

KEYED NOTES	
1	IRRIGATED LANDSCAPED AREA - SEE L.S. DWGS.
2	CONCRETE SLAB AT ENTRANCE OR WALKWAY INTERSECTION - SEE 13A105. SLOPE @ MAX. 1.5%. SLOPE AWAY FROM BLDG. - SEE CIVIL DWGS.
3	TOW-AWAY WARNING SIGN 'A' PER 11B-002.8 SEE 5/A022
4	ACCESSIBLE PARKING SIGN 'B' - SEE 4/A022
5	*ACCESSIBLE PATH OF TRAVEL SIGN 'E' - SEE 6/A022
6	(E) TRANSFORMER TO BE DEMO'D - SEE ELEC. DWGS.
7	CURB RAMP PER 11B-006.2. MAX. SLOPE IN DIRECTION OF TRAVEL: 1:12
8	DECORATIVE SITE WALL 'A' - SEE 20A105.
9	DECORATIVE PILASTER WITH LIGHT FIXTURE - SEE 16A105.
10	DECORATIVE SITE WALL 'B' - SEE 18A105.
11	TRASH/RECYCLING ENCLOSURE - SEE 11A103.
12	RESIDENTIAL UNIT WITH MOBILITY FEATURES PER 11B-233.3.1.1, 6 TOTAL.
13	VAN ACCESSIBLE PARKING - SEE 18A022
14	ACCESSIBLE PARKING - SEE 18A022
15	ASPHALT PAVING - SEE CIVIL DWGS. FOR PAVING SECTION.
16	BUILDING SETBACK FROM PROPERTY LINE
17	4" WIDE SPACE STRIPING, TYP.
18	COMPACT PARKING SPACE, 8'-0" x 16'-0"
19	FIRE APPARATUS TURNING RADIUS
20	BICYCLE RACK - SEE 11A105.
21	INSTALL SIGN 'G' PER 6/A022, COMPLYING WITH BRAILLE REQUIREMENTS OF 11B-703 STARTING 20' SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS*
22	RESIDENTIAL UNIT WITH COMMUNICATIONS FEATURES PER 11B-005.5, 3 TOTAL.
23	(2) FUTURE ELECTRIC VEHICLE CHARGING STATIONS, SEE ELEC. DWGS.
24	PROPOSED MONUMENT SIGN LOCATION, UNDER SEPARATE PERMIT, SEE 18 AND 18A105.
25	2'-0" VEHICLE OVERHANG BEYOND CURB.
26	8 INCH HIGH, ALPHA-NUMERIC REFLECTORIZED BLDG ADDRESS IN 1 INCH STROKE MOUNTED AT 18'-0" ABV. 1ST FLOOR.
27	FIRE DEPT. CONNECTION TO SPRINKLER SYSTEM.
28	SIGNAGE INDICATING DESIGNATED PARKING SPACE FOR LOW-EMITTING, FUEL-EFFICIENT OR CARPOOL/VANPOOL VEHICLE*
29	LAUNDRY - SEE A222
30	RESIDENT BBQ AREA. CONCRETE SLAB SLOPE TO DRAIN, FURNITURE BY OWNER.
31	STAMPED & COLORED CONCRETE DETAIL INFILL.
32	STAMPED & COLORED ASPHALT AT PEDESTRIAN CROSSING.
33	REMOVABLE STEEL BOLLARD PER UTILITY CO. STANDARD. AMT. AND LOCATION AS NOTED.
34	6" WIDE x 6" HIGH CONCRETE CURB, SEE 11A105 AND CIVIL DWGS.
35	CONCRETE PAVING.
36	CONCRETE WALKWAY, MAX. SLOPE 5% IN DIRECTION OF TRAVEL
37	RFID CARD READER/KEYPAD FOR ELECTRIC VEHICULAR GATE.
38	LOCATION OF FUTURE RESIDENT COMMONS BUILDING.
39	SOLAR SHADE STRUCTURE OVER PARKING (BY OTHERS)
40	BOOT WASH GRATED VAULT, SEE 17A105.
41	BIKE LOCKER, RELIANCE FOUNDRY R4285 OR EQUAL. EXPANSION BOLT TO CONCRETE SLAB AT 3 POINTS WITH 3/8" BOLTS, 3" MIN.
42	6 FT HIGH, 25 FT WIDE STEEL ROLLING BI-PART GATE WITH DECORATIVE PICKETS, RFIDKEYPAD ENTRY, FREE EXIT.
43	8 FT HIGH, 20 FT WIDE STEEL SWINGING BI-PART GATE WITH DECORATIVE PICKETS, RFIDKEYPAD ENTRY, FREE EXIT.
44	6 FT HIGH, 4 FT WIDE STEEL SWINGING PEDESTRIAN GATE WITH DECOR PICKETS, RFIDKEYPAD ENTRY, PANIC HARDWARE EXIT.
45	4 FT HIGH, SPLIT FACE, COLORED CMU WALL WITH 2" PRECAST CONCRETE CORING, SEE 3A105.
46	LANDSCAPING EQUIPMENT & MAINTENANCE ACCESS GATE - SM TO 5A105.
47	WINDOW ADJACENT GAS METER TO BE TYPE 'A1' FIXED.
48	GAS METER, SEE MECH. SITE PLAN
49	THREE PEDESTAL-MOUNTED MAILBOXES, SEE SPEC.

