

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS, APPROVING MINOR TENTATIVE MAP NO. TM08-0001, MILPITAS STATION, TO ALLOW FOUR PARCELS WITH ANCILLARY LOTS FOR PRIVATE STREETS; THE DEDICATION OF RIGHT-OF-WAY FOR PUBLIC STREETS AND A PUBLIC PARK; AND PROVISIONS FOR UTILITIES FOR THE PURPOSES OF ACCOMMODATING FUTURE RESIDENTIAL DEVELOPMENT PLANS. THE PARCELS COULD ACCOMMODATE UP TO 318 DWELLING UNITS LOCATED AT 1401 SOUTH MILPITAS BOULEVARD

WHEREAS, on July 31, 2008, an application was submitted by Patrick Brown of RGC, 4060 Campus Drive, Suite 100, Newport Beach, California, 92660, to allow four parcels with ancillary lots for private streets; the dedication of right-of-way for public streets and a public park; and provisions for utilities for the purposes of accommodating future residential development plans. The parcels could accommodate up to 318 dwelling units. The properties are located within the Very High Density Residential and High Density Residential Zoning districts with all subject parcels having a Site and Architectural and Transit Oriented Development Overlays (R3-TOD-S and R4-TOD-S) (APNs: 086-32-032 through -040); 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 recommend that the City Council determine this project exempt pursuant to Section 15168(c)(2) of the CEQA Guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council; and

WHEREAS, the Planning Commission recommends that the City Council determine that this project is exempt from further environmental review pursuant to Section 15315 of the CEQA Guidelines because the project consists of the division of property in an urbanized area into four or fewer parcels and in conformity with applicable development restrictions; and

WHEREAS, on September 24, 2008, 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 recommended approval of the project; and

WHEREAS, on October 24, 2008 the City Council reviewed the project proposal 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:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is exempt pursuant to Sections 15168(c)(2) and 15315 of the CEQA Guidelines because the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council and consists of the division of property in an urbanized area zoned for residential, commercial or industrial uses into four or fewer parcels; and

Section 3: The project is consistent with the Zoning Ordinance in that the map provides for the future development of residential development that is consistent with the Zoning Land Use Map.

Section 4: The project is consistent with the General Plan and the Transit Area Specific Plan in that the project as proposed and conditioned meets conforms to the street layout, street sections, density and land use.

BE IT FURTHER RESOLVED that the City Council hereby approves the Project subject to Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED this _____ day of _____ 2008, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Jose S. Esteves, Mayor

APPROVED AS TO FORM:

Michael Ogaz, City Attorney

EXHIBIT 1

CONDITIONS OF APPROVAL MINOR TENTATIVE MAP NO. TM08-0001, MILPITAS STATION MASTER DEVELOPMENT MAP

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans approved by the City Council, in accordance with these Conditions of Approval. (PLN)

Any deviation from the approved master tentative map, or other approved submittal shall require that, prior to the recordation of the Final Map, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Engineer or Designee. If the City Engineer or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the City Council, in accordance with the Zoning Ordinance. (PLN)

- A. The preliminary landscape plan is submitted for informational purposes only. The details of which will be reviewed under a separate Site Development Permit.
 - B. The applicant and staff shall work on exploring opportunities for additional parking around the public park.
2. Minor Vesting Tentative Map No. TM08-0001 shall become null and void if the project is not commenced within 24 months from the date of approval. Pursuant to Section 6.02-2 of the Subdivision Ordinance of the City of Milpitas the filing of the map may be extended by two years or by any time specified in accordance with State law. (PLN)

Pursuant to Section 6.02-2 of the Subdivision Ordinance, the owner or designee shall have the right to request an extension of Minor Vesting Tentative Map No. TM08-0001 if said request is made, filed and approved by the City Council prior to expiration dates set forth herein.

3. The applicant shall submit an agreement for the density averaging of the project to the satisfaction of the City Attorney. The recordation of this agreement with the County of Santa Clara shall occur prior to the recordation of the final map. (PLN/CA)

Engineering/Public Works

4. 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.
5. At the time of parcel map approval, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to final map approval for the first phase of the development.

6. Prior to any building permit issuance, the developer shall submit an executed petition to annex the subject property into the future Transit Area Community Facility District (CFD), and agree to pay the special taxes levied by CFD for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized concurrently with the parcel map recordation or prior to any building permit issuance, whichever occurs first. The developer shall comply with all rules, regulations, policies and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents.
7. Prior to issuance of building permits, the developer shall pay the Transit Area Development Impact Fee. Some improvements stated in Condition No. 8 may be credited against the Impact Fee through a reimbursement agreement.
8. Prior to parcel map approval, the developer shall obtain design approval or bond for construction of all necessary public improvements as identified below:
 - A. Milpitas Boulevard frontage improvement including but not limited to landscaped median islands from Gibraltar Drive to Montague Expressway, new curb, gutter, sidewalk installation, slurry seal the entire street frontage, signage and striping, street lights, tree wells and street trees, fire hydrants, and bus stop installation. Public-private partnerships for landscape improvements along Milpitas Boulevard along the frontage of the PG&E parcel located north of the development will also be developed.
 - B. Traffic signal installation at Milpitas Boulevard and proposed public Street "A".
 - C. Railroad crossing improvements at Milpitas Boulevard, including but not limited to concrete encasement and crossing gate arms.
 - D. Recycle Water main line installation from Gibraltar Drive intersection to the railroad crossing on Milpitas Boulevard.
 - E. Piper Drive interim roadway improvements from the proposed "A" street to Montague Expressway as deemed necessary to the satisfaction of the City Engineer.
 - F. Construction of public street "A" from Milpitas Boulevard to Piper Drive, and public streets "B" and "C" to the project boundary, including but not limited to signage and striping, street lights, curb & gutter, sidewalk, streetscape, and public utilities installation.
 - G. Installation of necessary public utilities along project frontage on Milpitas Boulevard, Piper Drive and proposed Public Street "A", "B" and "C", including but limited to water, sewer, storm, recycle water, fire hydrants and service laterals.
 - H. Undergrounding of overhead utilities consistent with Condition Number 20 below.

Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer 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. All improvements must be in accordance with the City of Milpitas standard and specification, and all public improvements shall be constructed to the city Engineer's satisfaction and accepted by the City prior to building occupancy permit issuance of the first production unit.

9. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:
 - A. Storm water connection fee of **\$219,700** based on 13.1 acres @ \$16,771 per acre. The water, sewer and treatment plant fee will be calculated at the time of building plan check submittal.
 - B. Water Service Agreement(s) for water meter(s) and detector check(s).
 - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s).
10. Prior to any map recordation, the developer shall prepare a focused traffic Impact Analysis (TIA). Prior to any building permit issuance, the developer shall address all required mitigation and pay related fees identified in the TIA. The scope of analysis shall be determined and approved by the City.
11. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, connection fees (water, sewer and storm), plan check and inspection deposit, and 2.5% building permit automation fee. These fees are collected as part of the 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.
12. Prior to any building permit issuance, the developer shall record a parcel map.
13. The tentative map and the subsequent parcel map shall designate all common lots and easements as lettered lots or lettered easements.
14. Show on the tentative map how the site will drain. Drainage facilities outletting sump conditions shall be designed to convey the flows and protect all buildings.
15. Prior to recordation of any parcel map, the developer shall submit to the City a digital format of the final map (AutoCAD format). All parcel maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3.
16. The developer shall dedicate on the parcel map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes.
17. Prior to parcel map recordation, the developer shall vacate the existing easements that are not needed and relocate/abandon the existing private/public utilities to the city satisfaction.
18. Prior to parcel map recordation, the developer shall record the proposed lot line adjustments shown on the Engineering Services exhibit "T" dated 9/18/08.
19. Prior to or concurrent with the parcel map recordation developer shall offer to dedicate Lot "E", proposed public park land, to the City in fee.

20. In accordance with Milpitas Municipal Code XI-1-7.02-2, the developer shall underground all existing wires along Milpitas Boulevard frontage on pole number 1 through 5 and remove utility poles 2, 3, and 4, as shown on the Engineering Services Exhibit "T", dated 9/18/08. All existing poles within the proposed subdivision and the project frontage, with the exception of transmission lines supported by metal poles carrying voltages of 37.5KV or more, have to be undergrounded.
21. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping and signs as determined by sight distance shall not exceed two (2) feet when measured from street elevation.
22. 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 (existing or proposed) and no trees or deep rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.
23. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division.
24. Prior to any building permit issuance developer shall incorporate the following solid waste services requirements to the satisfaction of the City Engineer, including revisions to project plans:
 - A. Proposed solid waste enclosure shall be designed per the Development Guidelines for Solid Waste Services to house self-contained compactor equipment. 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 building permit issuance. The enclosure drains must discharge to the sanitary sewer line. Storm drain inlets must 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.
 - B. The property management shall be responsible for solid waste management, including transfer of material to the compactors. Developer shall submit to the City (for review and approval) a written Solid Waste Handling Plan including detailed step-by-step instructions to manage solid waste from generation to disposal. The Plan shall state how the residential waste will be conveyed to the collection the compactor area for disposal. Show the path of travel for refuse. Demonstrate how recycling shall have a separately maintained process from garbage handling.
 - C. Prior to occupancy permit issuance, the property management shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Allied Waste Services (formally BFI). After the applicant has full occupancy, the developer shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the developer shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services at (408) 432-1234.
25. The developer shall comply with Regional Water Quality Control Board's C.3 requirements and implement the following:
 - A. At the time of building permit plan check submittal, the developer shall submit a Stormwater Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C.3

requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.

26. Prior to building, site improvement or landscape permit issuance, the building permit application shall be consistent with the developer's approved Stormwater Control Plan and approved special conditions, and shall include drawings and specifications necessary to implement all measures described in the approved Plan. As may be required by the City's Building, Planning or Engineering Divisions, drawings submitted with the permit application (including structural, mechanical, architectural, grading, drainage, site, landscape and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants. Any changes to the approved Stormwater Control Plan shall require Site Development Permit (SDP) Amendment application review.
27. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acre or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the developer, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329.
28. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2,500 square feet or larger the developer shall:
 - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
 - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord. No. 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.
 - C. Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process.
29. Per Chapter 6, Title VIII of Milpitas Municipal Code (Ord. No. 240), the landscape irrigation system must be designed to meet the City's recycled water guidelines and connect to recycled water system. To meet the recycle water guideline the developer shall:
 - A. Design the landscape irrigation for recycled water use. Use of recycled water applies to all existing rehabilitated and/or new landscape adjacent to existing or future recycled water distribution lines (except for rehabilitated landscape less than 2,500 square feet along the future alignment).

