

**LIST OF ATTACHMENTS FOR PUBLIC HEARING
ITEM NO. 1 – HOLD A PUBLIC HEARING AND ADOPT
A RESOLUTION APPROVING A TENTATIVE MAP
SITE DEVELOPMENT PERMIT AND CONDITIONAL
USE PERMIT FOR THE LOS COCHES RESIDENTIAL
PROJECT**

- A. Council Resolution**
- B. Staff Report from 2/23/2011 Planning
Commission's Meeting**
- C. Planning Commission's 2/23/2011 Draft
Meeting Minutes**
- D. Noise Study**
- E. Project Plans**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT NO. SD10-0009, TENTATIVE MAP NO. MT10-0001, AND CONDITIONAL USE PERMIT NO. UP10-0021 TO ALLOW FOR THE DEVELOPMENT OF 83 SINGLE-FAMILY UNITS, LOCATED AT 905 AND 980 LOS COCHES STREET

WHEREAS, on October 25, 2010, an application was submitted by Santa Clara Development Company (Robson Homes), 2185 The Alameda, Suite 150, San Jose, CA 95126, to allow the construction of a new residential subdivision with 83 single family detached homes, private streets and associated common area improvements on 4.98 acres. The Tentative Map submitted was a Vesting Tentative Map. The property is located within the Town Center zoning district (APNs: 086-29-050 and 086-29-049); 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 categorically exempt; and

WHEREAS, on February 23, 2011, the Planning Commission held a duly noticed public hearing on the subject application and recommended approval of the site development permit, tentative map and conditional use permit applications; and

WHEREAS, on March 15, 2011, the City Council held a duly noticed public hearing on the project and considered evidence presented by City staff and other affected parties, including but not limited to the materials and evidence previously presented to the Planning Commission.

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 project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines “In-fill Developments” because the project is consistent with the City’s General Plan and applicable zoning regulations; the project site is under five acres in size; the project site has no value for habitat for endangered, rare or threatened; the project site has no significant environmental effects on air quality, noise, traffic or water quality; and the project site can be adequately served by all required utilities and public services.
3. Regarding the Site Development Permit:
 - 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 in that the design of the project including the architecture, the streets and landscaping complement the surrounding development.
 - b. The project is consistent with the Milpitas Zoning Ordinance in that the project is consistent with the standards within the City’s zoning ordinance, including parking.
 - c. The project is consistent with the Milpitas General Plan in that the project:
 - i. Maintains a relatively compact urban form because the project’s density is 22 units per gross acre with small private yards and the site provides mobility opportunities for pedestrians. (2.a-G-2)
 - ii. Provides for a variety of housing types and densities that meet the needs of individuals and families because the development delivers a product that is desired in today’s marketplace (2.a-G3).

- iii. Develops the Town Center as an architecturally distinctive mixed-use complex which will add to Milpitas' identity and image because the project furthers this policy with a single-family development on the south side of Calaveras Boulevard (2.a-I-20).
 - iv. Maintains land use compatibility with noise levels similar to those set by state guidelines because with the introduction of specific building materials, HVAC systems and proposed boundary walls, noise levels are mitigated to an acceptable level (6-G-1).
 - v. Has interior noise levels of 45 dB DNL or less because with the introduction of specific building materials, HVAC systems and proposed boundary walls, sound levels are mitigated to 45 dB DNL or less (6-I-5).
4. Regarding the Conditional Use Permit: 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 in that the overall density, bulk, design and landscaping complements the surrounding uses.
 5. Therefore, Site Development Permit SD10-0009, Tentative Map No. MT10-0001 and Conditional Use Permit No. UP10-021 for the Los Coches Residential Project are approved, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED this _____ day of _____, 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 Los Coches Residential Project (SD10-0009, MT10-0001, UP10-0021)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the City Council, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that 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 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, in accordance with the Zoning Ordinance. **(P)**

Site Development Permit No. SD10-0009, Tentative Map No. MT10-0001 and Conditional Use Permit No. UP10-0021 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement shall be:

- 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.
2. Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of *Site Development Permit No. SD10-0009, Tentative Map No. MT10-0001 and Conditional Use Permit No. UP10-0021* if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. **(P)**
 3. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**

Tentative Map

4. The developer shall pay proportionately for each dwelling unit at the time of building permit issuance, a park in lieu fee pursuant to Title XI (Zoning) Section 9 (“Improvements: Dedication of land or payment of fee or both, for recreational purposes”), of the City’s Municipal Code. This does not preclude the developer from submitting a one-time payment or larger sums to fulfill the obligation. **(P)**
5. 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 vesting 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)**
6. Prior to issuance of any building permits, the developer shall obtain approval from the City Engineer of the water, sewer, and storm drain 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 City Engineer. **(E)**

7. Prior to final 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, and the study shall include all off-site tributary areas, including but not limited to the portion of HWY 680 on ramp, draining to this site. Additionally the drainage study shall evaluate the existing drainage facilities down stream on the Kaiser Site, and the Santa Clara Valley Water District outfall on Berryessa Creek. The study shall be reviewed and approved by the City Engineer. The developer shall satisfy the conclusions and recommendations of the approved drainage study including the reconstruction or upsizing of the SCVWD outfall structure on Berryessa Creek, if required. **(E)**
8. Prior to any building permit issuance, the developer shall submit an executed petition to annex the subject property into the CFD 2005-1, with respect to the property, the special taxes levied by Community Facility District (CFD 2005-1) for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized concurrently with the final 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. **(E)**
9. Prior to final map approval, the developer shall obtain design approval and bond for construction of all necessary public improvements, including but not limited to the improvements identified below:
 - A. Los Coches Street frontage improvements, including but not limited to damaged curb, gutter and pavement replacement, slurry seal and signage and striping of the entire street width related to construction damages.
 - B. Installation of two vehicle speed feed back signs.
 - C. Installation of a mid-block crosswalk with pedestrian flashing beacon.
 - D. New sidewalk installation from existing sidewalk on Sinclair Frontage Road to the existing sidewalk on Los Coches Street by the Berryessa Creek crossing, and needed driveway reconstruction.
 - E. Installation of water main line, fire hydrants, and storm drain, sewer and water services.
 - F. Street landscaping including the triangle piece of land on the southeast corner of the project.

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, PDF and TIFF format are required) 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 (not including models)**. **(E)**

10. Both City and developer agree to refine the design details of the proposed private water sub-main to serve each unit with adequate PSUE for each combined water meters. Developer agrees to own and maintain the private water sub-main by a certified and qualified contractor. Additionally the HOA shall be responsible for maintenance and replacement of the water meter boxes. City will be responsible for maintenance of the water meters. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. Proposed improvements to the water line design detail shall be subject to the City Engineers satisfaction and approval. **(E)**
11. 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 **\$94,175** based on 83 units @ \$1,100 per parcel and .6 acres @ \$4,792 per acre for the park (open space & Antenna site).
- B. Water connection fee of **\$82,735** based on \$1,910 per parcel and \$14,328 per acre credit.
- C. Sewer connection fee of **\$50,194** based on \$1,908 per parcel and \$20,448 per acre credit.
- D. Sewer Treatment Plant Fee (TPF) of **\$73,040** based on \$880 per dwelling unit.
- E. Water Service Agreement(s) for water meter(s) and detector check(s).
- F. 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). *The above fees are preliminary estimates and subject to change with final map approval.*

- 12. Prior to building permit issuance, the developer shall pay its fair share cost of purchasing adequate public system sewage capacity for the development. Fees shall consist of treatment plant fees up to the Master Plan level and connection fees. Fees for discharges above master plan levels for sewage collection system infrastructure improvements, and regional plant capacity needs (above the master plan capacities), as determined by the City Engineer. This amount is estimated to be **\$52,331**, as of May 2010 and to be adjusted by ENR at the time of payment. This fee is in addition to the City existing connection fee and treatment plant fee. *The above fees are preliminary estimates and subject to change with final map approval. (E)*
- 13. Prior to any building permit issuance, the developer shall provide for adequate sewage pumping capacity at the Milpitas Main Sewage Pump Station for the respective developments. The developer can fulfill this obligation by payment of **\$ 15,908** to the City for this purpose. This amount is as of May 2010, and to be adjusted by ENR at the time of payment. This fee is in addition to the City existing connection fee and treatment plant fee. *The above fees are preliminary estimates and subject to change with final map approval. (E)*
- 14. Prior to building permit issuance; the developer shall pay its fair share cost of purchasing adequate public system water for the respective developments, including costs for capacity and storage needs above master plan capacities, as determined by the City Engineer. This amount is estimated to be **\$13,048**, as of May 2010, and to be adjusted by ENR at the time of payment. This fee is in addition to the City existing connection fee and treatment plant fee. *The above fees are preliminary estimates and subject to change with final map approval. (E)*
- 15. Prior to any building permit issuance, the developer shall pay a “fair share” contribution of **\$20,445** towards the Calaveras Boulevard Widening and Improvement Project. *The above fees are preliminary estimates and subject to change with final map approval. (E)*
- 16. Prior to building permit issuance, the developer must pay all applicable development fees, including but not limited to, connection fees (water, sewer and storm), treatment plant fee, plan check and inspection deposit, and 2.5% permit automation fee. **(E)**
- 17. Prior to any building permit issuance, final map shall be recorded. **(E)**
- 18. The tentative map and all final maps shall designate all common lots as lettered lots and easements be clearly defined. **(E)**
- 19. Prior to final map approval, the developer shall establish a homeowner association. The homeowner association shall be responsible for the maintenance of the landscaping, walls, private streetlights, private utilities, private streets, common areas, and implement solid waste handling plan, and shall have assessment power. HOA shall be responsible for the purchase and management of the solid waste carts during the collection schedules to the satisfaction of the City Engineer. This information shall be clearly included in the Conditions, Covenants, and

- Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. **(E)**
20. Prior to final map recordation, the developer shall submit to the City a digital format of the final map (AutoCAD, PDF, and TIFF format are required). All final maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. **(E)**
 21. The developer shall dedicate on the final map 5-10 feet for the purpose of Public Service Utility Easement (PSUE) along Los Coches Street frontage and necessary PSUE within the subdivision, and easements for water and sanitary sewer purposes. **(E)**
 22. Prior to or concurrent with final map recordation, developer shall vacate the existing sanitary sewer easement. **(E)**
 23. 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, except for improvements approved through the permit process. **(E)**
 24. Prior to the final map approval, the developer shall dedicate adequate right of way for pedestrian purposes crossing the driveways. **(E)**
 25. 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. **(E)**
 26. Prior to final map approval, developer shall submit a revised solid waste handling plan for review and approval and to the satisfaction of City Engineer. **(E)**
 27. Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, applicant / property owner 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*, applicant / property owner shall subscribe to and pay for solid waste services rendered. Prior to occupancy permit issuance (start of operation), the developer shall submit evidence to the City that a minimum level of refuse service has been secured using a Service Agreement with Allied Waste Services (formally BFI) for commercial services to maintain an adequate level of service for trash and recycling collection. After the applicant has started its business, 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 BFI at (408) 432-1234. **(E)**
 28. Prior to final map approval, developer shall submit a revised Storm Water Management Plan for review and approval and to the satisfaction of City Engineer. **(E)**
 29. The developer shall comply with Regional Water Quality Control Board's requirements for post construction treatments and implement the following:
 - A. At the time of building permit plan check submittal, the developer shall submit a "final" Storm Water Management Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Storm Water Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the MRP and the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
 - B. Prior to issuance of Certificate of Occupancy, the developer shall submit a Storm water Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance procedures needed to insure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The storm water control operation and

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

- C. Developer shall include in the approved CC&R, language in regard to providing the City with an annual inspection report of the Storm Water Control Plan post construction compliance with the National Pollutant Discharge Elimination System (NPDES) requirements. If the City does receive the report, City will conduct the field inspection and report, and the developer and its successor shall be responsible to pay all associated costs.
 - D. Prior to Final occupancy, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities.
 - E. Revise Storm Water Management Plan (SWMP) such that the bio-swale sub-pump and upstream system be designed to handle 10-year storm event flows and bypass designed to handle flows higher than 10 year storm event flows. **(E)**
30. All building permit applications shall be consistent with the developer's approved SWMP and approved special conditions. Permit applications shall include drawings and specifications necessary to implement all measures described in the approved Plan. Drawings submitted for permit applications shall show the details and methods of construction for site design features, including but not limited to pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, measures to limit directly connected impervious area, and other features that control stormwater flow and potential stormwater pollutants. Any changes to the approved SWMP shall require Site Development Permit Amendment application review. **(E)**
31. 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 acres 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 a certified QSD, 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. **(E)**
32. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
- A. Provide separate water meters for domestic water services & irrigation services.
 - 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.

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

33. Per Chapter 6, Title VIII of Milpitas Municipal Code (Ord. No. 240); the landscape irrigation system for the triangle piece of land at the southeast corner of the project site must be designed to meet the City's recycled water guidelines and connect to recycled water system when it becomes available. To meet the recycle water guideline the developer shall:
- A. Design the landscape irrigation for recycled water use.

- B. Design the irrigation system in conformance to the South Bay Water Recycling Guidelines and City of Milpitas Supplemental Guidelines and California Department of Public Health (CDPH) separation requirements. Prior to building permit issuance the City will submit the plans to the CDPH 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 (CDPH) approvals. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain copies of design guidelines and standards.

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. **(E)**

- 34. 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. **(E)**
- 35. 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 the water main if it is not to be used. The sanitary sewer shall be capped off at the clean out near the property line or capped at the main 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)**
- 36. 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.

Applicant/Contractor shall make every effort to salvage materials for reuse and recycling.

- 37. 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. **(E)**
- 38. 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. (E)

- 39. It is the responsibility of the developer to obtain any necessary permits or approvals from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, AT&T, Comcast, Santa Clara Valley Water District, CALTRAN, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
- 40. 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. (E)
- 41. Prior to final approval, developer shall make changes and address all red mark comments as noted on Engineering Services Exhibit "T" and submit a Mylar of the revised tentative map to the Planning Division for approval. No application for the review of the parcel map or improvement plans will be accepted until this condition is satisfied. (E)

Planning Commission conditions

- 42. The applicant shall work with staff to include shade opportunities within the children play area.
- 43. The applicant shall work with staff to incorporate the history of the skating rink into the design of the onsite private park.
- 44. The applicant shall work with staff to incorporate more organic/native practices into the landscape plan for the project site.
- 45. The applicant shall work with staff to ensure the design and roadway speed is adequately maintained along Los Coches Street.

- (P) = Planning
- (B) = Building
- (E) = Engineering
- (F) = Fire Prevention



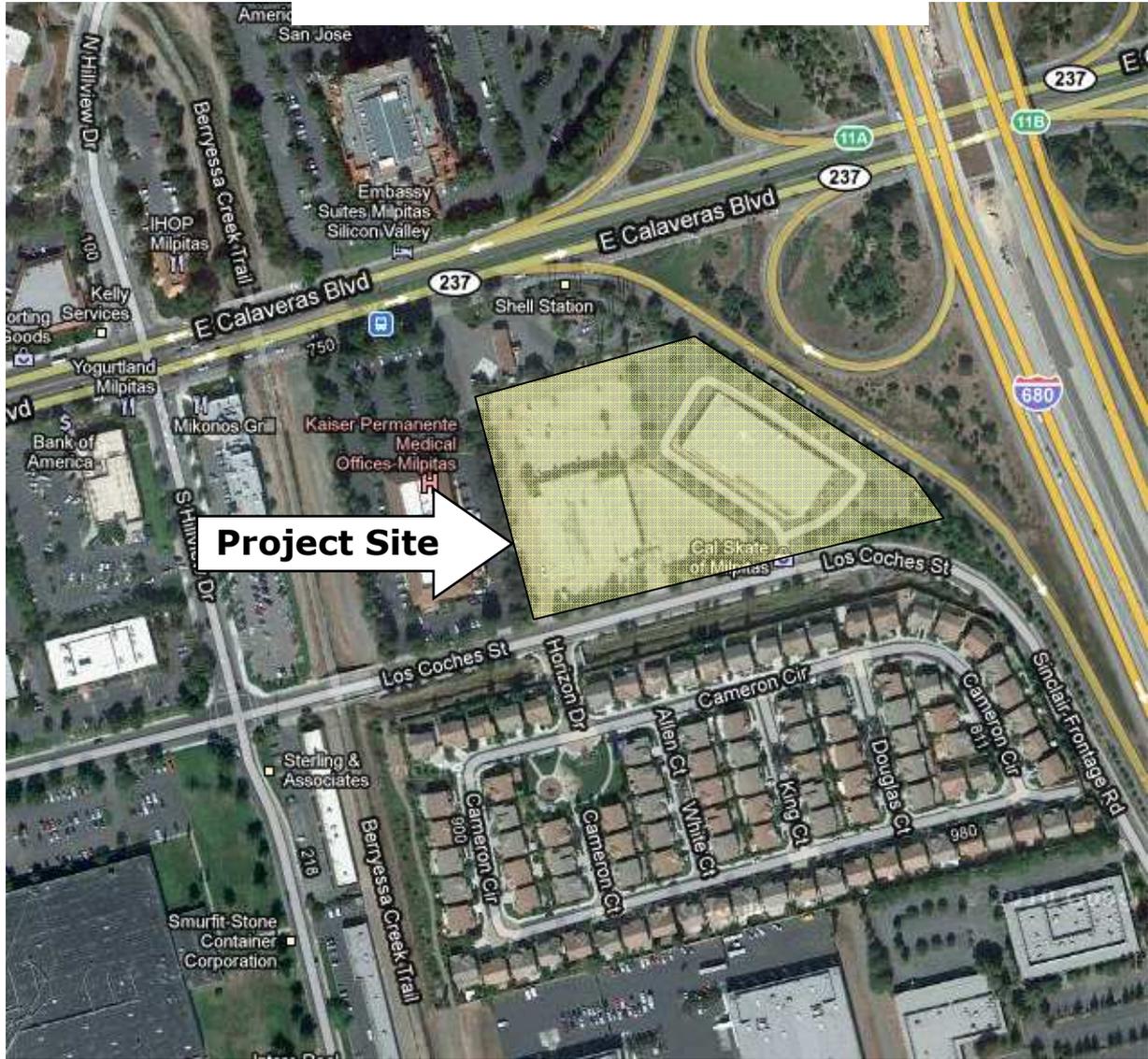
MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: February 23, 2011

- APPLICATION:** **SITE DEVELOPMENT PERMIT NO. SD10-0009, TENTATIVE MAP NO. MT10-0001 and CONDITIONAL USE PERMIT NO. UP10-0021**
- APPLICATION SUMMARY:** A request to construct a new residential subdivision with 83 single family detached homes, private streets and associated common area improvements on 4.98 acres.
- LOCATION:** 905 and 980 Los Coches Street (APNs: 086-29-050 and 086-29-049)
- APPLICANT:** Santa Clara Development Company (Robson Homes); 2185 The Alameda, Suite 150, San Jose, CA 95126
- OWNER:** 905 Los Coches: (Green Valley Corporation); 980 Los Coches: EEK INC & Ernest St. Germain
- RECOMMENDATION:** **Staff recommends that the Planning Commission: Adopt Resolution No. 11-009 recommending approval of the project to the City Council, subject to conditions of approval.**
- PROJECT DATA:**
- General Plan/ Zoning Designation: Town Center/Town Center (TC)
 - Overlay Districts: Site and Architectural (-S)
 - CEQA Determination: The project is exempt pursuant to Section 15332 "In-fill Developments" of the CEQA guidelines.
- PLANNER:** Sheldon S. Ah Sing, Senior Planner
- ATTACHMENTS:**
- A. Resolution No. 11-009
 - B. Project plans
 - C. Noise study

LOCATION MAP



No scale

BACKGROUND

The 4.98 acre site includes a former lumberyard and an operating skating rink. Immediately adjacent to the site is an active wireless telecommunications facility developed in 1995. Minton's Lumber (commercial use) occupied the existing building at 905 Los Coches Street until March 31, 2002. The Window Depot (commercial use) occupied the building from 2004 until 2006 and the building has been vacant since. Cal Skate has been in operation since 1977 at 980 Los Coches Street.. The land use change and zoning of the project site was recently changed as part of the larger Town Center Rezoning project approved in October 2010. The project site was previously zoned Highway Service prior to being rezoned to Town Center.

Santa Clara Development Company (Robson Homes) proposes to redevelop the site into a single-family residential neighborhood, including private roads, open space, and required infrastructure. The submittal includes a Tentative Map for the subdivision, a Conditional Use Permit for the residential development and a Site Development Permit for the site layout and architectural review. All applications are submitted pursuant to Sections XI-1 (Subdivisions), XI-10.57.03 (Site Development Permits) and XI-10.57.04 (Conditional Use Permits) of the City's Municipal Code.

PROJECT DESCRIPTION

The 4.98 acre site includes two parcels, with each having an existing building. To the north of the site is a service station with car wash; to the east is the Interstate 680 freeway; to the south is a single-family development; and to the west is a medical clinic facility. Only the property south of the project is zoned differently (Single-family Residential). A vicinity map of the subject site location is included on the previous page.

The project proposes the demolition of the existing skating rink and lumberyard and to construct a new residential subdivision with 83, three-story, single family detached homes, private streets, private open space and associated common area improvements. Off site improvements proposed by the project include the extension of a sidewalk along Los Coches street from the bridge east of Hillview Street to the existing sidewalk fronting the project; a crosswalk from the western project driveway entrance across Los Coches.

Development Standards

Table 1 below demonstrates the project's compliance with the City's Zoning Ordinance.

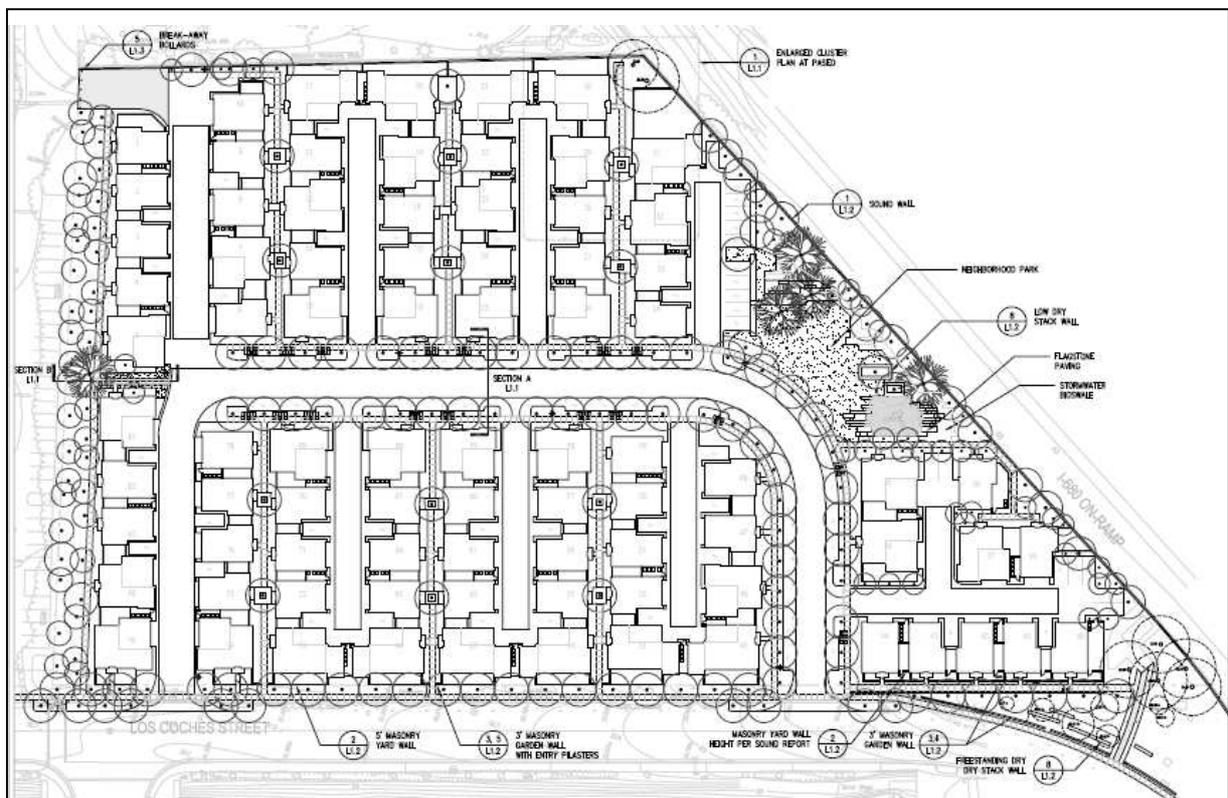
Table 1
Development Standards

	Zoning Ordinance	Proposed
<u>Density</u> (Maximum)	40 dwellings per gross acre (199 units)	22.2 dwellings per gross acre (83 units)
<u>Setbacks</u> (Minimum)	Determined through Site Development Permit process	See discussion below
<u>Lot Coverage</u> (Maximum)	None	Not applicable

	Zoning Ordinance	Proposed
<u>Building Height</u> (Maximum)	35 ft. or three stories	Three stories (34 ft. max)
<u>Parking</u> (Minimum) See discussion below.	272 spaces	273 spaces
<u>Open space</u> (Minimum)	0.66 acres (private) 0.99 acres (public)	0.86 acres (private)

Site Development

The setbacks along Los Cochés range between five and 11 feet. Refer to the exhibit below and project’s plans for more information.



Vehicular access

The project site is accessed by two, major private drives intersecting with Los Cochés Street. Private Drive H intersects with Los Cochés Street and loops westward and intersects perpendicularly with Private Drive A, which ultimately dead-ends at the northern boundary of the site and intersects with Los Cochés Street to the south, providing a secondary access point to the development.

Smaller, minor private drives intersect with Private Drive H to form the individual vehicular access points to each dwelling unit. Typically, 10 units are accessed from each minor drive with

exceptions occurring in certain locations. Twenty dwelling units have direct vehicular access to Private Drive A.

Pedestrian access

A new sidewalk along Los Coches street connects to the existing sidewalks, creating a continuous sidewalk along Los Coches/Sinclair Frontage Road. Walkways are proposed along Private Drive H. Walkways are also proposed within the courtyards between the dwelling units. In addition a walkway is proposed along the western boundary of the project site. Bollards provide an opening for pedestrians to access Calaveras Boulevard by crossing through the neighboring medical office complex.

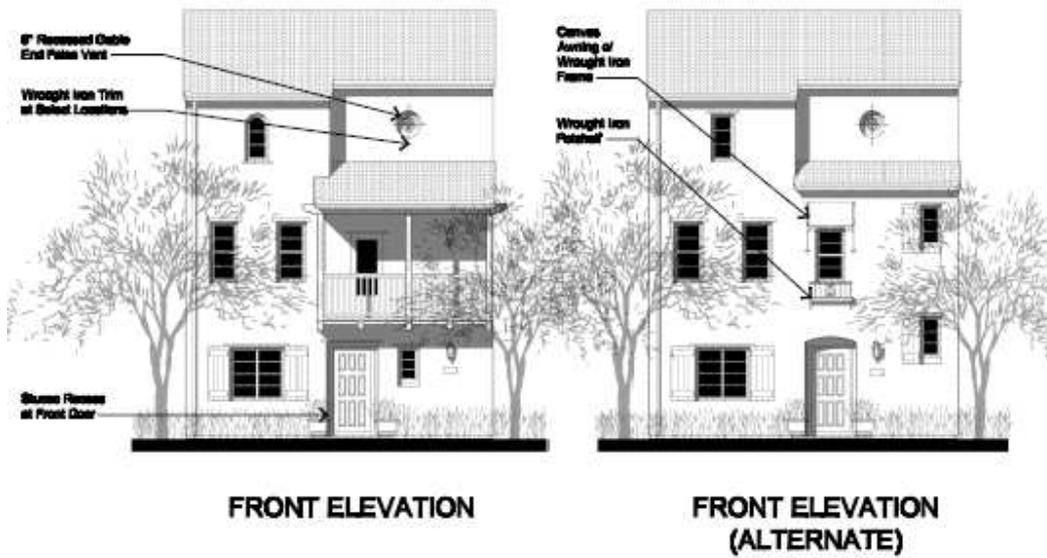
Boundary walls

The project includes a combination of low walls and gates for the majority of the boundaries. However, because of the noise impacts from the freeway, a taller wall is necessary for the eastern boundary. An acoustic report by Veneklasen Associates recommends a 15-foot tall wall along the majority of the eastern boundary and extending 75 south of the property along the freeway right of way. A shorter length of wall will range between 13 and 10 feet tall towards the northeastern boundary and a small portion of the boundary along the service station. These walls will have vines growing on them to minimize their mass.

Architecture and Floor plan

The project provides three different floor plans. Plan 1 includes three and four bedroom options in 1,920 square feet; while Plans 2 (2,235 square feet) and 3 (2,393 square feet) offer four bedrooms. The majority of the project includes Plan 1 floor plans. Buildings in the project range between 32 and 34 feet in height and three stories.

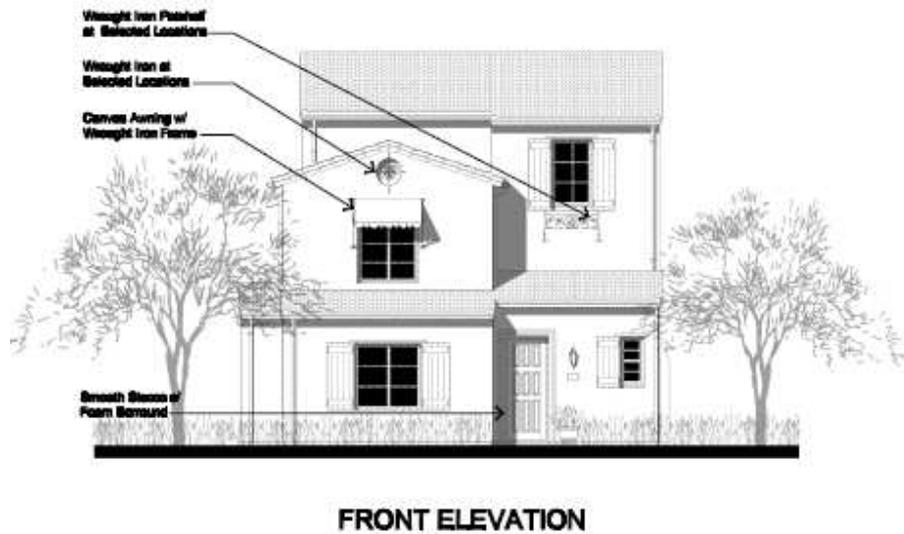
Plan 1 offers “Spanish”, “Provence”; and “Santa Barbara” themes. Each exhibit certain design elements that are compatible with each theme. For instance, arched windows are offered for Spanish; while corbels are provided for Santa Barbara. Canvas awnings, wood shutters, recessed elements are provided on selected elevations, regardless of the theme.



Plan 2 offers “Spanish”, “Provence”, and “Monterey” themes. Again, each theme exhibits certain design elements that are compatible with each theme. Windows in the garage doors offers variation and additional light. Similar architectural treatments are provided in Plan 2 that are offered in Plan 1.



Plan 3 offers “Spanish” and “Provence” themes. Similar architectural treatments are included, with the main objective of creating variety.



The project demonstrates a variety of architectural styles that compliments the surrounding development. The proposed colors and execution of design elements exhibit high quality. However, as proposed, not all exposed elevations have alternative architectural enhancements. *Staff recommends a condition of approval to ensure that elevations exposed to the major private drives within the development have sufficient architectural variety.*

Landscaping

One of the signature features of the developer is enhanced landscaping. Opportunities for landscaping include the Los Cochese frontage, the western boundary, the private park, the eastern boundary and the courtyards between the dwelling units. A combination of trees (24” box), hedges, shrubs (15 gallon), vines and lawn will be used throughout the site.

Parking

Table 2 below demonstrates how the project complies with the City’s parking standards.

Table 2
Parking Required and Provided

Parking Ordinance	Spaces Required	Spaces provided
Three bedroom units (2 per unit x 22 units)	44	44 covered
Four bedroom units (3 per unit x 61 units)	183	122 covered 61 uncovered
Guest parking (20% of total required)	45	24 on site 22 on Los Cochese
Total parking required	272	Total provided: 273
Overall average: 3.2 spaces/unit		

The project provides the required amount of parking through a combination of covered spaces in the garage and uncovered spaces adjacent to the dwelling units. Guest parking spaces are provided along Private Drive H and along Los Coches street fronting the project.

Recreational open Space

According to Title XI (Zoning) Section 9 (“Improvements: Dedication of land or payment of fee or both, for recreational purposes”), of the City’s Municipal Code, every applicant who subdivides land shall dedicate a portion of such land, pay a fee, or do both for the purpose of providing park and recreational facilities to serve future residents of such subdivision. The amount of recreational area is divided into public and private amenities.

The amount of land necessary for recreational purposes is derived from a formula stipulated in the Municipal Code, taking into account the amount of land (in acres) per population and population density for the project. Based on similar types of developments, five acres per thousand people shall be provided as open space, with 60% of that amount dedicated as public park land. The remaining 40% shall be allocated for private open space.

The estimated population density for a detached single-family project is 3.96 persons per dwelling unit. When computing the formula, the project requires 1.64 acres of recreation space. A total of 0.99 acres is required for public recreation, while 0.66 acres is required for private recreational open space.

