Exhibit C – Approved hearing documents from April 20, 2022

PLANNED DEVELOPMENT PERMIT

FILE NO.	**PD19-031**
LOCATION OF PROPERTY	**Southside of North 1st Street approximately 410 feet west of Nortech Court (APN 015-39-020)**
ZONING DISTRICT	**CIC(PD) Planned Development Zoning District (File No. PDC16-013)**
GENERAL PLAN DESIGNATION	**Combined Industrial Commercial**
PROPOSED USE	**Planned Development Permit to allow the construction of an approximately 112,463-square foot, five-story, 214-room hotel with an approximately 74,836-squre foot, four-story parking garage on an approximately 6.20-gross acre site.**
ENVIRONMENTAL STATUS	**Alviso Hotel Project Initial Study/Mitigated Negative Declaration (SCH#2021100134).**
APPLICANT ADDRESS	**Trang TuNguyen TNT Dev Services, Inc. 1566 Davis Street San Jose, CA 95126**
OWNER ADDRESS	**Jag Kapoor Terra Development Partners, LLC 461 South Milpitas Boulevard, Suite 1 Milpitas, CA 95035**

FACTS AND FINDINGS

The Director of Planning, Building, and Code Enforcement finds that the following are the relevant facts and findings regarding this proposed project:

1. **Project Description.** The project consists of a Planned Development Permit to allow the construction of an approximately 112,463-square foot, five-story, 214-room hotel with an approximately 74,836-squre foot, four-story parking garage on an approximately 6.20-gross acre site. The project includes the removal of one ordinance-size palm tree.
2. **Site Description and Surrounding Uses.** The subject 6.20-gross acre site is a vacant lot located on the southside of North 1st Street, approximately 410 feet west of Nortech Court. The site is bounded by the Guadalupe River Trail and Guadalupe River to the west, a

recreational facility (Top Golf) to the north, office buildings and associated surface parking to the east, and California State Route 237 to the south. The site is accessible from Bay Vista Drive, a 26-foot-wide private street that was recently constructed to support the newly opened recreational facility (Top Golf) adjacent to the subject site.

3. **General Plan Conformance.** The subject site has a Combined Industrial/Commercial land use designation on the Envision San José 2040 General Plan Land Use/Transportation Diagram. This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses. The project would allow the construction of a hotel which would serve the nearby offices, industrial parks, and entertainment venues.

   The project is consistent with the following General Plan policies:

   Business Growth and Retention Policy – IE-2.7: Encourage business and property development that will provide jobs and generate revenue to support city services and infrastructure.

   Environmental Resources Policy – ER-2.2: Ensure that a 100-foot setback from riparian habitat is the standard to be achieved in all but a limited number of instances, only where no significant environmental impacts would occur.

   Goal LU-4 – Commercial: Establish commercial uses that maximize revenue to the City and provide employment for its residents in order to achieve fiscal sustainability and our desired jobs per employed resident ratio.

   Land Use Policy - LU-4.3: Concentrate new commercial development in identified growth areas and other sites designated for commercial uses on the Land Use/Transportation Diagram. Allow new and expansion of existing commercial development within established neighborhoods when such development is appropriately located and designed, and is primarily neighborhood serving.

   Analysis: The project would allow the construction of an approximately 112,463-square foot, five-story, 214-room hotel. The hotel would enable the development of a job and revenue generating use that would support existing businesses and entertainment venues within a growth area (Alviso) and consistent with our general plan policies for employment and commercial land uses. The project would be located adjacent to the Guadalupe River and would incorporate a minimum 100-foot setback from the riparian edge.

4. **Alviso Master Plan Conformance**

   The Alviso Master Plan was adopted in December of 1998 as a Specific Plan for development in the Alviso planning area. The Master Plan includes design guidelines to promote the preservation and enhancement of the existing small-town quality of Alviso, while providing guidance for new commercial and industrial development along North First

Street near Highway 237. These design guidelines allow for flexibility for larger-scale development provided that new development contributes to the unique design and architecture of Alviso

Analysis: The Alviso Master Plan encourages the development of neighborhood-serving commercial and retail uses, and the proposed development would support the establishment of neighborhood- and regional- serving commercial services as well as gathering spaces for community and commercial events. The Alviso Master Plan identifies a number of infrastructure improvements for the area and development of the site would provide significant improvements to the site itself as well as the adjacent public right-of-way such as the addition of sidewalks, street improvements, and landscaping. Additionally, the conceptual architectural meets the design guidelines of the Alviso Master Plan in that the Plan calls for architecture that incorporates well with existing development within the community. The conceptual architecture depicts development with varying materials and features that are similar to other waterfront/beach communities and reflects the mix of development found throughout Alviso. The hotel and associated parking garage are similar in style, massing, and materials. The hotel incorporates a vertical board and batten design derived at the ground floor and central portion of the hotel façade and is inspired by the gate at the Alviso Marina County Park. The exterior of the garage would be constructed of similar materials and colors as the primary hotel building. The narrow metal strips incorporated into the screening of the garage façade are reminiscent of the Bayside Canning Company, also located in Alviso.

5. **Zoning Conformance.** The subject site is located in a CIC(PD) Planned Development Zoning District (File No. PDC16-013). Pursuant to the General Development Plan of the Planned Development Zoning District, the construction of a hotel requires the issuance of a Planned Development Permit.

   Setbacks and Height

   Based on the General Development Plan of the Planned Development Zoning District (File No. PDC16-013), the project is subject to the following development standards.

Development Standard	Required	Provided
North First Street Setback	25 feet maximum setback	N/A no frontage on North First Street
Liberty Street	15 feet minimum setback	N/A no frontage on Liberty Street
Moffat Street and all other property lines	Zero setback	127 feet (south), 31 feet (north)
Riparian	100 feet setback from the top of bank	100 feet to property line
Maximum Height	65 feet	65 feet

Parking

Based on the General Development Plan of the Planned Development Zoning District (File No. PDC16-013), the project is subject to the following development standards.

Use: Hotel	**Required**	**Provided**
Vehicle Parking	1 parking space per guest room or suite, plus 1 parking space per employee	234 spaces
Bicycle Parking	1 bicycle space per 10 guest rooms	23 spaces
Motorcycle Parking	1 motorcycle space per 20 auto parking spaces	12 spaces

Tree Removal

The project includes the removal of one ordinance-size palm tree pursuant to Section 13.32.100 of the San Jose Municipal Code as the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question. The removal of the palm tree requires a mitigation of 4 (15-gallon or 2 (24-inch box) trees to be planted on-site. The project includes the planting of a mix of Vine Maple, Sensation Box Elder, California Buckeye, Toyon, California Sycamore, California Scrub Oak, California Black Oak, and Arroyo Willow trees on-site. Therefore, the project complies with the City's tree mitigation requirements.

6. **Riparian Corridor Policies**

The project site is adjacent to Guadalupe River to the west. Therefore, the project is subject to the Riparian Corridor Policy Study and City Council Policy 6-34: Riparian Corridor Protection and Bird Safe-Design. On December 17, 2019, WRA, Inc. performed a Biological Resources Assessment of the site and surrounding area.

Riparian Setback

A minimum 100-foot setback from the riparian edge is required for all new infill development. The project would maintain a minimum 100-foot setback from the riparian edge throughout the entire frontage with Guadalupe River. The proposed structures on the site would be set back at least 60 feet from the northern property line, 126 feet from the southern property line, 36 feet from the eastern property line, and 150 feet from the western property line. The development footprint would be set back at least 50 feet from the seasonal wetland areas and non-wetland waters present in the southern portion of the site, and 100 feet from the Guadalupe River to the southwest, conforming with the required minimum setback pursuant to the Riparian Corridor and Bird Safe-Design Policy. Wetland and riparian avoidance buffers would be established to enforce these setbacks and ensure that no grading or construction activities would occur in biologically sensitive areas. The site would be graded to drain in a northwest direction, away from the sensitive biological habitat. Bioretention swales with catch basins would be installed in the northwest and south corners of the project site. The Project would install new storm drains, which would connect with planned storm drain lines from an adjacent project.

Site Lighting and Bird Safe Design

The project would install security lighting throughout the site in parking areas, along pathways, and adjacent to buildings. The outdoor lighting would be comparable in brightness to the ambient lighting in the surrounding developments. All lighting would conform to the City's Outdoor Lighting Policy (4-3) as applicable and be shielded to direct light downwards to ensure that lighting does not spill over onto adjacent residential properties or riparian habitat.

The amount of glazing proposed is relatively low overall in comparison to some similarly scaled developments in the region. The percent of glazing on the exterior elevations is less than 50 percent overall and approximately the same on all faces. The remainder of the buildings' exteriors consist of opaque materials (e.g. cement and metal siding). Additionally, in almost all cases windows are isolated from each other at regular intervals, versus being grouped/conjoined to form larger contiguous window panels (see exceptions below). The only semi-contiguous glazing occurs at ground level, where there is a relatively low risk of bird collision; additionally, this panel is broken up at regular intervals by fenestration and pillars. Similar to the architectural relief elements described above, the buildings will feature different colors and textures across adjacent faces and sections, creating additional "visual noise". The siding patterns are additionally varied between having vertical and horizontal lines, which will create further "visual noise" on larger contiguous areas.

The parking garage designs suggest that no glazing will be used in the construction of this structure, greatly reducing collision risk. Green walls installed along the ground level of the parking structure may attract some birds (e.g., for foraging opportunities), but do not constitute any notable collision risk given that surrounding surfaces contain minimal glazing and are opaque (i.e. concrete or metal). The remainder of the parking garage is planned to be constructed of opaque materials.

7. **Commercial Design Guidelines**

The Planned Development Permit was submitted on October 30, 2019, prior to the adoption of the Citywide Design Standards and Guidelines in March 2021. Therefore, the project is subject to the City's Commercial Design Guidelines, Adopted in May 1988. The project conforms with the following provisions of the Commercial Design Guidelines.

Site Character

- Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be preserved and incorporated into development proposals

  Analysis: The project includes a seating area in the rear which allows for views of the marshland and adjacent riparian corridor. The project also includes a trail connection for pedestrians and bicyclists to access the Guadalupe River Trail.

Structures

- Monotony of building design should be avoided; on the other hand. busyness also should be avoided. Variation in wall plane. roof line. detailing. materials. and siting may be used to prevent a monotonous appearance in buildings. Roof and wall plane variations. including building projections. bay windows. and balconies. are recommended to reduce scale and bulk.

- Auxiliary structures should be architecturally consistent with the primary structures of the site.

  Analysis: As discussed above the project is also consistent with the design guidelines of the Alviso Master Plan. All facades of both the building and associated parking garage are articulated and include variations in wall plan, detailing, and materials. The conceptual architecture depicts development with varying materials and features that are similar to other waterfront/beach communities and reflects the mix of development found throughout Alviso. The hotel and associated parking garage are similar in style, massing, and materials. The hotel incorporates a vertical board and batten design derived at the ground floor and central portion of the hotel façade and is inspired by the gate at the Alviso Marina County Park. The exterior of the garage would be constructed of similar materials and colors as the primary hotel building. The narrow metal strips incorporated into the screening of the garage façade are reminiscent of the Bayside Canning Company, also located in Alviso.

Landscaping

- All areas not covered by structures. service yards. walkways. driveways. and parking spaces should be landscaped.
- Landscaping incorporated into building design is encouraged. Trellises. arbors. and cascading terrace landscaping should be considered.

  Analysis: The project includes a detailed landscaping plan and includes a wide range of trees, shrubs, grasses and ground cover. The project incorporates native species as well as appropriate seaside species of plants in conformance with the Alviso Master Plan. The project includes the planting of a mix of Vine Maple, Sensation Box Elder, California Buckeye, Toyon, California Sycamore, California Scrub Oak, California Black Oak, and Arroyo Willow trees on-site. Additionally, the garage screening includes portions with a living wall to further screen vehicles from view.

Service and Utilities

- Service yards, storage areas, and all areas for storage of maintenance equipment or vehicles, should be enclosed or completely screened from view from outside the service yard or area. Screening should include walls, buildings, gates, landscaping, berming, or combinations thereof.

  Analysis: The trash enclosure is fully enclosed and full screened from view of the public space. It is located in the rear of the site at the northern end of the garage. The project includes adequate turn around space for trucks to load trash and recycle without conflicting with vehicular circulation.

8. **Planned Development Permit Findings.** Section 20.100.940 of the San José Municipal Code establishes the required findings for issuance of a Planned Development Permit.

   a. The Planned Development Permit, as approved, furthers the policies of the General Plan land use designation of Rural Residential. The proposed project is consistent with and will further these policies of the General Plan.

      Analysis: The subject site is located in the General Plan land use designation of Combined Industrial/Commercial. The project is consistent with General Plan policies regarding Business Growth and Retention, Environmental Resources, and Land Use and

Employment. The project would allow the construction of an approximately 112,463-square foot, five-story, 214-room hotel. The hotel would allow the operation of a job and revenue generating use that would support existing businesses and entertainment venues within a growth area (Alviso). The project would be located adjacent to the Guadalupe River, and would therefore incorporate a minimum 100-foot setback from the riparian edge.

b. The Planned Development Permit conforms to the planned development zoning of the property. As described above, the proposed project is consistent with the development standards of the Planned Development Zoning District File Number PDC16-013.

Analysis: As discussed in the General Development Plan Conformance section above, the project meets all height and setback requirements of the Planned Development Zoning District (File No. PDC16-013). The project also provides the required vehicle, bicycle, and motorcycle parking in conformance with the Planned Development Zoning District.

c. The Planned Development Permit, as approved, is consistent with applicable city council policies, or counterbalancing considerations justify the inconsistency.

Analysis: As discussed above, the project is consistent with the Riparian Corridor Policy Study and City Council Policy 6-34: Riparian Corridor Protection and Bird Safe-Design

The project was noticed for a 1,000-foot radius per the City Council Policy 6-30: Public Outreach Policy. An on-site sign has been installed on the project frontage since January 15, 2021. A Community Meeting was held on Monday, July 26 via Zoom.

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

Analysis: The five-story hotel and associated four-story parking garage would be consistent with the height, scale, massing, and overall architectural style of the surrounding development. The project is adjacent to a recreational facility (Top Golf) to the north, which includes a three-story building and 170-foot-high netting for the associated driving range. Additionally, the project is adjacent to two six-story office buildings to the east. The hotel and associated parking garage are similar in style, massing, and materials. The hotel incorporates a vertical board and batten design derived at the ground floor and central portion of the hotel façade and is inspired by the gate at the Alviso Marina County Park. The exterior of the garage would be constructed of similar materials and colors as the primary hotel building. The narrow metal strips incorporated into the screening of the garage façade are reminiscent of the Bayside Canning Company, also located in Alviso.

e. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, stormwater runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties.

Analysis: In accordance with the CEQA, an Initial Study/Mitigated Negative Declaration was prepared for the project to analyze the potential environmental impacts. The project would mitigate any temporary impacts related to noise, vibration, dust, and odor during construction. This permit includes standard permit conditions for the control of dust and

exhaust, minimization of noise, and control of water quality during construction. Hours of construction would be limited to between 7:00 am to 7:00 pm Monday through Friday.

9. **Environmental Review.** The environmental impacts of the project were analyzed in an Initial Study/Mitigated Negative Declaration (IS/MND) in compliance with the California Environmental Quality Act (CEQA). The Alviso Hotel Project IS/MND (SCH#2021100134) was circulated for public review and comment for 30 days, from October 12, 2021 to November 10, 2021.

   Comments were received from public agencies and private parties, including neighbors. Comments received concerned the following: Landscaping and on-site wells, fair argument standard for an EIR regarding significant and unavoidable impacts to wildlife, indoor and outdoor air quality impacts, evaluation of greenhouse gas impacts, piecemealing under CEQA, transportation impacts, and previous environmental review and analyses for the adjacent TopGolf project regarding sensitive habitat and species of special concern.

   Staff responded to all concerns raised during the circulation period in the Response to Comments Document posted on the City's environmental website and notified commenters of the document via email. In summary, the comments received on the IS/MND did not raise any new issues about the project's environmental impacts, or provide information indicating the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the IS/MND. The entire IS/MND, Reponses to Comments, and other related environmental documents are available on the environmental review webpage: https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/negative-declaration-initial-studies/alviso-hotel-project.

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

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
   a. Acceptance of the Permit by the applicant; and
   b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Permit shall automatically expire four (4) years from and after the date of issuance hereof by the Director, if within such time period, the proposed use of the site or the construction of buildings (if a Building Permit is required) has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the

date this Permit is approved by the Director of Planning. However, the Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.

3. **Use Authorization.** This Permit allows the construction of an approximately 112,463-square foot, five-story, 214-room hotel with an approximately 74,836-squre foot, four-story parking garage on an approximately 6.20-gross acre site.
4. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this permit shall be deemed acceptance of all conditions specified in this permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the "Building Code" shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San Jose Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
5. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
6. **Conformance to Plans.** The development of the site shall conform to the approved Planned Development Permit File No. PD19-031 plans entitled, "Hotel Alviso @ Terra" dated received February 21, 2021, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24), with the exception of any subsequently approved changes.
7. **Conformance with Previously Approved Zoning.** All applicable conditions of approval and required environmental mitigation measures from the previously approved Planned Development Zoning, File No. PDC16-013, remain in effect.
8. **Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
9. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance, as defined above.
10. **Required Vehicular, Motorcycle, and Bicycle Parking**. This project shall conform to the vehicular, motorcycle, and bicycle parking requirements of the approved Planned

Development Zoning (File No. PDC16-013, as amended. Any changes to the required vehicular, motorcycle, or bicycle parking requires the issuance of a Permit Adjustment or Amendment to the satisfaction of the Director of Planning.

11. **Green Building Requirements.** This development is subject to the City's Green Building Ordinance for Private Sector New Construction as set for in Municipal Code Section 17.84. Prior to the issuance of any shell permits, or complete building permits, for the construction of buildings approved through the scope of this Permit, the Permittee shall pay a Green Building Refundable Deposit. In order to receive a refund of the deposit, the project must achieve the minimum requirements as set forth in Municipal Code Section 17.84. The request for the refund of the Green Building Deposit together with evidence demonstrating the achievement of the green building standards indicated in Municipal Code Section 17.84 shall be submitted within a year after the building permit expires or becomes final, unless a request for an extension is submitted to the Director of Planning, Building, and Code Enforcement in accordance with Section 17.84.305D of the Municipal Code.
12. **Nuisance**. This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
13. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
14. **Revocation.** This Permit is subject to revocation for violation of any of its provisions or conditions.
15. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Permit incorporated by reference in accordance with
16. **Building and Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.
17. **Tree Protection Standards.** The applicant shall maintain the trees and other vegetation shown to be retained in this project and as noted on the Approved Plan Set. Maintenance shall include pruning and watering as necessary and protection from construction damage. Prior to the removal of any tree on the site, all trees to be preserved shall be permanently identified by metal numbered tags. Prior to issuance of the Grading Permit or removal of any tree, all trees to be saved shall be protected by chain link fencing, or other fencing type approved by the Director of Planning. Said fencing shall be installed at the dripline of the tree in all cases and shall remain during construction. No storage of construction materials, landscape materials, vehicles or construction activities shall occur within the fenced tree protection area. Any root pruning required for construction purposes shall receive prior review and approval, and shall be supervised by the consulting licensed arborist. Fencing and signage shall be maintained by the applicant to prevent disturbances during the full length of the construction period that could potentially disrupt the habitat or trees.
18. **No Extended Construction Hours.** This permit does not allow any construction activity on a site located within 500 feet of a residential unit before 7:00 a.m. or after 7:00 p.m., Monday through Friday, or at any time on weekends.

19. **No Generators Approved.** This Permit does not include the approval of any stand-by/backup electrical power generation facility. Any future stand-by/backup generators shall secure appropriate permits and shall conform to the regulations of Title 20 of the Municipal Code.
20. **Colors and Materials.** All building colors and materials are to be those specified on the Approved Plan Set.
21. **Storm Drain Protection.** No hazardous materials, paint, rinse water, or construction sediments or debris shall be allowed to enter the public right-of-way or any storm drain inlet. The storm drain system flows to the Bay.
22. **Reclaimed Water.** The project shall conform to Chapter 15.10 and 15.11 of the San José Municipal Code for use of reclaimed water and shall include an irrigation system designed to allow for the current and future use of reclaimed water for all landscaping.
23. **Irrigation Standards.** Irrigation shall be installed in accordance with Part 3 of Chapter 15.11 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping, the City of San José Landscape and Irrigation Guidelines and the Zonal Irrigation Plan in the Approved Plans. The design of the system shall be approved and stamped by a California Registered Landscape Architect.
24. **Construction Disturbance Coordinator**. Rules and regulation pertaining to all construction activities and limitations identified in this Permit, along with the name and telephone number of a Permittee-appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
25. **Conformance to Mitigation Monitoring and Reporting Program.** This project shall conform to all applicable requirements of the Alviso Hotel Initial Study/Mitigated Negative Declaration (IS/MND) Mitigation Monitoring and Reporting Program (MMRP) approved for this development.
26. **Standard Environmental Conditions.** This project shall conform to all applicable requirements of the Mitigation Monitoring and Reporting Program approved for this development.
    a. Air Quality**.** The following measures shall be implemented during all phases of construction to control dust and exhaust at the project site:
        i. Water active construction areas at least twice daily or as often as needed to control dust emissions.
        ii. Cover trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
        iii. Remove visible mud or dirt track-out onto adjacent public roads using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
        iv. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
        v. Pave new or improved roadways, driveways, and sidewalks as soon as possible.
        vi. Lay building pads as soon as possible after grading unless seeding or soil binders are used.

vii. Replant vegetation in disturbed areas as quickly as possible.

viii. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

ix. Minimize idling times either by shutting off equipment when not in use, or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Provide clear signage for construction workers at all access points.

x. Maintain and property tune construction equipment in accordance with manufacturer's specifications. Check all equipment by a certified mechanic and record a determination of running in proper condition prior to operation.

xi. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints.

b. Biological Resources

i. **Santa Clara Valley Habitat Plan.** The project is subject to applicable SCVHP conditions and fees (including the nitrogen deposition fee) prior to issuance of any grading permits. The project applicant would be required to submit the Santa Clara Valley Habitat Plan Coverage Screening Form to the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee for approval and payment of the nitrogen deposition fee prior to the issuance of a grading permit. The Habitat Plan and supporting materials can be viewed at www.scv-habitatagency.org.

ii. **Santa Clara Valley Habitat Plan Standard Permit Condition.**

1) **Condition Number 17 (Tricolored Blackbird).** To avoid direct impacts of covered activities on nesting tricolored blackbird colonies, the project shall implement and demonstrate compliance with Condition Number 17 of the Habitat Plan.

iii. **Tree Replacement.** The removed trees would be replaced according to tree replacement ratios required by the City, as shown below.

Table 4.4-2: Tree Replacement Ratios

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

x:x = tree replacement to tree loss ratio
Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.
A 38-inch tree equals 12.1 inches in diameter.
A 24-inch box tree = two 15-gallon trees
Single Family and Two-dwelling properties may be mitigated at a 1:1 ratio.

iv.

1) In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:

2) The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees to be planted on the project site, at the development permit stage.

3) Pay Off-Site Tree Replacement Fee(s) to the City, prior to the issuance of Public Works grading permit(s), in accordance with the City Council approved Fee Resolution. The City will use the off-site tree replacement fee(s) to plant trees at alternative sites.

c. Cultural Resources

i. **Human Remains.** If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant shall immediately notify the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the qualified archaeologist, who shall then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

1) The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being given access to the site.

2) The MLD identified fails to make a recommendation; or

3) The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.

d. Geology and Soils

i. To avoid or minimize potential damage from seismic shaking, the project shall be constructed using standard engineering and seismic safety design techniques. Building design and construction at the site shall be completed in conformance with the recommendations of an approved geotechnical investigation. The report shall be reviewed and approved by the City of San José Department of Public Works as part of the building permit review and issuance process. The buildings shall meet the requirements of applicable Building and Fire Codes as adopted

or updated by the City. The project shall be designed to withstand soil hazards identified on the site and the project shall be designed to reduce the risk to life or property on site and off site to the extent feasible and in compliance with the Building Code.

ii. All excavation and grading work shall be scheduled in dry weather months or construction sites shall be weatherized.

iii. Stockpiles and excavated soils shall be covered with secured tarps or plastic sheeting.

iv. Ditches shall be installed to divert runoff around excavations and graded areas if necessary.

v. The project shall be constructed in accordance with the standard engineering practices in the California Building Code, as adopted by the City of San José. A grading permit from the San José Department of Public Works shall be obtained prior to the issuance of a Public Works clearance. These standard practices would ensure that the future building on the site is designed to properly account for soils-related hazards on the site.

vi. **Paleontological Resources.** The City shall ensure all construction personnel receive paleontological awareness training that includes information on the possibility of encountering fossils during construction and the types of fossils likely to be seen, based on past finds in the project area and proper procedures in the event fossils are encountered. Worker trainings shall be prepared and presented by a qualified paleontologist. If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, Director of Planning or Director's designee of the Department of Planning, Building and Code Enforcement (PBCE) shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project applicant shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of Planning or Director's designee of the PBCE.

e. Hazards and Hazardous Materials

i. **Asbestos and Lead-Based Paint.**

In conformance with State and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site building(s) to determine the presence of asbestos-containing materials (ACMs) and/or lead-based paint (LBP).

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Title 8, California Code of Regulations (CCR), Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed.

All potentially friable asbestos containing materials (ACMs) shall be removed in accordance with National Emission Standards for Air Pollution (NESHAP) guidelines

prior to demolition or renovation activities that may disturb ACMs. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8, CCR, Section 1529, to protect workers from asbestos exposure.

A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.

Materials containing more than one-percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations. Removal of materials containing more than one-percent asbestos shall be completed in accordance with BAAQMD requirements and notifications.

Based on Cal/OSHA rules and regulations, the following conditions are required to limit impacts to construction workers.

1) Prior to commencement of demolition activities, a building survey, including sampling and testing, shall be completed to identify and quantify building materials containing lead-based paint.
2) During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR, Section 1532.1, including employee training, employee air monitoring and dust control.
3) Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of waste being disposed.

f. Hydrology and Water Quality

Construction-related water quality.

1) Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.
2) Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
3) All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
4) Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
5) All trucks hauling soil, sand, and other loose materials shall be covered and all trucks shall maintain at least two feet of freeboard.
6) All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
7) Vegetation in disturbed areas shall be replanted as quickly as possible.
8) All unpaved entrances to the site shall be filled with rock to remove mud from tires prior to entering City streets. A tire wash system shall be installed if requested by the City.

9) The project applicant shall comply with the City of San José Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.

ii. **Flooding.** The project would implement the following standard permit conditions to reduce flooding impacts to proposed structures in order to comply with relevant City policies.

1) The lowest floor shall be elevated above 12.00' NAVD88 or floodproof to the same elevation. For insurance rating purposes, the structure's floodproofed design elevation must be at least one foot above the base flood elevation to receive rating credit.

2) An Elevation Certificate (FEMA Form 086-0-33) for the proposed project, based on construction drawings, is required prior to issuance of a building permit. Additionally, an Elevation Certificate for the built structure, based on finished construction, is required prior to issuance of an occupancy permit.

3) If the structure is to be floodproofed, a Floodproofing Certificate (FEMA Form 086-0-34) for each structure, floodproofing details, and if applicable, a Flood Emergency Operation Plan and an Inspection and Maintenance Plan are required prior to the issuance of a Public Works Clearance.

4) Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities must be elevated above the base flood elevation or protected from flood damage.

g. Noise

Construction-Related Noise. Noise minimization measures include, but are not limited to, the following:

1) Limit construction hours to between 7:00 a.m. and 7:00 p.m., Monday through Friday, unless permission is granted with a development permit or other planning approval. No construction activities are permitted on the weekends at sites within 500 feet of a residence.

2) Construct solid plywood fences around ground level construction sites adjacent to operational businesses, residences, or other noise-sensitive land uses.

3) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

4) Prohibit unnecessary idling of internal combustion engines.

5) Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses.

6) Utilize "quiet" air compressors and other stationary noise sources where technology exists.

7) Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.

8) Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences.

9) If complaints are received or excessive noise levels cannot be reduced using the measures above, erect a temporary noise control blanket barrier along surrounding building facades that face the construction sites.

10) Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

11) Limit construction to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific "construction noise mitigation plan" and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.

27. **Bureau of Fire Department Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the project must comply with the California Fire Code as adopted or updated by the City.

28. **Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following: http://www.sanjoseca.gov/devresources.

    a. **Transportation**:

        i. A Transportation Analysis has been performed for this project. We conclude that the subject project will be in conformance with the City of San Jose Transportation Policy (Council Policy 5-1) and a determination for less than significant impacts can be made with respect to transportation impacts. See separate Transportation Analysis Memo dated 12/22/2021 for additional information.

        ii. An area wide traffic impact analysis was prepared as part of the North San Jose Area Development Policy, adopted June 2005. Traffic impacts were identified and resulted in an area wide traffic impact fee. Consistent with North San Jose EIR, this project is required to pay a traffic impact fee. The 2021 fee is $5,133 per hotel room and is subject to an annual escalation of 3.3% on July 1st and the next fee escalation will occur on July 1st, 2023. This fee must be paid prior to issuance of Public Works Clearance. Credits for existing structures on site will be applied to the traffic impact fee consistent with the policy and will be prorated. with each building permits issued. **Project will not be subject to the TIF if the NSJADP policy is closed prior to the project pulling Building Permits.**

b. **Grading/Geology:**

   i. A grading permit is required prior to the issuance of a Public Works Clearance.

   ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 foot in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the latest California Plumbing Code as adopted under the City of San Jose Municipal Code Section 24.04.100 or submit a stamped and signed engineered design alternative for Public Works discretionary approval and must be designed to convey a 10-year storm event.

   iii. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.

   iv. Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

   v. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The report should also include, but not limited to: foundation, earthwork, utility trenching, retaining and drainage recommendations. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.

c. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

   i. The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.

   ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.

   iii. A design of the pervious pavement by a Licensed Geotechnical Engineer shall be submitted prior to the issuance of a Public Works Clearance.

d. **Stormwater Peak Flow Control Measures**: The project is located in a non-Hydromodification Management area and is not required to comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).

e. **Flood: Zone AE, Elevation 12.00' 1988 North American Vertical Datum (NAVD88):**

i. Elevate the lowest floor above 12.00' NAVD88 or floodproof to the same elevation. For insurance rating purposes, the structure's floodproofed design elevation must be at least one foot above the base flood elevation to receive rating credit.

ii. An Elevation Certificate (FEMA Form 086-0-33) for the proposed structure, based on construction drawings, is required prior to issuance of a building permit. Consequently, an Elevation Certificate for the built structure, based on finished construction is required prior to issuance of an occupancy permit.

iii. If the structure is to be floodproofed, a Floodproofing Certificate (FEMA Form 086-0-34) for each structure, floodproofing details, and if applicable, a Flood Emergency Operation Plan and an Inspection & Maintenance Plan are required prior to the issuance of a Public Works Clearance.

iv. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities must be elevated above the base flood elevation or protected from flood damage.

f. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

g. **Municipal Water**: In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Juan Renteria at (408) 794-6772 for further information.

h. **Assessments**: This project proposes a hotel use. The City of San José, on September 30, 2008 implemented a special tax for Convention Center Facilities District (CCFD) No. 2008-1 for all existing hotel properties with the intent that future hotel properties were expected to participate as well. The special tax was authorized to be levied on hotel properties for the purpose of paying for the acquisition, construction, reconstruction, replacement, rehabilitation and upgrade of the San Jose Convention Center. The special tax is levied and collected in addition to and in a manner similar to the City's Transient Occupancy Tax. The base special tax is 4% of gross rents, and may be subject to an additional special tax up to 1% of gross rents. Please contact Thomas Borden at (408) 535-6831 to coordinate the annexation process.

i. **Street Improvements**: Construct a 26' wide ADA compliant driveway per City Standard Detail R-6 along Trinity Park Drive for the Alviso Branch Library.

j. **Easement**: Project will be required to dedicate a 30' Public Trail Easement (PTE)

k. **Referrals**: This project should be referred to the Santa Clara Valley Water District.

29. **Building Division Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

a. *Construction Plans.* This permit file number, **PD19-031** shall be printed on all construction plans submitted to the Building Division.

b. *Americans with Disabilities Act.* The applicant shall provide appropriate access as required by the Americans with Disabilities Act (ADA).

c. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.

30. **Revocation, Suspension, Modification.** This Planned Development Permit may be revoked, suspended or modified by the Planning Director, or by the Planning Commission on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:

    a. A violation of any conditions of the Planned Development Permit Amendment was not abated, corrected or rectified within the time specified on the notice of violation; or

    b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or

    c. The use as presently conducted creates a nuisance.