ARCITECTUAL SITE PLAN - ANNOTATED

SCALE: 1" = 20'-0"

LEGEND

- CONCRETE
- CONCRETE - COLORED
- ASPHALT
- ASPHALT - COLOR 1
- ASPHALT - COLOR 2
- ACCESSIBLE AND/OR DWELLING UNIT WITH COMMUNICATION FEATURES, REFER TO KEYED NOTES
- LAUNDRY ROOM
- SINGLE OR DOUBLE-HEADED PARKING LOT LIGHT FIXTURES, SEE 21A105 FOR FOUNDATION
- PEDESTRIAN POLE-MOUNTED LIGHT FIXTURE
- ACCESSIBLE PARKING SPACE
- FIRE HYDRANT

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR GRADES AND UTILITIES.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING AND IRRIGATION.
- SEE CODE ANALYSIS SHEET A011 FOR ACCESSIBLE AND SENSORY UNIT AMOUNT CALCULATIONS.

PATH OF TRAVEL

- PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 2" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (ADA 307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (ADA 307.2). PATH OF TRAVEL COMPLIES WITH ADA CHAPTER 4 "ACCESSIBLE ROUTES".
- GRATING WITHIN THE P.O.T. SHALL HAVE OPENINGS NOT TO EXCEED 1/2" IN THE DIRECTION OF TRAVEL OR EACH WAY IN PLAZAS

PARKING REQMNTS.

PARKING SPACES REQ'D:
118 UNITS x 1.5 SPACES PER UNIT = 177 SPACES

ACCESSIBLE PARKING SPACES REQ'D:
177 SPACES x 5% FOR UNASSIGNED = 8.85 OR 9 SPACES
1 PER EVERY 8, OR 2 SPACES MUST BE VAN-ACCESSIBLE

TYPE OF PARKING SPACES PROVIDED:

FULL SIZE:	AMT:	118 (71% INCL. ACCESSIBLE)
COMPACT:	51 (29%)	
ACCESSIBLE:	10 (2 VAN ACCESSIBLE)	
TOTAL PARKING ON SITE:	177	

FUTURE EV PARKING SPACES REQ'D:
177 SPACES x 3% = 5.31 OR 6 SPACES
6 SPACES PROVIDED, SEE NOTE 23

SITE STATISTICS

UNIT OR FACILITY TYPE:	AREA EA:	AMT:	TOTALS:
TWO-BEDROOM APT UNITS:	1196 SF	117	139,832 SF
MANAGER'S OFC & APT UNIT:	1196 SF	1	1196 SF
LAUNDRY FACILITIES:	1196 SF	2	2392 SF
TOTAL ENCLOSED SF:			143,520 SF

	AREA EA:	AMT:	TOTALS:
TOTAL PARCEL AREA:	227,580 SF		
BUILDING FOOTPRINTS:	67,350 SF		
HARDSCAPE (SIDEWALKS):	22,489 SF		
PAVING:	63,394 SF		
TOTAL COVERAGE:	153,223 SF (67%)		
OPEN SPACE:	74,357 SF (33%)		

Loop Name: Act
 Pwd Date: January 09, 2020 - 11:44 am
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 User: JACOB

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NICHOLS MELBURG ROSSETTO
 ARCHITECTS + ENGINEERS
 555 MAIN STREET, SUITE 300
 CHICO, CA 95928
 (530) 891-1710 (530) 891-0138 FAX
 http://www.nmrdesign.com