Private recreational open space

The project provides under an acre (0.86) of private recreational open space on-site. A private neighborhood park with children play equipment anchors 0.31 acres adjacent to the Interstate on-ramp. The other significant portion of private open space is provided along the “bio-swale” and walkway at the western boundary of the project.

Public recreational open space

The applicant will contribute \$1.98 million to the City’s park in lieu fund. The contribution to the fund completes their obligation towards public recreational open space. In addition, the applicant has agreed to provide concept designs for a park on property adjacent to the Milpitas Library.

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 3
General Plan Consistency

Policy	Consistency Finding
<i>2.a-G-2. Maintain a relatively compact urban form.</i>	Consistent. The project’s density is 22 units per gross acre with small private yards. The site provides

Policy	Consistency Finding
	mobility opportunities for pedestrians.
<i>2.a-G3. Provide for a variety of housing types and densities that meet the needs of individuals and families.</i>	Consistent. The development delivers a product that is desired in today's marketplace.
<i>2.a-I-20. Develop the Town Center as an architecturally distinctive mixed-use complex which will add to Milpitas' identity and image.</i>	Consistent. The project furthers this policy with a single-family development on the south side of Calaveras Boulevard.
<i>6-G-1. Maintain land use compatibility with noise levels similar to those set by State guidelines.</i>	Consistent. With the introduction of specific building materials, HVAC systems and proposed boundary walls, noise levels are mitigated to an acceptable level.
<i>6-I-5. All new residential development (single family and multifamily) and lodging facilities must have interior noise levels of 45 dB DNL or less.</i>	Consistent. With the introduction of specific building materials, HVAC systems and proposed boundary walls, sound levels are mitigated to 45 dB DNL or less.
<i>6-I-4. Where actual or projected rear yard and exterior common open space exposure exceeds the "normally acceptable" levels for new single-family and multifamily residential projects, use mitigation measures to reduce sound levels in those areas to acceptable levels.</i>	Inconsistent. With the proposed boundary walls at 15 feet, the projected noise levels will be 60 dB DNL, which is considered "conditionally acceptable". To completely mitigate the noise, a taller wall would need to be constructed, which leads to other issues such as an unsightly wall, and reduced light and air flow. Therefore, staff supports the proposed wall heights and recommends acceptance of the exterior noise level for common areas adjacent to the freeway.

Zoning Ordinance

The Town Center district conditionally permits residential developments up to 40 dwelling units per acre. In addition, setbacks are evaluated on a case by case basis through the site development permit. The project is consistent with the standards within the City's zoning ordinance, including parking.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is exempt from further environmental review pursuant to Section 15332 "In-fill Developments" because the project is consistent with the City's General Plan and applicable zoning regulations; the project site is under five acres in size; the project site has no value for habitat for endangered, rare or threatened; the project site has no significant environmental effects on air quality, noise, traffic or water quality; and the project site can be adequately served by all required utilities and public services.

PUBLIC COMMENT/OUTREACH

Outreach

A community meeting was held on November 10, 2010 by the applicant at the India Community Center. A notice was sent to those owning property and residing on property within 1,000 feet of the project site. The purpose of the community meeting was to provide outreach of the project's proposal and objectives and to answer any questions regarding the project. Members of the public did participate in the outreach, with no significant objection to the project.

Another community meeting was held on February 9, 2011 by the applicant at the India Community Center. The purpose of the meeting was to provide updated information on the project.

Public notice

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 project represents a new single-family development that embodies the principles of the Town Center district. Its layout and architecture complements the surrounding properties.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission close the public hearing after hearing testimony and adopt Resolution No. 11-009 recommending approval of Site Development Permit No. SD10-0009, Tentative Map No. MT10-0001 and Conditional Use Permit No. UP10-0021, to the City Council, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 11-009
- B. Project plans
- C. Noise study

UNAPPROVED**PLANNING COMMISSION MINUTES****February 23, 2011****IX. PUBLIC HEARING****1. SITE DEVELOPMENT
PERMIT NO. SD10-
0009, TENTATIVE MAP
NO. MT10-0001 and
CONDITIONAL USE
PERMIT NO. UP10-0021**

Sheldon Ah Sing, Senior Planner, presented a request to construct a new residential subdivision with 83 single family detached homes, private streets and associated common area improvements on 4.98 acres located at 905 and 980 Los Coches Street. Mr. Ah Sing recommended adopting Resolution No. 11-009 recommending approval of the project to the City Council subject to conditions of approval.

Commissioner Tao asked what the density of range is for the zoning district. Mr. Ah Sing stated between 1 and 40.

Commissioner Ciardella asked if there is any guest parking. Mr. Ah Sing stated there are 50 spaces, with 22 of those spaces along Los Coches Street.

Vice-Chair Mandal asked if the Los Coches parking on the street or on private property. Mr. Ah Sing stated parking is on the street. Vice-Chair Mandal is concerned about the parking on the street. Fernando Bravo, Land Development, stated speed feedback signs will be posted alerting drivers of their speed. Vice-Chair Mandal asked if a traffic analysis done. Mr. Bravo stated the City Traffic Engineer did do a traffic analysis and found it satisfactory. Mr. Lindsay stated there will be more and more housing with street parking, traffic will slow down. Vice-Chair Mandal asked would speed bumps help with the slow of traffic. Mr. Bravo stated they have not looked at speed bumps and that staff feels the speed feedback signs would maintain a safe condition.

Commissioner Tabladillo asked about the wall height along the Kaiser property. Mr. Ah Sing stated the height of walls is six feet. Commissioner Tabladillo asked about landscaping. Mr. Ah Sing stated there will be landscaping near the Kaiser wall. Commissioner Tabladillo asked what the tallest unit is. Mr. Ah Sing said the tallest unit is three stories.

Chair Tiernan asked if this project exempt per CEQA. Mr. Ah Sing stated yes.

Commissioner Tao stated on February 15, 2011 the applicant presented the project to him. Commissioner Tao asked if there are any hazardous materials near by from Kaiser. Mr. Ah Sing stated there are no hazardous materials near by from Kaiser.

Commissioner Mohsin asked about the overflow parking at the Sinclair Horizons. Mr. Ah Sing stated there is none.

Commissioner Ciardella asked the length of the sound wall. Mr. Ah Sing stated the sound wall will be parallel with the on ramp and extend 75 feet south of the subject property along Sinclair Frontage Road.

Commissioner Tabladillo asked if there are any issues with Sinclair parking. Mr. Ah Sing said no.

Mark Robson, Robson Homes, 2185 The Alameda, Suite 150, San Jose, stated they are new to Milpitas and excited about this project. Homes continue to sell even in these economic hard times.

Jake Lavin, Project Manager, Robson Homes, 2185 The Alameda, Suite 150, San Jose, gave a presentation on the project. The site is very livable. The high speed traffic is far from the site. Mr. Lavin stated they met with Kaiser and they approve this project. They also met with other tenants in the complex and they also support this

project.

Vice-Chair Mandal asked if these are energy efficient homes. Mr. Lavin stated they will be building according to the Green Building code. Vice-Chair Mandal asked will these homes have recycled water. Mr. Lindsay stated Milpitas does not have the recycle water system.

Commissioner Tabladillo asked where other locations are. Mr. Lavin stated Fremont is one area where they have a development. Commissioner Tabladillo asked if the homes will have anti-graffiti paint. Mr. Lavin stated that would be the HOA responsibility. Commissioner Tabladillo asked if the landscape at Kaiser will remain or be removed. Mr. Lavin stated Kaiser will make the determination of which trees stay or removed.

Commissioner Ciardella asked if the homes have front and back yards. Mr. Lavin stated they will have side yards.

Commissioner Sandhu asked if they are going to hire people of Milpitas for this project. Mr. Lavin stated they would look at all contractors and subcontractors.

Commissioner Mohsin asked how they would designate the guest parking. Mr. Lavin said they will have parking permits. Commissioner Mohsin asked if this project would have a courtyard. Mr. Lavin said there will be pedestrian paths and landscaping. Commissioner Mohsin asked the height of the trees around the main street. Mr. Lavin stated the trees will be 24 inch-box size or larger.

Chair Tiernan stated he spoke to the applicant on February 16, 2011 regarding this project. He congratulated staff on this excellent presentation.

Chair Tiernan stated he received emails from the Chamber of Commerce in support of this project. He also received email from a customer of Cal Skate who is opposed of this project. Mr. Robson stated the owners of Cal Skate are willing sellers. Chair Tiernan asked about open space. Mr. Robson stated the landscaping will be more organic and larger than most developments. Chair Tiernan spoke about recycling and waste management. He suggested the applicant work closely with Allied Waste.

Vice-Chair Mandal asked if there is any other skating rink in Milpitas. Mr. Lindsay stated the only other skating rink is on Blossom Hill in San Jose.

Chair Tiernan opened the public hearing.

Dave Walter, 4929 Augusta Way, San Jose, has been at Cal Skate for many years. He is sorry to see the rink close but he understands the change.

Mike Phillips, 2539 Gimelli Court, San Jose, stated the St. Germaine's have been good to the community. He feels the sound wall is not adequate enough to keep the noise out.

Chris St. Germaine, Cal Skate Owner, is proud of what they have provided for the community. She believes Robson is a very good company. She said this was not an easy decision for her family. She is in support of this project. She feels this is the right decision for her family.

Raj Selvanesan, 1158 Fox Hollow Court, Milpitas, said he is sad to see Cal Skate leave.

Motion to close the public hearing.

UNAPPROVED
Planning Commission Minutes

February 23, 2011

M/S: Sandhu, Mandal

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

Vice-Chair Mandal stated he is concerned with traffic. He is suggesting speed bumps be put in place.

Commissioner Tabladillo suggested more shade in the play area. She feels the City should be able to incorporate part of Cal Skate into the pavement design.

Bryan Otake, Assistant City Attorney, read the additional conditions of approval: 1) applicant to work with staff to provide shade opportunities in the private open space area, 2) applicant shall work with staff to incorporate organic/native landscaping practices, 3) applicant shall work with staff to maintain adequate roadway design along Los Coches Street, and 4) incorporate the history of Cal Skate into the design of the private park on-site.

Motion to adopt Resolution No. 11-009 recommending approval to the City Council with the amended conditions of approval.

M/S: Tabladillo, Mandal

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

UNAPPROVED
Planning Commission Minutes

February 23, 2011



October 21, 2010
Revised: January 12, 2011

Santa Clara Development
2158 The Alameda, Suite 150
San Jose, California 95126

Attention: Jake Lavin

Subject: Los Coches
Milpitas, California
Exterior Envelope Acoustical Design
VA Project No. 4575-005

Dear Jake:

Veneklasen Associates (VA) has completed our noise study of Los Coches Site in Milpitas, California. This report represents the results of our findings.

1.0 INTRODUCTION

This study was conducted to determine the impact of the exterior noise sources on the proposed residential development located at 905 Los Coches Street and to provide exterior façade mitigation required to reduce interior noise levels to equal to or below acceptable limits based upon the City of Milpitas' Noise Element, and California State Building Code criteria. Exterior noise levels at selected locations were measured and predicted at the site. Based on these levels, interior noise levels were calculated for proposed residential development. Several different types of glazing were evaluated and the results are presented in this report.

The project consists of 3 story residential buildings comprising 83 total units. The site is located north Los Coches Street, west of I-680, east of commercial buildings and south of a gas station and Calaveras Blvd.

2.0 NOISE CRITERIA

LDN (Day-Night Sound Level) is the 24-hour equivalent average sound pressure level in which the nighttime noise levels, occurring between the hours of 10pm and 7am, are weighted by adding 10 dB to the average hourly noise level.

The City of Milpitas' General Plan states the 'normally acceptable' exterior DNL for residential-single family and residential multiple family land uses are 60 and 65 DNL respectively. The Noise Element states that if the noise level in rear yards or common open spaces exceeds the 'normally acceptable' level, then noise mitigation is required to reduce to acceptable levels.

The City's Noise Element also states that new residential development (single family and multifamily) and lodging facilities must have interior noise levels of 45 dB DNL or less, which is consistent with the State of California Building Code. The City requires mechanical ventilation where use of windows for ventilation (open windows) will result in higher than 45 DNL interior noise levels.



Mechanical ventilating system or other means of natural ventilation shall be provided per applicable codes, but cannot compromise the acoustical isolation.

3.0 EXTERIOR NOISE MEASUREMENTS

3.1 Noise Measurements

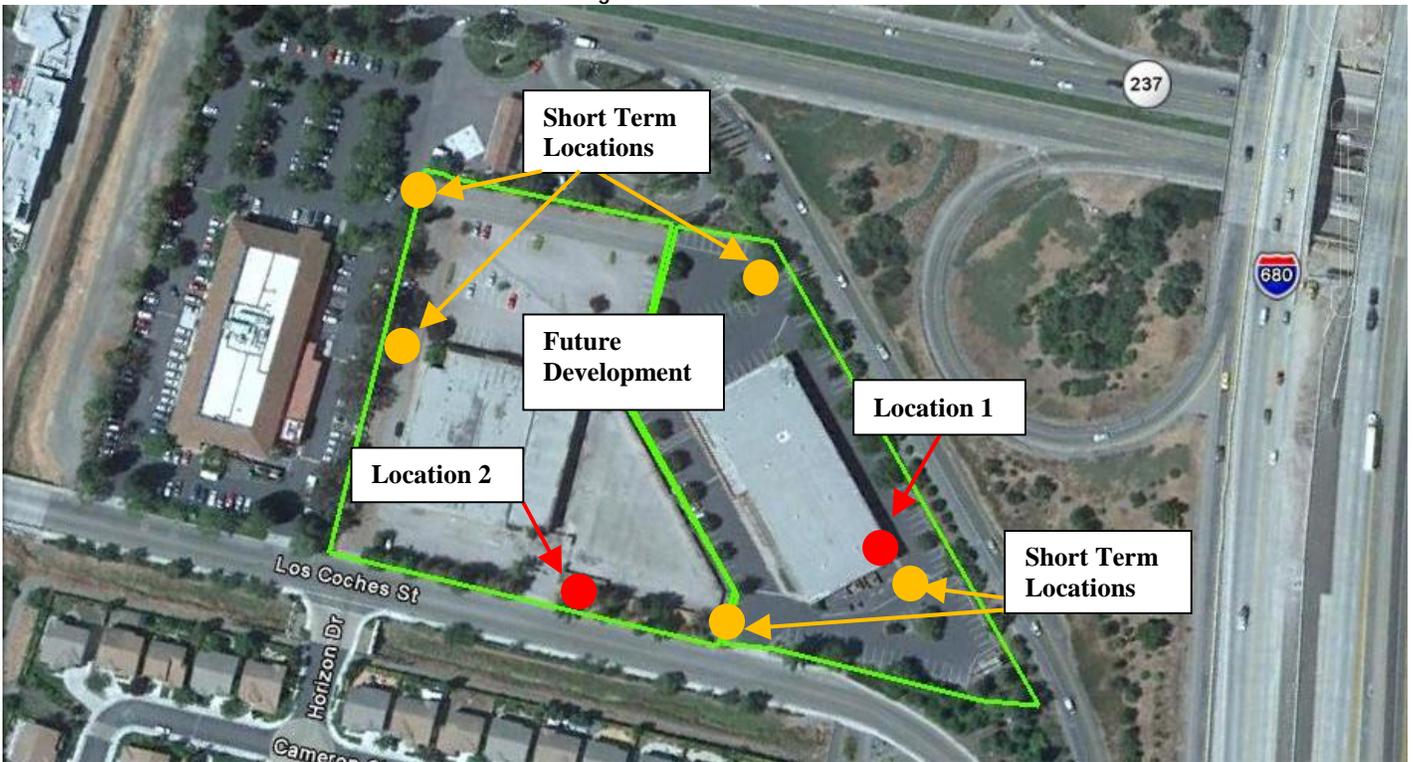
Noise from vehicular movement on I-680 is the dominant noise source impacting the site with noise from vehicular movement on Los Coches Street and Calaveras Boulevard having lower impacts than I-680. VA visited the site to perform noise measurements of the existing conditions.

VA positioned two (2) long term noise monitor on the existing project that operated and stored data from August 31, 2010 to September 2, 2010. VA also completed short-term noise measurements at 5 locations on the project site. Table 1 reports the average LDN measured during the dates monitored. The LDN value was computed from the hourly average noise levels. Figure 1 shows the location of the long and short term measurement locations on the site.

Table 1 – Long Term Noise Monitor Descriptions

Measurement Location	Noise Level, LDN	Nighttime Maximum, dBA
Location 1	69	81
Location 2	65	84

Figure 1 –Noise Monitor Location





3.2 Computer Modeling

VA has utilized the Traffic Noise Model computer software program developed by the FHWA (Federal Highway Administration) in order to predict traffic noise levels at various locations. The primary purpose of the computer model was to determine how the noise environment will change for future traffic conditions. Future traffic volume projections were not available. VA assumed a 1 percent increase in traffic count per year, consistent with industry practice. Using this increase, the noise level increase due to vehicular movement in between 2010 and 2030 will be approximately 1 dB.

3.3 Overall Exterior Exposure

Based on our measurements, the computer model, VA calculated the existing and future LDN noise levels at each facade. To simplify the analysis and presentation of our results, VA has separated the site by zones based on sound exposure and required mitigation. The predicted noise levels at each location are listed in Table 2, below.

Table 2 –Existing and Future Exterior Noise Levels by Location

Zone	Floor	Existing, LDN	2030,* LDN	Maximum, dBA
A	1	66-68	60	75
	2 &3	68-70	70-72	85
B	1	62-67	60	73-76
	2 &3		63-69	83-86
Remaining Units	All	<60	<60	

* Calculated with sound walls as shown on Figure 2

The requirements set forth by the State of California require that the sound level current or future, whichever is greater, be used for the acoustical analysis. As shown in Table 2, future sound levels will be greater than existing and, therefore, were used for the prediction of interior sound levels.



Figure 2 – Noise Exposure Zones



*Barrier heights are measured from the pad elevation of the nearest home

■ Zone A ■ Zone B

Criterion assumption	LDN	Wall Heights			
		● ● ● ●	● ● ● ●	● ● ● ●	● ● ● ●
Single family detached	60	15	13	10	6



3.4 Exterior Noise Mitigation

The project includes a tot lot and private yards for many homes included in the project. As described in section 2.0, the permissible maximum outdoor noise level is 60 LDN for single family dwellings. As the existing noise level exceeds the criteria, noise barriers will be required to protect private yards. The barriers may be continuous walls on the perimeter of the project. For the homes along Los Coches Street, VA understands that the private yards will be individually protected with walls at the perimeter of the yard.

Table 3 shows the predicted exterior LDN noise levels in each zone with perimeter and yard noise barriers incorporated. VA has calculated that the noise level at the tot lot will be less than 60 LDN due to noise mitigation provided by sound walls and surrounding homes.

Table 3 shows the calculated exterior noise levels with varying wall heights in Zones A and B. To satisfy the detached single family home criterion of 60 LDN, the wall height must be 15 feet for Zone A, 13 feet at the northeastern corner of the wall, and 6 feet for Zone B. See Figure 2. *Barrier heights are measured from the pad elevation of the nearest home.*

Table 3 – Calculated Exterior LDN Noise Levels at 1st Floor with Noise Barriers and Their Acceptability

Location	Height of Noise Barrier, ft	Future Exterior LDN
Zone A	15*	60
Zone B	6	60
Remaining	Not Required	-

** Maximum wall height in Zone A; wall height varies as shown in Figure 2*

Noise barriers can consist of a building, wall, berm or combination of the two. The noise barriers must have a surface density of at least 2 pounds per square foot and shall have no openings or gaps. The barriers may be constructed of wood, concrete, stud and stucco, plate glass, Plexiglas or a combination of these materials as long as it has the correct surface density. Any access gates located in a barrier shall also have a surface density of at least 2 pounds per square foot and any gaps shall be minimized to maintain the noise reduction provided by the barrier.

4.0 INTERIOR NOISE CALCULATION

4.1 Building Wall Construction

The project drawings show the exterior wall will consist of a 2x4 or 2x6 wood stud wall with batt insulation. Interior finish will be one layer of 5/8 inch type 'x' gypsum board and exterior finish will be 7/8 inch thick stucco over lath and water proofing.

VA also evaluated the noise through the roof of the buildings, but found this acoustical path to be insignificant to the resultant interior noise level.

4.2 Exterior Glazing

VA utilized the window assemblies shown in the table below. The transmission loss values were based on typical glazing assemblies. The actual construction and STC ratings shown may differ.



Table 4 –Glazing Assembly Descriptions

STC Rating	Thickness	Typical Glazing Construction
STC 28	1" dual	1/8" lite, 3/4" airspace, 1/8" lite
STC 30	1" dual	1/8" lite, 3/4" airspace, 1/8" lite
STC 33	1" dual	3/16" lite, 11/16" airspace, 1/8" lite
STC 35	1" dual	7/32" laminate, 19/32" airspace, 3/16" lite

VA calculated the interior level within the residential units given the measured noise environment and the exterior façade construction described above. The calculations were based on the floor plans provided. The results for each location are presented in the following tables.

4.3 Interior Noise Level

Table 5 shows the predicted interior LDN noise levels for each location.

Table 5 – Calculated Future Interior and Exterior LDN Noise Levels and Their Acceptability

Zone	Floor	Future Exterior Noise Level*	Windows, Sliding Glass Doors and Entry Doors	Interior Noise Level	Interior Noise Level Criteria	Conclusion
A	1	60	STC 28	36	≤ 45	Acceptable
	2 & 3	70-72	STC 33	44	≤ 45	
B	1	60	STC 28	36	≤ 45	Acceptable
	2	63-69	STC 30	44	≤ 45	Acceptable
Remaining Units	All	<60	No acoustical analysis required.			

* Calculated with sound walls as shown in Figure 2



4.4 Interior Maximum Noise Level

In a similar manner, VA calculated the maximum interior noise levels. The results are shown in table 6 below.

Table 6 – Calculated Interior and Exterior Maximum Noise Levels and Their Acceptability

Zone	Floor	Exterior Maximum Noise Level, dBA*	Windows, Sliding Glass Doors and Entry Doors	Interior Noise Level	Interior Noise Level Criteria	Conclusion
A	1	75	STC 28	54	≤ 55	Acceptable
	2 & 3	85	STC 35	56	≤ 55	Marginal
B	1	73-76	STC 28	53	≤ 55	Acceptable
	2	83-86	STC 35	55	≤ 55	Acceptable

* Calculated with sound walls

4.5 Discussion

From Tables 5 and 6, exterior windows on the second floor of Zone A must be a minimum of STC 33 in order to satisfy the Code requirements, and STC 35 to meet the recommended maximum noise level criterion. On the second floor of Zone B, STC 30 glazed assemblies will satisfy the LDN criterion and an STC 35 glazing will satisfy the maximum criteria.

As first floors of Zones A and B, the noise level will be such that only STC 28 glazing is required.

4.6 Mechanical Ventilation Requirement

Because the windows and doors must be kept closed to meet the noise requirements, a mechanical ventilation system is required all units located in Zones A and B. The mechanical ventilation shall meet all Code requirements, including the capability to provide sufficient fresh air exchanges, without depending on open windows or leakage through windows and doors. The ventilation system shall not compromise the sound insulation capability of the exterior façade assembly.



5.0 CONCLUSION

In order to satisfy the noise criteria, as described in section two, Table 7 presents the minimum glazing required.

Table 7 – Mitigation Method

Zone	Floor	Windows, Sliding Glass Doors and Entry Doors	Mechanical Ventilation
A	1	STC 28	Acceptable
	2 & 3	STC 33	
B	1	STC 28	Acceptable
	2	STC 30	Acceptable
Remaining Units	All	No rating required.	Not required

The roof construction as shown on the drawings is acceptable. No roof construction modifications are necessary to satisfy the City's interior noise criteria.

To satisfy the City's exterior noise requirements the barrier heights and location, as shown in Figure 2, are required.

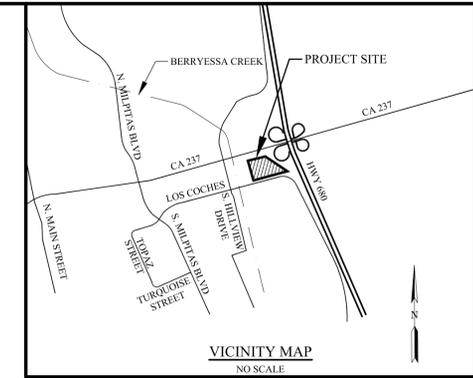
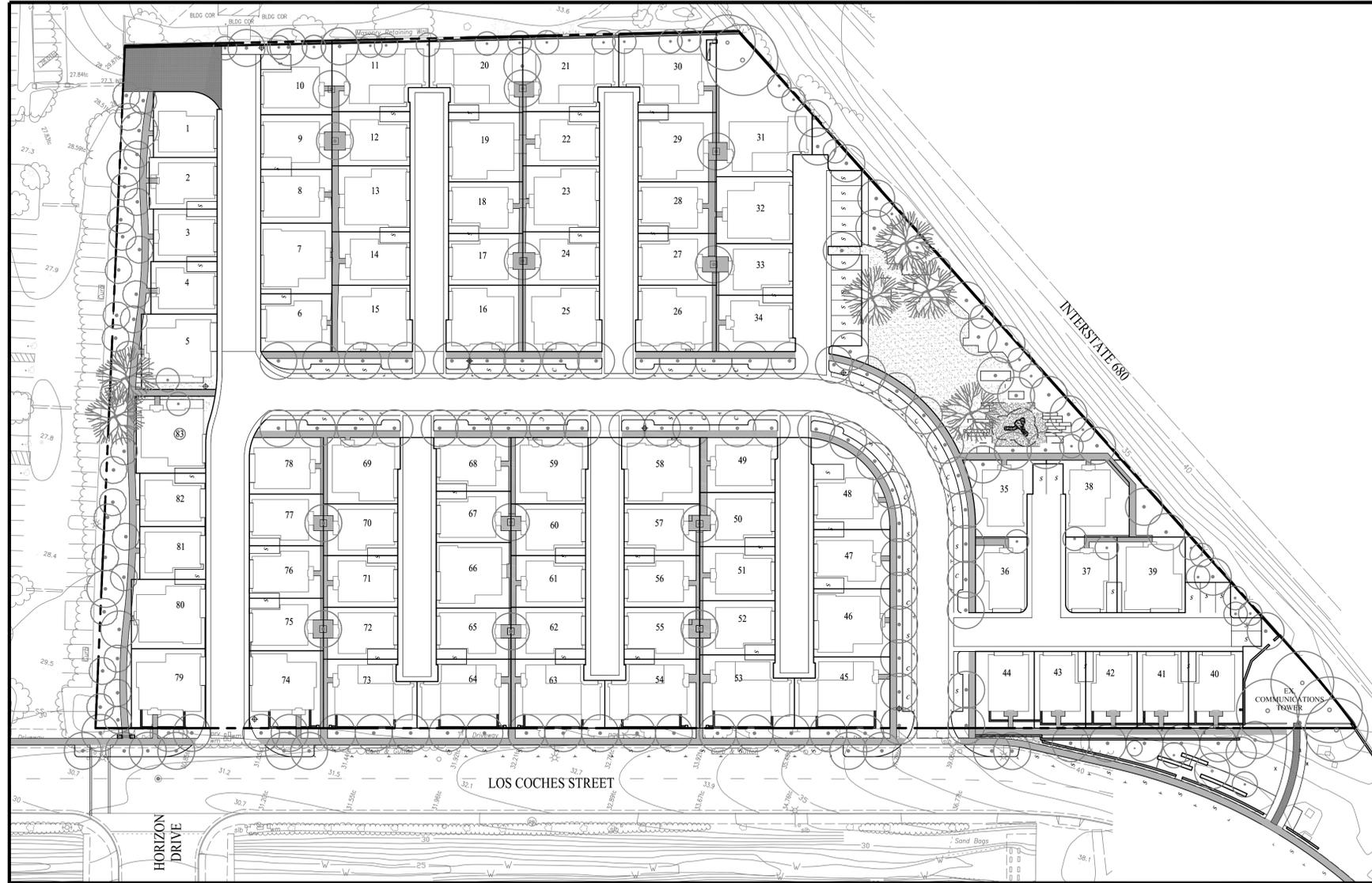
Various noise mitigation methods may be utilized to satisfy the noise criteria described in this report. Alteration of mitigation methods that deviate from requirements should be reviewed by the acoustical consultant.

We trust this information is satisfactory. If you have any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,
Veneklasen Associates, Inc.

Patrick Murphy
Associate

VESTING TENTATIVE MAP LOS COCHES MILPITAS, CALIFORNIA



DEVELOPER/SUBDIVIDER

SANTA CLARA DEVELOPMENT/ROBSON HOMES, LLC.
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
CONTACT: JAKE LAVIN
(408) 345-1767

CIVIL ENGINEER

RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER CONTACT: JORGE DURAN, P.E., RCE #59978
(408) 848-0300

OWNER

E&K, INC. AND EEK, LLC.
980 LOS COCHES STREET
MILPITAS, CA 95035
AND
GREEN VALLEY CORPORATION
905 LOS COCHES STREET
MILPITAS, CA 95035

SITE DATA

- PROPERTY ADDRESS:
980 LOS COCHES STREET, MILPITAS, CA
905 LOS COCHES STREET, MILPITAS, CA
- ASSESSOR PARCEL NUMBERS
APN: 086-29-049
APN: 086-29-050
- TOTAL EXISTING PARCELS: 2
- TOTAL PROPOSED PARCELS: 83 RESIDENTIAL UNITS, 12 PRIVATE DRIVE PARCELS, AND 3 OPEN SPACE PARCELS
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USES: RESIDENTIAL
- EXISTING ZONING: TOWN CENTER (TC)
- BUILDOUT TABULATION:

RESIDENTIAL LOTS (1-83)	3.17 ± AC
PRIVATE DRIVES (PARCELS A-D, F-L & N)	1.35 ± AC
OPEN SPACE (PARCELS M & O-P)	0.46 ± AC
TOTAL ACRES	4.98 ± AC
- COMMUNICATIONS TOWER (PARCEL Q) 0.09 ± AC
COMMUNICATIONS TOWER ACCESS (PARCEL E) 0.22 ± AC
TOTAL ACRES 0.31 ± AC
- NET DENSITY: 22.3 DU/AC
- MINIMUM RESIDENTIAL LOT SIZE: 1,180 S.F.
- WATER
 - PRIVATE DRIVE "A" AND PRIVATE DRIVE "H" - CITY OF MILPITAS
 - ALL OTHER WATER - PRIVATE
- SEWER
 - PRIVATELY OWNED AND MAINTAINED
- STORM
 - ALL STORM UTILITIES WITHIN THE SUBDIVISION ARE PRIVATELY OWNED & MAINTAINED BY HOA, UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- STREET LIGHTS ON PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY STANDARDS AND DEDICATED TO THE CITY.
- STREET TREES ON LOS COCHES STREET WILL BE INSTALLED PER CITY STANDARDS, AND MAINTAINED BY THE CITY.
- ALL PRIVATE DRIVES WITHIN SUBDIVISION ARE PRIVATELY OWNED & MAINTAINED. ALL PRIVATE DRIVES WILL HAVE PSUE'S (MIN. LONGITUDINAL SLOPE = 0.5%) AND EVAE'S.
- THE PROJECT BENCHMARK IS A BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF EAST CALAVERAS BOULEVARD AND HILLVIEW DRIVE, ELEVATION (NGVD29) = 26.01 FEET.
- THERE ARE NO EXISTING WELLS ON SITE.
- STREET LIGHTS ON PRIVATE DRIVES WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THE PROJECT SITE IS LOCATED IN ZONE X (OTHER FLOOD AREAS) OF FLOOD INSURANCE RATE MAP PANEL NO. 06085C0067H; MAP EFFECTIVE MAY 18, 2009. ZONE X IS DEFINED AS AREAS OF .02% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- PROPOSED GRADES AS SHOWN ARE CONCEPTUAL. FINISH GRADING IS SUBJECT TO FINAL DESIGN, SUBJECT TO SITE SPECIFIC FLOOD STUDY, AND MAY VARY AT FINAL DESIGN.
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND SUPPLEMENTAL REPORTS REGARDING THIS PROJECT.
- ALL EROSION CONTROL MEASURES SHALL BE DONE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF MILPITAS.
- THE EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY. THE CONTOURS SHOWN ON THIS PLAN REPRESENT GROUND ELEVATIONS, AS DETERMINED AT THE TIME OF SAID SURVEY.
- COMMON OPEN SPACE PARCELS AND PRIVATE DRIVE PARCELS MAY BE SPLIT INTO ADDITIONAL PARCELS AS PART OF MULTIPLE FINAL MAPS AND BASED ON FINAL CONSTRUCTION PHASING.
- BUILDING DESIGNATIONS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
- GAS & ELECTRIC: PG&E
- TELEPHONE: PACIFIC BELL
- CABLE TELEVISION: COMCAST
- SOUNDWALLS AND MASONRY WALLS: ALL WALLS WILL BE PRIVATE FACILITIES & MAINTAINED BY HOMEOWNERS' ASSOCIATION.
- ALL LANDSCAPING & COMMON AREAS ARE PRIVATELY OWNED & MAINTAINED BY HOMEOWNERS' ASSOCIATION.
- ALL UTILITIES WITHIN THE SUBDIVISION (EXCEPT FOR THE WATER LOOP ON PRIVATE DRIVE "H" AND THE SOUTHERN PORTION OF STREET "A" CONNECTION TO LOS COCHES STREET) ARE PRIVATELY OWNED AND MAINTAINED.