APPROVED and issued on this 20th day of April 2022

Christopher Burton, Director
Planning, Building, and Code Enforcement

Deputy
Robert Manford

PLANNED DEVELOPMENT PERMIT

FOR

HOTEL ALVISO @ TERRA

A COMMERCIAL DEVELOPMENT BY TERRA VENTURES

AS ESTABLISHED IN ORDINANCE 29854, ESTABLISHING A PLANNED DEVELOPMENT DISTRICT

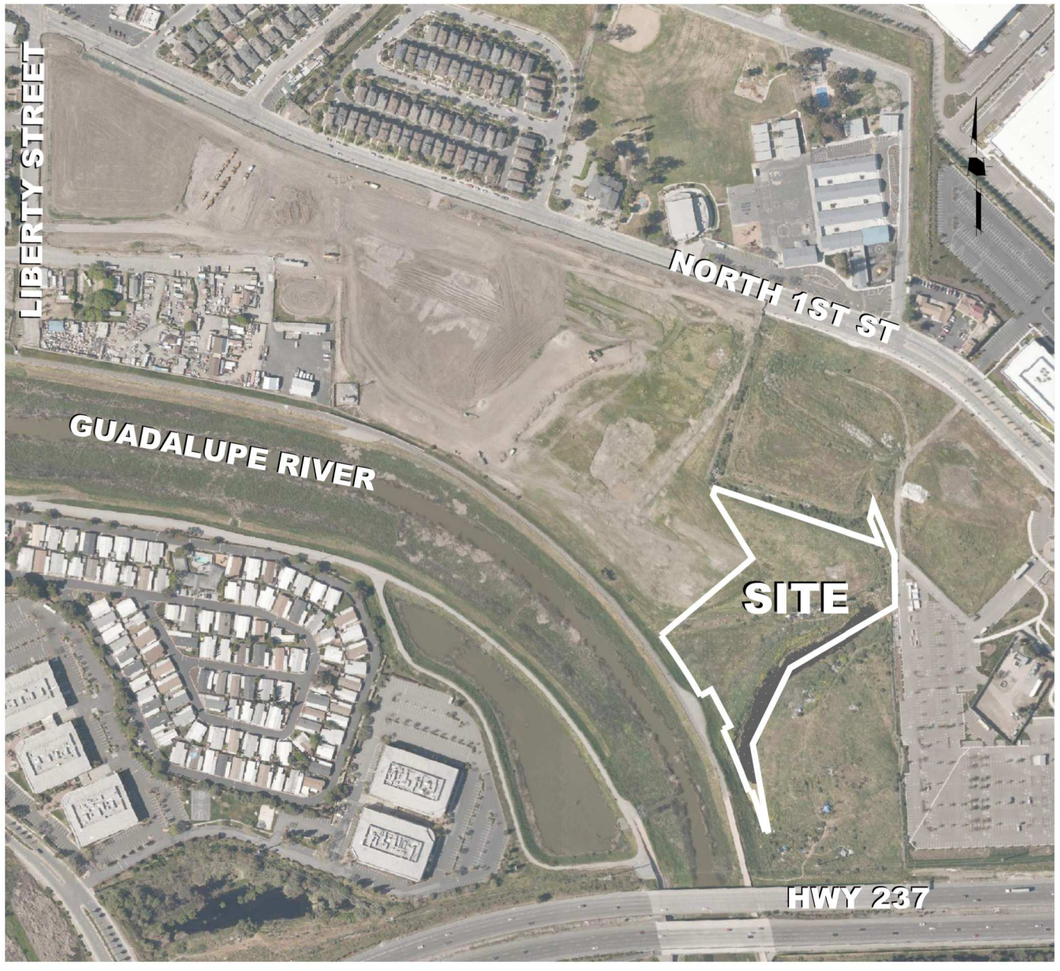


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PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	015-39-020
PROJECT ADDRESS/LOCATION:	4701 N. 1ST STREET
PRIOR APPROVALS:	PDC16-013, PD16-034, PT16-055, PDA16-034-01
EXISTING GENERAL PLAN DESIGNATION:	CIC
EXISTING ZONING DESIGNATION:	CIC(PD) - PDC16-013 ORDINANCE NO. 29854
PROPOSED USE:	COMMERCIAL
GROSS SITE AREA:	±6.2 AC
RIGHT-OF-WAY DEDICATION:	0 AC
NET SITE AREA:	±6.2 AC
PROPOSED SITE COVERAGE:	
BUILDINGS:	±47,302 SF (17.4%)
PRIVATE CIRCULATION:	±36,176 SF (13.3%)
LANDSCAPE/HARDSCAPE:	±188,055 SF (69.3%)
	±271,533 SF (100%)
PROPOSED DENSITY:	187,326 SF GROSS BUILDING AREA
	271,533 SF SITE AREA (NET)
	0.69 FAR
REQUIRED PARKING:	
VEHICLE	1 STALL PER ROOM, PLUS 1 PER EMPLOYEE
	214 ROOMS = 214 STALLS + 20 EMPLOYEES = 234 STALLS
MOTORCYCLE	1 MOTORCYCLE SPACE PER 20 AUTO PARKING SPACES
	234 STALLS / 20 = 12 SPACES
BICYCLE	1 BICYCLE SPACE PLUS 1 PER 10 GUEST ROOMS
	214 ROOMS / 10 = 22 +1 = 23 SPACES (20 SHORT TERM + 3 LONG TERM)
PROPOSED PARKING:	
VEHICLE	234 STALLS (213 GARAGE + 21 SURFACE STALLS)
MOTORCYCLE	12 SPACES
BICYCLE	23 SPACES (20 SHORT TERM + 3 LONG TERM)
CONSTRUCTION SCHEDULE:	
START DATE:	SPRING 2021
COMPLETION DATE:	SUMMER 2022

DEVELOPMENT TEAM

DEVELOPER:
TERRA VENTURES
CONTACT: TRANG TUNGUYEN
(408)857-4731

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: RAFAEL HERNANDEZ
ADDRESS:1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: BRIAN GLICK
ADDRESS:1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

ARCHITECT:
CORBEL ARCHITECTS
CONTACT: DAVID KIM
3450 WILSHIRE BLVD, SUITE 1000
LOS ANGELES, CA 90010
(213)739-9902

PROJECT DESCRIPTION

PLANNED DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF A ±112,463 GROSS SF HOTEL, ±74,863 SF PARKING GARAGE, AND ASSOCIATED SURFACE IMPROVEMENTS ON A ±6.2 ACRE SITE IN ACCORDANCE WITH APPROVED PLANNED DEVELOPMENT ZONING PDC16-013. TREE REMOVAL HAS BEEN PERMITTED AND MITIGATED UNDER PD16-034 AND NO BUILDING DEMOLITION IS REQUIRED AS PART OF THIS PERMIT.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

CORBeL architects
3450 Wilshire Blvd.
Suite 1000
Los Angeles
CA 90010
(213) 739-9902

TNT DEVELOPMENT SERVICES
(408) 857-4731

TERRA VENTURES

REGISTERED PROFESSIONAL ENGINEER
RAFAEL HERNANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-01TS.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

S:\PROJECTS\4586\00\PLPERMIT\458630-01TS.DWG

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LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- EASEMENT (EXISTING)

PERMITTED USES

HATCH PATTERN	LAND USE
	PERMITTED, SPECIAL, AND CONDITIONAL USES OF THE CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT OF TITLE 20 OF THE SAN JOSE MUNICIPAL CODE, AS AMENDED. SPECIAL AND CONDITIONAL USES AS IDENTIFIED IN THE CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT SHALL BE SUBJECT TO APPROVAL OF A PLANNED DEVELOPMENT PERMIT OR AMENDMENT BY THE PLANNING DIRECTOR.
	100' RIPARIAN SETBACK FROM THE TOP OF LEVEE AND/OR TOP OF BANK
	RIGHT-OF-WAY DEDICATION

EXISTING RESIDENTIAL TRACT 9199

GRAND BLVD.

EXISTING RESIDENTIAL TRACT 9293

TRINITY PARK DR.

NORTH FIRST STREET

LIBERTY STREET

MOFFAT STREET

LANDS OF SANTOS / ALVISO PARTNERSHIP

APN: 015-39-023

EXISTING CORPORATION YARD

LANDS OF STATE OF CALIFORNIA

APN: 015-39-026

LANDS OF NORTH FIRST STREET INVESTORS

APN: 015-39-052

VACANT

LANDS OF NORTH FIRST STREET INVESTORS

APN: 015-39-050

VACANT

LANDS OF STATE OF CALIFORNIA

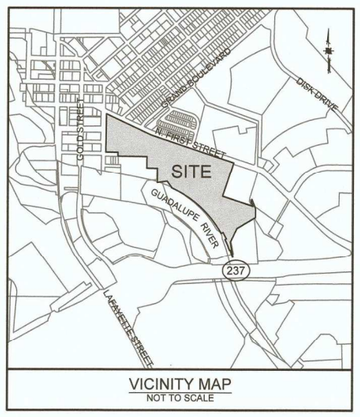
APN: 015-39-014

VACANT

LANDS OF SANTA CLARA VALLEY WATER DISTRICT

APN: 015-39-019

GUADALUPE RIVER



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	814.19'	S64°53'03"E
L2	1420.25'	S71°35'25"E
L3	573.82'	S18°24'36"W
L4	524.27'	S71°35'24"E
L5	76.13'	N22°07'47"W
L6	44.51'	N13°08'13"E
L7	159.26'	S22°06'46"E
L8	146.36'	S0°51'46"E
L9	352.83'	S59°31'04"W
L10	244.20'	S26°01'04"W
L11	250.80'	S9°58'56"E
L12	9.09'	S66°00'35"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	25.00'	N63°58'42"E
L14	35.00'	S60°14'44"W
L15	12.79'	N7°12'38"W
L16	116.69'	N36°16'38"W
L17	166.71'	S82°47'22"W
L18	237.60'	N0°54'32"E
L19	174.90'	N89°05'28"W
L20	225.02'	N0°55'56"E
L21	674.82'	N89°04'04"W
L22	644.00'	N0°56'15"E
L23	10.00'	S70°14'30"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	194.09'	1775.50'	6°15'48"
C3	117.30'	1800.50'	3°43'58"
C4	1117.86'	1765.50'	36°16'40"

REVISED
GENERAL DEVELOPMENT PLAN
1/27/17
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29854
CC APPROVAL DATE 1/10/17
EFFECTIVE DATE 2/10/17

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Tong (John) Tu
Date:

0 50 100 200
1 INCH = 100 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

TERRA HOSPITALITY
461 S. MILPITAS BOULEVARD, SUITE 1
MILPITAS, CA 95035

TOPGOLF
1717 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75202

GENERAL DEVELOPMENT PLAN EXHIBIT - C

PDC16-013

N. 1ST STREET, ALVISO

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458600LU.DWG
DESIGNED BY:	AC
DRAWN BY:	AC
CHECKED BY:	SK
DATE:	AUGUST 26, 2016
SCALE:	1" = 100'

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LAND USE PLAN

2.0

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PLOTTED: 10/18/2016 7:39 AM

FILE NO. PDC16-013
TOP GOLF AT TERRA DEVELOPMENT STANDARDS

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

ALLOWED USES

- Permitted, Special, and Conditional uses of the CIC Combined Industrial/Commercial Zoning District of Title 20 of the San José Municipal Code, and as may be as amended in the future. Special and Conditional uses as identified in the CIC Combined Industrial/Commercial Zoning District shall be subject to approval of a Planned Development Permit or Amendment by the Planning Director.
- Hotel/motel use.
- Commercial recreation use, indoor and outdoor.
- Private instruction, personal enrichment.

DEVELOPMENT STANDARDS

BUILDING HEIGHT

The maximum allowable building height shall not exceed 65 feet and no more than 5 stories above flood elevation. Non-building structures, including structures on top of or attached to buildings, such as but not limited to, energy saving devices, wireless communication antennae, net poles, and other associated structures shall not exceed a maximum allowable height of 170 feet above flood elevation.

SETBACKS

All building setbacks are from the back of the public right-of-way (where private property meets public right-of-way) or if no public right-of-way exists, then the perimeter property boundary.

- North First Street: 25 feet maximum setback
- Liberty Street: 15 feet minimum setback
- Moffat Street and all other property line: Zero setback
- Riparian: 100 feet setback from the top of bank.

PARKING

Parking spaces are to be provided per the San José Municipal Code, Title 20, as may be amended, for uses other than those specified below.

Use	Vehicle Parking	Bicycle Parking**	Motorcycle Parking
Neighborhood Shopping Center	1 parking space per 225 square feet of floor area	1 bicycle space per 3,000 square feet of floor area.	1 motorcycle space per 20 auto parking spaces
Hotel	1 parking space per guest room or suite, plus 1 parking space per employee	1 bicycle space per 10 guest rooms	1 motorcycle space per 20 auto parking spaces
Golfing Facility	3.75 parking spaces per hitting bay, secondary recreation or commercial that are considered ancillary do not need to provide additional parking*	1 bicycle space per 3,000 square feet of floor area.	1 motorcycle space per 20 auto parking spaces

*Parking may be provided up to 4.25 spaces in final phasing with additional parking survey that shows additional demand for parking.
**All bicycle parking will be near accessible public entrances.

ARCHITECTURAL & SITE DESIGN

- Projects shall be consistent with the Commercial Design Guidelines, Industrial Design Guidelines, and Alviso Master Plan, as may be amended.
- The project shall conform to the Council Policy 6-34 "Riparian Corridor Protection and Bird State Design" as may be amended.

ENVIRONMENTAL MITIGATION

- The project shall comply with the Mitigation and Monitoring Reporting Plan prepared as a part of the Mitigated Negative Declaration approved by City Council for this project, as may be amended.

City of San Jose
Topgolf @ Terra Project Initial Study
List of Significant Impacts and Mitigation Measures

Air Quality

Impact AQ-1: Air quality impacts resulting from construction, particularly emissions of NOx and generation of construction dust, could cause significant adverse effects. **[Significant Impact]**

Mitigation Measures: Implementation of the following mitigation measures would reduce construction emissions and dust to less than significant levels.

MM AQ-1.1: All diesel-powered construction equipment larger than 50 horsepower and operating on site for more than two (2) continuous days shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent.

MM AQ-1.2: Consistent with City policies, the project shall be developed in conformance with the following standard Bay Area Air Quality Management District (BAAQMD) dust control measures during all phases of construction on the project site to reduce dustfall emissions:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- The name and phone number of the Construction/Disturbance coordinator, the phone number of the Air District, the hours of construction limitations, City File Number PDC16-013, and the City of San Jose's Code Enforcement Division phone number (408-535-7770), shall be displayed on a weatherproof sign posted at each entrance to the project site. A local phone number with answering service shall be maintained during the duration of project construction.

Impact AQ-2: Construction of the proposed project could expose offsite sensitive receptors to substantial risks and hazards related to TACs. **[Significant Impact]**

Mitigation Measures: Implementation of mitigation measures MM AQ-1.1 and MM AQ-1.2, identified above, would reduce construction TAC impacts to a less than significant level. Implementation of Mitigation Measure AQ-1 is considered to reduce exhaust emissions by five percent. Implementation of Mitigation Measure AQ-2 would further reduce on-site diesel exhaust emissions. This would reduce the cancer risk proportionally, such that the mitigated risk would be less than 3.4 in one million and the maximum annual PM2.5 concentration would be reduced to 0.1 µg/m3.

Biological Resources

Impact BIO-1: The project could result in significant impacts to Congdon's Tarplant. **[Significant Impact]**

Mitigation Measures: The following mitigation measures would reduce impacts to Congdon's Tarplant to a less than significant level.

MM BIO-1.1: Prior to construction, a focused survey for Congdon's tarplant shall be conducted by a qualified biologist in the California annual grassland habitat within the project's permanent impact area. The survey shall be conducted during the species' blooming period (May-November), and shall be submitted to the City's Supervising Environmental Planner for review and approval.

MM BIO-1.2: If a population of Congdon's tarplant is identified in the project impact area, mitigation for loss of individuals shall be conducted. Mitigation shall be achieved by establishing a new population of Congdon's tarplant in the diked brackish marsh and California annual grassland habitats that occur in the basins at the south portion of the site. This area shall not be developed by the project and contains suitable habitat types for establishing a new population. Mitigation shall be a 1:1 ratio (impact:mitigation) of plant establishment on an acreage basis.

Annual monitoring shall include quantitative sampling of the Congdon's population to determine the number of plants that have germinated and set seed. This monitoring shall continue annually or until success criteria have been met; once annual monitoring has documented that a self-sustaining population of this annual species has been successfully established on site, this mitigation measure shall be determined to have been met and the project applicant released from further responsibility.

Establishment of the plant population shall be subject to a Habitat Mitigation and Monitoring Plan (HMMP). To ensure the success of mitigation sites required for compensation of permanent impacts on Congdon's tarplant, the project proponent shall retain a qualified biologist to prepare an HMMP. The HMMP shall be submitted to the City's Supervising Environmental Planner for review and approval prior to the start of construction. The HMMP shall include, at a minimum, the following information:

A summary of habitat and species impacts and the proposed mitigation for each element

A description of the location and boundaries of the mitigation site(s) and description of existing site conditions

A description of any measures to be undertaken to enhance (e.g., through focused management) the mitigation site for special-status species

Identification of an adequate funding mechanism for long-term management

A description of management and maintenance measures intended to maintain and enhance habitat for the target species (e.g., weed control, fencing maintenance)

A description of habitat and species monitoring measures on the mitigation site, including specific, objective performance criteria, monitoring methods, data analysis, reporting requirements, monitoring schedule, etc. Monitoring will document compliance with each element requiring habitat compensation or management. At a minimum, performance criteria will include a minimum 1:1 mitigation ratio for the number of plants in the impacted population (at least one plant preserved for each plant impacted).

A contingency plan for mitigation elements that do not meet performance or final success criteria within described periods; the plan will include specific triggers for remediation if performance criteria are not met and a description of the process by which remediation of problems with the mitigation site (e.g., presence of noxious weeds) will occur

A requirement that the project proponent will be responsible for monitoring, as specified in the HMMP, for at least three (3) years post-construction; during this period, annual reporting will be provided to the City's Supervising Environmental Planner.

Impact BIO-2: The project could result in significant impacts to Burrowing Owls. **[Significant Impact]**

Mitigation Measures: The following mitigation measures would reduce impacts to burrowing owls to a less than significant level.

MM BIO-2.1: The project proponent shall implement Condition 15 of the HCP and pay burrowing owl impact fees to the Habitat Agency. Pursuant to Condition 15, a qualified biologist shall conduct pre-construction surveys in all suitable habitat areas. To maximize the likelihood of detecting owls, the preconstruction survey will last a minimum of three hours. The survey will begin one hour before sunrise and continue until two hours after sunrise (for three hours total) or begin two hours before sunset and continue until one hour after sunset. Additional time may be required for large project sites. A minimum of two surveys will be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed will be counted and their locations will be mapped. Surveys will conclude no more than two calendar days prior to construction. Therefore, the project proponent must begin surveys no more than four days prior to construction (two days of surveying plus up to two days between surveys and construction). To avoid last-minute changes in schedule or contracting that may occur if burrowing owls are found, the project proponent may also conduct a preliminary survey up to fourteen (14) days before construction. This preliminary survey may count as the first of the two required surveys as long as the second survey concludes no more than two calendar days in advance of construction.

If evidence of western burrowing owls is found during the breeding season (February 1-August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a 250-foot non-disturbance buffer zone around nests. Construction may occur outside of the 250-foot non-disturbance buffer zone. Construction may occur inside of the 250-foot non-disturbance buffer during the breeding season if:

- the nest is not disturbed, and
- the project proponent develops an avoidance, minimization, and monitoring plan is approved by the Habitat Agency and the Wildlife Agencies prior to project construction.

If evidence of western burrowing owls is found during the non-breeding season (September 1-January 31), the project proponent will establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Construction activities outside of this 250-foot buffer are allowed. Construction activities within the non-disturbance buffer are allowed if the certain criteria are met, as outlined in the HCP Conditions Implementation Guide, in order to prevent owls from abandoning important overwintering sites.

The project proponent and/or contractor shall submit evidence of compliance with the HCP to the City's Supervising Environmental Planner prior to issuance of grading permits.

Impact BIO-3: Construction of the project could result in impacts to nesting migratory birds. **[Significant Impact]**

Mitigation Measures: The following mitigation measures will be implemented during construction to reduce impacts to nesting birds to a less than significant level.

MM BIO-3.1: Construction and tree removal/pruning activities shall be scheduled to avoid the nesting season to the extent feasible. If feasible, tree removal and/or pruning shall be completed before the start of nesting season to help preclude nesting. The nesting season for most birds and raptors in the San Francisco Bay area extends from February 1 through August 31.

MM BIO-3.2: If it is not possible to schedule construction activities between September 1 and January 31, a qualified ornithologist shall conduct a preconstruction survey for nesting raptors and other migratory breeding birds within onsite trees as well as all trees within 250 feet of the site to identify active bird nests that may be disturbed during project construction.

Between February 1 and April 30, the pre-construction survey shall be completed no more than 14 days prior to the initiation of demolition/construction activities (including tree removal and pruning). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats in and immediately adjacent to the construction areas for nests.

If the survey does not identify any nesting birds that would be affected by construction activities, no further mitigation is required.

MM BIO-3.3: If an active nest is found close to work areas to be disturbed by these activities, the ornithologist (in consultation with the California Department of Fish and Wildlife) shall designate a construction-free buffer zone (typically 300 feet for raptors and 100 feet for non-raptors) to be established around the nest to ensure that no nests of species protected by the Federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code will be disturbed during construction activities. The buffer shall remain in place until the breeding season has ended and/or a qualified ornithologist has determined that the nest is no longer active.

Impact BIO-4: The proposed project could result in the introduction or spread of invasive weeds. **[Significant Impact]**

Mitigation Measures: The following mitigation measures will be implemented by the project to reduce impacts related to invasive weeds to a less than significant level.

MM BIO-4.1: All seeds and straw materials used on site shall be composed of weed-free rice (or similar material acceptable to the City) straw, and all gravel and fill material shall be certified weed free. Proof of certification, in the form of a California Department of Food and Agriculture Form 66-079 "Certificate of Quarantine Compliance (CQC)", or equivalent certification, shall be submitted to the City's Supervising Environmental Planner prior to issuance of a grading permit.

MM BIO-4.2: During construction of the proposed project, vehicles and all equipment shall be washed (including wheels, undercarriages, and bumpers) before leaving and after entering the proposed project footprint. Vehicles shall be cleaned at existing construction yards or legally operating car washes.

MM BIO-4.3: Following construction of the proposed project, temporary impact zones on any disturbed ground that will not be under hardscape, landscaped, or maintained, shall be reseeded with a native seed mixture. Seed mixtures applied for erosion control shall be composed of native species appropriate for the site in order to provide long-term erosion control and slow colonization by invasive nonnatives.

Impact BIO-5: The project could result in substantial adverse effects on federally protected wetlands. **[Significant Impact]**
Mitigation Measures: The following mitigation measures would reduce impacts to wetlands to a less than significant level.

MM BIO-5.1: The project proponent shall implement Conditions 3 and 12 of the HCP to reduce construction impacts to streams, wetlands, and riparian habitat. These HCP conditions require avoidance of wetlands and require construction setbacks for streams and riparian area during construction.

Condition 3. This condition consists of avoidance and minimization measures outlined in Table 6-2 of the Habitat Plan. Applicable avoidance and minimization measures shall be implemented during construction. To this end, all personnel working within or adjacent to the stream setback (i.e., those people operating ground-disturbing equipment) will be trained by a qualified biologist in the avoidance and minimization measures outlined in Table 6-2 of the Habitat Plan and in the permit obligations of project proponents working under the HCP. Training materials shall be submitted to the City's Supervising Environmental Planner upon request.

Condition 12. The following conditions shall be printed on all plans and contract documents for the Project, and implemented by the project proponent or contractors during construction:

- All wetlands and ponds to be avoided by covered activities shall be temporarily staked in the field by a qualified biologist to ensure that construction equipment and personnel avoid these features.
- Fencing shall be erected along the outer edge of the project area, between the project area and a wetland or pond.
- Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into wetlands, ponds, streams, or riparian woodland/scrub. Filter fences and mesh shall be of material that will not trap reptiles and amphibians. Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
- Erosion-control measures shall be placed between the wetland or pond and the outer edge of the project site. Fiber rolls used for erosion control shall be certified as free of noxious weed seed.
- Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas.
- No construction or maintenance vehicles shall be refueled within 200 feet of avoided wetlands and ponds unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the event of a spill.
- All organic matter shall be removed from nets, traps, boots, vehicle tires, and all other surfaces that have come into contact with ponds, wetlands, or potentially contaminated sediments. Items should be rinsed with clean water before leaving each site.
- Used cleaning materials (e.g., liquids) shall be disposed of safely, and if necessary, taken off site for proper disposal. Used disposable gloves should be retained for safe disposal in sealed bags.

MM BIO-5.2: Prior to any construction activities, the project proponent shall complete a formal wetland delineation for the site that shall be submitted to the USACE for verification. If determined necessary by the USACE, the project shall obtain a Section 404 fill discharge permit from the USACE, and Section 401 Water Quality Certification from the RWQCB.

Impact BIO-6: The project could result in significant impacts to birds as a result of bird strikes on the proposed Topgolf and hotel buildings. **[Significant Impact]**

Mitigation Measures: The following mitigation measures would reduce impacts related to bird strikes on proposed buildings to a less than significant level.

MM BIO-6.1: Façade Treatments. No more than 10 percent of the surface area of façades between the ground and 60 feet above ground shall have untreated glazing. Examples of bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens over non-reflective glass.

Funneling of flight paths. The design of the buildings shall avoid the funneling (i.e. directing) of flight paths along buildings or trees towards a building façade.

Skyways, walkways, or glass walls. Glass skyways or walkways and freestanding glass walls shall not be incorporated into the buildings' design.

Impact BIO-7: The project could result in significant impacts to birds as a result of bird strikes on the proposed Topgolf netting. **[Significant Impact]**

Mitigation Measures: The following mitigation measures would reduce impacts related to bird strikes on proposed netting to a less than significant level.

MM BIO-7.1: Net marking devices, such as FireFlys or BirdMark BM-AG, shall be placed along all sections of the netting perimeter rope and rib lines to form vertical rows of flight diverters in the center of each area of netting between support poles. The maximum distance between such marking devices, and/or between such marking devices and support poles, shall be 15 feet.

Cultural Resources

Impact CR-1: Construction of the proposed project could impact unknown buried archaeological resources and human remains, if present on-site. **[Significant Impact]**

Mitigation Measures: The project will be required to implement the following mitigation measures to reduce possible impacts to cultural resources to a less than significant level.

MM CR-1.1: Treatment Plan: Prior to the issuance of any grading permit, a project-specific Cultural Resources Treatment Plan shall be prepared by a qualified archaeologist. The Cultural Resources Treatment Plan shall reflect permit-level detail pertaining to depths and locations of all ground disturbing activities. The Cultural Resources Treatment Plan shall be prepared and submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement prior to approval of any grading permit. The Treatment Plan shall contain, at a minimum:

Identification of the scope of work and range of subsurface effects (including location map and development plan), including requirements for preliminary field investigations.

REVISED
GENERAL DEVELOPMENT PLAN
1/27/17
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29854
APPROVAL DATE 1/10/17
FECTIVE DATE 2/10/17

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Land Use Entitlements
Land Planning
Landscape Architecture
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Stormwater Compliance

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TERRA HOSPITALITY
461 S. MILPITAS BOULEVARD, SUITE 1
MILPITAS, CA 95035

TOPGOLF
1717 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75202

GENERAL DEVELOPMENT PLAN EXHIBIT - C
PDC16-013
N. 1ST STREET, ALVISO

NO	DATE	DESCRIPTION

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GENERAL DEVELOPMENT STANDARDS

2.1

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Description of the environmental setting (past and present) and the historic/prehistoric background of the parcel (potential range of what might be found).

Development of research questions and goals to be addressed by the investigation (what is significant vs. what is redundant information).

Detailed field strategy used to record, recover, or avoid the finds and address research goals.

Analytical methods.

Report structure and outline of document contents.

Disposition of the artifacts.

Appendices: all site records, correspondence, and consultation with Native Americans, etc.

MM CR-1.2: Investigation: Prior to project grading and excavation, the project applicant shall complete a preliminary field investigation program in conformance with the project-specific Cultural Resources Treatment Plan required under Mitigation Measure MM CR-1.1. The locations of subsurface testing and exploratory trenching shall be determined prior to issuance of any grading permit based on the Cultural Resources Treatment Plan recommendations. A qualified archaeologist shall complete a presence/absence exploration with a backhoe once the existing improvements planned for removal (i.e., dry cleaners, parking lot) are cleared from the site. If it is not possible to conduct presence/absence subsurface testing across the entire study area because of remediation or preservation plans for the historic building facades, then a combination of presence/absence exploration, where possible, along with archaeological monitoring shall be required. Results of the investigation shall be provided to the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement prior to issuance of any grading permit.

If any finds were discovered during the preliminary field investigation, the project shall implement MM CR-1.4 for evaluation and recovery methodologies. The results of the preliminary field investigation and program shall be submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement for review and approval prior to issuance of any grading permit.

MM CR-1.3: Construction Monitoring and Protection Measures: Although the data recovery and treatment program is expected to recover potentially significant materials and information from the areas impacted by the project prior to grading, it is possible that additional resources could remain on-site. Therefore, all ground-disturbing activities (e.g., grading and excavation) shall be completed under the observation of a qualified archaeologist.

The qualified archaeologist shall have authority to halt construction activities temporarily in the immediate vicinity of an unanticipated find. If, for any reasons, the qualified archaeologist is not present but construction crews encounter a cultural resource, all work shall stop temporarily within 50 feet of the find until a qualified archaeologist has been contacted to determine the proper course of action. The Supervising Environmental Planner and Historic Preservation Officer of the City of San José Department of Planning, Building, and Code Enforcement shall be notified of any finds during the grading or other construction activities. Any human remains encountered during construction shall be treated according to the protocol identified in MM CR-1.5.

MM CR-1.4: Evaluation and Data Recovery: The Supervising Environmental Planner and Historic Preservation Officer of the City of San José Department of Planning, Building, and Code Enforcement shall be notified of any finds during the preliminary field investigation, grading, or other construction activities. Any historic or prehistoric material identified in the project area during the preliminary field investigation and during grading or other construction activities shall be evaluated for eligibility for listing in the California Register of Historic Resources. Data recovery methods may include, but are not limited to, backhoe trenching, shovel test units, hand augering, and hand-excavation.

The techniques used for data recovery shall follow the protocols identified in the project-specific Cultural Resources Treatment Plan. Data recovery shall include excavation and exposure of features, field documentation, and recordation.

MM CR-1.5: Human Remains: Native American coordination shall follow the protocols established under Assembly Bill 52, State of California Code, and applicable City of San José procedures.

If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Project Applicant shall immediately notify the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and the qualified archaeologist, who will then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, the Coroner shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American.

If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD, will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts.

If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

The descendant identified fails to make a recommendation; or

The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

MM CR-1.6: Site Security: At the discretion of the Supervising Environmental Planner and Historic Preservation Officer of the City of San José Department of Planning, Building, and Code Enforcement, site fencing shall be installed on-site during the investigation, grading, building, or other construction activities to avoid destruction and/or theft of potential cultural resources. The responsible qualified archaeologist shall advise the Supervising Environmental Planner and Historic Preservation Officer of the City of San José Department of Planning, Building, and Code Enforcement as to the necessity for a guard. The purpose of the security guard shall be to ensure the safety of any potential cultural resources (including human remains) that are left exposed overnight. The Director of PBCE shall have the final discretion to authorize the use of a security guard at the project site.

MM CR-1.7: Final Reporting: Once all analyses and studies required by the project-specific Cultural Resources Treatment Plan have been completed, the project applicant, or representative, shall prepare a final report summarizing the results of the field investigation, data recovery activities and results, and compliance with the Cultural Resources Treatment Plan during all demolition, grading, building, and other construction activities. The report shall document the results of field and laboratory investigations and shall meet the Secretary of the Interior's Standards for Archaeological Documentation. The contents of the report shall be consistent with the protocol included in the project-specific Cultural Resources Treatment Plan. The report shall be submitted to the Director of Planning, Building, and Code Enforcement for review and approval prior to issuance of any Certificates of Occupancy (temporary or final). Once approved, the final documentation shall be submitted to the Northwest Information Center at Sonoma State University, as appropriate.

MM CR-1.8: Curation: Upon completion of the final report required by the project-specific Cultural Resources Treatment Plan, all recovered archaeological materials shall be transferred to a long-term curation facility. Any curation facility used shall meet the standards outlined in the National Park Services' Curation of Federally Owned and Administered Archaeological Collections (36 CFR 79). The project applicant shall notify the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement of the selected curation facility prior to the issuance of any Certificates of Occupancy (temporary or final).

Treatment of materials to be curated shall be consistent with the protocols included in the project-specific Cultural Resources Treatment Plan.

Hazards and Hazardous Materials

Impact HAZ-1: Residual soil and groundwater contamination could expose construction workers and members of the public to hazardous materials during construction activities. **[Significant Impact]**

Mitigation Measures: As a condition of approval, the project proponent shall implement the following measures to reduce impacts from hazardous materials to a less than significant level:

MM HAZ-1.1: Sampling. The project applicant shall retain a qualified hazardous materials professional to conduct focused sampling and analysis for contamination of soil, soil vapor, and/or groundwater on-site prior to issuance of any grading permit. Sampling on the site shall be under the oversight of the Santa Clara County Department of Environmental Health, or equivalent regulatory agency, in accordance with a Work Plan prepared by a qualified professional and approved by the Santa Clara County Department of Environmental Health or equivalent regulatory agency such as the California Department of Toxic Substances Control, or the California Regional Water Quality Control Board, (hereafter referred to as the "Agency").

MM HAZ-1.2: Work Plan. The approved Work Plan shall describe sample methodology, sample locations, the quality assurance/quality control plan, reporting, and schedule. The Work Plan shall be implemented by the project and the results of the sampling shall be submitted to the Santa Clara County Department of Environmental Health (or equivalent regulatory agency). If additional investigation is required to sufficiently delineate the contaminants of concern, additional sampling shall be proposed and reviewed and approved by the Santa Clara County Department of Environmental Health (or equivalent regulatory agency).

A letter (or equivalent assurance) from Santa Clara County Department of Environmental Health (or equivalent regulatory agency) documenting completion of the Work Plan for on-site sampling to the satisfaction of the Santa Clara County Department of Environmental Health (or equivalent regulatory agency) shall be provided to the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and the Compliance Officer/Hazardous Materials Specialist of the City of San José Department of Environmental Services. In the event no further testing or remediation is required, a No Further Action letter (or equivalent assurance) from Santa Clara County Department of Environmental Health (or equivalent regulatory agency) shall be provided prior to issuance of any grading permit.