- B. Design the irrigation system in conformance to the South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines. Prior to building permit issuance the City will submit the plans to the Department of Health Services (DOHS) for approval; this approval requires additional processing time. The owner is responsible for all costs for designing and installing site improvements, connecting to the recycled water main, and processing of City and Department of Health Services approvals. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain copies of design guidelines and standards.
- C. Protect outdoor eating areas from overspray or wind drift of irrigation water to minimize public contact with recycled water. Recycled water shall not be used for washing eating areas, walkways, pavements, and any other uncontrolled access areas.
30. It is the responsibility of the developer to obtain any necessary permits/approvals from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, AT&T, Comcast, Union Pacific Railroad, Southern Pacific Railroad, Santa Clara Valley Transportation Agency, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division.
31. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), the developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms.
32. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hours prior to construction for location of utilities.
33. Prior to start of any construction, the developer 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, construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. The developer'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.
34. The developer shall obtain information from the US Postal Services regarding required mailboxes. Structures to protect mailboxes may require Building, Engineering and Planning Divisions review.
35. The developer shall obtain information from the Milpitas Unified School District (MUSD) regarding providing services.
36. Prior to demolishing the existing buildings, all utilities shall be properly disconnected. 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 immediately behind the water meter if it is not to be used. The sanitary sewer shall be capped off 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.
37. Prior to demolition permit issuance, the Applicant, or Contracted Designee, 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/Solid Waste Section prior to demolition permit issuance. The report shall describe these 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.
 - E. Applicant/Contractor shall make every effort to salvage materials for reuse and recycling.
38. Prior to building permit issuance, applicant shall submit Part II of the Recycling Report to the Building Division, for forwarding to the City's Utility Engineering/Solid Waste Section, that confirms items 1 – 4 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/or 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 Engineering/Solid Waste Section prior to inspection by the Building Division.
39. All demolished materials including, but not limited to broken concrete and paving materials, pipe, vegetation, and other unsuitable materials, excess earth, building debris, etc., shall be removed from the job site for recycling and/or disposal by the Applicant/Contractor, all to the satisfaction of the City Engineer or designee. The Applicant/Contractor shall, to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction project. The Applicant/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. The Applicant/Contractor shall perform all recycling and/or disposal by removal from the job site.
40. Make changes as noted on Engineering Services Exhibit "T"(dated 9/18/2008) and submit a Mylar of the revised tentative map to the Planning Division within three weeks of this tentative map approval. No application for the review of the parcel map or improvement plans will be accepted until this condition is satisfied.
41. Based on the information submitted and the City records, the parcels on the north of the proposed public street "A" do not appear to be legal parcels of record. The developer shall submit and execute Lot Line Adjustments prior to the recordation of the Final Map.



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: September 24, 2008

APPLICATION: **Minor Tentative Map No. TM08-0001, Milpitas Station Master Development Map**

APPLICATION SUMMARY:

A request to create four parcels with ancillary lots for private streets; the dedication of right-of-way for public streets and a public park; and provision for utilities for the purpose of accommodating future residential development plans. The parcels could accommodate up to 318 dwelling units. This proposal includes no development plans or condominium plans.

LOCATION: 1401 S. Milpitas Blvd. (APNs: 086-32-032 through -040)
APPLICANT: Patrick Brown, 4060 Campus Dr., Ste. 100, Newport Beach, CA 92660
OWNER: Milpitas Station, LLC, 12275 El Camino Real, Ste. 11, San Diego, CA 92130

RECOMMENDATION: **Staff recommends that the Planning Commission:**
1. Close the public hearing following public testimony; and
2. Adopt Resolution No. 08-050 approving the project subject to conditions of approval.

PROJECT DATA:

General Plan/
Zoning Designation: Multi-family Very High Density and Multi-family High Density/Very High Density Residential (R4) and High Density Residential (R3)
Overlay District: Site and Architectural (-S) and Transit Oriented Development (-TOD)
Specific Plan: Transit Area Specific Plan (TASP)

Site Area: 12.1 acres

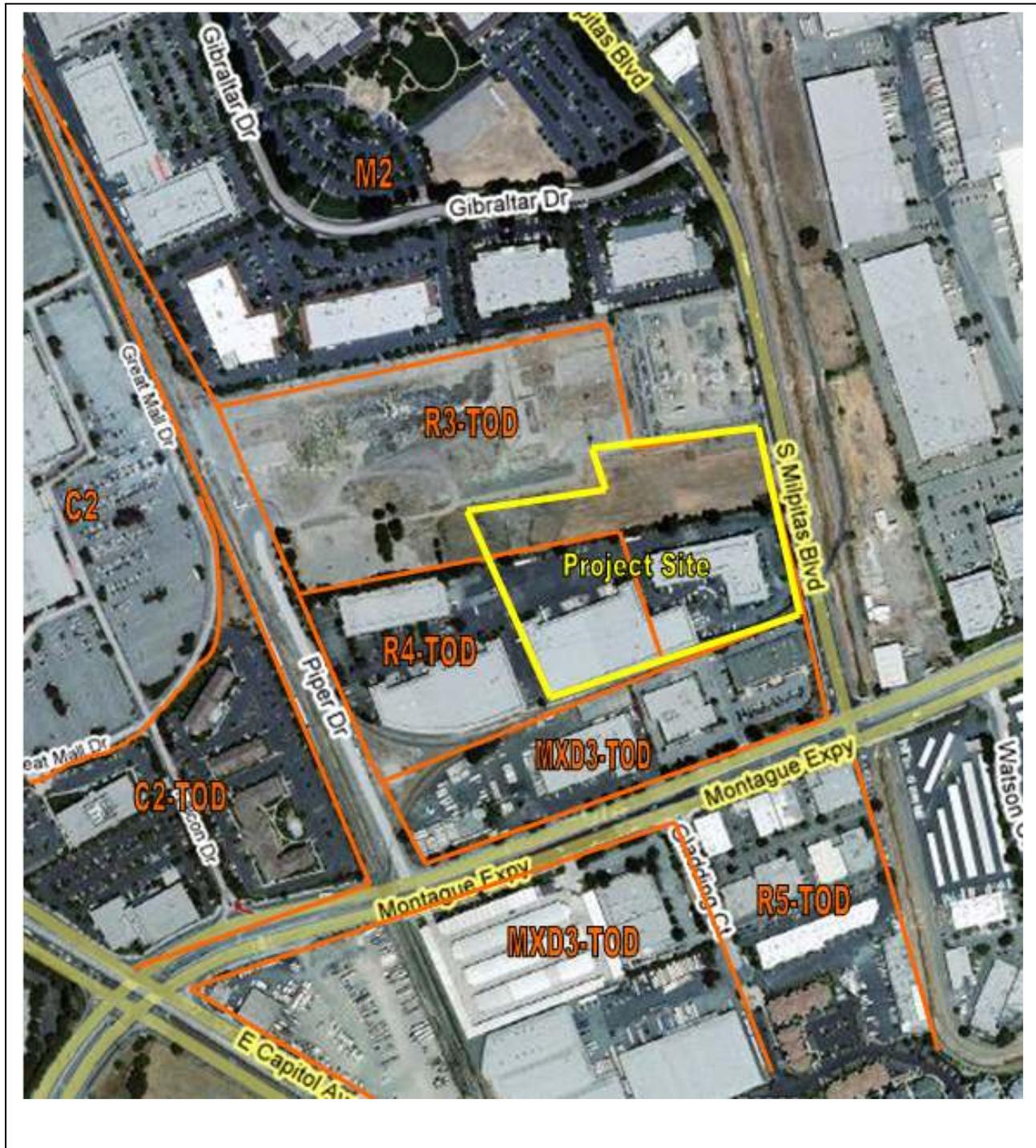
CEQA Determination: Exempt pursuant to Section 15168(c)(2) of the CEQA Guidelines

PLANNER: Sheldon S. Ah Sing, Senior Planner

PJ: 3216

ATTACHMENTS: A. Resolution No. 08-050
Plans

LOCATION MAP



No scale

BACKGROUND

On June 3, 2008, the City Council adopted the Transit Area Specific Plan. The Plan encompasses 437 acres and promotes the development of 7,109 dwelling units, 287,075 square feet of retail space, 993,843 square feet of office space and industrial. The plan includes development standards, goals and policies guiding development within the plan area. Because of the physical characteristics of the area, including major streets, railroads and creeks, the plan also established sub-districts with specific goals and policies to accommodate those unique characteristics.

The proposed project is within the Piper-Montague Sub-District of the Transit Area Specific Plan. The sub-district is located near the future BART station and the Great Mall, although separated by Montague Expressway and rail tracks respectively. For the sub-district, the TASP envisioned high density residential neighborhoods near transit and shopping. In addition, the plan proposed two smaller urban parks for the sub-district, a public street to connect Piper Drive and Milpitas Boulevard and a street to link the new public road and Montague.

On July 31, 2008, Patrick Brown of RGC submitted an application to create a four-lot subdivision for the purposes of accommodating future residential development. The application is submitted pursuant to Title XI, Chapter 1, Section 6.02 of Municipal Code for parcel maps. No development or condominium plans were submitted as part of this application. City staff is concurrently reviewing two other adjacent development proposals by other developers within the same sub-district as the subject proposal.

PROJECT DESCRIPTION***Site and surrounding uses***

The site contains 12.1 acres and is located near the intersection of Montague Expressway and Milpitas Boulevard. The project site is partially zoned High Density Residential and Very High Density Residential. The entire project site has Site and Architectural and Transit Oriented Development Overlays focusing on design and treatment of projects near transit nodes. Surrounding the subject property are developed parcels. East of the subject site includes developed buildings on industrially zoned properties. To the north of the project site is an electric sub-station and buildings on industrially zoned properties. To the south of the project site include industrial buildings on high density mixed use zoned properties. To the west of the subject site includes industrial buildings on high density residentially zoned property. A vicinity map of the subject site location is included on page 2 for reference.



To the south of the subject site is a spur railroad servicing existing industrial users to the east of the site. While the long-term vision of the TASP sees the elimination of the spur, the spur will not be moved in the short-term. The overall development concept submitted by the three developers includes a single three-acre park located in the middle of the sub-district along the proposed east-west public street. The proposed park is surrounded by a public road loop connecting to the east-west road. The proposed park is commensurate in size with the original two-park concept.

Parcel map

The project proposes to subdivide the 13.1 acre subject property into four parcels for future residential development. The project also includes the dedication of right-of-way for new public roads and 1.81 acres for the proposed public park. Private lots include private streets to service the development. The plans also include rough grading and utility locations. The table below demonstrates the parcel size and eventual number of dwelling units that could be developed on each parcel.

Table 1
Parcel Statistics

Parcel	Acreage	Eventual number of units
1	2.36	35-46
2	2.19	84-92
3	2.23	66-72
4	2.41	102-108

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 2
General Plan Consistency

Policy	Consistency Finding
<p><i>2.a.1-25: Require development in the Transit Area to conform to the adopted design guidelines and requirements contained in the Transit Area Plan.</i></p>	<p>Consistent. The project as proposed and conditioned conforms to the street layout, street sections, density and land use.</p>

Zoning Ordinance

The site includes 8.9 acres of High Density Residential-Transit Oriented Development (R3-TOD) (21 min/41 max units per acre) and 4.2 acres of Very High Density Residential-Transit Oriented Development (R4-TOD) (41 min/60 max units per acre). The project is to create a master parcel development map that provides for the eventual development of high density residential, which is consistent with the City’s Zoning Map. Other development standards, including density, are described in the Transit Area Specific Plan section below.