SHEET INDEX

- TITLE SHEET
- EXISTING CONDITIONS
- SITE PLAN
- STREET SECTIONS & DETAILS
- PRELIMINARY GRADING & DRAINAGE
- PRELIMINARY UTILITIES
- SOLID WASTE PLAN
- L1.0 LANDSCAPE SITE PLAN
- L1.1 ENLARGED PLAN + SECTIONS
- L1.2 SITE DETAILS
- L1.3 SITE DETAILS

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10000 CANTON ROAD, SUITE 100
MILPITAS, CA 95035
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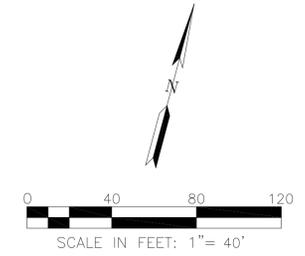
ROBSON HOMES

TENTATIVE MAP
TITLE SHEET
LOS COCHES
MILPITAS, CALIFORNIA

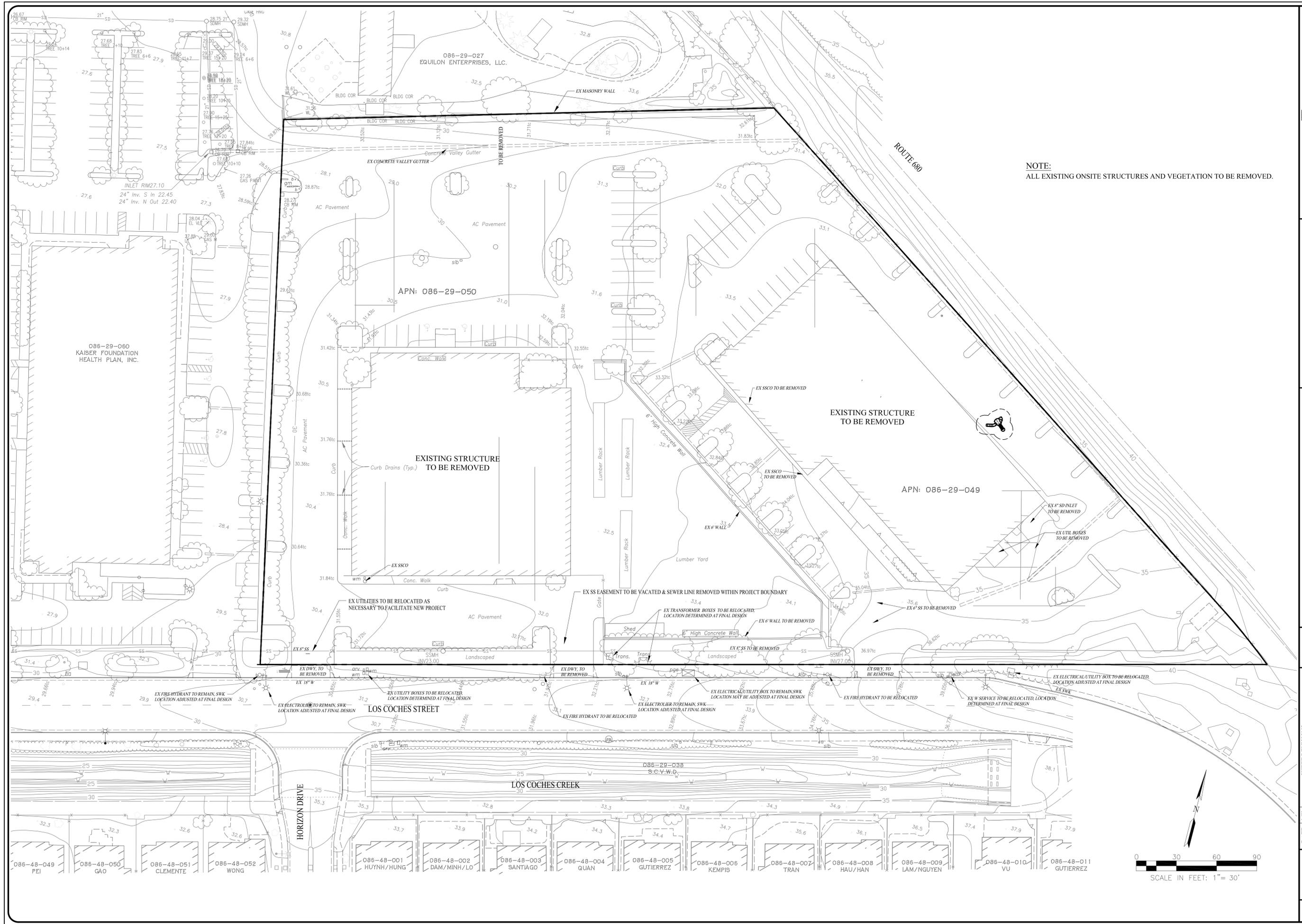
FOR ROBSON HOMES

DATE	BY	REVISIONS	SCALE	DATE
2-2-2011	MMK	PER CITY COMMENTS DATED 1-27-2011	AS SHOWN	FEBRUARY 18, 2011
2-17-2011	MMK	APPLICANT INITIATED SITE PLAN REVISIONS		

SHEET
1
OF 7 SHEETS
JOB NO.
102026



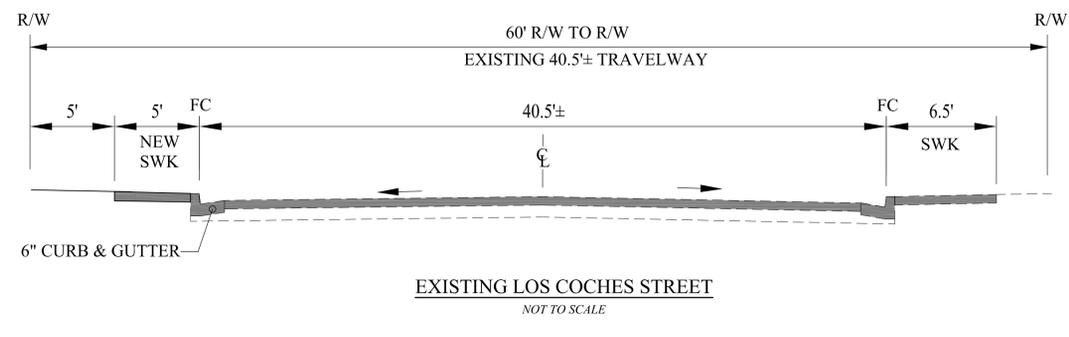
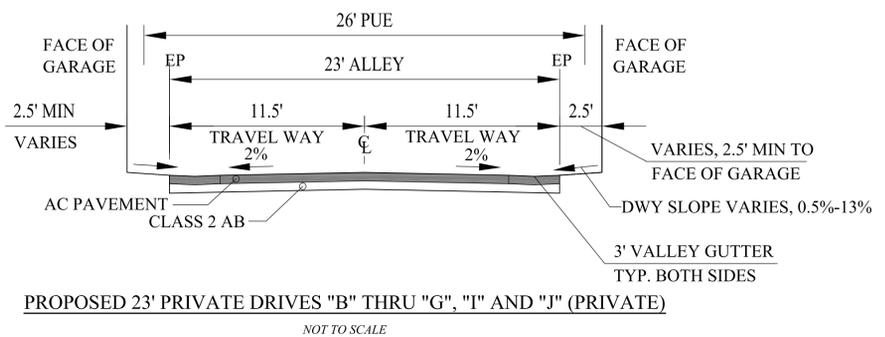
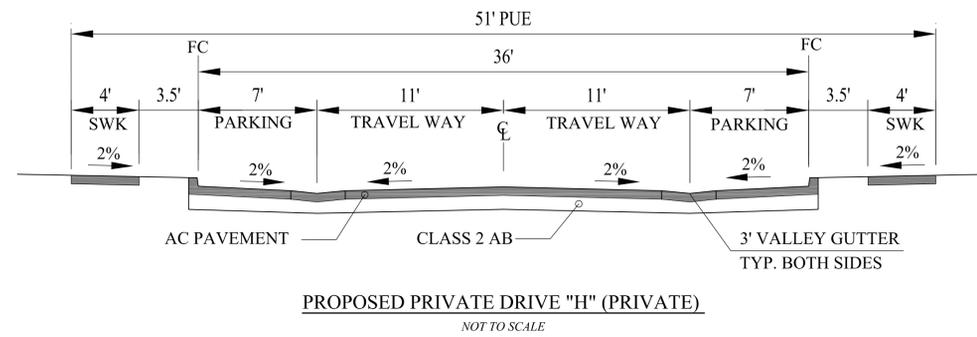
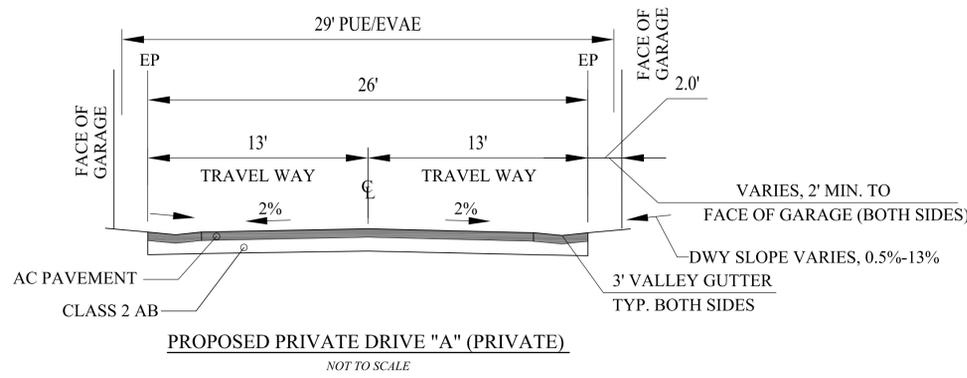
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 DRAWING: 2 EXISTING CONDITIONS.DWG PATH: W:\JOBS 10\102026\DRAWINGS\PRELIM\TM 2011-02-15\



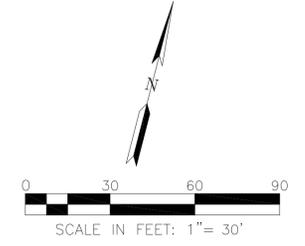
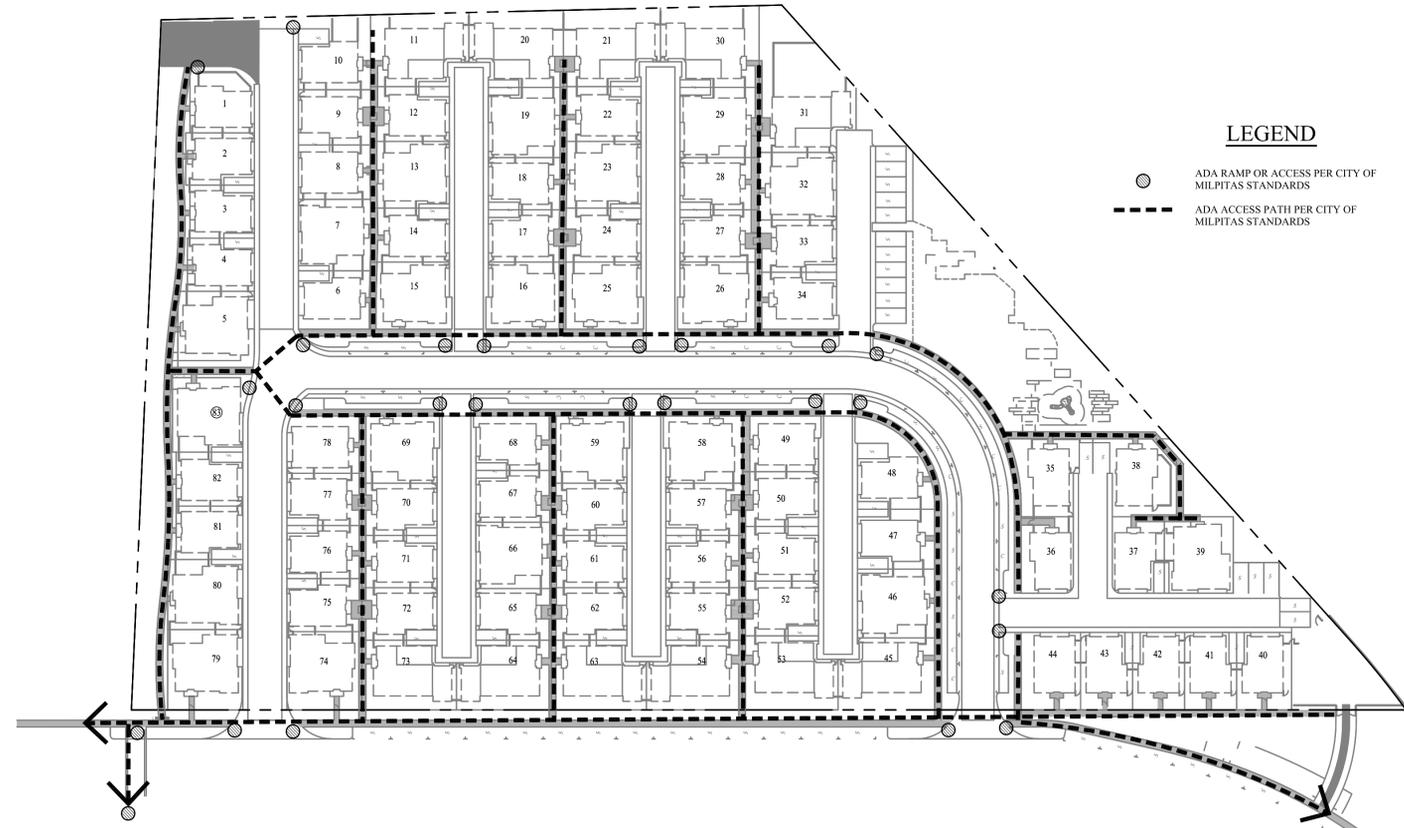
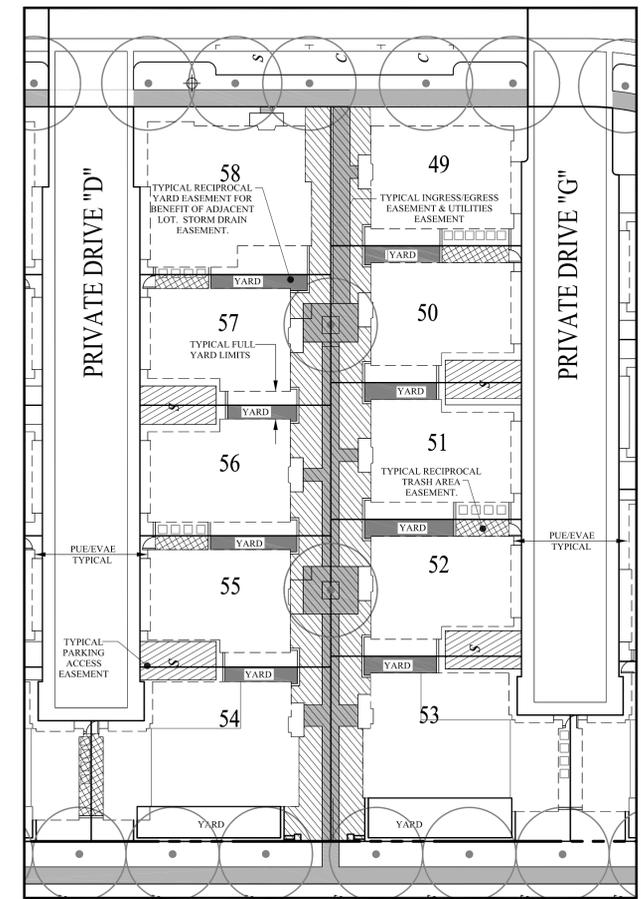
NOTE:
 ALL EXISTING ONSITE STRUCTURES AND VEGETATION TO BE REMOVED.

DATE	MARK	SHEET REVISIONS	SCALE	DATE
2-2-2011		PER CITY COMMENTS DATED 1-27-2011	AS SHOWN	
2-17-2011		APPLICANT INITIATED SITE PLAN REVISIONS		FEBRUARY 18, 2011
JOB NO. 102026			SHEET 2 OF 7 SHEETS	

DATE: 02/17/2011 TIME: 8:37PM
 DRAWING: 4 STREET SECTION & DETAILS\DRAWINGS\PRELIM\TM 2011-02-15\



NOTE: DRIVEWAY SLOPES MAY VARY & WILL BE DETERMINED AT FINAL DESIGN

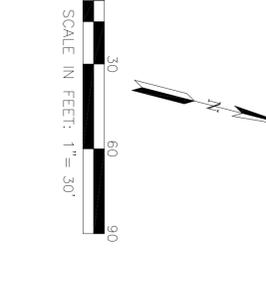
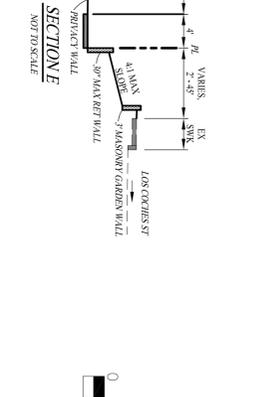
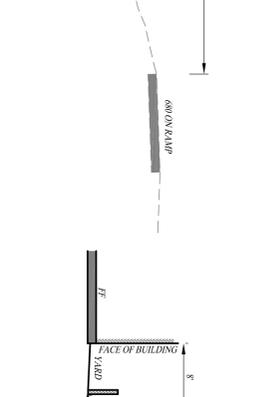
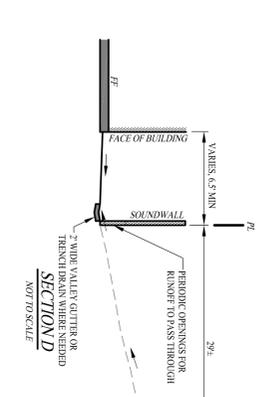
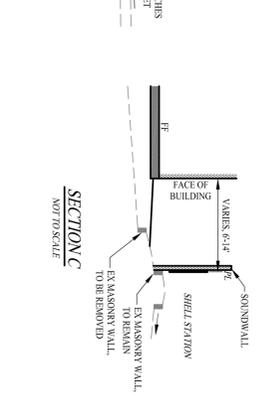
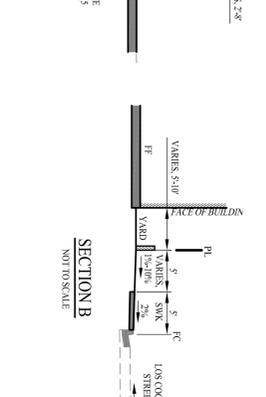
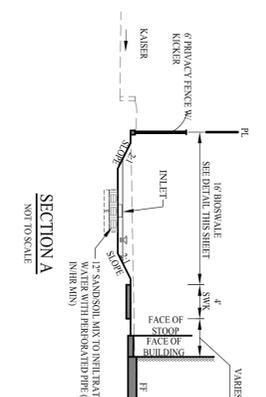
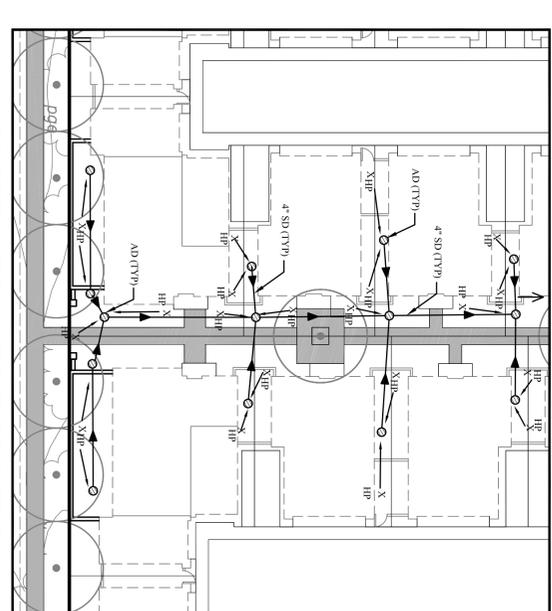
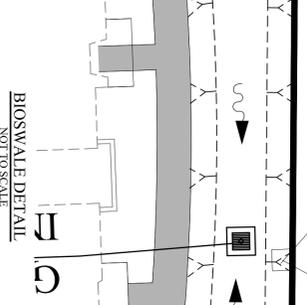
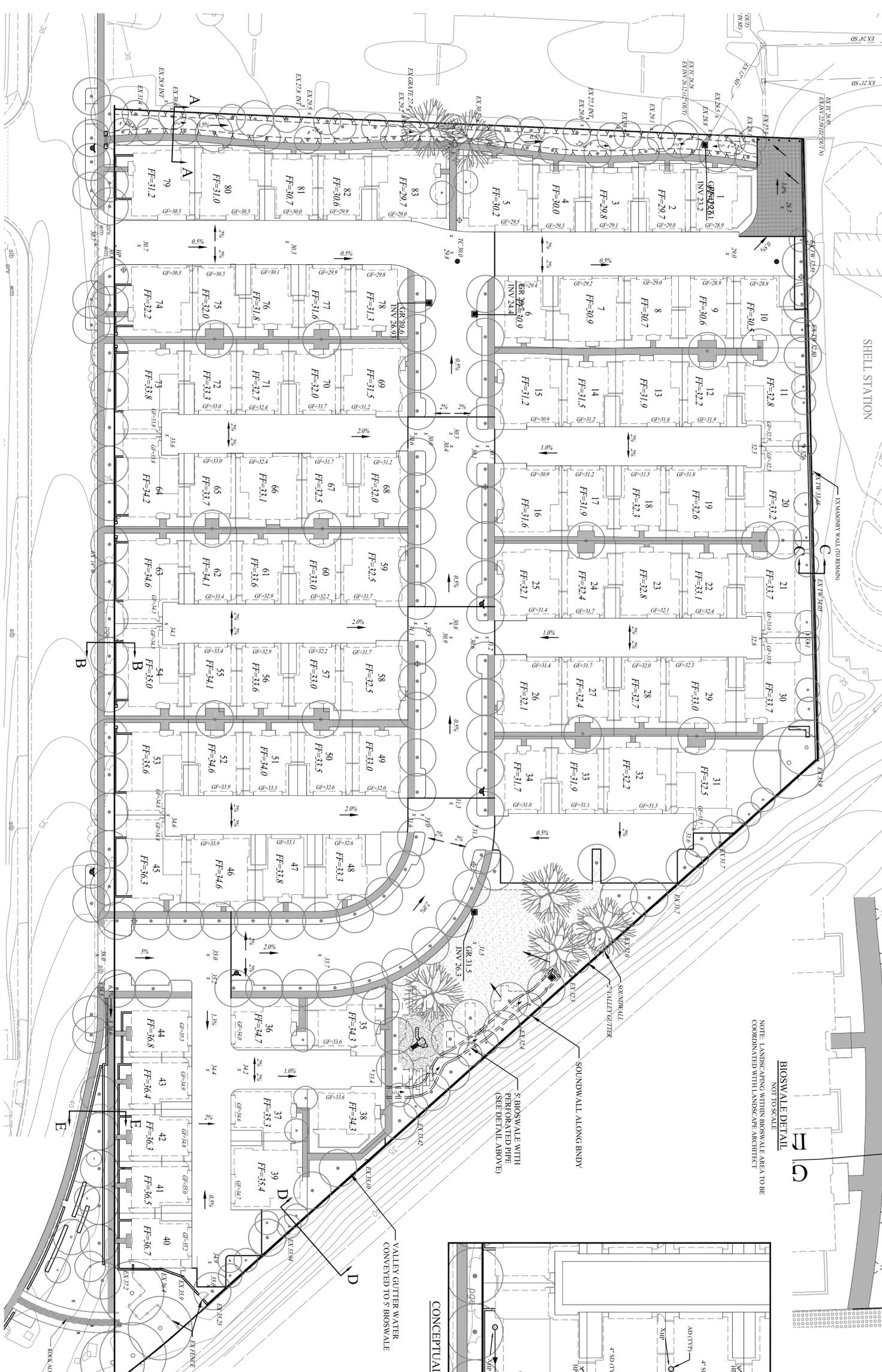


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ROBSON HOMES

TENTATIVE MAP
 STREET SECTION & DETAILS
 LOS COCHÉS
 MILPITAS, CALIFORNIA

DATE	DATE	DATE	DATE
2-2-2011	2-17-2011		
PER CITY COMMENTS DATED 1-27-2011	APPLICANT INITIATED SITE PLAN REVISIONS		
SHEET REVISIONS		SCALE	DATE
DATE	MARK	AS SHOWN	FEBRUARY 18, 2011
SHEET			
4			
OF 7 SHEETS			
JOB NO.			
102026			



Performance Earth Balance Quantities
 Cut=14,000 cu
 Fill=10,000 cu
 Net=4,000 cu
 Including steps between garage and finish floor=1,400 cu fill
 6,000 cu Cut-1,400 cu Fill
 4,600 cu Export
 These are include utility grade.

DATE	MK	SHEET REVISIONS
2-2-2011		PER CITY COMMENTS DATED 1-27-2011
2-17-2011		APPLICANT INITIATED SITE PLAN REVISIONS

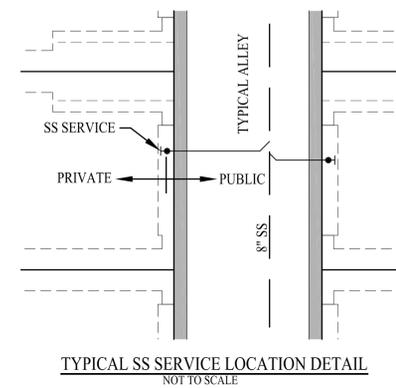
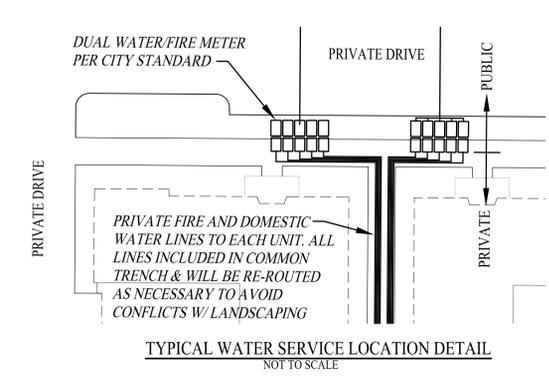
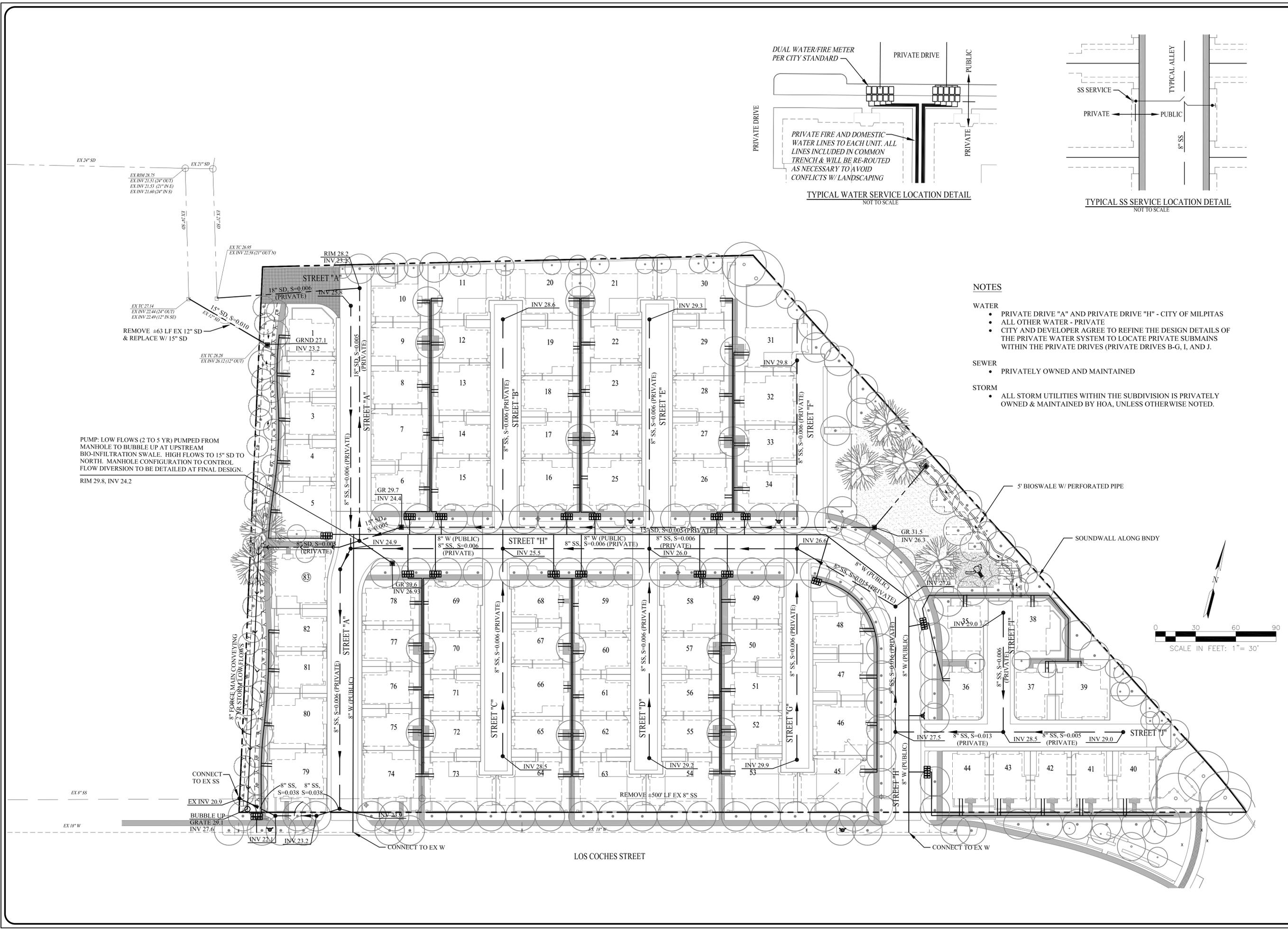
SCALE AS SHOWN
 DATE FEBRUARY 18, 2011

TENTATIVE MAP
 PRELIMINARY GRADING & DRAINAGE
 LOS COCHÉS
 MILPITAS, CALIFORNIA

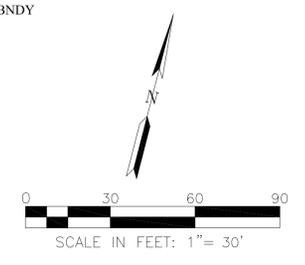
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OF 7 SHEETS
 SHEET 5
 JOB NO. 100206



- NOTES**
- WATER**
 - PRIVATE DRIVE "A" AND PRIVATE DRIVE "H" - CITY OF MILPITAS
 - ALL OTHER WATER - PRIVATE
 - CITY AND DEVELOPER AGREE TO REFINE THE DESIGN DETAILS OF THE PRIVATE WATER SYSTEM TO LOCATE PRIVATE SUBMAINS WITHIN THE PRIVATE DRIVES (PRIVATE DRIVES B-G, I, AND J).
 - SEWER**
 - PRIVATELY OWNED AND MAINTAINED
 - STORM**
 - ALL STORM UTILITIES WITHIN THE SUBDIVISION IS PRIVATELY OWNED & MAINTAINED BY HOA, UNLESS OTHERWISE NOTED.



DATE	MARK	SHEET REVISIONS	SCALE	DATE
2-2-2011		PER CITY COMMENTS DATED 1-27-2011	AS SHOWN	
2-17-2011		APPLICANT INITIATED SITE PLAN REVISIONS		

FOR ROBSON HOMES

FEBRUARY 18, 2011

SHEET
6
 OF 7 SHEETS
 JOB NO.
 102026



NOTE:
 NO ON STREET PARKING ON GARBAGE DAYS IN
 SELECTED STALLS. TO BE COORDINATED BY HOA.
 BIN REPLACEMENT TO BE COORDINATED BY HOA.

