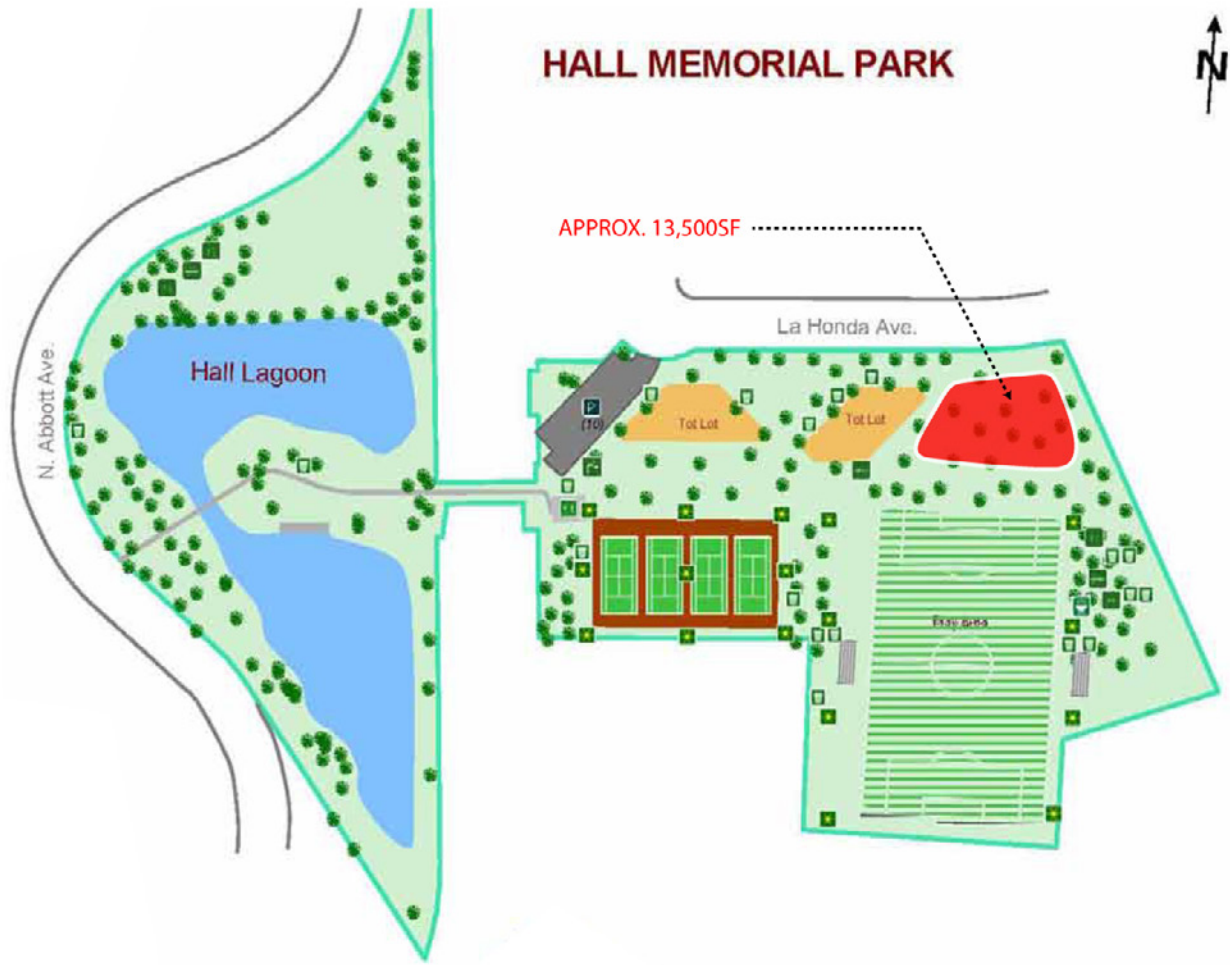
### Supporting Infrastructure

- No lighting for the skate spot

## Conclusion

This location could have possibilities for a small neighborhood Skate Spot with good visibility and pedestrian access. The close proximity to residents and lack of available open space to avoid conflicts might prove to be a challenge to have a skate park at this location. With an exercise area in the North end of the park and a nice play area to the South there is little open space left over to be able to accommodate a skate park at this location.

## Site 6 - Hall Memorial Park



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## Overview of Existing Conditions

Hall Memorial Park provides a diverse range of neighborhood park amenities, passive areas, and active sports fields like the lighted soccer field. The main part of the park has four lighted tennis courts which were rebuilt in 2005, two children's play areas, and individual picnic tables. The park also features a drainage lagoon located across the creek to the west of the main park. This area includes picnic tables, benches and provides an opportunity for viewing wildlife.

The park includes eleven benches throughout the park, one bicycle rack, two barbecues, one drinking fountain, interpretive signage, five picnic tables, and restroom facilities. The sports facilities include one soccer field with bleachers, four tennis courts with lighting, and a tennis backboard. There are two play structures on site that were installed in 2004. The park also has the lagoon and informal turf area.

## Opportunities

### Location

- Hall Memorial Park has a better range of park activities including sports fields and tennis courts to serve the local neighborhood

### Physical Site Conditions

- The topography could accommodate a skate spot around 13,500 s.f.
- Good vehicle access to the site
- Trees for shade
- Lagoon for possible drainage opportunities

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking and vehicle access to the site

### Supporting Infrastructure

- There is a restroom and adjacent sport fields and play areas

## Challenges

### Location

- The location of Hall Memorial Park is located close to a lot of other sport activities and play areas and might pose a conflict with those users.

### Physical Site Conditions

- Although the park has a variety of active spaces there is not a lot of available open space available for a Skate park that wouldn't impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent uses of the park

### Supporting Infrastructure

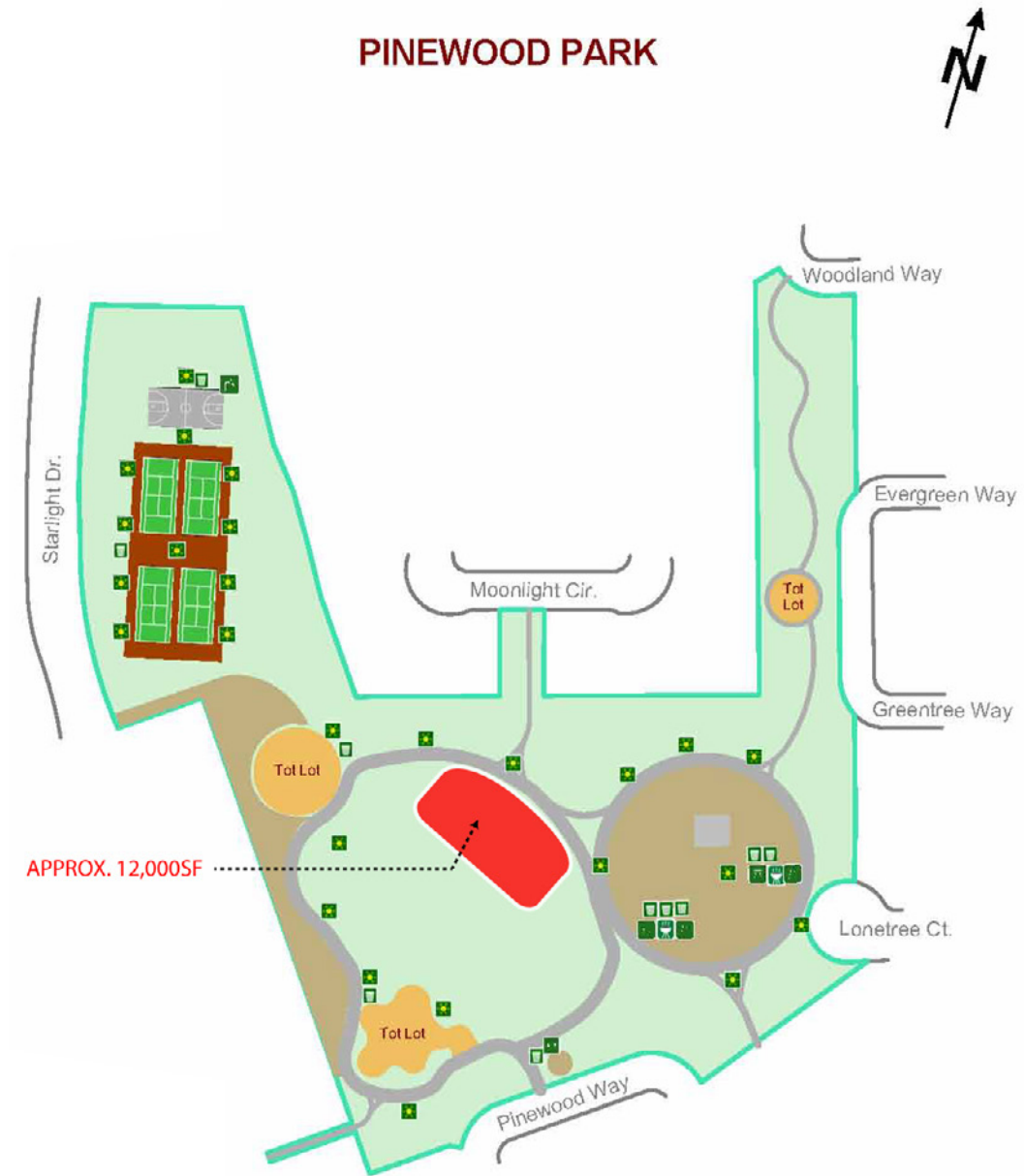
- No lighting for the skate spot

## Conclusion

Hall Memorial Park is one of the few parks we looked at that can accommodate spaces for activities and have existing sport fields. However the close proximity to residents and lack of available open space to fit in more active spaces like a skate park will be challenging. A skate park will require using the little open space that is left at this location and would not be recommended based on the criteria in this study.



## Site 7 - Pinewood Park



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## Overview of Existing Conditions

Pinewood Park is a large park that provides a variety of features serving the southwestern portion of Milpitas. The tennis and basketball courts were rebuilt in 2005, and two new play areas were installed in 2004.

This park has one lighted basketball court, four lighted tennis courts, and one tennis backboard. There are two group picnic areas with four picnic tables, two barbecues, seven benches, two bicycle racks, two dog waste bag dispensers, two drinking fountains, one large informal turf area, and a restroom. The pathways at this park are asphalt and lighted. There are three children play structures, two tot lots, and one serving the ages of 5-12 years of age. This park includes an "Art in Your Park" piece that was Produced by Bill Gould titled "Green Tree."

## Opportunities

### Location

- Pinewood Park has existing active spaces that include tennis courts and a basketball court. It also includes a lot of paths and an art piece

### Physical Site Conditions

- The topography could accommodate a skate spot around 12,000 s.f.
- Good vehicle access to the site
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking

### Supporting Infrastructure

- There is a restroom and adjacent play areas

## Challenges

### Location

- The location of Pinewood Park is located close to residential homes and could have potential conflict with the neighbors.

### Physical Site Conditions

- There is not a lot of available open space available for a Skate park that wouldn't impact the existing park uses. The opportunity to hold any skateboarding events here would be challenging.
- The space for the Skate Spot is fairly flat for drainage.

### Access & Security

- Not much room for securing the skate park with fencing without impacting the adjacent uses of the park

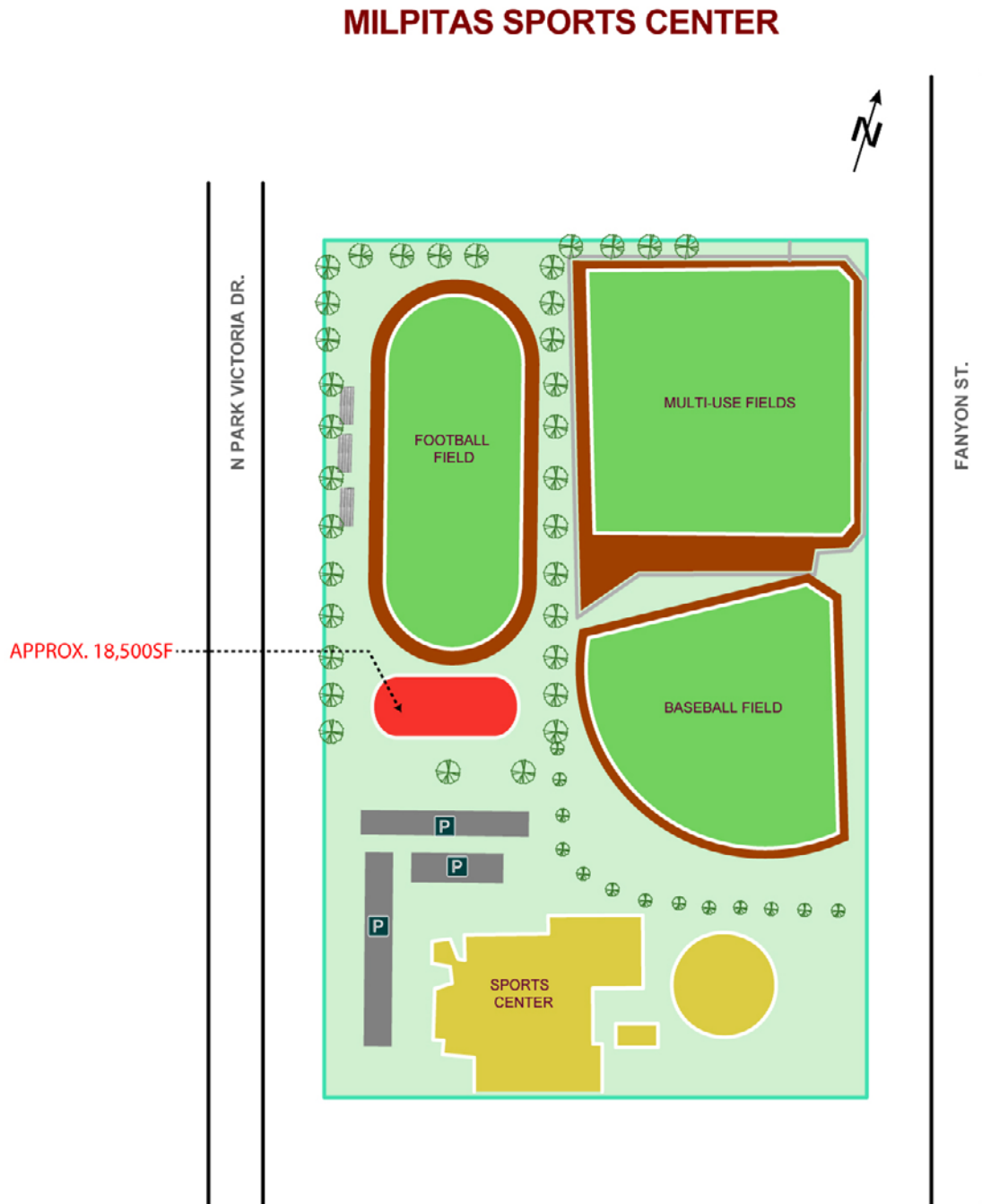
### Supporting Infrastructure

- No lighting for the skate spot

## Conclusion

This location could have possibilities for a small neighborhood Skate Spot with good visibility and pedestrian access. There is good spacing of activities and accessible paths in the park but the lack of available open space for any kind of passive activity might prove to be a challenge to have a skate park at this location. Based on the criteria of the study it is recommended to plan for a skate park in an area with more available space and infrastructure that will not impact the other park activities.

## Site 8 - Milpitas Sports Center





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## Overview of Existing Conditions

The Milpitas Sports Center is located adjacent to the Sports and Teen Center Building off of Calaveras Boulevard. The Center has many sports fields that are utilized by the community.

This park currently has a total of five baseball fields with two bleachers per field. Four of the fields are used for little league and the other one is a lighted field with two warm-up batting cages utilized by adults. The park has one football field with two grandstands, and a lighted track that surrounds the football field. There is one gymnasium, one restroom with concession building, a recreation building, known as the Milpitas Sports Center, a soccer field (part of the senior baseball field), and four swimming pools. This park includes public artwork, although not an official "Art in Your Park" project, the delightful depiction of baseball players on the fence backstop of the baseball field was the first piece of artwork the Milpitas Alliance for the Arts provided in a Milpitas park.

## Opportunities

### Location

- The location of the Sports Center is located in an area with existing sport fields and active use.
- Locating a skate park here would not eliminate existing park space for the community.
- There are no residents close in proximity to this proposed location.

### Physical Site Conditions

- The topography could accommodate a skate spot around 20,000 s.f.
- The existing grades at this proposed location will be ideal for drainage
- Good vehicle access to the site
- Trees for shade

### Access & Security

- There is Pedestrian access and connections
- There is good visibility from the street and good sight lines.
- There is parking and vehicle access to the site

### Supporting Infrastructure

- There is a restroom and adjacent sport fields and concessions

## Challenges

### Physical Site Conditions

- There could be more shade added for spectators

### Access & Security

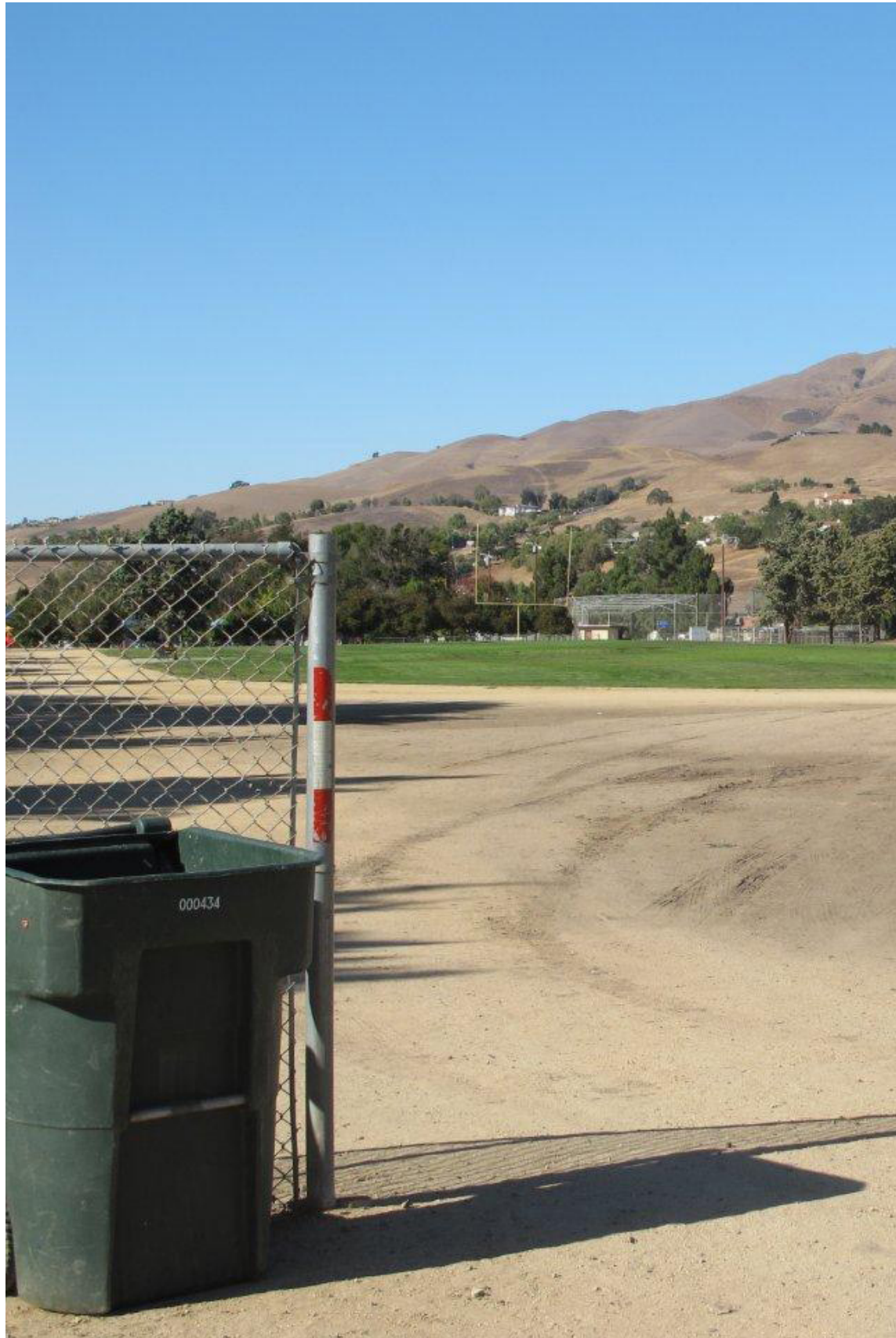
- Would have to add fencing to secure the skate park during hours of non-use.

### Supporting Infrastructure

- Sport lighting could be added for activity in the evening

## Conclusion

This location has the best possibilities for a Skate Park of all the sites we reviewed. The location is big enough to accommodate all the features that were requested from the community at the public input meetings. There is good visibility and pedestrian access. The close proximity to residents and lack of available open space is not an issue at this location. There are more opportunities at this location than there are challenges. Based on the site evaluation criteria this location is highly recommended.