MM HAZ-1.3: Site Management Plan. A Site Management Plan shall be prepared by a qualified hazardous materials consultant to establish management practices for handling contaminated soil or other materials encountered during construction activities. The sampling results shall be compared to appropriate risk-based screening levels in the Site Management Plan. The Site Management Plan shall identify potential health, safety, and environmental exposure considerations associated with redevelopment activities and shall identify appropriate mitigation measures. The Site Management Plan shall be submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and Santa Clara County Department of Environmental Health (or equivalent regulatory agency) for approval prior to commencing construction activities. The Site Management Plan shall include, but is not limited to, the following:

- Proper mitigation as needed for demolition of existing structures;
- Management of stockpiles, including sampling, disposal, and dust and runoff control including implementation of a stormwater pollution prevention program;
- Management of underground structures encountered, including utilities and/or underground storage tanks;
- Procedures to follow if evidence of an unknown historic release of hazardous materials (e.g., underground storage tanks, polychlorinated biphenyls [PCBs], asbestos containing materials, lead-based paint, etc.) is discovered during excavation or demolition activities;
- Traffic control during site improvements;
- Noise, work hours, and other relevant City regulations;
- Mitigation of soil vapors (if required);
- Procedures for proper disposal of contaminated materials (if required); and
- Monitoring, reporting, and regulatory oversight arrangements.

MM HAZ-1.4: Health and Safety Plan. A site-specific Health and Safety Plan shall be prepared by the project applicant prior to issuance of any grading permit for project construction to address potential health and safety hazards associated with implementation of the Work Plan and proposed redevelopment activities (e.g., site preparation, demolition, grading and construction). The Health and Safety shall govern activities of all personnel present during field activities. Any contractor performing a task not covered in the Health and Safety shall be required to develop a job hazard analysis (JHA) specific to that task prior to performing the task. The Health and Safety Plan shall be submitted to Santa Clara County Department of Environmental Health (or equivalent regulatory agency) for review and approval prior to commencing construction activities. A copy of the Santa Clara County Department of Environmental Health (or equivalent regulatory agency) approval shall be submitted to the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and the Compliance Officer/Hazardous Materials Specialist of the City of San José Department of Environmental Services.

MM HAZ-1.5: Should asbestos be detected in soil samples taken on the site, the project applicant shall prepare an Asbestos Dust Mitigation Plan and submit the plan to the Bay Area Air Quality Management District (BAAQMD) for review and approval prior to grading activities. The plan must describe dust control measures during grading as well as long term dust control measures. The plan shall include, at a minimum, the following measures:

- Track-out prevention and control measures;
- Active stockpiles shall be adequately wetted or covered with tarps;
- Control for disturbed surface areas and storage piles that remain inactive for more than seven days;
- Control for traffic on unpaved roads, parking lots, and staging areas;
- Control for earthmoving activities; and,
- Control for off-site transport.

Noise

Impact NOI-1: The project could result in significant noise impacts to nearby residences during construction. **[Significant Impact]**

Mitigation Measures: The following mitigation measures would reduce construction noise impacts to a less than significant level.

MM NOI-1.1: The project shall develop and implement a construction noise logistics plan during all phases of construction on the project site. The noise logistics plan shall include, but not be limited to the following:

- Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, unless otherwise expressly allowed in a development permit. This includes the staging of equipment and construction personnel. The construction hours shall be printed on all plans for the project used to construct the project.
- All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.
- All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- All motorized construction equipment shall be shut down when not in use to prevent idling.
- Contractors shall be required to use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used at the project site, as well as at off-site locations with project construction, shall be equipped with adequate muffling devices. All equipment shall be in good mechanical condition, to minimize noise created by faulty or poorly maintained engine, drive-train and other components.
- The contractor shall schedule on-site and off-site construction activities in shifts to avoid high noise levels caused by simultaneously operating several pieces of noise-generating equipment.
- Temporary berms or noise barriers, such as lumber, or other material stockpiles shall be installed during construction activities.
- The following equipment shall be used during construction
  - Earth Removal: Use scrapers as much as possible for earth removal, rather than the noisier loaders and hauling trucks.
  - Backfilling: Use a backhoe for backfilling, as it is less costly and quieter than either noisier bulldozers or loaders.
  - Ground Preparation: Use a motor grader rather than a bulldozer for final grading.
  - Building Construction: Power saws should be shielded or enclosed where practical to decrease noise emissions. Nail guns should be used where possible, as they are less noisy than manual hammering.
- *Assembly Area.* Workers shall not arrive to the site until the opening of the project gates. The applicant shall designate a location without adjacent residential units for workers to wait prior to the opening of the project gates.
- *Disturbance Coordinator.* A Construction/Disturbance Coordinator shall be identified by the developer for this project. The Construction/ Disturbance Coordinator shall be responsible for ensuring compliance with the hours of construction, site housekeeping, and other nuisance compliance conditions in this permit. The coordinator shall also compile information regarding construction phasing/operations and keep the neighborhood informed of the stages of development. The coordinator shall also listen and respond to neighborhood concerns regarding construction, determine the cause of the concern (e.g., starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem in a timely manner. The coordinator shall maintain a log of calls and shall make that log available to the City of San Jose upon request.
- *Posting of Telephone Number.* The name and phone number of the Construction/Disturbance coordinator, the hours of construction limitations, City File Number PDC16-013, and the City of San Jose's Code Enforcement Division phone number (408-535-7770), shall be displayed on a weatherproof sign posted at each entrance to the project site. A local phone number with answering service shall be maintained during the duration of project construction.

Transportation

Impact TRAN-1: The project would result in significant impacts at the following intersections under background plus project conditions: N. First Street & SR 237 Westbound Ramps, N. First Street & SR 237 Eastbound Ramps, and N. First Street & Tasman Drive. **[Significant Impact]**

Mitigation Measures: The three impacted intersections identified above are located with the boundary of the NSJADP. As described previously, on December 17, 2013, the City Council modified the NSJADP to allow projects outside the policy area boundary (such as the proposed project) that contribute trips to intersections within the policy area to pay the TIF to pay fair share fees to fund traffic mitigation. Therefore, it would be appropriate for the proposed project to pay the NSJ impact fee for its contribution to impacted intersections within the NSJADP boundary, even though the project is not within the NSJADP boundary. The payment of the NSJ impact fee would provide a proportional fair share payment toward the required improvements to the N. First Street and SR 237 intersections, and would constitute effective mitigation of the project's impacts.

MM TRAN-1: The project shall pay the North San Jose Area Traffic Impact Fee (TIF) established under the North San Jose Area Development Policy. Payment would be based on the project's percent contribution of added traffic at impacted intersections. TIF payment includes deficiency plan improvements such as multi-modal improvements, transit upgrades, installation of bike lanes, and pedestrian improvements. Payment of the TIF would represent a fair share contribution to transportation improvements that would mitigate the project's impacts to this intersection.

Impact C-TRAN-1: The project would result in significant impacts at the following intersection under cumulative plus project conditions: N. First Street & SR 237 Westbound Ramps. **[Significant Impact]**

Mitigation Measures: The impacted intersection identified above is located with the boundary of the NSJADP. As described previously, on December 17, 2013, the City Council modified the NSJADP to allow projects outside the policy area boundary (such as the proposed project) that contribute trips to intersections within the policy area to pay the TIF to pay fair share fees to fund traffic mitigation. Therefore, it would be appropriate for the proposed project to pay the NSJ impact fee for its contribution to impacted intersections within the NSJADP boundary, even though the project is not within the NSJADP boundary. The payment of the NSJ impact fee would provide a proportional fair share payment toward the required improvements to the N. First Street and SR 237 intersection, and would constitute effective mitigation of the project's impacts.

MM C-TRAN-1: The project shall pay the North San Jose Area Traffic Impact Fee (TIF) established under the North San Jose Area Development Policy. Payment would be based on the project's percent contribution of added traffic at impacted intersections. Payment of the TIF would represent a fair share contribution to roadway improvements that would mitigate impacts to the identified intersections.

REVISED
GENERAL DEVELOPMENT PLAN
1/27/17
DATE LAST REVISED
(PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29554
C APPROVAL DATE 1/10/17
FFECTIVE DATE 2/10/17
IGNED

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

TERRA HOSPITALITY
461 S. MILPITAS BOULEVARD, SUITE 1
MILPITAS, CA 95035

TOPGOLF
1717 MCKINNEY AVENUE, SUITE 800
DALLAS, TX 75202

GENERAL DEVELOPMENT PLAN EXHIBIT - C
PDC16-013
N. 1ST STREET, ALVISO

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458600LU.DWG
DESIGNED BY:	AC
DRAWN BY:	AC
CHECKED BY:	SK
DATE:	AUGUST 26, 2016
SCALE:	NOT TO SCALE

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GENERAL DEVELOPMENT STANDARDS

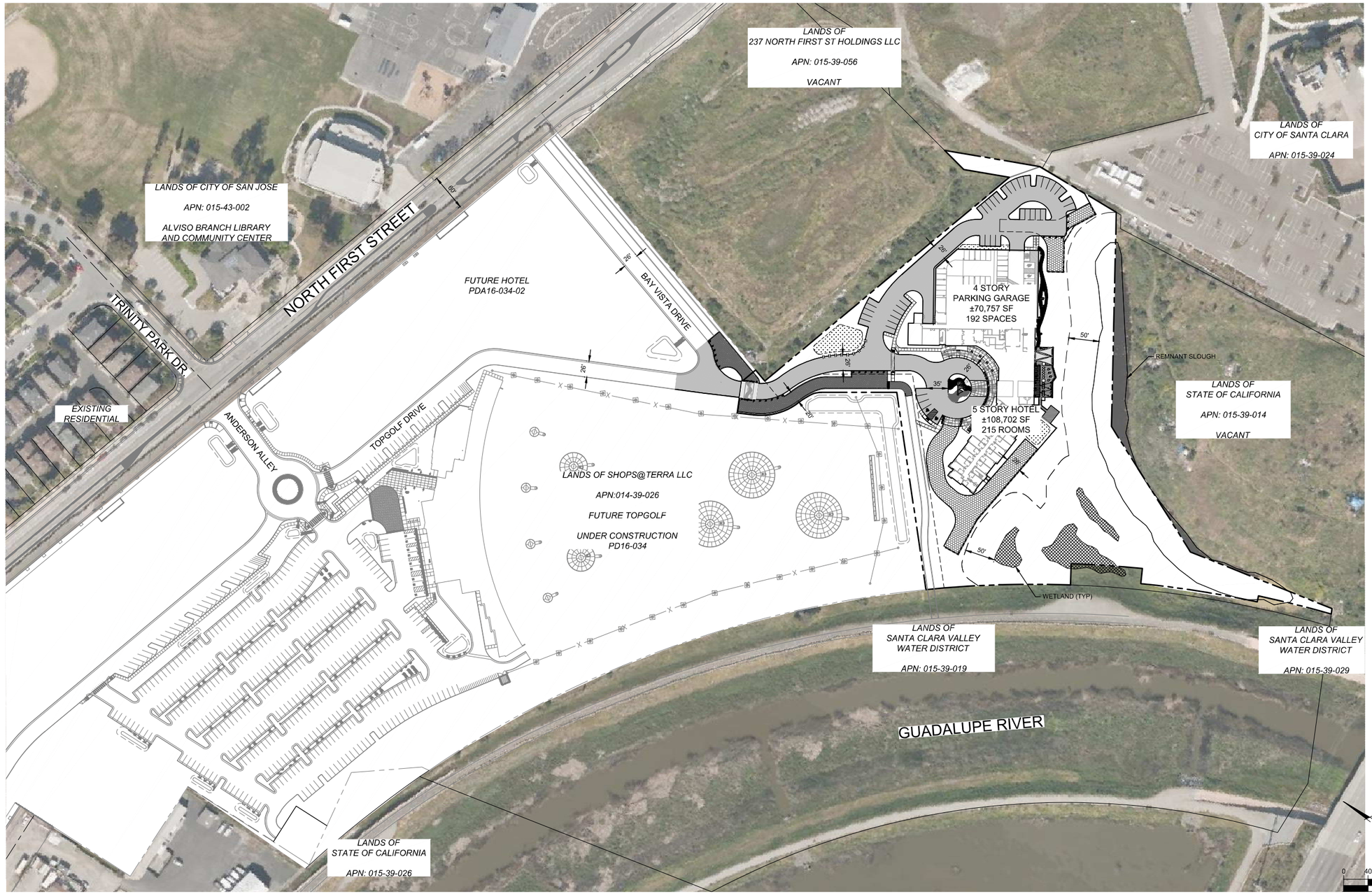
2.2

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LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
RIGHT-OF-WAY	
EASEMENT	



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STUDIO T SQUARE
STUDIO T-SQUARE
1970 BROADWAY
SUITE 500
OAKLAND, CA 94612
(510) 451-2850

TNT DEVELOPMENT SERVICES
TNT DEVELOPMENT
SERVICES
(408) 857-4731

REGISTERED PROFESSIONAL ENGINEER
RAYMEL HERMOSURA
No. 81168
CIVIL
STATE OF CALIFORNIA

PD19-___
PLANNED DEVELOPMENT PERMIT
THE ESTUARY @ TERRA

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458630-02CSP.DWG
DESIGNED BY:	RH/MP
DRAWN BY:	RH/MP
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	1" = 80'

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CONTEXTUAL SITE PLAN

3.0

S:\PROJECTS\458630\PLI\PERMIT\458630-02CSP.DWG

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LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- EASEMENT
- WETLAND

LANDS OF
CITY OF SANTA CLARA

APN: 015-39-024

POOL DECK

LANDS OF
237 NORTH FIRST ST HOLDINGS LLC

APN: 015-39-056

VACANT

4 STORY
PARKING GARAGE
±74,863 SF
213 SPACES

5 STORY HOTEL
±112,463 SF
214 ROOMS

20' EVA AND TRAIL

REMOVABLE BOLLARDS, TYP

PROPOSED PUBLIC TRAIL CONNECTION

LANDS OF SHOPS@TERRA LLC

APN:014-39-026

FUTURE TOPGOLF

UNDER CONSTRUCTION
PD16-034

26' EVA

REMNANT SLOUGH

LANDS OF
STATE OF CALIFORNIA

APN: 015-39-014

VACANT

WETLAND SETBACK

50' TYP

30' TRAIL EASEMENT

12' EXISTING CONNECTION TO GUADALUPE RIVER TRAIL

WETLAND (TYP)

100' RIPARIAN SETBACK

LANDS OF
SANTA CLARA VALLEY
WATER DISTRICT

APN: 015-39-019

GUADALUPE RIVER

LANDS OF
SANTA CLARA VALLEY
WATER DISTRICT

APN: 015-39-029

0 20 40 80

1 INCH = 40 FEET

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TERRA VENTURES

REGISTERED PROFESSIONAL ENGINEER
REYES EL HERMANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-03SP.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	1" = 40'

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ENLARGED SITE PLAN

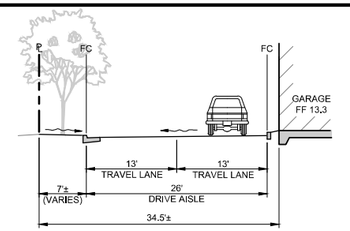
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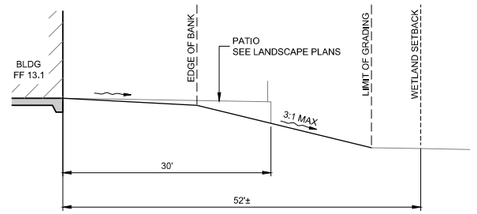
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ABBREVIATIONS

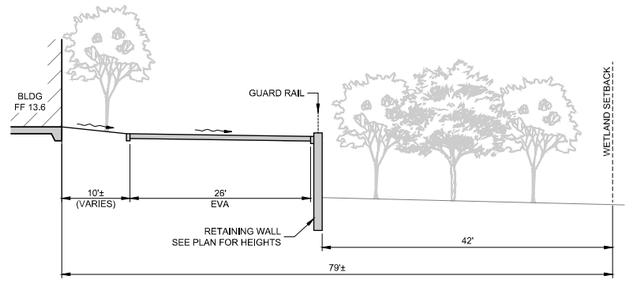
BLDG	BUILDING
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
NTS	NOT TO SCALE
℄	PROPERTY LINE

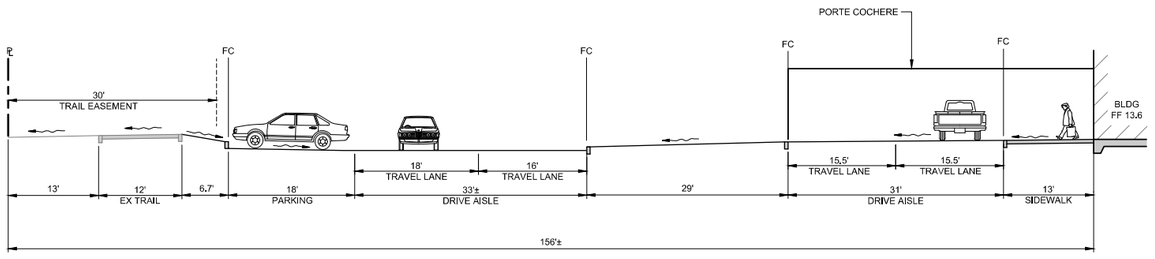


E SECTION
NTS



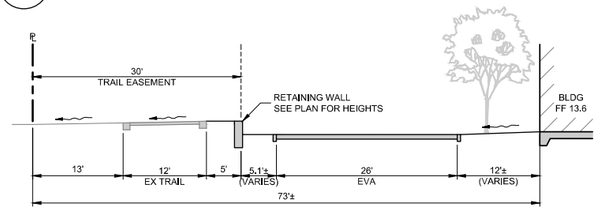
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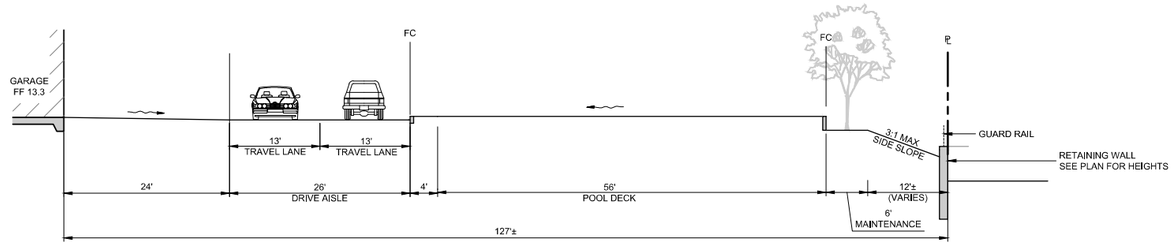




G SECTION
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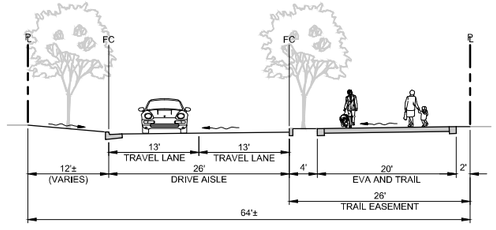
C SECTION
NTS





F SECTION
NTS

B SECTION
NTS



A SECTION
NTS

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TERRA VENTURES

REGISTERED PROFESSIONAL ENGINEER
RAYCEL HERMOSISIMA
No. 81168
CIVIL
STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-04XS.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	NOT TO SCALE

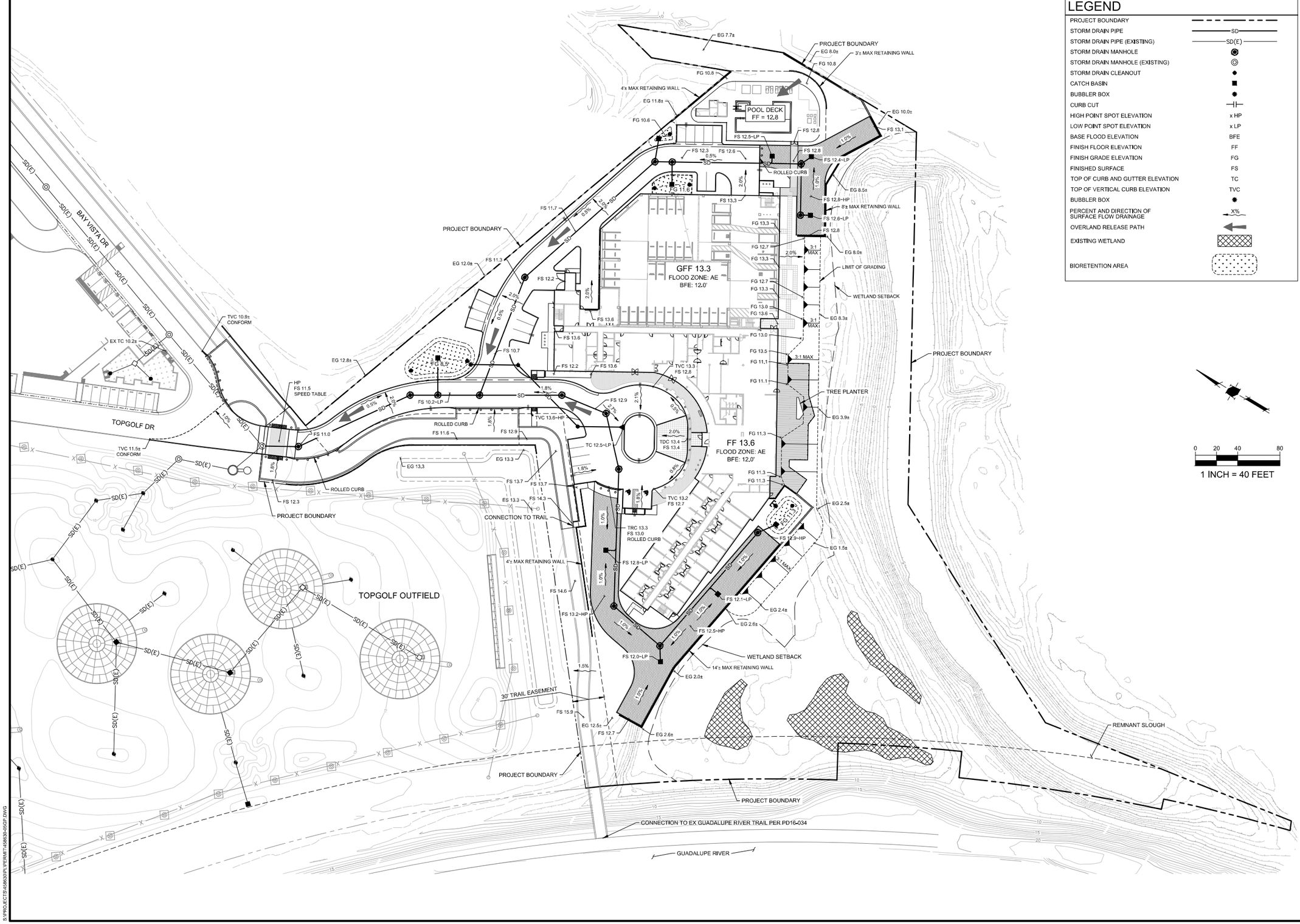
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SECTIONS

3.2

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PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-05GP.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	1" = 40'

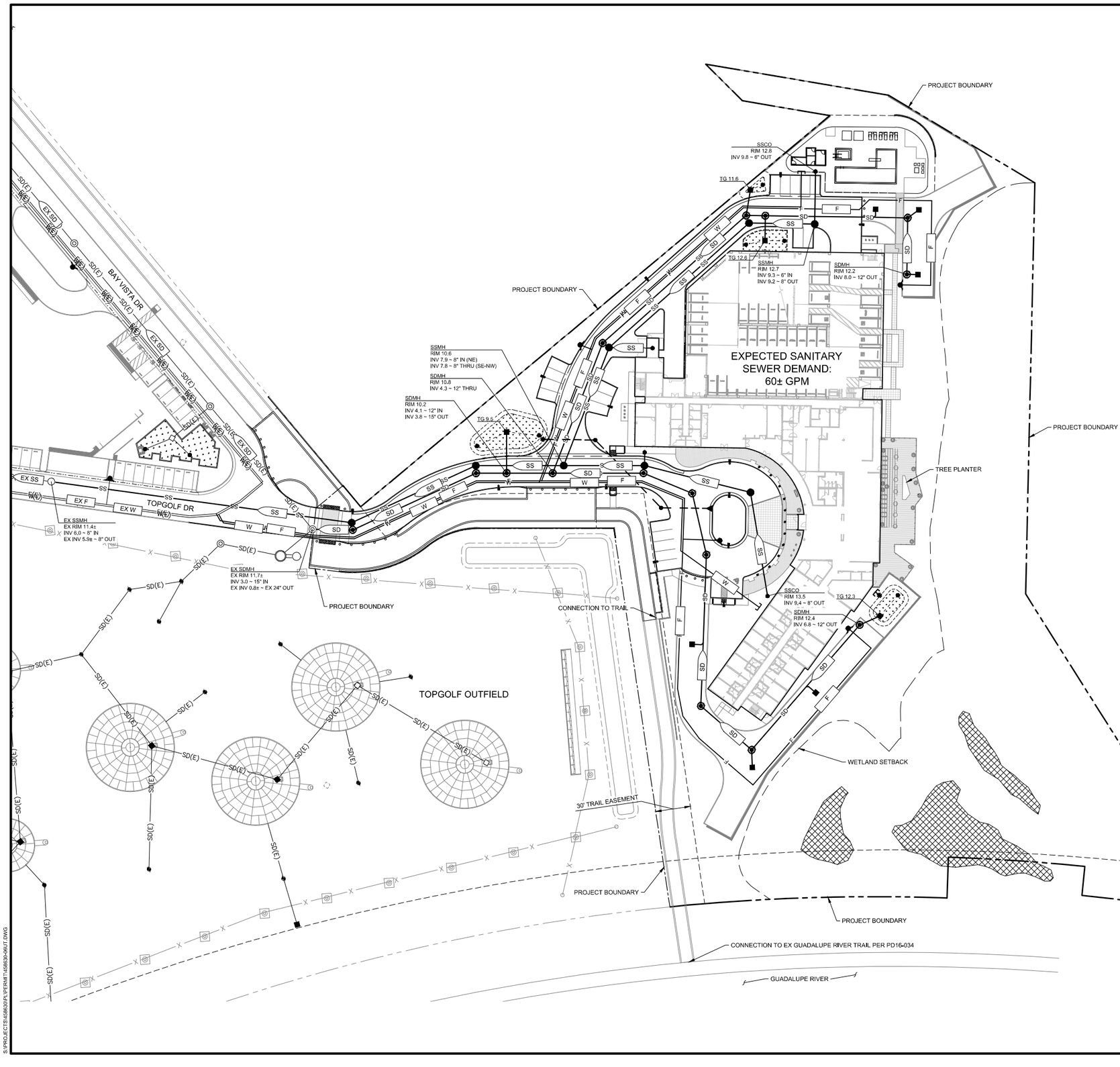
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GRADING AND DRAINAGE PLAN

4.0

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LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- SANITARY SEWER PIPE
- SANITARY SEWER PIPE (EXISTING)
- WATER PIPE
- WATER PIPE (EXISTING)
- FIRE
- FIRE PIPE (EXISTING)
- SANITARY SEWER MANHOLE
- SANITARY SEWER MANHOLE (EXISTING)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CLEANOUT
- CATCH BASIN
- BUBBLER BOX
- FIRE HYDRANT
- FIRE HYDRANT (EXISTING)
- CURB CUT
- EXISTING WETLAND
- BIORETENTION AREA

0 20 40 80

1 INCH = 40 FEET

HOTEL SEWER GENERATION FACTOR =	0.48 GAL/DAY/SF	
5 STORY HOTEL: TOTAL AREA = 110,700 SF		
AVERAGE DAILY FLOW = 110,700 x 0.48 =	53,136 GPD	
	OR	
	0.053 MGD	
PEAK FLOW = 2.5 $ADF^{0.9}$ =	0.1777 MGD	
	OR	
	0.27 CFS	

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STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-06UT.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	1" = 40'

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UTILITY PLAN

4.1

S:\PROJECTS\4586\00\PLI\PERMIT\458630-06UT.DWG
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OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
APN: 014-39-026

I.B. PROPERTY OWNER:
THE SHOPS @ TERRA, LLC

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
MICHAEL HUYGHUE

II.B. PHONE NUMBER OF CONTACT:
(904)-813-6340

II.C. EMAIL:
MLH@MICHAELHUYGHUE.COM

II.D. ADDRESS:
461 S MILPITAS BLVD
MILPITAS, CA 95035

PROJECT SITE INFORMATION:

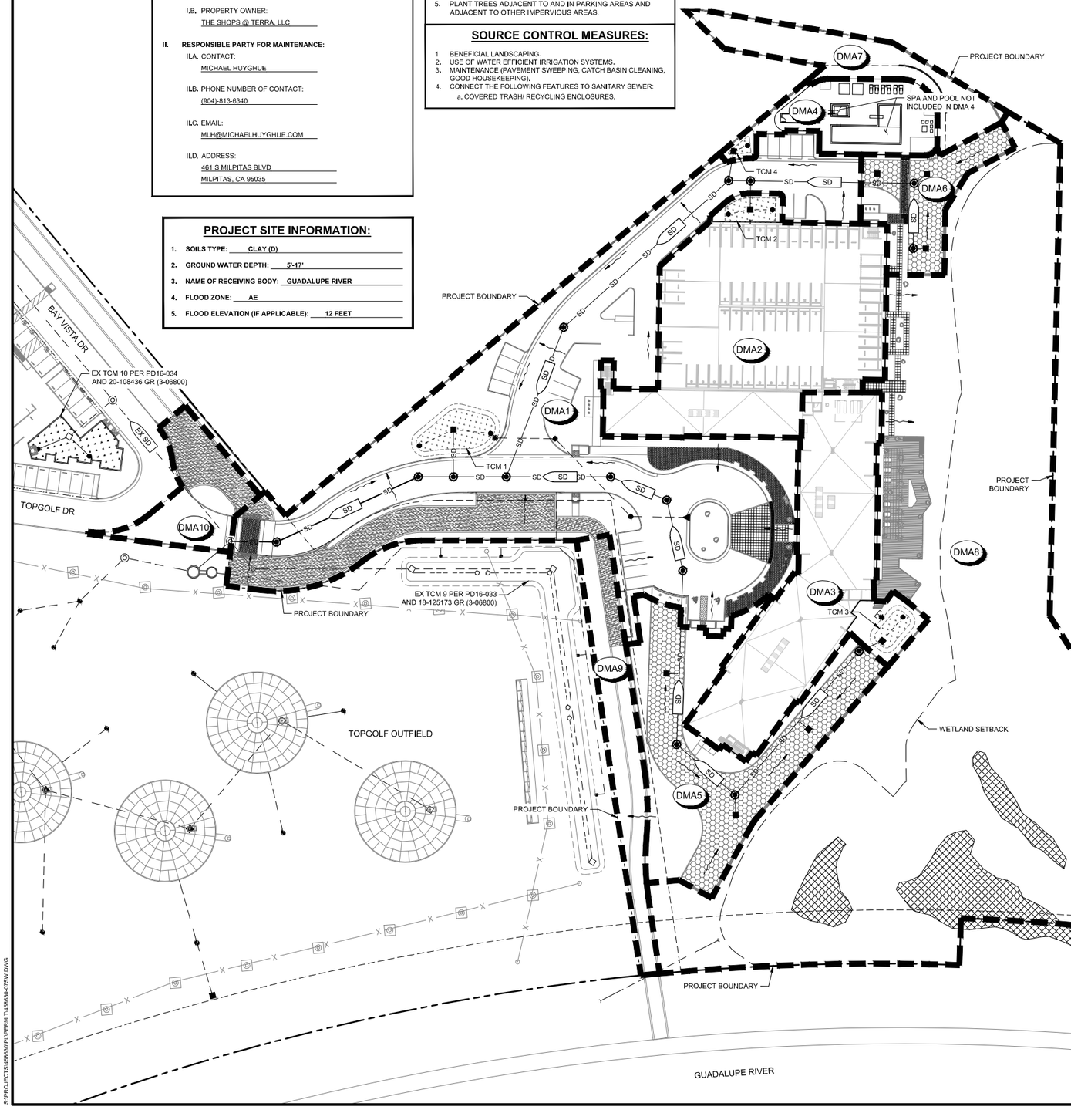
1. SOILS TYPE: CLAY (D)
2. GROUND WATER DEPTH: 5'-17'
3. NAME OF RECEIVING BODY: GUADALUPE RIVER
4. FLOOD ZONE: AE
5. FLOOD ELEVATION (IF APPLICABLE): 12 FEET

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL
2. PROTECT RIPARIAN AND WETLAND AREAS/ BUFFERS.
3. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.



LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CATCH BASIN
- STORM DRAIN CLEANOUT
- CURB CUT
- DIRECTION OF SURFACE FLOW DRAINAGE
- OVERLAND RELEASE PATH
- BUBBLER BOX
- GRASS ROAD PAVERS
- EXISTING WETLAND
- BIORETENTION AREA
- LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET 5.2) — DMA#

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):	N/A	
2.b Total area of site:	6.23	acres
2.c Total area of site that will be disturbed:	3.53	acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-is[1] sq. ft.	Existing IA Replaced with IA[2] sq. ft.	New IA Created[2] sq. ft.	Total Post-Project IA sq. ft.
Site Totals					
Total IA	d.1 0	d.2 0	d.3 0	d.4 103,121	d.5 (d.2+d.3+d.4) 103,121
Total New and Replaced IA			d.6 (d.3+d.4) 103,121		
Public Street Totals					
Total Public Streets IA[3]	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1-nd.8) 0				d.15 (d.5+d.12) 103,121
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:					d.16 0 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA[4]	a.1 271,535	a.2 167,244
2.f Total Area (IA + PA)	f.1 (d.16 + a.1) 271,535	f.2 (d.15 + a.2) 270,365

FOOTNOTES

1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

0 20 40 80
1 INCH = 40 FEET

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TERRA VENTURES

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STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-07SW.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	1" = 40'

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STORM WATER CONTROL PLAN

5.0

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PLOTTED: 2/1/2021 2:21 PM

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

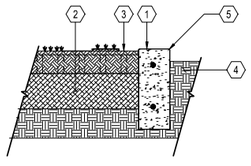
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS,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

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

NOTE:
1. TURF BLOCK SHALL BE "EZ ROLL GRASS PAVER" BY NDS OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATION. CONTACT INFORMATION: https://www.ndspro.com/, 888-825-4716

1. 6" THICK CONCRETE BAND WITH (2) #4 REBAR CONTINUOUS, WITH 3" CLEAR
2. AGGREGATE BASEROCK PER GEOTECHNICAL REPORT
3. GRASS ROAD PAVER, SEE NOTE 1
4. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
5. 1/2" RADIUS EDGE TYPICAL



1 GRASS ROAD PAVERS N.T.S.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

BIOTREATMENT SOIL REQUIREMENTS

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

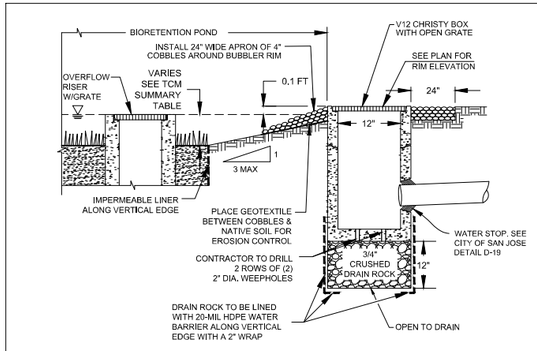
BIORETENTION & FLOW-THROUGH PLANTER NOTES:

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

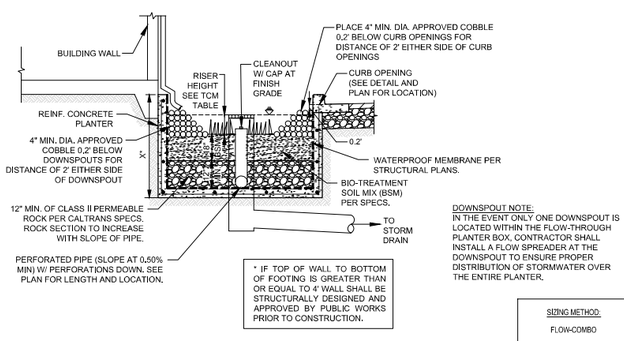
TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	62,827	48,350	-	14,477	23.86%	1,287	1,308	12	-	-	-	-	-	-	-	-	
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	26,986	26,699	-	287	10.25%	586	600	12	-	-	-	-	-	-	-	-	
3	3	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	18,139	18,370	115	769	7.27%	412	426	12	-	-	-	-	-	-	-	-	Proposed wooden deck and pedestrian trail within the DMA are considered pervious
4	4	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	5,263	4,878	-	385	2.00%	113	120	12	-	-	-	-	-	-	-	-	
5	5	Onsite	Self-treating areas	LID	1B. Volume	18,340	100	-	18,240	6.97%	-	-	-	-	-	-	-	-	-	-	-	
6	6	Onsite	Self-retaining areas	LID	1B. Volume	6,206	549	196	5,461	2.36%	-	-	-	-	-	-	-	-	-	-	-	Proposed wooden deck and pedestrian trail within the DMA are considered pervious
7	7	Onsite	Self-treating areas	LID	N/A	6,620	0	-	6,620	2.51%	-	-	-	-	-	-	-	-	-	-	-	
8	8	Onsite	Self-treating areas	LID	N/A	117,896	4,545	4,545	113,351	44.78%	-	-	-	-	-	-	-	-	-	-	-	Proposed wooden deck and pedestrian trail within the DMA are considered pervious
9	9	Onsite	Bioretention lined* w/ underdrain	N/A	3. Flow-Volume Combo	7,088	4,290	-	2,798	-	N/A	N/A	N/A	-	-	-	-	-	-	-	-	This area is being treated by TCM 9 per PD16-033 and 18-125173 GR (3-06800)
10	10	Offsite	Bioretention lined* w/ underdrain	N/A	3. Flow-Volume Combo	5,340	4,885	-	455	-	N/A	N/A	N/A	-	-	-	-	-	-	-	-	This area is being treated by TCM 10 per PD16-034 and 20-108436 GR (3-06800)
					Totals:	263,277	103,491	4,856	159,590	100.00%												

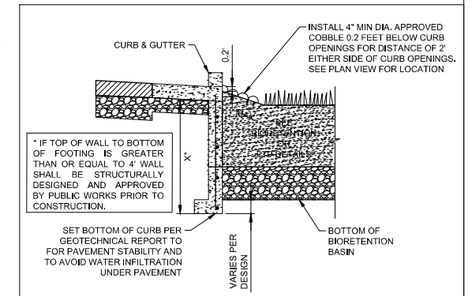
Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)



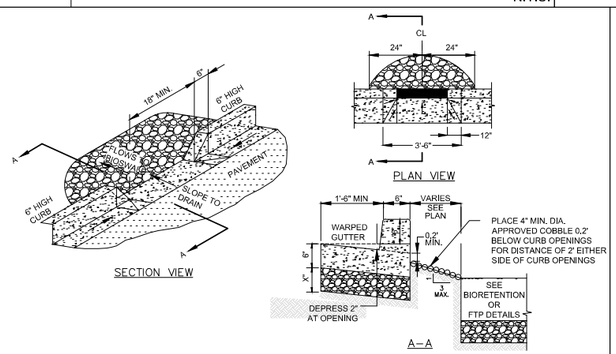
5 BUBBLER BOX DETAIL N.T.S.



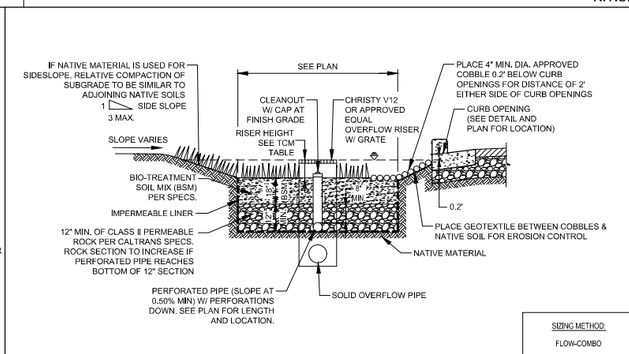
4 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.



9 CURB ADJACENT TO BIORETENTION N.T.S.



3 CURB OPENING N.T.S.



2 BIORETENTION BASIN W/ LINER N.T.S.

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TERRA VENTURES

REGISTERED PROFESSIONAL ENGINEER
RAYMOND HERMANEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-07SW.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	NOT TO SCALE

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STORM WATER CONTROL PLAN

5.1

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PLOTTED: 2/1/2021 2:21 PM

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 1
A= 62827 s.f.
Impervious Area = 48350 s.f. **% Imperviousness= 76.96%**

Step 2: Calculate Correction Factor

MAPsite = 13.8 Correction Factor= 0.9928
MAPgage = 13.9

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Y Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.50556781 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.53087208 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.50556781 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.5019306 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 2,627.90 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area = 62,827 sq. ft
Impervious Area = 48,350 sq. ft
Pervious Area = 14,477 sq. ft
Equivalent Impervious Area = 1,448 sq. ft Total Equivalent Impervious = 49,798 sq. ft

Step 9: Calculate the Duration of the Rain Event.

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.5096532 hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area = 1287 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1345.8015 cu. ft
Volume in Ponding Area = 1282.0962 cu. ft
Depth of Ponding = 0.9961913 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 2
A= 26986 s.f.
Impervious Area = 26699 s.f. **% Imperviousness= 98.94%**

Step 2: Calculate Correction Factor

MAPsite = 13.8 Correction Factor= 0.9928
MAPgage = 13.9

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Y Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.57370311 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.59680946 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.57370311 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.5695757 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 1,280.88 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area = 26,986 sq. ft
Impervious Area = 26,699 sq. ft
Pervious Area = 287 sq. ft
Equivalent Impervious Area = 29 sq. ft Total Equivalent Impervious = 26,728 sq. ft

Step 9: Calculate the Duration of the Rain Event.

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.8478787 hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area = 586 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 695.35706 cu. ft
Volume in Ponding Area = 585.52387 cu. ft
Depth of Ponding = 0.9991875 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 3
A= 19139 s.f.
Impervious Area = 18370 s.f. **% Imperviousness= 95.98%**

Step 2: Calculate Correction Factor

MAPsite = 13.8 Correction Factor= 0.99281
MAPgage = 13.9

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Y Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56454428 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58794608 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56454428 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.56048281 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 893.92 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area = 19,139 sq. ft
Impervious Area = 18,370 sq. ft
Pervious Area = 769 sq. ft
Equivalent Impervious Area = 77 sq. ft Total Equivalent Impervious = 18,447 sq. ft

Step 9: Calculate the Duration of the Rain Event.

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.80241406 hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area = 412 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 481.08108 cu. ft
Volume in Ponding Area = 412.842298 cu. ft
Depth of Ponding = 1.00204441 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 4
A= 5263 s.f.
Impervious Area = 4878 s.f. **% Imperviousness= 92.68%**

Step 2: Calculate Correction Factor

MAPsite = 13.8 Correction Factor= 0.9928
MAPgage = 13.9

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Y Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55432282 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57805434 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55432282 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.5503349 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 241.37 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area = 5,263 sq. ft
Impervious Area = 4,878 sq. ft
Pervious Area = 385 sq. ft
Equivalent Impervious Area = 39 sq. ft Total Equivalent Impervious = 4,917 sq. ft

Step 9: Calculate the Duration of the Rain Event.

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.7516744 hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area = 112.5 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 128.98474 cu. ft
Volume in Ponding Area = 112.38297 cu. ft
Depth of Ponding = 0.9989597 ft Depth of Ponding = 12 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 6
A= 6206 s.f.
Impervious Area = 549 s.f. **% Imperviousness (i)= 8.85%**
Pervious Pavement Area = 5657 s.f.

Step 2: Calculate Correction Factor

MAPsite = 13.8 Correction Factor= 0.99281
MAPgage = 13.9

Step 3: Calculate Mean Storm Event at the Site.

P6(gage): 0.512 in
P6(site)= P6(gage) x Correction Factor
P6(site): 0.508317 in

Step 4: Calculate the Watershed Runoff Coefficient (Cw)

Cw= 0.858i^3 – 0.78i^2 + 0.774i + 0.04
Cw: 0.1029601

Step 5. Calculate Maximized Detention Storage Volume (Po)

Regression Factor (a) a = 1.963 (48 hour draw down)
Po = a x Cw x P6(site)
Po: 0.102736 in.

Design Volume = Po x A x 1ft/12in
Design Volume = 53.13176 ft^3

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	0.28	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVURPPP training.
** If value = "No" increase size of pervious pavement.

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TERRA VENTURES

REGISTERED PROFESSIONAL ENGINEER
RAYFEL HERMOSURA
No. 81168
CIVIL
STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
2	02/01/21	PER CITY COMMENTS
1	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-07SW.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	NOT TO SCALE

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STORM WATER CONTROL PLAN

5.2

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LEGEND

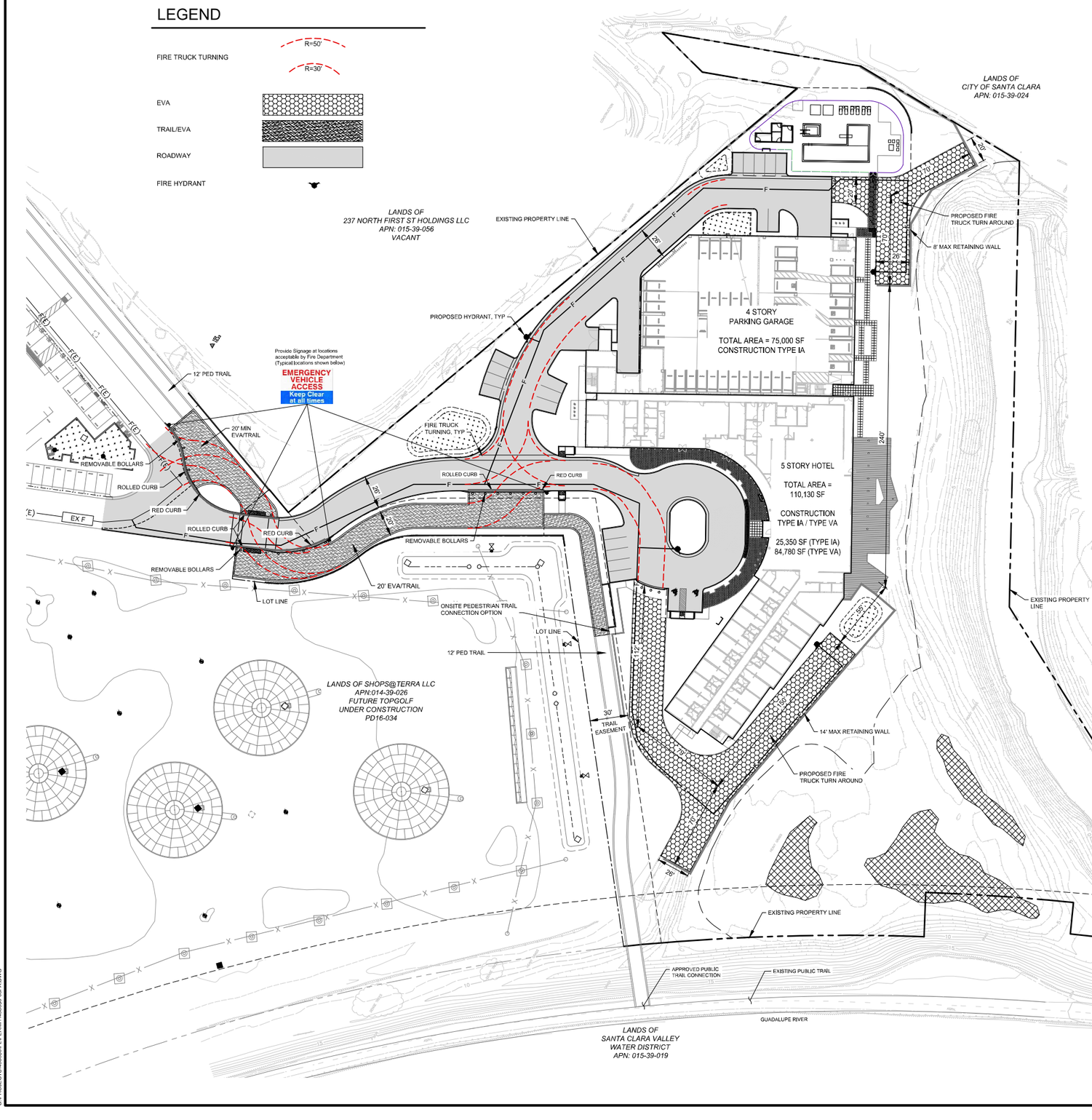
FIRE TRUCK TURNING

EVA

TRAIL/EVA

ROADWAY

FIRE HYDRANT



San José Fire Department
Office of the Fire Marshal

San Jose Fire Flow and Hydrant Policy

SJ Mnal Code 17.12.470 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than four hundred feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire chief. ***Exception: For Group R-3 and Group U occupancies equipped throughout with an approved automatic sprinkler system, the distance requirements may be modified by the fire chief.***

NOTE: Mixed Construction Fire Flow is to be determined as directed by the State Fire Marshal Code Interpretation #11-015 published 12/19/2011.

Building Area (Square Feet)					Fire Flow (gpm) **			CFC – Appendix C - Table C105.1			
Type 1A & 1B[A]	Type 2A & 3A[A]	Type 4A & V-A[A]	Type 2B & 3B[A]	Type V-B[A]	Light Hazard Occ.[+]	Ordinary Groups I & 3 Hazard Occ.[+]	<NR> or Extra Hazard Groups 1 & 3 Occ.[+]	Flow Duration (hours)[B]	Min. # of Hydrants	Average Spacing between Hydrants in feet [C] [D]	Max. distance from any point on Street or Road Frontage to a Hydrant in feet.[E]
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	1,500	1,500	2	1	500	250
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,500	1,500	1,750	2	1	500	250
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	1,500	1,500	2,000	2	2	450	225
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	1,500	1,625	2,250	2	2	450	225
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	1,500	1,875	2,500	2	3	450	225
59,001-70,900	33,201-38,700	21,301-25,800	15,401-18,400	9,401-11,300	1,500	2,063	2,750	2	3	400	225
70,901-83,700	39,701-47,100	25,801-30,100	18,401-21,800	11,301-13,400	1,500	2,250	3,000	3	3	400	225
83,701-97,700	47,101-54,000	30,101-35,200	21,801-25,800	13,401-15,600	1,625	2,438	3,250	2	3	400	225
97,701-112,700	54,001-61,800	35,201-40,600	25,901-29,300	15,601-18,000	1,750	2,625	3,500	3	4	350	210
112,701-128,700	61,801-72,400	40,601-46,400	29,301-33,500	18,001-20,600	1,875	2,813	3,750	2	4	350	210
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	2,000	3,000	4,000	4	4	350	210
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	2,125	3,188	4,250	4	4	300	210
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	2,250	3,375	4,500	4	5	300	180
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	2,375	3,563	4,750	4	5	300	180
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	2,500	3,750	5,000	4	5	300	180
225,201-247,700	126,701-139,400	81,101-89,200	58,601-64,400	36,001-39,600	2,625	3,938	5,250	4	5	300	180
247,701-271,200	139,401-152,600	89,201-97,700	64,401-70,600	39,601-43,400	2,750	4,125	5,500	4	6	300	180
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	2,875	4,313	5,750	4	6	300	180
295,901 Greater	166,501 Greater	106,501-115,800	77,001-83,700	47,401-51,500	3,000	4,500	6,000	4	6	250	150
"	"	115,801-125,500	83,701-90,400	51,501-55,700	3,125	4,688	6,250	4	6	250	150
"	"	125,501-135,500	90,401-97,900	55,701-60,200	3,250	4,875	6,500	4	7	250	150
"	"	135,501-145,800	97,901-106,000	60,201-64,800	3,375	5,065	6,750	4	7	250	150
"	"	145,801-156,700	106,801-113,200	64,801-69,600	3,500	5,250	7,000	4	7	250	150
"	"	156,701-167,800	113,201-121,300	69,601-74,600	3,625	5,438	7,250	4	7	250	150
"	"	167,901-179,400	121,301-129,600	74,601-79,800	3,750	5,625	7,500	4	8	200	120
"	"	179,401-191,400	129,601-138,300	79,801-85,100	3,875	5,813	7,750	4	8	200	120
"	"	191,401-Greater	138,301-Greater	85,101-Greater	4,000	6,000	8,000 or more	4	9 #	200	120

Occ. = Occupancy <NR> = Non-Sprinklered

[A] - Types of construction are based upon the California Building Code.

[+] - Types of Hazard are based upon NFPA 13.

[B] - Measured at 20 psi. See CFC Appendix III-A, Section 2.

[C] - Reduce by 100 feet for dead-end streets or roads.

[D] Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

[E] - Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

[#] - Reduce by 50 feet for dead-end streets or roads.

[*] - One hydrant for each 1,000 gallons per minute or fraction thereof above 8,000.

[**] - For one-and two-family dwellings, the minimum fire-flow and flow duration requirements for one-and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for duration of 1 hour.

TOTAL BUILDING AREA: 185,130

REQUIRED FIRE FLOW CALCS: MIXED CONSTRUCTION

BUILDING	CONSTRUCTION TYPE	AREA (SF)	REQUIRED FIRE FLOW (GPM)	% OF BUILDING AREA	ADJUSTED FIRE FLOW (GPM)
GARAGE (LEVEL 1-4)	I-A	75,000	3,000	40.5%	1,215
HOTEL (LEVEL 1)	I-A	25,350	1,750	13.7%	240
HOTEL (LEVEL 2 5)	V-A	84,780	5,250	45.8%	2,404
TOTALS:		185,130	-	100%	*3,859*

ROUNDED FIRE FLOW (GPM): *4,000* GPM
REQUIRED # OF HYDRANTS: *4* HYDRANTS
AVERAGE HYDRANT SPACING: *350* FT
MAX DISTANCE FROM STREET/ROAD FRONTAGE: *210* FT

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REGISTERED PROFESSIONAL ENGINEER
RAYMOND HERMOSURA
No. 81168
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STATE OF CALIFORNIA

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION
3		
2		
1		
3	02/01/21	PER CITY COMMENTS
2	10/29/20	PER CITY COMMENTS

PROJECT NO:	4586.00
CAD DWG FILE:	458630-08FA.DWG
DESIGNED BY:	RH/LA
DRAWN BY:	RH/LA
CHECKED BY:	ZJ
DATE:	OCTOBER 30, 2019
SCALE:	1" = 40'

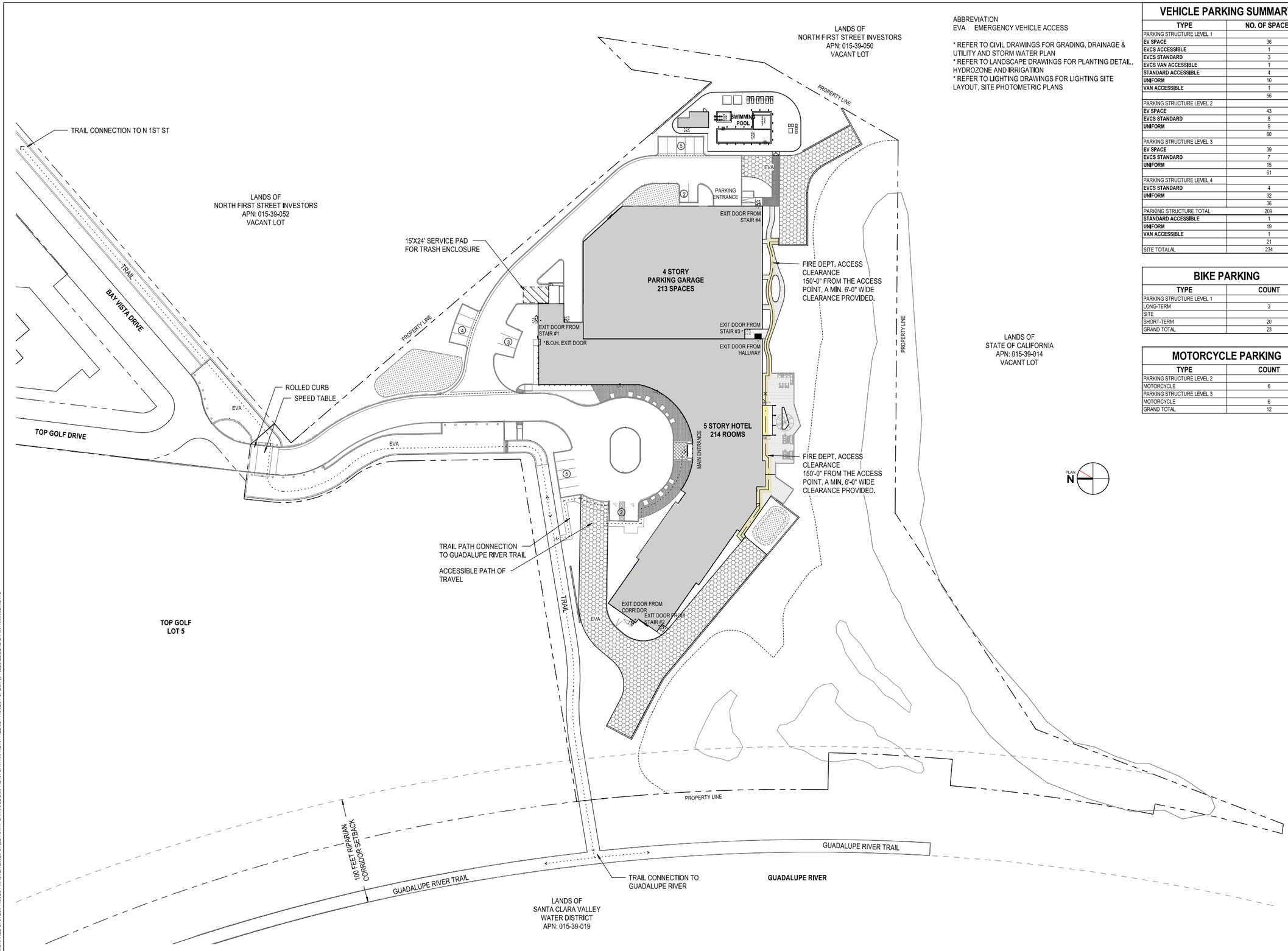
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FIRE ACCESS PLAN

6.0

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ABBREVIATION
EVA EMERGENCY VEHICLE ACCESS

* REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE & UTILITY AND STORM WATER PLAN
* REFER TO LANDSCAPE DRAWINGS FOR PLANTING DETAIL, HYDROZONE AND IRRIGATION
* REFER TO LIGHTING DRAWINGS FOR LIGHTING SITE LAYOUT, SITE PHOTOMETRIC PLANS

VEHICLE PARKING SUMMARY

TYPE	NO. OF SPACES
PARKING STRUCTURE LEVEL 1	
EV SPACE	36
EVCS ACCESSIBLE	1
EVCS STANDARD	3
EVCS VAN ACCESSIBLE	1
STANDARD ACCESSIBLE	4
UNIFORM	10
VAN ACCESSIBLE	1
	56
PARKING STRUCTURE LEVEL 2	
EV SPACE	43
EVCS STANDARD	8
UNIFORM	9
	60
PARKING STRUCTURE LEVEL 3	
EV SPACE	39
EVCS STANDARD	7
UNIFORM	15
	61
PARKING STRUCTURE LEVEL 4	
EVCS STANDARD	4
UNIFORM	32
	36
PARKING STRUCTURE TOTAL	209
STANDARD ACCESSIBLE	1
UNIFORM	19
VAN ACCESSIBLE	1
	21
SITE TOTALAL	234

BIKE PARKING

TYPE	COUNT
PARKING STRUCTURE LEVEL 1	
LONG-TERM	3
SITE	
SHORT-TERM	20
GRAND TOTAL	23

MOTORCYCLE PARKING

TYPE	COUNT
PARKING STRUCTURE LEVEL 2	
MOTORCYCLE	6
PARKING STRUCTURE LEVEL 3	
MOTORCYCLE	6
GRAND TOTAL	12

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TERRA VENTURES

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458630BR.DWG
DESIGNED BY:	DK
DRAWN BY:	RJ/BZ/SS/SK
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DATE:	OCTOBER 29, 2020
SCALE:	1" = 40'-0"

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SITE PLAN

A1.0

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ABBREVIATION
EVA EMERGENCY VEHICLE ACCESS

LANDS OF
NORTH FIRST STREET INVESTORS
APN: 015-39-050
VACANT LOT

PROPERTY LINE

TRAIL CONNECTION TO N 1ST ST

SWIMMING POOL

EVA

LANDS OF
NORTH FIRST STREET INVESTORS
APN: 015-39-052
VACANT LOT

15'X24' SERVICE PAD
FOR TRASH ENCLOSURE

4 STORY
PARKING GARAGE
213 SPACES

FIRE DEPT. ACCESS
CLEARANCE
150'-0" FROM THE ACCESS
POINT, A MIN. 6'-0" WIDE
CLEARANCE PROVIDED.

TRAIL

BAY VISTA DRIVE

PROPERTY LINE

FIRE APPARATUS
CIRCULATION

GARBAGE / RECYCLING
TRUCK CIRCULATION

ROLLED CURB

SPEED TABLE

5 STORY HOTEL
214 ROOMS

LANDS OF
STATE OF CALIFORNIA
APN: 015-39-014
VACANT LOT

PROPERTY LINE

EVA

20'-0"

TOP GOLF DRIVE

EVA

MAIN ENTRANCE

FIRE DEPT. ACCESS
CLEARANCE
150'-0" FROM THE ACCESS
POINT, A MIN. 6'-0" WIDE
CLEARANCE PROVIDED.

PLAN N

TRAIL PATH CONNECTION
TO GUADALUPE RIVER TRAIL

ACCESSIBLE PATH OF
TRAVEL

TRAIL

EVA

TOP GOLF
LOT 5

PROPERTY LINE

100 FEET RIPARIAN
CORRIDOR SETBACK

GUADALUPE RIVER TRAIL

GUADALUPE RIVER TRAIL

TRAIL CONNECTION TO
GUADALUPE RIVER

GUADALUPE RIVER

LANDS OF
SANTA CLARA VALLEY
WATER DISTRICT
APN: 015-39-019

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TERRA VENTURES

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CIRCULATION PLAN

A1.1

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GROUND FLOOR ROOMS SUMMARY

GUEST ROOM TYPE	COUNT
DBL QUEEN STANDARD	4
KING STANDARD	14
GRAND TOTAL	18

P1 LEVEL PARKING SUMMARY

TYPE	NO. OF SPACES
EV SPACE	36
EVCS ACCESSIBLE	1
EVCS STANDARD	3
EVCS VAN ACCESSIBLE	1
STANDARD ACCESSIBLE	4
VAN ACCESSIBLE	10
UNIFORM	1
TOTAL	56

GUESTROOM TYPES

- DBL QUEEN STANDARD
- KING STANDARD

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GROUND FLOOR PLAN

A2.1

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2ND FLOOR ROOMS SUMMARY

GUEST ROOM TYPE	COUNT
DBL QUEEN STANDARD	10
DBL QUEEN SUITE ACCESSIBLE	1
KING DELUXE	10
KING DELUXE ACCESSIBLE	1
KING STANDARD	25
KING STANDARD ACCESSIBLE	1
KING SUITE ACCESSIBLE	1
GRAND TOTAL	49

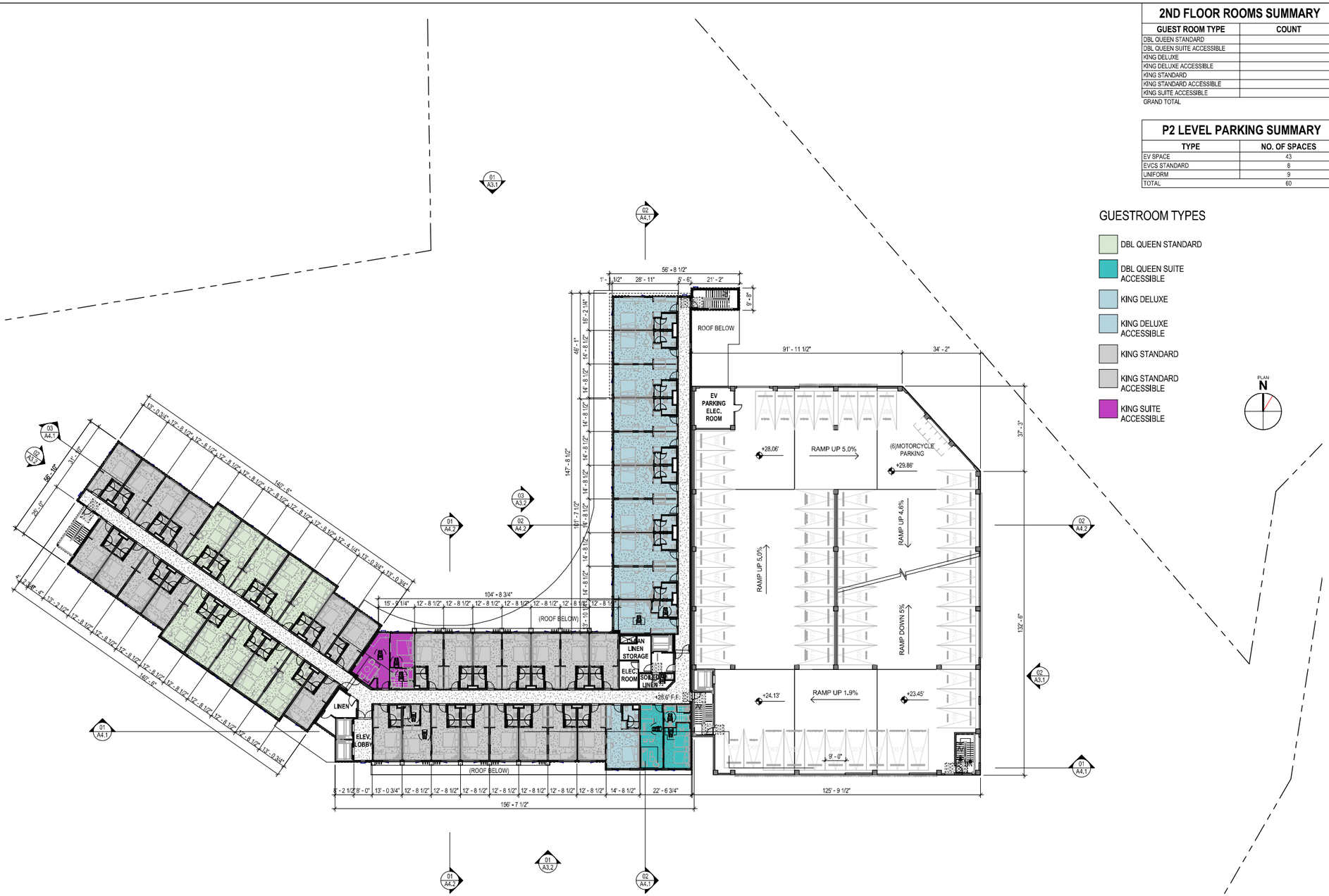
P2 LEVEL PARKING SUMMARY

TYPE	NO. OF SPACES
EV SPACE	43
EVCS STANDARD	8
UNIFORM	9
TOTAL	60

GUESTROOM TYPES

- DBL QUEEN STANDARD
- DBL QUEEN SUITE ACCESSIBLE
- KING DELUXE
- KING DELUXE ACCESSIBLE
- KING STANDARD
- KING STANDARD ACCESSIBLE
- KING SUITE ACCESSIBLE