LEGEND

- ▭ SYMBOL REPRESENTS AREA (6' x 2') REQUIRED FOR COLLECTION OF GARBAGE & RECYCLING (SEE DETAIL THIS SHEET)
- SYMBOL COLOR MATCHES LOCATION OF TRASH BIN STORAGE TO TRASH BIN COLLECTION (SEE TYPICAL NOTES)

SHARED TRASH AREA FOR UNITS 43 & 44 FOR STORAGE OF BINS (TYP)
 PLACEMENT OF BINS FOR COLLECTION ON GARBAGE DAY (TYP)



DATE	BY	REVISIONS	SCALE	DATE
2-2-2011	PER CITY COMMENTS DATED 1-27-2011		AS SHOWN	
2-17-2011	APPLICANT INITIATED SITE PLAN REVISIONS			FEBRUARY 18, 2011
SHEET			7	
OF 7 SHEETS			JOB NO. 102026	



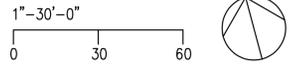
LEGEND

- CONCRETE SIDEWALK
- PASEO FENCE
- YARD FENCE
- TRASH AREA FENCE AND GATE
- GRANITE BENCH OR BOULDER, LOCATION SUBJECT TO FINAL DESIGN
- PLAY EQUIPMENT WITH RUBBERIZED SURFACE
- BOMANITE GRASSCRETE - STRUCTURAL GRASS
- LAWN
- STREET LIGHT
- STREET TREE
- SPECIMEN TREE
- ACCENT TREE
- RIPARIAN TREE + SHRUBS
- EXISTING TREE TO REMAIN

- 2 L1.1
- 6 L1.2
- 7 L1.2
- 2, 3 L1.3
- 4 L1.3
- 1 L1.3

PLANT PALETTE

- TREES**
- ACER PALMATUM 'DISECTUM'
 - ACER PALMATUM 'SANGO KAKU'
 - ARBUTUS A MARINA
 - CHIONANTHUS RETUSA
 - CUPRESSUS SEMPERVIRENS
 - FRAXINUS AMERICANA
 - GINKGO BILOBA 'FAIRMONT'
 - MALUS 'ROBINSON'
 - MAGNOLIA X SOULANGIANA
 - MAGNOLIA 'SUSAN'
 - OLEA EUROPEA 'SWAN HILL'
 - PINUS CANARIENSIS
 - PINUS PINEA
 - PISTACIA CHINENSIS
 - PRUNUS CERASIFERA
 - PRUNUS X Y. 'AKEBONO'
 - QUERCUS AGRIFOLIA
 - QUERCUS VIRGINIANA
 - SEQUOIA SEMPERVIRENS
 - SCHINUS MOLLE
 - SCHINUS TEREBINTHEFOLIUS
- SEPHORA JAPONICA 'RECENT'**
- TILIA TOMENTOSA 'STERLING'**
- ULMUS PARVIFOLIA 'DRAKE'**
- HEDGE**
- BUXUS MICROPHYLLA 'WINTER GEM'
 - ESCALLONIA EXONIENSIS 'FRADESI'
 - LIGUSTRUM JAPONICUM
 - MYRTUS COMMUNIS
 - OSMANTHUS FRAGRANS
 - PITTOSPORUM TENU-FOLIUM
 - 'BUDDY GORMAN'
 - RHAPHOLEPIS INDICA 'CLARA'
- SHRUB**
- ABELIA X GRANDIFLORA
 - CEANOTHUS 'COUCHA'
 - CHAENOMELES
 - PHORMIUM TENAX 'JESPER'
- PITTOSPORUM TOBIRA 'WHEELER'S DWARF'**
- ROSA SSP.**
- SARCOCOCCA RUSCIFOLIA**
- PERENNIAL AND GROUNDCOVER**
- ALSTROEMERIA
 - AGAPANTHUS
 - CHRYSANTHEMUM FRUTESCENS
 - COTTON-EASTER DAMMERI 'LOWFAST'
 - DIETES VEGATA
 - HEMEROCALLIS 'STELLA D'ORO'
 - LAVANDULA INTERMEDIA 'PROVENCE'
 - LIRIOPE MUSCARI
 - NEPETA FAASSENII
 - PENSTEMON HETEROPHYLLUS
 - ROSMARIUS OFFICINALIS
 - 'HUNTINGTON CARPET'
 - TRACHELOSPERMUM JASMINOIDES
 - VINCA MINOR
- VINES**
- DISTICTIS BUCCINATORIA
 - FICUS REPENS
 - HARDENBERGIA VIOLACEA
 - 'HAPPY WANDERER'
 - PARTHENOCISSUS TRICUSPIDATA
 - SOLANUM JASMINOIDES
- LAWN**
- DROUGHT-RESISTANT DWARF FESCUE
 - AS SOD
- RIPARIAN WETLAND BAND**
- AGAPANTHUS 'MIDNIGHT BLUE'
 - AGAPANTHUS 'STORM CLOUD'
 - ANEMONE HYBRID 'WHIRLWIND'
 - ANIGAZANTHOS 'BUSH TANGO'
 - ANIGAZANTHOS FLAVIDUS 'RED'
 - AZALEA 'RED BIRD'
 - BAMBUSA OLDHAMII
 - BOUGANVILLEA 'BARBARA KARST'
 - CALLISTEMON CITRINUS
 - CAMELLIA JAPONICA 'NUCCIOS GEM'
 - CAMELLIA JAPONICA 'NUCCIOS PEARL'
 - CAEMLLIA SASANQUA 'WHITE DOVE'
 - CESTRUM X CULTUM 'CRETAN PURPLE'
 - CHAENOMELES 'CAMEO'
 - CLEMATIS ARMANDI
 - CLEMATIS 'JACKMANII'
 - CLEMATIS MONTANA 'MAYLEEN'
 - CLEMATIS MONTANA 'RUBENS'
 - CLIVIA MINIATA
 - CORDYLINA FESTIVAL GRASS
- CORNUS STOLLONIFERA**
- DESCAMPISIA CESPITOSA 'GOLDGEHAENGE'**
- DEUTZIA**
- DISTIGITIS BUCCINATORIA**
- ELEAGNUS PUNGENS 'FRUITLANDII'**
- FEUJOA SELLOWANA**
- FESTUCA RUBRA**
- FICUS PUMILA**
- FUCHSIA 'GARTENMEISTER BONSTEDT'**
- GERANIUM X RIVERSLEAIANUM 'MAVIS SIMPSON'**
- HARDENBERGIA VIOLACEA 'CANOELANDS'**
- HEMEROCALLIS 'AZTEC CHALICE'**
- HEMEROCALLIS 'FRANK GLADNEY'**
- HEROCALLIS 'LITTLE MISS SUNSHINE'**
- HYDRANGEA ANNABELL**
- HYDRANGEA ANOMALA**
- HYDRANGEA MACROPHYLLA 'BAILMER'**
- HYDRANGEA PANICULATA**
- HYDRANGEA QUERCIFOLIA**
- CORNUS STOLLONIFERA**
- DESCAMPISIA CESPITOSA 'GOLDGEHAENGE'**
- JUNCUS PALLIDUS**
- JUNCUS PATENS**
- KERRIA JAPONICA PLENIFLORA**
- KNIPHOFIA THOMPSONI**
- MEYER LEMON**
- MIMULUS CARDINALIS**
- MIMULUS GUTTATUS**
- NAGAME KUMQUAT**
- NEPHROLEPIS CORDIFOLIA**
- OSMANTHUS FRAGRANS**
- OXALIS ORGONA**
- PASSIFLORA 'LAVENDER LADY'**
- PENSTEMON 'MIDNIGHT'**
- PHILADELPHUS 'LEWISII COVELO'**
- POLYSTICHUM MUNITUM**
- PRIVET**
- RHAMNUS CALIFORNICA 'SAN BRUNO MOUNTAIN'**
- IRIS ENSATA 'BENI BOTAN'**
- JASMINUM POLYANTHEMUM**
- RHAMNUS CALIFORNICA 'SEA VIEW'**
- RHODODENDRON 'ANNA KRUSCHKE'**
- RIBES SANGUINEUM 'CLAREMONT'**
- ROSA 'APRICOT CANDY'**
- ROSA ICEBURG**
- ROSA JACOB'S ROBE**
- ROSA 'SALLY HOLMES'**
- SALIX LASIOLEPIS**
- SALVIA CHIAPENSIS**
- SALVIA COCCINEA 'LADY IN RED'**
- SALVIA GUARANTICA 'BLACK AND BLUE'**
- SALVIA X SUPERBA 'MAY NIGHT'**
- SALVIA WAVERLY**
- SARCOCOCCA RUSTIFOLIA**
- THUJA OCCIDENTALIS 'EMERALD GREEN'**
- TRADESCANTIA VIOLETA**
- VIBURNUM TINUS 'SPRING BOUQUET'**
- WOODWARDIA FERN**
- WISTERIA VENUSTA**
- WISTERIA VIOLACEA PLENA**



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ROBSON HOMES
LOS COCHÉS
MILPITAS, CALIFORNIA

FOR ROBSON HOMES

PLANNED UNIT DEVELOPMENT
LANDSCAPE SITE PLAN
LOS COCHÉS
MILPITAS, CALIFORNIA

SCALE: 1"=30'-0"

DATE: FEB 18, 2011

BY: CK

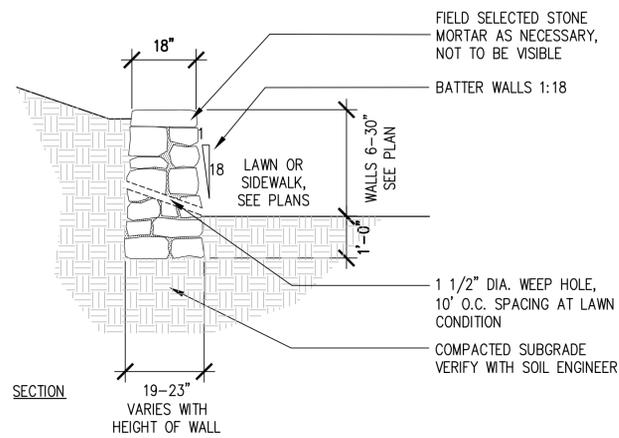
SHEET REVISIONS

DATE MK

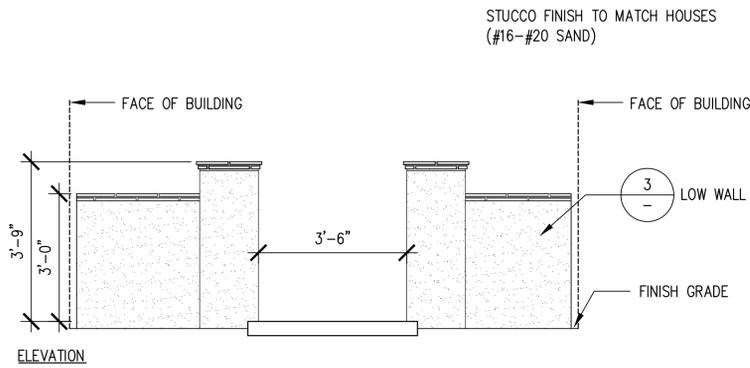
SHEET

L1.0
1 OF 4 SHEETS

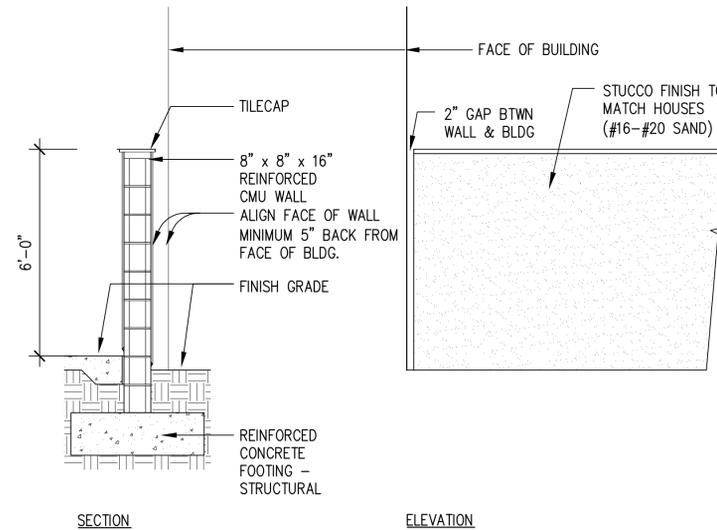
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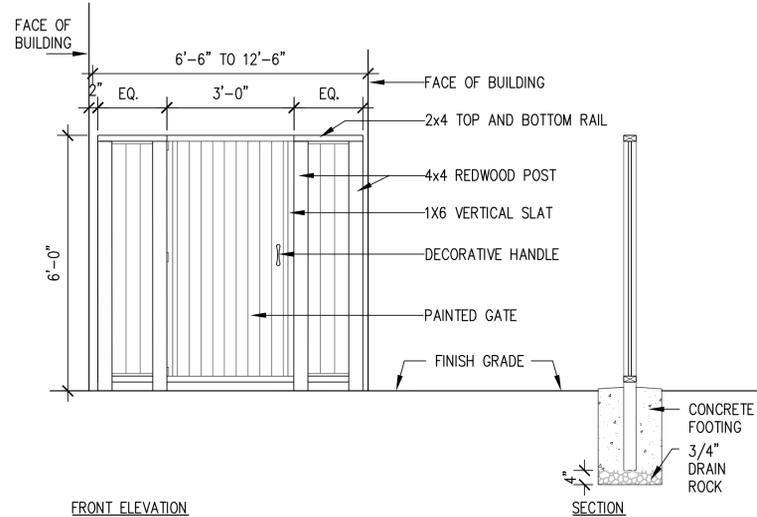
8 DRY STACK STONE WALL
1/2" = 1'-0"



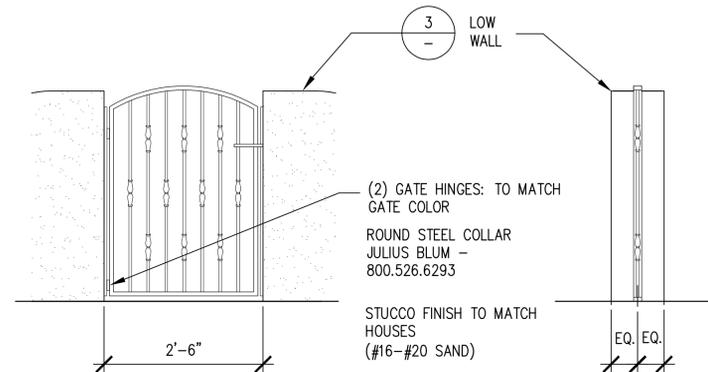
5 PASEO ENTRY PILASTER
1/2" = 1'-0"



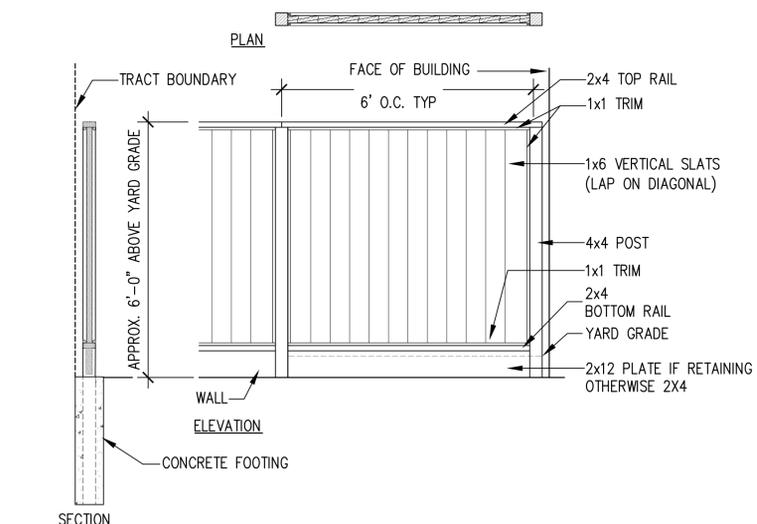
2 6' MASONRY YARD WALL
1/2" = 1'-0"



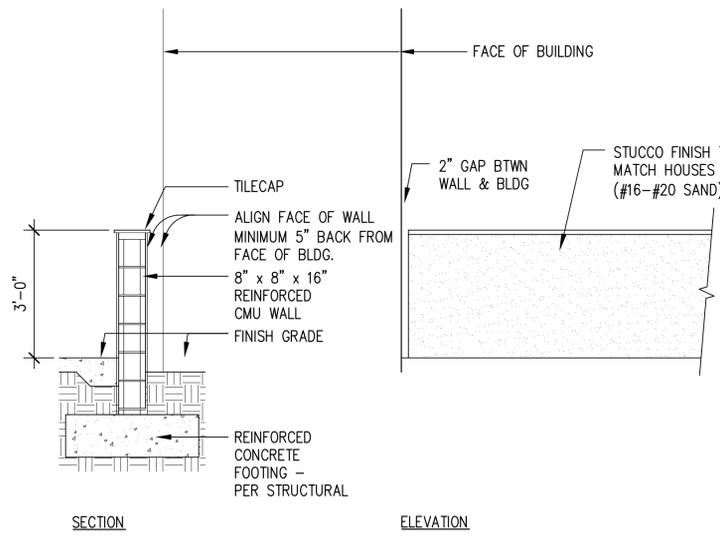
7 TRASH AREA FENCE AND GATE
1/2" = 1'-0"



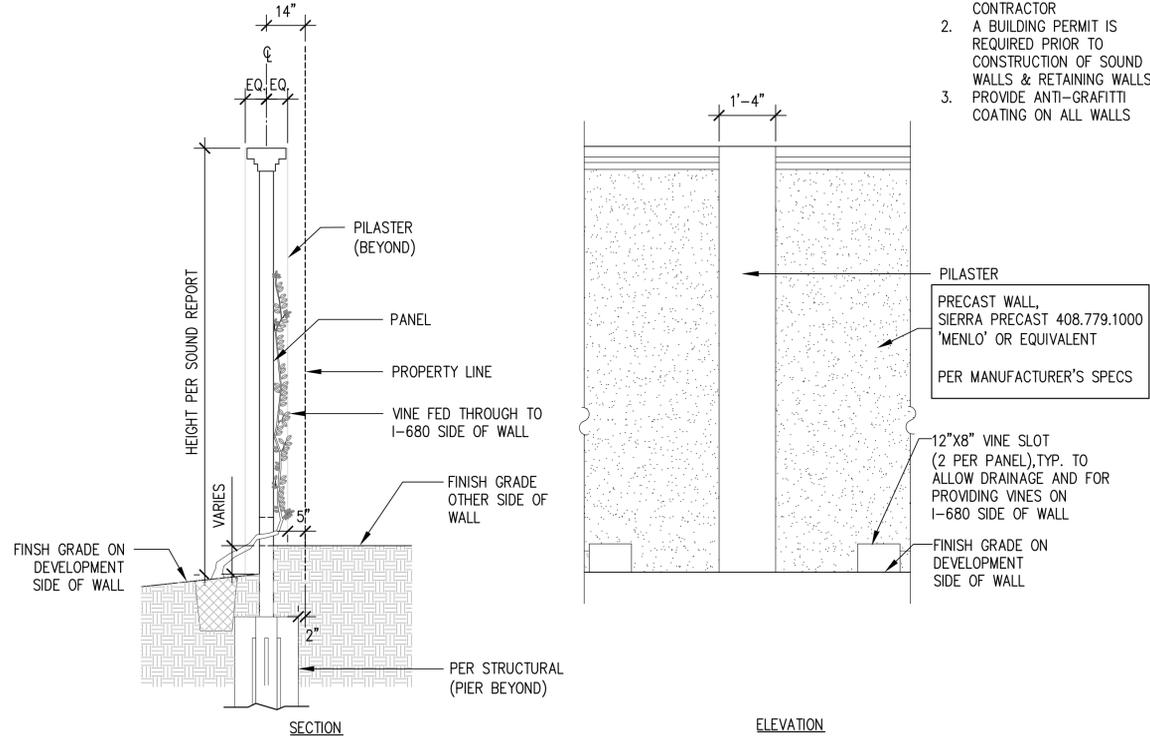
4 GATE AT 3' MASONRY GARDEN WALL
3/4" = 1'-0"



6 YARD FENCE
1/2" = 1'-0"



3 3' MASONRY GARDEN WALL
1/2" = 1'-0"



1 SOUND WALL
1/2" = 1'-0"

- NOTES:
1. ALL MEMBERS TO BE 16 GAUGE (UNLESS NOTED OTHERWISE).
 2. FINISH METALS WITH TIGER DRYLAC POWDERCOAT COLOR TBD
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL.
 4. FORGED STEEL PIERCED BAR - ARCADIA - 877.501.3200

- NOTES
1. STRUCTURAL ENGINEERING TO BE SUBMITTED BY CONTRACTOR
 2. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF SOUND WALLS & RETAINING WALLS
 3. PROVIDE ANTI-GRAFFITI COATING ON ALL WALLS

DATE	BY	CHK	REVISIONS



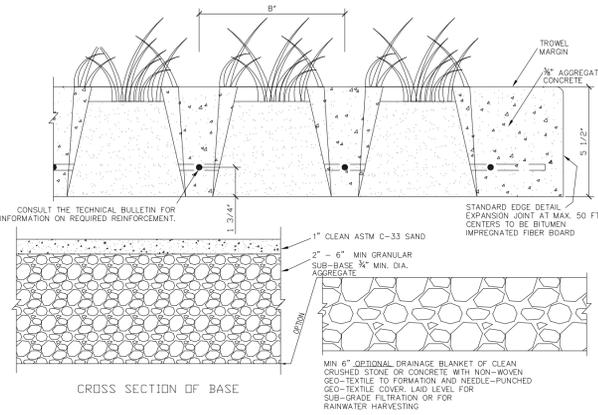
R-8303 Flexible Fixed Bollard

Reliance Foundry's new, bendable FLEX Bollards - Model R-8303. Rigid bollards that bend or flex up to 90 degrees when impacted - absorbing minor impacts without tearing up paving or concrete. Our R-8303 FLEX Bollards allow minimum residual deformation and creasing no matter which way the impact arises; these will not break or split when driven over and they rebound after being hit, slowly returning back to their upright position.

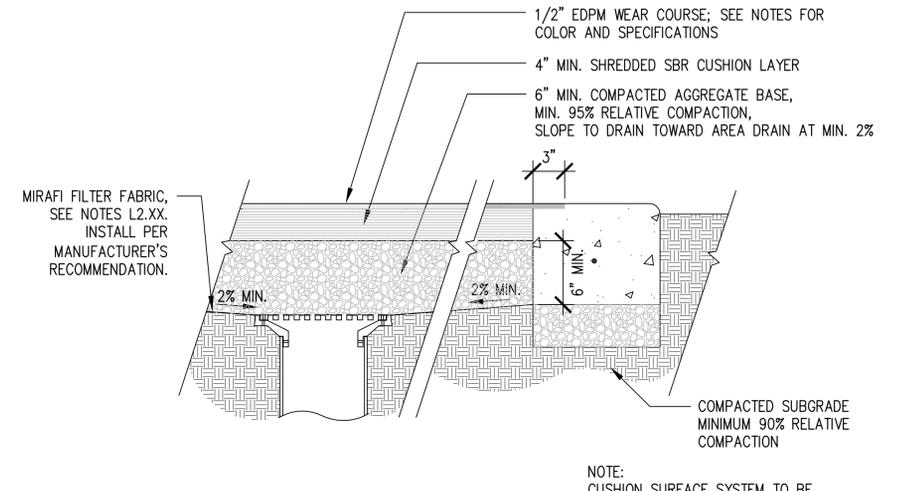
Weight: 3.2 kg / 7.0 lbs.
 Thermal stability: Good +/- 10 SHORE D.
 Working Temperature: 40°C / + 60 °C.
 Fire resistance: CLASS E. As per UNE-EN-ISO 11925-2:2002.
 Impact resistance: Test of 50 impacts, bending the bollard through 90°, simulating a 1500-kg vehicles at 15 km/h.
 Fatigue resistance: Test of 500 impacts, bending the bollard through 45°, at intervals of 30 seconds.
 Standard Available Colors: Black (Rai-8005), Traffic green (Rai-8024), Imitation stainless steel (Rai-9006), Brown (Rai-8017), Red (Rai-3020), Grey (Rai-7016).
 Optional 100 mm. Dia. Removable Mounting Options:



5 BREAK-AWAY BOLLARD
NOT TO SCALE



4 BOMANITE GRASSCRETE - STRUCTURAL GRASS
NOT TO SCALE

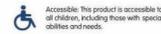


2 TOT TURF - CUSHION SURFACE
1 1/2" = 1'-0"

NOTE:
CUSHION SURFACE SYSTEM TO BE TOTTURF BY ROBERTSON INDUSTRIES. 800-858-0519 OR APPROVED EQUAL

Ridge • ELE500003

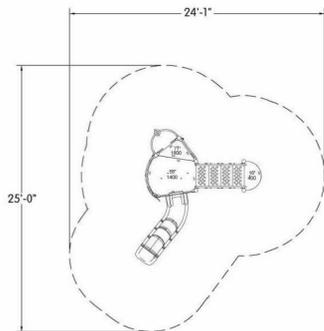
Best user age: 5-12
 Space required, use zone: 24'-1" x 25' (734cm x 762cm)
 Highest designated play surface: 9'-1" (277cm)
 Total safety zone area: 419 ft² (39 m²)



TECHNICAL INFORMATION
kompan.com • (800) 426-9788

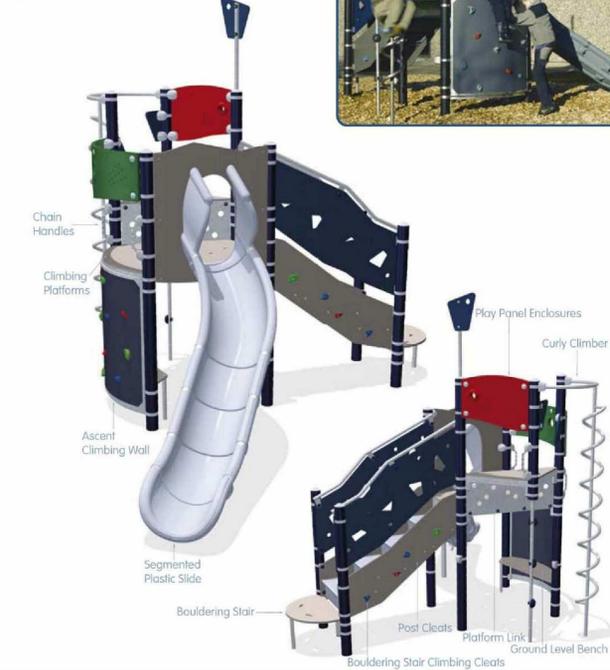
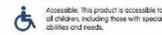
ADA Analysis

Elevated Activities	Required
5	
Accessible Elevated Activities	3
3	
Ground Level Activities	2
1	
Ground Level Play Types	2
1	



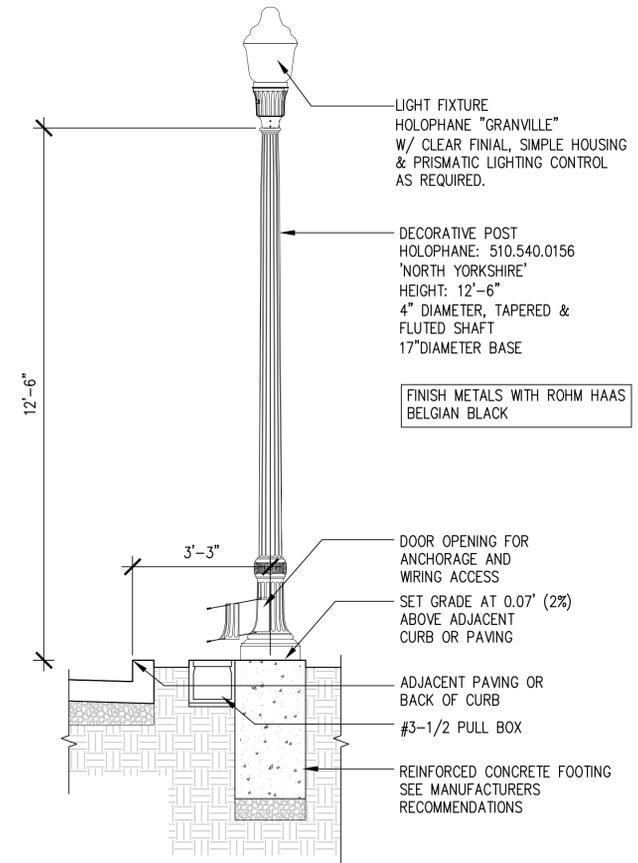
Ridge • ELE500003

Best user age: 5-12
 Space required, use zone: 24'-1" x 25' (734cm x 762cm)
 Highest designated play surface: 9'-1" (277cm)
 Total safety zone area: 419 ft² (39 m²)



Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.
 Product development is an ongoing process. For this reason KOMPAN reserves the right to make modifications in the form of product improvements on all our products. Visit www.kompan.com for the most current product information.
 * Highest designated play surface and space required are according to ASTM 1487-01. Scale: 1/8" = 1'
 Footing Information: In-ground footings anchored by concrete. Also available for surface installation by means of expansion bolts.

3 PLAY EQUIPMENT
NOT TO SCALE



1 STREET LIGHT
1/2" = 1'-0"

2200 Bridgeway
 Boulevard
 Sausalito
 CA 94965
 S W A
 415-332-5100

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS ARCHITECTS PLANNERS
 1000 Camino Arroyo, Suite 200, San Jose, CA 95128
 Phone: (408) 846-0300 Fax: (408) 846-0302

ROBSON HOMES

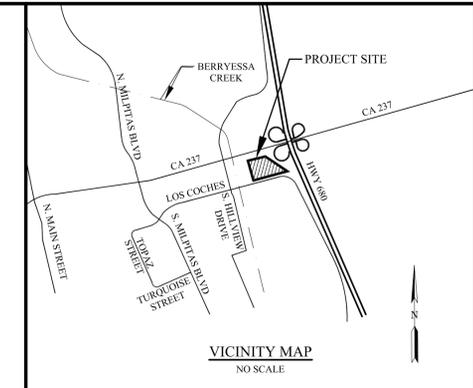
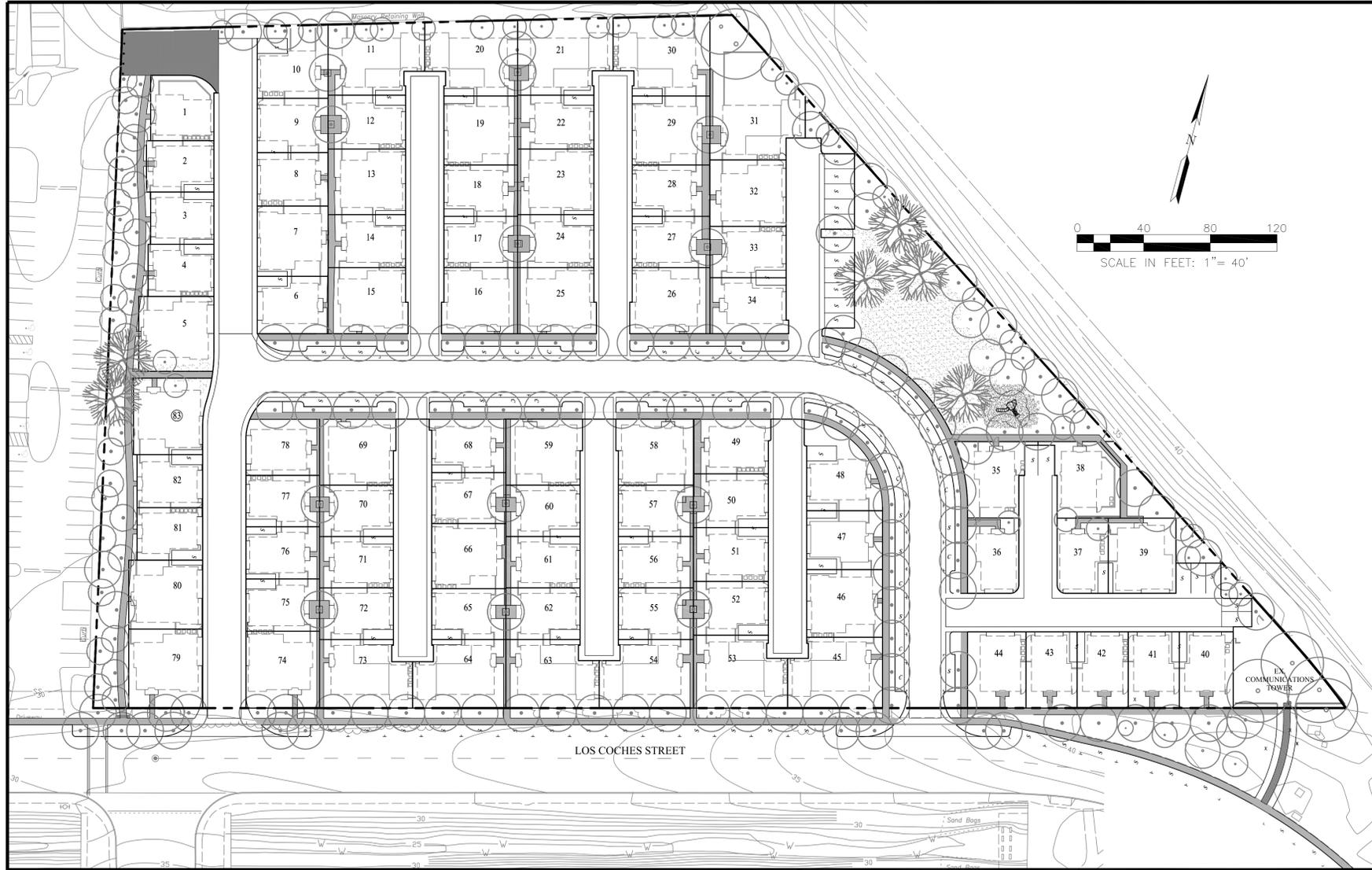
PLANNED UNIT DEVELOPMENT
SITE DETAILS
LOS COCHES
 MILPITAS, CALIFORNIA

SCALE: AS SHOWN
 DATE: FEB 18, 2011

DATE	BY	CHK	REVISIONS

SHEET
L1.3
 4 OF 4 SHEETS
 JOB NO. SA08002

SITE DEVELOPMENT PERMIT LOS COCHES MILPITAS, CALIFORNIA



OWNER

E&K, INC. AND E&K, LLC.
980 LOS COCHES STREET
MILPITAS, CA 95035
AND
GREEN VALLEY CORPORATION
905 LOS COCHES STREET
MILPITAS, CA 95035

DEVELOPER/SUBDIVIDER

SANTA CLARA DEVELOPMENT/ROBSON HOMES, LLC.
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
CONTACT: JAKE LAVIN
(408) 345-1767

CIVIL ENGINEER

RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER CONTACT: JORGE DURAN, P.E., RCE #59978
(408) 848-0300

ARCHITECT

ROBERT HIDEY ARCHITECTS
2694 BISHOP DRIVE, SUITE 250
SAN RAMON, CA 94583
CONTACT: MARK AMIOT
(925) 824-0440

LANDSCAPE ARCHITECT

SWA GROUP
2200 BRIDGEWAY BLVD.
SALUSALITO, CA 94965
CONTACT: KAT SUN
(415) 332-5100

SITE DATA

1. PROPERTY ADDRESS:
980 LOS COCHES STREET, MILPITAS, CA
905 LOS COCHES STREET, MILPITAS, CA
2. ASSESSOR PARCEL NUMBERS
APN: 086-29-049
APN: 086-29-050
3. TOTAL EXISTING PARCELS: 2
4. TOTAL PROPOSED PARCELS: 83 RESIDENTIAL UNITS, 12 PRIVATE DRIVE PARCELS, AND 3 OPEN SPACE PARCELS
5. EXISTING LAND USE: COMMERCIAL
6. PROPOSED LAND USES: RESIDENTIAL
7. EXISTING ZONING: TOWN CENTER (TC)
8. BUILDOUT TABULATION:

RESIDENTIAL LOTS (1-83)	3.17 ± AC
PRIVATE DRIVES (PARCELS A-D, F-L & N)	1.35 ± AC
OPEN SPACE (PARCELS M & O-P)	0.46 ± AC
TOTAL ACRES	4.98 ± AC
COMMUNICATIONS TOWER (PARCEL Q)	0.09 ± AC
COMMUNICATIONS TOWER ACCESS (PARCEL E)	0.22 ± AC
TOTAL ACRES	0.31 ± AC
9. NET DENSITY: 22.3 DU/AC
10. MINIMUM RESIDENTIAL LOT SIZE: 1,180 S.F.
11. WATER
 - PRIVATE DRIVE "A" AND PRIVATE DRIVE "H" - CITY OF MILPITAS
 - ALL OTHER WATER - PRIVATE
13. SEWER
 - PRIVATELY OWNED AND MAINTAINED
14. STORM
 - ALL STORM UTILITIES WITHIN THE SUBDIVISION ARE PRIVATELY OWNED & MAINTAINED BY HOA, UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. STREET LIGHTS ON PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY STANDARDS AND DEDICATED TO THE CITY.
2. STREET TREES ON LOS COCHES STREET WILL BE INSTALLED PER CITY STANDARDS, AND MAINTAINED BY THE CITY.
3. ALL PRIVATE DRIVES WITHIN SUBDIVISION ARE PRIVATELY OWNED & MAINTAINED. ALL PRIVATE DRIVES WILL HAVE PSUE'S (MIN. LONGITUDINAL SLOPE = 0.5%) AND EVAE'S.
4. DATUM: CITY OF MILPITAS DATUM
5. THERE ARE NO EXISTING WELLS ON SITE.
6. STREET LIGHTS ON PRIVATE DRIVES WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
7. THE PROJECT SITE IS LOCATED IN ZONE X (OTHER FLOOD AREAS) OF FLOOD INSURANCE RATE MAP PANEL NO. 06085C0067H; MAP EFFECTIVE MAY 18, 2009. ZONE X IS DEFINED AS AREAS OF .02% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
8. PROPOSED GRADES AS SHOWN ARE CONCEPTUAL. FINISH GRADING IS SUBJECT TO FINAL DESIGN, SUBJECT TO SITE SPECIFIC FLOOD STUDY, AND MAY VARY AT FINAL DESIGN.
9. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND SUPPLEMENTAL REPORTS REGARDING THIS PROJECT.
10. ALL EROSION CONTROL MEASURES SHALL BE DONE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF MILPITAS.
11. THE EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY. THE CONTOURS SHOWN ON THIS PLAN REPRESENT GROUND ELEVATIONS, AS DETERMINED AT THE TIME OF SAID SURVEY.
12. COMMON OPEN SPACE PARCELS AND PRIVATE DRIVE PARCELS MAY BE SPLIT INTO ADDITIONAL PARCELS AS PART OF MULTIPLE FINAL MAPS AND BASED ON FINAL CONSTRUCTION PHASING.
13. BUILDING DESIGNATIONS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
14. PROJECT MAY REQUIRE MULTIPLE FINAL MAPS.