# 4.0

## FINAL CONCLUSIONS





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## Final Conclusions

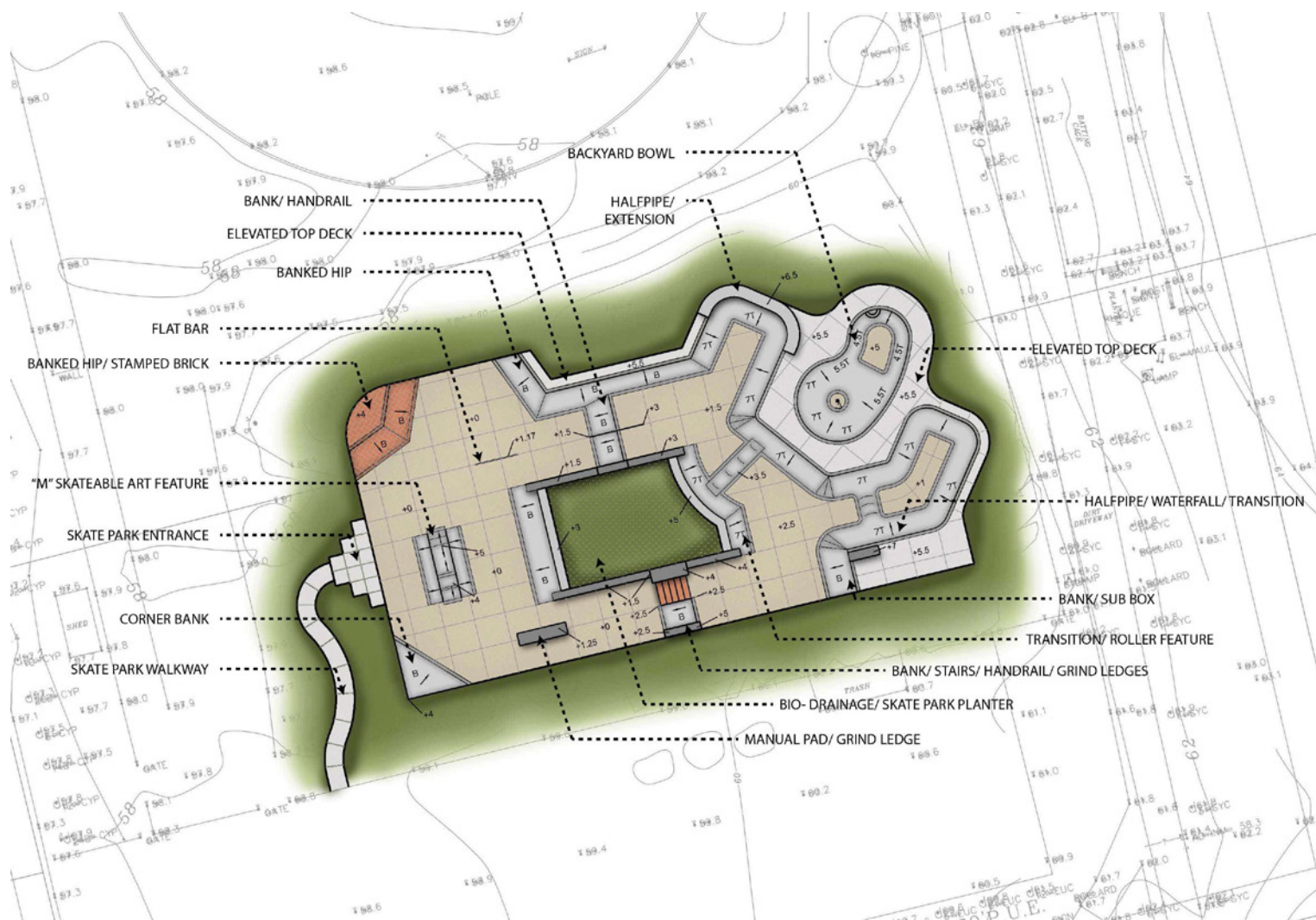
The process of evaluating and comparing the eight potential sites is not a simple task due to the unique nature and functionality of skate parks. We took into consideration some of the issues and concerns voiced with the previous neighborhood skate park and used them to prioritize the areas of high importance within our site selection criteria.

In our review one site stood out above the rest in the areas of importance in our analysis and that was the Milpitas Sports Center.

When we presented this finding in the first public Input meeting it was met with a standing ovation of unanimous support from the community. The consensus was that this was the best site to propose a skate park based off the criteria of its physical location, existing site conditions, access, security, good visibility, and supporting infrastructure. The Sports Center already being an area of active use it seemed to be the best fit to also include a space for skateboarding activity. The existing building also serves the need for restrooms and Sports Center staff already onsite for a certain level of supervision and emergency response for the skate park.

The other seven sites were not as suitable as the Sports Center because they were all neighborhood parks that didn't have the same infrastructure available to include an active space without impact to the existing park space. The challenges in the other seven sites were consistently limited open space availability and their proximity to local residents. To avoid the potential conflict of adjacent activities in the neighborhood parks locating a skate park at the Sports Center would allow for the available space to include a skate park with plenty of parking, pedestrian access and viewing opportunities, sport lighting, fencing, and has the existing topography for ideal drainage solutions. This site can easily accommodate a large enough skate park of up to approximately 20,000 square feet to accommodate the number of skateboarders in and around Milpitas. If there was ever a desire to have any programming or events the Sports Center has the infrastructure and location to accommodate these activities in a skate park at this location.





An aerial photograph of a skate park, overlaid with a semi-transparent green filter. The park features a large, irregularly shaped concrete bowl in the foreground, surrounded by a low metal fence. Above the bowl, there are several ramps, ledges, and a flat area with some small trees and landscaping. In the background, a parking lot and some buildings are visible. The overall scene is captured from a high angle, looking down on the park.

# 5.0

## SKATE PARK CONCEPT DESIGN







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# Size and Style

## Elements of a Skate System

Using the same methods in park planning, the various elements within a skate system can take on similar traits of a parks system:

- Skate Spots; (neighborhood parks) distributed throughout populated areas to provide recreational opportunities for beginners and intermediate skill level skaters in residential neighborhoods
- Skate Paths; (trails) serve pedestrians, skateboarders, in-line skaters and connect neighborhoods to schools, parks and other public facilities
- Skate parks; accommodate various skill levels of skaters with the capacity to serve larger groups of users. These parks would include amenities such as on-site parking, restrooms, spectator areas, etc. and may be connected to other public parks or civic areas.

## Skate Spot

- Small skateable elements integrated into the existing landscape to larger areas that can accommodate up to a dozen riders, typically comprised of several street terrain elements.
- Roughly 1,500 square feet in size
- Can be integrated into existing parks as “additional playgrounds” since essentially that is what they are; areas for kids to play
- Cities with only one central skate park, many users are dependent on motorized transportation to reach the park. The lower cost and easier installation of skate spots allows for more places to ride – serving a larger action sports population in a more efficient way.

## Skate Paths

- Networks of skateable paths and existing routes which are skate friendly
- Integrated into a community’s transportation plan
- Promotes alternative modes of transportation
- Reduces dependency on vehicular transportation while providing exercise opportunities
- Provides routes for skaters/cyclists to venture to higher challenging spots

## Skate Parks

- Remain as the centralized meeting places for the community’s skateboarders
- Offers highly mixed terrain; typically 60 percent street terrain and 40 percent transition terrain
- Provides long-term retention value as a recreational amenity
- Provides quick relief to communities with an active skateboarding population which currently has no public skate facilities

## Site Planning

First rule of thumb, which applies universally: skate parks should be sited in high visibility locations.

## Two key criteria of skate park sites:

- A majority of skaters need to be able to conveniently access the skate park without dependence on mom or dad or mass transit. The closer to schools or other youth centers the better. Parks situated to serve as a destination of multiple skate paths make the most sense, either dedicated paths or skateable routes such as paved trails or sidewalks.
- It is important to understand that teens – skaters or otherwise – can be prone to doing foolish and sometimes dangerous things. Adult supervision is critical, but the kind of adult supervision is even more important. When possible, site skate parks within existing high use areas, such as busy parks, or near town centers, to establish the best patterns of oversight. A steady flow of spontaneous spectators and passerby creates consistent de facto supervision which rewards skaters with a needed sense of community inclusion as well as safety and security. Other issues include the provision of space for parking, stormwater management and the availability of utility infrastructure (electrical power, water and sewer). The two key aspects listed for the ideal site lend themselves towards not selecting a remote site where these additional provisions are typically not found.

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## Skate Park Size

There is no established guideline for skate park size. The average skate park being built these days is about 12,000sf in most cities. Portland Parks & Recreation (Oregon) uses a standard of one to two square feet of skateable surface per resident. Based on this standard, the City of Milpitas can plan on roughly 20,000sf total of skateable area, but not necessarily at one park. While a single large park may satisfy the current need, the space needed for a single facility may not be reasonable. A combination of a larger skate park and smaller spots can meet the need and provide skate park “coverage” within the more densely populated areas.

As the nation’s youth trend away from traditional team sports to more individualized activities like skateboarding, developing skate parks in phases can be a smart move. This approach would also fit the community better by starting with the development of a skate system master plan, and then build a centralized skate park. It would be practical to develop a skate park in phases to ensure the sites selected allow for expansion when the time is appropriate. Using this method would help minimize costs associated with maximizing a site all at once and would allow for a change in park programming as demographics shift. Based on the City’s population of citizens who are less than 18 years of age, the City should plan for a minimum of a 20,000sf skate park (skateable area). (California Parks & Recreation Society)

## Terrain

Generally, a skate park system may contain three types of terrain: street, mini-transition, and vertical transition.

### Street Terrain

Street terrain consists of skating, or freestyle bicycling, challenges which replicate those types of challenges typically found in urban settings. These include benches, seating walls, picnic tables, staircases, handrails and various lengths and slopes of ramps.

### Mini - Transition Terrain

Consists of any gradual transition from horizontal and do not include a vertical face. These are typically smaller than six feet in height. Many of the modular-type ramps are considered to be mini-terrain.

### Vertical Transition Terrain

This terrain is similar to mini-transition but featuring walls up to and sometimes exceeding vertical. “Vert” was popularized through the use of empty swimming pools.

# Design Summary

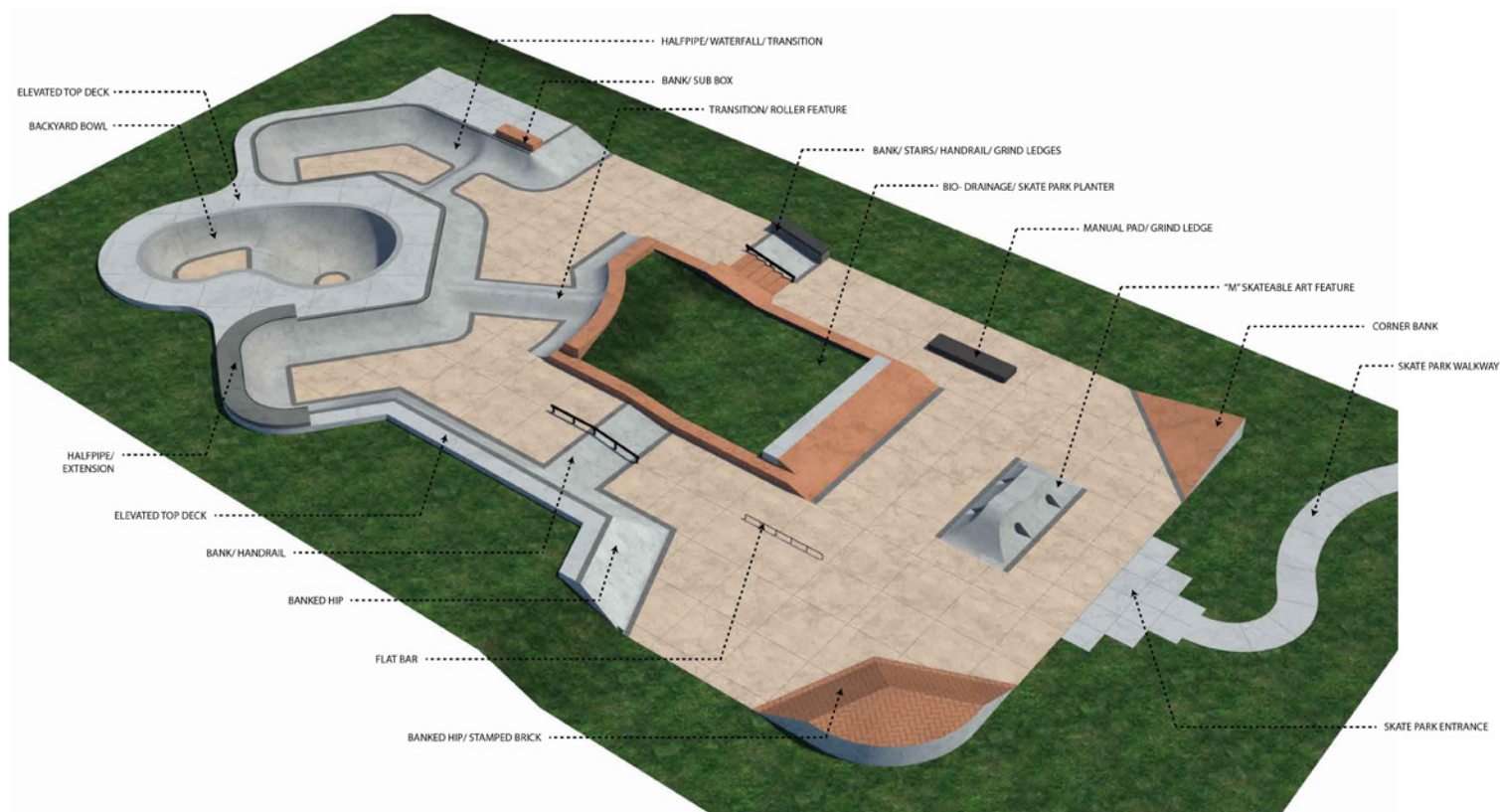
The concept for the Milpitas Skate Park is to create a positive environment for all ages and skill levels that allows for community connection. The terrain would have a variety of transition and urban plaza features that were requested during the community input meetings. The skate park will have areas of pedestrian access and spectator viewing as well as integration with the surrounding existing landscape and adjacent sport fields.

The plaza area is also to have authentic urban elements with color and textures that can be a user friendly and will also have a signature 'M' skate feature to give the skate park its own identity specific to Milpitas. The transition section of the skate park has a unique organic flow that provides a unique riding experience different from the plaza entry area. This section will be placed on the higher topography of the existing site to provide for better drainage opportunities.

The concept presented herein that was developed upon input obtained at the two public meetings will be aesthetically pleasing for the community as a whole and will provide an activity for fitness that has interesting and challenging terrain for all users.







# Feasibility Lighting

This Feasibility study has included a preliminary lighting plan from Musco Lighting for the skate park. This will show the proposed lighting system, Illumination summary, and pole locations. The preliminary cost for this Musco Lighting system is approximately \$65,000.



## Control System Summary

### Project Specific Notes:

Voltage assumed as 480v 3ph

### Project Information

Project #: 172334  
Project Name: Milpitas Sports Center  
Date: 01/07/15  
Project Engineer: dalexand  
Sales Representative: Bob Crookham  
Control System Type: Control and Monitoring  
Communication Type: Digital Cellular  
Scan: 172334A  
Document ID: 172334P1V1-0107221759  
Distribution Panel Location or ID: Panel ID UNKNOWN  
Total # of Distribution Panel Locations for Project: 1  
Design Voltage/Hertz/Phase: 480/60/3  
Control Voltage: 120

### Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1. Control and Monitoring Cabinet	24 X 48
2. Surge Protection Device	6 X 10
QTY	SIZE
Total Contactors	4 30 AMP
Total Off/On/Auto Switches:	1

### Materials Checklist

#### Contractor/Customer Supplied:

- ☐ A single control circuit must be supplied per distribution panel location.
  - If the control voltage is NOT available, a control transformer is required.
- ☐ Electrical distribution panel to provide overcurrent protection for circuits
  - Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- ☐ Wiring:
  - Dedicated control power circuit
  - Power circuit to and from lighting contactors
  - Monitoring circuit from surge protection device to Control and Monitoring cabinet 1
  - Harnesses for cabinets at remote locations
  - Means of grounding, including lightning ground protection
- ☐ Electrical conduit wireway system
  - Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ☐ Mounting hardware for cabinets
- ☐ Control circuit lock-on device to prevent unauthorized power interruption to control power
- ☐ Anti-corrosion compound to apply to ends of wire, if necessary

Call Control-Link Central(TM) operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation. Note: Activation may take up to 1 1/2 hours

### IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

*NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements*

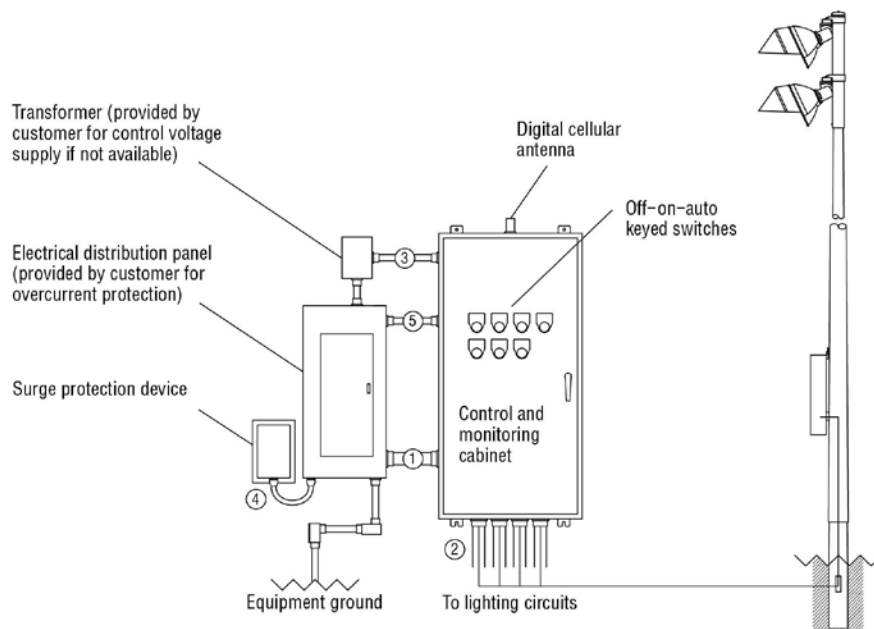


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Form: T-5030-1

## Control System Summary

Milpitas Sports Center / 172334 - 172334A  
Panel ID UNKNOWN - Page 2 of 4

### Control-Link® Control and Monitoring System



Wire	Description	# of Wires	Typ. Wire Size (AWG)	Max. Wire Length (FT)	Wire from Musco	Notes
1	Line power to contactors, and equipment grounding conductor	Note A	Note B	27	No	A – E
2	Load power to lighting circuits	Note A	Note B	N/A	No	A – D
3	Control power (dedicated, 20A)	3	12	N/A	No	C, D
4	Surge protection device to distribution panel	--	--	N/A	Yes	F
5	Surge protection device monitoring	3	14	N/A	Yes	C, D, F

R60-32-00_B

Notes:

- A. Voltage and phasing per the notes on cover page.
- B. Calculate per load and voltage drop.
- C. All conduit diameters should be per code.
- D. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.
- E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value in chart.
- F. Refer to surge protection device installation instructions for more details on equipment information and the installation requirements.