PLAN N



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SECOND FLOOR PLAN

A2.2

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3RD FLOOR ROOMS SUMMARY

GUEST ROOM TYPE	COUNT
DBL QUEEN DELUXE	3
DBL QUEEN DELUXE ACCESSIBLE	1
DBL QUEEN STANDARD	10
DBL QUEEN SUITE	1
KING DELUXE	6
KING DELUXE ACCESSIBLE	1
KING STANDARD	25
KING STANDARD ACCESSIBLE	1
KING SUITE	1
GRAND TOTAL	49

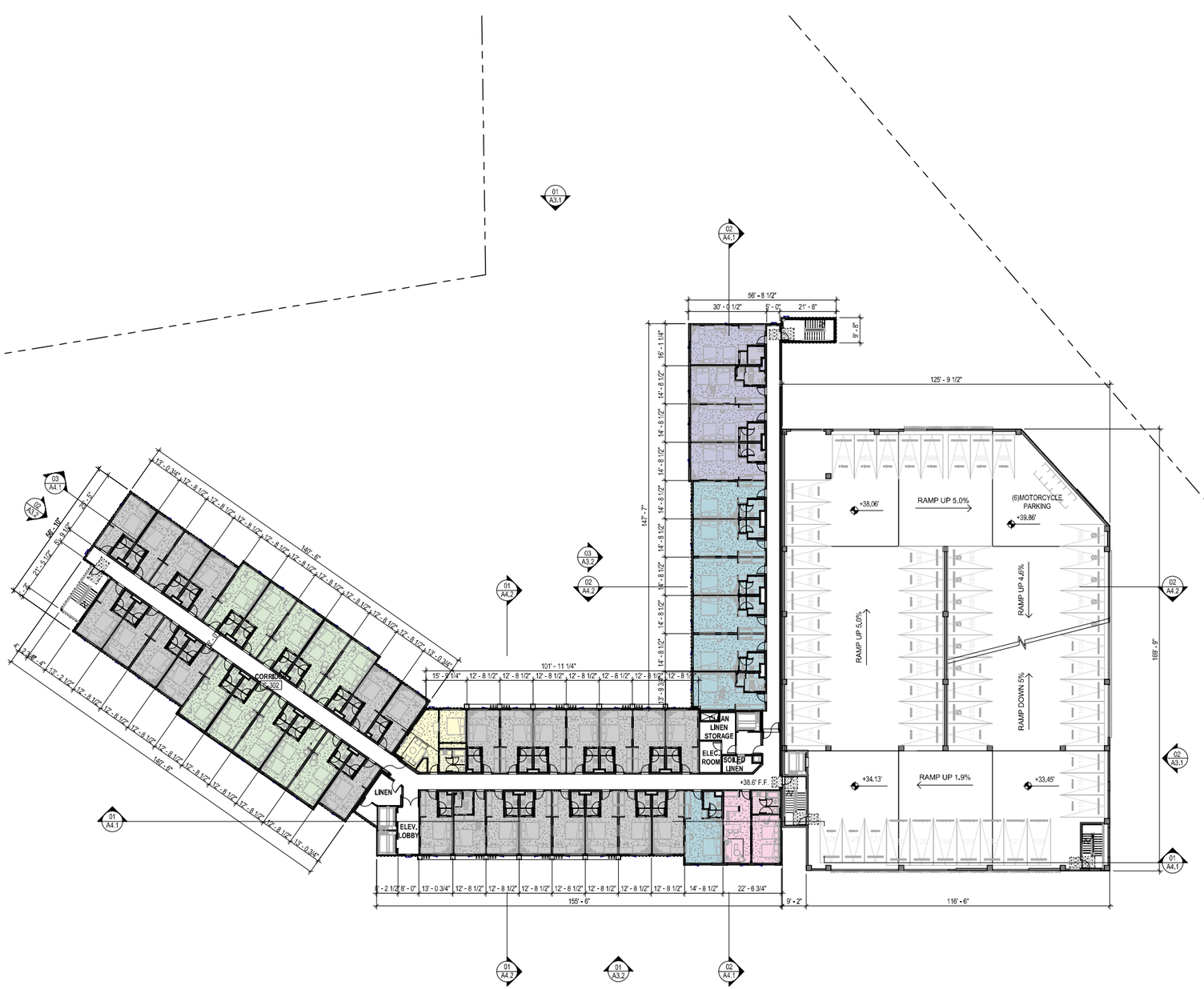
P3 LEVEL PARKING SUMMARY

TYPE	NO. OF SPACES
EV SPACE	39
EVCS STANDARD	7
UNIFORM	15
TOTAL	61

GUESTROOM TYPES

- DBL QUEEN DELUXE
- DBL QUEEN DELUXE ACCESSIBLE
- DBL QUEEN STANDARD
- DBL QUEEN SUITE
- KING DELUXE
- KING DELUXE ACCESSIBLE
- KING STANDARD
- KING STANDARD ACCESSIBLE
- KING SUITE

PLAN N



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TERRA VENTURES

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3RD FLOOR PLAN

A2.3

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4TH FLOOR ROOMS SUMMARY

GUEST ROOM TYPE	COUNT
DBL QUEEN DELUXE	3
DBL QUEEN DELUXE ACCESSIBLE	1
DBL QUEEN STANDARD	10
DBL QUEEN SUITE	1
KING DELUXE	6
KING DELUXE ACCESSIBLE	1
KING STANDARD	25
KING STANDARD ACCESSIBLE	1
KING SUITE	1
GRAND TOTAL	49

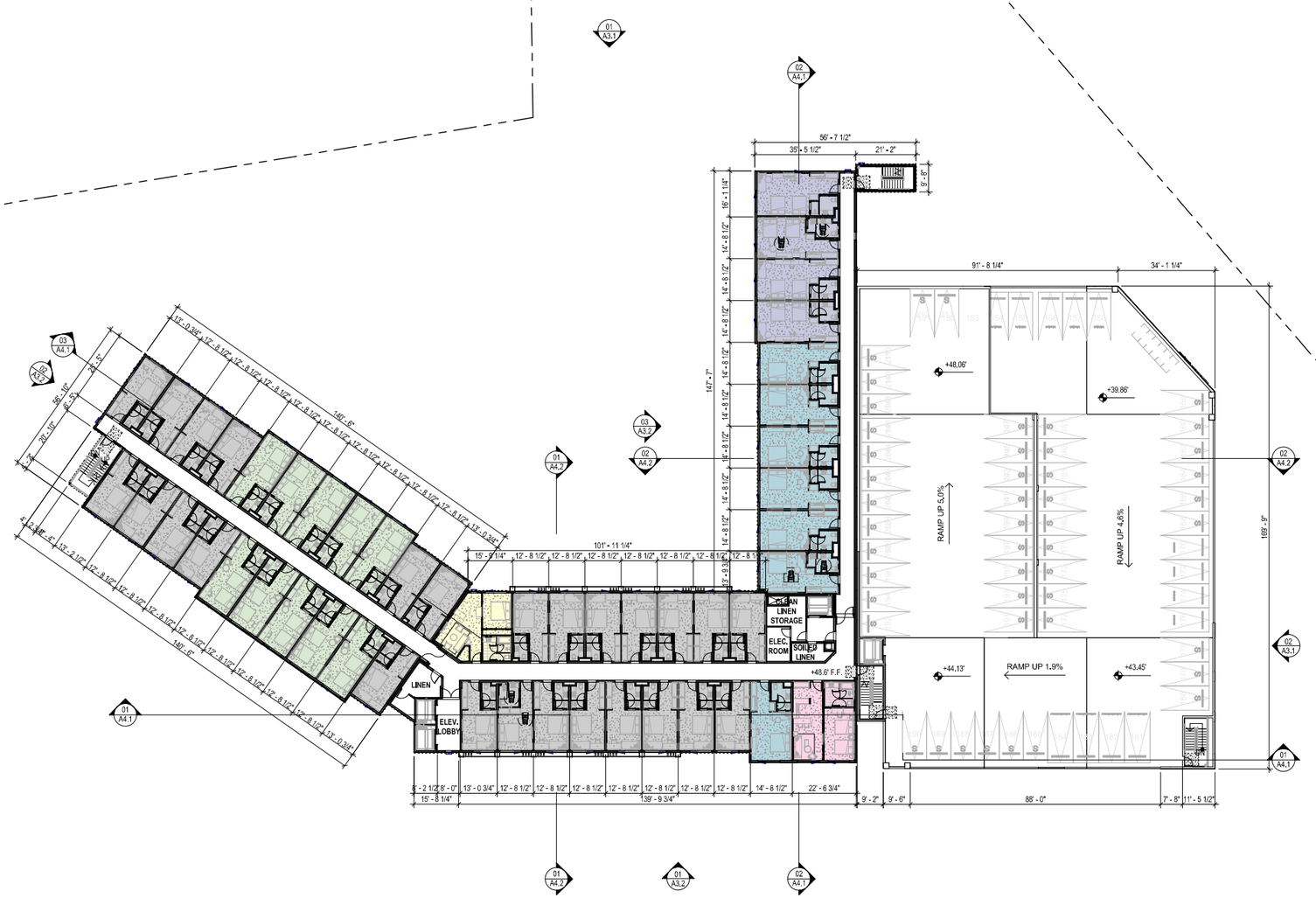
P4 LEVEL PARKING SUMMARY

TYPE	NO. OF SPACES
EVCS STANDARD	4
UNIFORM	32
TOTAL	36

GUESTROOM TYPES

- DBL QUEEN DELUXE
- DBL QUEEN DELUXE ACCESSIBLE
- DBL QUEEN STANDARD
- DBL QUEEN SUITE
- KING DELUXE
- KING DELUXE ACCESSIBLE
- KING STANDARD
- KING STANDARD ACCESSIBLE
- KING SUITE

PLAN N



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TERRA VENTURES

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458630BR.DWG
DESIGNED BY:	DK
DRAWN BY:	RL/BZ/SS/SK
CHECKED BY:	DK
DATE:	OCTOBER 29, 2020
SCALE:	3/64" = 1'-0"

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4TH FLOOR PLAN

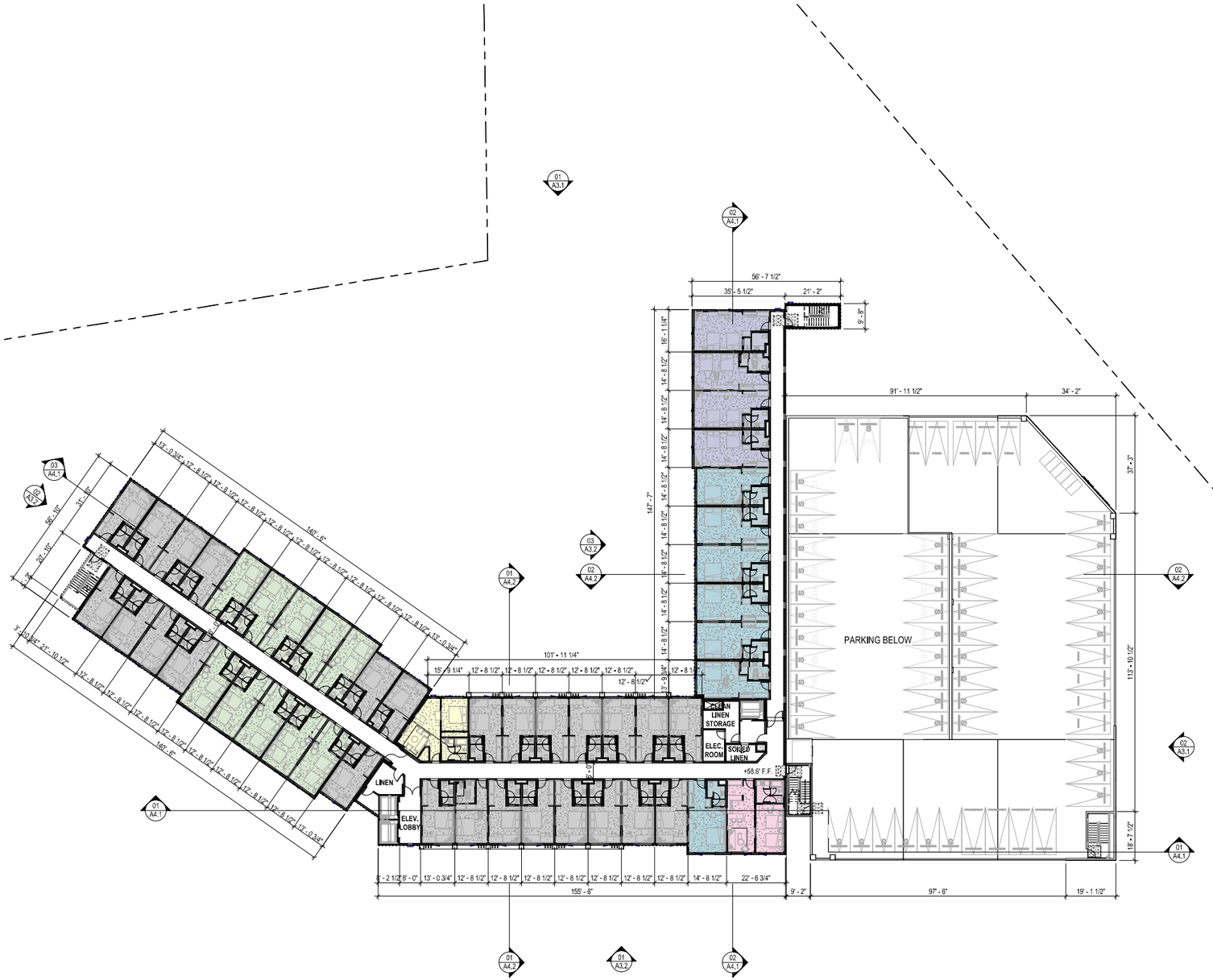
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5TH FLOOR ROOMS SUMMARY

GUEST ROOM TYPE	COUNT
DBL QUEEN DELUXE	3
DBL QUEEN DELUXE ACCESSIBLE	1
DBL QUEEN STANDARD	10
DBL QUEEN SUITE	1
KING DELUXE	6
KING DELUXE ACCESSIBLE	1
KING STANDARD	25
KING STANDARD ACCESSIBLE	1
KING SUITE	1
GRAND TOTAL	49



GUESTROOM TYPES

- DBL QUEEN DELUXE
- DBL QUEEN DELUXE ACCESSIBLE
- DBL QUEEN STANDARD
- DBL QUEEN SUITE
- KING DELUXE
- KING DELUXE ACCESSIBLE
- KING STANDARD
- KING STANDARD ACCESSIBLE
- KING SUITE

PLAN N

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SCALE:	3/64" = 1'-0"

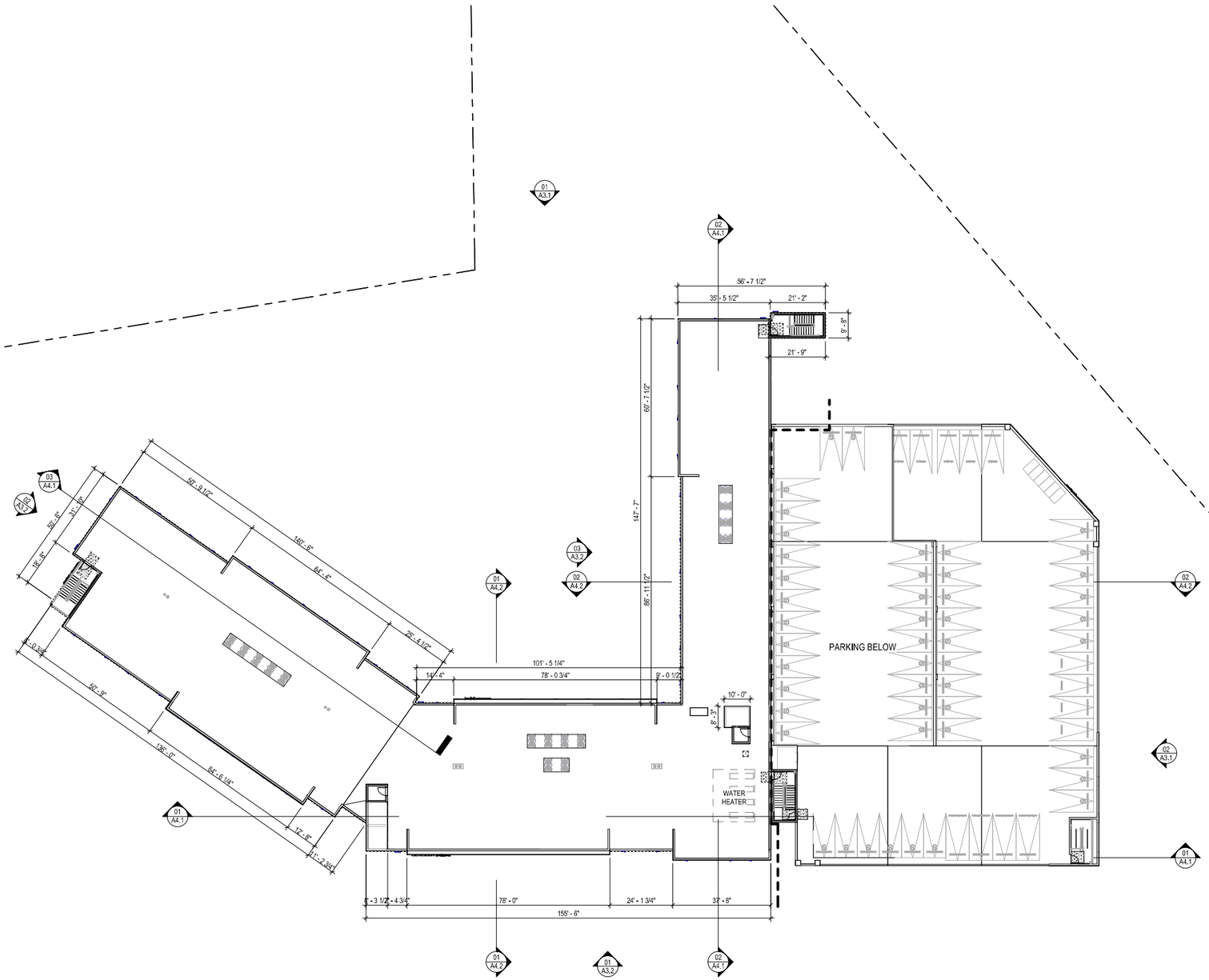
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5TH FLOOR PLAN

A2.5

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DESIGNED BY:	DK
DRAWN BY:	RL/BZ/SS/SK
CHECKED BY:	DK
DATE:	OCTOBER 29, 2020
SCALE:	3/64" = 1'-0"

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ROOF PLAN

A2.6

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IMAGE : ALVISO MARINA PARK ENTRY GATE

The vertical siding of the gate inspires the hotel facade with vertical batten and board metal siding which also often used Cape Code style architecture.



IMAGE : SEA RANCH STYLE WAREHOUSE

The natural wooden and its weathered dark brown color is being used at the hotel ground level storefront windows along the pedestrian pathways.



IMAGE : SAN FRANCISCO MARITIME MUSEUM

The natural wooden and its weathered dark brown color is being used at the hotel ground level storefront windows along the pedestrian pathways.



IMAGE : SEA RANCH RESIDENCE BY CHARLES MOORE

The ranch style architecture designed by one of the modern architecture masters, Charles Moore, shows all varied undulating roof line which resembles in the hotel roof line.

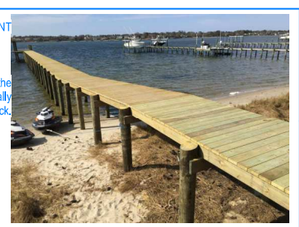
IMAGE : ALVISO BAYSIDE CANNING COMPANY

The History of Alviso remains in the area reminiscing this facility, Bayside Canning Company, which once used as an aluminum can manufacturer. It is reflected in the hotel facility with metal material such as perforated metal at the parking structure, metal siding & board at the hotel facility.



IMAGE : WOODEN DECK AT WATERFRONT

The newly defined trail from First street to the Guadalupe River will be paved with a material usually associated with waterfront access deck.





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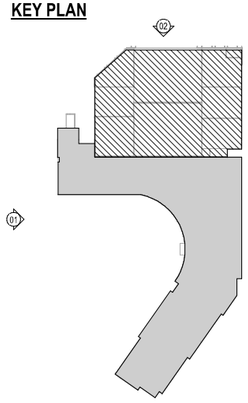
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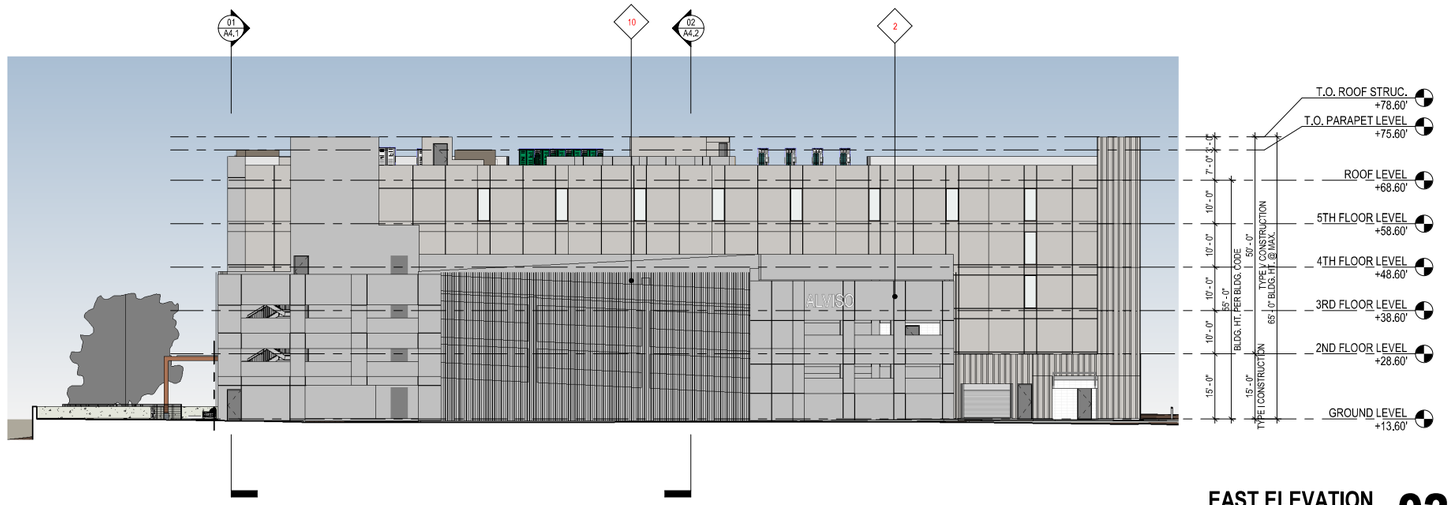
DESIGN INSPIRATION IMAGES

A3.0

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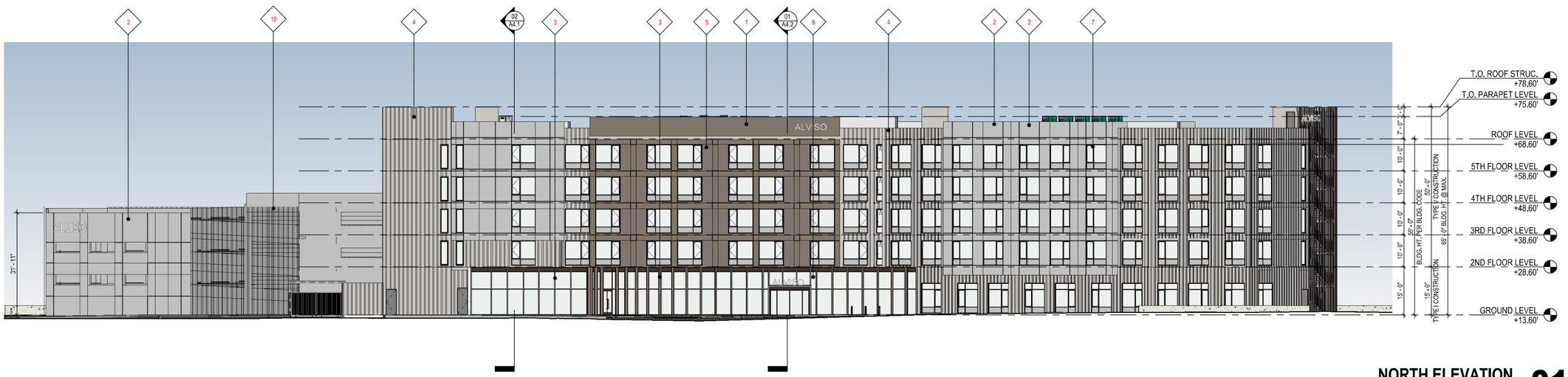
KEY PLAN





EAST ELEVATION **02**

SCALE: 1/16" = 1'-0"



NORTH ELEVATION **01**

SCALE: 1/16" = 1'-0"

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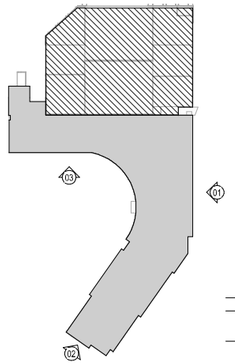
NORTH & EAST ELEVATIONS

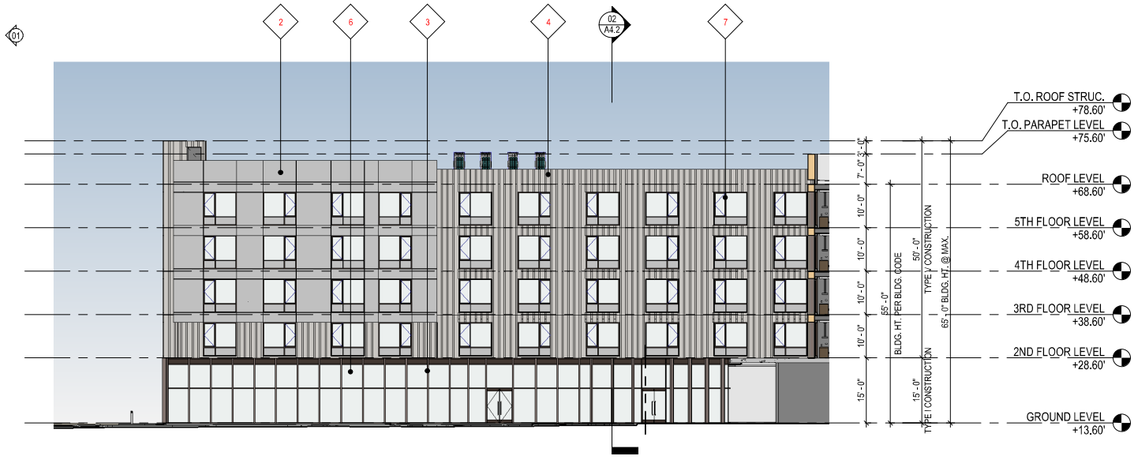
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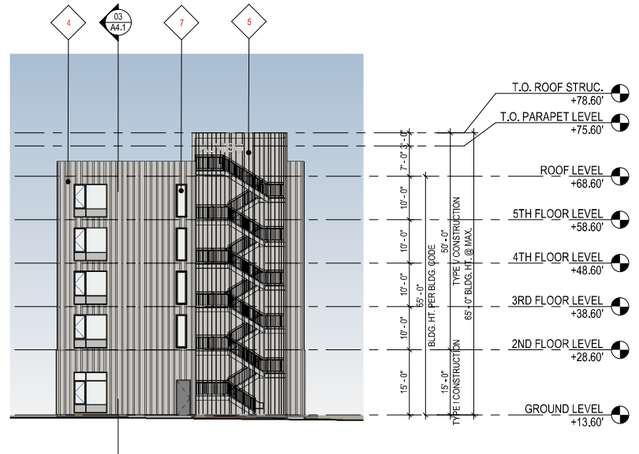
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KEY PLAN

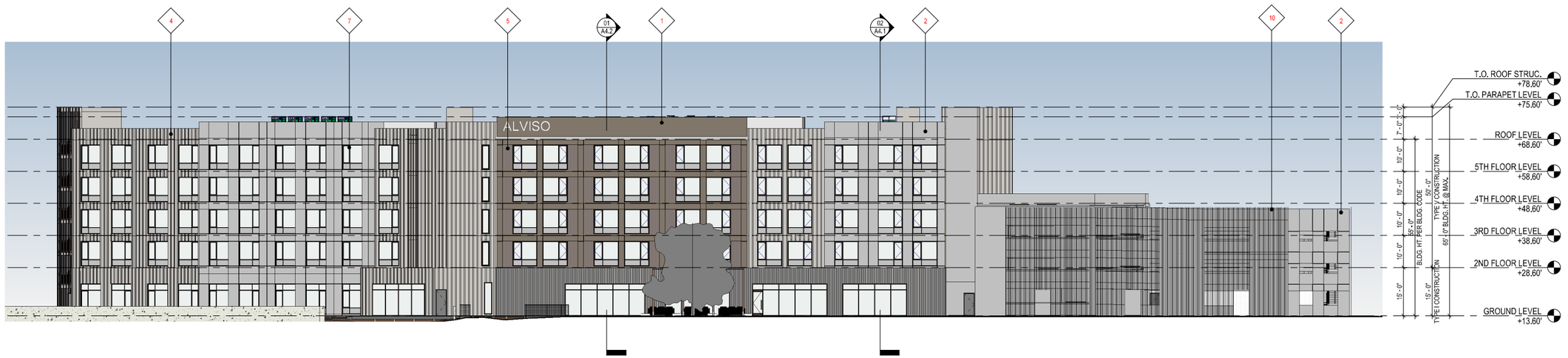




SOUTHWEST ELEVATION **03**
SCALE: 1/16" = 1'-0"



WING BUILDING - WEST **02**
SCALE: 1/16" = 1'-0"



SOUTHEAST ELEVATION **01**
SCALE: 1/16" = 1'-0"

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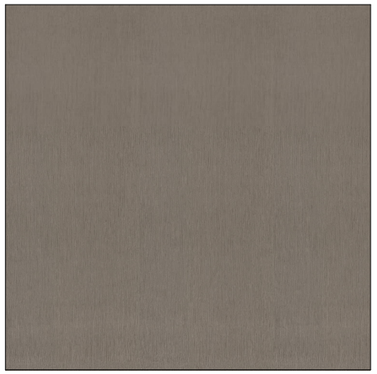
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SOUTH & WEST ELEVATIONS

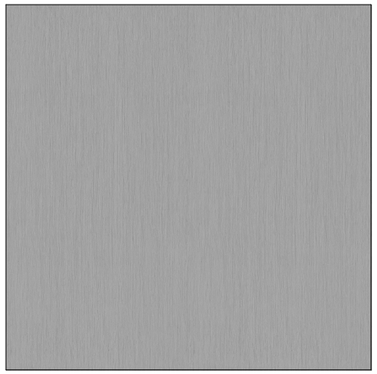
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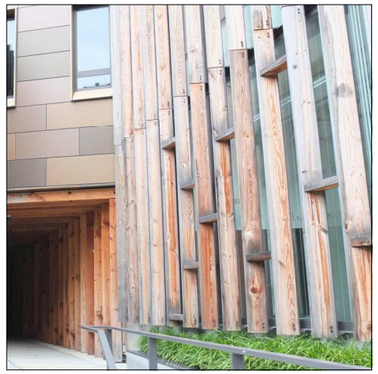
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01 FIBER CEMENT BOARD
PAINT FINISH



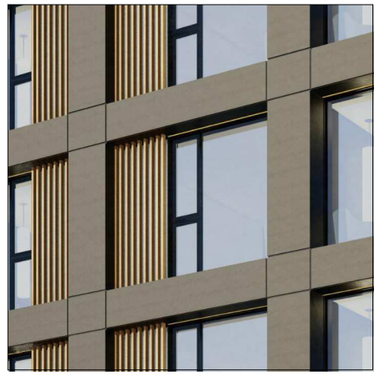
02 FIBER CEMENT BOARD
MATTE FINISH



03 FAUX WOOD POST



04 VERTICAL BATTEN BOARD



05 FAUX WOOD FINS



06 ALUMINUM STOREFRONT
(DARK BROWN)



07 ALUMINUM WINDOW
FRAME - DARK BROWN



08 OUTDOOR DINING
TIMBER CANOPY



9 42" HEIGHT, STAINLESS
STEEL CABLE GUARDRAIL W/
WOOD TOPRAIL

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HOTEL ALVISO @ TERRA

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DESIGNED BY:	DK
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CHECKED BY:	DK
DATE:	OCTOBER 29, 2020
SCALE:	1/16" = 1'-0"

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MATERIAL BOARD - HOTEL

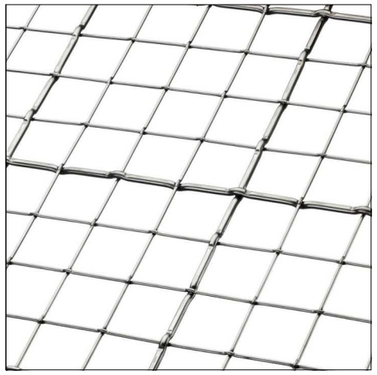
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10 GARAGE GREEN CABLE