SHEET LIST TABLE

- S-1 TITLE SHEET
- S-2 SITE PLAN
- S-3 DEVELOPMENT STANDARDS
- A1 TYPICAL CLUSTER LAYOUT - FIRST FLOOR LEVEL
- A2 TYPICAL CLUSTER LAYOUT - SECOND FLOOR LEVEL
- A3 TYPICAL CLUSTER LAYOUT - THIRD FLOOR LEVEL
- A4 PLAN 1 FLOOR PLANS
- A5 PLAN 1 EXTERIOR ELEVATIONS - SPANISH
- A6 PLAN 1 EXTERIOR ELEVATIONS - PROVENCE
- A7 PLAN 1 EXTERIOR ELEVATIONS - SANTA BARBARA
- A8 PLAN 1 EXTERIOR ELEVATIONS - ANDALUSIAN
- A9 PLAN 2 FLOOR PLANS
- A10 PLAN 2 EXTERIOR ELEVATIONS - SPANISH
- A11 PLAN 2 EXTERIOR ELEVATIONS - PROVENCE
- A12 PLAN 2 EXTERIOR ELEVATIONS - MONTEREY
- A13 PLAN 3 FLOOR PLANS
- A14 PLAN 3 EXTERIOR ELEVATIONS - SPANISH
- A15 PLAN 3 EXTERIOR ELEVATIONS - MISSION REVIVAL
- L1.0 LANDSCAPE SITE PLAN
- L1.1 ENLARGED PLAN + SECTIONS
- L1.2 SITE DETAILS
- L1.3 SITE DETAILS

Robert Hidey Architects

2694 BISHOP DRIVE - SUITE 250 - SAN RAMON, CALIFORNIA 94583
TEL: 925.824.0440 - FAX: 925.824.0447 - WWW.ROBERTHIDEY.COM



RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
10000 RUGGERI DRIVE, SUITE 200
MILPITAS, CA 95035
PHONE: (408) 848-0300 FAX: (408) 848-0302

ROBSON HOMES

SITE DEVELOPMENT PERMIT
TITLE SHEET
LOS COCHES
MILPITAS, CALIFORNIA

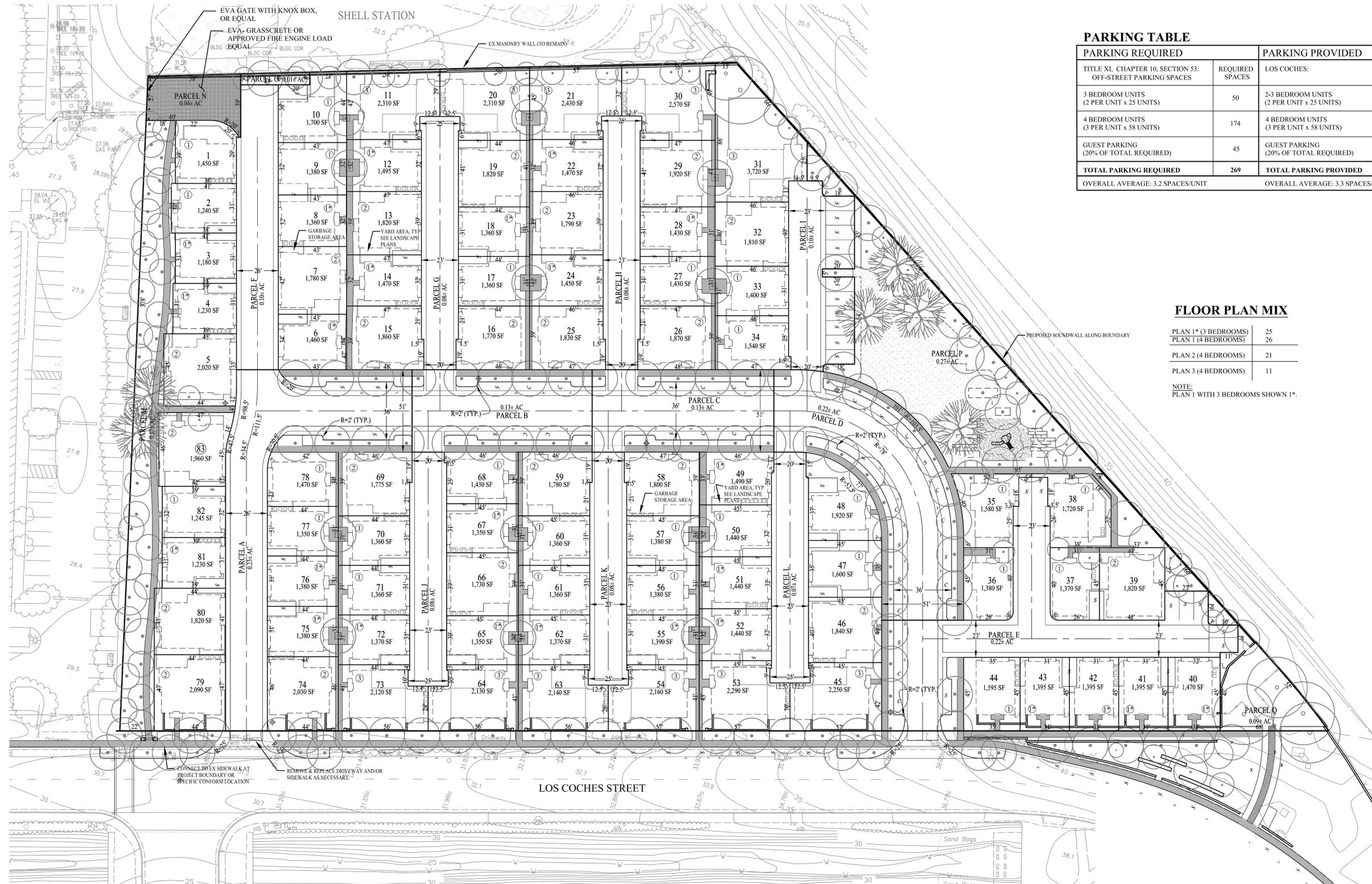
SCALE AS SHOWN
DATE FEBRUARY 18, 2011

DATE	MARK	SHEET REVISIONS
2-17-2011		APPLICANT INITIATED SITE PLAN REVISIONS

S-1

OF S-3 SHEETS
JOB NO. 102026

DATE: 01/17/2011 TIME: 2:44PM
DRAWING: S-1 TITLE SHEETDWG PATH: W:\JOBS 10\102026\DRAWINGS\PRELIM\SDP 2011-01-17



PARKING TABLE

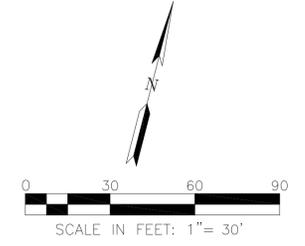
PARKING REQUIRED		PARKING PROVIDED	
TITLE XI, CHAPTER 10, SECTION 53: OFF-STREET PARKING SPACES	REQUIRED SPACES	LOS COCHES:	SPACES PROVIDED
3 BEDROOM UNITS (2 PER UNIT x 25 UNITS)	50	2-3 BEDROOM UNITS (2 PER UNIT x 25 UNITS)	50 COVERED
4 BEDROOM UNITS (3 PER UNIT x 58 UNITS)	174	4 BEDROOM UNITS (3 PER UNIT x 58 UNITS)	116 COVERED 58 UNCOVERED
GUEST PARKING (20% OF TOTAL REQUIRED)	45	GUEST PARKING (20% OF TOTAL REQUIRED)	28 ON-STREET 22 LOS COCHES
TOTAL PARKING REQUIRED	269	TOTAL PARKING PROVIDED	274
OVERALL AVERAGE: 3.2 SPACES/UNIT		OVERALL AVERAGE: 3.3 SPACES/UNIT	

FLOOR PLAN MIX

PLAN 1* (3 BEDROOMS)	25
PLAN 1 (4 BEDROOMS)	26
PLAN 2 (4 BEDROOMS)	21
PLAN 3 (4 BEDROOMS)	11
NOTE: PLAN 1 WITH 3 BEDROOMS SHOWN 1*.	

LEGEND

EXISTING		PROPOSED
---	PROJECT BOUNDARY	---
---	LOTLINE	---
---	RIGHT-OF-WAY	---
---	FACE OF CURB	---
---	CENTERLINE	---
---	EASEMENT	---
---	SIDEWALK	---
---	BUILDING FOOTPRINT	---
---	PLAN NUMBER	①

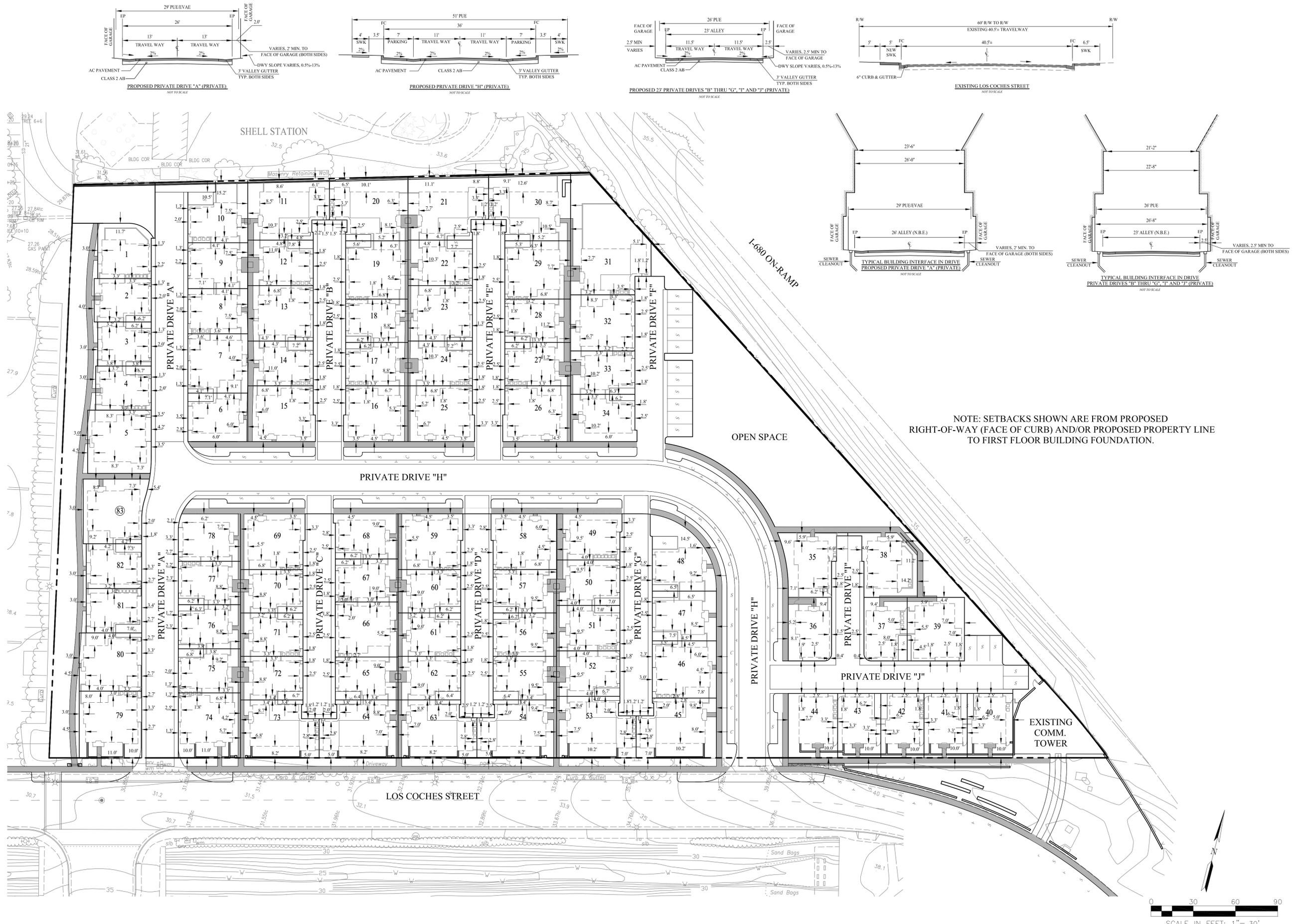


DATE	MARK	SHEET REVISIONS	SCALE	DATE
2-17-2011		APPLICANT INITIATED SITE PLAN REVISIONS	AS SHOWN	FEBRUARY 18, 2011

FOR ROBSON HOMES

SHEET
S-2
 OF S-3 SHEETS
 JOB NO.
 102026

DATE: 02/17/2011
 TIME: 4:44PM
 DRAWING: S-3 DEVELOPMENT STANDARD\RD\DWG\JOBS 10\102026\DRAWINGS\PRELIM\SDP 2011-02-18\



NOTE: SETBACKS SHOWN ARE FROM PROPOSED RIGHT-OF-WAY (FACE OF CURB) AND/OR PROPOSED PROPERTY LINE TO FIRST FLOOR BUILDING FOUNDATION.

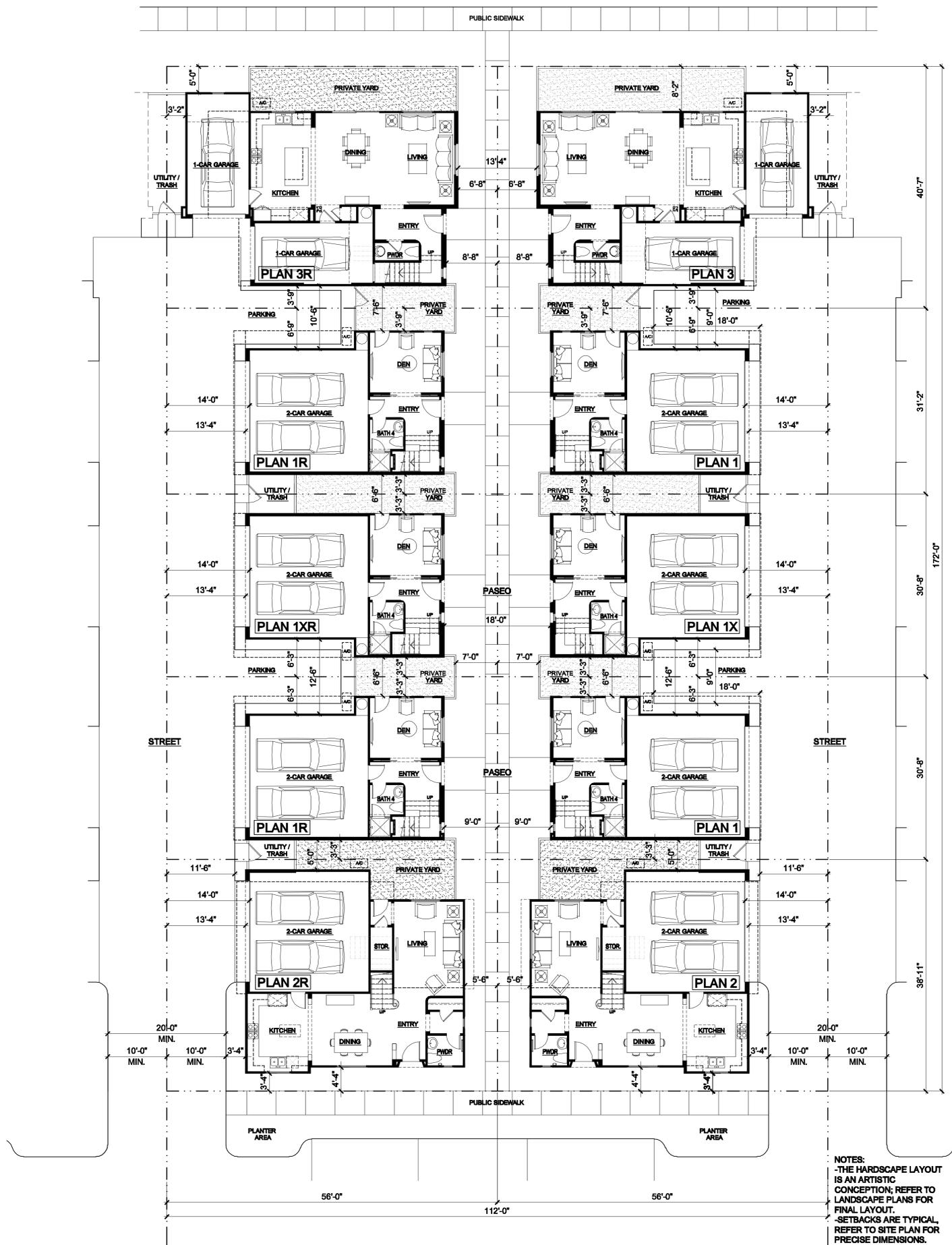
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 10000 S. HUNTERS BLVD. SUITE 100
 MILPITAS, CA 95030
 PHONE: (408) 848-0300 FAX: (408) 848-0302

ROBSON HOMES

SITE DEVELOPMENT PERMIT
 DEVELOPMENT STANDARDS
LOS COCHÉS
 MILPITAS, CALIFORNIA

DATE	MARK	SHEET REVISIONS	SCALE	DATE
2-17-2011		APPLICANT INITIATED SITE PLAN REVISIONS	AS SHOWN	FEBRUARY 18, 2011

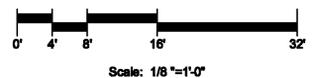
SHEET
S-3
 OF 5-3 SHEETS
 JOB NO.
 102026

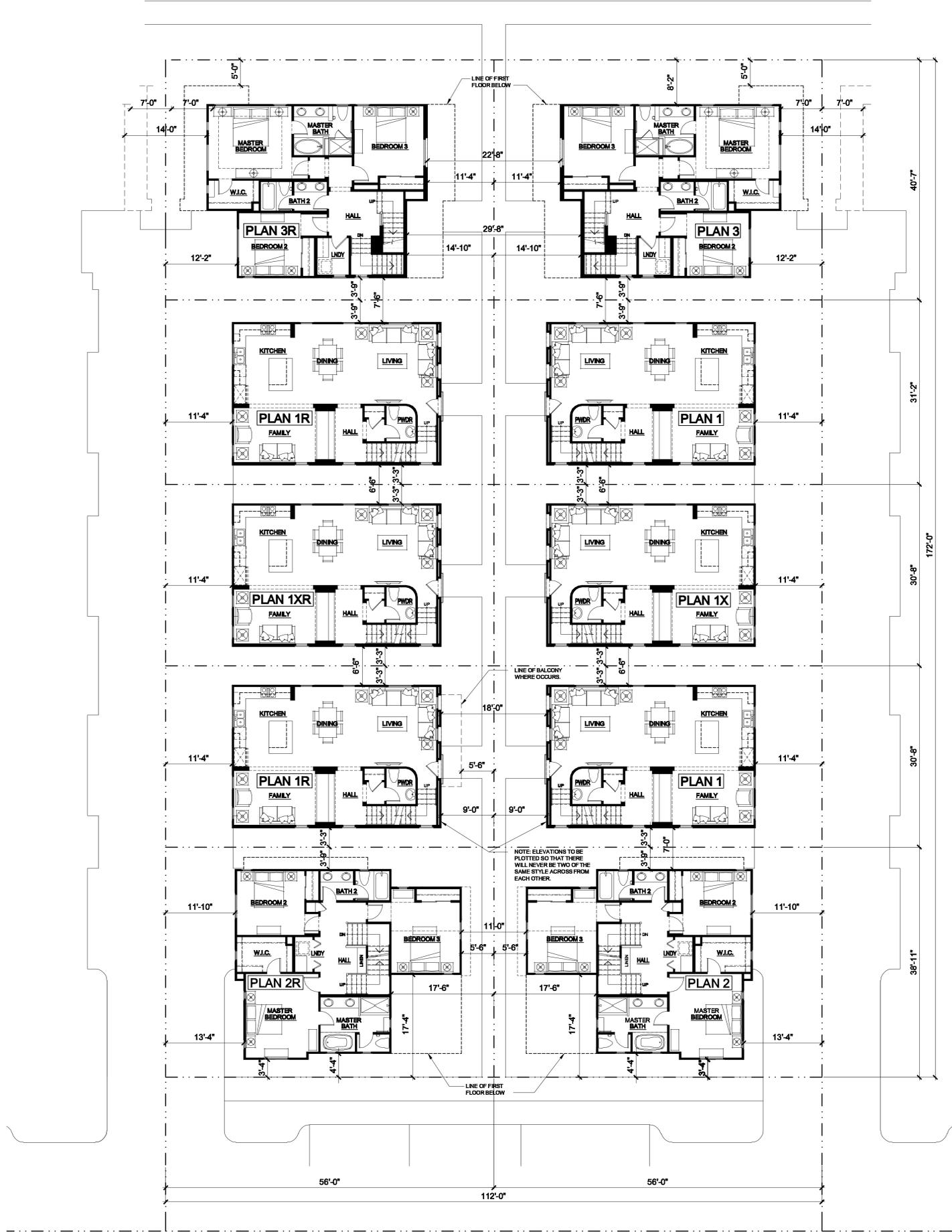


NOTES:
 -THE HARDSCAPE LAYOUT IS AN ARTISTIC CONCEPTION; REFER TO LANDSCAPE PLANS FOR FINAL LAYOUT.
 -SETBACKS ARE TYPICAL; REFER TO SITE PLAN FOR PRECISE DIMENSIONS.