**IMPORTANT:** Control (3) and monitoring (5) wires must be in separate conduit from line and load power wiring (1, 2).

T:\172\172334P\1V1-010722\1759.pdf





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Form: T-5030-1

## Control System Summary

Milpitas Sports Center / 172334 - 172334A  
Panel ID UNKNOWN - Page 3 of 4

### SWITCHING SCHEDULE

Field/Zone Description	Zones
Skate Park	1

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 1568.0
	SEALED: 194.8

BALLAST SPECIFICATIONS .90 Minimum Power Factor	VOLTAGE: 480v THREE PHASE						
BALLAST OPERATING VOLTAGE	208	220	240	277	347	380	480
1500 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	8.6	8.3	7.5	6.5	5.1	4.7	3.7
1000 Watt Metal Halide Lamp Operating line amperage per fixture- maximum	6.5	6.4	5.8	4.9	4.0	3.6	2.9

CIRCUIT SUMMARY BY ZONE						
POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
P1	Skate Park	3	7.4	30	C1	1
P2	Skate Park	3	7.4	30	C2	1
P3	Skate Park	3	7.4	30	C3	1
P4	Skate Park	3	7.4	30	C4	1



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Form: T-5030-1

## Control System Summary

Milpitas Sports Center / 172334 - 172334A  
Panel ID UNKNOWN - Page 4 of 4

PANEL SUMMARY						
CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole P1	7.40		
1	1	C2	Pole P2	7.40		
1	1	C3	Pole P3	7.40		
1	1	C4	Pole P4	7.40		

ZONE SCHEDULE				
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	CIRCUIT DESCRIPTION	
			POLE ID	CONTACTOR ID
Zone 1	1	Skate Park	P1	C1
			P2	C2
			P3	C3
			P4	C4

# Feasibility Lighting

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID
4	P1-P4	50'	-	50'	1500W MZ	3	3
4	TOTALS					12	12



## MY PROJECT

Name: Milpitas Sports Center  
Location: Milpitas, CA

## GRID SUMMARY

Name: Skate Park  
Size: 0' x 0'  
Spacing: 10.0' x 10.0'  
Height: 3.0' above grade

## CONSTANT ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES
	Entire Grid
Guaranteed Average:	30
Scan Average:	36.3
Maximum:	54.0
Minimum:	21.9
Avg / Min:	1.66
Guaranteed Max / Min:	3
Max / Min:	2.5
UG (adjacent pts):	1.63
CU:	0.43
No. of Points:	191
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	12
Avg KW:	18.77 (20.4 max)

**Guaranteed Performance:** The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

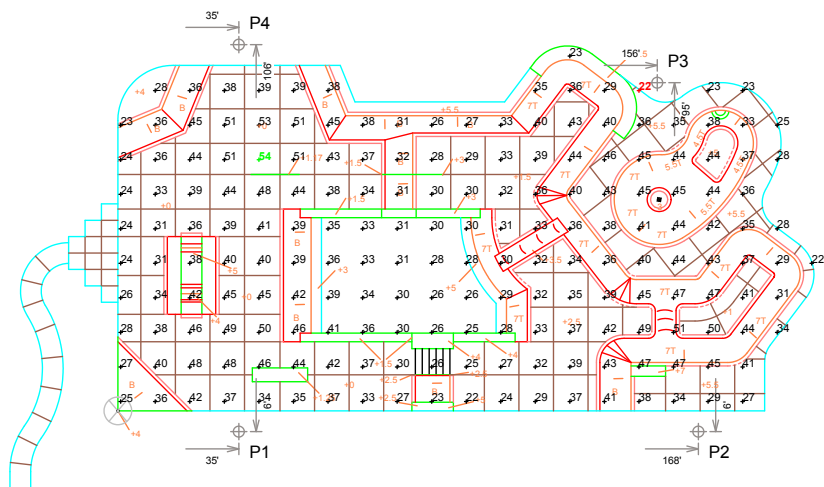
**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

## ENGINEERED DESIGN

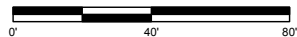
By: D.Alexander  
File # / Date: 172334A 07-Jan-15

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## ILLUMINATION SUMMARY



SCALE IN FEET 1 : 40



Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗



# EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID
4	P1-P4	50'	-	50'	1500W MZ	3	3
4	TOTALS					12	12



## MY PROJECT

Name: Milpitas Sports Center  
Location: Milpitas, CA

## GRID SUMMARY

Name: Spill - Prop Line  
Spacing: 20.0'  
Height: 3.0' above grade

## CONSTANT ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES
Entire Grid	
Scan Average:	0.040
Maximum:	0.093
Minimum:	0.005
No. of Points:	25
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	12
Avg KW:	18.77 (20.4 max)

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

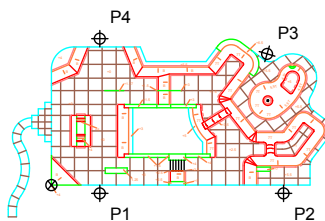
## ENGINEERED DESIGN

By: D.Alexander  
File # / Date: 172334A 07-Jan-15

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## ILLUMINATION SUMMARY

0.01  
0.01  
0.01  
0.01  
0.02  
0.02  
0.02  
0.03  
0.04  
0.05  
0.06  
0.07  
0.08  
0.09  
0.09  
0.07  
0.06  
0.05  
0.04  
0.03  
0.03  
0.02  
0.02  
0.01



SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

# EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID
4	P1-P4	50'	-	50'	1500W MZ	3	3
4	TOTALS					12	12



## MY PROJECT

Name: Milpitas Sports Center  
Location: Milpitas, CA

## GRID SUMMARY

Name: Spill - Prop Line  
Spacing: 20.0'  
Height: 3.0' above grade

## CONSTANT ILLUMINATION

SUMMARY	MAX VERTICAL FOOTCANDLES
Entire Grid	
Scan Average:	0.218
Maximum:	0.443
Minimum:	0.045
No. of Points:	25
LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Design Usage Hours:	5,000 hours
Design Lumens:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	12
Avg KW:	18.77 (20.4 max)

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the design usage hours of the system.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

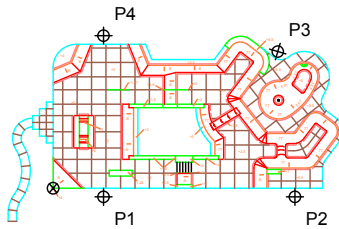
**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

## ENGINEERED DESIGN

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0.05  
0.05  
0.06  
0.07  
0.09  
0.11  
0.14  
0.18  
0.21  
0.26  
0.30  
0.35  
0.40  
0.44  
0.44  
0.42  
0.36  
0.31  
0.27  
0.23  
0.20  
0.16  
0.14  
0.11  
0.10



SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

## ILLUMINATION SUMMARY



#### MY PROJECT

Name: Milpitas Sports Center  
Location: Milpitas, CA

#### EQUIPMENT LAYOUT

##### INCLUDES:

· Skate Park

**Electrical System Requirements:** Refer to Amperage

Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

#### EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	CLASS	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires		QTY / POLE
					LAMP TYPE		
4	P1-P4	LSS50AB	-	50'	1500W MZ		3
4	TOTALS						12

#### SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
1500 watt MZ	8.6	8.3	7.5	6.5	5.1	4.7	3.7

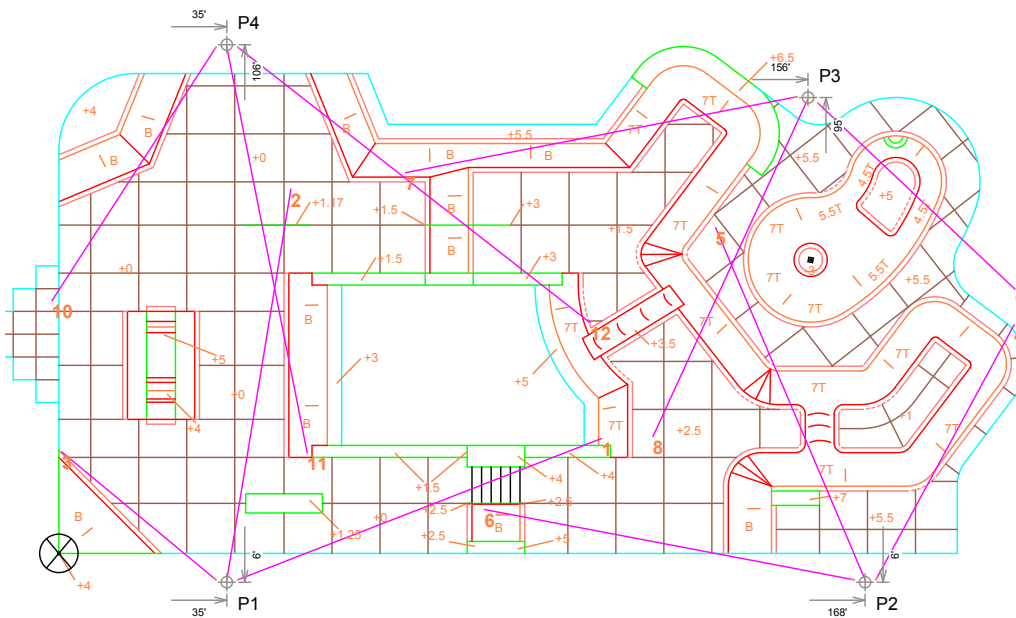
#### ENGINEERED DESIGN

By: D.Alexander

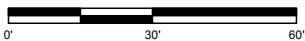
File # / Date: 172334A

07-Jan-15

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SCALE IN FEET 1 : 30



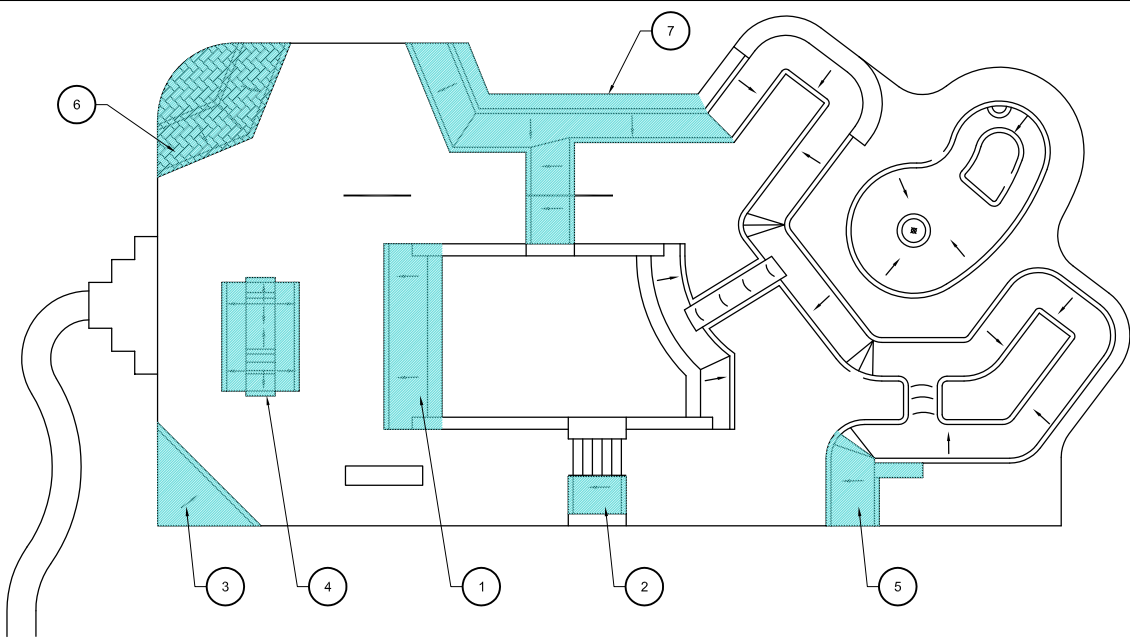
Pole location(s) ⊕ dimensions are relative to 0.0 reference point(s) ⊗

#### EQUIPMENT LAYOUT



# Feasibility Skate Park Costing

This Feasibility study has included a preliminary cost estimate for the skate park. This will show the proposed features, cast in place concrete, and other material take offs with associated unit pricing and quantity estimates. The preliminary cost for this 20,000 SF skate park is approximately \$1 million using current 2015 pricing.



CAST IN PLACE BANK LEGEND

SYMBOL	SURFACE AREA
1	601 SF
2	121 SF
TOTAL	722 SF

SHOTCRETE BANK LEGEND

SYMBOL	SURFACE AREA
3	299 SF
4	484 SF
5	275 SF
TOTAL	1,058 SF

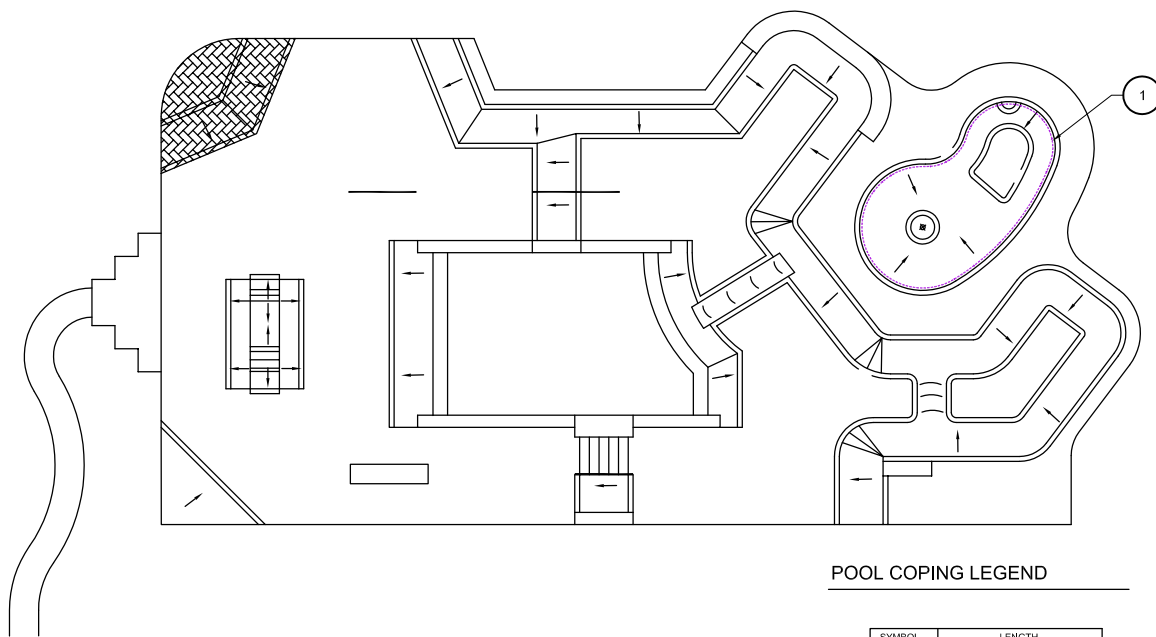
SYMBOL	SURFACE AREA
6	635 SF
7	971 SF
TOTAL	2,664 SF

SKATE PARK - CAST IN PLACE /  
SHOTCRETE BANKS

MILPITAS SKATE PARK  
MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel. 617.523.8103  
Fax. 617.523.4333  
www.stantec.com





POOL COPING LEGEND

SYMBOL	LENGTH
1	120 LF
TOTAL LENGTH	120 LF

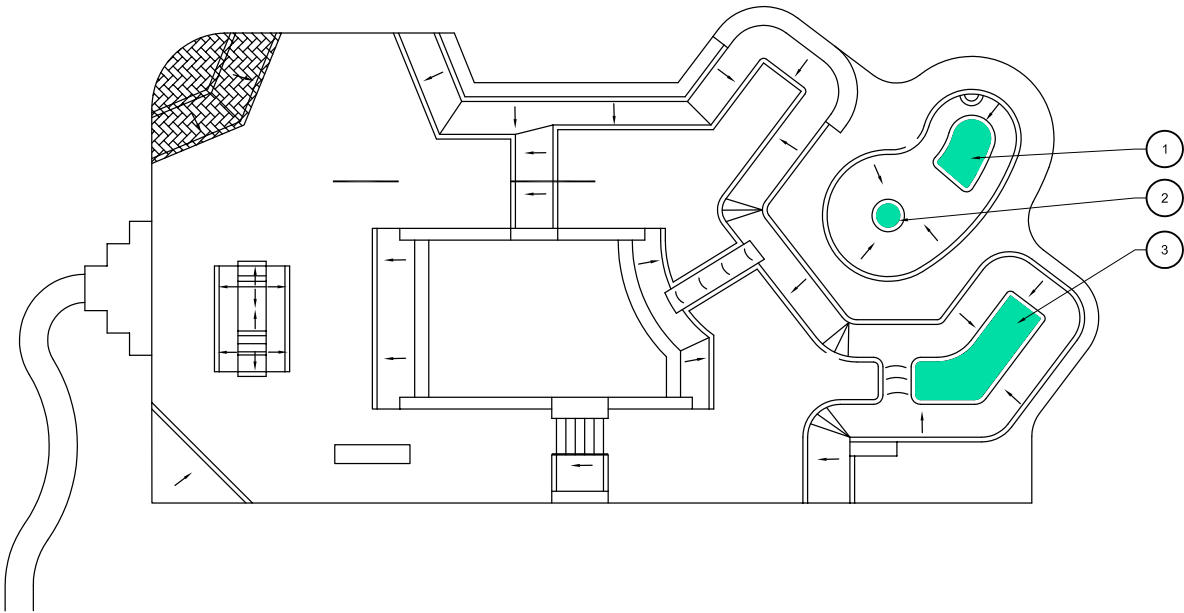
SKATE PARK - POOL COPING

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MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel. 617.523.8103  
Fax. 617.523.4333  
www.stantec.com



# Feasibility Costing



FLATBOTTOM LEGEND

SYMBOL	SURFACE AREA
1	97 SF
2	19 SF
3	252 SF
TOTAL	368 SF

SKATE PARK - FLATBOTTOM

MILPITAS SKATE PARK  
MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel: 617.523.8103  
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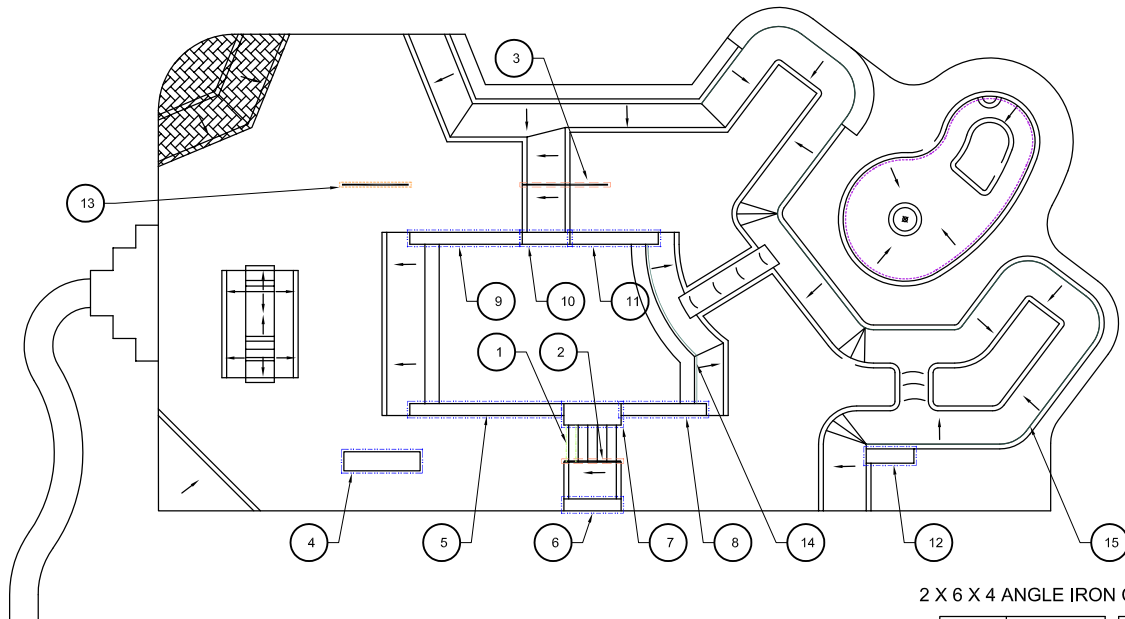


SKATE PARK - CAST IN PLACE LEDGE

141 Portland St.  
Boston, MA 02114  
Tel. 617.523.8103  
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# Feasibility Costing



2 X 6 X 4 ANGLE IRON COPING

## METAL EDGING / COPING LEGEND

### 2 X 6 X 2 ANGLE IRON COPING

SYMBOL	LENGTH
1	16 LF
TOTAL LENGTH 16 LF	

### 2x6 FREE STANDING RAIL

SYMBOL	LENGTH
2	28 LF
3	40 LF
TOTAL LENGTH 68 LF	

### 2" ROUND FREE STANDING RAIL

SYMBOL	LENGTH
13	32 LF
TOTAL LENGTH 32 LF	

### 2-INCH ROUND STEEL PIPE COPING

SYMBOL	LENGTH
14	36 LF
15	231 LF
TOTAL LENGTH 267 LF	

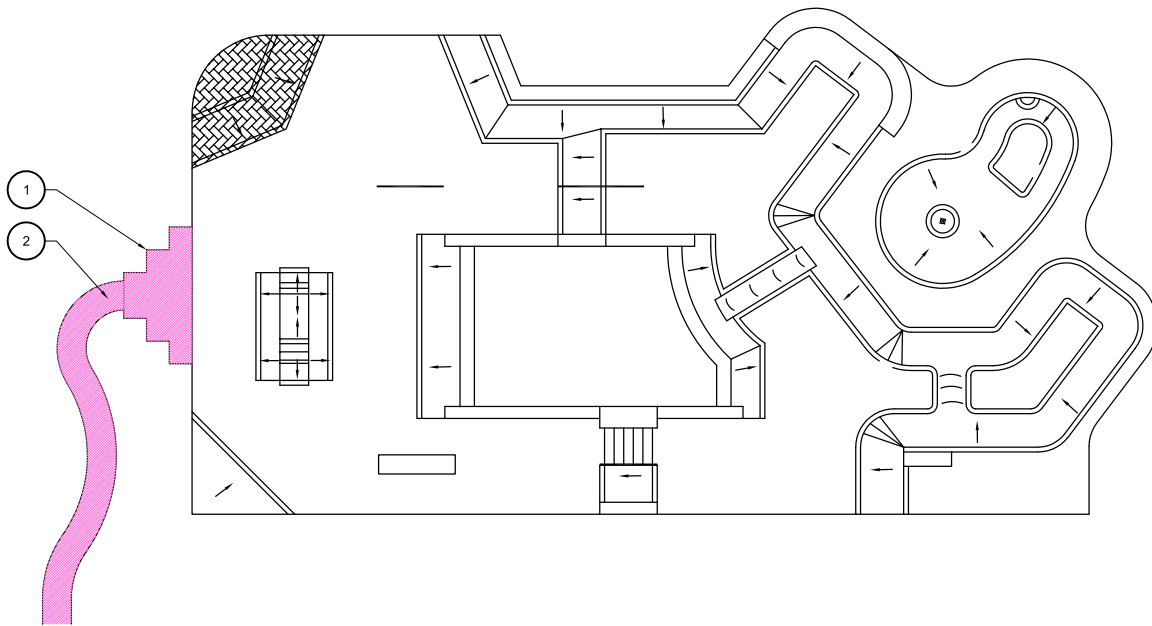
SYMBOL	LENGTH	SYMBOL	LENGTH
4	44 LF	10	29 LF
5	72 LF	11	46 LF
6	33 LF	12	30 LF
7	37 LF	TOTAL LENGTH 390 LF	
8	45 LF		
9	54 LF		

SKATE PARK - METAL EDGING /  
COPING

MILPITAS SKATE PARK  
MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel: 617.523.8103  
Fax: 617.523.4333  
www.stantec.com