11 PARKING GARAGE MESH PANEL



12 5' HEIGHT METAL FENCE, BLACK

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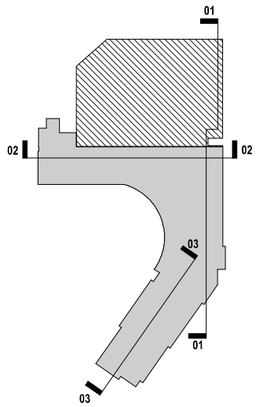
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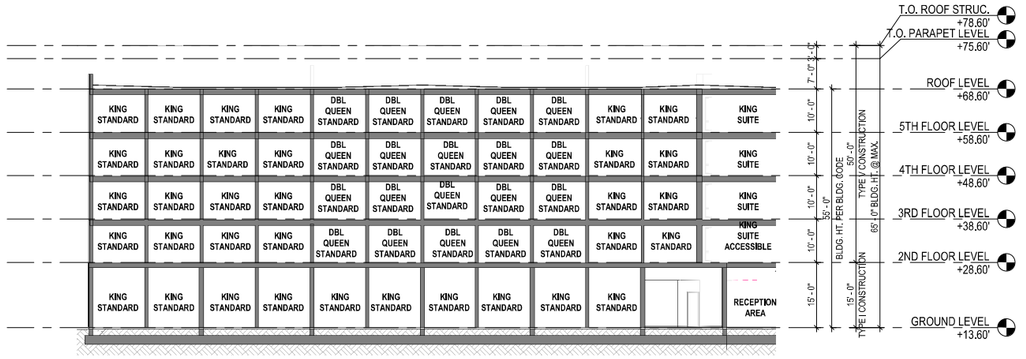
MATERIAL BOARD - PARKING STRUCTURE & SWIMMING POOL

A3.4

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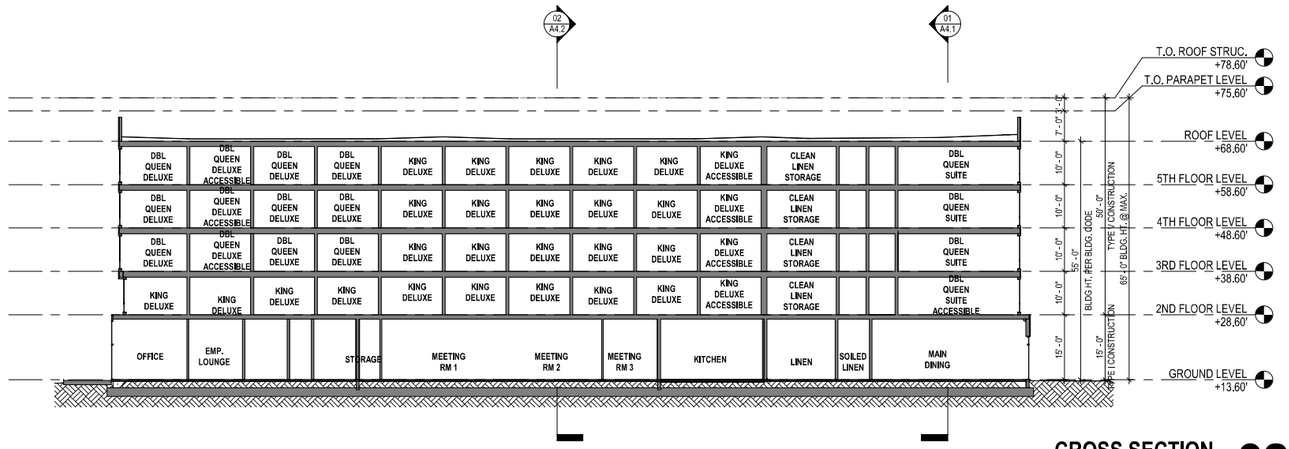
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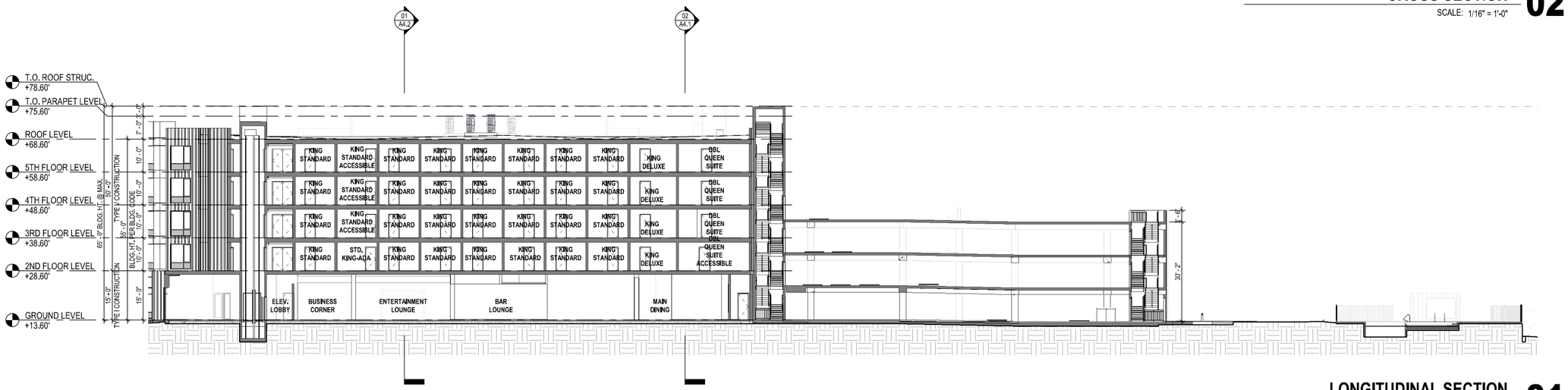
CROSS SECTION 03

SCALE: 1/16" = 1'-0"



CROSS SECTION 02

SCALE: 1/16" = 1'-0"



LONGITUDINAL SECTION 01

SCALE: 1/16" = 1'-0"

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DESIGNED BY:	DK
DRAWN BY:	RJ/BZ/SS/SK
CHECKED BY:	DK
DATE:	OCTOBER 29, 2020
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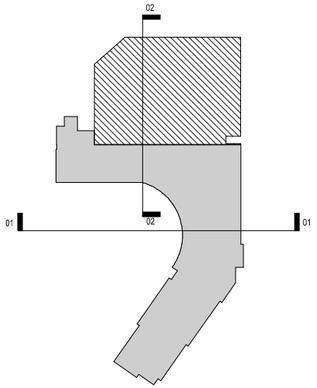
BUILDING SECTIONS

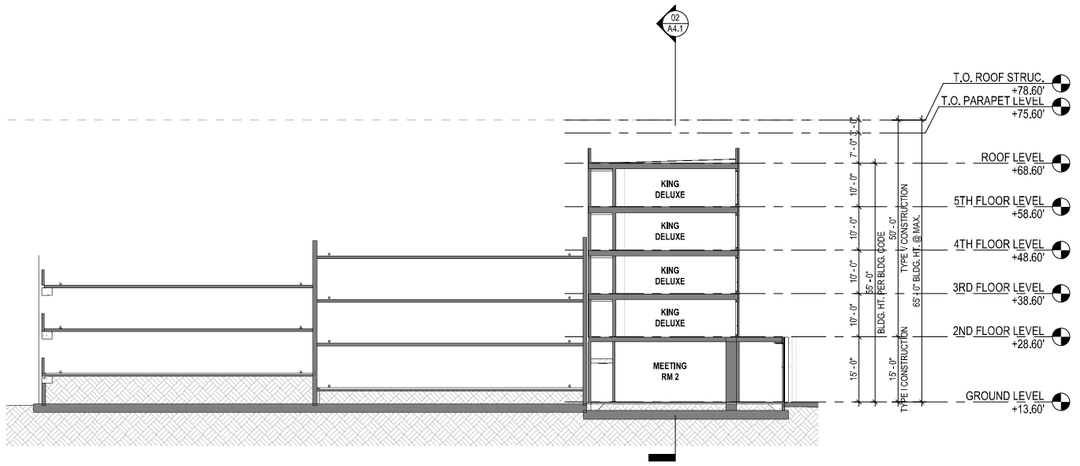
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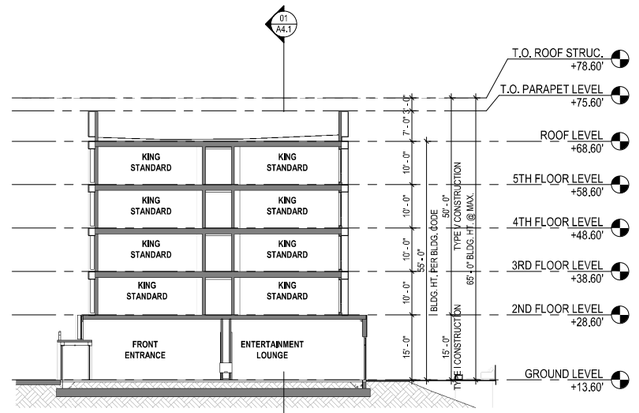
KEY PLAN





LONGITUDINAL SECTION **02**

SCALE: 1/16" = 1'-0"



CROSS SECTION **01**

SCALE: 1/16" = 1'-0"

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SCALE:	As indicated

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BUILDING SECTIONS

A4.2

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SHORT-TERM BIKE RACK NEAR THE HOTEL LOBBY

CAPITOL™ BIKE RACK

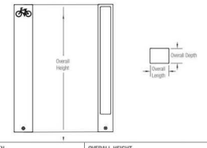
PRODUCT DATA

The **Capitol Bike Rack's** solid, corrosion-resistant cast aluminum body provides the strength necessary to stand up to continuous use while its simple, space-saving design allows it to engage with its surrounding environment as much or as little as desired. With a design perfect for cityscapes and other contemporary architectural settings, the Capitol Bike Rack is a solution for environments of all types.

MATERIAL & FINISHES / **INSTALLATION & MAINTENANCE**

MATERIAL	FINISHES	GUIDELINES & SECURITY	INSTALLATION	MAINTENANCE
• Body is made of corrosion-resistant cast aluminum with powdercoat finish.	• See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. • Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	• Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines. • A locking point detail and mounting configurations that meet APBP guidelines can be found on page 1 and 2 of this document.	• Capitol Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and tamper-resistant stainless steel screws are included.	• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
5" (127 mm)	4" (102 mm)	34" (864 mm)	25 lbs (11.4 kg)

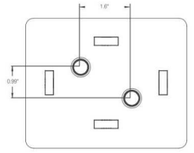
LOCKING POINT AND CONFIGURATION EXAMPLES

The Capitol Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.



A standard U-lock can be locked at this location for security and functionality.

LOCKING POINT EXAMPLE



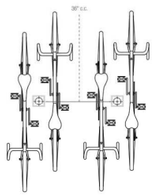
MOUNTING / HARDWARE DETAIL

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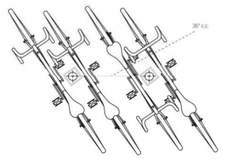
CAPITOL™ BIKE RACK

PRODUCT DATA

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



CONFIGURATION EXAMPLE A



CONFIGURATION EXAMPLE B

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Capitol Bike Rack Environmental Data Sheet for detailed environmental impact information.
- Capitol aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
SKCAP	Capitol Bike Rack

PRODUCT OPTIONS

The following options are available for an upcharge

Premium Texture Colors from Forms+Surfaces Powdercoat Chart
Custom RAL powdercoat color

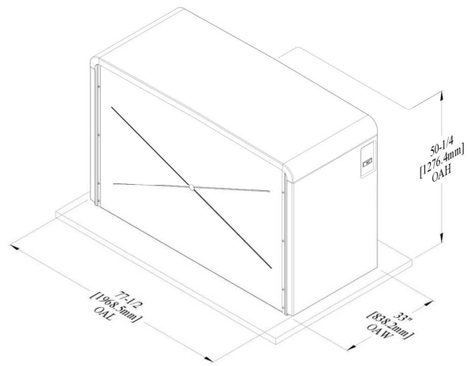
LEAD TIME: 4 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

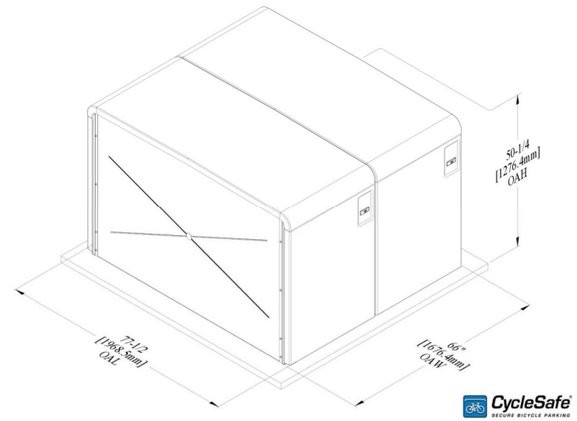
TO ORDER SPECIFY: Quantity, model, powdercoat color for body casting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

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LONG-TERM BIKE RACK IN PARKING GARAGE



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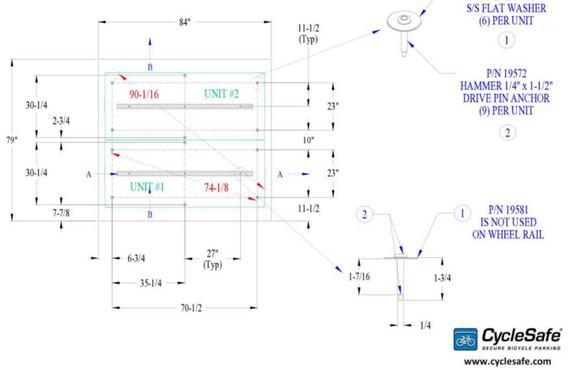
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NOTE:

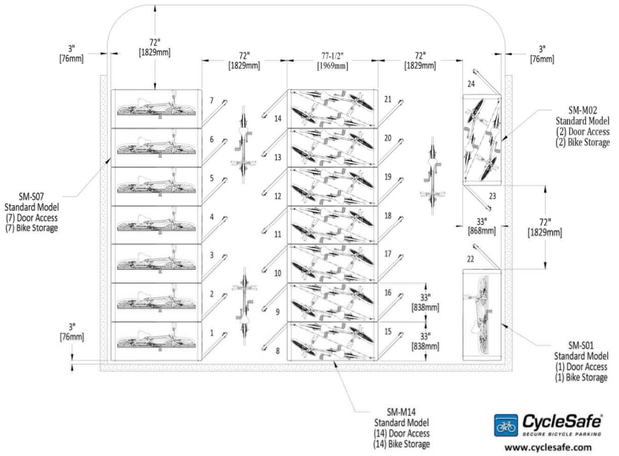
INCLINE ANGLES

A. DOOR-TO-DOOR INCLINE TO BE NO MORE THAN 1 ° SLANT

B. BANKING SIDE-TO-SIDE TO BE NO MORE THAN 2 ° SLANT



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TERRA VENTURES

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458630BR.DWG
DESIGNED BY:	DK
DRAWN BY:	RJ/BZ/SS/SK
CHECKED BY:	DK
DATE:	OCTOBER 29, 2020
SCALE:	1/16" = 1'-0"

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BIKE RACK DETAILS

A4.3

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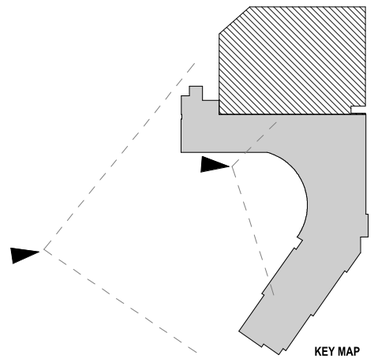
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ENTRY PERSPECTIVE



ENTRY PERSPECTIVE



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EXTERIOR RENDERINGS

A5.1

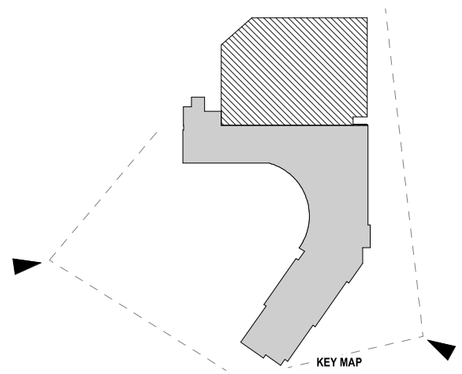
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PERSPECTIVE FROM WETLAND



PERSPECTIVE FROM GUADALUPE RIVER TRAIL



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EXTERIOR RENDERINGS

A5.2

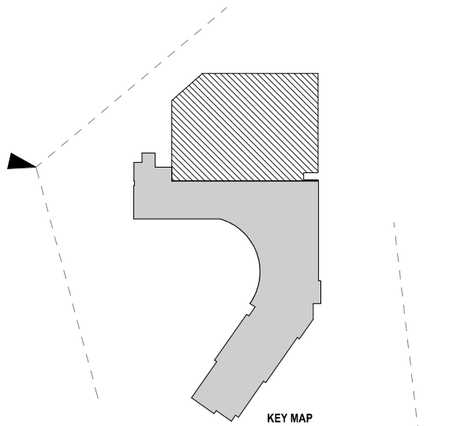
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PERSPECTIVE NORTH 1ST ST



PERSPECTIVE FROM SOUTHBAY FWY



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HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

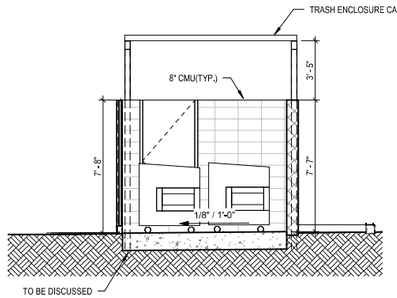
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DESIGNED BY:	DK
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CHECKED BY:	DK
DATE:	OCTOBER 29, 2020
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EXTERIOR RENDERINGS

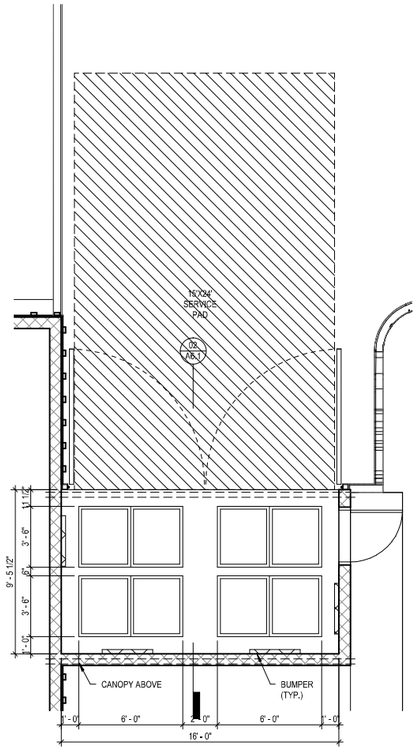
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TRASH ENCLOSURE SECTION 02

SCALE: 1/4" = 1'-0"



ENLARGED TRASH ENCLOSURE PLAN 01

SCALE: 1/4" = 1'-0"

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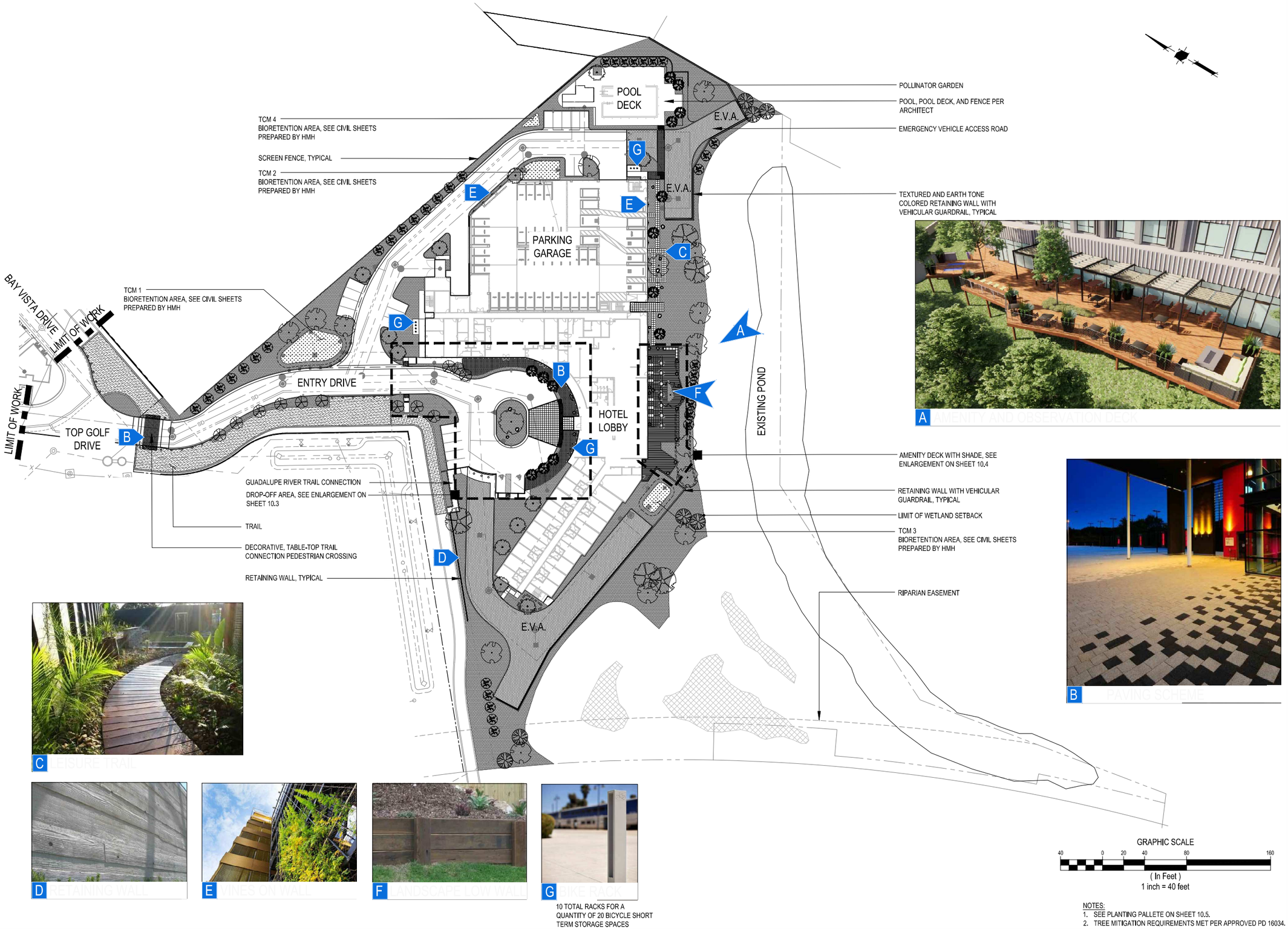
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TRASH ENCLOSURE DETAILS

A6.1

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A AMENITY AND OBSERVATION DECK

B PAVING SCHEME

C LEISURE TRAIL

D RETAINING WALL

E VINES ON WALL

F LANDSCAPE LOW WALL

G BIKE RACK

10 TOTAL RACKS FOR A QUANTITY OF 20 BICYCLE SHORT TERM STORAGE SPACES

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

NOTES:
1. SEE PLANTING PALLETE ON SHEET 10.5.
2. TREE MITIGATION REQUIREMENTS MET PER APPROVED PD 16034.

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SCALE:	1" = 40'

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LANDSCAPE PLAN

10.1

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D BOLLARD

MODERN ARCHITECTURALLY INSPIRED LIGHTING BOLLARDS



E BIKE RACK

THEMED CLASS II
BICYCLE PARKING RACKS
3 OF 10 TOTAL RACKS FOR A QUANTITY OF 20 BICYCLE SHORT TERM STORAGE SPACES



F DECORATIVE BOULDER

LOCALLY SOURCED DECORATIVE BOULDERS



G GREEN ROAD

E.V.A. WITH VEHICULAR RATED GRASS ROAD PAVER SYSTEM



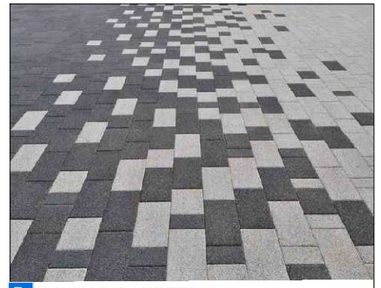
H POTTERY

MODERN THEMED ARCHITECTURALLY INSPIRED POTTERY WITH COMPLIMENTING PLANTING SCHEME



A POLE LIGHT

NAUTICAL INSPIRED LIGHTING



B PAVING PATTERN

WIND AND WAVE INSPIRED DECORATIVE PEDESTRIAN AND VEHICULAR PAVING



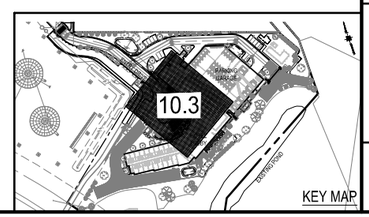
C LANDSCAPE BENCH

MODERN NAUTICAL INSPIRED SEATING

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet



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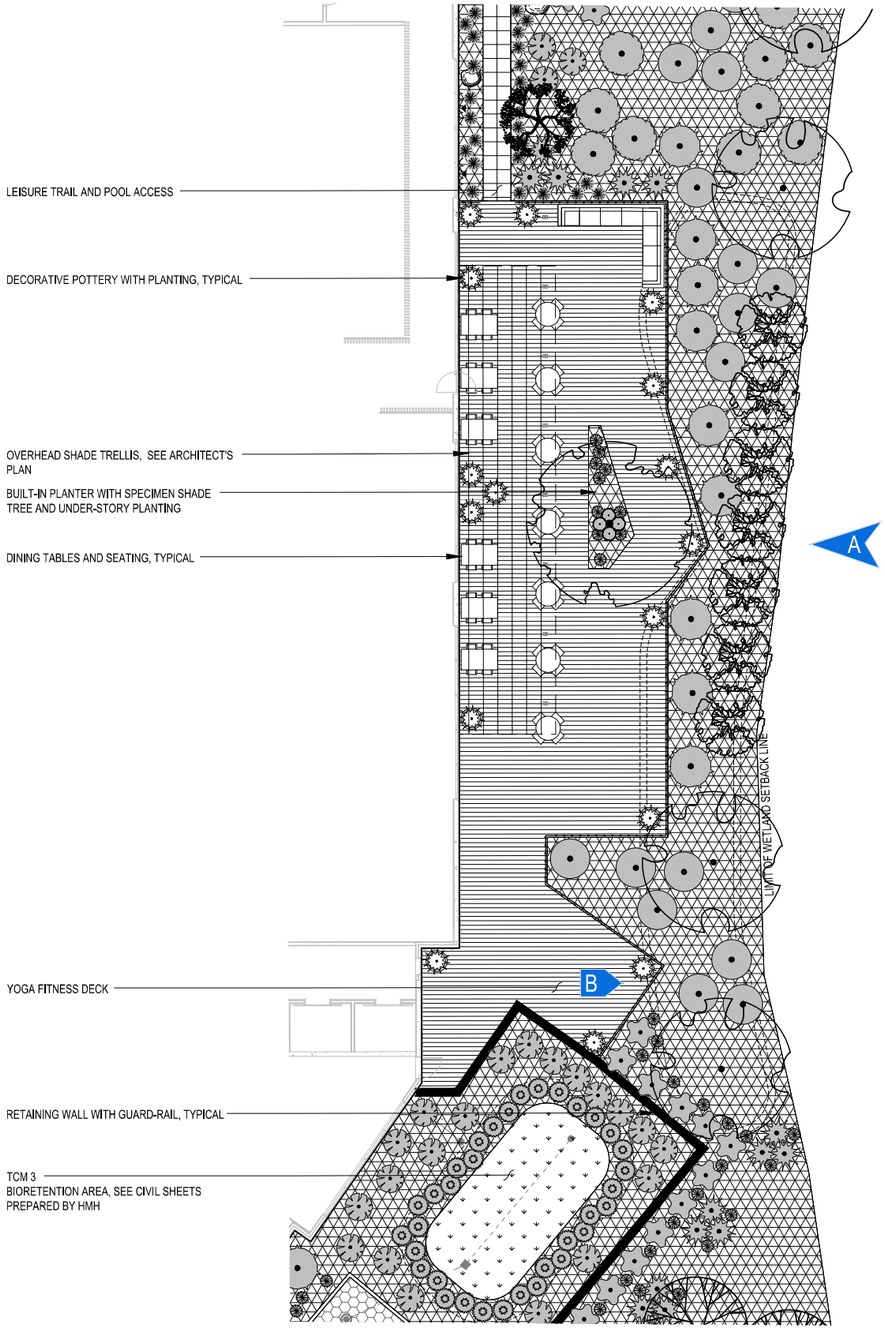
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DROP-OFF ENLARGEMENT

10.3

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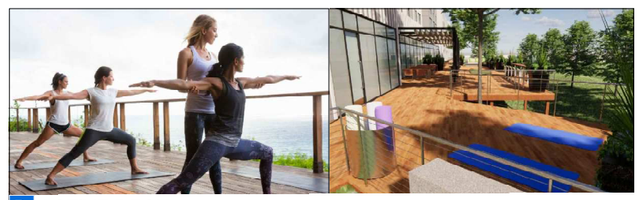


ESTUARY DECK INSPIRATION & CONCEPT IMAGES

PARTIALLY COVERED WOOD DECK WITH CLEAR VIEW RAILING. DECK SHALL INCLUDE DINING, GATHERING, ACTIVE AND LOUNGE AREAS.



A DECK PERSPECTIVE VIEW



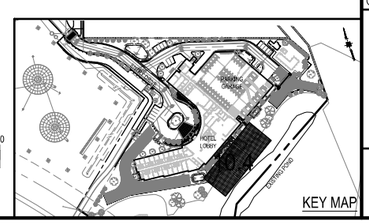
B ACTIVE DECK

OUTDOOR BREAKOUT FLEX-FITNESS AREA ADJACENT TO INDOOR GYM

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet



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DECK ENLARGEMENT

10.4

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PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
	ACER CIRCINATUM	VINE MAPLE	15 GALLON	10'X15'	M
	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	15 GALLON	30'x20'	M
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	30'x20'	VL
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24" BOX	8'X6'	L
	HETEROMELES ARBUTIFOLIA	TOYON	15 GALLON	15'x10'	L
	SALIX LASIOLEPIS	ARROYO WILLOW	15 GALLON	10'x15'	H
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	35'x40'	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY TREE	24" BOX	30'x30'	L

PROPOSED BIO-TREATMENT SHRUBS

PLANTING ON BANKS

	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GALLON	1.5'x1.5'	L
	*SALVIA SONOMENSIS	SONOMA SAGE	1 GALLON	1'x3'	L
	*SISYRINCHIUM BELLUM	WESTERN BLUE-EYED GRASS	1 GALLON	1.5'x1.5'	VL

PLANTING IN BASIN

	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2'x2'	L
	CHONDROPETALUM TECTORUM 'EL CAMPO'	SMALL CAPE RUSH	1 GALLON	3'x4'	L
	JUNCUS PATENS	BLUE RUSH	1 GALLON	2'x3'	L
	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GALLON	1'X2'	L

GROUNDCOVER

	*ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GALLON	2'x5'	VL
	*CEANOTHUS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS CARMEL CREEPER	1 GALLON	1'x3'	L
	*ERIGERON GLAUCUS	SEASIDE DAISY	1 GALLON	2'x2'	L
	*FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GALLON	SPREADING	M

VINES

	FICUS PUMILA	CREEPING FIG	1 GALLON	CLIMBING	L

PROPOSED PLANT PALETTE CONTINUED

SHRUBS AND GRASSES (LARGE)

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
	ARCTOSTAPHYLOS 'SENTINEL'	SENTINEL MANZANITA	15 GALLON	7'X8'	L
	*BACCHARIS PILULARIS	COYOTE BRUSH	1 GALLON	8'X8'	L
	*CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GALLON	6'X4'	L
	CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	5 GALLON	8'X8'	L
	*MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE	5 GALLON	8'X10'	L
	PHILODENDRON XANADU 'WINTERBOURN'	WINTERBOURN PHILODENDRON	5 GALLON	4'X6'	M
	*ROSA CALIFORNICA	CALIFORNICA WILD ROSE	5 GALLON	4'X6'	L

SHRUBS AND GRASSES (MEDIUM)

	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GALLON	2'X3'	L
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GALLON	3'X3'	L
	*ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON	4'X4'	VL
	LOMANDRA 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GALLON	3'X4'	L
	LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	1 GALLON	5'X4'	L
	*MIMULUS AURANTIACUS	MONKEYFLOWER	1 GALLON	4'X4'	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3'x4'	L
	PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	'GOLF BALL' KOHUHU	1 GALLON	3'x4'	M
	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	1 GALLON	4'X4'	M
	RHAMNUS CALIFORNICA 'SEAVIEW'	'SEAVIEW' COFFEBERRY	1 GALLON	3'x4'	L
	*SALVIA MELLIFERA	BLACK SAGE	1 GALLON	4'X4'	L
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GALLON	4'X4'	M

SHRUBS AND GRASSES (SMALL)

	*ACHILLEA MILLEFOLIUM	YARROW	1 GALLON	1.5'x1.5'	L
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	2'X2'	L
	*HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	2'X2'	M
	LAVANDULA ANDUSTIFOLIA	ENGLISH LAVENDER	1 GALLON	2'x3'	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GALLON	2'x2'	L

NOTES:
1. ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER BARK MULCH.
2. INCLUDE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN STORMWATER TREATMENT PLANTINGS.
3. * SELECTED POLLINATOR PLANTS

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TERRA VENTURES

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HOTEL ALVISO @ TERRA

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CHECKED BY:	ST/CM
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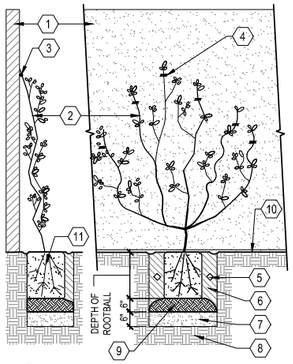
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PLANTING PALETTE

10.5

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NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



1. FENCE OR WALL
2. VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISH GRADE
11. ROOTBALL

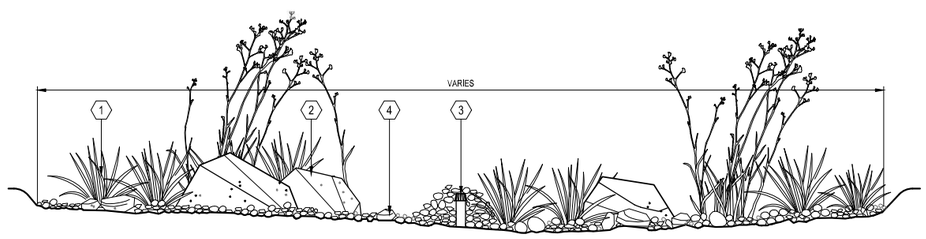
G VINE PLANTING (WALL OR FENCE)
SCALE: 1"=1'-0"

NOTES:
1. SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS, PONDING DEPTH, SIZES, LOCATIONS AND DETAILS.
2. ALL ROCK MATERIALS AVAILABLE THROUGH LYNGSO GARDEN MATERIALS OR APPROVED OTHER.
3. IMAGERY SHOWN FOR DESIGN INTENT.
4. PROVIDE COBBLE STONE DISSIPATER AT ALL INLETS.