FIRST FLOOR LEVEL

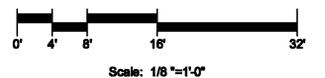
TYPICAL CLUSTER LAYOUT

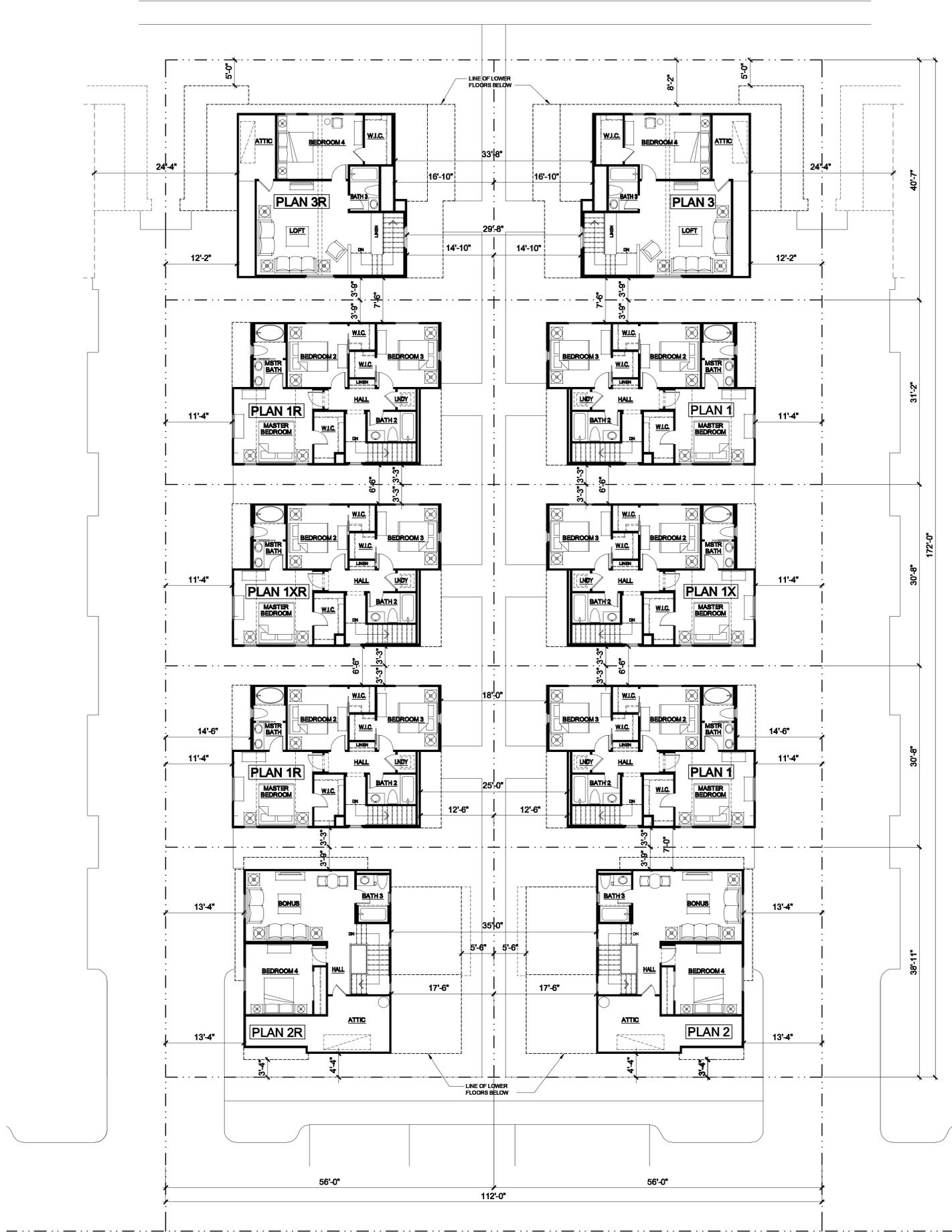




SECOND FLOOR LEVEL

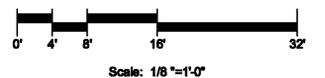
TYPICAL CLUSTER LAYOUT

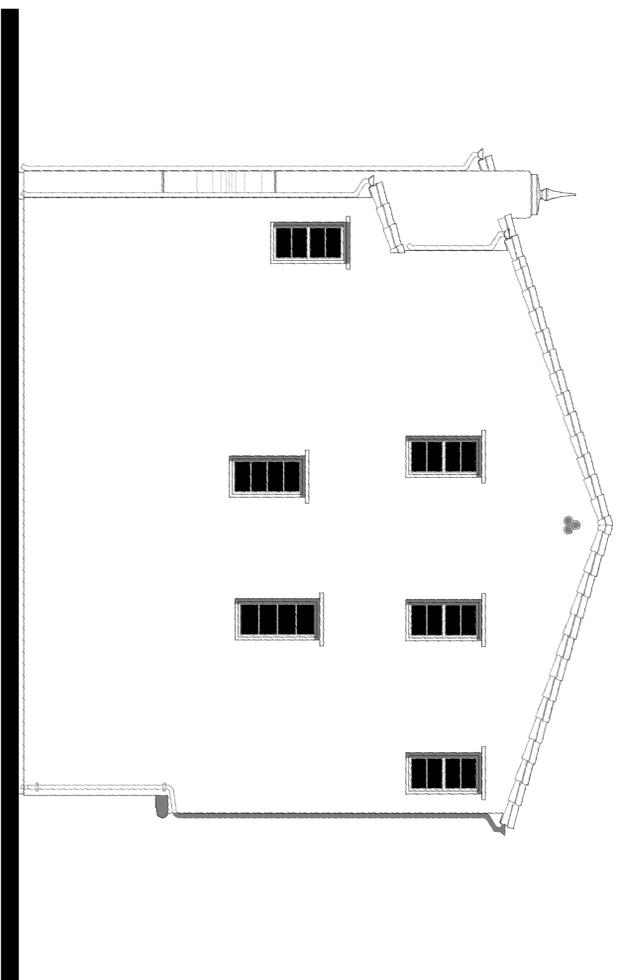




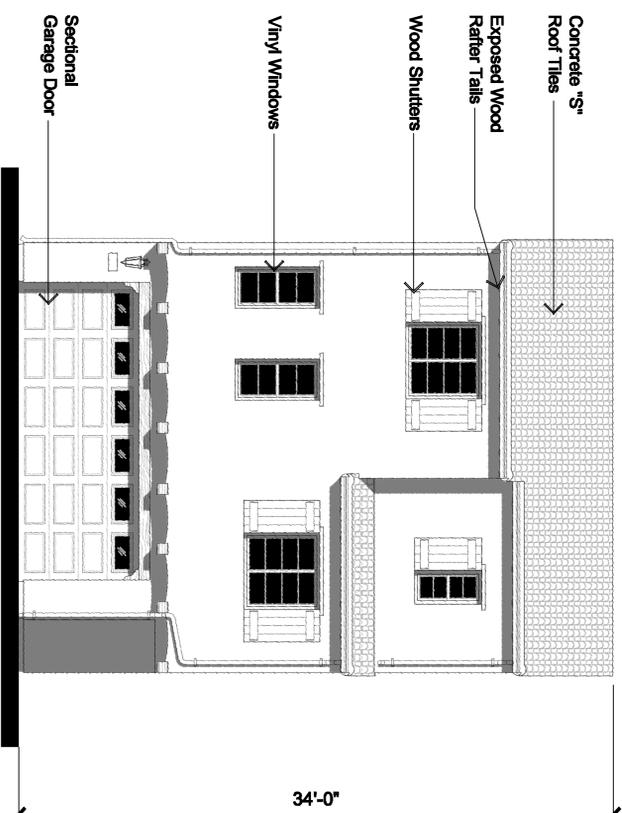
THIRD FLOOR LEVEL

TYPICAL CLUSTER LAYOUT

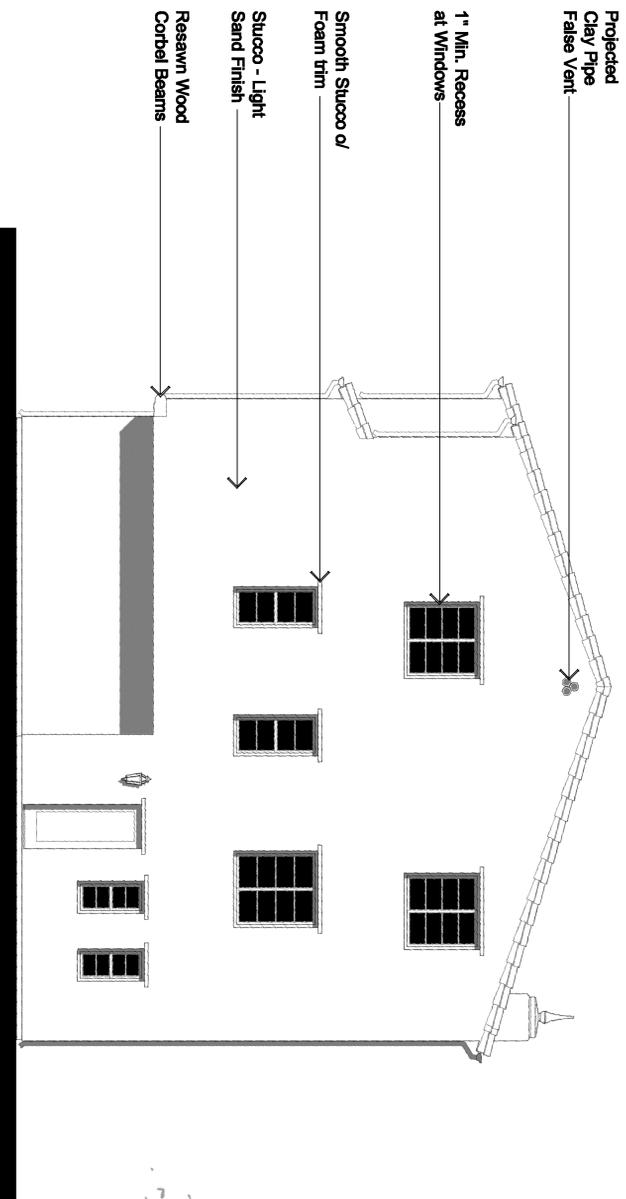




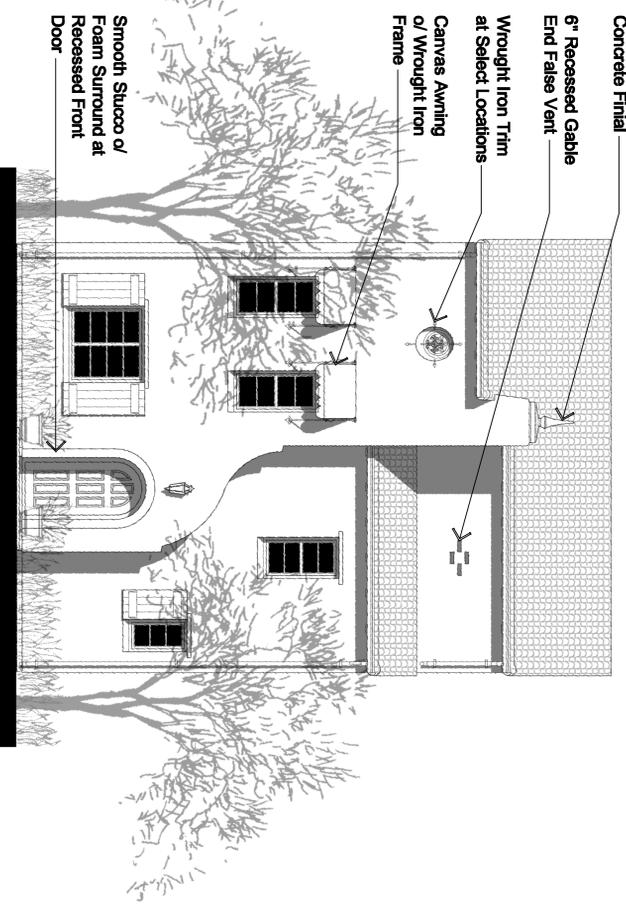
RIGHT ELEVATION



REAR ELEVATION



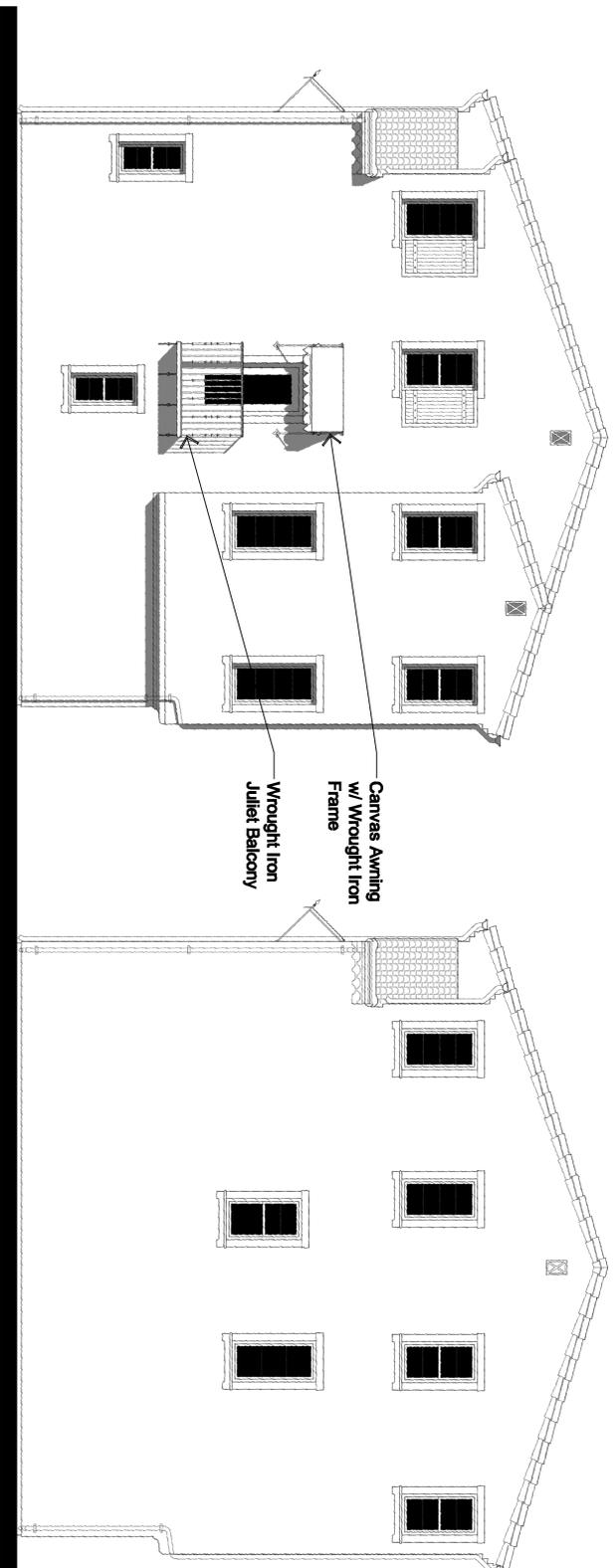
LEFT ELEVATION



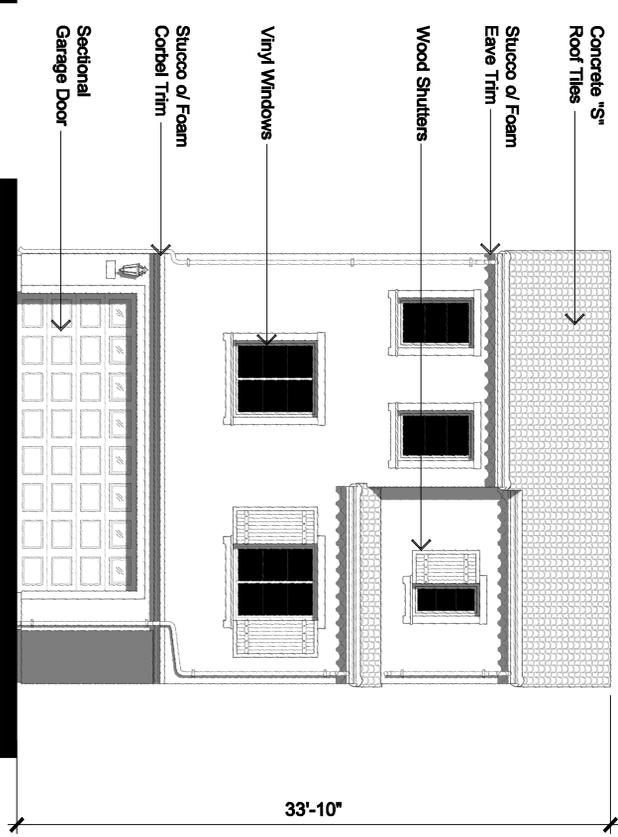
FRONT ELEVATION

PLAN ONE
SPANISH

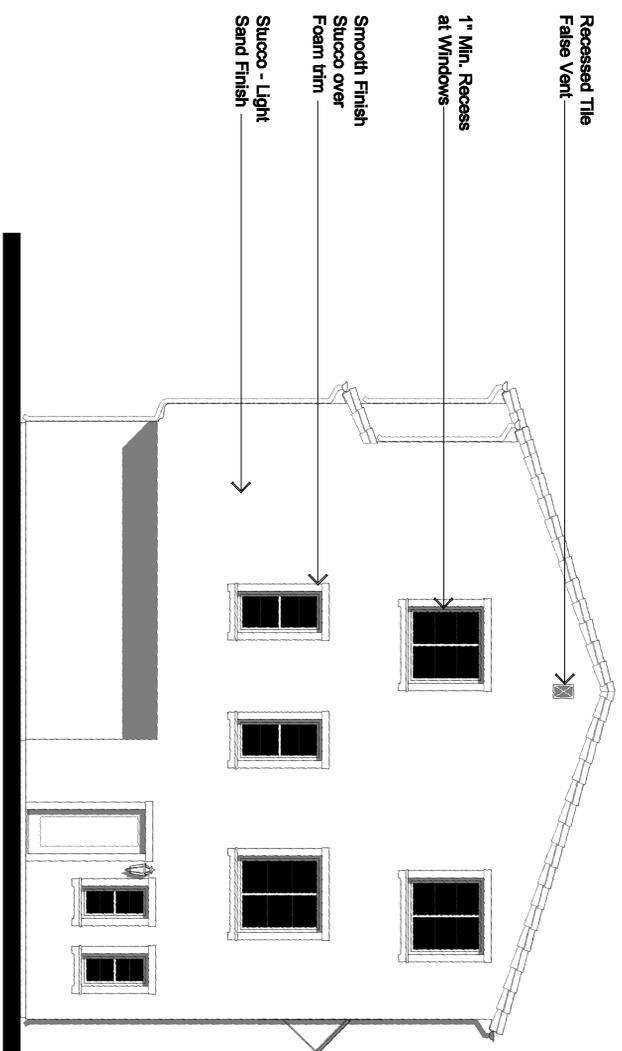




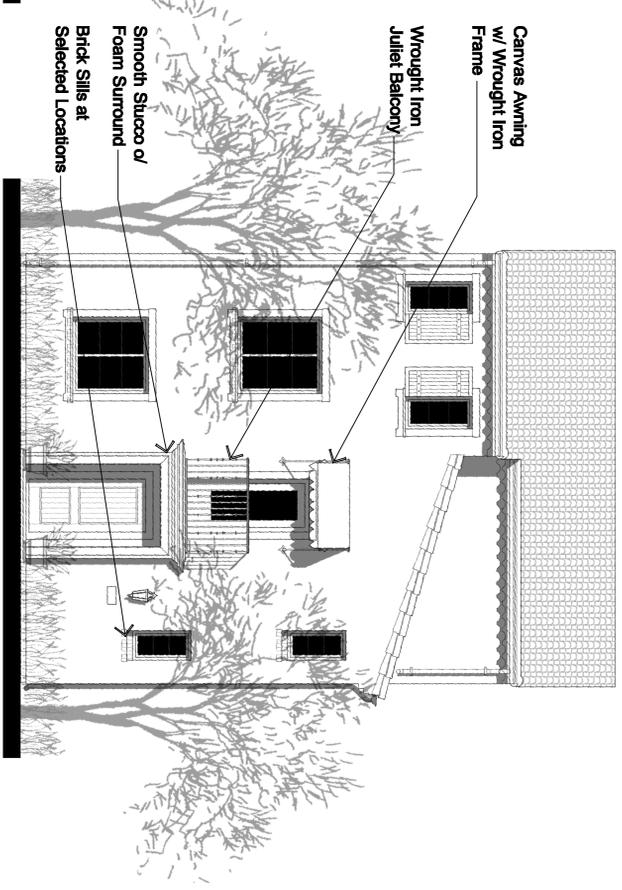
ENHANCED RIGHT ELEVATION
(Selected Locations)



REAR ELEVATION

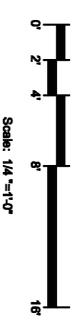


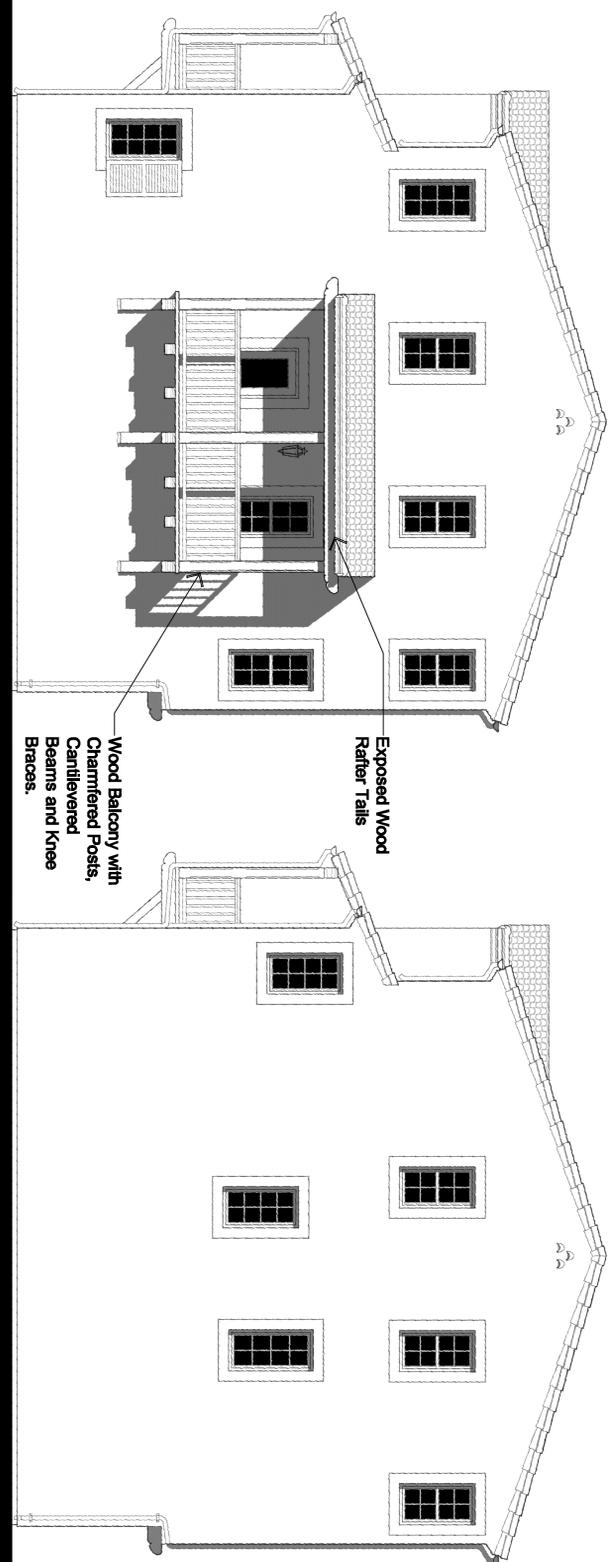
LEFT ELEVATION



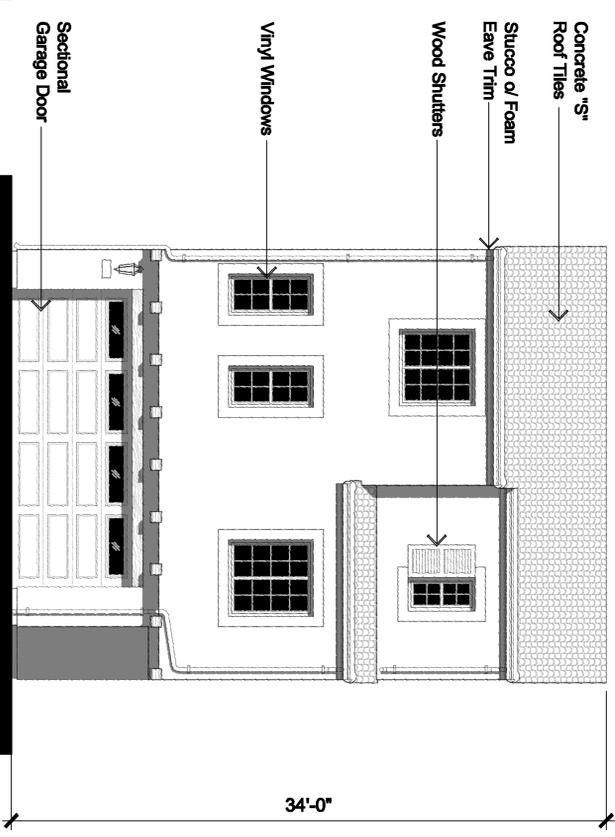
FRONT ELEVATION

PLAN ONE
PROVENCE



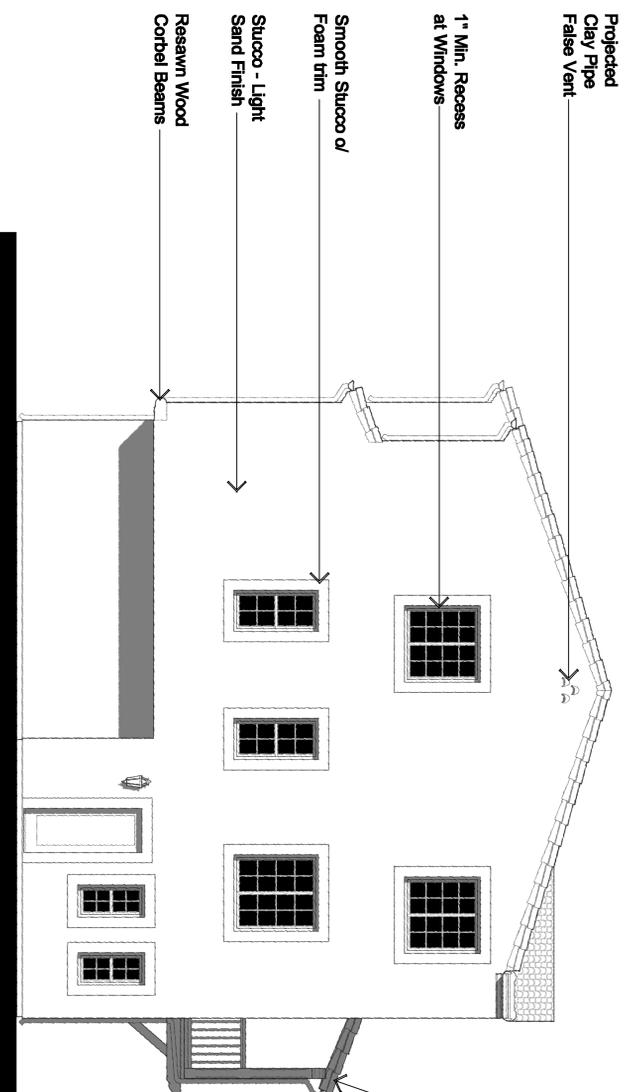


ENHANCED RIGHT ELEVATION
(Selected Locations)



RIGHT ELEVATION

REAR ELEVATION

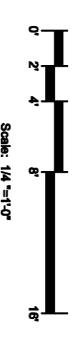


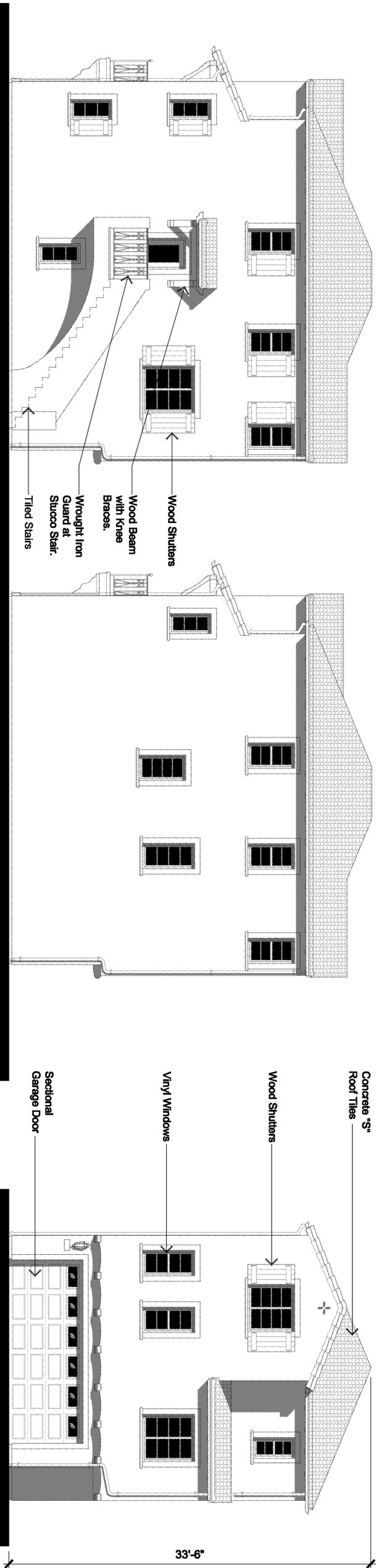
LEFT ELEVATION



FRONT ELEVATION

PLAN ONE
SANTA BARBARA

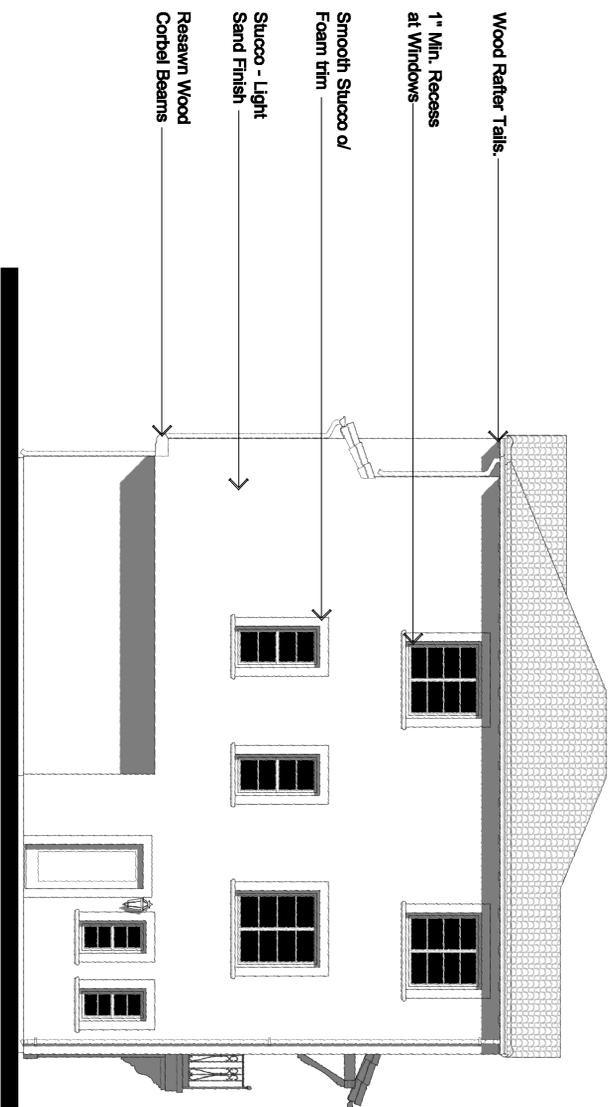




ENHANCED RIGHT ELEVATION
(Selected Locations)