#### CONCRETE PAVING

SYMBOL	SURFACE AREA
1	271 SF
2	468 SF
TOTAL	739 SF

SKATE PARK - SEATWALLS

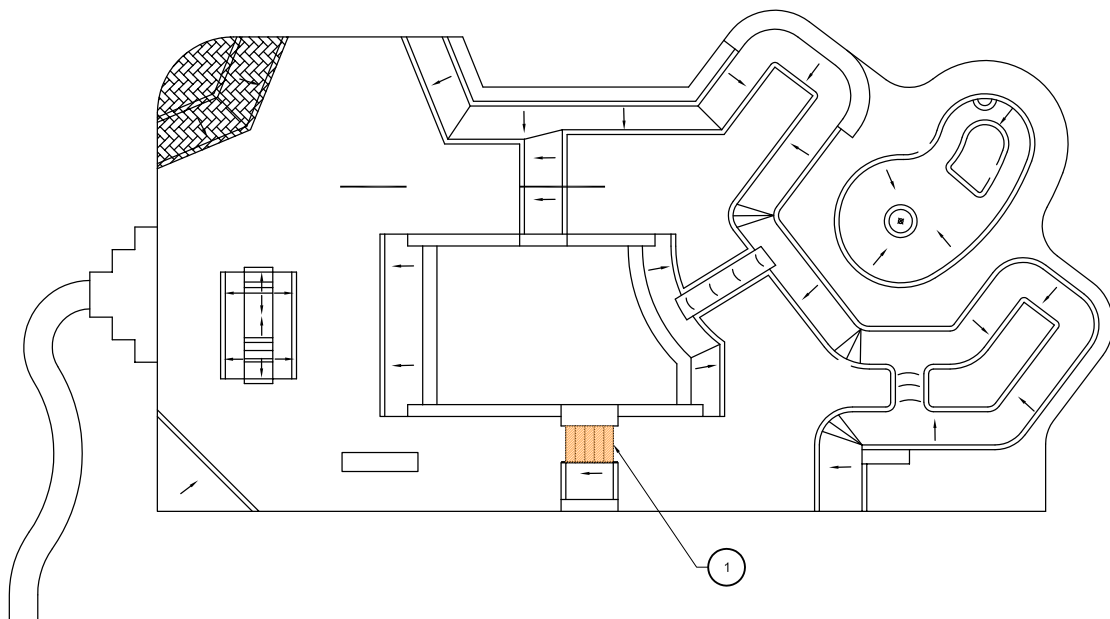
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MILPITAS, CA

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www.stantec.com





# Feasibility Costing



## STAIRS LEGEND

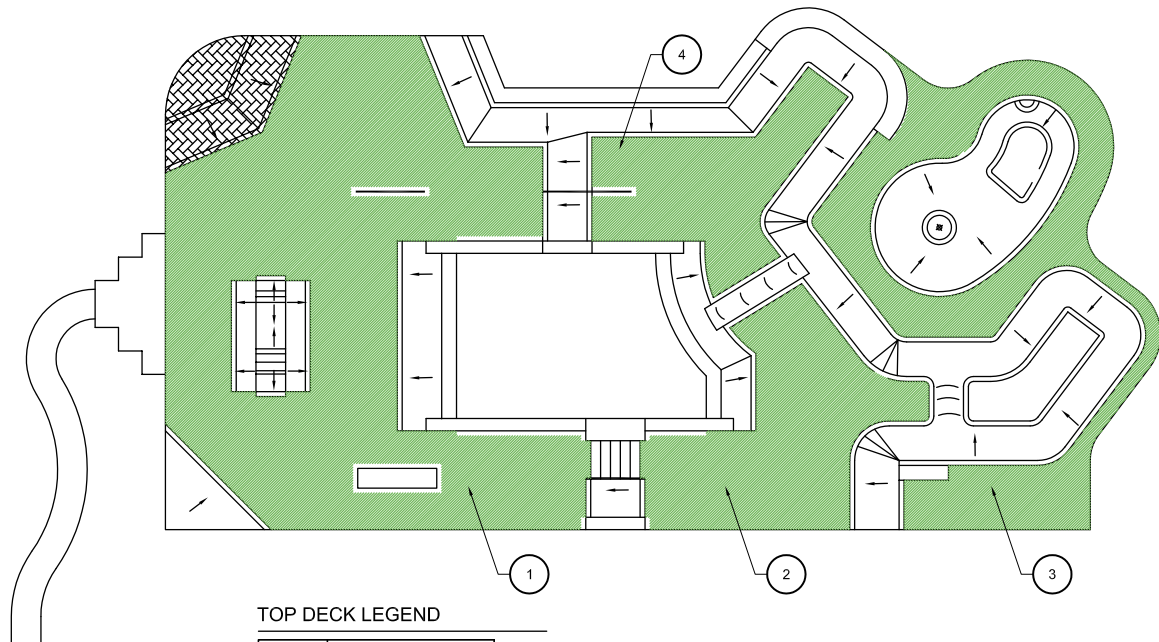
SYMBOL	SURFACE AREA
1	76 SF
TOTAL	76 SF

SKATE PARK - STAIRS

MILPITAS SKATE PARK  
MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel: 617.523.8103  
Fax: 617.523.4333  
www.stantec.com





TOP DECK LEGEND

SYMBOL	SURFACE AREA
1	4895 SF
2	1489 SF
3	1902 SF
4	1037 SF
TOTAL	9,323 SF

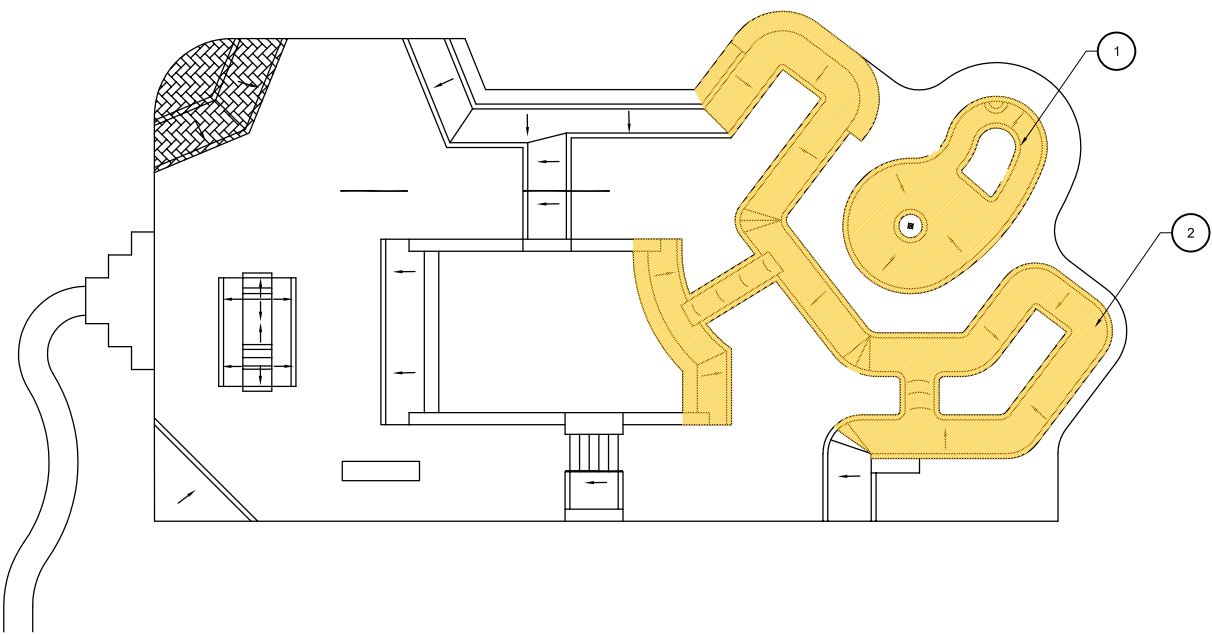
SKATE PARK - TOP DECK

MILPITAS SKATE PARK  
MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel. 617.523.8103  
Fax. 617.523.4333  
www.stantec.com



# Feasibility Costing



SHOTCRETE TRANSITION LEGEND

SYMBOL	SURFACE AREA
1	1434 SF
2	4175 SF
TOTAL	5,609 SF

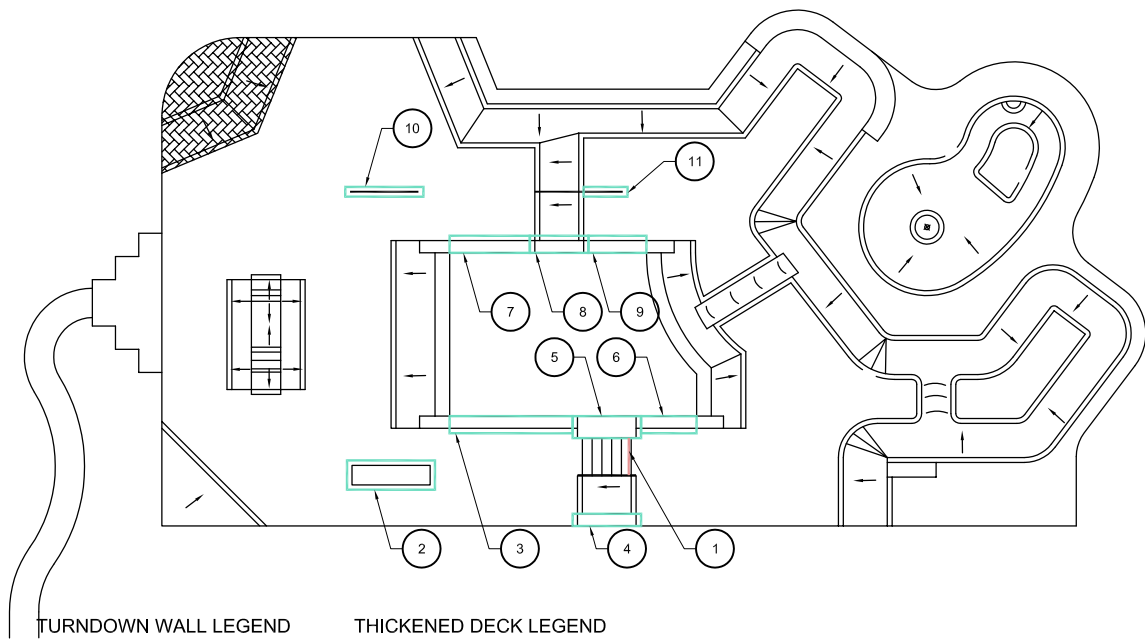
SKATE PARK - TRANSITION

MILPITAS SKATE PARK  
MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel. 617.523.8103  
Fax. 617.523.4333  
www.stantec.com







#### TURNDOWN WALL LEGEND

SYMBOL	LENGTH
1	8 LF
TOTAL	8 LF

#### THICKENED DECK LEGEND

SYMBOL	SURFACE AREA
2	106 SF
3	89 SF
4	35 SF
5	63 SF
6	40 SF

SYMBOL	LENGTH
7	58 SF
8	42 SF
9	42 SF
10	32 SF
11	18 SF
TOTAL	527 SF

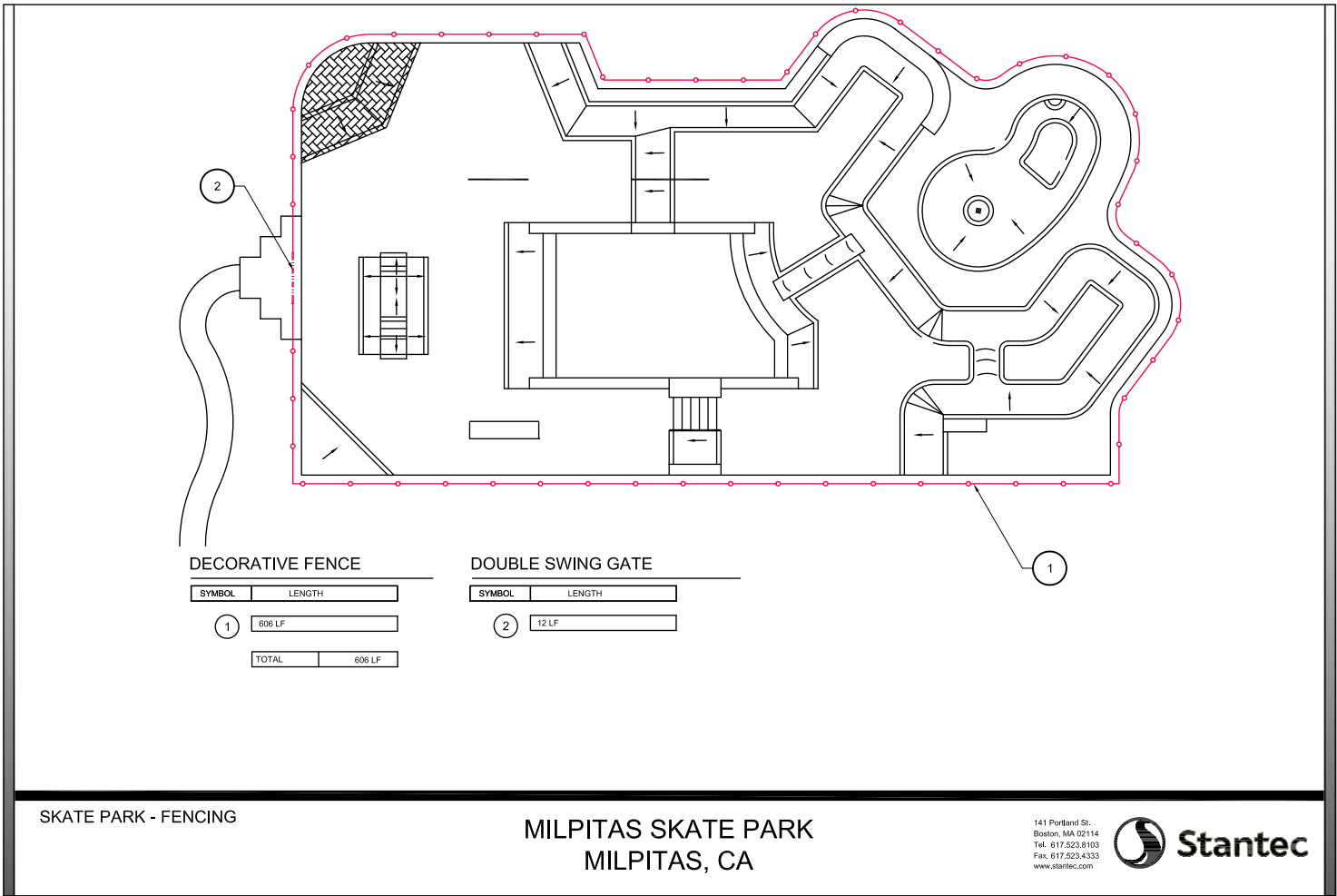
SKATE PARK - TURNDOWN WALL /  
THICKENED EDGE

## MILPITAS SKATE PARK MILPITAS, CA

141 Portland St.  
Boston, MA 02114  
Tel: 617.523.8103  
Fax: 617.523.4333  
www.stantec.com



# Feasibility Costing







**Milpitas Skate Park**  
**Milpitas, CA**  
**Conceptual Cost Estimate**  
**Date:2.23.2015**

ITEM NO.	DESCRIPTION	APPROX. QUANTITY AND UNIT	UNIT PRICE	TOTAL AMOUNT
<b>00000 – General</b>				
1	25% Mobilization	1	\$ 155,907.25	<b>\$ 155,907.25</b>
<b>02220 – Demolition</b>				
2	REMOVAL OF LANDSCAPE AND IRRIGATION	20,000 sf	\$ 1.00	<b>\$ 20,000.00</b>
<b>02300 – Earthwork</b>				
3	Import-Fill Material	250 cy	\$ 35.00	<b>\$ 8,750.00</b>
5	Flat work grading	10,000 sf	\$ 2.00	<b>\$ 20,000.00</b>
6	Bowl grading	6,000 sf	\$ 4.00	<b>\$ 24,000.00</b>
<b>02440 – Entry Sign</b>				
7	Metal Entry / Rules Sign with Tubular Steel Post	1 ea	\$ 2,500.00	<b>\$ 2,500.00</b>
<b>02700 – Storm Drainage</b>				
8	6" [15.24cm] Zurn 415B Floor Drain Catch Basins / Deck Drains	2 ea	\$ 350.00	<b>\$ 700.00</b>
9	4" PVC Lines	500 lf	\$ 15.00	<b>\$ 7,500.00</b>
10	6" PVC Lines	100 lf	\$ 20.00	<b>\$ 2,000.00</b>
<b>03300 – Cast-In-Place Concrete</b>				
12	5" Flat Top Deck - Rebar Reinf. Conc. Over Aggregate Base	9,323 sf	\$ 10.00	<b>\$ 93,230.00</b>
13	6" Flatbottom - Rebar Reinf. Conc. Over Aggregate Base	368 sf	\$ 12.00	<b>\$ 4,416.00</b>
14	6" Banks	722 sf	\$ 20.00	<b>\$ 14,440.00</b>
15	Ledges / Boxes / Manual Pads / Jersey Barriers- BASES	534 cf	\$ 75.00	<b>\$ 40,050.00</b>
17	Thickened Edge	527 sf	\$ 20.00	<b>\$ 10,540.00</b>
18	Stairs - Rebar Reinf. Conc. Over Aggregate Base	76 sf	\$ 75.00	<b>\$ 5,700.00</b>
19	Turndown Wall (+/- 16" High)	8 lf	\$ 80.00	<b>\$ 640.00</b>

20	Retaining Wall (+/- 24" High)	140 lf	\$ 100.00	\$ 14,000.00
<b>03300 – Shotcrete</b>				
22	6" [15.24cm] Bowl Transitions	5,609 sf	\$ 28.00	\$ 157,052.00
23	6" [15.24cm] Banks	2,664 sf	\$ 24.00	\$ 63,936.00
<b>03300 – Precast Concrete</b>				
24	Pool Coping and Tile	120 lf	\$ 100.00	\$ 12,000.00
<b>05500 – Metal Fabrications (Coping)</b>				
25	2" Round coping	267 lf	\$ 75.00	\$ 20,025.00
26	2" x 6" x 4" Angle iron-galvanized	390 lf	\$ 75.00	\$ 29,250.00
25	2" x 6" x 2" Angle iron-galvanized	16 lf	\$ 75.00	\$ 1,200.00
<b>05500 – Metal Fabrications (Free Standing Rails)</b>				
26	Rectangular Steel Rail	68 lf	\$ 100.00	\$ 6,800.00
27	2.5" [6.35cm] Round Steel Rail	32 lf	\$ 100.00	\$ 3,200.00
<b>05700 – Ornamental Metals</b>				
28	6' High TS Fence	750 lf	\$ 61.00	\$ 45,750.00
29	TS Double Swing Gate	10 lf	\$ 125.00	\$ 1,250.00
<b>Misc. Items</b>				
30	Concrete walkway and entry	245 cf	\$ 60.00	\$ 14,700.00
<b>Contingency</b>				
31	25% Construction Contingency	1	\$ 155,907.25	\$ 155,907.25
<b>BASE BID COST ESTIMATE</b>				<b>\$ 935,443.50</b>

<b>SKATE PARK LIGHTING</b>				
1	Lighting system (foundation, poles, Control-Link System)- includes installation and underground wiring	1 LS	\$ 65,000.00	\$ 65,000.00

<b>TOTAL PROJECT COST</b>				<b>\$ 1,000,443.50</b>
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# 6.0

## APPENDIX





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## Sports Field Considerations

Stantec was also asked to look at the possibility of reconfiguring the existing sport fields at the Sports Center location to allow for more activity in the space that might include a football field, youth soccer fields, and competition soccer field while maintaining pedestrian path circulation and existing bleacher seating and other site amenities already in place.

Working with our Sport Group team we came up with a schematic that allows for the added sport field activities and integrates them with the existing Sports Center site and the proposed skate park (shown on the next page). We also have maintained ingress and egress to and from the site at all of the access points maintain the existing fencing and adding additional proposed fencing, gates, and netting where needed around the individual Sport Fields for extra control and safety.

This schematic further emphasizes the potential this site has to include a skate park and to further improve the other sport activities already taking place at the Milpitas Sports Center.

### Sports Field Preliminary Cost Estimate

The Competition Field in the north will cost approximately \$1.3 million. This cost will include the additional fencing, gate, and 30' high protective netting.

The Youth Soccer Field in the north will cost approximately \$580,000. This cost will include the additional fencing, gate, and 20' high protective netting.