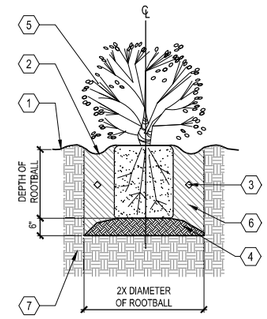
1. VEGETATION (SEE PLANTING PLANS)
2. SPECIMEN STONE, SEE MATERIALS LIST FOR SIZES AND PLAN FOR LOCATIONS
3. OVERFLOW PIPE WITH ATRIUM GRATE, COVER WITH COBBLE AND ANGULAR ROCK MIX
4. COBBLE AND ANGULAR ROCK MIX (MIN. 3" DEPTH):
   COBBLE AND PEBBLE MIXTURE:
   30% 3"x8" LIN CREEK COBBLE
   20% 2"x4" LIN CREEK COBBLE
   25% 1-1/2" LIN CREEK PEBBLES
   10% ROUGHLY FLAT 1'x2' WINDSOR BOULDER
   15% - HEAD SIZE - 10"x15" AMADOR GRANITE BOULDER

   BIO CELL DRY CREEK STONE MIX:
   COBBLE AND PEBBLE MIXTURE SHALL BE A MINIMUM 3" LAYER COMPOSED OF THE FOLLOWING:
   AVAILABLE FROM LYNGSO:
   15% 2"x4" LIN CREEK COBBLE
   15% ROUGHLY 1'x2' FLAT TUMBLED BOUQUET CANYON BOULDER
   AVAILABLE FROM GRANITEROCK:
   40% 1-1/2" WILSON CRUSHED GRANITE DRAIN ROCK
   15% 1-1/2" QUARTZ
   15% PIXIE COBBLE 6-12"



F BIOTREATMENT CELL LANDSCAPING
SCALE: N.T.S.

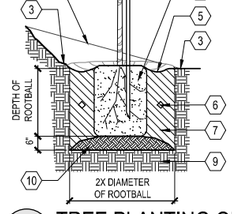
NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



1. FINISH GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. FOOT TAMP BASE
5. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

E SHRUB PLANTING
SCALE: N.T.S.

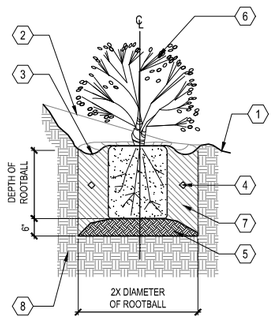
NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.



1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE

D TREE PLANTING ON SLOPE
SCALE: N.T.S.

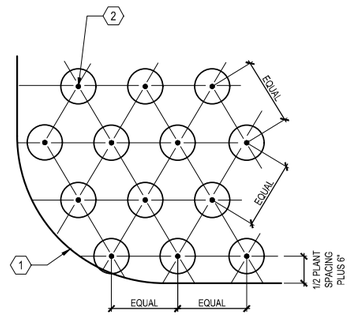
NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

C SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

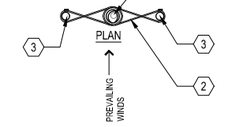
NOTES:
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.



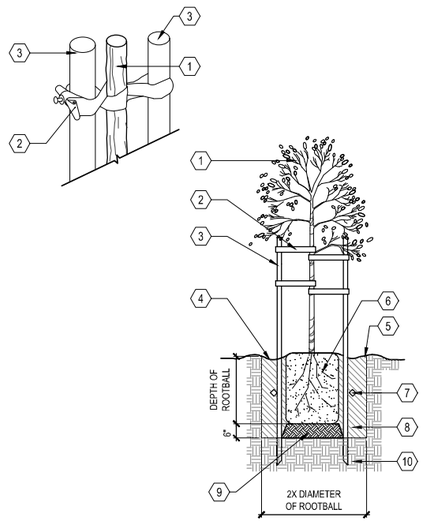
1. EDGE OF PLANTING AREA
2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.

B GROUNDCOVER SPACING
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.



1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE



A TREE STAKING (DOUBLE)
SCALE: N.T.S.

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(408) 857-4731

TERRA VENTURES

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

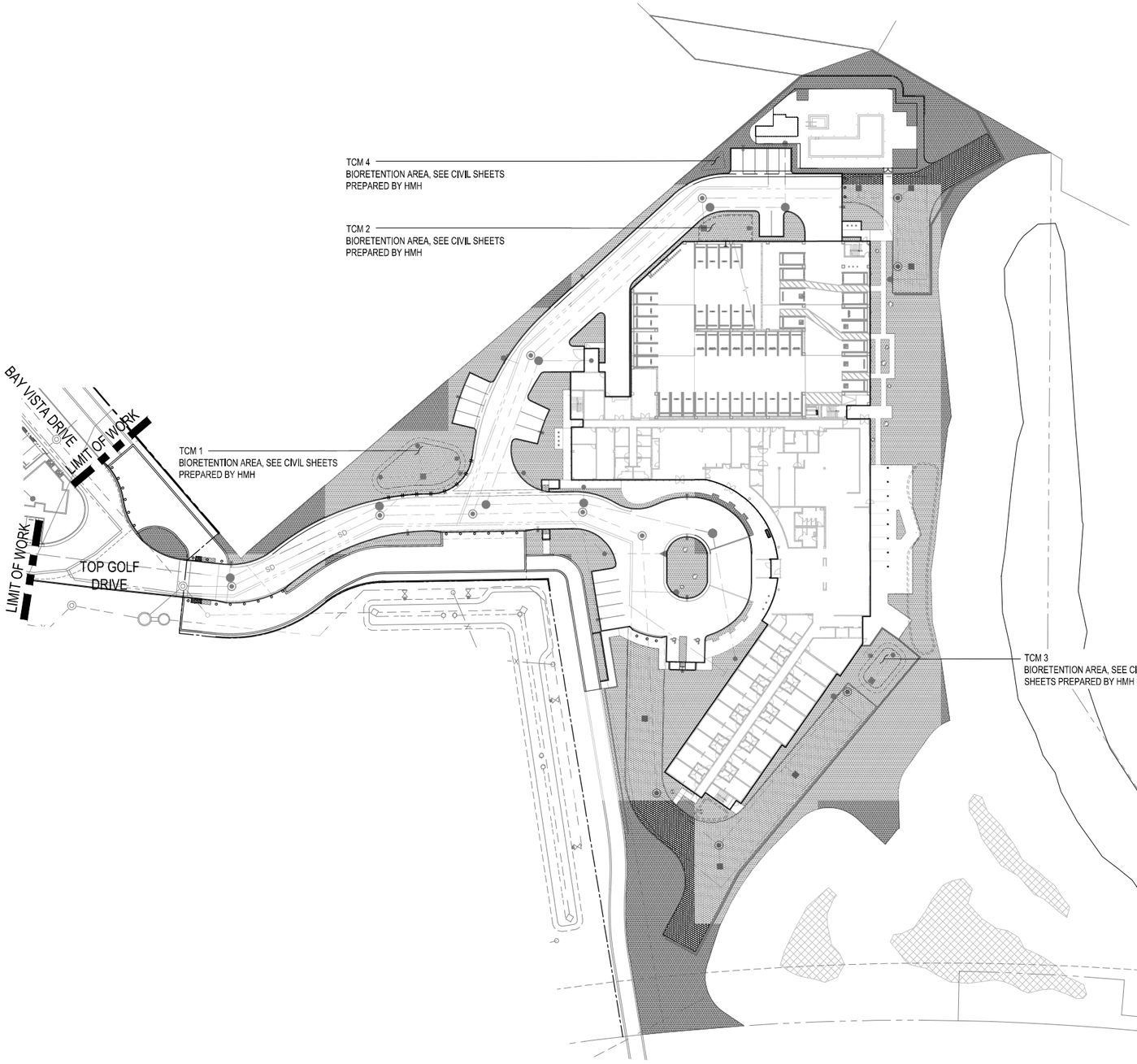
PROJECT NO:	4586.00
CAD DWG FILE:	458630CL.DWG
DESIGNED BY:	ST
DRAWN BY:	ST/CT/GO/SS
CHECKED BY:	ST/CM
DATE:	MARCH 10, 2022
SCALE:	NTS

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PLANTING DETAILS

10.6

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IRRIGATION ZONE LEGEND:

4"-6" HIGH EFFICIENCY POP-UP SPRAY HEADS FOR TURF AREAS

DRIP IRRIGATION FOR POTTERY AND PODIUM DECK PLANTERS

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.
9. THIS PROJECT SHALL BE RETROFITTED FOR FUTURE SOUTH BAY WATER RECYCLING PROGRAM CONNECTION. THE IRRIGATION PLAN SHALL BE DESIGNED FOR POTABLE WATER, BUT WITH THE USE OF PURPLE PIPE.

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)
1 inch = 40 feet

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TERRA VENTURES

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	458630CL.DWG
DESIGNED BY:	ST
DRAWN BY:	ST/CT/GO/SS
CHECKED BY:	ST/CM
DATE:	MARCH 10, 2022
SCALE:	1" = 40'

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HYDROZONE PLAN

10.7

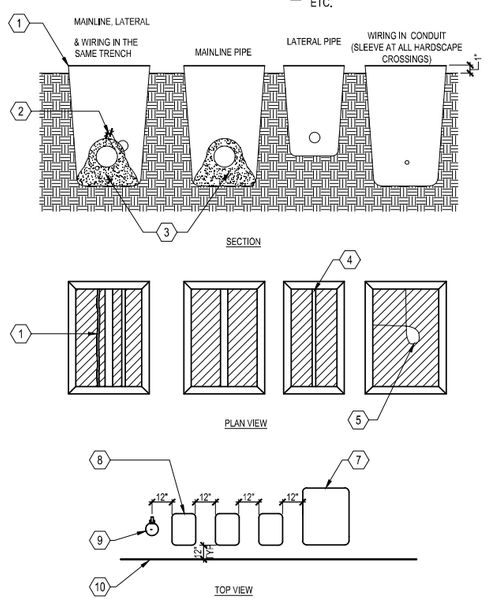
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NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH THE SLEEVING TWICE THE DIAMETER OF WIRE BUNDLE CONTAINED IN IT. SEE IRRIGATION LEGEND FOR MINIMUM COVER.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. NEVER INSTALL VALVE BOX IN HARDSCAPE

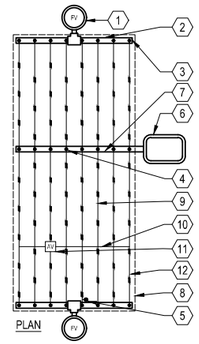
1. FINISHED GRADE
2. PROVIDE A MIN. OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
6. INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10 FOOT INTERVALS
7. 16" x 25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY.
8. 14" x 19" RECTANGULAR VALVE BOX.
9. QUICK COUPLING VALVE
10. EDGE OF LAWN, WALK, FENCE, CURB, ETC.



I INSTALLATION DIAGRAMS
N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

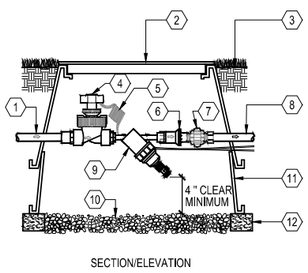
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR/VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



H DRIPLINE CENTER-FEED LAYOUT
N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

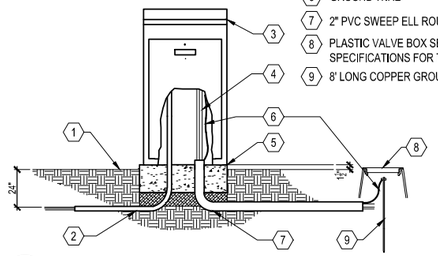
1. PVC MAINLINE
2. VALVE BOX
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. SERVICE EXPANSION COIL
6. PRESSURE REGULATOR, SEE LEGEND
7. SCH. 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. VALVE BOX EXTENSION
12. BRICK SUPPORTS



G DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
N.T.S.

NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

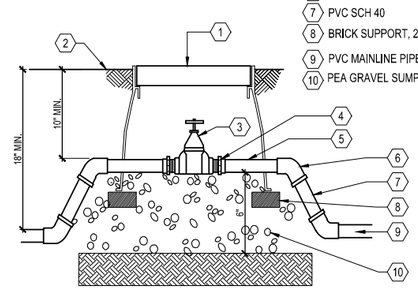
1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR TYPE AND NUMBER OF STATIONS
3. 2-WIRE PATH
4. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
5. GROUND WIRE
6. 2" PVC SWEEP ELL ROUND
7. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
8. 8' LONG COPPER GROUND ROD



E PEDESTAL MOUNT CONTROLLER 2-WIRE
N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

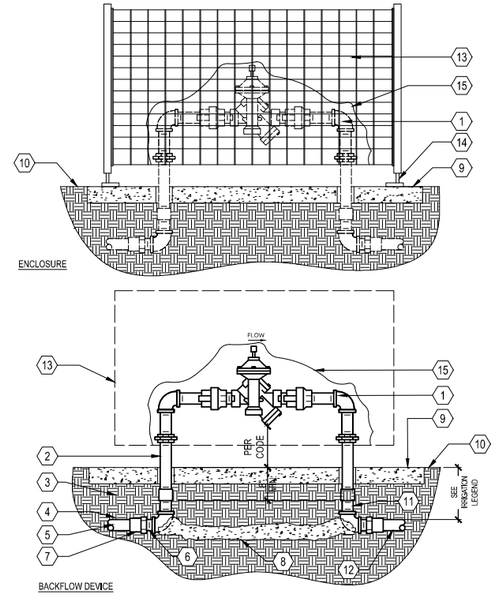
1. VALVE BOX (CARSON 910-12B) OR EQUAL
2. FINISHED GRADE/ BEFORE PLANTING
3. GATE VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. SCH 40 PVC MALE ADAPTOR
5. PVC SCH 40 MIN 8" LONG
6. PVC 45 FITTING SCH 40 (TYP.)
7. PVC SCH 40
8. BRICK SUPPORT, 2 TOTAL
9. PVC MAINLINE PIPE
10. PEA GRAVEL SUMP, MIN. 6" DEEP



D GATE VALVE
N.T.S.

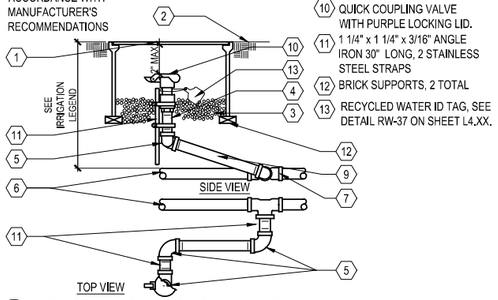
NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET



B REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
N.T.S.

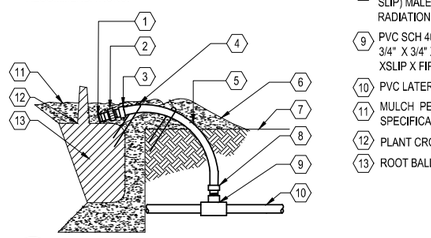
NOTE:
1. 6" ROUND VALVE BOX (CARSON OR EQUAL BRAND) WITH PURPLE LID AND LABELED PER SBWR DETAIL RW-34 ON SHEET L4.XX.
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE WITH PURPLE LOCKING LID.
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL
13. RECYCLED WATER ID TAG, SEE DETAIL RW-37 ON SHEET L4.XX.



F QUICK COUPLING VALVE
N.T.S.

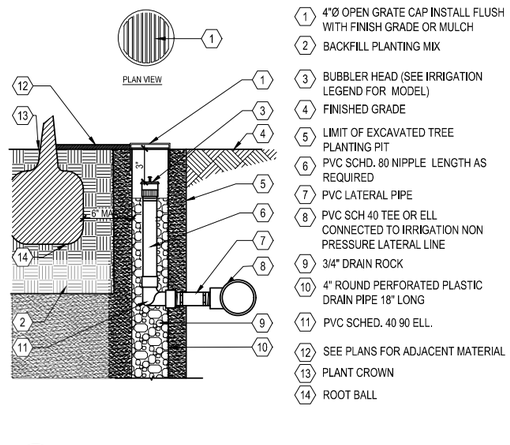
NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT.
2. PLACE ALL BUBBLER ON UPHILL SIDE OF SLOPE IF APPLICABLE CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. POSITION BUBBLER OVER ROOT BALL
2. FLOOD BUBBLER NOZZLE (SEE LEGEND FOR MODEL) SECURED TO SHRUB ADAPTER
3. UV RADIATION RESISTANT 1/2" PVC SCHED 40 (MIPT X SLIP) MALE ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MINIMUM) SALCO OR EQUAL
5. I.P.S. FLEXIBLE SCH 40 PVC HOSE (BLACK)
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 3/4" X 3/4" X 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



C SHRUB BUBBLER
N.T.S.

1. 4"Ø OPEN GRATE CAP INSTALL FLUSH WITH FINISH GRADE OR MULCH
2. BACKFILL PLANTING MIX
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR MODEL)
4. FINISHED GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. PVC SCHED. 40 90 ELL.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL



A BELOW GRADE TREE BUBBLER
N.T.S.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

CORBeL architects
3450 Wilshire Blvd, Suite 1000
Los Angeles CA 90010
(213) 739-9902

TNT DEVELOPMENT SERVICES
(408) 857-4731

TERRA VENTURES

PD19-031
PLANNED DEVELOPMENT PERMIT
HOTEL ALVISO @ TERRA

NO	DATE	DESCRIPTION

PROJECT NO:	4586.00
CAD DWG FILE:	4586300CL.DWG
DESIGNED BY:	ST
DRAWN BY:	ST/CT/GO/SS
CHECKED BY:	ST/CM
DATE:	MARCH 10, 2022
SCALE:	NTS

© HMH

IRRIGATION DETAILS

10.8

S:\PROJECTS\4586300\LA\PLANNING\4586300CL.DWG

PLOTTED: 3/10/2022 10:42 AM

MITIGATED NEGATIVE DECLARATION

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

PROJECT NAME: Alviso Hotel Project

PROJECT FILE NUMBER: PD19-031

PROJECT DESCRIPTION: Planned Development (PD) Permit to allow the construction of an approximately 112,463-square foot, 214-room hotel in a five-story building. The northeast and northwest sections of the site would include surface parking with 21 parking spaces, and a four-story parking garage with 213 spaces, for a total of 234 parking spaces.

PROJECT LOCATION: The project is located at an undeveloped approximately 6.23-acre lot located south of North First Street and north of Highway 237 in the Alviso area of San José.

ASSESSOR'S PARCEL NO.: 015-48-006 **COUNCIL DISTRICT:** 4

APPLICANT CONTACT INFORMATION: Trang Tu-Nguyen, TNT Dev Services Inc. for the Shops@Terra, LLC, 1566 Davis Street, San Jose, CA 95126, (408)-857-4731

FINDING

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

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

A. **AESTHETICS** – The project would not have a significant impact on this resource, therefore no mitigation is required.

B. **AGRICULTURE AND FORESTRY RESOURCES** – The project would not have a significant impact on this resource, therefore no mitigation is required.

C. AIR QUALITY - The project would not have a significant impact on this resource, therefore no mitigation is required.

D. BIOLOGICAL RESOURCES.

Impact BIO-1: The project could result in impacts from construction activities to special status plant species such as Congdon's tarplant and San Joaquin spearscale.

MM-BIO-1: Protocol-level surveys, as defined by the California Department of Fish and Wildlife (CDFW) and/or the California Native Plant Society (CNPS) shall be conducted by a qualified biologist during the documented bloom period of Congdon's tarplant (May to November) and San Joaquin spearscale (April to October) to determine the presence of these species in areas to be disturbed. Survey timing may fluctuate based on blooming periods of appropriate reference site locations. The biologist shall submit a report indicating the results of the survey to the City's Director of PBCE or the Director's designee for review and approval prior to issuance of any grading permit.
If special-status plant surveys result in negative findings, no impacts would occur, and no mitigation would be required. Similarly, if special-status plant surveys find either species are observed within the project area but can be avoided, these plants would not be impacted, and no mitigation would be required. However, if either species is found to be present, the implementation of following measures would reduce project impact on special-status plants to less than significant:

- If a population of Congdon's tarplant or San Joaquin spearscale is identified in the project footprint and cannot be avoided, mitigation for loss of individuals shall be completed. Mitigation shall be achieved by establishing a new population in the seasonal wetland and ruderal herbaceous vegetation that occur within the Wetland and Riparian Avoidance Buffer on the project site. This area shall not be developed by the project, and shall contain suitable habitat types for establishing a new population. Mitigation shall be a 1:1 ratio of plant establishment, on an acreage basis.

A Habitat Mitigation and Monitoring Plan (HMMP) shall be completed by a qualified biologist or botanist prior to removal of the individuals. The HMMP shall include a detailed explanation of how the new population would be established, as well as an explanation of what metrics shall be used to measure the success criteria of the new population. The HMMP shall include details for monitoring criteria to quantitatively sample the Congdon's tarplant or San Joaquin spearscale population and determine the number of germinated/surviving plants. This monitoring shall continue annually or until the success criteria described in the HMMP has been met; once annual monitoring has documented that a self-sustaining population has been successfully established on site, this mitigation measure shall be determined to have been met. If after five years of implementation of the new population the success criteria has not been met, adaptive management measures created by a qualified biologist or botanist shall be implemented. The HMMP shall be submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to issuance of any grading permit.
MM BIO-1.2: For the protection of special-status birds and native nesting birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), future project activities shall occur from September 1 – January 31 (inclusive) outside of the nesting season, to the extent feasible.

If work cannot be scheduled to occur outside of the nesting season, and project activities (grading, staging, etc.,) are initiated during the nesting season (February 1 – August 31, inclusive), a qualified wildlife biologist shall conduct a nesting bird survey no more than 14 days

prior to the start of project activities, such as grading or staging, and prior to issuance of any grading permit. If no active nests are identified during the surveys, no impacts will occur to birds and work shall progress without restriction. If active nests are identified, a no-disturbance buffer around the nest shall be implemented to avoid impacts to nesting birds. Buffers shall be determined by a qualified biologist, and typically range from 25 feet to 500 feet depending on the species, nest location, and protection status of that species. After an active nest is determined to no longer be active, because of young fledging or predation, the buffer around the nest shall be removed and work shall progress without restriction.

MM BIO-1.3: Prior to issuance of any grading, building, or demolition permits, the project applicant shall implement Condition 15 of the Habitat Plan and pay burrowing owl impact fees to the Habitat Agency. Pursuant to Condition 15, a qualified biologist shall conduct pre-construction surveys in all suitable habitat areas. To maximize the likelihood of detecting owls, the preconstruction survey shall last a minimum of three hours. The survey shall begin one hour before sunrise and continue until two hours after sunrise (for three hours total) or begin two hours before sunset and continue until one hour after sunset. Additional time may be required for large project sites. A minimum of two surveys shall be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed shall be counted and their locations mapped. Surveys shall conclude no more than two calendar days prior to the start of any construction. Therefore, the project applicant must begin surveys no more than four days prior to construction (two days of surveying plus up to two days between surveys and construction). To avoid last-minute changes in schedule or contracting that may occur if burrowing owls are found, the project applicant may also conduct a preliminary survey up to fourteen (14) days before start of any construction. This preliminary survey may count as the first of the two required surveys as long as the second survey concludes no more than two calendar days in advance of construction.

If evidence of western burrowing owls is found during the breeding season (February 1–August 31, inclusive), the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance shall include establishment of a 250-foot non-disturbance buffer zone around nests. Construction may occur outside of the 250-foot non-disturbance buffer zone. Construction may occur inside of the 250-foot non-disturbance buffer during the breeding season if:

- the nest is not disturbed, and
- the project applicant develops an avoidance, minimization, and monitoring plan is approved by the Habitat Agency and the Wildlife Agencies prior to project construction.

If evidence of western burrowing owls is found during the non-breeding season (September 1–January 31, inclusive), the project applicant shall establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Construction activities outside of this 250-foot buffer are allowed. Construction activities within the non-disturbance buffer are allowed if the certain criteria are met, as outlined in the Habitat Plan Conditions Implementation Guide, in order to prevent owls from abandoning important overwintering sites.

The project applicant shall submit a report disclosing evidence of compliance with the Habitat Plan to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to issuance of any grading, building, or demolition permits.

Impact BIO-2: The project could have a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS due to the introduction and/or spread of invasive weeds.

MM BIO-2.1: All seeds and straw materials used on site shall be composed of weed-free rice (or similar acceptable material) straw, and all gravel and fill material shall be certified weed-free. Proof of certification, in the form of a California Department of Food and Agriculture Form 66-079 "Certificate of Quarantine Compliance," or equivalent certification from a qualified biologist, shall be submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to issuance of any grading, building or demolition permits.

During construction, vehicles and equipment shall be washed (including wheels, undercarriages, and bumpers) before leaving and after entering the project footprint. Vehicles shall be cleaned at existing construction yards or legal operating car washes. This measure shall be printed on all construction documents, contracts, and project plans.

Following construction, temporary impact zones or any disturbed ground that will not be under hardscape, landscaped, or maintained, shall be reseeded with a native seed mixture as verified by a qualified biologist.

Seed mixtures applied for erosion control shall be composed of native species appropriate for the site in order to provide long-term erosion control and slow colonization by invasive non-native plants. The project applicant shall prepare a detailed landscape plan identifying the areas to be reseeded and the native seed mixture to be used and submit the plan to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee for review and approval.

Impact BIO-3: The project could have a substantial adverse effect on adjacent wetland and non-wetland waters through direct removal, filling, hydrological interruption, or other means.

MM BIO-3.1: Prior to the issuance of any grading or building permits, the project applicant shall establish a Wetland and Riparian Avoidance Buffer at least 50 feet from the edge of the wetland or non-wetland water features and at least 100 feet from the edge of the riparian area, and all grading and construction activities shall occur outside of this area. The Wetland and Riparian Avoidance Buffer shall be temporarily staked prior to grading and construction activities, using orange construction fencing, lathe and flagging or its equivalent, by a qualified biologist to ensure that construction equipment and personnel avoid these features. Fencing shall be erected along the outer edge of the site, between the site and any adjacent wetland, pond, or riparian area, for the duration of project construction. Photo documentation shall be submitted to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee.

Typical avoidance and minimization measures, such as those listed in Table 6-2 of the Habitat Plan or measures deemed appropriate by a qualified biologist, shall be implemented during construction. To this end, all personnel working adjacent to the Wetland and Riparian Avoidance Buffer shall be trained by a qualified biologist in the avoidance and minimization measures outlined in Table 6-2 of the Habitat Plan. Training materials shall be submitted to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee upon request.

MM BIO-3.2: The following measures shall be implemented to ensure avoidance of erosion or pollution to wetlands during construction activity:

- Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into wetlands or non-wetland waters. Filter fences, if used, shall be of material that will not trap reptiles and amphibians (i.e., no mesh, woven, or netted material and no high density plastic fencing). Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
- Erosion-control measures shall be placed between the wetland or pond and the outer edge of the Project site. Fiber rolls used for erosion control shall be certified as free of noxious weed seed.
- Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed area.
- No construction or maintenance vehicles shall be refueled within 200 feet of avoided wetlands and non-wetland waters unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the case of a spill.

Used cleaning materials (e.g., liquids) shall be disposed of safely, and if necessary, taken off site for proper disposal. Used disposable globes should be retained for safe disposal in sealed bags.

Impact BIO-4: The project could interfere substantially with the movement of native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites due to bird collisions.

MM BIO-4.1: Façade Treatments. Prior to issuance of any building permits, ,the project applicant shall ensure that all glazing on the southern façade of the building facing identified wetland areas and the Guadalupe River is treated with bird-friendly glazing treatments. Examples of bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens over non-reflective glass. For the remaining building façades, no more than 10 percent of the surface area of façades between the ground and 60 feet above ground shall have untreated glazing. The final building design shall be reviewed by a qualified biologist for compliance, and the results of the review provided to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee, prior to issuance of a building permit.

Landscaping. Any trees used in landscaping that are adjacent to areas of untreated glazing shall have heights that do not exceed the first story of the building. This can be achieved through selection of species and/or through pruning. In these areas, tree species shall be selected that do not provide valuable resources for birds (e.g., food such as berries or other fruits, or cavities for nesting in their adult state) and that are not known to grow exceptionally tall (avoid oaks, redwoods, and eucalyptus trees). The final landscape plan shall be reviewed by a qualified biologist for compliance, and the results of the review provided to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee, prior to issuance of any building permits.

E. CULTURAL RESOURCES.

Impact CUL-2: Ground disturbing activities associated with project construction may result in impacts to unrecorded archaeological resources.

MM CUL-2.1: Treatment Plan: Prior to issuance of any grading permit, a project-specific Cultural Resources Treatment Plan shall be prepared by a qualified archaeologist in consultation with a Native American representative registered with the NAHC for the City of San Jose. The Cultural Resources Treatment Plan shall reflect permit-level detail pertaining to depths and

locations of all ground disturbing activities. The Cultural Resources Treatment Plan shall be prepared and submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to approval of any grading permit. The Treatment Plan shall contain, at a minimum:

- Identification of the scope of work and range of subsurface effects (including location map and development plan), including requirements for preliminary field investigations.
- Description of the environmental setting (past and present) and the historic/prehistoric background of the parcel (potential range of what might be found).
- Development of research questions and goals to be addressed by the investigation (what is significant vs. what is redundant information).
- Detailed field strategy used to record, recover, or avoid the finds and address research goals.
- Analytical methods.
- Report structure and outline of document contents.
- Disposition of the artifacts.
- Appendices: all site records, correspondence, and consultation with Native Americans, etc.

MM CUL-2.2: Investigation: Prior to issuance of any grading or demolition permits, the project applicant shall complete a preliminary field investigation program in conformance with the project-specific Cultural Resources Treatment Plan required under Mitigation Measure MM CUL-2.1. The locations of subsurface testing and exploratory trenching shall be determined prior to issuance of any grading permit based on the Cultural Resources Treatment Plan recommendations. A qualified archaeologist and a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall complete a presence/absence exploration. Results of the investigation shall be provided to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to issuance of any grading permit.

If any finds were discovered during the preliminary field investigation, the project shall implement MM CUL-2.4 for evaluation and recovery methodologies. The results of the preliminary field investigation and program shall be submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to issuance of any grading permit.

MM CUL-2.3: Construction Monitoring and Protection Measures: Although the data recovery and treatment program would be expected to recover potentially significant materials and information from the areas impacted by the project prior to grading, it is possible that additional resources could remain on- site. Therefore, all ground-disturbing activities (e.g., grading and excavation) shall be completed under the observation of a qualified archaeologist and a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area.

The qualified archaeologist or a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall have authority to halt construction activities temporarily in the immediate vicinity of an unanticipated find. If, for any reasons, the qualified archaeologist or a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, is not present, but construction crews encounter a cultural resource, all work shall stop temporarily within 50 feet of the find until a qualified archaeologist

in consultation with a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, has been contacted to determine the proper course of action. The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer shall be notified of any finds during the grading or other construction activities. Any human remains encountered during construction shall be treated according to the protocol identified in MM CUL-2.5.

MM CUL-2.4: Evaluation and Data Recovery: The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer shall be notified of any finds during the preliminary field investigation, grading, or other construction activities.
Any historic or prehistoric material identified in the project area during the preliminary field investigation and during grading or other construction activities shall be evaluated for eligibility for listing as a Candidate City Landmark and/or in the California Register of Historic Resources. Data recovery methods may include, but are not limited to, backhoe trenching, shovel test units, hand auguring, and hand-excavation.
The techniques used for data recovery shall follow the protocols identified in the project-specific Cultural Resources Treatment Plan. Data recovery shall include excavation and exposure of features, field documentation, and recordation.

MM CUL-2.5: Human Remains: Native American coordination shall follow the protocols established under Assembly Bill 52, State of California Code, and applicable City of San José procedures.
If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant or qualified archaeologist shall immediately notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee who will then notify the Santa Clara County Coroner. The Coroner shall make a determination as to whether the remains are Native American.
If the remains are believed to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall then designate a Most Likely Descendant (MLD). The MLD shall inspect the remains and make a recommendation on the treatment of the remains and associated artifacts.
If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner, in consultation with a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

- The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
- The descendant identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

MM CUL-2.6: Site Security: At the discretion of the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer, site fencing shall be installed on-site during the investigation, grading, building, or other construction activities to avoid destruction and/or theft of potential cultural resources. The responsible qualified archaeologist, in consultation with a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall advise the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer as to the necessity for a guard. The purpose of the security guard shall be to ensure the safety of any potential cultural resources (including human remains) that are left exposed overnight. The Director of PBCE shall have the final discretion to authorize the use of a security guard at the project site.