RIGHT ELEVATION

REAR ELEVATION

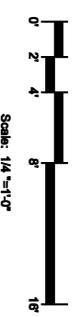


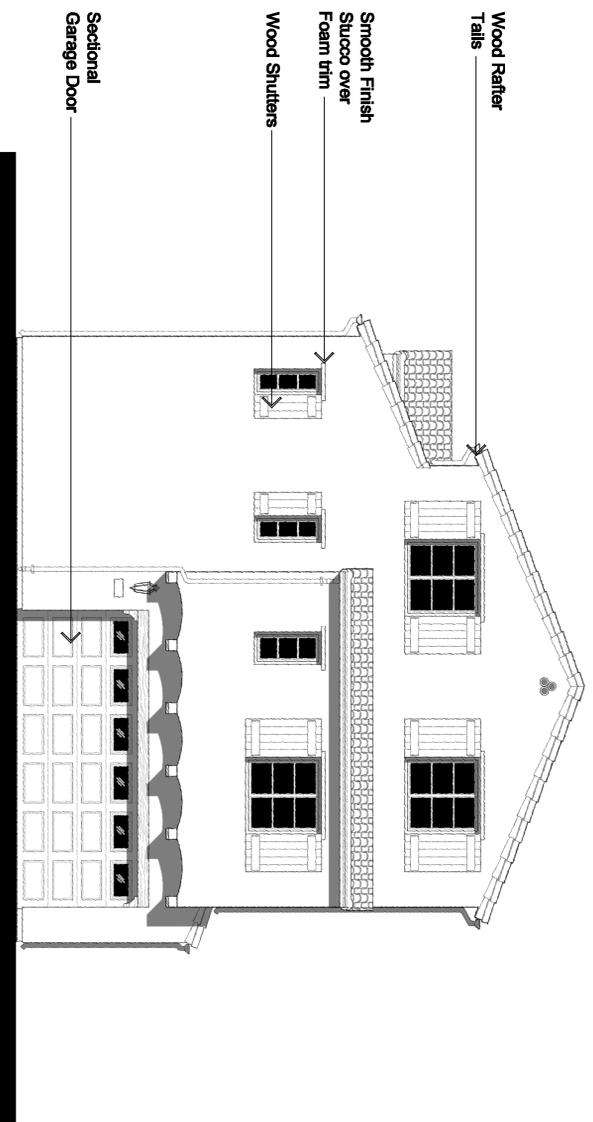
LEFT ELEVATION



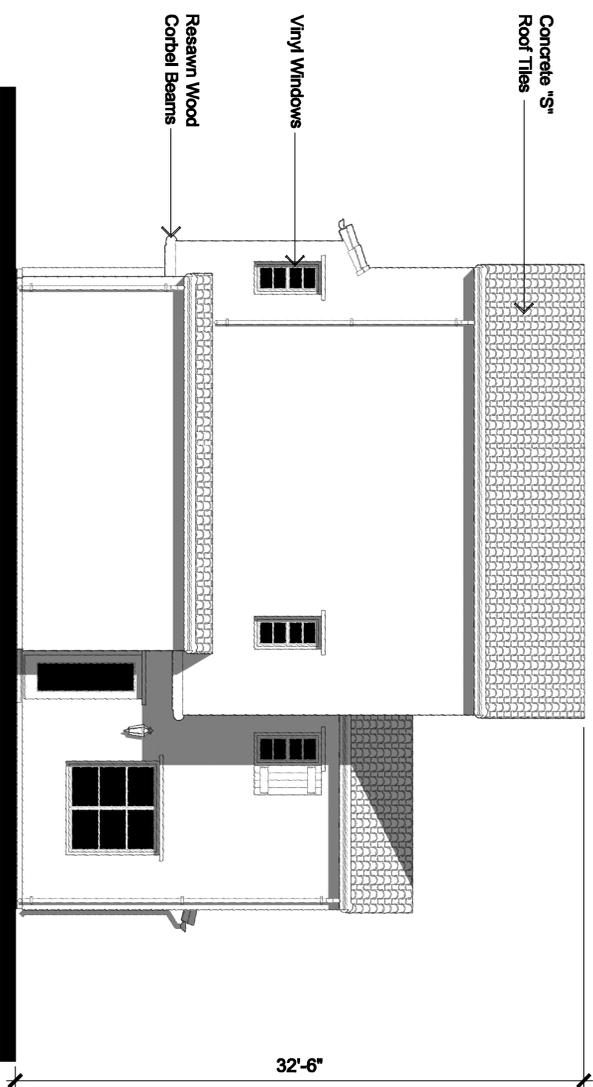
FRONT ELEVATION

PLAN ONE
ANDALUSIAN

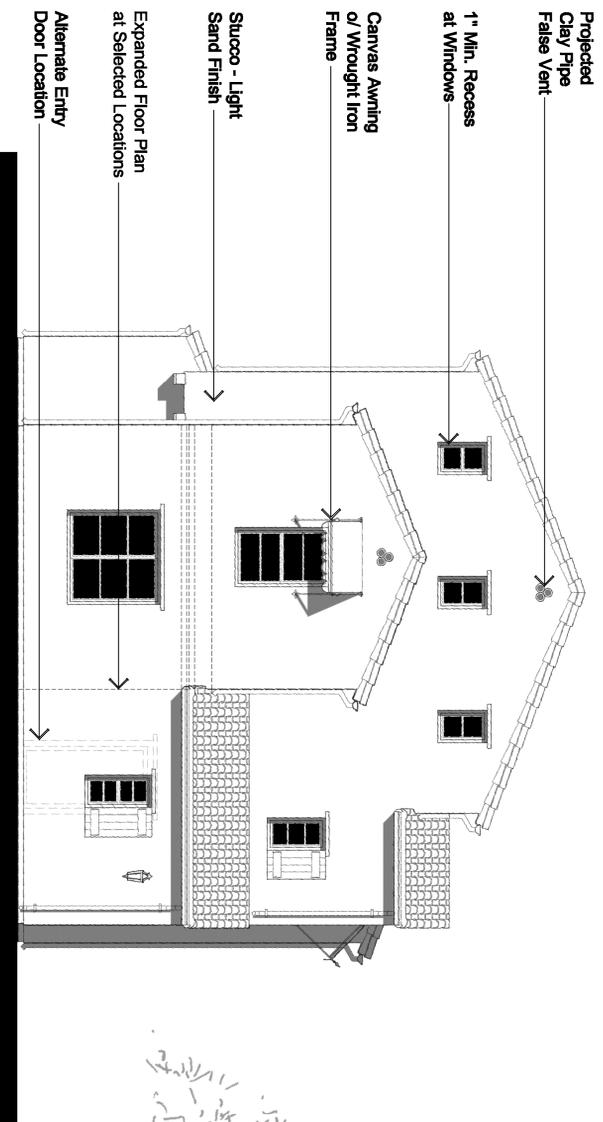




RIGHT ELEVATION



REAR ELEVATION

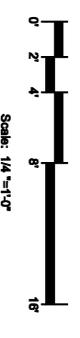


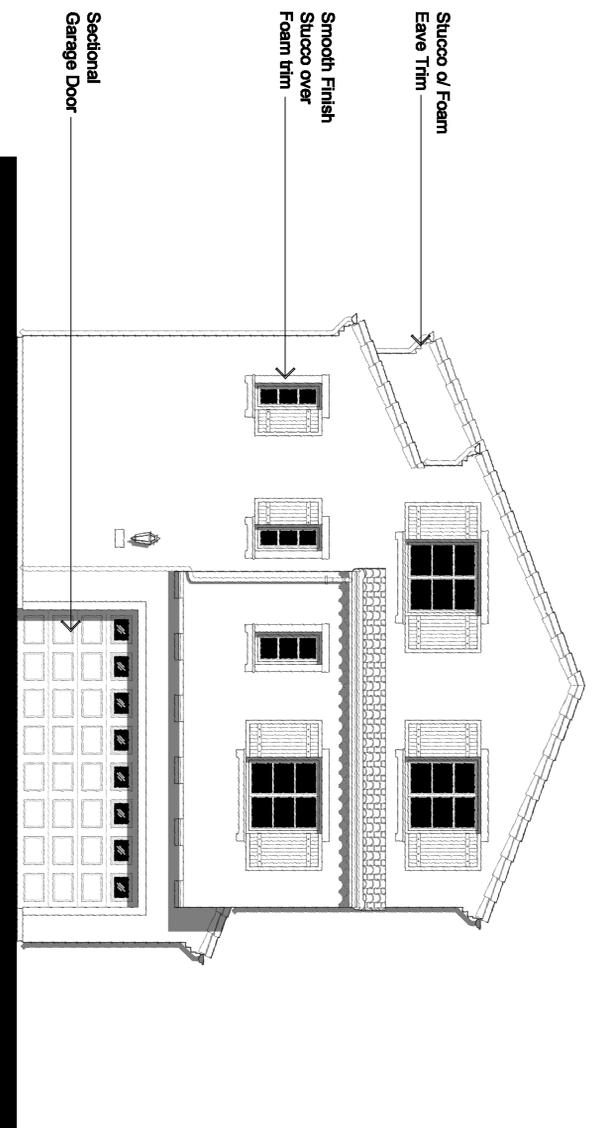
LEFT ELEVATION



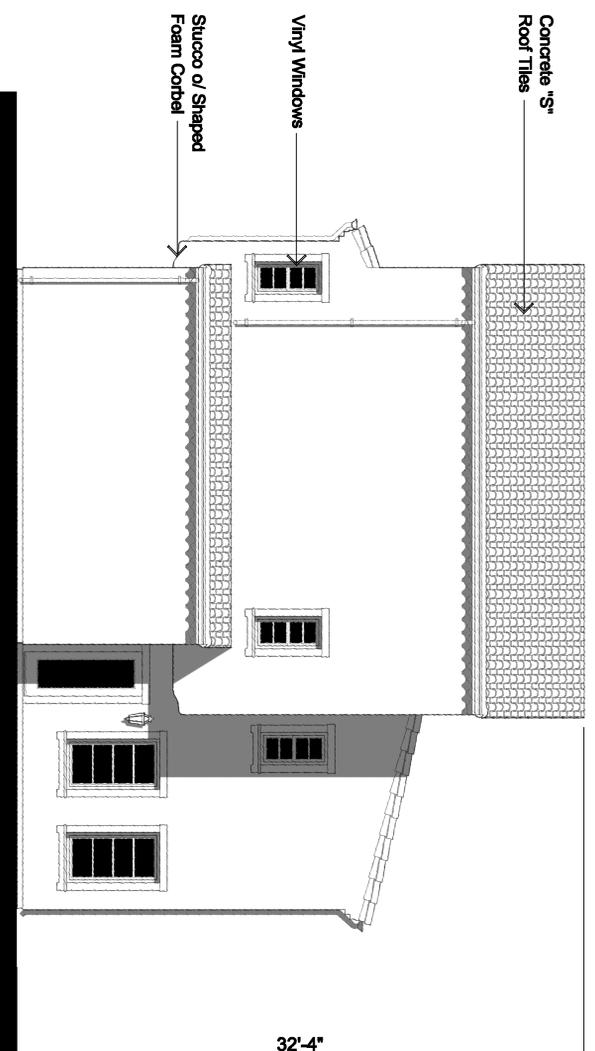
FRONT ELEVATION

PLAN TWO
SPANISH

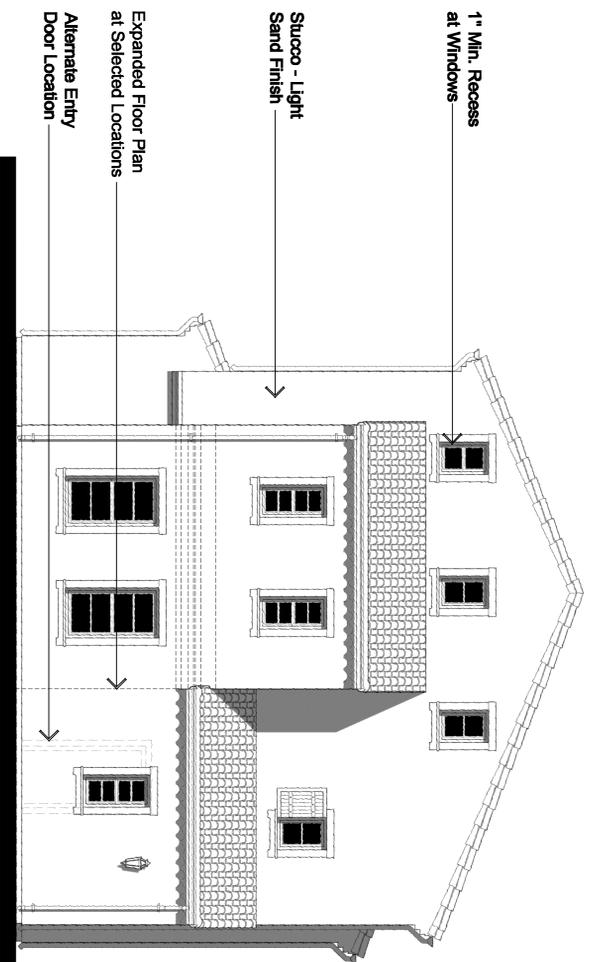




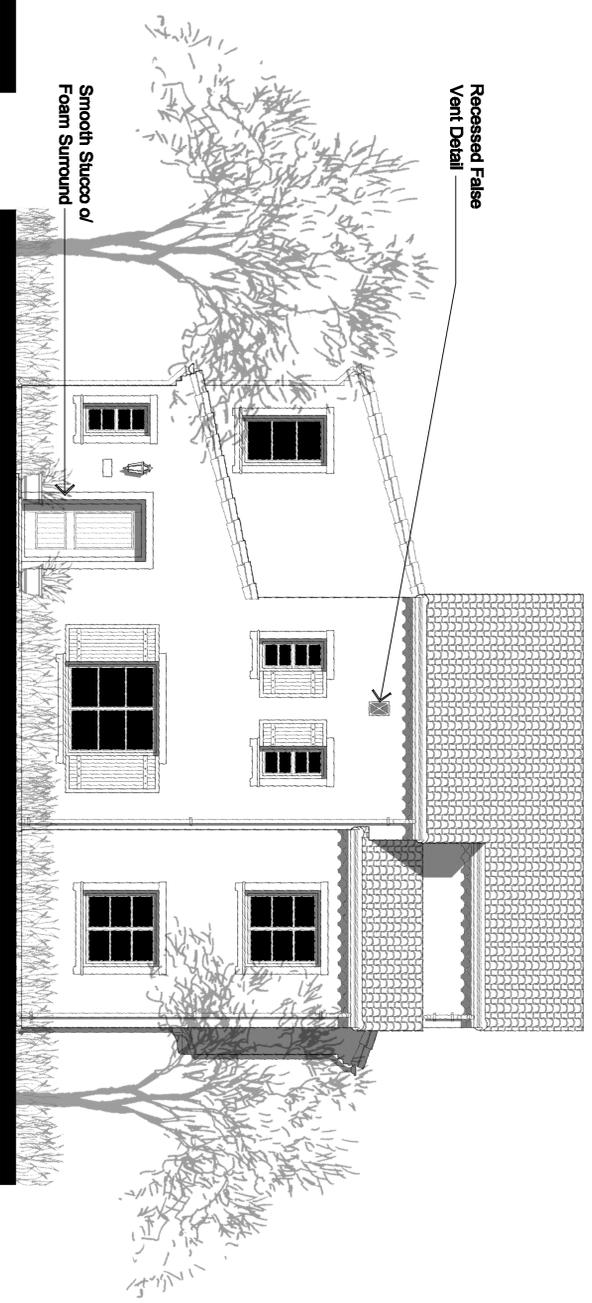
RIGHT ELEVATION



REAR ELEVATION



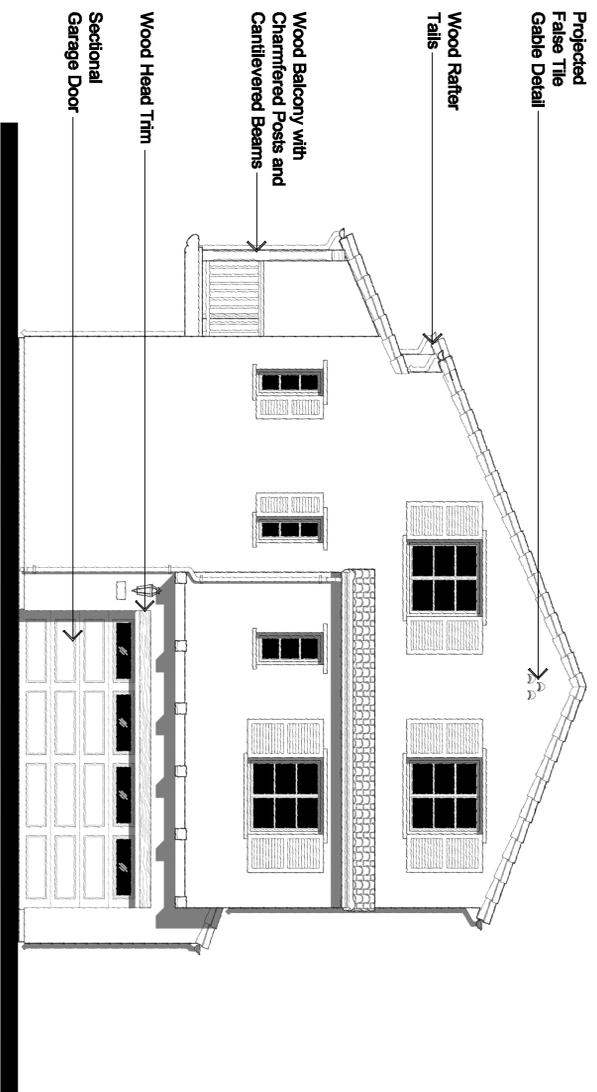
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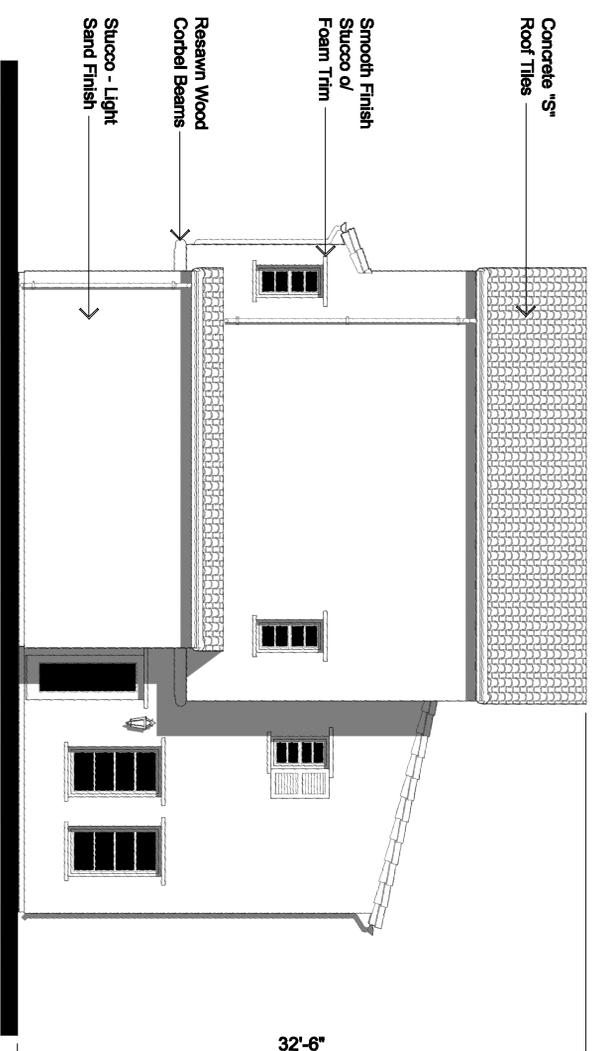
FRONT ELEVATION

PLAN TWO
PROVENCE

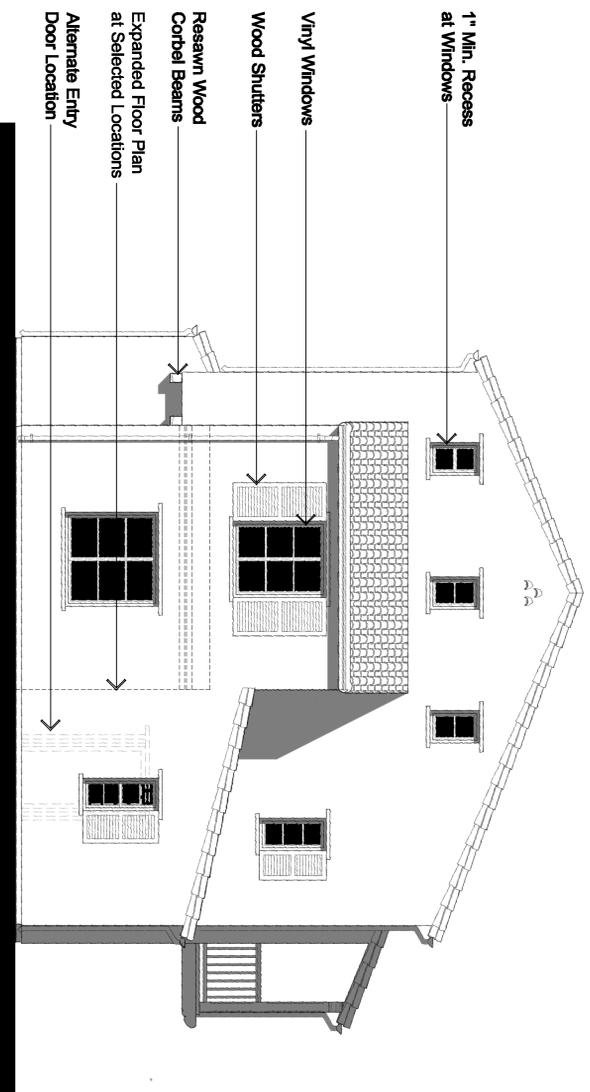




RIGHT ELEVATION



REAR ELEVATION



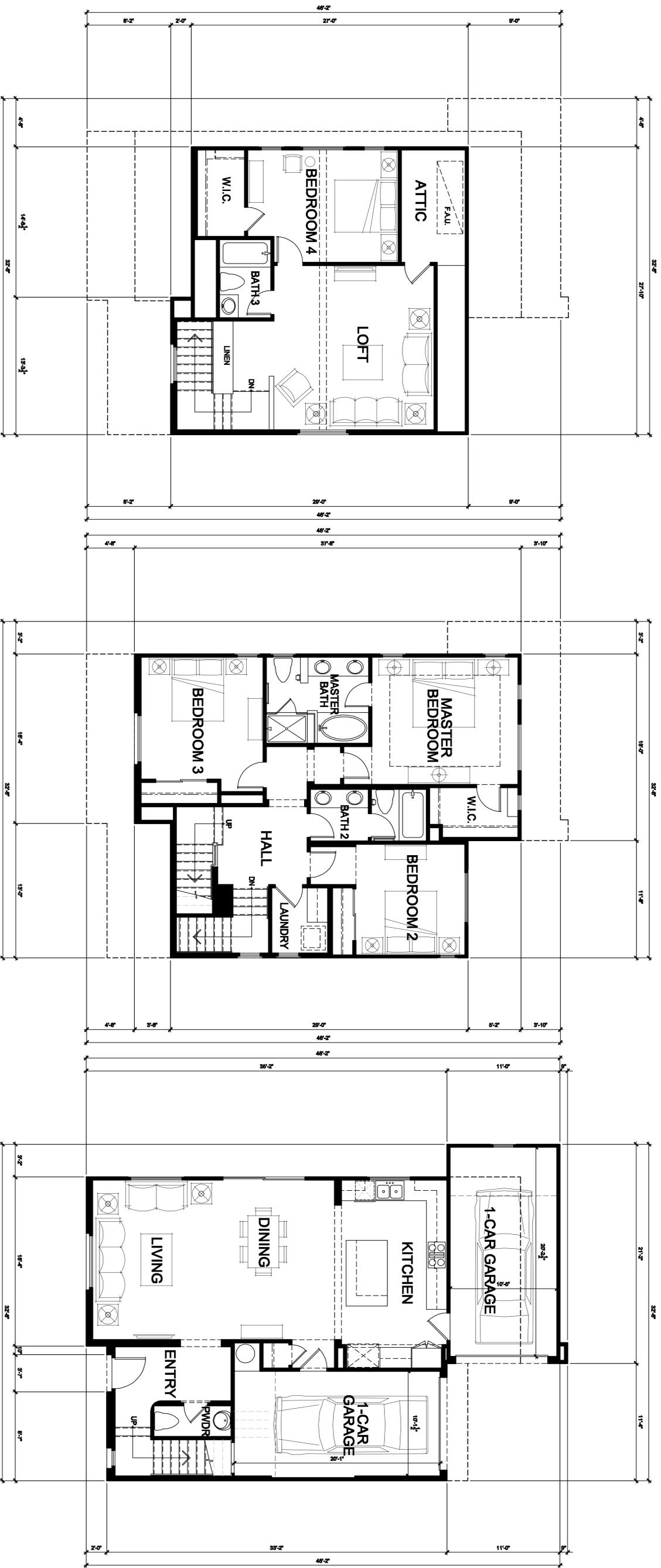
LEFT ELEVATION



FRONT ELEVATION

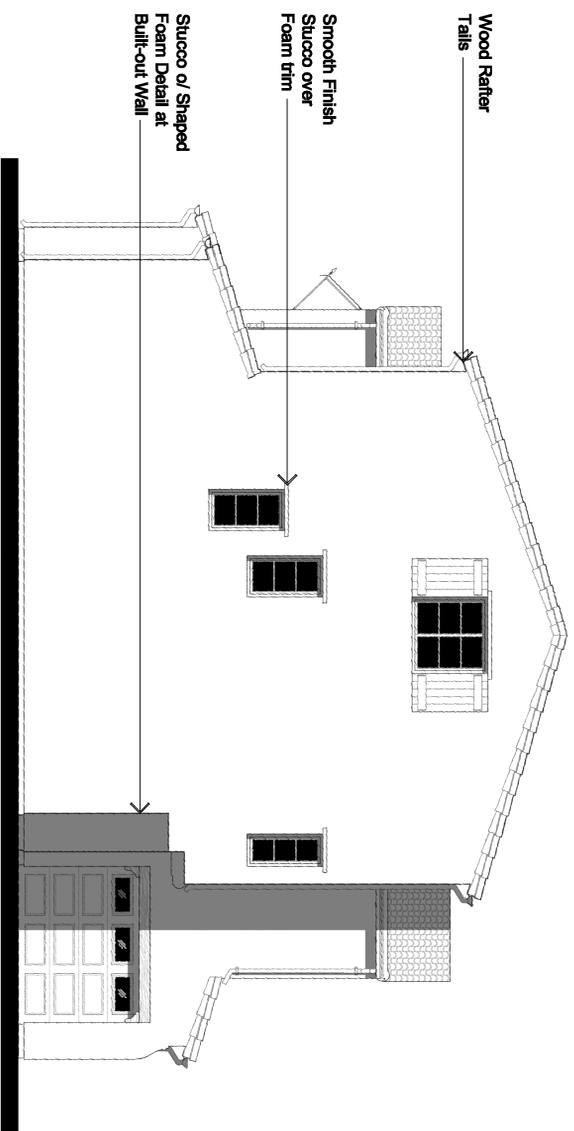
PLAN TWO
MONTEREY



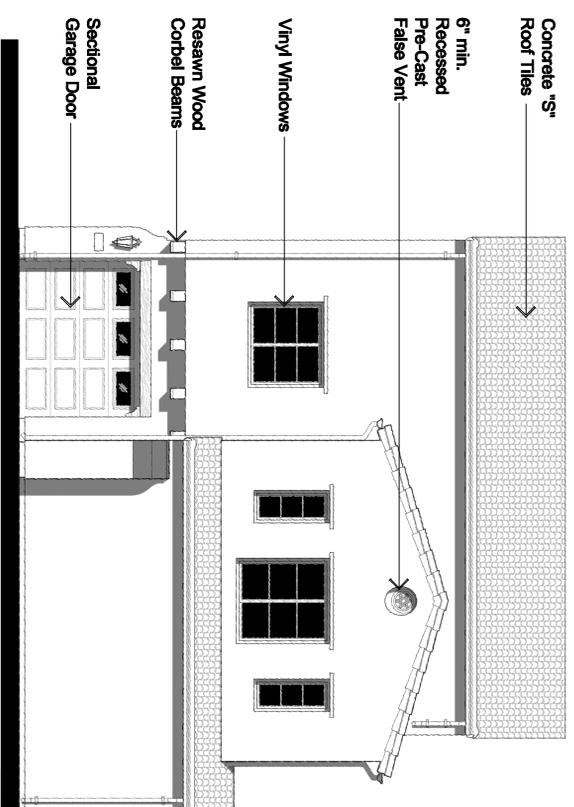


PLAN THREE
2,393 SQ.FT.

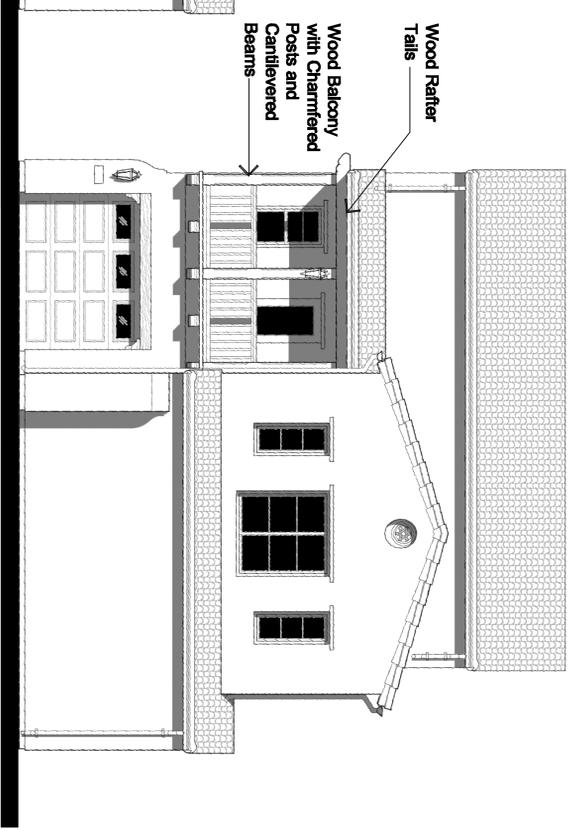




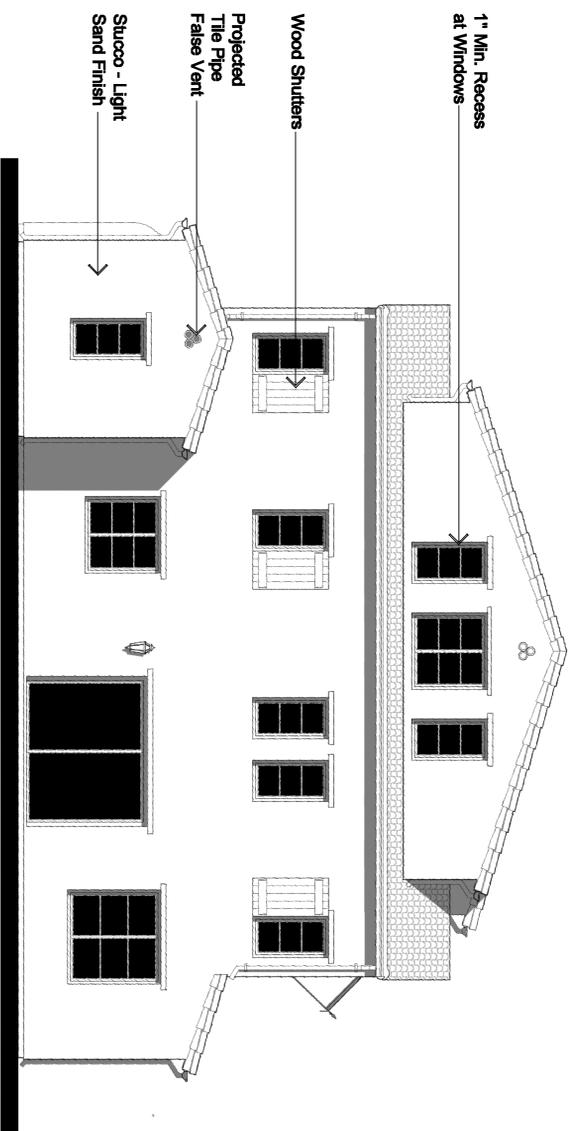
RIGHT ELEVATION



REAR ELEVATION



ENHANCED REAR ELEVATION
(Selected Locations)



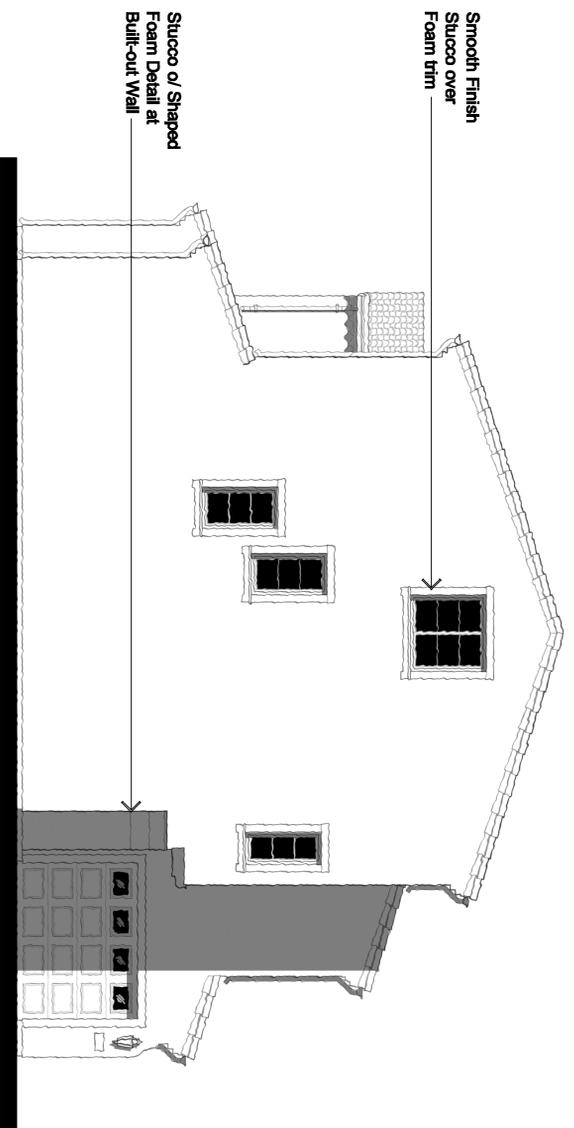
LEFT ELEVATION



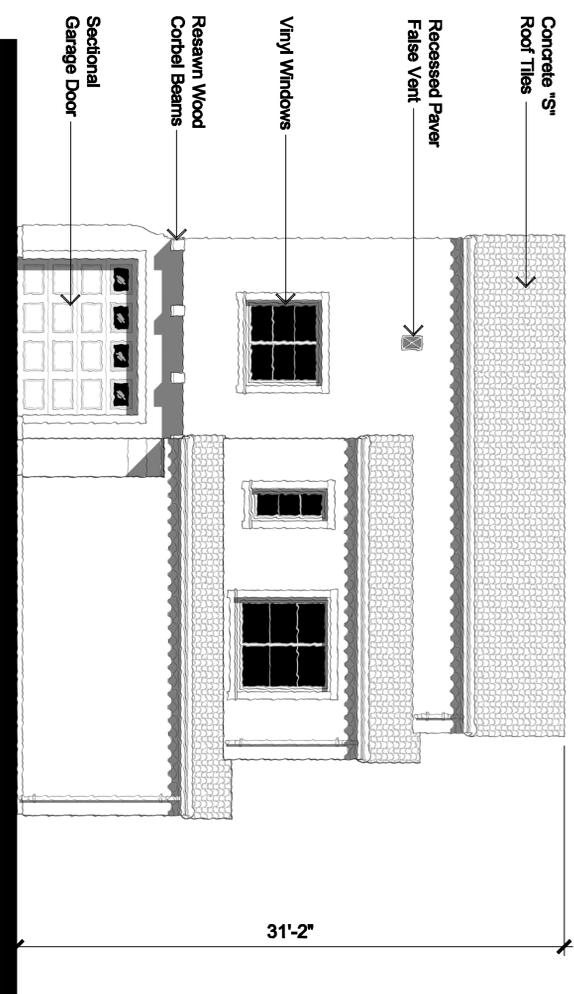
FRONT ELEVATION

PLAN THREE
SPANISH

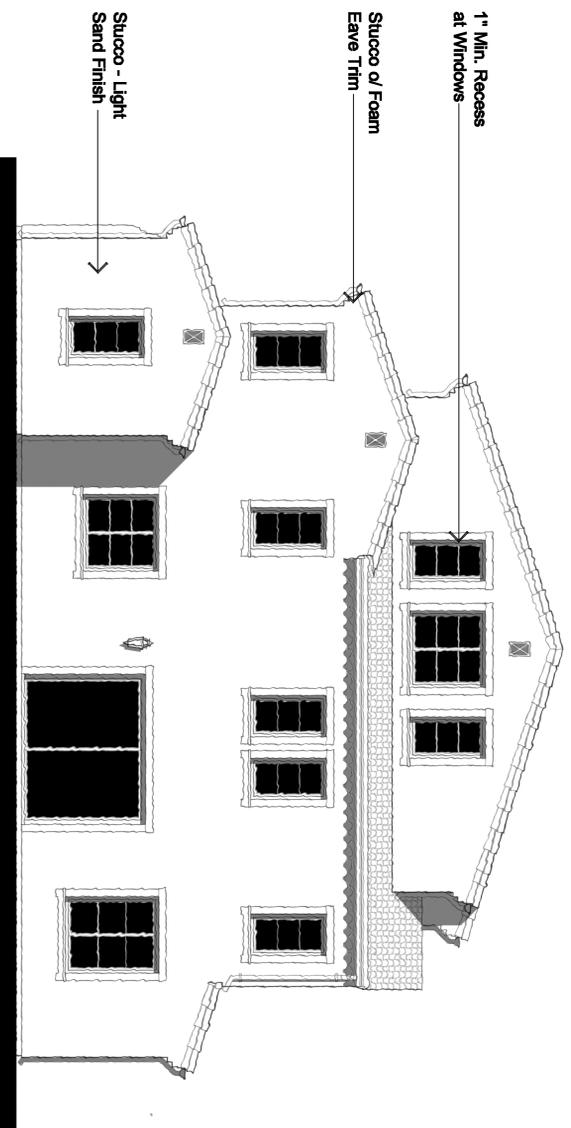




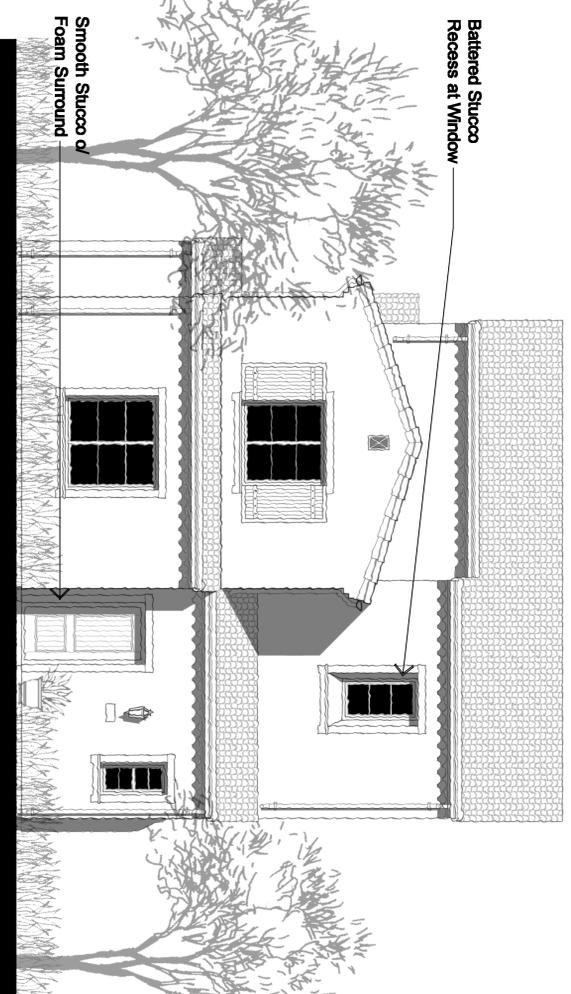
RIGHT ELEVATION



REAR ELEVATION



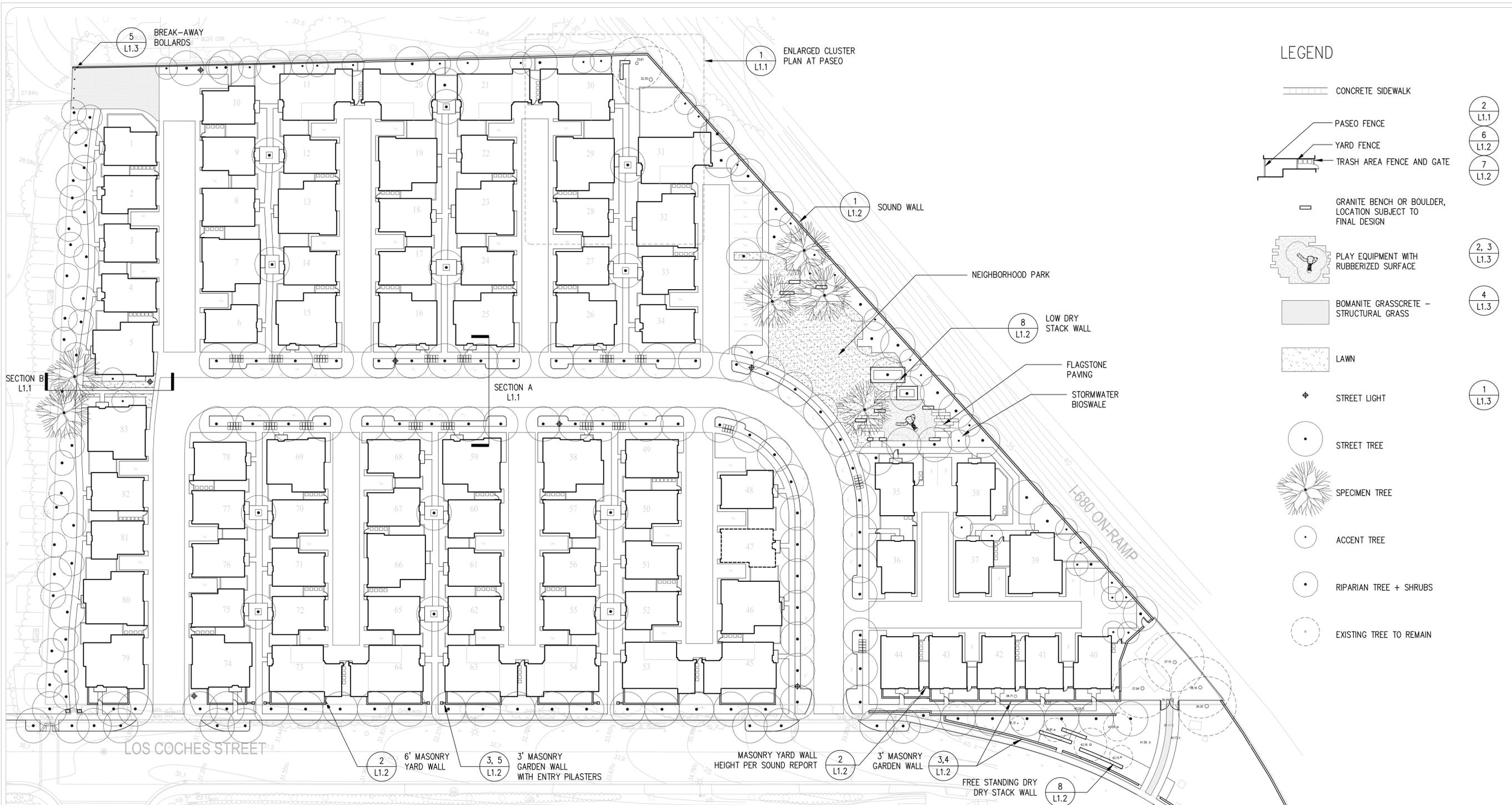
LEFT ELEVATION



FRONT ELEVATION

PLAN THREE
PROVENCE





LEGEND

- CONCRETE SIDEWALK
- PASEO FENCE
- YARD FENCE
- TRASH AREA FENCE AND GATE
- GRANITE BENCH OR BOULDER, LOCATION SUBJECT TO FINAL DESIGN
- PLAY EQUIPMENT WITH RUBBERIZED SURFACE
- BOMANITE GRASSCRETE - STRUCTURAL GRASS
- LAWN
- STREET LIGHT
- STREET TREE
- SPECIMEN TREE
- ACCENT TREE
- RIPARIAN TREE + SHRUBS
- EXISTING TREE TO REMAIN