Subdivision Ordinance

The project is consistent with the provisions in Title XI, Chapter 1, Section 6, Minor Subdivision and Parcel Maps of the City’s Municipal Code regarding the form, content and dedications of the parcel map. Because the parcel map proposes dedication of land to the City, the tentative map is subject to ultimate approval by the City Council. The Planning Commission will make their recommendation to the City Council by adopting a resolution.

Transit Area Specific Plan

Overall compliance

The proposed project’s land use, street layout and street sections are consistent with the Transit Area Specific Plan’s Piper-Montague sub-district. The concept for the single park substantially conforms to the Specific Plan. Providing a larger central park would allow for more effective programming for the site.

Density

On all sites throughout the Transit Area, densities can be averaged over an individual project which covers multiple parcels or over separate projects; provided that legal instruments are recorded for individual parcels to ensure that the minimum and maximum densities established by the plan are met. The master tentative map provides for the eventual development up 318 dwelling units for the project site. The R3 portion of the project does not meet the minimum density by 13 units. The R4 portion of the project does not meet the minimum density by 28 units. Therefore the project does not meet the minimum density of the zoning districts by 41 units. To rectify this, the applicant proposes an

agreement with the adjacent property to the west to provide the additional 41 units. A condition of approval is recommended that the agreement be drafted to the satisfaction of the City Attorney and recorded prior to the final map recordation. With the internal averaging and averaging with the adjacent property, the project meets the minimum density for the R3 and R4 zones.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is exempt from further environmental review pursuant to Section 15168(c)(2) of the CEQA guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The proposed master development map is consistent with the Transit Area Specific Plan in terms of land use, density, and street layout. The proposed consolidation of the two smaller parks into one central park provides for more flexibility in recreational programming. Using density averaging, the project is consistent with the minimum density requirements for the zoning districts.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 08-050 recommending approval of Minor Tentative Map No. TM08-0001, Milpitas Station to the City Council, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution No. 08-050
Plans

**4. MINOR TENTATIVE
MAP NO. TM08-0001**

Sheldon Ah Sing, Senior Planner, presented a request to create four parcels with ancillary lots for private streets, the dedication of right-of-way for public streets and a Public Park, and provisions for utilities for the purposes of accommodating future residential development plans. In the future, the four parcels could accommodate up to 318 dwelling units. This proposal does not include building development plans or condominium plans. The project is located at 1401 S. Milpitas Boulevard within the Transit Area Specific Plan's Piper-Montague Sub-district and zoned a combination of Very High Density Residential and High Density Residential with Site and Architectural Overlay. Mr. Ah Sing recommended adopting Resolution No. 08-050 recommending approval to the City Council. He also noted that staff had changes to the conditions of approval which is on file with staff.

Vice Chair Mandal said he is happy to see a public park as part of the project. He recalled that a school site was proposed to the west of the property and asked staff for clarification. Mr. Lindsay said the central park was the area that was identified as a school site and city park and the specific plans have that change made. The project area for the master map that is before you this evening is not in close proximity to central park.

Commissioner Ali-Santosa referenced the original property line on sheet 3 of 11 and asked if the applicant is getting a portion of the cul de sac on Piper Drive. Mr. Ah Sing stated that the project does not abut Piper Drive. Mr. Lindsay added that sheet 3 is for informational purposes only depicting the conceptual development plans submitted by the three developers. In addition, that concept is outdated in that the adjacent developer of the subject project intends to keep Piper Drive intact.

Commissioner Tabladillo asked if the project may not meet the minimum density of 28 units. Mr. Ah Sing said the project is short the minimum density by 40 units. The Transit Area Specific Plan allows for density averaging amongst adjacent projects. In this case the projects within the sub-district will be within the minimum and maximum density requirements for the sub-district.

Commissioner Tabladillo asked how many total units for the area. Mr. Ah Sing said Milpitas Station is proposing 318 units, Citation Homes is proposing 638 units and Barry Swenson builders are proposing 480 units.

Commissioner Tabladillo asked how large is the entire parcel and Mr. Ah Sing said 35 acres.

Mr. Lindsay explained that there is flexibility within the specific plan itself and it is planning's job to communicate clearly that when a project is coming in, they are not exceeding the maximum density for that area.

Commissioner Tabladillo said she is concerned when there is an extensive number of units and urge caution when a community is growing too quickly.

Vice Chair Mandal asked how big is the park and Mr. Ah Sing said 3 acres.

Vice Chair Mandal introduced the applicant.

Pat Brown, Applicant, said he is pleased to present the project to the Commission. He said the project meets the transit specific plan goals and agrees with the condition of approval with the exception of condition no. 24 which reads as follows:

24. *Prior to any building permit issuance developer shall incorporate the following solid waste services requirements to the satisfaction of the City Engineer, including revisions to project plans:*
- A. *Proposed solid waste enclosure shall be designed per the Development Guidelines for Solid Waste Services to house self-contained compactor equipment. 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 building permit issuance. The enclosure drains must discharge to the sanitary sewer line. Storm drain inlets must 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.*
 - B. *The property management shall be responsible for solid waste management, including transfer of material to the compactors. Developer shall submit to the City (for review and approval) a written Solid Waste Handling Plan including detailed step-by-step instructions to manage solid waste from generation to disposal. The Plan shall state how the residential waste will be conveyed to the collection the compactor area for disposal. Show the path of travel for refuse. Demonstrate how recycling shall have a separately maintained process from garbage handling.*
 - C. *Prior to occupancy permit issuance, the property management shall provide evidence to the City that a sufficient level of trash and recycling service has been secured using a Service Agreement with Allied Waste Services (formally BFI). After the applicant has full occupancy, the developer shall contact Allied Waste Services commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the developer shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services at (408) 432-1234.*

Vice Chair Mandal opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Sandhu/Galang

AYES: 7

NOES: 0

ABSENT: 1 (Cliff Williams)

ABSTAIN: 0

Commissioner Ciardella asked if there will be public parking and Mr. Ah Sing said there would be public parking on one side of the street.

Vice Chair Mandal asked when can the Commission make recommendations to parking and Mr. Ah Sing said when the development plans come forward, the Commission could have the opportunity to review the parking.

Planning Commission Meeting Minutes of September 24, 2008

Mr. Lindsay said the master map does establish the width of the street and it is consistent with the Specific Plan and additional parking would affect the width of the public right away.

Commissioner Tabladillo asked if the public park would have angled parking to allow more cars to park. Mr. Lindsay said that staff could carry that recommendation to Council.

Vice Chair Mandal asked how much space would be needed for angled parking. Mr. Lindsay said that a 90 degree space is about 18 feet long, a parallel space is about 8 feet wide, so angled parking would need about 10 feet in additional width.

Commissioner Tabladillo recommended that staff look at maximizing the spaces around the park area and bring that forward to City Council.

Commissioner Ciardella agreed with Commissioner Tabladillo about angled parking.

Commissioner Sandhu asked the applicant about construction. **Jim Murar, Applicant,** said he expects construction to begin the end of 2009 and to have the homes completed in 2010. Mr. Murar said the plan does include an internal parking area that would be separate from the streets and are working within the dictates of the transit area plan.

Commissioner Sandhu said he agrees with fellow commissioners to increase the number of parking in this new development.

Motion to adopt resolution no. 08-050 and have staff work with the applicant to look at the park and see what can be negotiated in regards to additional parking space and look at angled parking and reduce the parkland by 20 feet and recommend approval to City Council.

M/S: Tabladillo/Ciardella

AYES: 7

NOES: 0

ABSENT: 1 (Cliff Williams)

ABSTAIN: 0

UTILITIES:

PROPOSED IMPROVEMENTS:

PUBLIC FACILITIES: WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.

PRIVATE FACILITIES:

WATER SERVICE TO THE SITE WILL BE SERVED FROM THE EXISTING TWELVE-INCH AND FOURTEEN-INCH MAINS IN PIPER DRIVE AND MILPITAS BOULEVARD, RESPECTIVELY.

SEWER SERVICE TO THE SITE WILL BE SERVED FROM THE EXISTING FIFTEEN-INCH MAIN IN PIPER DRIVE.

WATER SERVICE - THE CITY OF MILPITAS (SANTA CLARA VALLEY WATER DISTRICT)

SEWERAGE SERVICE - SAN JOSE / SANTA CLARA WATER POLLUTION CONTROL PLANT.

GAS & ELECTRIC SERVICE - PACIFIC GAS & ELECTRIC.

TELEPHONE SERVICE - AT&T.

CABLE TV SERVICE - COMCAST CABLE COMMUNICATIONS.

STREET TREES - CITY OF MILPITAS

PROPERTY DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MILPITAS, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PORTION OF PARCEL A, B, AND C, AND ALL OF PARCEL D AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 20, 1987, IN BOOK 580 AT PAGES 49 AND 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, AND A PORTION OF PARCEL NO. 2 AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED DECEMBER 28, 1971, IN BOOK 294 AT PAGE 35, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY.

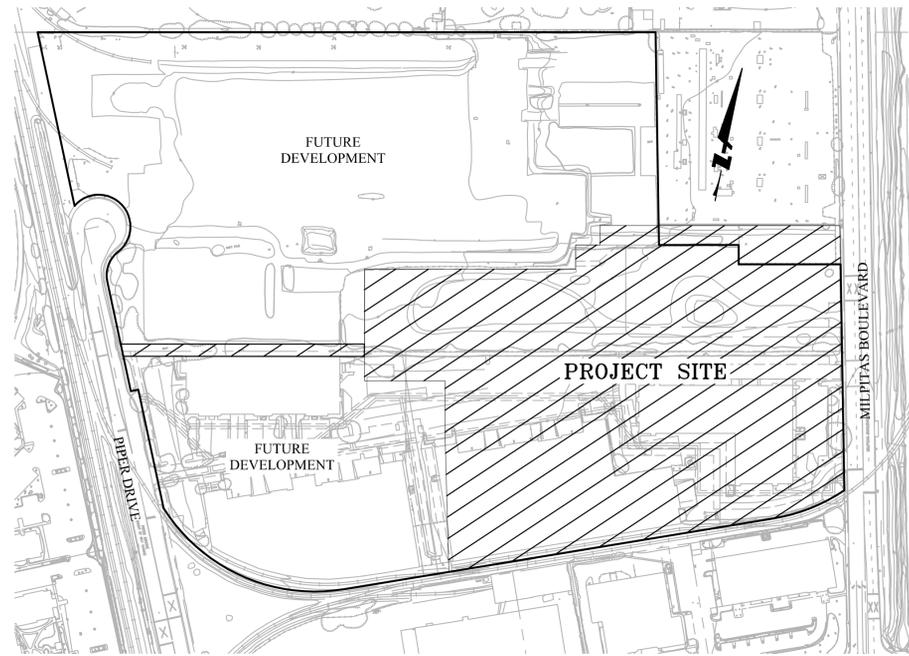
GENERAL NOTES:

- STREETS: STREETS A, B & C WILL BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF MILPITAS. REMAINING STREETS WILL BE PRIVATE STREETS AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED AS PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY.
- DATUM: CITY OF MILPITAS DATUM.
- EXISTING WELLS AND/OR SEPTIC TANKS ON SITE: N/A

ABBREVIATIONS:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC	ACRES	PMSDE	PRIVATE MAINTAINED STORM DRAIN EASEMENT
BLDG	BUILDING	P.O.C.	POINT OF CONNECTION
BOS	BOTTOM OF SLOPE	PR	PROPOSED
BW	BOTTOM OF WALL	PSDE	PUBLIC STORM DRAIN EASEMENT
DW	DOMESTIC WATER	PSUE	PUBLIC SERVICE UTILITY EASEMENT
DWE	DOMESTIC WATER EASEMENT	PW	POTABLE WATER
EAE	EMERGENCY ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS	R	RADIUS
EX	EXISTING	R.O.W.	RIGHT-OF-WAY
FFe	FINISH FLOOR ELEVATION	RR	RAILROAD SPUR EASEMENT
GB	GRADE BREAK	RW	RECLAIMED WATER
GND	GROUND	SB	SOUTH BOUND
HP	HIGH POINT	S	SLOPE
IEE	INGRESS, EGRESS EASEMENT	SD	STORM DRAIN
INV	INVERT	SDMH	STORM DRAIN MANHOLE
JT	JOINT TRENCH	SF	SQUARE FEET
LF	LINEAR FOOT	SHT.	SHEET
LLA	LOT LINE ADJUSTMENT	SS	SANITARY SEWER
LP	LOW POINT	SSE	SANITARY SEWER EASEMENT
MAX	MAXIMUM	SSMH	SANITARY SEWER MANHOLE
MIN	MINIMUM	TC	TOP OF CURB
NB	NORTH BOUND	TEMP	TEMPORARY
NBA	NON-BUILDABLE EASEMENT	TG	TOP OF GRATE
NTS	NOT TO SCALE	TOS	TOP OF SLOPE
PAE	PRIVATE ACCESS EASEMENT	TYP	TYPICAL
PKG	PARKING	TW	TOP OF WALL
PMFLE	PRIVATE MAINTAINED FIRE LINE EASEMENT	W	WATER
		VTA	SANTA CLARA VALLEY TRANSPORTATION AUTHORITY

VESTING TENTATIVE MAP MILPITAS STATION MILPITAS, CALIFORNIA



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DENSITY

	REQUIRED	UNITS	DENSITY
HIGH DENSITY RESIDENTIAL (21 DU/AC)	166 DU	174 DU	22DU/AC
VERY HIGH DENSITY RESIDENTIAL (41 DU/AC)	172 DU	144 DU	34DU/AC
ADDITIONAL UNITS FROM SWENSON & HIGH DENSITY DEVELOPMENT PER DENSITY AVERAGING FOR VERY HIGH DENSITY		28 DU	
		172 DU	41DU/AC
(20 FROM SWENSON + 8 FROM HIGH DENSITY AREA)			
TOTAL		346 DU	
PROPOSED		318 DU	
TOTAL WITH DENSITY AVERAGING		346 DU	

LOT AREAS

LOT #	AREA (ACRE)	# UNITS	USE/PURPOSE
1	2.36±	35-46	RESIDENTIAL
2	2.19±	46-92	RESIDENTIAL
3	2.23±	66-72	RESIDENTIAL
4	2.41±	102-108	RESIDENTIAL
A	0.03±	0	TRASH
B	0.49±	0	PRIVATE ROAD
C	0.16±	0	PRIVATE DRIVE
D	1.17±	0	PUBLIC STREET A
D	0.04±	0	PUBLIC STREET B
D	0.21±	0	PUBLIC STREET C
E	1.81±	0	PARK

SHEET INDEX:

- SHEET 1 - TITLE SHEET
- SHEET 2 - CONDITIONS OF APPROVAL
- SHEET 3 - SUBDISTRICT MAP
- SHEET 4 - EXISTING EASEMENTS TO BE ABANDONED
- SHEET 5 - TENTATIVE MAP - INTERIM CONDITION
- SHEET 6 - GRADING AND DRAINAGE PLAN
- SHEET 7 - UTILITY PLAN - INTERIM CONDITION
- SHEET 8 - CROSS SECTIONS
- SHEET 9 - CROSS SECTIONS
- SHEET 10 - EXISTING CONDITIONS
- SHEET 11 - ROADWAY PLAN

ENGINEER:

BKF ENGINEERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
(916) 556-5800

SUB-DIVIDER/OWNER:

E. JAMES MURAR
MILPITAS STATION LLC
4060 CAMPUS DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
(949) 553-0601

PROPERTY ADDRESS:

1551 MILPITAS BOULEVARD
1250, 1310 AND 1350 PIPER DRIVE,
MILPITAS, CALIFORNIA

PROPOSED LAND USE:

HIGH DENSITY RESIDENTIAL-TRANSIT ORIENTED DEVELOPMENT OVERLAY AND SITE AND ARCHITECTURAL OVERLAY.

VERY HIGH DENSITY RESIDENTIAL-TRANSIT ORIENTED DEVELOPMENT OVERLAY AND SITE AND ARCHITECTURAL OVERLAY.

EXISTING LAND USE:

INDUSTRIAL

ASSESSOR'S PARCEL NUMBER:

- 086-32-033
- 086-32-034
- 086-32-035
- 086-32-036
- 086-32-037
- 086-32-038
- 086-32-039
- 086-32-040

BASIS OF BEARINGS:

THE BEARING "NORTH 23°48'21" WEST" BETWEEN FOUND MONUMENTS ON PIPER DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 20, 1982, IN BOOK 580 OF MAPS AT PAGES 49 AND 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

BENCHMARK:

POINT #171A, A VALLEY TRANSIT AUTHORITY (VTA) MONUMENT AT THE NORTHERLY BULB OF THE CUL DE SAC AT PIPER DRIVE.

ELEVATION: 43.83 FEET
(NAVD88 DATUM)

LEGEND

	EXISTING	PROPOSED
CENTER LINE	---	---
EDGE OF PAVEMENT	---	---
FIRE HYDRANT	⊕	⊕+FH
ELECTROLIER	⊙	⊙*
SANITARY SEWER CLEANOUT	⊙	⊙CO
MANHOLE	● OR ○	●
STORM DRAIN INLET	⊞	⊞
WATER METER	⊞	⊞
AREA DRAIN	⊞	⊞
GATE VALVE	⊞	⊞
BLOW OFF	⊞	⊞
SIGN	⊞	⊞
FLOW DIRECTION ARROWS	→	→
PROPERTY LINE	---	---
EASEMENT	---	---
JOINT TRENCH	---	--- JT --- JT ---
SANITARY SEWER LINE	---	--- 8"SS ---
STORM DRAIN LINE	---	---
WATER LINE	---	--- 12"W ---
RECLAIMED WATER	---	--- RW ---

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

JAMES T. MCCURDY
PROJECT MANAGER
BKF ENGINEERS

DATE



TRACT NO. _____
MILPITAS STATION
MASTER MAP
TITLE SHEET

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	9/15/08	SUBDIVISION TENTATIVE MAP	
Scale:	AS SHOWN	THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER	
Design:	JTM	CITY ENGINEER	DATE
Drawn:		RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____	
Approved:	JDL	20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20_____	
Job No.	20068010-20	DIRECTOR OF PLANNING	DATE

Revisions					
Num.	Date	By	Description	City Engr. Aprv.	Date



Project No.	
Drawing No.	PITMTI-MMO1
E.P. No.	
Sheet	1 of 11



TRACT NO. _____
 MILPITAS STATION
 MASTER MAP
 CONDITIONS OF APPROVAL

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 9/15/08
 Scale AS SHOWN
 Design JTM
 Drawn
 Approved JDL
 Job No. 20060010-20

SUBDIVISION TENTATIVE MAP

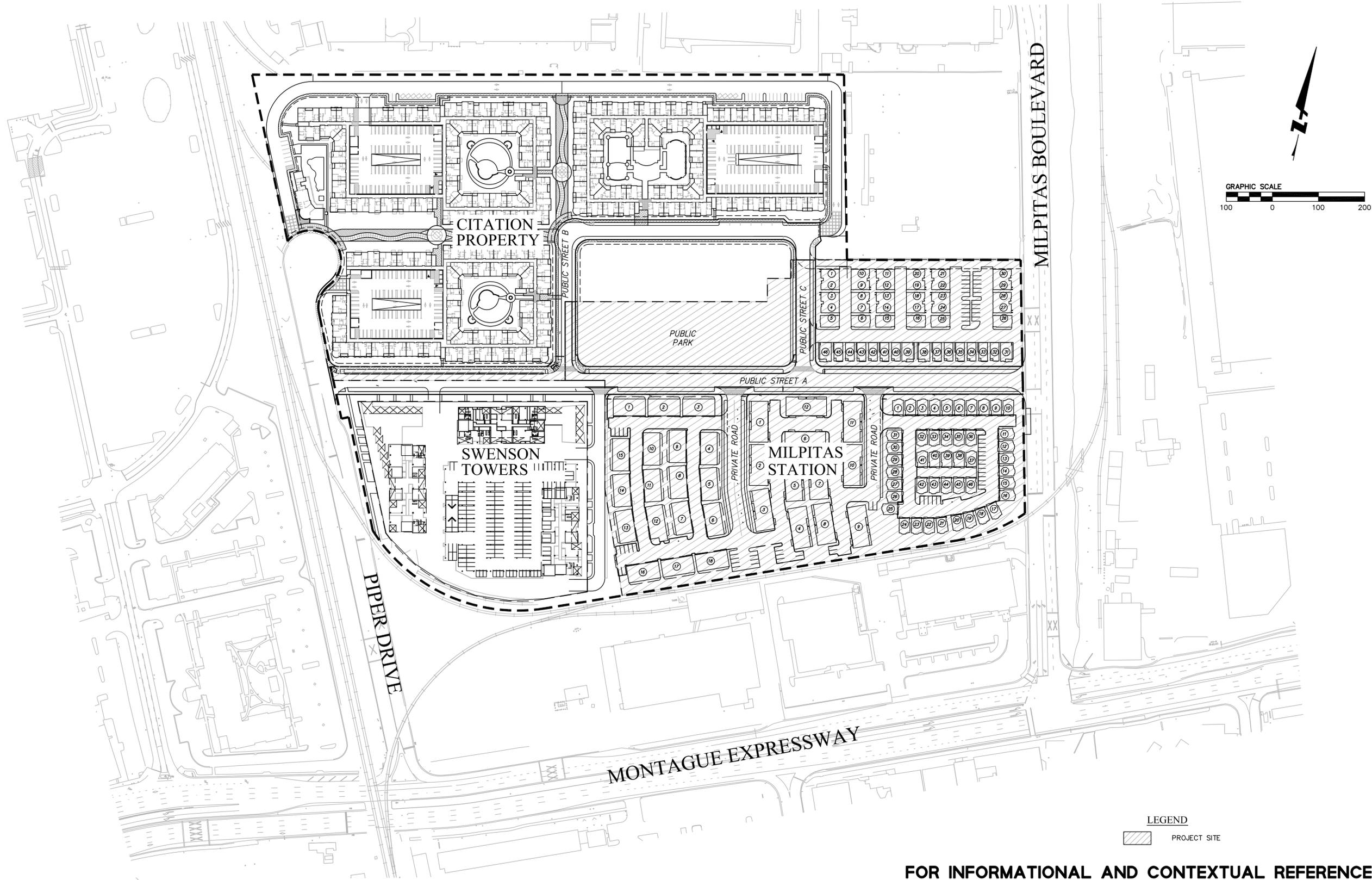
THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER
 CITY ENGINEER DATE
 RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____
 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20____
 DIRECTOR OF PLANNING DATE