MM CUL-2.7: Final Reporting: Once all analyses and studies required by the project-specific Cultural Resources Treatment Plan have been completed, the project applicant, or representative, shall prepare a final report summarizing the results of the field investigation, data recovery activities and results, and compliance with the Cultural Resources Treatment Plan during all demolition, grading, building, and other construction activities. The report shall document the results of field and laboratory investigations and shall meet the Secretary of the Interior's Standards for Archaeological Documentation. The contents of the report shall be consistent with the protocol included in the project-specific Cultural Resources Treatment Plan.
The report shall be submitted to the Director of Planning, Building, and Code Enforcement for review and approval prior to issuance of any Certificates of Occupancy (temporary or final). Once approved, the final documentation shall be submitted to the Northwest Information Center at Sonoma State University, as appropriate.

MM CUL-2.8: Curation: Upon completion of the final report required by the project-specific Cultural Resources Treatment Plan, all recovered archaeological materials not identified as tribal cultural resources by the Native American monitor, shall be transferred to a long-term curation facility. Any curation facility used shall meet the standards outlined in the National Park Services' Curation of Federally Owned and Administered Archaeological Collections (36 CFR 79). The project applicant shall notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee of the selected curation facility prior to the issuance of any Certificates of Occupancy (temporary or final). To the extent feasible, and in consultation with the Native American representative, all recovered Native American/tribal cultural resources and artifacts shall be reburied on-site in an area that is unlikely to be disturbed again.
Treatment of materials to be curated shall be consistent with the protocols included in the project-specific Cultural Resources Treatment Plan.

All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, catalogued, and analyzed following standard archaeological procedures, and shall be documented in a report submitted to the Director of Planning, Building and Code Enforcement and the NWIC.

MM CUL-2.9: Dignified and Respectful Treatment – Cultural Sensitivity Training Prior to Construction: An important aspect of the consultation process is a dignified and respectful treatment of Tribal Cultural Resources. Prior to issuance of the Grading Permit, the project shall be required to submit evidence that an Archaeological Monitoring Contractor Awareness Training was held prior to ground disturbance. The training shall be facilitated by the project archaeologist in coordination with a Native American representative registered with the Native American Heritage Commissions for the City of San José and that is traditionally and culturally affiliated

with the geographic area as described in Public Resources Code Section 21080.3.

F. **ENERGY** – The project would not have a significant impact on this resource, therefore no mitigation is required.

G. **GEOLOGY AND SOILS** – The project would not have a significant impact on this resource, therefore no mitigation is required.

H. **GREENHOUSE GAS EMISSIONS -** The project would not have a significant impact on this resource, therefore no mitigation is required.

I. **HAZARDS AND HAZARDOUS MATERIALS**.

Impact HAZ-1: Residual soil and groundwater contamination could expose construction workers and members of the public, including the surrounding residential uses and elementary school, to hazardous materials during construction activities.

MM HAZ-1: Prior to the issuance of any grading, demolition, or building permits, the project applicant shall implement the approved Soil Management Plan prepared for the site under the oversight of the Regional Water Quality Control Board.

J. **HYDROLOGY AND WATER QUALITY -** The project would not have a significant impact on this resource, therefore no mitigation is required.

K. **LAND USE AND PLANNING** – The project would not have a significant impact on this resource, therefore no mitigation is required.

L. **MINERAL RESOURCES** – The project would not have a significant impact on this resource, therefore no mitigation is required.

M. **NOISE -** The project would not have a significant impact on this resource, therefore no mitigation is required

N. **POPULATION AND HOUSING** – The project would not have a significant impact on this resource, therefore no mitigation is required.

O. **PUBLIC SERVICES** – The project would not have a significant impact on this resource, therefore no mitigation is required.

P. **RECREATION** – The project would not have a significant impact on this resource, therefore no mitigation is required.

Q. **TRANSPORTATION / TRAFFIC -** The project would not have a significant impact on this resource, therefore no mitigation is required.

R. **TRIBAL CULTURAL RESOURCES -** The project would not have a significant impact on this resource, therefore no mitigation is required.

S. **UTILITIES AND SERVICE SYSTEMS** – The project would not have a significant impact on this resource, therefore no mitigation is required.

T. **WILDFIRE –** The project would not have a significant impact on this resource, therefore no mitigation is required.

U. **MANDATORY FINDINGS OF SIGNIFICANCE**

Cumulative impacts would be less than significant. The proposed Project would implement the identified mitigation measures and would have either have no impacts or less-than-significant impacts on air quality, biological resources, noise, and transportation. Therefore, the proposed Project would not contribute to any cumulative impact for these resources. The Project would not cause changes in the environment that have any potential to cause substantial adverse direct or indirect effects on human beings.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **Wednesday, November 10, 2021** any person may:

1. Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or

2. Submit written comments regarding the information and analysis in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Christopher Burton, Director
Planning, Building and Code Enforcement

10/7/2021
Date

Deputy

Maira Blanco
Environmental Project Manager

Circulation period: October 12, 2021 to November 10, 2021

MITIGATION MONITORING AND REPORTING PROGRAM

Alviso Hotel Project
File No. PD19-031
October 2021

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study/Mitigated Negative Declaration (IS/MND) prepared for The Alviso Hotel Project concluded that implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This MMRP addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the IS/MND concluded that the impacts from implementation of the project would be less than significant.

I, Michael Hughes, the applicant, on the behalf of Terra Development, hereby agree to implement the mitigation measures described below which have been developed in conjunction with the preparation of an IS/MND for my proposed project. I understand that these mitigation measures or substantially similar measures will be adopted as conditions of approval with my development permit request to avoid or significantly reduce potential environmental impacts to a less than significant level.

Project Applicant's Signature Michael Hughes

Date 3-12-22

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
	Documentation of Compliance [Project Applicant/Proponent Responsibility]		**Documentation of Compliance [Lead Agency Responsibility]**		
	Method of Compliance Or Mitigation Action	**Timing of Compliance**	**Oversight Responsibility**	**Actions/Reports**	**Monitoring Timing or Schedule**
BIOLOGICAL RESOURCES					
Impact BIO-1: The project could result in impacts from construction activities to special status plant species such as Congdon's tarplant and San Joaquin spearscale.					
MM BIO-1.1: Protocol-level surveys, as defined by the California Department of Fish and Wildlife (CDFW) and/or the California Native Plant Society (CNPS) shall be conducted by a qualified biologist during the documented bloom period of Congdon's tarplant (May to November) and San Joaquin spearscale (April to October) to determine the presence of these species in areas to be disturbed. Survey timing may fluctuate based on blooming periods of appropriate reference site locations. The biologist shall submit a report indicating the results of the survey to the City's Director of PBCE or the Director's designee for review and approval prior to issuance of any grading permit. If special-status plant surveys result in negative findings, no impacts would occur, and no mitigation would be required. Similarly, if special-status plant surveys find either species are observed within the project area but can be avoided, these plants would not be impacted, and no mitigation would be required. However, if either species is found to be present, the implementation of following measures would reduce project impact on special-status plants to less than significant:	Conduct protocol-level surveys during the documented bloom period of Congdon's tarplant and San Joaquin spearscale. Submit a report indicating the results of the survey to the City's Director of PBCE or the Director's designee. If species are present and cannot be avoided, then a new population shall be established within the Wetland and Riparian Avoidance Buffer and a Habitat Mitigation and Monitoring Plan (HMMP) shall be completed.	During the documented bloom period of Congdon's tarplant (May to November) and San Joaquin spearscale (April to October) and prior to issuance of any grading permit.	City of San José Director of Planning, Building and Code Enforcement or the Director's designee.	Review and approve report of protocol-level surveys. Review and approve the Habitat Mitigation and Monitoring Plan.	During the documented bloom period of Congdon's tarplant (May to November) and San Joaquin spearscale (April to October).

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
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	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility	Actions/Reports	Monitoring Timing or Schedule
• If a population of Congdon's tarplant or San Joaquin spearscale is identified in the project footprint and cannot be avoided, mitigation for loss of individuals shall be completed. Mitigation shall be achieved by establishing a new population in the seasonal wetland and ruderal herbaceous vegetation that occur within the Wetland and Riparian Avoidance Buffer on the project site. This area shall not be developed by the project, and shall contain suitable habitat types for establishing a new population. Mitigation shall be a 1:1 ratio of plant establishment, on an acreage basis.					
• A Habitat Mitigation and Monitoring Plan (HMMP) shall be completed by a qualified biologist or botanist prior to removal of the individuals. The HMMP shall include a detailed explanation of how the new population would be established, as well as an explanation of what metrics shall be used to measure the success criteria of the new population. The HMMP shall include details for monitoring criteria to quantitatively sample the Congdon's tarplant or San Joaquin spearscale population and determine the number of germinated/surviving plants. This monitoring shall continue annually or until the	Monitor the site annually and confirm success criteria.	Prior to removal of any individuals. The monitoring required by the HMMP would continue annually or until the success criteria described in the HMMP has been met. If after five years of implementation of the new population			

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success criteria described in the HMMP has been met; once annual monitoring has documented that a self-sustaining population has been successfully established on site, this mitigation measure shall be determined to have been met. If after five years of implementation of the new population the success criteria has not been met, adaptive management measures created by a qualified biologist or botanist shall be implemented. The HMMP shall be submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee for review and approval prior to issuance of any grading permit.		the success criteria has not been met, adaptive management measures created by a qualified biologist or botanist shall be implemented.			
MM BIO-1.2: For the protection of special-status birds and native nesting birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), future project activities shall occur from September 1 – January 31 (inclusive) outside of the nesting season, to the extent feasible. If work cannot be scheduled to occur outside of the nesting season, and project activities (grading, staging, etc.,) are initiated during the nesting season (February 1 – August 31, inclusive), a qualified wildlife biologist shall conduct a nesting bird survey no more than 14 days prior to the start of project activities, such as	Complete project activities from September 1 – January 31, outside of the nesting season. If construction activities cannot be scheduled to occur outside of the nesting season, and project activities are initiated during the nesting season (February 1 – August 31, inclusive), a qualified wildlife biologist	Project activities shall occur from September 1 – January 31 (inclusive) outside of the nesting season. If this is not possible, and project activities are initiated during the nesting season (February 1 – August 31,	City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee.	Receive copy of completed bird surveys.	Prior to issuance of any grading, demolition, or building permits.

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grading or staging, and prior to issuance of any grading permit. If no active nests are identified during the surveys, no impacts will occur to birds and work shall progress without restriction. If active nests are identified, a no-disturbance buffer around the nest shall be implemented to avoid impacts to nesting birds. Buffers shall be determined by a qualified biologist, and typically range from 25 feet to 500 feet depending on the species, nest location, and protection status of that species. After an active nest is determined to no longer be active, because of young fledging or predation, the buffer around the nest shall be removed and work shall progress without restriction.	shall conduct a nesting bird survey no more than 14 days prior to the start of project activities. If active nests are identified, a no-disturbance buffer around the nest shall be implemented to avoid impacts to nesting birds.	inclusive), a qualified wildlife biologist shall conduct a nesting bird survey no more than 14 days prior to the start of project activities, such as grading or staging, and prior to issuance of any grading permit. Avoidance buffers shall be enforced until active nests are no longer active.			
MM BIO-1.3: Prior to issuance of any grading, building, or demolition permits, the project applicant shall implement Condition 15 of the Habitat Plan and pay burrowing owl impact fees to the Habitat Agency. Pursuant to Condition 15, a qualified biologist shall conduct pre-construction surveys in all suitable habitat areas. To maximize the likelihood of detecting owls, the preconstruction survey shall last a minimum of three hours. The survey shall begin one hour before sunrise and continue until two hours after sunrise (for three hours total) or begin two hours before sunset and	Pay burrowing owl impact fees to the Habitat Agency. Conduct pre-construction surveys for a minimum of three hours in all suitable habitat areas. If evidence of western burrowing owls is found during the breeding season (February 1–August 31,	Prior to issuance of any grading, building, or demolition permits, implement Condition 15 of the Habitat Plan and pay burrowing owl impact fees.	City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee.	Collect burrowing owl impact fee on behalf of the Santa Clara Valley Habitat Agency in conformance with the Habitat Plan.	Prior to issuance of any grading, building, or demolition permits. .

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continue until one hour after sunset. Additional time may be required for large project sites. A minimum of two surveys shall be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed shall be counted and their locations mapped. Surveys shall conclude no more than two calendar days prior to the start of any construction. Therefore, the project applicant must begin surveys no more than four days prior to construction (two days of surveying plus up to two days between surveys and construction). To avoid last-minute changes in schedule or contracting that may occur if burrowing owls are found, the project applicant may also conduct a preliminary survey up to fourteen (14) days before start of any construction. This preliminary survey may count as the first of the two required surveys as long as the second survey concludes no more than two calendar days in advance of construction. If evidence of western burrowing owls is found during the breeding season (February 1–August 31, inclusive), the project applicant shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance shall include establishment of a 250-foot non-disturbance buffer zone around nests. Construction may occur outside of the 250-foot non-disturbance	inclusive), avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. If evidence of western burrowing owls is found during the non-breeding season (September 1–January 31, inclusive), the project applicant shall establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Submit a report disclosing evidence of compliance with the Habitat Plan to the Director of Planning, Building and Code Enforcement or Director's designee.	Surveys shall conclude no more than two calendar days prior to the start of any construction. A preliminary survey may be conducted up to fourteen (14) days before construction The survey shall begin one hour before sunrise and continue until two hours after sunrise (for three hours total) or begin two hours before sunset and continue until one hour after sunset.			

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buffer zone. Construction may occur inside of the 250-foot non-disturbance buffer during the breeding season if: • the nest is not disturbed, and • the project applicant develops an avoidance, minimization, and monitoring plan is approved by the Habitat Agency and the Wildlife Agencies prior to project construction. If evidence of western burrowing owls is found during the non-breeding season (September 1–January 31, inclusive), the project applicant shall establish a 250-foot non-disturbance buffer around occupied burrows as determined by a qualified biologist. Construction activities outside of this 250-foot buffer are allowed. Construction activities within the non-disturbance buffer are allowed if the certain criteria are met, as outlined in the Habitat Plan Conditions Implementation Guide, in order to prevent owls from abandoning important overwintering sites. The project applicant shall submit a report disclosing evidence of compliance with the Habitat Plan to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to issuance of any grading, building, or demolition permits.					

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Impact BIO-2: The project could have a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS due to the introduction and/or spread of invasive weeds.					
MM BIO-2.1: All seeds and straw materials used on site shall be composed of weed-free rice (or similar acceptable material) straw, and all gravel and fill material shall be certified weed-free. Proof of certification, in the form of a California Department of Food and Agriculture Form 66-079 "Certificate of Quarantine Compliance," or equivalent certification from a qualified biologist, shall be submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to issuance of any grading, building or demolition permits.	Submit proof of certification for all seed and straw material used on site, in the form of a California Department of Food and Agriculture Form 66-079 "Certificate of Quarantine Compliance," or equivalent certification from a qualified biologist.	Prior to issuance of any grading, building or demolition permits.	Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee.	Review and approve proof of certification. Ensure this measure is printed on all construction documents, contracts, and project plans.	Prior to issuance of any grading, building or demolition permits.
During construction, vehicles and equipment shall be washed (including wheels, undercarriages, and bumpers) before leaving and after entering the project footprint. Vehicles shall be cleaned at existing construction yards or legal operating car washes. This measure shall be printed on all construction documents, contracts, and project plans.	Wash vehicles and equipment during construction before leaving and entering the project footprint. This measure shall be printed on all construction documents, contracts, and project plans.	During construction.			During construction.
Following construction, temporary impact zones or any disturbed ground that will not be under hardscape, landscaped, or maintained, shall be reseeded with a native seed mixture as verified by a qualified biologist.	Following construction, temporary impact zones or any disturbed ground that will not be under hardscape,	Following construction.		Review and approve the landscape plan.	Following construction.

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Seed mixtures applied for erosion control shall be composed of native species appropriate for the site in order to provide long-term erosion control and slow colonization by invasive non-native plants. The project applicant shall prepare a detailed landscape plan identifying the areas to be reseeded and the native seed mixture to be used and submit the plan to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee for review and approval.	landscaped, or maintained, shall be reseeded with a native seed mixture as verified by a qualified biologist. Submit the landscape plan to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee for review and approval.				
Impact BIO-3: The project could have a substantial adverse effect on adjacent wetland and non-wetland waters through direct removal, filling, hydrological interruption, or other means.					
MM BIO-3.1: Prior to the issuance of any grading or building permits, the project applicant shall establish a Wetland and Riparian Avoidance Buffer at least 50 feet from the edge of the wetland or non-wetland water features and at least 100 feet from the edge of the riparian area, and all grading and construction activities shall occur outside of this area. The Wetland and Riparian Avoidance Buffer shall be temporarily staked prior to grading and construction activities, using orange construction fencing, lathe and flagging or its equivalent, by a qualified biologist to ensure that construction equipment and personnel avoid these features. Fencing shall be erected along the outer edge of the site, between the site and any adjacent wetland,	Establish a Wetland and Riparian Avoidance Buffer for all grading and construction activities to occur outside of. Typical avoidance and minimization measures, such as those listed in Table 6-2 of the Habitat Plan or measures deemed appropriate by a qualified biologist, shall be implemented during construction. All personnel working adjacent to the	Prior to the issuance of any grading or building permits and during all grading and construction activities.	Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee.	Review photo documentation of the Wetland and Riparian Avoidance Buffer is established. Review training materials.	Prior to the issuance of any grading or building permits and during all grading and construction activities.

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pond, or riparian area, for the duration of project construction. Photo documentation shall be submitted to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee. Typical avoidance and minimization measures, such as those listed in Table 6-2 of the Habitat Plan or measures deemed appropriate by a qualified biologist, shall be implemented during construction. To this end, all personnel working adjacent to the Wetland and Riparian Avoidance Buffer shall be trained by a qualified biologist in the avoidance and minimization measures outlined in Table 6-2 of the Habitat Plan. Training materials shall be submitted to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee upon request.	Wetland and Riparian Avoidance Buffer shall be trained by a qualified biologist in the avoidance and minimization measures outlined in Table 6-2 of the Habitat Plan. Submit photo documentation to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee.				
MM BIO-3.2: The following measures shall be implemented to ensure avoidance of erosion or pollution to wetlands during construction activity: • Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into wetlands or non-wetland waters. Filter fences, if used, shall be of material that will	Implement appropriate erosion control measures to reduce siltation and runoff of contaminants into wetlands or non-wetland waters, park vehicles on pavement, existing roads, and previously disturbed areas, refuel vehicles at least 200	During any construction activity.	Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee.	Ensure that all measures are printed on all construction documents, contracts, and project plans.	Prior to issuance of any grading permits.

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not trap reptiles and amphibians (i.e., no mesh, woven, or netted material and no high density plastic fencing). Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians. • Erosion-control measures shall be placed between the wetland or pond and the outer edge of the Project site. Fiber rolls used for erosion control shall be certified as free of noxious weed seed. • Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed area. • No construction or maintenance vehicles shall be refueled within 200 feet of avoided wetlands and non-wetland waters unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the case of a spill. • Used cleaning materials (e.g., liquids) shall be disposed of safely, and if necessary, taken off site for proper disposal. Used disposable globes should be retained for safe disposal in sealed bags.	feet from wetlands and non-wetlands or use a bermed and lined refueling area with hazardous material absorbent pads available, and properly dispose of used cleaning materials. All measures shall be printed on all construction documents, contracts, and project plans.				

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Impact BIO-4: The project could interfere substantially with the movement of native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites due to bird collisions.					
MM BIO-4.1: Façade Treatments. Prior to issuance of any building permits, ,the project applicant shall ensure that all glazing on the southern façade of the building facing identified wetland areas and the Guadalupe River is treated with bird-friendly glazing treatments. Examples of bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens over non-reflective glass. For the remaining building façades, no more than 10 percent of the surface area of façades between the ground and 60 feet above ground shall have untreated glazing. The final building design shall be reviewed by a qualified biologist for compliance, and the results of the review provided to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee, prior to issuance of a building permit.	Submit building design plan that shows all glazing on the southern façade of the building facing identified wetland areas and the Guadalupe River shall be treated with bird-friendly glazing treatments and for the remaining building façades, more than 10 percent of the surface area of façades between the ground and 60 feet above ground shall have untreated glazing.	Prior to issuance of any building permits.	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee.	Review and approve the final building design plan.	Prior to issuance of any building permits.
Landscaping. Any trees used in landscaping that are adjacent to areas of untreated glazing shall have heights that do not exceed the first story of the building. This can be achieved through selection of species and/or through pruning. In these areas, tree species shall be selected that do not provide valuable	Submit landscape plan that shows any trees used in landscaping that are adjacent to areas of untreated glazing shall have heights that do not	Prior to issuance of any building permits.	City of San José Director of Planning, Building and Code Enforcement or Director's designee	Review and approve the final landscape plan.	Prior to issuance of any building permits.

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resources for birds (e.g., food such as berries or other fruits, or cavities for nesting in their adult state) and that are not known to grow exceptionally tall (avoid oaks, redwoods, and eucalyptus trees). The final landscape plan shall be reviewed by a qualified biologist for compliance, and the results of the review provided to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee, prior to issuance of any building permits.	exceed the first story of the building.				
CULTURAL RESOURCES					
Impact CUL-2: Ground disturbing activities associated with project construction may result in impacts to unrecorded archaeological resources.					
MM CUL-2.1: Treatment Plan: Prior to issuance of any grading permit, a project-specific Cultural Resources Treatment Plan shall be prepared by a qualified archaeologist. The Cultural Resources Treatment Plan shall reflect permit-level detail pertaining to depths and locations of all ground disturbing activities. The Cultural Resources Treatment Plan shall be prepared and submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to approval of any grading permit. The Treatment Plan shall contain, at a minimum:	Prepare a project-specific Cultural Resources Treatment Plan that includes all items listed under MM CUL-2.1	Prior to issuance of any grading permits.	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee.	Review and approve the Cultural Resources Treatment Plan.	Prior to issuance of any grading permits.

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• Identification of the scope of work and range of subsurface effects (including location map and development plan), including requirements for preliminary field investigations. • Description of the environmental setting (past and present) and the historic/prehistoric background of the parcel (potential range of what might be found). • Development of research questions and goals to be addressed by the investigation (what is significant vs. what is redundant information). • Detailed field strategy used to record, recover, or avoid the finds and address research goals. • Analytical methods. • Report structure and outline of document contents. • Disposition of the artifacts. • Appendices: all site records, correspondence, and consultation with Native Americans, etc.					

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MM CUL-2.2: Investigation: Prior to issuance of any grading or demolition permits, the project applicant shall complete a preliminary field investigation program in conformance with the project-specific Cultural Resources Treatment Plan required under Mitigation Measure MM CUL-2.1. The locations of subsurface testing and exploratory trenching shall be determined prior to issuance of any grading permit based on the Cultural Resources Treatment Plan recommendations. A qualified archaeologist and a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall complete a presence/absence exploration. Results of the investigation shall be provided to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee prior to issuance of any grading permit. If any finds were discovered during the preliminary field investigation, the project shall implement MM CUL-2.4 for evaluation and recovery methodologies. The results of the preliminary field investigation and program shall be submitted to the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee	Complete a preliminary field investigation program in conformance with the project-specific Cultural Resources Treatment Plan. A qualified archaeologist and a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall complete a presence/absence exploration. If any finds were discovered during the preliminary field investigation, the project shall implement MM CUL-2.4 for evaluation and recovery methodologies. Submit the results of the	Prior to project grading and excavation.	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee.	Review and approve results of the preliminary field investigation and program.	Prior to the issuance of any grading or demolition permits.

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for review and approval prior to issuance of any grading permit. **MM CUL-2.3:** Construction Monitoring and Protection Measures: Although the data recovery and treatment program would be expected to recover potentially significant materials and information from the areas impacted by the project prior to grading, it is possible that additional resources could remain on-site. Therefore, all ground-disturbing activities (e.g., grading and excavation) shall be completed under the observation of a qualified archaeologist and a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area. The qualified archaeologist or a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall have authority to halt construction activities temporarily in the immediate vicinity of an unanticipated find. If, for any reasons, the qualified archaeologist or a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally	preliminary field investigation and program. Complete all ground-disturbing activities under observation of a qualified archaeologist and a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area. If, for any reasons, the qualified archaeologist or a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, is not present, but construction crews encounter a cultural resource, all work shall stop	During all ground-disturbing activities.	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer.	Review notifications of finds.	During all ground-disturbing activities.

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
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affiliated with the geographic area, is not present, but construction crews encounter a cultural resource, all work shall stop temporarily within 50 feet of the find until a qualified archaeologist in consultation with a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, has been contacted to determine the proper course of action. The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer shall be notified of any finds during the grading or other construction activities. Any human remains encountered during construction shall be treated according to the protocol identified in MM CUL-2.5.	temporarily within 50 feet of the find until a qualified archaeologist in consultation with a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, has been contacted to determine the proper course of action. Notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer of any finds.				
MM CUL-2.4: Evaluation and Data Recovery: The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer shall be notified of any finds during the preliminary field investigation, grading, or other construction activities.	Notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the	During the preliminary field investigation, grading, or other construction activities.	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's	Review notification of any finds. Review any data recovery that occurs.	During the preliminary field investigation, grading, or other construction activities.

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Any historic or prehistoric material identified in the project area during the preliminary field investigation and during grading or other construction activities shall be evaluated for eligibility for listing as a Candidate City Landmark and/or in the California Register of Historic Resources. Data recovery methods may include, but are not limited to, backhoe trenching, shovel test units, hand auguring, and hand-excavation. The techniques used for data recovery shall follow the protocols identified in the project-specific Cultural Resources Treatment Plan. Data recovery shall include excavation and exposure of features, field documentation, and recordation.	Historic Preservation Officer of any finds. Evaluate any historic or prehistoric material identified in the project area for eligibility for listing as a Candidate City Landmark and/or in the California Register of Historic Resources. Follow the protocols identified in the project-specific Cultural Resources Treatment Plan.		designee and the Historic Preservation Officer.		
MM CUL-2.5: Human Remains: Native American coordination shall follow the protocols established under Assembly Bill 52, State of California Code, and applicable City of San José procedures. If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. In the event of	Follow the protocols established under Assembly Bill 52, State of California Code, applicable City of San José procedures, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through	Immediately following any discovery of human remains.	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee, the qualified archaeologist, the Santa Clara County Coroner, and the Native American	Notify the Santa Clara County Coroner if human remains are discovered. Ensure all protocols required under MM CUL-2.5 are implemented.	Immediately following any discovery of human remains.

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
	Documentation of Compliance [Project Applicant/Proponent Responsibility]		Documentation of Compliance [Lead Agency Responsibility]		
	Method of Compliance Or Mitigation Action	**Timing of Compliance**	**Oversight Responsibility**	**Actions/Reports**	**Monitoring Timing or Schedule**
the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant or qualified archaeologist shall immediately notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee who will then notify the Santa Clara County Coroner. The Coroner shall make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall then designate a Most Likely Descendant (MLD). The MLD shall inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner, in consultation with a qualified Native American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, to reinter the Native American human remains and associated grave goods	5097.99, as amended per Assembly Bill 2641. If human remains are discovered there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee shall be notified. The City shall then notify the Santa Clara County Coroner. If the remains are believed to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours.	Within 24 hours.	Heritage Commission (NAHC).		

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with appropriate dignity in a location not subject to further subsurface disturbance: • The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation; or • The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.					
MM CUL-2.6: Site Security: At the discretion of the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer, site fencing shall be installed on-site during the investigation, grading, building, or other construction activities to avoid destruction and/or theft of potential cultural resources. The responsible qualified archaeologist, in consultation with a qualified Native	Install site fencing on-site during the investigation, grading, building, or other construction activities to avoid destruction and/or theft of potential cultural resources.	During the investigation, grading, building, or other construction activities.	The City of San José Director of Planning, Building and Code Enforcement or the Director's designee, the Historic Preservation Officer.	Determine if/when site fencing and/or security is necessary to avoid destruction and/or theft of potential cultural resources.	During the investigation, grading, building, or other construction activities.

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American monitor, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, shall advise the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee and the Historic Preservation Officer as to the necessity for a guard. The purpose of the security guard shall be to ensure the safety of any potential cultural resources (including human remains) that are left exposed overnight. The Director of PBCE shall have the final discretion to authorize the use of a security guard at the project site.					
MM CUL-2.7: Final Reporting: Once all analyses and studies required by the project-specific Cultural Resources Treatment Plan have been completed, the project applicant, or representative, shall prepare a final report summarizing the results of the field investigation, data recovery activities and results, and compliance with the Cultural Resources Treatment Plan during all demolition, grading, building, and other construction activities. The report shall document the results of field and laboratory investigations and shall meet the Secretary of the Interior's Standards for Archaeological Documentation. The contents of the report shall be consistent with the protocol included in the project-specific Cultural Resources Treatment Plan.	Prepare a final report summarizing the results of the field investigation, data recovery activities and results, and compliance with the Cultural Resources Treatment Plan during all demolition, grading, building, and other construction activities. The report shall document the results of field and laboratory investigations and shall meet the Secretary of	Once all analyses and studies required by the project-specific Cultural Resources Treatment Plan have been completed and prior to issuance of any Certificates of Occupancy (temporary or final).	Director of Planning, Building, and Code Enforcement or the Director's designee.	Review and approve the final report summarizing the results of the field investigation, data recovery activities and results, and compliance with the Cultural Resources Treatment Plan during all demolition,	Once all analyses and studies required by the project-specific Cultural Resources Treatment Plan have been completed and prior to issuance of any Certificates of Occupancy

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The report shall be submitted to the Director of Planning, Building, and Code Enforcement for review and approval prior to issuance of any Certificates of Occupancy (temporary or final). Once approved, the final documentation shall be submitted to the Northwest Information Center at Sonoma State University, as appropriate.	the Interior's Standards for Archaeological Documentation.			grading, building, and other construction activities.	(temporary or final.
MM CUL-2.8: Curation: Upon completion of the final report required by the project-specific Cultural Resources Treatment Plan, all recovered archaeological materials not identified as tribal cultural resources by the Native American monitor, shall be transferred to a long-term curation facility. Any curation facility used shall meet the standards outlined in the National Park Services' Curation of Federally Owned and Administered Archaeological Collections (36 CFR 79). The project applicant shall notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee of the selected curation facility prior to the issuance of any Certificates of Occupancy (temporary or final). To the extent feasible, and in consultation with the Native American representative, all recovered Native American/tribal cultural resources and artifacts shall be reburied on-site in an area that is unlikely to be disturbed again.	Transfer all recovered archaeological materials not identified as tribal cultural resources by the Native American monitor, to a long-term curation facility that meets the standards outlined in the National Park Services' Curation of Federally Owned and Administered Archaeological Collections (36 CFR 79). Notify the City of San José Director of Department of Planning, Building and Code Enforcement or the Director's designee of the selected curation facility. To the extent feasible, and in	Upon completion of the final report required by the project-specific Cultural Resources Treatment Plan and prior to the issuance of any Certificates of Occupancy (temporary or final).	The City of San José Director of Department of Planning, Building and Code Enforcement or the Director's.	Approve the selected curation facility.	Upon completion of the final report required by the project-specific Cultural Resources Treatment Plan and prior to the issuance of any Certificates of Occupancy (temporary or final).

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Treatment of materials to be curated shall be consistent with the protocols included in the project-specific Cultural Resources Treatment Plan. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, catalogued, and analyzed following standard archaeological procedures, and shall be documented in a report submitted to the Director of Planning, Building and Code Enforcement and the NWIC.	consultation with the Native American representative, all recovered Native American/tribal cultural resources and artifacts shall be reburied on-site in an area that is unlikely to be disturbed again. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, catalogued, and analyzed following standard archaeological procedures, and shall be documented in a report submitted to the Director of Planning, Building and Code Enforcement and the NWIC.				
MM CUL-2.9: Dignified and Respectful Treatment – Cultural Sensitivity Training Prior to Construction: An important aspect of the consultation process is a dignified and respectful treatment of Tribal Cultural Resources. Prior to issuance of the Grading Permit, the project shall be required to submit evidence that an Archaeological Monitoring Contractor Awareness	Prior to issuance of the Grading Permit, the project shall be required to submit evidence that an Archaeological Monitoring Contractor Awareness Training was held prior to	Prior to issuance of the Grading Permit and prior to any ground disturbance.	The Director of Planning, Building and Code Enforcement	Receive and approve evidence that an Archaeological Monitoring Contractor	Prior to issuance of the Grading Permit and prior to any ground disturbance.

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Training was held prior to ground disturbance. The training shall be facilitated by the project archaeologist in coordination with a Native American representative registered with the Native American Heritage Commissions for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3.	ground disturbance. The training shall be facilitated by the project archaeologist in coordination with a Native American representative registered with the Native American Heritage Commissions for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3.			Awareness Training was held.	
HAZARDS AND HAZARDOUS MATERIALS					
Impact HAZ-1: Residual soil and groundwater contamination could expose construction workers and members of the public, including the surrounding residential uses and elementary school, to hazardous materials during construction activities.					
MM HAZ-1.1: Prior to the issuance of any grading, demolition, or building permits, the project applicant shall implement the approved Soil Management Plan prepared for the site under the oversight of the Regional Water Quality Control Board.	Prepare Soil Management Plan and receive approval from Regional Water Quality Control Board. Submit copy of approved plan to City of San José Director of Planning, Building and Code Enforcement or Director's designee, and the City of San	Prior to the issuance of any grading, demolition, or building permits During construction	City of San José Director of Planning, Building and Code Enforcement or Director's designee. City of San José's Environmental Services Department's	Receive copy of approved Soil Management Plan	Prior to the issuance of any grading, demolition, or building permits .

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	José's Environmental Services Department's Municipal Compliance Officer Implement the approved Soil Management Plan under the direction of Regional Water Quality Control Board.		Municipal Compliance Officer		

Source: City of San José. Initial Study. Alviso Hotel Project. October 2021.