CONSULTANTS

LICENSE STAMPS

PROJECT NAME

Rava RANCHES INC.
 BITTERWATER/
 CHESTNUT
 WORKFORCE
 HOUSING

LYONS ST. & CHESTNUT AVE.
 KING CITY, CA 95830

SHEET TITLE
ARCITECTUAL SITE PLAN ANNOTATED

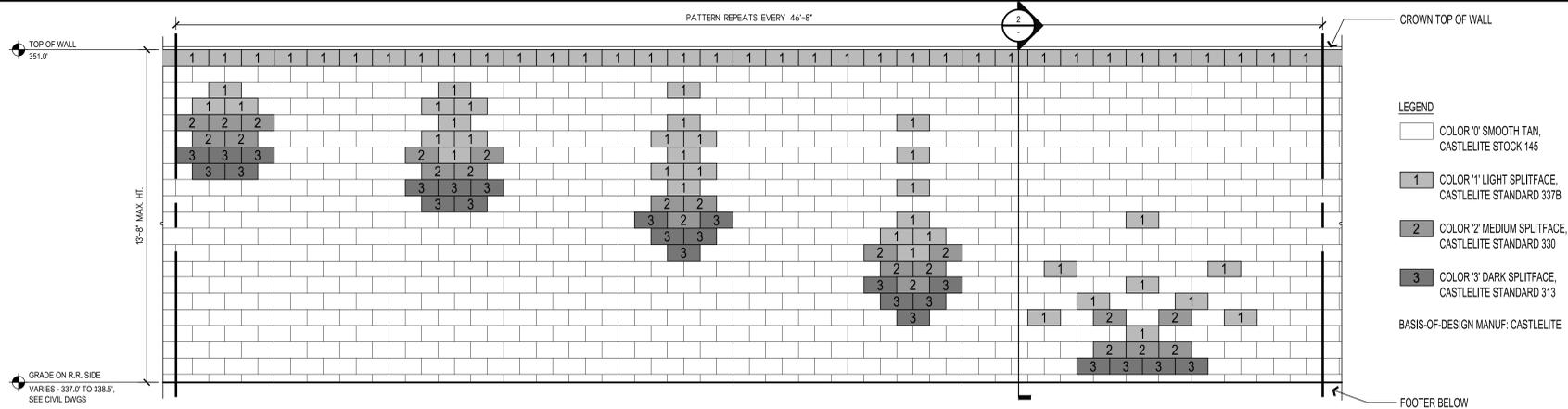
DRAWING STATUS
CONSTRUCTION DOCUMENTS

BUILDING DEPT REVIEW

REVISIONS	
Sym. Description	Date

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Date Issued	2019-12-20
Scale	1" = 20'-0"
Project No.	18-1765

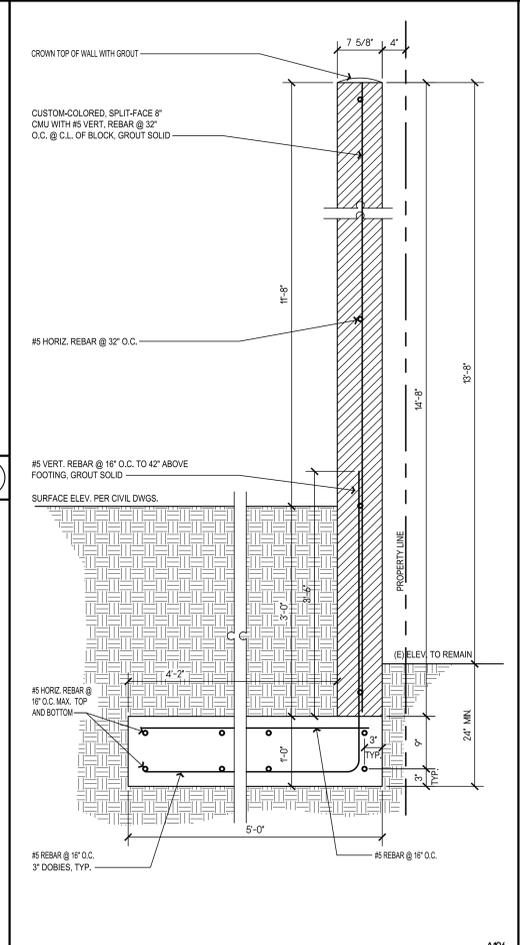
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SOUND WALL AT RAILROAD FACING TRACKS - RAIN DROP PATTERN