Revisions

Nurn.	Date	By	Description	City Engr. Aprv.	Date



Project No.
 Drawing No. **PITMCA-MM01**
 E.P. No.
 Sheet 2 of 11



LEGEND
 PROJECT SITE

FOR INFORMATIONAL AND CONTEXTUAL REFERENCE ONLY



TRACT NO. _____
 MILPITAS STATION
 MASTER MAP
 SUBDISTRICT MAP

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	9/15/08
Scale:	AS SHOWN
Design:	JTM
Drawn:	
Approved:	JDL
Job No.	20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER _____ DATE _____

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____

AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20____

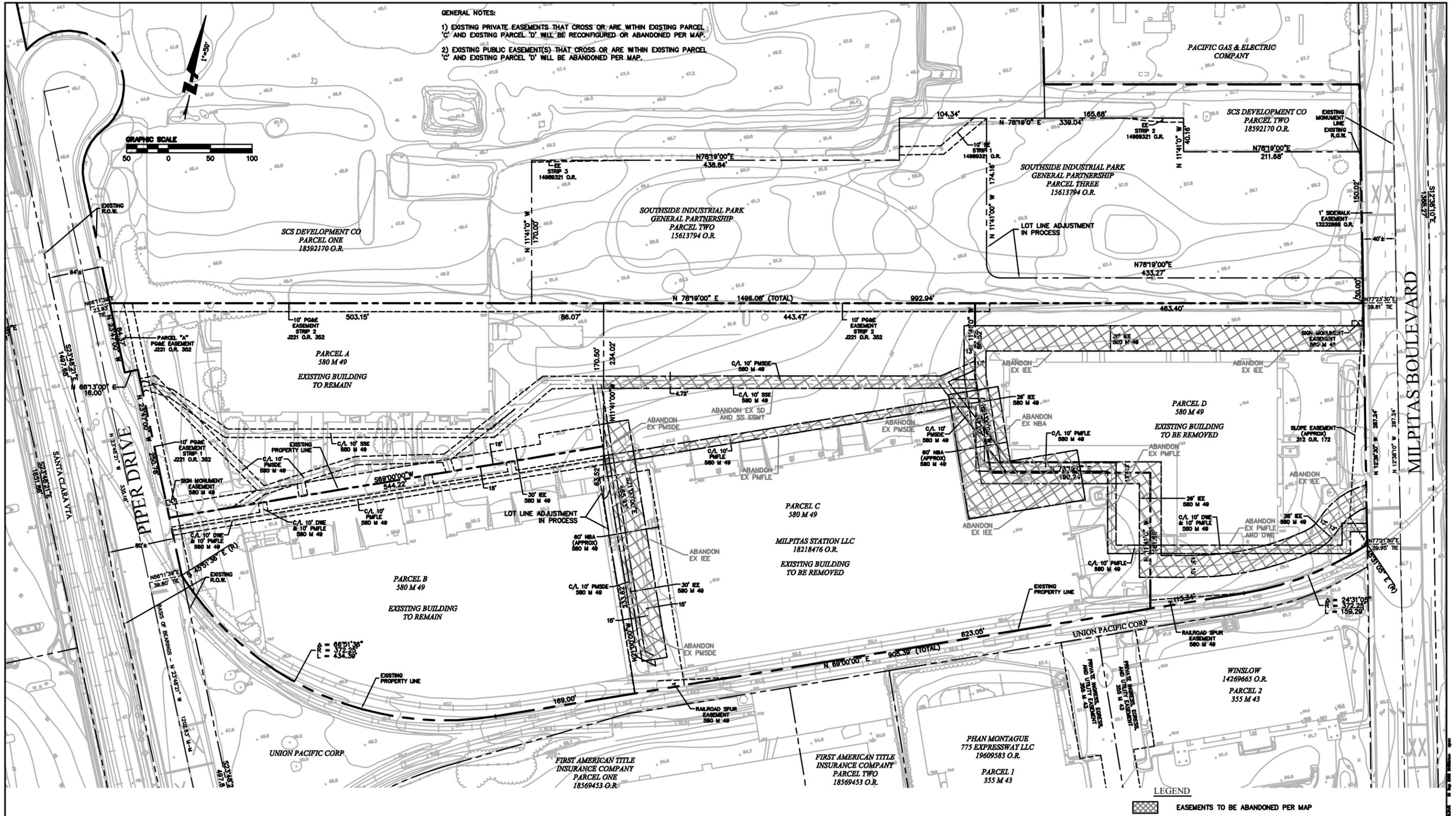
DIRECTOR OF PLANNING _____ DATE _____

Revisions						
Num.	Date	By	Description	City Engr. Aprv.	Date	



Project No.	
Drawing No.	PITM-MM02
E.P. No.	
Sheet	3 of 11

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680 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
(916) 556-9800 PH / (916) 556-9899 FAX

TRACT NO. _____
MILPITAS STATION
MASTER MAP
EASEMENTS
TO BE ABANDONED

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	9/15/08
Scale:	AS SHOWN
Design:	JTH
Drawn:	
Approved:	JDL
Job No.:	2006010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER _____ DATE _____

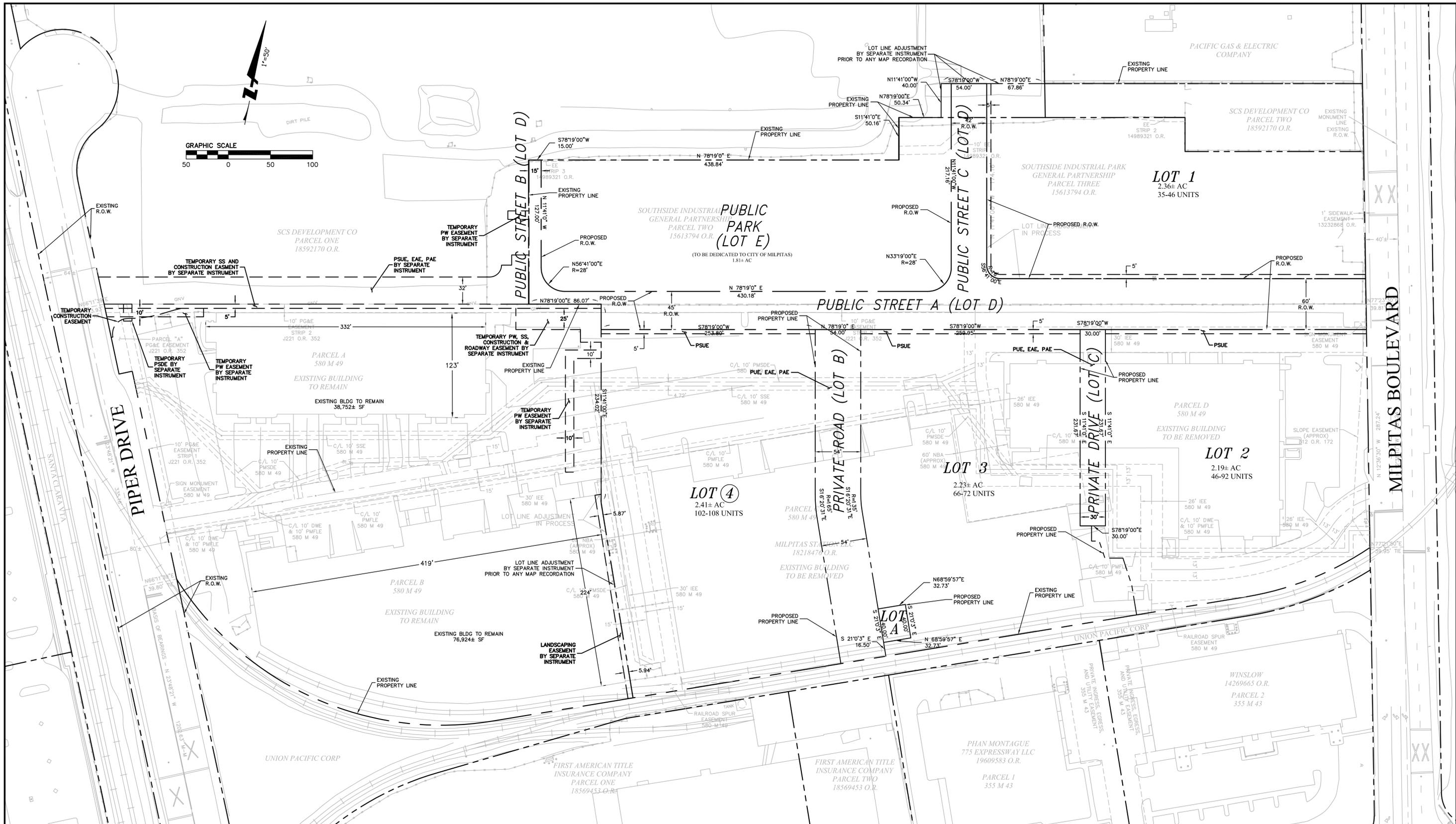
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DIRECTOR OF PLANNING _____ DATE _____