- 2 L1.1
- 6 L1.2
- 7 L1.2
- 2, 3 L1.3
- 4 L1.3
- 1 L1.3

PLANT PALETTE

- TREES**
- ACER PALMATUM 'DISECTUM'
 - ACER PALMATUM 'SANGO KAKU'
 - ARBUTUS A MARINA
 - CHIONANTHUS RETUSA
 - CUPRESSUS SEMPERVIRENS
 - FRAXINUS AMERICANA
 - GINKGO BILOBA 'FAIRMONT'
 - MALUS 'ROBINSON'
 - MAGNOLIA X SOULANGIANA
 - MAGNOLIA 'SUSAN'
 - OLEA EUROPEA 'SWAN HILL'
 - PINUS CANARIENSIS
 - PINUS PINEA
 - PISTACIA CHINENSIS
 - PRUNUS CERASIFERA
 - PRUNUS X Y. 'AKEBONO'
 - QUERCUS AGRIFOLIA
 - QUERCUS VIRGINIANA
 - SEQUOIA SEMPERVIRENS
 - SCHINUS MOLLE
 - SCHINUS TEREBINTHEFOLIUS
- SEPHORA JAPONICA 'RECENT'**
- TILIA TOMENTOSA 'STERLING'**
- ULMUS PARVIFOLIA 'DRAKE'**
- HEDGE**
- BUXUS MICROPHYLLA 'WINTER GEM'
 - ESCALLONIA EXONIENSIS 'FRADESI'
 - LIGUSTRUM JAPONICUM
 - MYRTUS COMMUNIS
 - OSMANTHUS FRAGRANS
 - PITTOSPORUM TENU-FOLIUM
 - 'BUDDY GORMAN'
 - RHAPHOLEPIS INDICA 'CLARA'
- SHRUB**
- ABELIA X GRANDIFLORA
 - CEANOTHUS 'COUCHA'
 - CHAENOMELES
 - PHORMIUM TENAX 'JESPER'
- PITTOSPORUM TOBIRA 'WHEELER'S DWARF'**
- ROSA SSP.**
- SARCOCOCCA RUSCIFOLIA**
- PERENNIAL AND GROUNDCOVER**
- ALSTROEMERIA
 - AGAPANTHUS
 - CHRYSANTHEMUM FRUTESCENS
 - COTTONNEASTER DAMMERI 'LOWFAST'
 - DIETES VEGATA
 - HEMEROCALLIS 'STELLA D'ORO'
 - LAVANDULA INTERMEDIA 'PROVENCE'
 - LIRIOPE MUSCARI
 - NEPETA FAASSENII
 - PENSTEMON HETEROPHYLLUS
 - ROSMARIUS OFFICINALIS
 - 'HUNTINGTON CARPET'
 - TRACHELOSPERMUM JASMINOIDES
 - VINCA MINOR
- VINES**
- DISTICTIS BUCCINATORIA
 - FICUS REPENS
 - HARDENBERGIA VIOLACEA
 - 'HAPPY WANDERER'
 - PARTHENOCISSUS TRICUSPIDATA
 - SOLANUM JASMINOIDES
- LAWN**
- DROUGHT-RESISTANT DWARF FESCUE
 - AS SOD
- RIPARIAN WETLAND BAND**
- AGAPANTHUS 'MIDNIGHT BLUE'
 - AGAPANTHUS 'STORM CLOUD'
 - ANEMONE HYBRID 'WHIRLWIND'
 - ANIGAZANTHOS 'BUSH TANGO'
 - ANIGAZANTHOS FLAVIDUS 'RED'
 - AZALEA 'RED BIRD'
 - BAMBUSA OLDHAMII
 - BOUGANVILLEA 'BARBARA KARST'
 - CALLISTEMON CITRINUS
 - CAMELLIA JAPONICA 'NUCCIOS GEM'
 - CAMELLIA JAPONICA 'NUCCIOS PEARL'
 - CAEMLLIA SASANQUA 'WHITE DOVE'
 - CESTRUM X CULTUM 'CRETAN PURPLE'
 - CHAENOMELES 'CAMEO'
 - CLEMATIS ARMANDI
 - CLEMATIS 'JACKMANII'
 - CLEMATIS MONTANA 'MAYLEEN'
 - CLEMATIS MONTANA 'RUBENS'
 - CLIVIA MINIATA
 - CORDYLINAE FESTIVAL GRASS
- CORNUS STOLLONIFERA**
- DESCAMPISIA CESPITOSA 'GOLDFEHAENGE'**
- DEUTZIA**
- DISTIGITIS BUCCINATORIA**
- ELEAGNUS PUNGENS 'FRUITLANDII'**
- FEUJOA SELLOWANA**
- FESTUCA RUBRA**
- FICUS PUMILA**
- FUCHSIA 'GARTENMEISTER BONSTEDT'**
- GERANIUM X RIVERSLEAIANUM 'MAVIS SIMPSON'**
- HARDENBERGIA VIOLACEA 'CANOELANDS'**
- HEMEROCALLIS 'AZTEC CHALICE'**
- HEMEROCALLIS 'FRANK GLADNEY'**
- HEROCALLIS 'LITTLE MISS SUNSHINE'**
- HYDRANGEA ANNABELL**
- HYDRANGEA ANOMALA**
- HYDRANGEA MACROPHYLLA 'BAILMER'**
- HYDRANGEA PANICULATA**
- HYDRANGEA QUERCIFOLIA**
- CORNUS STOLLONIFERA**
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- HYDRANGEA ANOMALA**
- HYDRANGEA MACROPHYLLA 'BAILMER'**
- HYDRANGEA PANICULATA**
- HYDRANGEA QUERCIFOLIA**
- IRIS ENSATA 'BENI BOTAN'**
- JASMINUM POLYANTHEMUM**
- JUNCUS PALLIDUS**
- JUNCUS PATENS**
- KERRIA JAPONICA PLENIFLORA**
- KNIPHOFIA THOMPSONI**
- LAVANDULA STOECHAS 'OTTO QUAST'**
- MEYER LEMON**
- MIMULUS CARDINALIS**
- MIMULUS GUTTATUS**
- NAGAME KUMQUAT**
- NEPHROLEPIS CORDIFOLIA**
- OSMANTHUS FRAGRANS**
- OXALIS ORGONA**
- PASSIFLORA 'LAVENDER LADY'**
- PENSTEMON 'MIDNIGHT'**
- PHILADELPHUS 'LEWISII COVELO'**
- POLYSTICHUM MUNITUM**
- PRIVET**
- RHAMNUS CALIFORNICA 'SAN BRUNO MOUNTAIN'**
- IRIS ENSATA 'BENI BOTAN'**
- JASMINUM POLYANTHEMUM**
- JUNCUS PALLIDUS**
- JUNCUS PATENS**
- KERRIA JAPONICA PLENIFLORA**
- KNIPHOFIA THOMPSONI**
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- OXALIS ORGONA**
- PASSIFLORA 'LAVENDER LADY'**
- PENSTEMON 'MIDNIGHT'**
- PHILADELPHUS 'LEWISII COVELO'**
- POLYSTICHUM MUNITUM**
- PRIVET**
- RHAMNUS CALIFORNICA 'SAN BRUNO MOUNTAIN'**
- RHAMNUS CALIFORNICA 'SEA VIEW'**
- RHODODENDRON 'ANNA KRUSCHKE'**
- RIBES SANGUINEUM 'CLAREMONT'**
- ROSA 'APRICOT CANDY'**
- ROSA ICEBURG**
- ROSA JACOB'S ROBE**
- ROSA 'SALLY HOLMES'**
- SALIX LASIOLEPIS**
- SALVIA CHIAPENSIS**
- SALVIA COCCINEA 'LADY IN RED'**
- SALVIA GUARANTICA 'BLACK AND BLUE'**
- SALVIA X SUPERBA 'MAY NIGHT'**
- SALVIA WAVERLY**
- SARCOCOCCA RUSTIFOLIA**
- THUJA OCCIDENTALIS 'EMERALD GREEN'**
- TRADESCANTIA VIOLETA**
- VIBURNUM TINUS 'SPRING BOUQUET'**
- WOODWARDIA FERN**
- WISTERIA VENUSTA**
- WISTERIA VIOLACEA PLENA**



2200 Bridgeway
Sausalito
CA 94965
415.332.5100

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ARCHITECTS PLANNERS
PHONE (415) 948-0300 FAX (415) 948-0302

ROBSON HOMES
LOS COCHÉS
MILPITAS, CALIFORNIA

FOR ROBSON HOMES

PLANNED UNIT DEVELOPMENT
LANDSCAPE SITE PLAN
LOS COCHÉS
MILPITAS, CALIFORNIA

SCALE: 1"=30'-0"

DATE: FEB 18, 2011

BY: CK

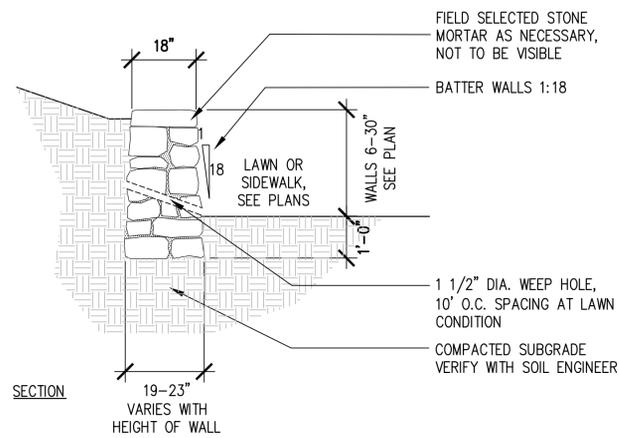
SHEET REVISIONS

DATE MK

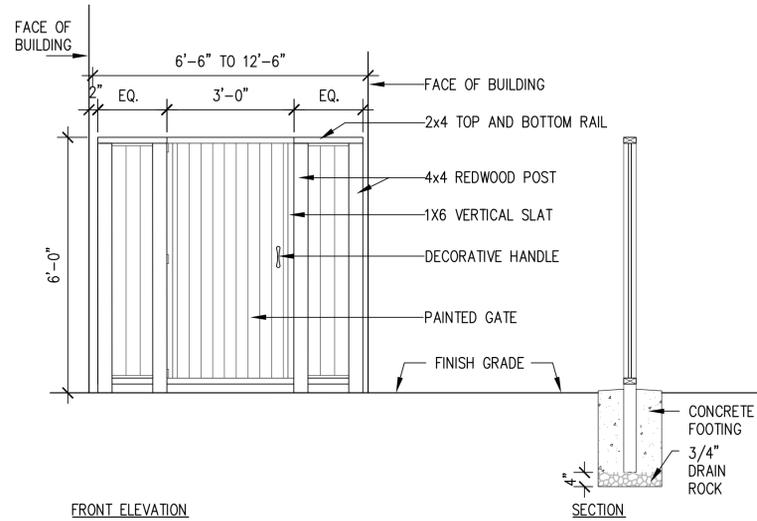
SHEET

L1.0
1 OF 4 SHEETS

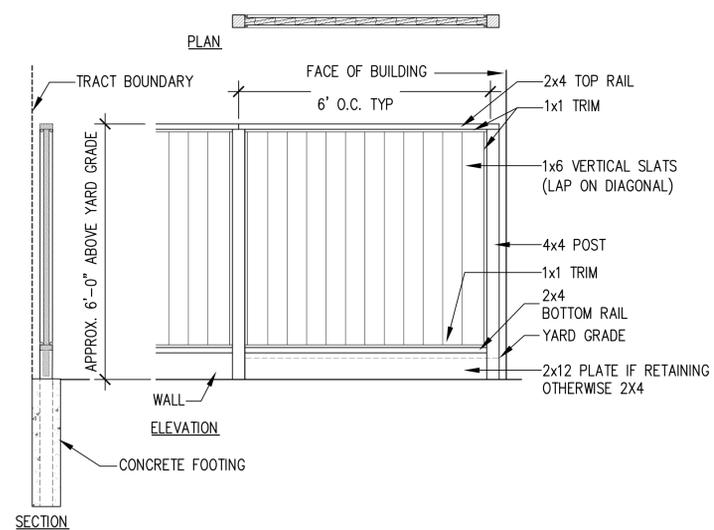
JOB NO. SA05002



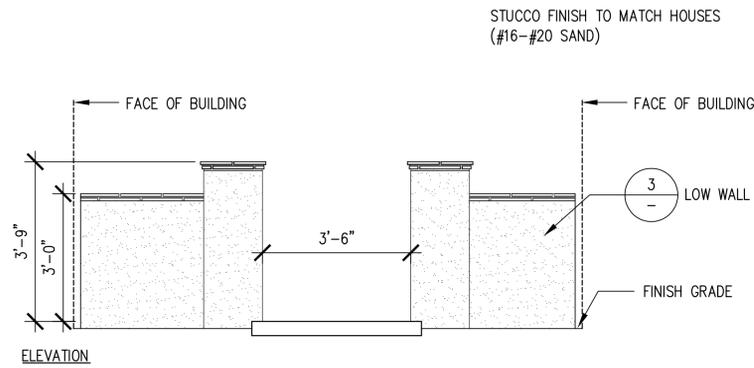
8 DRY STACK STONE WALL
1/2" = 1'-0"



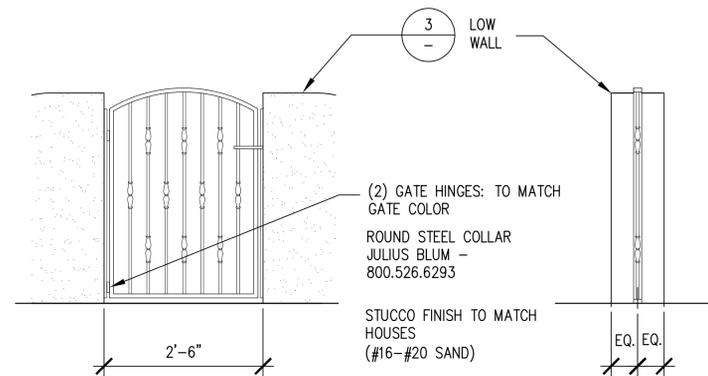
7 TRASH AREA FENCE AND GATE
1/2" = 1'-0"



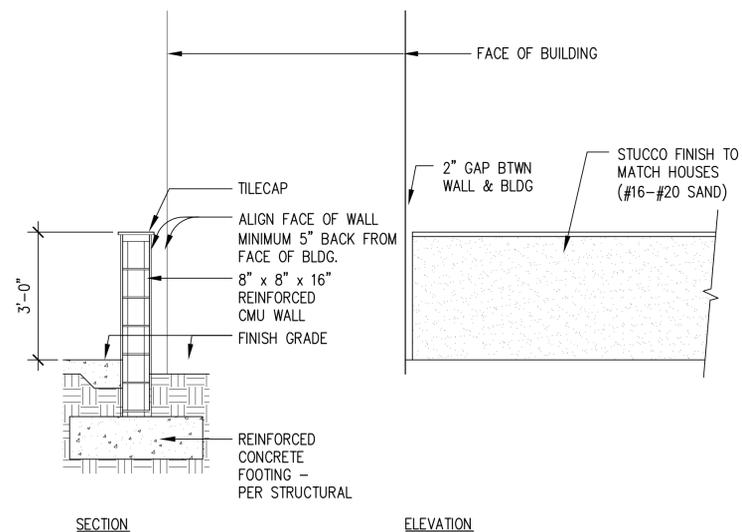
6 YARD FENCE
1/2" = 1'-0"



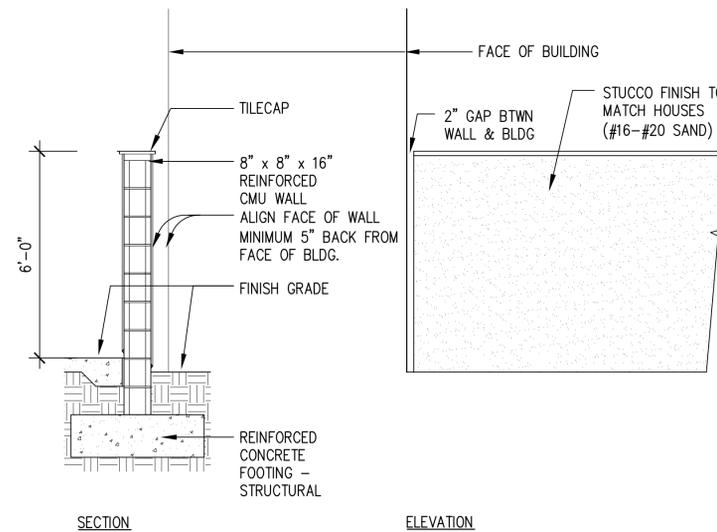
5 PASEO ENTRY PILASTER
1/2" = 1'-0"



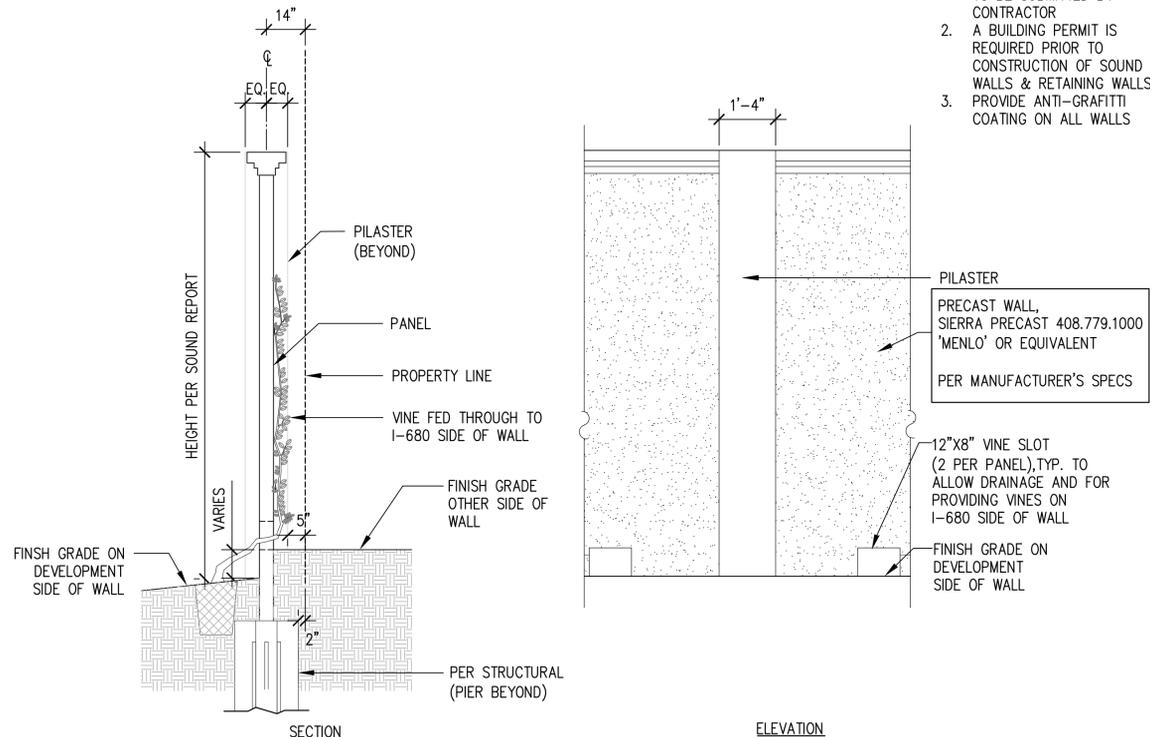
4 GATE AT 3' MASONRY GARDEN WALL
3/4" = 1'-0"



3 3' MASONRY GARDEN WALL
1/2" = 1'-0"



2 6' MASONRY YARD WALL
1/2" = 1'-0"



1 SOUND WALL
1/2" = 1'-0"

- NOTES:
1. ALL MEMBERS TO BE 16 GAUGE (UNLESS NOTED OTHERWISE).
 2. FINISH METALS WITH TIGER DRYLAC POWDERCOAT COLOR TBD
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL.
 4. FORGED STEEL PIERCED BAR - ARCADIA - 877.501.3200

- NOTES
1. STRUCTURAL ENGINEERING TO BE SUBMITTED BY CONTRACTOR
 2. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF SOUND WALLS & RETAINING WALLS
 3. PROVIDE ANTI-GRAFFITI COATING ON ALL WALLS

PLANNED UNIT DEVELOPMENT
SITE DETAILS
LOS COCHES
MILPITAS, CALIFORNIA

SCALE:
AS SHOWN

DATE
FEB 18, 2011

BY/CK

SHEET REVISIONS

DATE

MK

SHEET

L1.2
3 OF 4 SHEETS
JOB NO.
SA08002

2200 Bridgeway
Boulevard
Sausalito
CA 94965
S W A
PHONE (415) 332-5100

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ARCHITECTS
1000 CALLE ANTO
DUMAY, CA 95020
PHONE (408) 846-0300 FAX (408) 846-0302

ROBSON HOMES

FOR ROBSON HOMES



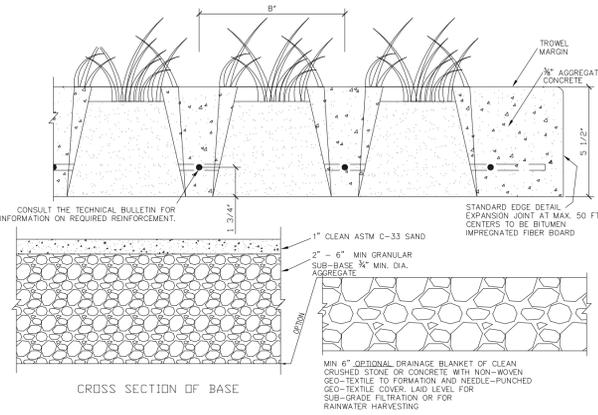
R-8303 Flexible Fixed Bollard

Reliance Foundry's new, bendable FLEX Bollards - Model R-8303. Rigid bollards that bend or flex up to 90 degrees when impacted - absorbing minor impacts without tearing up paving or concrete. Our R-8303 FLEX Bollards allow minimum residual deformation and creasing no matter which way the impact arises; these will not break or split when driven over and they rebound after being hit, slowly returning back to their upright position.

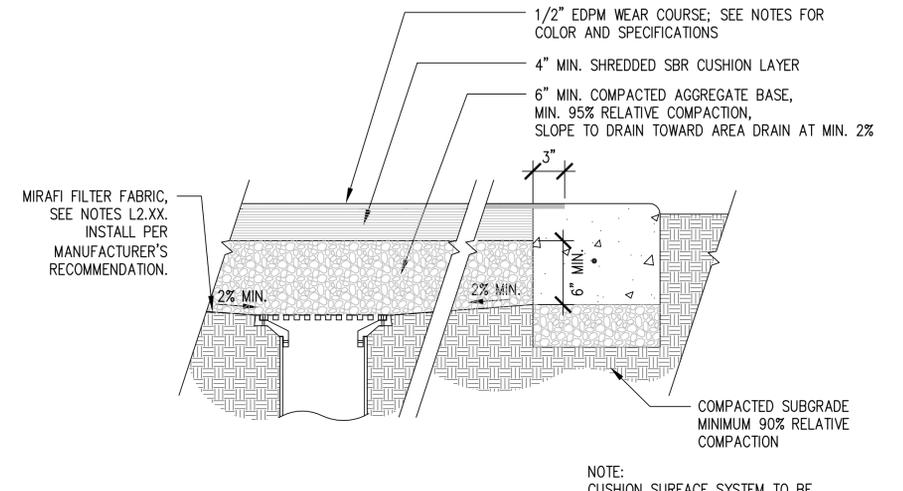
Weight: 3.2 kg / 7.0 lbs.
 Thermal stability: Good +/- 10 SHORE D.
 Working Temperature: 40°C / + 60 °C.
 Fire resistance: CLASS E. As per UNE-EN-ISO 11925-2:2002.
 Impact resistance: Test of 50 impacts, bending the bollard through 90°, simulating a 1500-kg vehicles at 15 km/h.
 Fatigue resistance: Test of 500 impacts, bending the bollard through 45°, at intervals of 30 seconds.
 Standard Available Colors: Black (Rai-9005), Traffic green (Rai-6024), Imitation stainless steel (Rai-9006), Brown (Rai-3017), Red (Rai-3020), Grey (Rai-7016).
 Optional 100 mm. Dia. Removable Mounting Options:



5 BREAK-AWAY BOLLARD
NOT TO SCALE



4 BOMANITE GRASSCRETE - STRUCTURAL GRASS
NOT TO SCALE

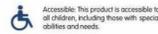


2 TOT TURF - CUSHION SURFACE
1 1/2" = 1'-0"

NOTE:
CUSHION SURFACE SYSTEM TO BE TOTTURF BY ROBERTSON INDUSTRIES. 800-858-0519 OR APPROVED EQUAL

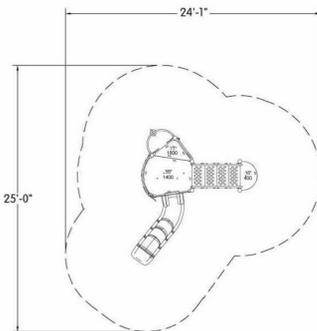
Ridge • ELE500003

Best user age: 5-12
 Space required, use zone: 24'-1" x 25' (734cm x 762cm)
 Highest designated play surface: 9'-1" (277cm)
 Total safety zone area: 419 ft² (39 m²)



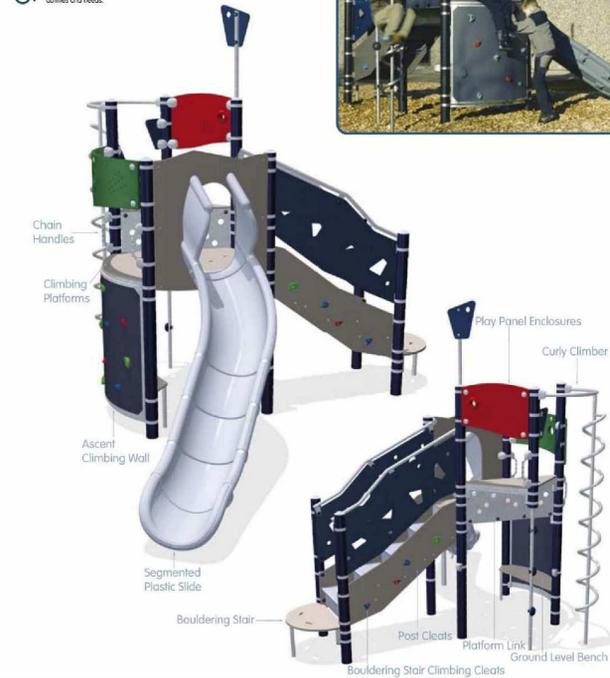
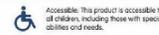
TECHNICAL INFORMATION
kompan.com • (800) 426-9788

ADA Analysis	
Elevated Activities	Required
5	
Accessible Elevated Activities	
3	3
Ground Level Activities	
1	2
Ground Level Play Types	
1	2



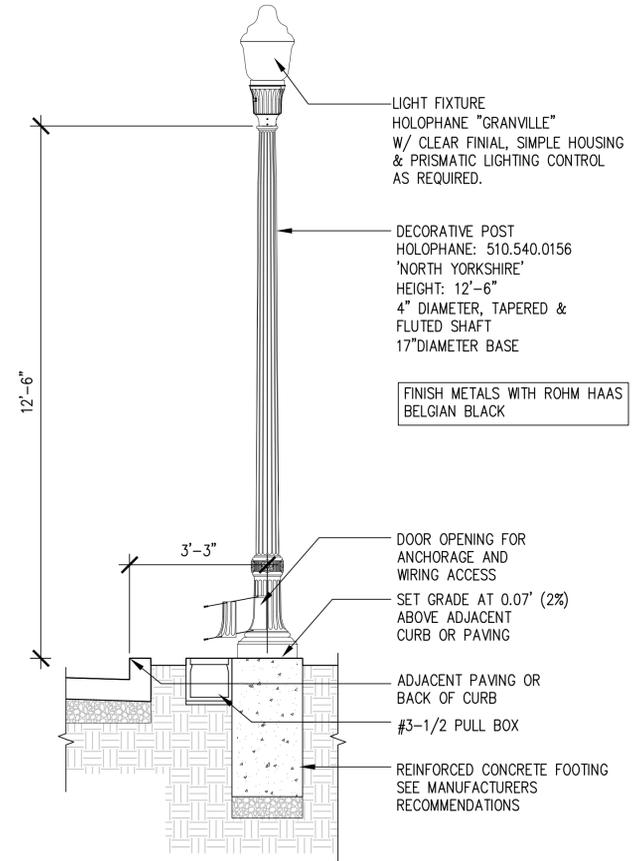
Ridge • ELE500003

Best user age: 5-12
 Space required, use zone: 24'-1" x 25' (734cm x 762cm)
 Highest designated play surface: 9'-1" (277cm)
 Total safety zone area: 419 ft² (39 m²)



Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.
 Product development is an ongoing process. For this reason KOMPAN reserves the right to make modifications in the form of product improvements on all our products. Visit www.kompan.com for the most current product information.
 * Highest designated play surface and space required are according to ASTM 1487-01. Scale: 1/8" = 1'
 Footing Information: In-ground footings anchored by concrete. Also available for surface installation by means of expansion bolts.

3 PLAY EQUIPMENT
NOT TO SCALE



1 STREET LIGHT
1/2" = 1'-0"

2200 Bridgeway
 Boulevard
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 CA 94965
 S W A
 415-332-5100

RJA
RUGGERI-JENSEN-AZAR
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 1000 Camino Arroyo, Suite 200, San Jose, CA 95128
 Phone: (408) 846-0300 Fax: (408) 846-0302

ROBSON HOMES

PLANNED UNIT DEVELOPMENT
 SITE DETAILS
LOS COCHES
 MILPITAS, CALIFORNIA

SCALE: AS SHOWN
 DATE: FEB 18, 2011

DATE	BY	REVISIONS

DATE	BY	REVISIONS

SHEET

L1.3

4 OF 4 SHEETS
 JOB NO. SA08002