30' HIGH BALL NET

SINGLE GATE

SINGLE GATE

PROPOSED FOOTBALL FIELD  
(180' X 380')

PROPOSED SOCCER FIELDS- 2  
(135' X 210')

4' PERIMETER CHAIN LINK FENCE

4' PERIMETER CHAIN LINK FENCE

DOUBLE GATE

SINGLE GATE

30' HIGH BALL NET

4' PERIMETER CHAIN LINK FENCE

DOUBLE GATE

PROPOSED SOCCER FIELD  
(135' X 210')

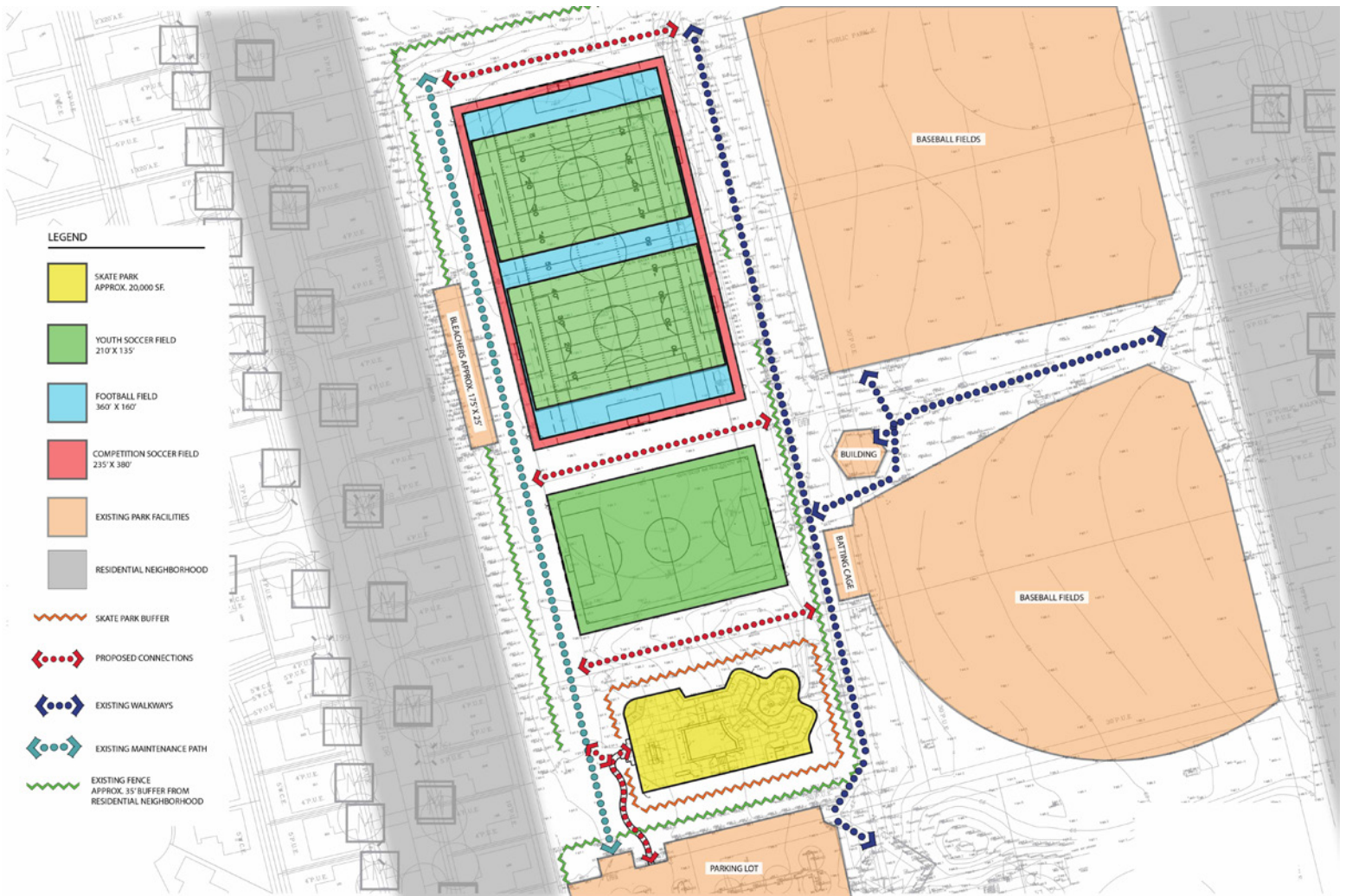
30' HIGH BALL NET

30' HIGH BALL NET

SINGLE GATE

PROPOSED SKATE PARK





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# Funding Opportunities

Funding a successful skate park facility requires the services of a carefully selected team or corporation. We have compiled the information herein to aid you in your search. One idea that many people have found useful is searching online for funds and grants. KaBoom ([www.kaboom.org](http://www.kaboom.org)) and Skate park ([www.skatepark.org](http://www.skatepark.org)) contain valid fund-raising suggestions.

Included is a list of some of the companies that may also be interested in providing funding. Moreover, there are many grants available that might be state or regionally specific. Searches should therefore be conducted on both a national and regional level. Other than grants, we suggest you explore sources for in-kind donations as well – many companies will provide services or materials rather than cash – but it all works!

There are a number of ways to obtain funding for the Milpitas Skate Park. Companies, individuals and organizations who are active not only in the skateboarding community, but also those that support the City of Milpitas and its efforts will be given exposure to hundreds of park goers every day, in addition to the other people that will visit the it each year for activities and events.

Companies, individuals and organizations can gain the following benefits and recognition when they support the park:

- Company/Individual Name/Logo on designated areas of the project
- Pre-construction sign at park location
- Company/Individual Name/Logo permanently featured displayed on main entrance sign off the nearby street and park entrance sign
- Company/Individual Name/Logo on all park marketing and
- informational materials, including:
  - Milpitas Special Services Brochures
  - Press Releases
  - City of Milpitas Skate Park website
  - The Official Skate Park T-shirt
  - 4' x 8' Company/Individual banner displayed at all events
  - 2' x 2' sign displayed at the Milpitas Skate Park
- Major community events
- Other opportunities for recognition are negotiable
- Become a part of history and a recognized community partner



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## Websites

- American Eagle (<http://planner.eskal8.org>)
- Ben & Jerry's ([www.benjerry.com/foundation/index.html](http://www.benjerry.com/foundation/index.html))
- Bikes Belong Coalition (617/426-9222)
- Brita Water (<http://www.brita.com/227i.html>)
- Coca-Cola(<http://www2.coca-cola.com/citizenshipsponsorships.html>)
- Community Development Block Grant- (CDBG) ([www.hud.gov/progdesc/cdbgent.cfm](http://www.hud.gov/progdesc/cdbgent.cfm))
- Cybergrants ([www.cybergrants.com](http://www.cybergrants.com))
- Enright Patterson ([tpatters@wfubmc.edu](mailto:tpatters@wfubmc.edu))
- The Foundation ([info@skateplaza.com](mailto:info@skateplaza.com))
- Home Depot ([www.homedepotfoundation.org](http://www.homedepotfoundation.org))
- The Jenesis Group (817/581-1999; [www.jenesis.org](http://www.jenesis.org))
- Motorola ([www.motorola.com/content](http://www.motorola.com/content))
- Pepsi-Cola ([www.ymca.net/kfc/pepsi.htm](http://www.ymca.net/kfc/pepsi.htm))
- Robert Wood Johnson Foundation (Substance Abuse Grant -336/716-5170)
- Ronald McDonald House Charities (Social Services Division -630/623-7048)
- Snapple ([Snapple.com](http://Snapple.com))
- SoBe ([www.sobebev.com/about/contact.shtml](http://www.sobebev.com/about/contact.shtml))
- Sprint ([www.sprint.com/sponsorships/](http://www.sprint.com/sponsorships/))
- Target ([Target.com](http://Target.com))
- Tony Hawk Skate Park Foundation ([www.tonyhawkfoundation.org](http://www.tonyhawkfoundation.org))
- Tropicana ([www.ymca.net/kfc/pepsi.htm](http://www.ymca.net/kfc/pepsi.htm))
- The Wilkinson Group (Dave Wilkinson 415/217-3010)
- Nike ([www.nike.com](http://www.nike.com))
- Sole Technologies ([www.soletechnology.com](http://www.soletechnology.com))
- Vans ([www.vans.com](http://www.vans.com))
- The Annenberg Foundation ([www.annenbergfoundation.org](http://www.annenbergfoundation.org))
- Mountain Dew ([www.mountaindew.com/www.deweezy.tumblr.com](http://www.mountaindew.com/www.deweezy.tumblr.com))
- Community Development Block Grant
- National Park Service Land, Water and Conservation
- Converse Shoes ([www.converse.com](http://www.converse.com))

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# Sample Operations and Maintenance Manual



## EXAMPLE OPERATIONS & MAINTENANCE MANUAL



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## **TABLE OF CONTENTS**

- ROUTINE MAINTENANCE AND INSPECTION OUTLINE
- ROUTINE INSPECTION AND MAINTENANCE LOG FORMS
- SKATE PARK LAYOUT AND MATERIAL REFERENCE DIAGRAM
- SKATE PARK LIGHTING DIAGRAM
- SAMPLE RULES AND REGULATIONS
- REPAIR AND MAINTENANCE PRODUCT LIST



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## **ROUTINE MAINTENANCE AND INSPECTION OUTLINE**

### **OVERVIEW**

It will be the responsibility of Parks and Recreation Maintenance Staff to perform daily, weekly and monthly maintenance and inspection logs for the Chandler Skate Park. Routine Maintenance and inspections should take place preferably in the mornings before opening the park to the public at 9:30a.m.

### **PARK HOURS**

The skate park hours of operation are from 9:30a.m.-10:30p.m. Monday-Sunday unless shutdown for maintenance operations or special events.

### **OPENING AND CLOSING THE PARK**

The entry gate shall remain closed and locked from 10:30p.m.-9:30a.m. and during all maintenance and inspection times. Make sure all users have exited the skate park prior to closure at 10:30p.m. Inspect all bowls and ledges to make sure no one is still skating inside the park prior to locking up.

### **GENERAL INSPECTION-SURFACES**

1. Check all surfaces inside the park and remove major debris, trash, rocks, dirt build-up and any foreign objects.
2. Apply an initial cleaning of the park with power blowers removing dust, small rocks, trash and debris not removed from step 1.
3. Check surfaces for possible slick or sticky surfaces. I.E. spilled soft drinks, irrigation overspray, graffiti, etc. Should surfaces need a cleaner, refer to the repair and maintenance product list.
4. Spray the park down with water when excessive dust collection is present on the surfaces and inside the joints when the amount is too excessive for the power blowers.
5. Check all sealants for vertical separation from joints. Refer to the repair and maintenance product list for replacement type.

### **GENERAL INSPECTION-JOINTING**

**Saw-Cut Joints-** Inspect all saw cut joints for small rocks or debris that might have become trapped within the joint creating sharp object imbedded in the finish work. Look for chips that might occur on either side of the joint greater than 1/4" wide by 1/4" deep. Should large chips of concrete be discovered, refer to the repair and maintenance product list for appropriate joint filler. **Cold Joints-** Inspect tooled surfaces for possible separation greater than 1/4" which would then require a joint filler. Check tooled edge for large chips greater than 1/4" wide by 1/4" deep. Should large chips of concrete be discovered, refer to the repair and maintenance product list for appropriate joint filler.

**Expansion Joints-** Inspect all expansion joints for loose mastic sealant that can stop the wheels of a skateboard and the possible lifting of the fibrous expansion felt material causing the wheels to stop upon contact. Should loose or missing mastic be discovered, refer to the repair and maintenance product list for appropriate sealant.

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## **GENERAL INSPECTION-METAL FABRICATIONS**

**Stainless Steel Edging** — Inspect all mitered corners for possible break in original weld. Re-weld and grind smooth if cracking greater than 1/8" is present. Check all corners and edges for lifting from concrete surface causing a gap greater than 1/8". File any burrs or irregularities in the finish work to avoid a potential cutting edge.

**Painted Black Iron Pipe (square & Round)** — Inspect all pipe surfaces for any burrs or irregularities in the finish work to avoid a potential cutting edge. Inspect all welded end caps for cracking and separation from main pipe body. Re-weld any cracks present and grind smoothly.

## **GENERAL INSPECTION-DRAINS**

Inspect all drain lids for vertical separation from drainage collar/ body. Make sure all drain lids are fastened securely with no loose screws. Should screws become loose apply "lock-tight" to screws to avoid any future loosening by wheel vibration. Inspect drains routinely for excessive debris in the strainers causing backup of water during monsoon season.

## **GENERAL INSPECTION-FENCING**

Inspect the perimeter fencing for possible bending of the pickets that might have occurred as a means of unauthorized access. Check that the main entrance gate is rolling smoothly and on its track. Touch-up any rusting that might have occurred from irrigation water with primer and match paint.

## **GENERAL INSPECTION-DRINKING FOUNTAIN**

Remove any sand, rocks or debris that might have been placed in the drinking fountain basin causing back-up and overflow of water onto the skate park surface.

## **END OF ROUTINE MAINTENANCE**

Routine Inspection & Maintenance Log				Review Checklist					
Insert Map    <b>Time:</b>  <b>Date:</b>  <b>Weather:</b>  <b>Inspected by:</b>  <b>Department:</b>     <b>City of Chandler Skate Park</b>  <b>Snedigar Sportsplex</b>  <b>4500 S. Basha Road</b>               Insert            City            Logo				Metal Fabrications			Action		
				Zone	3	Comments	Y	N	
				M1					
				M2					
				M3					
				M4					
				M5					
				M6					
				M7					
				M8					
				M9					
				M10					
				M11					
				M12					
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				M14					
				M15					
				M16					
				M17					
				M18					
				M19					
				M20					
				M21					
				M22					
				M23					
M24									
Fence				Shotcrete Walls		Action			
Zone	3	Comments	Y	N	Zone	3	Comments	Y	N
F1					S1				
F2					S2				
F3					S3				
Joints & Sealants				Top Decks		Action			
Zone	3	Comments	Y	N	Zone	3	Comments	Y	N
J1					T1				
J2					T2				
J3					T3				
Drains				Bottom		Action			
Zone	3	Comments	Y	N	Zone	3	Comments	Y	N
D1					B1				
D2					B2				
D3					B3				
D4					B4				
D5					B5				
D6					B6				

Sheet _____ of _____

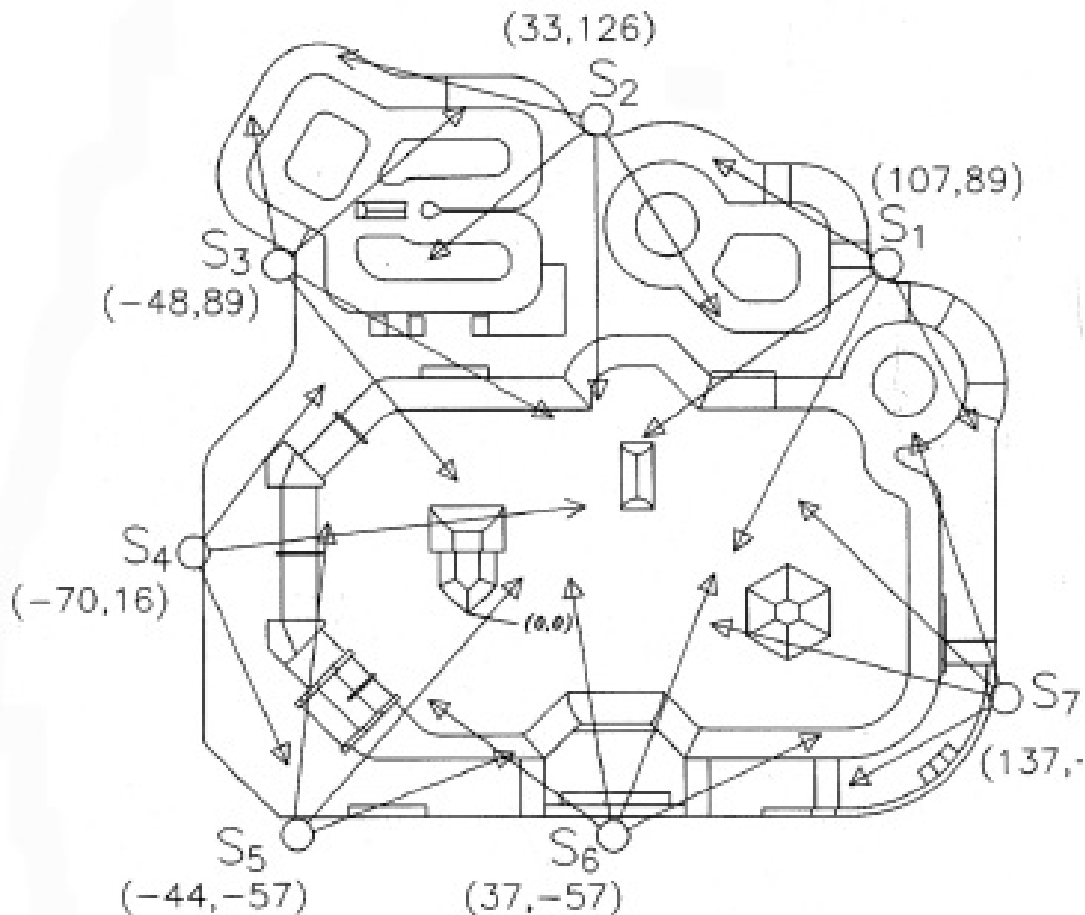






## SKATE PARK LIGHTING DIAGRAM

The following lighting diagram should be used as a tool to identify the light pole locations, number of lights and most importantly the intended aiming of the light source. Make sure all lights are on during night skating with no bulbs out creating dark spots, or excessive shadows in the park.



## SKATE PARK LIGHTING LOCATIONS AND AIMING DIAGRAM N.T.S.

- Refer to As-Built Drawings for specifics.



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## **CITY OF CHANDLER SKATE PARK RULES & REGULATIONS**

1. THE SKATE PARK IS A SKATE AT YOUR OWN RISK FACILITY. THIS IS A NON- SUPERVISED FACILITY DESIGNED FOR SKATEBOARDING (34" maximum length) AND IN-LINE SKATING (no speed skates) ONLY.
2. NO BICYCLES, MOTORIZED VEHICLES, ROLLERSKATES OR OTHER WHEELED DEVICES WILL BE ALLOWED WITHIN THE SKATE PARK.
3. SKATEBOARDING AND IN-LINE SKATING IS A "HIGH RISK ACTIVITY". WEARING A HELMET, KNEE PADS, ELBOW PADS AND WRIST GUARDS IS STRONGLY RECOMMENDED AND SHOULD BE USED AT ALL TIMES. KNOW YOUR ABILITY AND SKATE ACCORDINGLY.
4. INSPECT THE SURFACES BEFORE YOU RIDE THEM. REMOVE ALL TRASH, DEBRIS AND OBJECTS THAT MAY PREVENT A SMOOTH, SAFE RIDE. REPORT ANY DAMAGE TO SKATE PARK SURFACES TO THE CITY OF CHANDLER COMMUNITY SERVICES DEPARTMENT IMMEDIATELY AT: (480)782-2727.
5. NO SKATING WHEN WET, RAINING OR DURING ROUTINE SKATE PARK MAINTENANCE PERIODS.
6. THE PARK WILL BE OPEN FROM 9 A.M. TO 10:30 P.M. CITY OF CHANDLER "NO TRESPASSING" ORDINANCE WILL BE ENFORCED AFTER THE PARK IS CLOSED.
7. GRAFFITI IN THE SKATE PARK IS ILLEGAL AND NOT BE TOLLERATED. KEEP THE PARK SURFACES CLEAN AND BEAUTIFUL AS GRAFFITI WILL CLOSE THE PARK DOWN FOR PAINT REMOVAL.
8. THIS PARK HAS BEEN DESIGNED FOR ALL SKILL LEVELS. BE COURTEOUS TO OTHER PEOPLE USING THE FACILITY AND ALL OTHER PARK PATRONS.

A PUBLIC PHONE IS AVAILABLE ON THE EAST SIDE OF THE TEEN CENTER. 911 CALLS ARE FREE.

(CHANDLER CITY CODE SECTION 17 A-1 THRU 17 A-4)

THE FOLLOWING ITEMS AND ACTIVITIES ARE PROHIBITED IN PARK AREAS:

- LITTERING
- GLASS CONTAINERS
- OVERNIGHT PARKING AND CAMPING
- VENDORS, EXCEPT BY PERMIT
- AMPLIFIED MUSIC, EXCEPT BY PERMIT
- MOTORIZED VEHICLES.
- COMPETITIVE OR DEMONSTRATION EVENTS, EXCEPT BY PERMIT

FOR ADDITIONAL INFORMATION, PLEASE CALL CITY OF CHANDLER  
COMMUNITY SERVICES DEPARTMENT AT: (480) 782-2727



## **SKATE PARK REPAIR & MAINTENANCE PRODUCT LIST**

The following list of repair/ maintenance products have been researched for durability and the intended use on the Chandler Skate Park. Border Products and Visual Pollution Technologies have reviewed the skate park surfaces, jointing types and recommend the following products for the specific uses named herein:

<b>PROBLEM</b>	<b>SOLUTION</b>	<b>PRODUCT</b>
1/4" saw-cut joints and/or tooled joints are chipped greater than 1/4" on either side.	Fill joint with flexible epoxy control joint sealer/ adhesive.	SILKA-Silkadur 51 NS/SL Flexible Epoxy Adhesive
	Fill joint with flexible epoxy control joint sealer/ adhesive.	SILKA-Silkadur 51 NS/SL Flexible Epoxy Adhesive
1/4" saw-cut joints and/ or tooled joints are retaining water and need joints filled.	Fill joint with flexible epoxy control joint sealer/ adhesive.	SILKA-Silkadur 51 NS/SL Flexible Epoxy Adhesive
Expansion Joint Sealant needs replacement in surface areas where skaters wheels ride over.	Fill joint with Polyurethane Elastomeric sealant.	SILKA-Silkaflex-2c, NS/SL
Expansion Joint Sealant against vertical skate park surfaces needs replacement.	Fill Cracks with Epoxy Resin.	Contact Border Products for exact product based on crack style and width (see contact info below).
Cracks larger than 1/4" appear in skate park flat surfaces.	Fill Cracks with Structural Concrete Patch	Five Star Structural Concrete V/O
Cracks larger than 1/4" appear on shotcrete surface walls.	Apply "Kick" Graffiti remover per manufactures directions. Use smooth brush only to remove after application.	Vertical/ Overhead Permanent Repair System.
Graffiti present of skate park surfaces.		VPT KICK Graffiti Remover

CONTACT BORDER PRODUCTS CORPORATION FOR PRODUCT SPECIFICATION ASSISTANCE, QUESTIONS, SEALANT CONTRACTORS AND PRICING AT:

BORDER PRODUCTS  
Attn: Matt Miller  
Sales Service Representative  
3880 E. Broadway  
Phoenix, AZ 85040  
(602)437-1900









Prepared by:

**Stantec**

9179 Aero Drive  
San Diego, CA 92123-2411  
[www.stantec.com](http://www.stantec.com)

Contact:

**Kanten Russell**

Phone: (760) 815-9335

Fax: (619) 296-6199

[Kanten.Russell@stantec.com](mailto:Kanten.Russell@stantec.com)



Prepared by:

**City of Milpitas, CA**

Address:

City of Milpitas, 455 East Calaveras Blvd.  
Milpitas, CA 95035

Contact:

Julie Waldron

AGREEMENT FOR CITY OF MILPITAS RECREATION SERVICES

Instructor Name: Bay Area Gurukul Attention: Swati Shah	
Address: 1306 Chewpon Ave., Milpitas, CA 95035	Tax ID Number: -
Phone Number: (408) 942-9004	

This Agreement for Recreation Services is made by and between the City of Milpitas, a municipal corporation of the State of California ("City") and Bay Area Gurukul, an individual or a California corporation ("Contractor") and this Agreement will be in effect from June 1, 2014 to June 30, 2105, in Milpitas, California.