Revisions						
Num.	Date	By	Description	City Engr. Aprv.	Date	

REGISTERED PROFESSIONAL ENGINEER
JAMES T. MCCURDY
C 64850
EXP. 6/30/09
CIVIL
STATE OF CALIFORNIA

Project No.	
Drawing No.	PITMESMT
EP. No.	
Sheet	4 of 11



TRACT NO. MILPITAS STATION
MASTER MAP
TENTATIVE MAP
INTERIM CONDITION

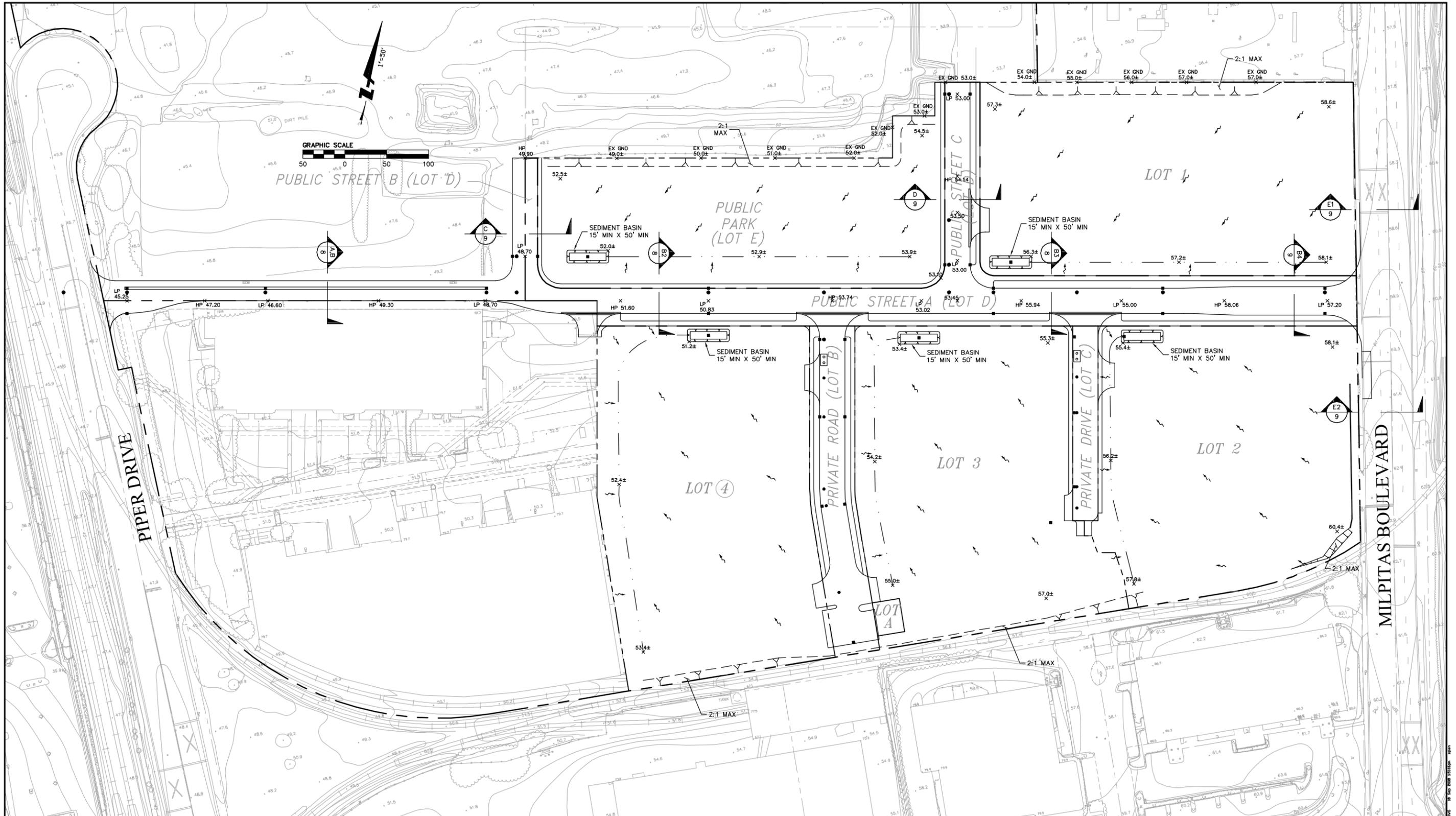
MILPITAS SANTA CLARA COUNTY CALIFORNIA

SUBDIVISION TENTATIVE MAP	
Date 9/15/08	
Scale: AS SHOWN	THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER
Design: JTM	CITY ENGINEER DATE
Drawn:	RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____
Approved: JDL	20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20
Job No. 20068010-20	DIRECTOR OF PLANNING DATE

Revisions					
Num.	Date	By	Description	City Engr. Aprv.	Date



Project No.	
Drawing No.	PITM-MM01
E.P. No.	
Sheet	5 of 11



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 980 9TH STREET, SUITE 1770
 SACRAMENTO, CA 95814
 (916) 556-5800 PH / (916) 556-5899 FAX

TRACT NO. _____
MILPITAS STATION
MASTER MAP
GRADING AND DRAINAGE PLAN

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	9/15/08
Scale:	AS SHOWN
Design:	JTM
Drawn:	
Approved:	JDL
Job No.:	20068010-20

SUBDIVISION TENTATIVE MAP

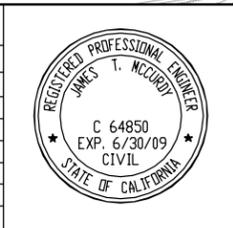
THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER _____ DATE _____

CITY ENGINEER _____ DATE _____

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20____ AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20____

DIRECTOR OF PLANNING _____ DATE _____

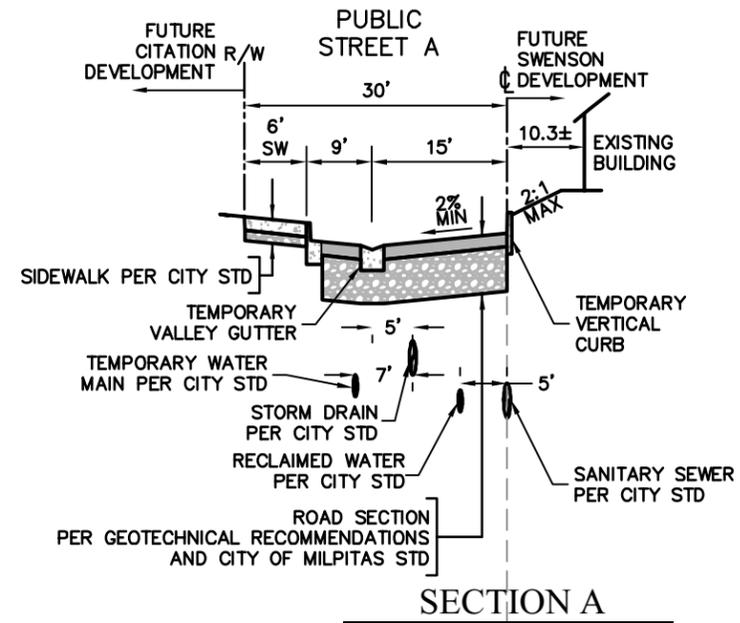
Revisions						
Nurr.	Date	By	Description	City Engr. Aprv.	Date	



Project No. _____
 Drawing No. **PITMGD-MM01**

E.P. No. _____

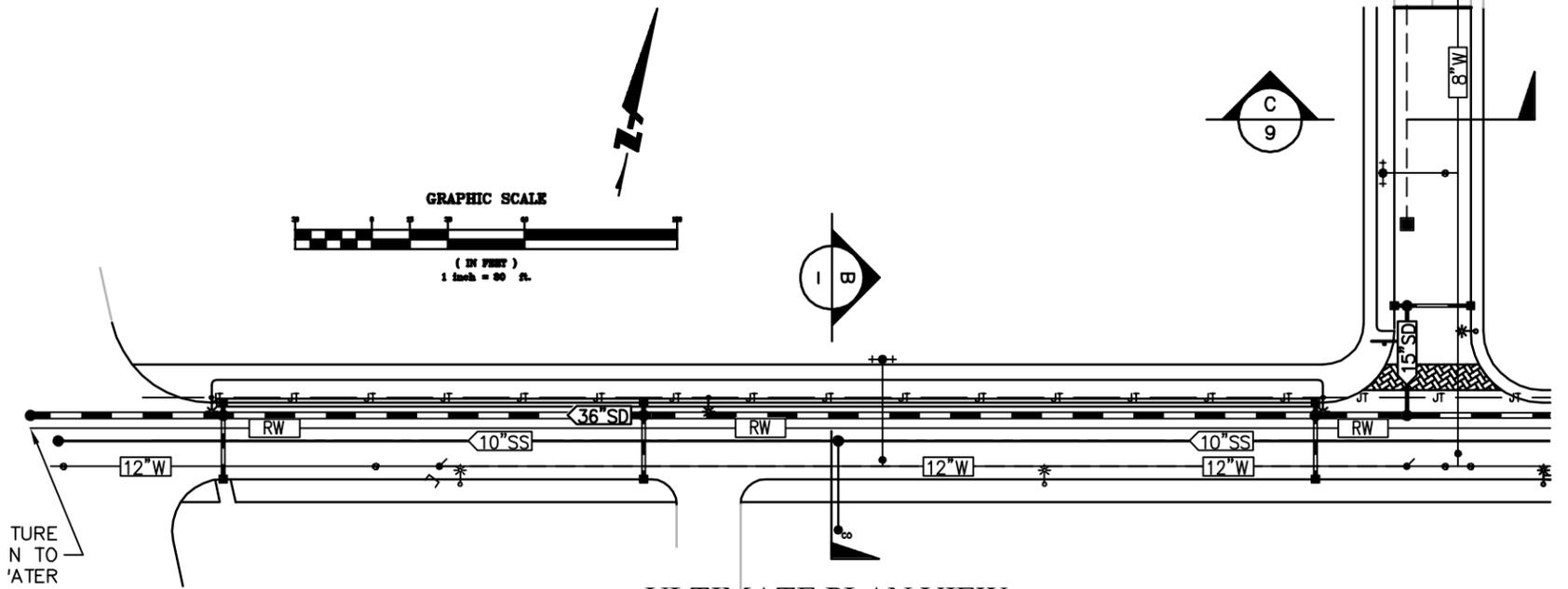
Sheet **6** of **11**



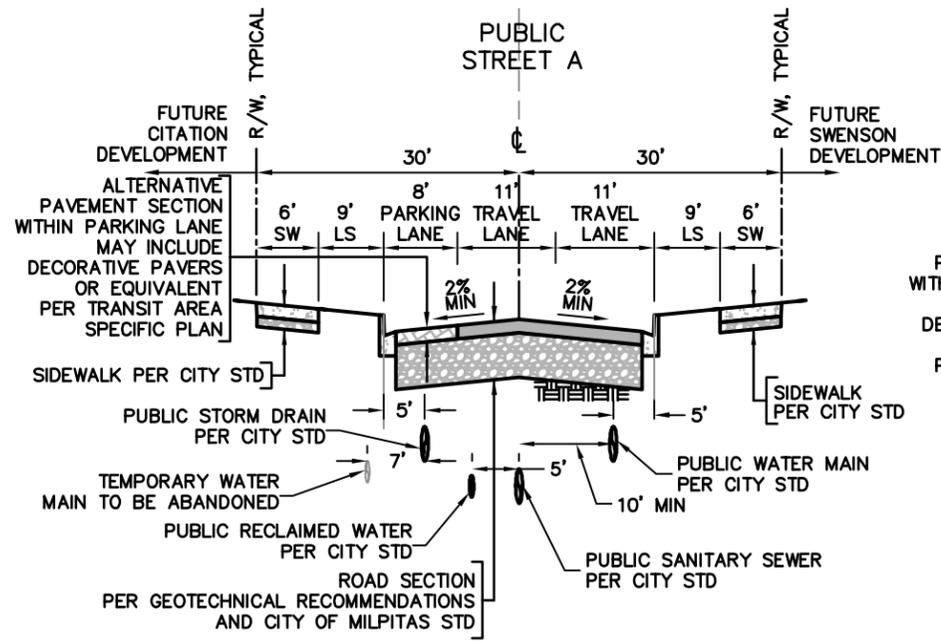
SECTION A
NOT TO SCALE

**INTERIM
CONDITION**

(PROPOSED ROADWAY SECTION AND UTILITIES PRIOR TO DEMOLITION OF EX BUILDING ON SWENSON PROPERTY)



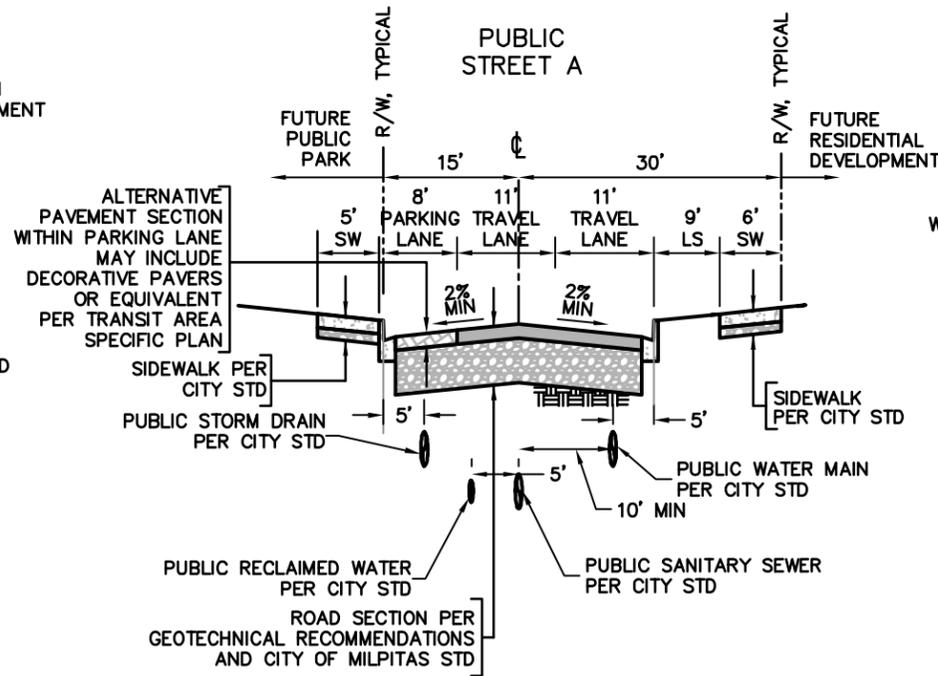
ULTIMATE PLAN VIEW
(FUTURE CONDITION, FOR INFORMATION ONLY)



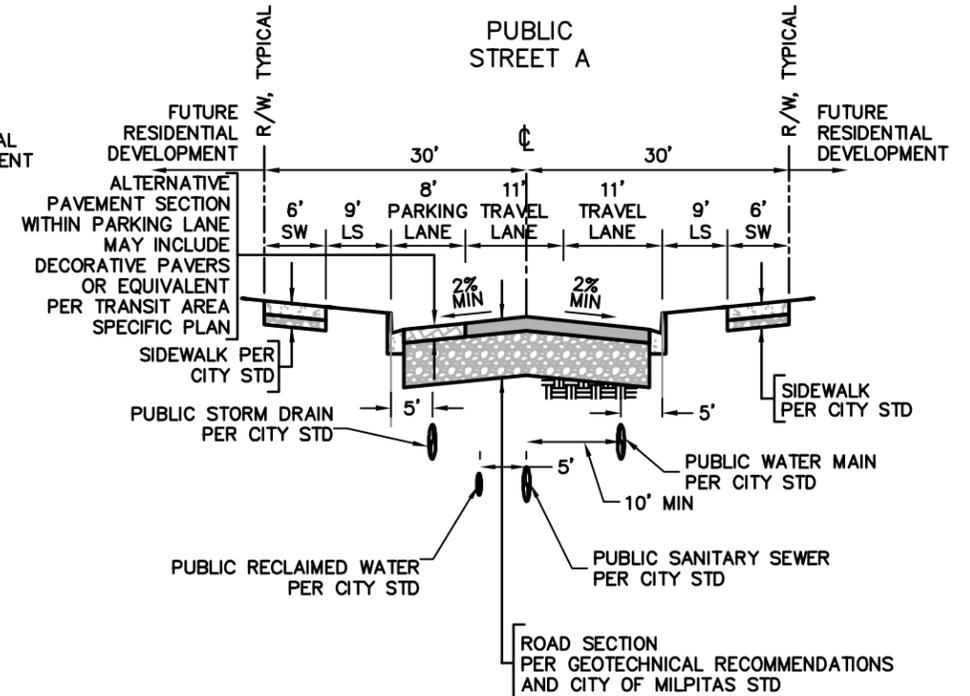
SECTION B
NOT TO SCALE

**ULTIMATE
CONDITION**

(PROPOSED ROADWAY SECTION AND UTILITIES AFTER DEMOLITION OF EX BUILDING ON SWENSON PROPERTY)



SECTION B2
NOT TO SCALE



SECTION B3
NOT TO SCALE



**TRACT NO. _____
MILPITAS STATION
MASTER MAP
CROSS SECTIONS**

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	9/15/08
Scale:	AS SHOWN
Design:	JTH
Drawn:	
Approved:	JDL
Job No.:	2006010-20

SUBDIVISION TENTATIVE MAP

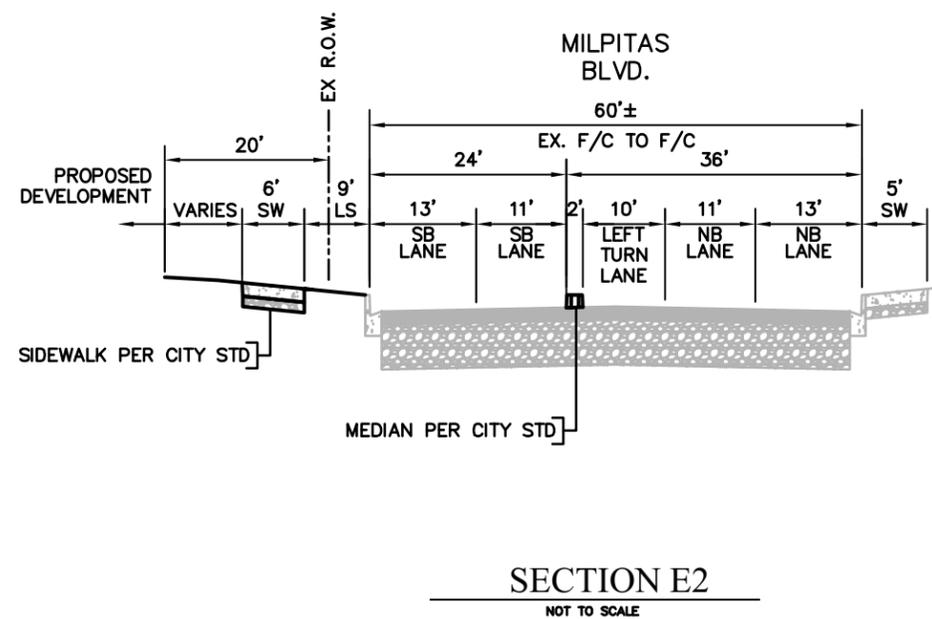
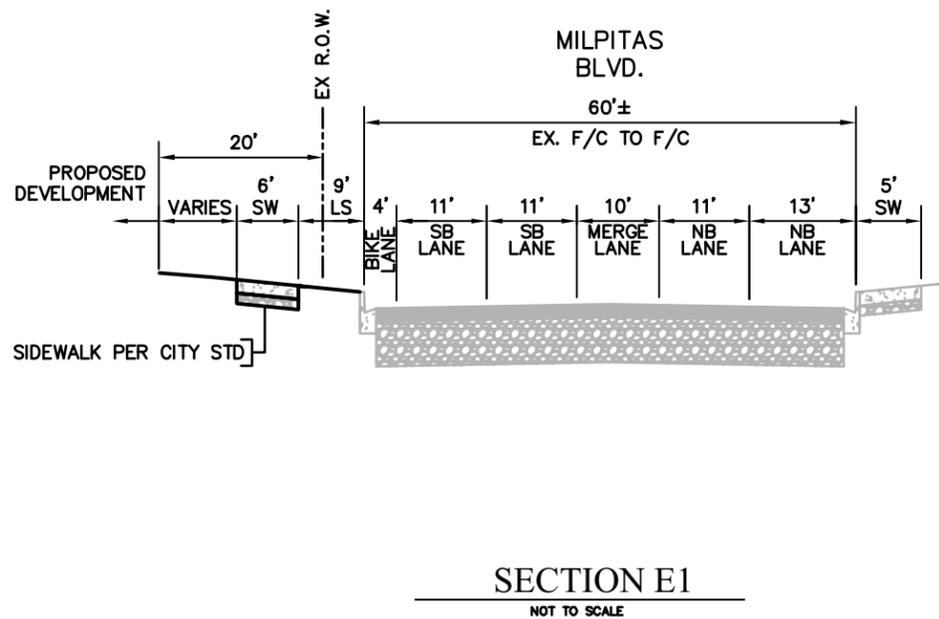
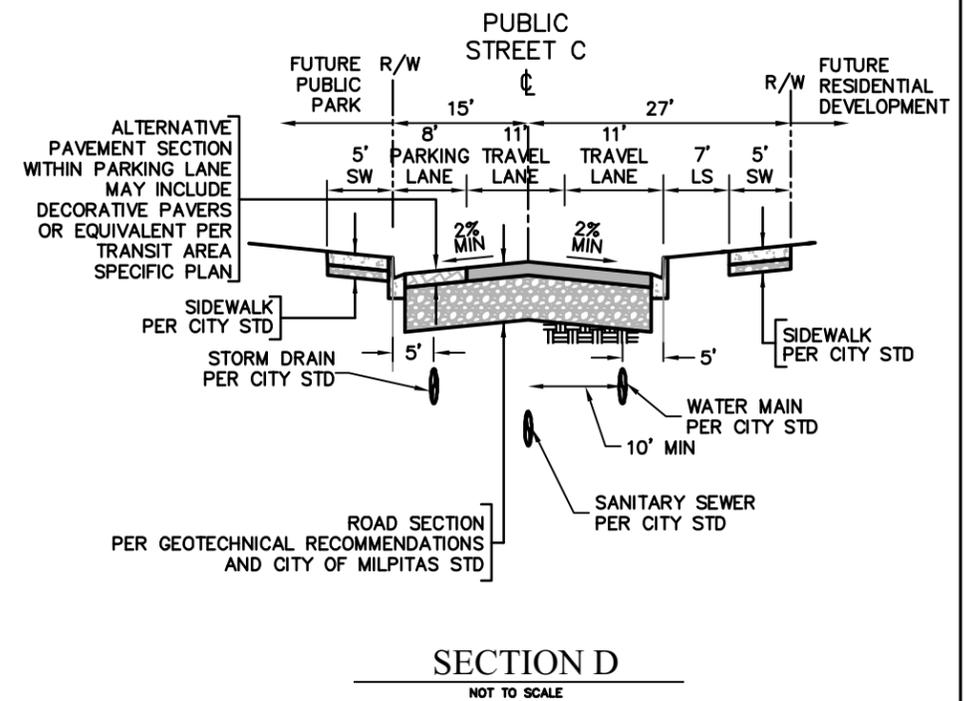
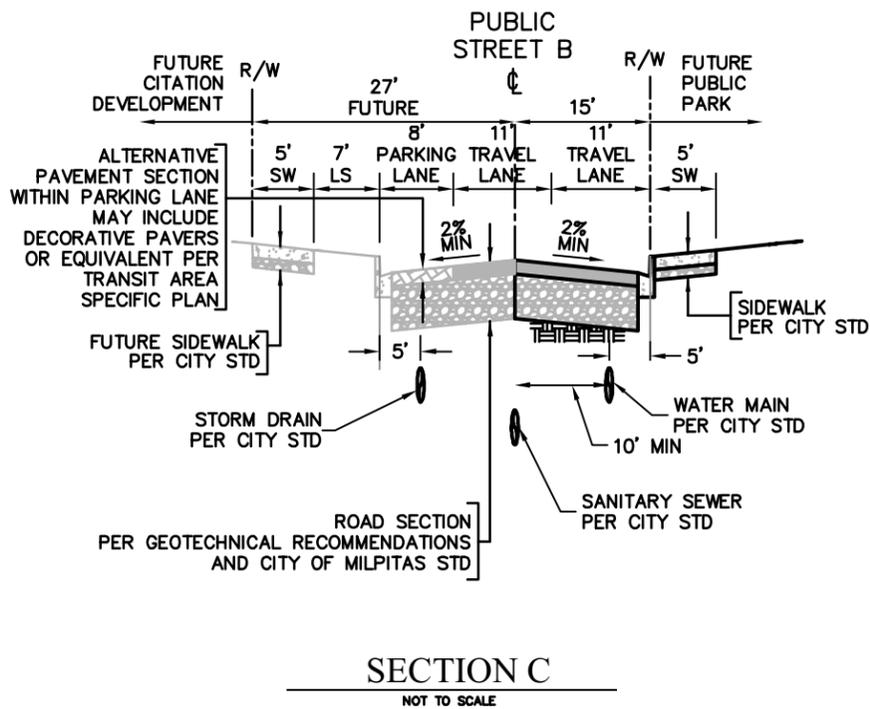
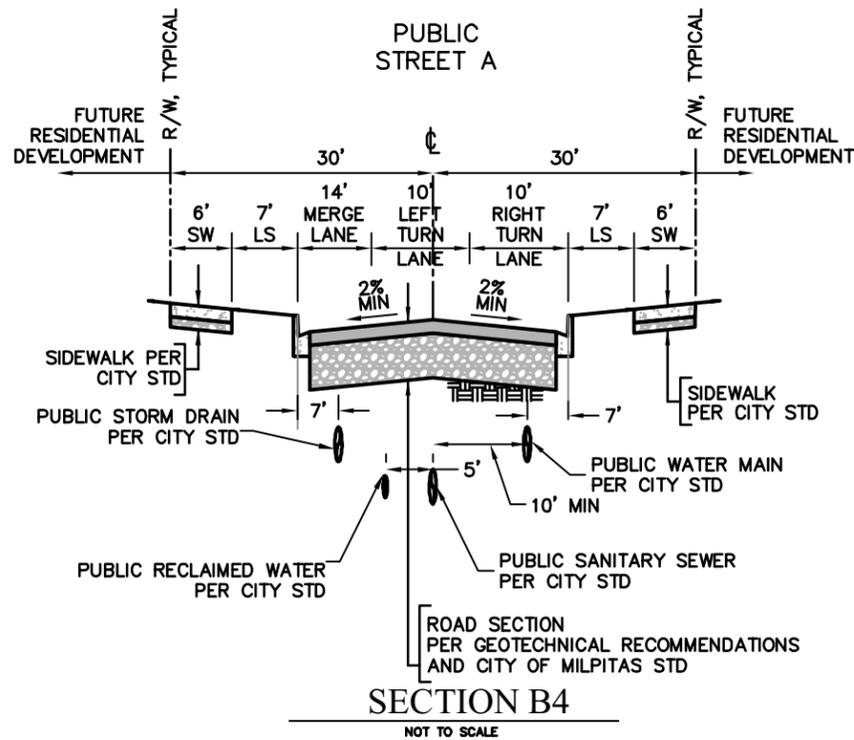
THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER
CITY ENGINEER _____ DATE _____
RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 _____ AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____
DIRECTOR OF PLANNING _____ DATE _____