1. Independent Contractor. At all times during the term of this Agreement, Contractor shall be an independent Contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement. Otherwise, City shall not have the right to control the means by which Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.
2. Contractor Not Agent. Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.
3. Services. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide the City with the following services: Art Classes, Children's Classes and Preschool Enrichment (see attached scope of service fully incorporated herein)
  - A. Contractor shall supply and furnish all necessary work, labor, and materials in carrying out this Agreement at Contractor's sole cost and expense.
  - B. Contractor agrees to contact Recreation Services three (3) days prior to the first class meeting to verify class enrollment. If fewer than the minimum students have enrolled for the course, class status will be determined by Contractor and the designated Recreation Services Representative.
4. Compensation. It is agreed that payment to Contractor for work rendered hereunder shall be made within (30) days of completion of terms as herein indicated:

Payment Rate**: 65 % of receipts (resident rate only).

- A. Contractor shall be compensated based on enrollment totals at the end of the session. Recreation Services is not responsible for compensating Contractors participants who withdraw from the program due to dissatisfaction as stated in the Recreation Services Customer Satisfaction Policy.

# of class meetings 3, 5, 7

Minimum Participants 4

Maximum Participants 8,15



- B. Should Contractor modify dates or times, or is tardy to a class more than two (2) times in a given session, resulting in changes to the schedule as listed in the Activity Guide, Contractor's final compensation shall be reduced by 10%.
- C. In the event of a class cancellation by Contractor resulting in a make-up class, Contractor's payment shall be reduced by any necessary refunds distributed to participants who are unable to attend the make-up class.
- D. Should Recreation Services be the cause of any class cancellation (i.e., scheduling conflict of facility or lack of building accessibility), Contractor shall be compensated for missed or re-scheduled class(es).
- E. In the case that the class does not reach the stated minimum prior to the first class meeting and the class has not been previously canceled, the Contractor agrees that he/she will attend the first class meeting without compensation. If, after the first class meeting the stated minimum enrollment is still not reached, Recreation Services may, at its discretion cancel the class, or if said class is not canceled, Contractor may elect to cancel the class or conduct the class with a reduced class minimum. In the later case, compensation will be adjusted by Recreation Services.
- F. Payment is for professional services and not as an hourly wage. City will not withhold from such payment any amount for federal or state income taxes. All instructors must complete a W-9 form.
5. Termination. City may terminate this Agreement at any time by providing ten (10) days written notice to the Contractor. In addition, if the Contractor is convicted of any crime or offense, fails or refuses to comply with the written policies or reasonable directive of City, is guilty of serious misconduct in connection with performance hereunder, or materially breaches provisions of this Agreement, City at any time may terminate the engagement of the Contractor immediately and without prior written notice to the Contractor.
6. Licenses and Permits; Compliance with Laws. Contractor represents and warrants to City that Contractor and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to provide services pursuant to this Agreement. In addition to the foregoing, Contractor and any subcontractors shall obtain and maintain during the term of this Agreement a valid business license from City and a copy of the license shall be included with the original signed contract.
7. Insurance. Should Contractor employ any party or person in connection with Contractor's operations under this contract, Contractor shall obtain Worker's Compensation Insurance and will provide the City with proof thereof. The Labor Code of California states that an employer must cover employees for work-related injury and illness. As an Independent Contractor, and not an agent or employee of City, Contractor and any employees thereof will not be covered under the City's Worker's Compensation Fund. City will also not obtain unemployment insurance for Contractor. City's insurer will not defend or pay claims brought against Contractor. Contractor understands that as an Independent Contractor, he/she is responsible for his/her own insurance and liability coverage. S.J Contractor initials.
8. Waiver of Subrogation. Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. This provision applies regardless of whether or not the City has requested or received a waiver of subrogation endorsement from the insurer.
9. Special Risks or Circumstances. City reserves the right to modify these insurance requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

10. No Assignment. Contractor has agreed that the services called for under this Agreement are personal services, and Contractor shall not, under any circumstances, assign this contract. Any attempt to do so shall render this contract void and of no further effect.
11. Permission. Contractor grants full permission to the City of Milpitas for use of his/her name and photographs, videos, motion pictures or recordings for any publicity and promotion purposes without obligation or liability to contractor.
12. Background Checks. If class/program is open to youth under the age of 18 years, Contractor and any assistant instructors/subcontractors agree to fulfill all fingerprint/background checks prior to first class. Independent Contractor/assistant instructor/subcontractor is not eligible to work until the clearance is received from the Department of Justice and notified by a Recreation Services representative. The Independent Contractor attests that they have never been convicted of a crime, including military offenses, other than minor traffic offenses, which resulted in conviction and/or imprisonment.
13. Entire Agreement. This Agreement and the incorporated attachments represents the entire and integrated agreement between the City and Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral.
14. Indemnification. Contractor shall defend and indemnify City and its officers, agents, employees and volunteers (collectively, "City Parties") against any and all claims, deductibles, self-insured retentions, demands, liability, judgments, awards, fines, mechanics' liens, or other liens, labor disputes, losses, damages, expenses, charges or costs, of any kind or character, including attorneys' fees and court costs (collectively, "Claims"), which arise out of or are in any way connected to this Agreement or Contractor's activities pursuant to this Agreement, including without limitation, Claims caused by the concurrent negligent act, error, or omission, whether active or passive, of City Parties. Contractor shall have no obligation to defend or indemnify City Parties from a Claim if it is determined by a court of competent jurisdiction that such Claim was caused by the sole negligence or willful misconduct of City Parties. For purposes of Section 2782 of the Civil Code, the parties hereto recognize and agree that this Agreement is not a construction contract. For purposes of Section 2782.8 of the Civil Code, the parties hereto recognize and agree that this Agreement is not for design professional services.
15. Governing Law and Venue. The laws of the State of California shall govern this Agreement. In the event that suit shall be brought by any of the parties, the parties agree venue shall be exclusively vested in the state courts of the County of Santa Clara, or if federal jurisdiction is appropriate, exclusively in the United State District Court, Northern District of California, San Jose, California.
16. Compliance with Applicable Laws. Contractor shall comply with all laws applicable to the performance of the work hereunder.
17. Noncompliance and Equal Opportunity. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby.
18. No Oral Modification. This Agreement may not be altered or amended except by a written document

executed by the parties hereto.

19. Severability. In the event that any one or more of the provisions contained herein will for any reason be held to be unenforceable in any respect under any statute, rule or law of any state or of the United States of America, such unenforceability will not affect any other provision of this Agreement, but, with respect only to the jurisdiction holding the provision to be unenforceable, this Agreement will then be construed as if such unenforceable provision or provisions had never been contained herein.
20. Counterparts. This Agreement may be executed in counterparts, and each counterpart will have the same force and effect as an original and will constitute an effective, binding agreement on the part of each of the undersigned.

**CONTRACTOR:**

S. J. Shah  
[Bay Area Gurukul (Swati Shah)]

Date: 06/23/14

**CITY OF MILPITAS, CALIFORNIA**

By: Carneja Vaez

Date: 6/25/14



457 E. Calaveras Blvd.  
Milpitas, CA, 95035  
(408) 586-3210

**Swati Shah**  
1306 Chewpon Avenue  
Milpitas CA 95035

# Letter of Agreement

Activity Number - Name/Location	Season	Term	Date and Time	Primary Instructor	Instructor Role	# Weeks	# Days	# Gen. Hrs.	# Up-front Prep.Hrs.	# Ongoing Prep.Hrs.
1601 - Dramatic Art Play - Parent & Me MCC Large Meeting Room	2015 Spring		Mon Feb 23-Mon Apr 13 10:00 AM-11:00 AM	Yes		7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										
1602 - Dramatic Art Play - Parent & Me MCC Large Meeting Room	2015 Spring		Mon Apr 20-Mon Jun 8 10:00 AM-11:00 AM	Yes		7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										
1603 - Abacus & Mind Math Champs	2015 Spring		Mon Feb 23-Mon Apr 13 4:30 PM-6:00 PM	Yes		7	7	10.50	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										
1604 - Abacus & Mind Math Champs	2015 Spring		Mon Apr 20-Mon Jun 8 4:30 PM-6:00 PM	Yes		7	7	10.50	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										
1605 - Introduction to Bollywood	2015 Spring		Mon Feb 23-Mon Apr 13 4:30 PM-5:15 PM	Yes		7	7	5.25	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										
1606 - Introduction to Bollywood	2015 Spring		Mon Apr 20-Mon Jun 8 4:30 PM-5:15 PM	Yes		7	7	5.25	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										
1607 - Bollywood Kids	2015 Spring		Mon Feb 23-Mon Apr 13 5:30 PM-6:30 PM	Yes		7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees										

## Milpitas Recreation

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1608 - Bollywood Kids	2015 Spring	Mon Apr 20-Mon Jun 8 5:30 PM-6:30 PM	Yes	7	7	7.00	0.00	0.00
	General Rate: 65.0000% of key fees							
1609 - Little Artist MCC Art Room	2015 Spring	Tue Feb 24-Tue Mar 24 10:15 AM-11:00 AM	Yes	5	5	3.75	0.00	0.00
	General Rate: 65.0000% of key fees							
1610 - Little Artist MCC Art Room	2015 Spring	Tue Apr 14-Tue May 19 10:15 AM-11:00 AM	Yes	5	5	3.75	0.00	0.00
	General Rate: 65.0000% of key fees							
1612 - Play Yoga	2015 Spring	Tue Feb 24-Tue Apr 14 4:15 PM-5:00 PM	Yes	7	7	5.25	0.00	0.00
	General Rate: 65.0000% of key fees							
1613 - Play Yoga	2015 Spring	Tue Apr 21-Tue Jun 9 4:15 PM-5:00 PM	Yes	7	7	5.25	0.00	0.00
	General Rate: 65.0000% of key fees							
1614 - Fun-O-Math	2015 Spring	Tue Feb 24-Tue Apr 14 5:15 PM-6:00 PM	Yes	7	7	5.25	0.00	0.00
	General Rate: 65.0000% of key fees							
1615 - Fun-O-Math	2015 Spring	Tue Apr 21-Tue Jun 9 5:15 PM-6:00 PM	Yes	7	7	5.25	0.00	0.00
	General Rate: 65.0000% of key fees							
1616 - Shikhoo Hindi	2015 Spring	Wed Feb 25-Wed Apr 15 4:00 PM-5:00 PM	Yes	7	7	7.00	0.00	0.00
	General Rate: 65.0000% of key fees							
1617 - Shikhoo Hindi	2015 Spring	Wed Apr 22-Wed Jun 3 4:00 PM-5:00 PM	Yes	7	7	7.00	0.00	0.00
	General Rate: 65.0000% of key fees							
1618 - Young Blooming Artist	2015 Spring	Thu Feb 26-Thu Apr 16 4:00 PM-5:00 PM	Yes	7	7	7.00	0.00	0.00
	General Rate: 65.0000% of key fees							

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1619 - Young Blooming Artist	2015 Spring	Thu Apr 23-Thu Jun 4 4:00 PM-5:00 PM	Yes	7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1620 - Explore Yoga	2015 Spring	Thu Feb 26-Thu Apr 16 5:00 PM-6:00 PM	Yes	7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1621 - Explore Yoga	2015 Spring	Thu Apr 23-Thu Jun 4 5:00 PM-6:00 PM	Yes	7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1914 - Calligraphy	2015 Spring	Fri Feb 27-Fri Apr 17 5:15 PM-6:15 PM	Yes	7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1915 - Calligraphy	2015 Spring	Fri Apr 24-Fri Jun 5 5:15 PM-6:15 PM	Yes	7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1916 - Fusion Camp	2015 Spring	Tue Feb 17-Fri Feb 20 9:00 AM-12:00 PM	Yes	1	4	12.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1917 - Fusion Camp	2015 Spring	Tue Feb 17-Fri Feb 20 9:00 AM-3:00 PM	Yes	1	4	24.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1919 - Namaste Yoga Workshop MSRC Dance Room	2015 Spring	Sat Mar 7-Sat Mar 7 9:00 AM-10:00 AM	Yes	1	1	1.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1920 - Namaste Yoga Workshop MSRC Dance Room	2015 Spring	Sat May 2-Sat May 2 9:00 AM-10:00 AM	Yes	1	1	1.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								
1921 - Adult Yoga MSRC Dance Room	2015 Spring	Sat Feb 28-Sat Apr 18 8:00 AM-9:00 AM	Yes	7	7	7.00	0.00	0.00
<b>General Rate:</b> 65.0000% of key fees								



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Milpitas, CA, 95035  
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## Milpitas Recreation

457 E. Calaveras Blvd.  
Milpitas, CA, 95035  
(408) 586-3210

### Instructor

**Swati Shaw Pre-K Enrichment**  
**Programs**  
1300 Ames Avenue  
Milpitas CA 95035

Instructor ID:  
SSN:  
Home Phone: (408) 957-0493

## Letter of Agreement

This agreement calls for you to teach the following activities:

Activity Number - Name/Location	Season	Term	Date and Time	Primary Instructor Role	Instructor Role	# Weeks	# Days	# Gen. Hrs.	# Up-front Prep.Hrs.	# Ongoing Prep.Hrs.
1600 - School of Creative Minds - PreK Enrichment MCC Preschool Room 1	2015 Spring		Mon Feb 2-Thu Jun 4 9:00 AM-12:00 PM	Yes		0	0	0.00	0.00	0.00
General Rate: 70.0000% of key fees										
1611 - School of Creative Minds - PreK Enrichment MCC Preschool Room 1	2015 Spring		Mon Feb 2-Thu Apr 9 9:00 AM-12:00 PM	Yes		8	31	93.00	0.00	0.00
General Rate: 70.0000% of key fees										
1624 - School of Creative Minds - PreK Enrichment MCC Preschool Room 1	2015 Spring		Tue Feb 3-Thu Apr 9 9:00 AM-12:00 PM	Yes		8	16	48.00	0.00	0.00
General Rate: 70.0000% of key fees										
1625 - School of Creative Minds - PreK Enrichment MCC Preschool Room 1	2015 Spring		Mon Apr 13-Thu Jun 4 9:00 AM-12:00 PM	Yes		8	30	90.00	0.00	0.00
General Rate: 70.0000% of key fees										
1626 - School of Creative Minds - PreK Enrichment MCC Preschool Room 1	2015 Spring		Tue Apr 14-Thu Jun 4 9:00 AM-12:00 PM	Yes		8	15	45.00	0.00	0.00
General Rate: 70.0000% of key fees										

Project No: 3408  
Project Name: Sports Center Pool Repairs

**AMENDMENT No. 1 TO AGREEMENT**  
**FOR CONSULTATION AND OTHER SERVICES**

This Amendment is entered into this 3rd day of March, 2015, by and between the City of Milpitas, a municipal corporation of the State of California (hereafter referred to as "CITY") and BFGC Architects Planners, Inc. a California Corporation DBA IBI Group Architecture Planning (hereafter referred to as "CONSULTANT").

**RECITALS**

WHEREAS, the parties entered into an agreement for professional Engineering services for Sports Center Pool Repairs Project No. 3408 on August 5, 2014 in the amount of Seventy Six Thousand Dollars (\$76,000) ("Agreement"); and

WHEREAS, the parties desire to amend the Agreement to increase the compensation for additional professional engineering services.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties agree to amend the Agreement as follows:

1. The Agreement is amended to include the additional scope of services set forth in Exhibit "**A-1**", which is attached hereto and incorporated by reference herein.
2. The Agreement is amended to include the additional compensation set forth in Exhibit "**B-1**", which is attached hereto and incorporated by reference herein.
3. Section 2 of the Agreement entitled "Compensation" is amended in its entirety to read as follows:

"COMPENSATION. City hereby agrees to pay Consultant a guaranteed maximum price not to exceed one hundred fifty one thousand one hundred fifteen dollars (\$151,115.00) for all services to be performed including reimbursable costs and contingency incurred under this Agreement. Consultant shall not proceed with any work to be billed toward the contingency without written approval by the City. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required



hereunder, including salaries and benefits of employees and subcontractors of Consultant. Hourly rates for personnel performing services shall be as shown in Exhibit B and Exhibit B-1. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement."

4. The Consultant agrees to maintain and pay for all insurance policies as stated in Section 4, entitled "Insurance Requirements" of the Agreement dated August 5, 2014, between **IBI Group Architects Planners** and the City of Milpitas. The Consultant shall provide the City with renewal certificates of the current policies upon the expiration of the current policy.

5. All other provisions of the Agreement shall remain in full force and effect.

This Amendment is executed as of the date written on Page 1.

APPROVED BY:

CITY OF MILPITAS

CONSULTANT

_____  
Thomas C. Williams, City Manager

_____  
Name, Title

APPROVED AS CONTENT:

Corporate Entity Number:

C1398379

_____  
Steven Machida, Acting Public Works Director/  
City Engineer

APPROVED AS TO FORM:

_____  
Michael J. Ogaz, City Attorney

## **EXHIBIT A-1**

### **ADDITIONAL SCOPE OF WORK**

#### **SPORTS CENTER POOL REPAIRS**

##### **General:**

The original Agreement included the repair and resurfacing of the three swimming pools located at the Milpitas Sportscenter. However, during the field investigation and evaluation it was determined that additional work to replace other items is needed. It was recommended that one older ADA chair lift that has been problematic be replaced, and that the City remove and replace the entire concrete pool deck including the pool system plumbing and lighting conduits under deck. The concrete pool deck is original to the facility and is in poor condition. The pool system piping and conduits are also original to the facility and are under the pool deck in an unknown location. These facilities are suspected to be in poor condition due to recent system failures and repairs and since they have exceeded their useful service life. Additional work would also include the replacement of non-operational pool lighting with energy efficient LED systems, and the removal of the empty wading pool that is no longer in use, and is required to satisfy Health Department requirements. Installation of outdoor showers and shade structures has also been included. This additional work will be included in Tasks 2-7 of the Agreement.

##### **Summary of additional work scope items that are included in this amendment:**

- Replacement of one ADA lift.
- Removal and replacement of the under deck pool piping.
- Replacement of concrete pool deck and pool system plumbing.
- Replacement of pool lighting to energy efficient LED lighting, including new conduit.
- Removal of the existing wading pool and replacement with concrete patio.
- Installation of outdoor showers
- Installation of shade structures.

##### **Task 2: Condition Assessment, Field and Document Investigation for Design**

1. Perform additional survey work for the replacement of the pool deck and under deck piping, to address ADA path of travel requirements, and to locate new shade structures.
  - a. CONSULTANT to perform:
    - i. Field survey for
      1. Size and location of new improvements/structures
      2. Size and location of existing improvements/structures
      3. All hardscape, as required.
      4. Any other information that is necessary to design the improvements.



- ii. Preparation of additional As- built CADD drawings not provided by the City must be approved in writing prior to proceeding with the work.

**Deliverable:**

- Complete Survey Report.
  - Survey drawings.
2. CONSULTANT shall, with the CITY'S input develop a project schedule for the Design and Construction phases based on the added work scope. The CITY wishes to put the project out to bid for construction in **September 2015, with construction to be completed prior to April 2016.**

**Deliverable:**

- Updated project schedule for design and construction phases that includes the added work scope.

**Task 3: Final Design**

Additional work to include replacement of under deck pool piping, lighting conduits, and concrete pool deck, replacement of pool lighting with new LED lights, removal of the wading pool, replacement of ADA lift at yard pool, and the installation of outdoor showers and shade structures, in the project plans specifications and estimate.

**Deliverable:** Deliverables remain the same as those in the original Agreement.

**Task 4: Quality Control/Quality Assurance (QC/QA):**

Additional work to provide quality control and quality assurance for the added work scope.

**Deliverable:** Deliverables remain the same as those in the original Agreement.

**Task 5: Bidding Support Services:**

Additional work to provide bidding support services for the added work scope.

**Deliverable:** Deliverables remain the same as those in the original Agreement.

**Task 6: Construction Administration Support:**

Additional work to provide construction administration support for the added work scope.

**Deliverable:** Deliverables remain the same as those in the original Agreement.

**Task 7: Record Documents and Project Closeout**

Additional work to provide record documents and project closeout for the added work scope.

**Deliverable:** Deliverables remain the same as those in the original Agreement.

	Orig Fee	Add Serv	Revised Fee
Task 1 - 7 Total:	\$ 57,150		\$ 132,265 w/ Scope & Constr, Budget Change
Task 8 - Additional Services Allowance	\$ 10,350		\$ 10,350
Task 8a - Additional Services - Scope/Budget Change		\$ 75,115	
Reimbursable Allowance:	\$ 8,500		\$ 8,500
Total	\$ 76,000	\$ 75,115	\$ 151,115



## City of Milpitas, California

BUDGET CHANGE FORM

Type of Change	From		To	
	Account	Amount	Account	Amount
Check one:				
<input checked="" type="checkbox"/> Budget Appropriation	100-910-4640	\$ 45,000	100-115-4237	\$ 45,000
<input type="checkbox"/> Budget Transfer				

**Explain the reason for the budget change:**

**Background:** Currently the City has vacancies in two positions that have been identified by the City Manager as key senior management hires. Recruitment effort for these positions, which include the Financial Services Director and the Public Works Director, will target the most qualified candidates to meet the City's need for continued management leadership.

Staff recommends the firm of Peckham & McKenney which has a national reputation for conducting quality searches and placing exceptional candidates. With over 50 years of combined experience in executive search, management and local government, Peckham & McKenney brings a high level of service to the industry. Peckham & McKenney is familiar with Santa Clara County and the surrounding region and has been utilized extensively for executive recruitment and selection efforts throughout the Bay Area.

**Fiscal Impact:** The cost of the recruitment and selection processes for these two executive positions will not exceed \$45,000 total for both recruitments including out of pocket expenses, such as clerical, advertising, copying, telephone conversations and travel.

**Recommendations:**

1. Authorize the City Manager to execute an agreement with Peckham & McKenney, subject to approval as to form by the City Attorney, in an amount not to exceed \$45,000 for the administration of recruitment and selection for a Financial Services Director and Public Works Director.
2. Request approval of a budget appropriation of \$45,000 from the contingency reserve fund.

☒ Check if City Council Approval required.

Meeting Date: March 3, 2015

Requested by:	Carmen Valdez, Human Resources Director	Date: February 25, 2015
Reviewed by:	Finance Director: <i>[Signature]</i> for Emma Karlen	Date: 2/25/15
Approved by:	City Manager:	Date:
Date approved by City Council, if required:		Confirmed by:

## City of Milpitas, California

**BUDGET CHANGE FORM**

Type of Change	From		To	
	Account	Amount	Account	Amount
Check one:				
<input checked="" type="checkbox"/> Budget Appropriation	100-2940 100-3683	\$ 10,000 130,000	100-512-4237	\$ 140,000
<input type="checkbox"/> Budget Transfer				

**Explain the reason for the budget change:**

**Background:** The City of Milpitas is experiencing an increase in significant complex development projects within the City and particularly within the Transit Area Specific Plan area. The Planning and Neighborhood Services Department is requesting approval from the City Council to enter into a consultant agreement with M-Group, Inc. for high quality contract planning staff services effective on March 4, 2015 to June 30, 2016 for the amount of One Hundred Forty Thousand Dollars (\$140,000). The services provided will aid staff in streamlining of the development review process and ensure that the planning and economic development of the City of Milpitas proceeds as envisioned by the City Council.

**Fiscal Impact:** Consultant services will be cost recoverable from application PJ Accounts. Occasionally, the consultant will be asked to work on City initiated projects which will be paid from the General Fund. Staff anticipates a maximum cost of \$10,000 from the General Fund.

**Recommendation:**

1. Approve a Consultant Agreement with M-Group, Inc. for design review services on an as-needed basis for the term from March 4, 2015 to June 30, 2016 in the amount of \$140,000.
2. Approve an appropriation in the amount of \$140,000 to the Planning and Neighborhood Services Department Fiscal Year 2014/2015 and 2015/2016 Operating Budget.

☒ Check if City Council Approval required.

Meeting Date: March 3, 2015

Requested by:	Steven McHarris, Planning & Neighborhood Services Director	Date: February 23, 2015
Reviewed by:	Finance Director: <i>for Emma Karlen</i>	Date: 2/22/15
Approved by:	City Manager:	Date:
Date approved by City Council, if required:		Confirmed by:

**CONSULTING SERVICES AGREEMENT BETWEEN  
THE CITY OF MILPITAS AND  
M-GROUP, INC**

THIS AGREEMENT for consulting services is made by and between the City of Milpitas, a municipal corporation of the State of California ("City") and M-Group, Inc., a California corporation ("Consultant") as of March 4, 2015.

**AGREEMENT**

**Section 1. SERVICES.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2016, the date of completion specified in Exhibit A, and Consultant shall complete all the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Consultant to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Consultant is engaged in the geographical area in which Consultant practices its profession. Consultant shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Consultant's profession.
- 1.3 **Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. Exhibit A shall name any specific personnel who shall be performing services. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to complete Consultant's obligations hereunder.

**Section 2. COMPENSATION.** City hereby agrees to pay Consultant a guaranteed maximum price not to exceed One Hundred Forty Thousand Dollars (\$140,000) for all services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below



shall be the only payments from City to Consultant for services rendered pursuant to this Agreement. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Hourly rates for personnel performing services shall be as shown in Exhibit B. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

**2.1 Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred during the billing period. Invoices shall contain the following information:

- Serial identification of bills;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion, if applicable;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder, as well as a separate notice when the total number of hours of work by Consultant and any individual employee, agent, or subcontractor of Consultant reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Consultant's signature.

**2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have thirty (30) days from the receipt of an invoice that complies with all of the requirements above and is otherwise acceptable to the City to pay Consultant. In the event that an invoice is not acceptable to the City, said invoice shall be returned to Consultant within thirty (30) days of the City's receipt of the invoice with a detailed explanation of the deficiency. City's obligation to pay a returned invoice shall not arise earlier than thirty (30) days after resubmission of the corrected invoice.

**2.3 Total Payment.** City shall pay for the services to be rendered by Consultant pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

incurred by Consultant in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Consultant submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment. In the event that Consultant identifies additional work outside the scope of services specified in Exhibit A that may be required to complete the work required under this Agreement, Consultant shall immediately notify the City and shall provide a written not-to-exceed price for performing this additional work.

- 2.4 **Hourly Fees.** Fees for work performed by Consultant on an hourly basis shall not exceed the amounts shown on Exhibit B.
- 2.5 **Reimbursable Expenses.** Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total not-to-exceed amount of compensation provided under this Agreement and shall not exceed Ten Thousand Dollars (\$10,000.00).
- 2.6 **Payment of Taxes.** Consultant is solely responsible for the payment of employment taxes incurred under this Agreement and any other applicable federal or state taxes.
- 2.7 **Payment upon Termination.** In the event that the City or Consultant terminates this Agreement pursuant to Section 8, the City shall compensate the Consultant for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Consultant shall maintain adequate logs and timesheets in order to verify costs incurred to that date. The City shall have no obligation to compensate Consultant for work not verified by logs or timesheets.
- 2.8 **Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written Notice to Proceed from the City.

**Section 3. FACILITIES AND EQUIPMENT.** Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Consultant only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City may furnish physical facilities such as desks, filing cabinets, computer and accessories, phone, and conference space, as may be reasonably necessary for Consultant's use while consulting with City employees and others and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to, cellular telephone, long-distance telephone, or other communication charges, vehicles, and reproduction facilities.

If the performance of the work specified in Exhibit A requires destructive testing or other work within the City's public right-of-way, Consultant, or Consultant's subconsultant, shall obtain an encroachment permit from the City.

**Section 4. INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Consultant shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant and its agents, representatives, employees, and subcontractors. Consultant shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Consultant shall maintain the insurance policies required by this section throughout the term of this Agreement and shall produce said policies to the City upon demand. The cost of such insurance shall be included in the Consultant's price. Consultant shall not allow any subcontractor to commence work on any subcontract until Consultant has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution.

**4.1 Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) per accident. In the alternative, Consultant may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the City Attorney. The insurer, if insurance is provided, or the Consultant, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

**4.2 Commercial General and Automobile Liability Insurance.**

**4.2.1 General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury,



including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

**4.2.2 Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) or Insurance Services Office form number GL 0002 (ed. 1/73) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 ("any auto"). No endorsement shall be attached limiting the coverage.

**4.2.3 Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- a. City and its officers, employees, agents, contractors, consultants, and volunteers shall be covered as insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Consultant, including the insured's general supervision of Consultant; products and completed operations of Consultant; premises owned, occupied, or used by Consultant; and automobiles owned, leased, or used by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, contractors, consultants, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees, contractors, consultants, and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of CONSULTANT to comply with reporting provisions of the policy shall not affect coverage provided to CITY and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be suspended, voided, or canceled by either party, reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

**4.3 Professional Liability Insurance.** If Consultant shall be performing licensed professional services, Consultant shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000) covering the licensed professionals' errors and omissions.

**4.3.1** Any deductible or self-insured retention shall not exceed \$150,000 per claim.

**4.3.2** An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

**4.3.3** The policy must contain a cross liability clause.

**4.3.4** The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least three years after completion of the Agreement or the work, unless waived in writing by the City.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must provide extended reporting coverage for a minimum of five years after completion of the Agreement or the work. The City shall have the right to exercise, at the Consultant's sole cost and expense, any extended reporting provisions of the policy, if the Consultant cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

**4.4 Requirements for All Policies.**

**4.4.1 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A.

**4.4.2 Verification of coverage.** Prior to beginning any work under this Agreement, Consultant shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized

by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time.

**4.4.3 Subcontractors.** Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

**4.4.4 Deductibles and Self-Insured Retentions.** Consultant shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of the City, Consultant may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, contractors, consultants, and volunteers. The City may condition approval of an increase in deductible or self-insured retention levels with a requirement that Consultant procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to the City.

**4.4.5 Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Consultant shall provide written notice to City at Consultant's earliest possible opportunity and in no case later than five days after Consultant is notified of the change in coverage.

**4.5 Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or
- Declare Consultant in material breach of the Agreement and terminate the Agreement.

**4.6 Waiver.** The Risk Manager of the City has the authority to waive or vary any provision of Sections 4.2 through 4.5. Any such waiver or variation shall not be effective unless made in writing.



**Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.** Consultant shall indemnify, defend with counsel reasonably acceptable to the City, and hold harmless the City and its officials, officers, employees, agents, contractors, consultants, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Consultant or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Consultant shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, contractors, consultants, or volunteers and (2) the actions of Consultant or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

**Section 6. STATUS OF CONSULTANT.**

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City. City shall have the right to control Consultant only insofar as the results of Consultant's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3. Otherwise, City shall not have the right to control the means by which Consultant accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.
- 6.2 Consultant No Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an

agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

## **Section 7.      LEGAL REQUIREMENTS.**

- 7.1      **Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2      **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.
- 7.3      **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4      **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Consultant represents and warrants to City that Consultant and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions and to perform this Agreement. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business license from City.
- 7.5      **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Consultant shall include the provisions of this Subsection in any subcontract approved by the City or this Agreement.

## **Section 8.      TERMINATION AND MODIFICATION.**

- 8.1      **Termination.** City may terminate this Agreement at any time and without cause upon written notification to Consultant.

In the event of termination, Consultant shall be entitled to compensation for services performed prior to the effective date of termination as provided in Section 2. City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Consultant understands and agrees that, if City grants such an extension, City shall have no obligation to provide Consultant with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the City, City shall have no obligation to reimburse Consultant for any otherwise reimbursable expenses incurred during the extension period.
- 8.3 Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.
- 8.4 Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors listed in the Consultant's proposal, without prior written approval of the City.
- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, any or all of the following:
- 8.6.1** Immediate cancellation of the Agreement;
  - 8.6.2** Retention of the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement prior to cancellation; and
  - 8.6.3** Retention of a different consultant at Consultant's cost to complete the work described in Exhibit A not finished by Consultant.



## **Section 9. KEEPING AND STATUS OF RECORDS.**

- 9.1 Records Created as Part of Consultant's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City at any time upon demand of the City. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. Failure by Consultant to deliver these documents to the City within the time period specified by the City shall be a material breach of this Agreement. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are preliminary drafts not kept by the City in the ordinary course of business and will not be disclosed to third parties without prior written consent of both parties.
- 9.2 Consultant's Books and Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement.
- 9.3 Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Consultant to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

## **Section 10 MISCELLANEOUS PROVISIONS.**

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Santa Clara or in the United States District Court for the Northern District of California.

- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 **No Implied Waiver of Breach.** The waiver of performance or any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 **Use of Recycled Products.** Consultant shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 **Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Consultant hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Consultant were an employee, agent, appointee, or official of the City in the previous twelve months, Consultant warrants that it did not participate in any manner in the forming of this Agreement. Consultant understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Consultant will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Consultant will be required to reimburse the City for any sums paid to the Consultant. Consultant understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, may be disqualified from holding public office in the State of California.

Consultant certifies that it has not paid any direct or contingent fee, contribution, donation or consideration of any kind to any firm, organization, or person (other than a bona fide employee of Consultant) in connection with procuring this Agreement, nor has Consultant agreed to employ or retain any firm, organization, or person in connection with the performance of this Agreement as a condition for obtaining this Agreement.

- 10.8 **Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 **Contract Administration.** This Agreement shall be administered by **Steven McHarris (408) 586-3273**, who is authorized to act for, and on behalf of, City. All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.10 **Notices.** Any written notice to Consultant shall be sent to:
- M-Group  
Geoff I. Bradley, AICP  
579 Clyde Avenue, Ste 340  
Mountain View, CA 94043
- Any written notice to City shall be sent to:  
Steven McHarris, Planning & Neighborhood Services Director  
455 East Calaveras Boulevard  
Milpitas, California 95035
- 10.11 **Professional Seal.** Where applicable in the determination of the City, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation.
- 10.12 **Integration.** This Agreement, including the exhibits, represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 10.13 **Exhibits.** All exhibits referenced in this Agreement are incorporated by reference herein.



CITY OF MILPITAS

CONSULTANT

---

Thomas C. Williams, City Manager

---

Geoff Bradley, AICP  
Principal

APPROVED AS TO CONTENT:

---

Taxpayer Identification Number

---

Steven McHarris,  
Planning & Neighborhood Services Director

---

City of Milpitas Business License Number

APPROVED AS TO FORM:

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Michael J. Ogaz, City Attorney

## **EXHIBIT A**

### **SCOPE OF SERVICES**

#### **Scope of Work**

Consultant shall provide the following design and development review services as requested in writing by the City:

1. Provide phone coverage during office hours. Respond to voicemails and e-mail inquiries within 24 hours.
2. Correspondence and meetings with residents, applicants, and developers.
3. Zoning administration and compliance review.
4. Provide front counter staffing as needed.
5. Conduct pre-application meetings.
6. Project entitlement processing, including application intake, completeness review, and routing to applicable departments within three days of project assignment. Project planner to also contact applicant to introduce himself or herself.
7. 30-day completeness review and project analysis, preliminary environmental review, correspondence with applicant, and issue incompleteness/approval/denial letters.
8. Perform site inspections for on- and off-site components of residential and commercial developments.
9. Attend regular inter-departmental meetings with City staff or project applicant and their design professionals, (or Development Review Committee meetings) to discuss project issues.
10. Prepare staff reports and other internal and external correspondence, including coordination with other departments, local, regional, State and Federal agencies where required.
11. Attend and present at public hearings where required (Planning Director, Planning Commission and City Council).
12. Maintain project files as part of public records management, in a consistent and clear manner (to be pre-determined by Planning Director).
13. Close applications and store files in a location within the Planning Department office.
14. Process administrative (staff level) and/or complex development projects requiring public hearings.
15. Plan for and conduct community outreach.
16. Monitor mitigation measures as required by CEQA.
17. Provide plan checks and permit review for applications typically handled by other departments, such as Building Permits, lot line adjustments, and business licenses.
18. Monitor compliance with conditions of approval through the Building Permit and construction process.
19. When needed by City, advise, support and assist City departments, committees, commissions and City Council.

**Other miscellaneous services:**

1. When needed by City, attend City Council, Planning Commission and special study session meetings when architectural review processes, policies or issues or design guidelines revisions are being considered.
2. Provide other services, which may be needed by the City, but not specifically listed in this scope, that the consultant has the necessary experience and capabilities to provide. City may authorize consultant to perform such selected services on an as-needed basis.

All work in Exhibit A shall be subject to the City's Director of Planning & Neighborhood Services review and approval.



**EXHIBIT B**  
**COMPENSATION SCHEDULE**

Fee Schedule:

All work will be performed personally by an employee of M-Group at a standard hourly rate as specified in the table below:

<b>STAFF</b>	<b>HOURLY RATE</b>
Admin Analyst Planning Tech	\$60 – \$70
Assistant Planner Assistant Urban Designer	\$85 – \$100
Associate Planner Associate Urban Designer Historic Preservation Specialist	\$100 – \$115
Senior Planner Senior Urban Designer Environmental Planner Project Manager	\$125 – \$140
Principal Planner	\$145 – \$165
Principal	\$175 – \$225

Direct expenses will be billed at cost plus 15%. Direct expenses will include the following:

Mileage

Bridge Tolls

Parking

Aerial Photographs from existing negatives

Reproduction and printing

Postage and delivery

Any other direct expenses shall be pre-approved by City in writing.

**FIRST AMENDMENT TO AGREEMENT BETWEEN  
THE CITY OF MILPITAS AND KELLY SMITH, INDIVIDUALLY  
AND DBA THE SMITH FIRM**

**THIS AMENDMENT** is entered into this 3rd day of _____, 2015, by and between the City of Milpitas, hereinafter “City,” and Kelly Smith, individually and dba The Smith Firm, hereinafter “Consultant.” City and Consultant are jointly referred to herein as “the parties.”

Recitals:

Whereas, the parties entered into a written agreement for consulting services dated January 14, 2015 (the “Agreement”), and now wish to amend that Agreement as set forth below;

NOW, THEREFORE, **IT IS HEREBY AGREED** as follows:

1. The compensation amount shall be amended by the addition of \$20,000.00 to the current amount of \$15,000.00, for a total amount not to exceed \$35,000.00.
2. The Scope of Services (Exhibit A to the Agreement) is amended to add the following:

“Preparation and filing of 44307 petition and possible Superior Court petition for writ or take other action to contest solid waste permit.”

3. All other terms and conditions remain unchanged.

CITY OF MILPITAS

CONSULTANT

_____  
Thomas C. Williams, City Manager

_____  
Kelly T. Smith, The Smith Firm

APPROVED AS TO FORM:

_____  
Michael J. Ogaz, City Attorney





# Milpitas Food Pantry

1440 S. Main Street Milpitas, CA 95035 (408) 946-5564  
www.milpitasfoodpantry.org TAX ID #77-025-4042

RECEIVED

FEB 19 2015

February 18, 2015

HNP DIVISION

Dear Mr. Williams ~

The Milpitas Food Pantry is very grateful for the support that the CDBG funding provides. In the last few years, as the City's award has dropped, we have gone from \$21,000 at the peak, down to \$7,825.95 in 2013-2014, and up a little to \$9,318 for 2014-2015.

While the community at large has been generous in donating food and clothing, our monetary donations have decreased dramatically and we find ourselves heading towards a crisis situation. Grants that were available a year or two ago have decreased in amount or have become unavailable to organizations such as ours. They now go straight to Second Harvest and larger entities and do not trickle down to pantries that focus on a particular city. Several pantries in Santa Clara County have already been forced to close their doors. We do not receive any financial support from Santa Clara County or City of San Jose, although we are responsible for helping residents of Milpitas and Alviso.

At the Community Advisory Commission last March, it was heartwarming that members of the commission understood how crucial we are to our residents and hoped to find a way to offer more funding. As the city reviews the process and makes decisions on the future distribution of funds, we are asking the City to consider rent relief as a solution, as an alternative to additional cash funding. A reduction in our rent would go a long way in helping us out.

We continue to seek other funding sources and opportunities. We are proud to be a resource center for all residents, not only clients. Thousands of hours of community service are performed by students as part of graduation requirements. We are seeing positive results in our work with our clients. Our needs are not extravagant and we operate on a very minimal budget. We offer so much in return for the families and individuals in our program - the children, seniors, disabled, homeless, jobless and under-employed who are struggling - more than just food and clothing, but other important items like hygiene and cleaning products, school supplies, uniforms, backpacks, and holiday baskets. We serve over 4,000 Milpitas residents, and nearly 40% of those we help are children under 18.

Please help us find a way to relieve some of the economic pressure we are under so we can continue serving our community. Having that safety net would be a huge burden lifted.

Most Sincerely,  
Karen Werkheiser Kolander  
Executive Director  
Milpitas Food Pantry

March 3, 2015

Milpitas Food Pantry  
1440 South Main Street  
Milpitas, CA 95035

RE: Amendment to Commercial Lease for 1440 South Main Street

Dear Karen:

The below item is Amended as follows from your original Commercial Lease Agreement dated May 17, 2011.

Your monthly rent payment will be reduced from One Thousand Six Hundred Dollars (\$1,600.00) to One Dollar (\$1.00). All other terms and conditions in the amended Agreement remain the same.