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date



Project No.	
Drawing No.	PITMXS-MM01
EP. No.	
Sheet	8 of 11



**TRACT NO. _____
MILPITAS STATION
MASTER MAP
CROSS SECTIONS**

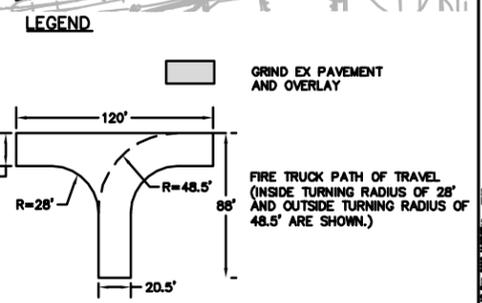
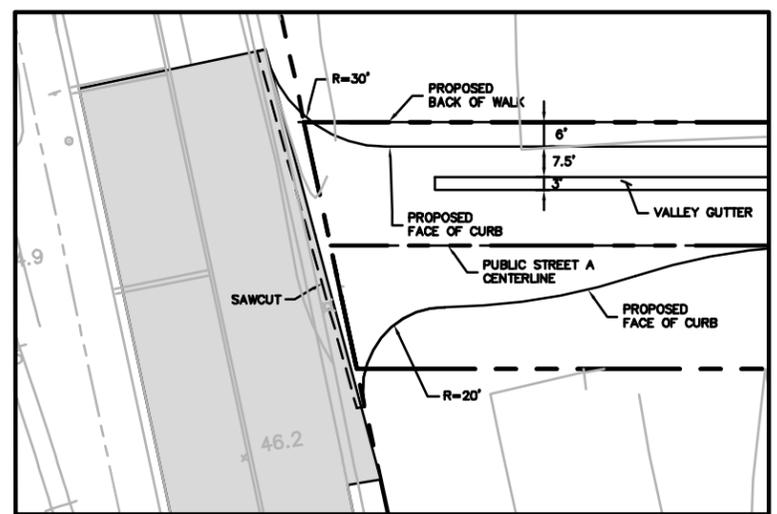
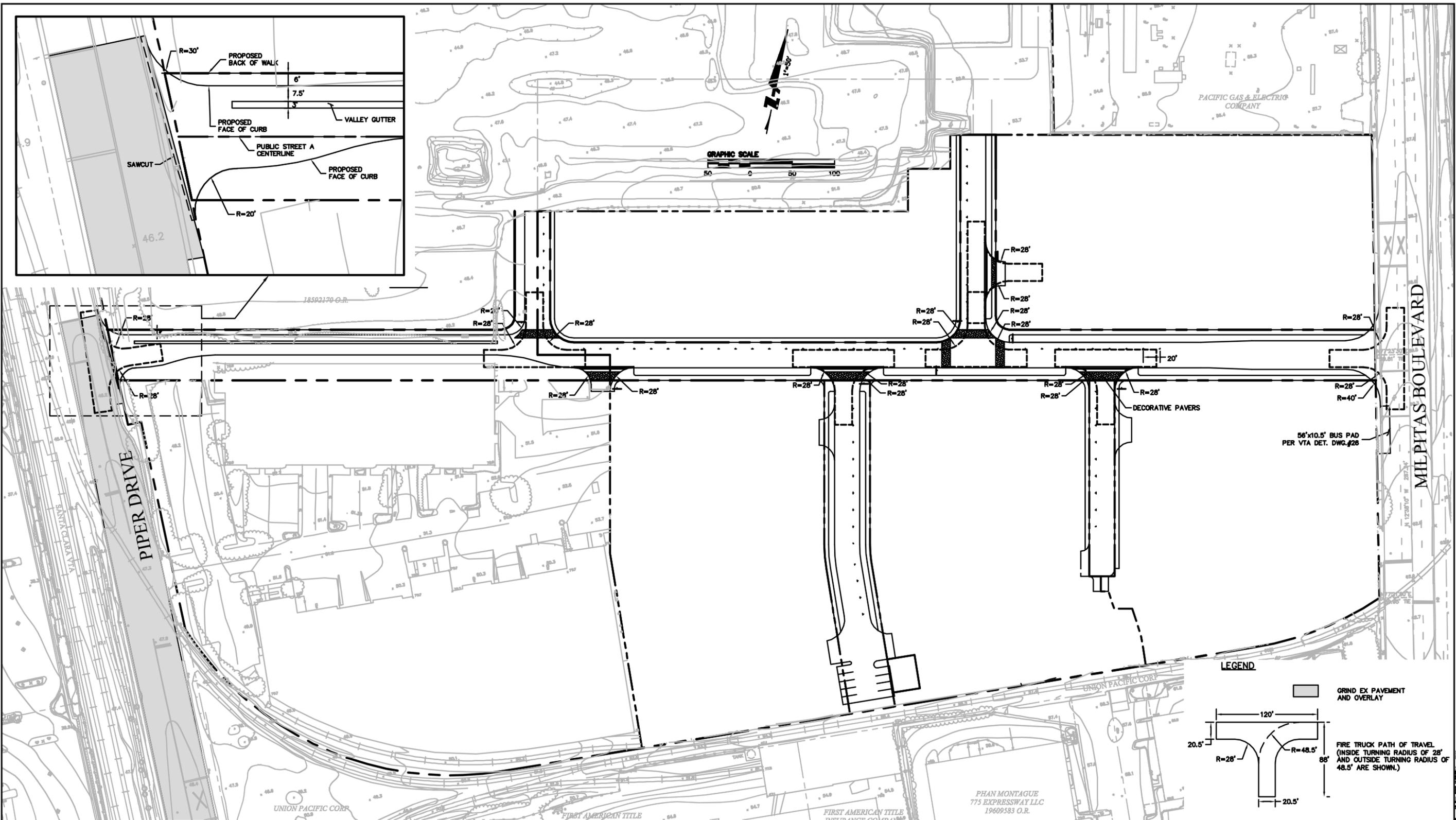
MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 8/15/08	SUBDIVISION TENTATIVE MAP
Scale: AS SHOWN	THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER
Design: JTH	CITY ENGINEER DATE
Drawn:	RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____
Approved: JBL	20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20_____
Job No. 2006010-20	DIRECTOR OF PLANNING DATE

Revisions						
Num.	Date	By	Description	City Engr. Aprv.	Date	



Project No.	
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TRACT NO. _____
MILPITAS STATION
MASTER MAP
ROADWAY PLAN

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	9/15/08	SUBDIVISION TENTATIVE MAP	
Scale:	AS SHOWN	THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER	
Design:	JTM	CITY ENGINEER	DATE
Drawn:		RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____	
Approved:	JDL	20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20	
Job No.:	2006010-20	DIRECTOR OF PLANNING	DATE

Revisions						
Nurr.	Date	By	Description	City Engr. Aprv.	Date	



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E.P. No.	
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