**3. RENT**

Commencing on March 3, 2015, rent will be One Dollar (\$1.00) per month, payable in advance, upon the first day of each calendar month.

Please note that the number of designated parking spaces allocated for your business is three (3), and this lease provision will be strictly enforced due to increasing parking problems. Thank You.

“LESSOR”  
City of Milpitas

_____  
Signature

_____  
Date

“LESSEE”

_____  
Karen Kolander

_____  
Date

“MANAGER”

_____

_____  
Date

## MEETING MINUTES CITY OF MILPITAS

**Minutes of:** Joint Meeting of Milpitas City Council and the Housing Authority Commission  
**Date:** Tuesday, March 3, 2015  
**Time:** 7:00 PM  
**Location:** Council Chambers, Milpitas City Hall,  
455 East Calaveras Blvd., Milpitas

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### CALL TO ORDER

Mayor Esteves called the meeting to order at 7:00 PM. The City Clerk noted the roll.

**PRESENT:** Mayor Esteves, Vice Mayor Montano, Councilmembers Giordano and Grilli

**ABSENT:** Councilmember Barbadillo

### PLEDGE

Boy Scouts Troop No. 92 presented the flags and led the pledge of allegiance.

### INVOCATION

Councilmember Giordano said a prayer to start the meeting.

### MEETING MINUTES

Motion: to approve the minutes of February 7 (as submitted) and 17 (as amended), 2015 City Council meetings

Vice Mayor Montano requested several edits to the February 17 meeting minutes, which the City Clerk noted.

Motion/Second: Vice Mayor Montano/Councilmember Giordano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

### SCHEDULE OF MEETINGS

Motion: to approve Council Calendar/Schedule of Meetings for March 2015

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

### PUBLIC FORUM

Voltaire Montemayor, Milpitas resident, spoke of a problem on deliberation and his desire for housing, a need for water, and ease of approval.

Robert Marini, Milpitas resident, was happy that the City was following some ordinances, and would uphold some regarding new developments making changes. He referred to the state constitution. He had comments on a calendar, distributed by the Milpitas Post.

### ANNOUNCEMENTS

City Manager Williams asked the Recreation Services Manager to the podium. She announced an Award of Excellence from the California Parks & Recreation Association given to City of Milpitas Recreation for its Pumpkins in the Park event held last fall.

Councilmember Giordano highlighted that three years ago, Milpitas Cares.org was launched and was doing various events to allow folks to volunteer throughout the city. It was sponsored by



several pastors of the Christian church community. Vice Mayor Montano replied that the group had an affiliation with the City's Community Advisory Commission.

**ANNOUNCEMENT OF  
CONFLICT OF INTEREST  
AND CAMPAIGN  
CONTRIBUTIONS**

City Attorney Ogaz asked the Mayor and Councilmembers if they had any personal conflicts of interest or reportable campaign contributions. No conflicts or contributions were reported.

**APPROVAL OF AGENDA**

Motion: to approve the agenda, with one change

Mayor Esteves asked to move item no. 11 (Kids & Adults Day) to be heard after the public hearing.

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

**CONSENT CALENDAR**

Motion: to approve the Consent Calendar items (noted by *asterisk)

Councilmember Giordano requested items to be moved onto consent, however the Mayor and Vice Mayor wished to discuss those, so no changes were made.

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES:  
NOES: 0  
ABSENT: 1 (Barbadillo)

- *6. Sports Field Maintenance Approved the Long Term Sports Field Maintenance Plan as recommended by the Parks, Recreation & Cultural Resources Commission.
- *8. FEMA Grant to Fire Dept. Approved the grant agreement with the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS) in the amount of \$48,713 with a local match of \$5,412.00 for purchase of a new breathing air compressor for the Fire Dept.
- *12. Resolution – Sports Center Locker Room Renovations Adopted Resolution No. 8454 granting initial acceptance of the Milpitas Sports Center Locker Room Renovation Project No. 3408, subject to a one year warranty period; authorizing the City Manager to reduce the faithful performance bond to 10% of the final contract value; and, authorizing City Engineer to file the Notice of Final Acceptance after the one-year warranty period and to discharge the performance bond without further Council action.
- *14. Agreement with Swati Shaw Approved Recreation agreement with Swati Shaw doing business as Bay Area Gurukul for Pre-K Enrichment and Youth Program classes in the amount not to exceed \$30,000.
- *15. Amendment to Agreement with BFGC Architects for Project No. 3408 Approved Amendment No. 1 to the agreement with BFGC Architects Planners, Inc. doing business as IBI Group Architecture Planning to increase the agreement amount by \$75,115 for the additional design work related to the Milpitas Sports Center Pool Repairs.
- *16. Agreement with Peckham & McKenney Authorized the City Manager to execute an agreement with Peckham & McKenney, subject to approval as to form by the City Attorney, in an amount not to exceed \$45,000 for the administration of recruitment and selection for a Financial Services Director and a Public Works Director. Approved budget appropriation of \$45,000.
- *17. Agreement with M-Group Approved a consultant agreement with M-Group, Inc. for design review services on an as-needed basis for the term from March 4, 2015 to June 30, 2016 in the amount of \$140,000.

Approved an appropriation in the amount of \$140,000 to the Planning and Neighborhood Services Department Fiscal Year 2014-15 and 2015-16 Operating Budget.

*18. Amendment to Agreement with attorney Kelly Smith

Approved Amendment No. to the agreement with Kelly Smith doing business as The Smith Firm for consulting services.

## **PUBLIC HEARINGS**

### **1. Springhill Suites Hotel**

Planning Director Steve McHarris explained the background on this project to build a new hotel at 1201 Cadillac Court. Usually, this type of development would be approved solely at the Planning Commission level and the Milpitas Planning Commission did recommend the City Council approve the hotel. The hotel project was before the City Council due to the developer's request for exemption from the new ordinance requiring use of non-potable water for landscaping. Springhill Suites would include a swimming pool and spa.

Councilmember Giordano asked if this was considered a gateway and staff replied yes. She felt that made it even more exciting, coming to the City of Milpitas.

Vice Mayor Montano asked about a trail planned behind this site that was part of a nearby approved residential project in this area. Staff explained the plan for that trail, which was not adjacent to the hotel site. The Vice Mayor suggested a signal light be added in order to cross safely from the hotel to get to the trail. Mr. McHarris described improvements at California Circle nearby already underway. A flashing pedestrian crossing was suggested along with palm trees on site.

Councilmember Grilli wanted to know the timeline for the project. Staff replied that the developer would like to get both of these hotels open on time for the Superbowl in 2016.

Vice Mayor Montano inquired about additional details of the planned hotel.

Mayor Esteves asked about landscape plans and design and sought a visual. He asked for and received information on specific type of trees as part of the landscape plan. He wondered if public art was incorporated into these plans.

Next, Mr. Saahil Khandwala from the Alps Group of Hotels in the San Diego area, addressed the Council stating his firm owned five properties now and hoped to add two new ones here in Milpitas.

Councilmember Grilli said she loved the living wall feature of the outdoor design. She wanted to clarify with the developer the location of the water wall.

Vice Mayor Montano inquired further about outside or inside for the water wall. The developer explained that it would be inside the building, as viewed from outside, while the living wall would be outside, outdoors. The developer commented further that Springhill Suites was a Marriott Hotels property, and that meant it had strict guidelines on how it must be built.

Next, Mayor Esteves opened the public hearing and invited speakers.

Robert Marini, Milpitas resident, asked what Council was going to do about a traffic increase due to the new hotel. He wanted to know about storage of water for the hotel. He remarked on the number of 200 employees.

Voltaire Montemayor, Milpitas resident, was a 49ers fan so he liked the new building coming to the City for the Superbowl. New buildings should be approved, he said.

Bob Nunez, Milpitas resident nearby this site, said he favored this type of building in his neighborhood, and would like it built by the time of the next Superbowl.

(1) Motion: to close the public hearing, after hearing three speakers

Motion/Second: Councilmember Giordano/Councilmember Grilli

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

(2) Motion: to adopt Resolution No. 8452 approving Site Development Permit No. SD14-0015 and Conditional Use Permit No. UP14-0016 to allow for a partial demolition of an existing industrial building and permit construction of a 124-room, five-story Springhill hotel, site improvements, sale of all types of alcohol in the hotel bar, exceed 35-foot height limit and an increase the maximum permitted total Floor Area Ratio from 50% to 61% and exemption from the Water Conservation Ordinance, as requested

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Councilmember Giordano stated that added to her motion was that the developer shall come back after checking the hotel's guidelines, with a condition requiring an art piece on the exterior of the building near the front. The developer could work with staff on this new required condition.

Mr. Sharad Khandwala (Alps Group President) came to the podium to explain the living wall which would be a large outside piece of art.

Mayor Esteves was happy with the living wall art piece, as shown and it was green. Ms. Giordano said one more art piece (not in lieu of the living wall) was needed, while the Mayor commented that it did not have to be expensive.

Councilmember Grilli favored that wall and asked the developer to keep it up (maintained) over the years.

Vice Mayor Montano suggested perhaps a small waterfall or spring outside near the wall.

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

## 2. Holiday Inn Suites Hotel

Planning Director Steve McHarris explained the background on this project to build a new hotel at 1100 Cadillac Court which was currently a vacant site, nearby the Springhill Suites hotel approved (above item). Usually this type of development would be approved solely at the Planning Commission level and the Milpitas Planning Commission did recommend the City Council approve the new hotel. It was before the Council due to the developer's request for exemption from the new ordinance requiring use of non-potable water for landscaping. It would include a swimming pool and spa. There was a planned view deck for special events also. He displayed the modern architecture for this hotel.

Vice Mayor Montano got up to view details on boards featuring hotel renderings on display in council chambers, and she encouraged those in the audience to view the details.

Vice Mayor Montano referred to the architecture. It was excellent and she wanted to allow for the excess height. She inquired about types of trees to be installed, and staff replied that some would be jacaranda. The Vice Mayor specifically asked not to place any ginko biloba trees while she sought palm trees at the site.

Mr. Sharad Khandwala, Alps Group President, came to the podium and said there would be a water element at the entrance of this hotel.



Mr. Saahil Khandwala, also from the Alps Group, referred to the excitement about Silicon Valley at his company, and with Milpitas being a part of that.

Next, Mayor Esteves opened the public hearing and invited speakers.

Robert Marini, Milpitas resident, said the Council did not answer questions he asked about the last building, and said the same about this one. He wanted to know about water conservation on site and commented on the number of employees for the hotel.

Voltaire Montemayor, Milpitas resident, was in favor of the project.

(1) Motion: to close the public hearing, after hearing two speakers

Motion/Second: Councilmember Grilli/Councilmember Giordano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

(2) Motion: to adopt Resolution No. 8453 approving Site Development Permit No. SD14-0016, Conditional Use Permit No. UP14-0017, Variance No. VA14-0001, and exemption from the Water Conservation Ordinance to construct a 128-room, four-story hotel with various site improvements on a 3.29 acre site, and to allow for the hotel use with a restaurant and a bar serving all types of alcohol, a Floor Area Ratio (FAR) and building height increase and a deviation from the setback requirements at 1100 Cadillac Court

Motion/Second: Councilmember Grilli/Vice Mayor Montano

Vice Mayor Montano liked the living art with the water feature as public art.

Mayor Esteves wanted to confirm the hotel's name and stationary would refer to Milpitas, as he had similarly inquired about the Springhill Suites Hotel.

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

## UNFINISHED BUSINESS

### 3. Street Tree Master Plan and Our City Forest

Steven McHarris provided history on the street tree plan and vision of the Community Advisory Commission (CAC). A landscape architect contract was presented to City Council, and the architect from R3 Studios was present. Mr. McHarris described the Our City Forest (OCF) grant, and how that organization's work would aid in planting up to 200 trees in Milpitas. Planting of the trees in the fall was planned with CAC and OCF.

Rhonda Berry, CEO of Our City Forest, came to the podium to describe her organization and its services, serving Santa Clara County especially San Jose.

Vice Mayor Montano asked her if the infrastructure was already in place, when OCF planted trees. She wanted to know how trees would get watered and Ms. Berry said that would happen via agreement with property owners, who had to water trees planted on or in front of their property. The City would water in the right-of-way city areas, where the Milpitas trees would be planted.

Costs were discussed. The City Manager clarified the street tree plan and separately, the OCF grant for 200 trees to be planted in the southwest area of the City.

Mayor Esteves asked for a map with all city trees on it and wished to know how many trees were in the city presently (an inventory essentially). He wanted to know the long

term costs for maintenance of the trees and also asked about planting of jacaranda trees in the City.

Ms. Berry commented that no one species should be more than 10% of the inventory in a City. From her experience, jacaranda trees were not recommended for city street trees because they were not capable to survive freezing weather.

Vice Mayor Montano responded to comments about ginko biloba trees, when Ms. Berry explained that it made a difference whether the male or female species was planted. The Vice Mayor also asked about Caltrans land and planting trees there in Milpitas.

Councilmember Giordano thanked the members of the Community Advisory Commission for bringing the tree issue forward. She strongly supported this effort and more trees being planted in the city.

Motion: to authorize the City Manager to execute an agreement with R3 Studio, Inc. in the amount not to exceed \$20,000 to prepare a Street Tree Master Plan; and, to authorize the City Manager to execute an agreement with the non-profit Our City Forest in the amount not to exceed \$10,000 for 200 trees

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

4. Odor Control Update This item was not heard.

5. Possible RFP For MCTV This item was not heard.

## REPORT OF COMMISSION

7. Economic Development Commission Workplan This was heard following item no. 3 (prior to hearing No 4)

Economic Development Manager Edesda Bitbadal spoke along with Economic Development Chair Warren Wettenstein. She described the Commission's Special Projects Subcommittee, and the Business Attraction and Retention Subcommittee. EDC's workplan contained three main sections. She highlighted marketing and branding that was needed, especially for social media including LinkedIn and Facebook. Mr. Wettenstein highlighted special projects including Green City, Milpitas Super Community Committee (Super Bowl 50) to capture tax dollars around the upcoming 2016 game.

Councilmember Giordano noticed that she did not see the Milpitas Chamber of Commerce weaved into the plan so she would like to see that organization included. She also asked how to measure results of the work plan. Ms. Bitbadal described an active relationship between the City and the Chamber, noting that the Chamber would be part of the Super Community Committee also. Staff would provide performance measures for retention of businesses, bike share program, etc.

Mayor Esteves mentioned the City's Bicycle Commission and urged EDC to work with that group about the bike share program. He asked for update on the Super Committee efforts and accomplishments every four months, in advance of the Superbowl.

Vice Mayor Montano was glad to be the Council liaison to EDC, with such a creative group and effective subcommittees. She agreed that marketing and branding were needed. She urged inclusion of ads at light rail and BART stations.

Motion: to accept the oral report provided at the meeting and to approve the 2015 Economic Development Commission Work Plan

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

## NEW BUSINESS

### 9. Crime Report

This item was not heard.

### 10. Mayor's Challenge for Water Conservation

City Engineer Steven Machida explained this program offered by a private foundation, designed to foster competition between residents across the U.S. to save water. Milpitas would compete with other similar sized cities in southwestern states. Residents could make a commitment online and enter a drawing to win a prize at the conclusion.

Motion: to receive the Mayor's report on the 2015 National Mayor's Challenge for Water Conservation and direct staff to enroll the City as a participant in Wyland Foundation program

Motion/Second: Mayor Esteves/Councilmember Giordano

Councilmember Grilli wondered about accountability and asked how the city would measure progress. Staff replied that the Foundation would compile a report and provide that to cities at the end.

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

### 11. Co-Sponsor Kids & Adults Day event on April 25

This item was heard following the public hearings.

Recreation Manager Renee Lorentzen explained the event put on by Milpitas Executive Lions Club to host special needs adults and kids on April 25 at the Community Center, with a total cost for co-sponsorship by the City. Staff was supportive of the full co-sponsorship requested by Lions Club.

Mayor Esteves asked for a speaker from the Lions Club, and Thelma Batilo came forward. She explained the program that would be similar to a Special Olympics-type event.

Councilmember Grilli inquired about staff time. Ms. Lorentzen said part time staff would monitor the building, and if co-sponsored, would monitor the event. Ms. Grilli supported the City being co-sponsor.

Mayor Esteves asked if the City was covered liability wise, and staff replied that the Lions Club had its own insurance as did the city. Ms. Batilo explained the group was spending funds on media already and sought city co-sponsorship to cover costs of the facility rental.

City Manager Williams mentioned the freeway sign at I-880 where City was allocated 5% use of the sign and thus could advertise on there if coordinated.

Vice Mayor Montano supported Option 2 to co-sponsor this event.

Motion: to approve the City serving as a co-sponsor of the Milpitas Executive Lions Club's "Kids & Adult Day" on Saturday, April 25, 2015 at the Community Center and waive City fees in the amount of \$1,847

Motion/Second: Councilmember Grilli/Councilmember Giordano



Motion carried by a vote of:

AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

## AGREEMENTS

Five items were approved on the consent calendar.

### 13. Skate Park Feasibility

This topic was heard prior to Unfinished Business.

City Engineer Steve Machida summarized steps taken to date on the proposal for a new skateboard park in Milpitas, in concert with the contractor Stantec. Mr. Kanten Russell, Designer/Project Manager from Stantec would present the feasibility study. The best choice site was determined to be at the Milpitas Sports Center, with a combination type Street Plaza Flow layout. A Light-Structure green system was suggested for the lighting at the skate park and \$1.5 million was the cost estimate to build the skate park.

Mr. Machida stated the plans were brought to the Parks, Recreation and Cultural Resources Commission on January 25, where Commissioners provided comment on the skate park and recommended the Council approve it.

Councilmember Giordano referred to the first skate park at Gill Park in 1990s, which only lasted about one year. She wanted to know how negative impacts would be dealt with, at the new location. Mr. Machida replied it was a better location. Nowadays, kids had cell phones to call parents, and there was access to the bus stop at Milpitas Sports Center, along with adequate parking. All of those were better than previous site.

Vice Mayor Montano inquired if tournaments would be held there. Staff replied that it was possible. The Vice Mayor remarked on the need for more activities for youth in Milpitas. The proposed skate park would be a controlled environment and she liked that.

Councilmember Grilli felt it would be a good gathering place for youth. It was disappointing that the park would not be available to the kids who'd done so much good work to get this going, if it did not actually get built until 2021.

Mayor Esteves asked what would be the ongoing cost for maintenance and operation of the park. Mr. Russell responded that it would be an average of \$5000 per year. Security cameras were used effectively at some skate parks in the U.S. The Mayor asked about how many people would use the skate park. Mr. Russell replied approximately 60-80 per day might use it, based on his experience in San Diego and around the country.

City Manager Tom Williams offered to bring back to City Council the cost per user, with 300 users on the estimated cost of \$1.5 million, with more detail.

Mayor Esteves asked further about the opportunity for more soccer fields and Mr. Russell responded that it was part of the study. \$1.8 million was the estimated total cost for field re-design at the Milpitas Sports Center, including skate park and soccer fields.

Vice Mayor Montano asked the Mayor for clarification on his view, on what was included in the study and including soccer fields. She asked how many there were in the Bay Area (number of skate boarders).

Councilmember Grilli thanked Councilmember Montano for bringing this item forward, while it fit into Milpitas being a "family friendly" city and to help make a place for young people to go. She believed waiting until 2020 was far too late and urged building it sooner.

Next, Mayor Esteves invited speakers on this item.

Robert Marini, Milpitas resident, wanted a clear understanding on how this skate park was going to work. He asked if it was to be fenced in and if not, it would be used 24 hours a

day. The park needed to be supervised at the site. He was uncertain about liability, and asked if there would be a charge for admission to the skate park.

Next, sixteen people – many youngsters from Milpitas – spoke in favor of the proposed skate park, the location, and its value to the lives of youth in town.

Vice Mayor Montano said she was a public school teacher and worked with youngsters every day. Skate boarding was a good sport and gave them freedom. Milpitas was a good place to raise a family, so the city should do all it could to provide a skate park for youth.

Motion: after receiving the presentation on Milpitas Skate Park Feasibility Study, Project No. 5100, to direct staff to prepare an expedited funding plan for the design and construction of the Skate Park, and approve Amendment No. 1 to the Agreement with Stantec Consulting Services, Inc. in the amount of \$5000 for the Skate Park Feasibility Study, Project No. 5100

Motion/Second: Vice Mayor Montano/Councilmember Giordano

Councilmember Grilli wanted to direct staff to make an “aggressive,” or rather as suggested by Councilmember Giordano, an “expedited” funding plan, which was accepted by motion maker and second.

Mayor Esteves asked Mr. Russell how many accidents could be expected at such a skate park. The consultant did not have an exact number but could include the injury rate in the final study.

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

## JOINT MEETING

## CITY COUNCIL and HOUSING AUTHORITY

HA1. Call to Order

The Joint Meeting was called to order at 11:07 PM with four members present and Authority Board Member Barbadillo absent.

HA2. Approve Agenda

Motion: to approve the agenda of the joint meeting and consent calendar item

Motion/Second: Councilmember Giordano/Vice Mayor Montano

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Barbadillo)

* HA3. Milpitas Food Pantry Rent

Approved Amendment to the Lease Agreement with the Milpitas Food Pantry to reduce the monthly rent from \$1,600 per month to \$1.00 only per month.

## ADJOURNMENT

Mayor Esteves adjourned the joint meeting at 11:08 PM.

**The foregoing minutes were approved by the Milpitas City Council on March 17, 2015.**

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**Mary Lavelle**  
**Milpitas City Clerk**