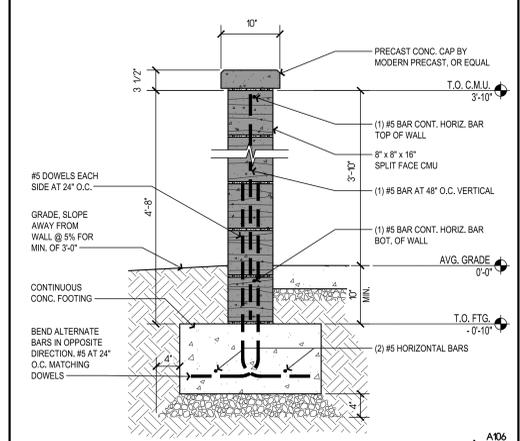
- LEGEND**
- COLOR '0' SMOOTH TAN, CASTLELITE STOCK 145
 - 1 COLOR '1' LIGHT SPLITFACE, CASTLELITE STANDARD 337B
 - 2 COLOR '2' MEDIUM SPLITFACE, CASTLELITE STANDARD 330
 - 3 COLOR '3' DARK SPLITFACE, CASTLELITE STANDARD 313
- BASIS-OF-DESIGN MANUF: CASTLELITE

SCALE: 3/8"=1'-0"



SOUND WALL AT R.R. TRACKS

SCALE: 1"=1'-0"



BBQ AREA SCREEN WALL

SCALE: 1"=1'-0"

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NICHOLS MELBURG ROSSETTO ARCHITECTS + ENGINEERS
 555 MAIN STREET, SUITE 300
 CHICO, CA. 95928
 (530) 891-1710 (530) 891-0138 FAX
 http://www.nmrdesign.com

CONSULTANTS

LICENSE STAMPS

PROJECT NAME

Rava RANCHES INC.
 BITTERWATER/ CHESTNUT WORKFORCE HOUSING

LYONS ST. & CHESTNUT AVE. KING CITY, CA 93930

SHEET TITLE

SITE DETAILS

DRAWING STATUS

CONSTRUCTION DOCUMENTS

BUILDING DEPT REVIEW

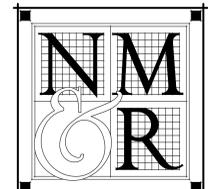
REVISIONS

Sym.	Description	Date

Drawn By	KAJ
Date Issued	2019-12-20
Scale	AS NOTED
Project No.	18-1765

SHEET No.
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**NICHOLS
MELBURG
ROSSETTO**
ARCHITECTS + ENGINEERS
555 MAIN STREET, SUITE 300
CHICO, CA 95928
(530) 891-1710 (530) 891-0138 FAX
<http://www.nmrdesign.com>

CONSULTANTS

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PROJECT NAME



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KING CITY, CA 93930

SHEET TITLE
**EXTERIOR
ELEVATIONS -
TRASH ENCLOSURE**

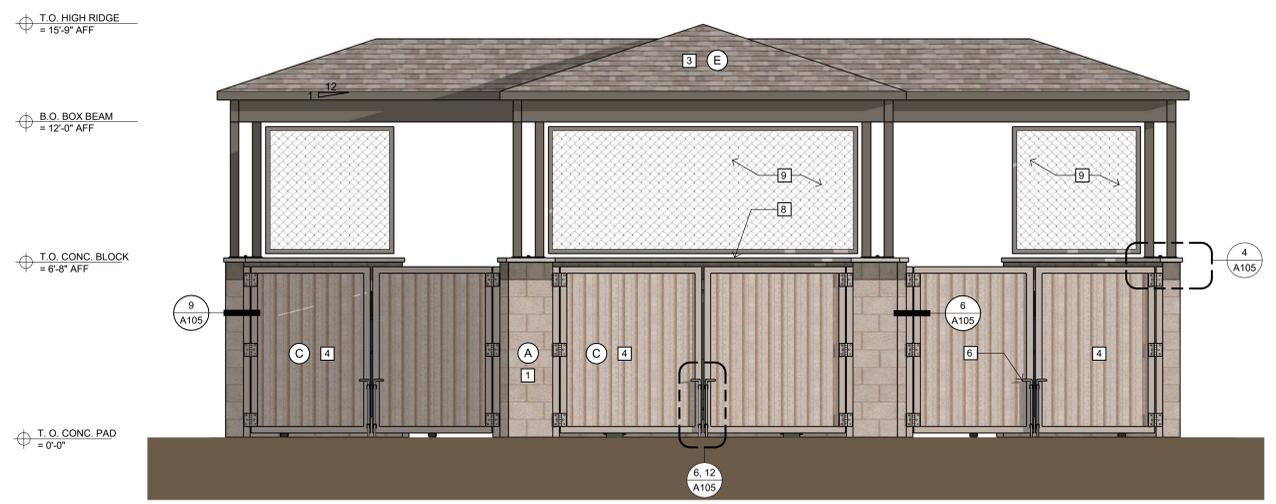
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DOCUMENTS**

BUILDING DEPT REVIEW

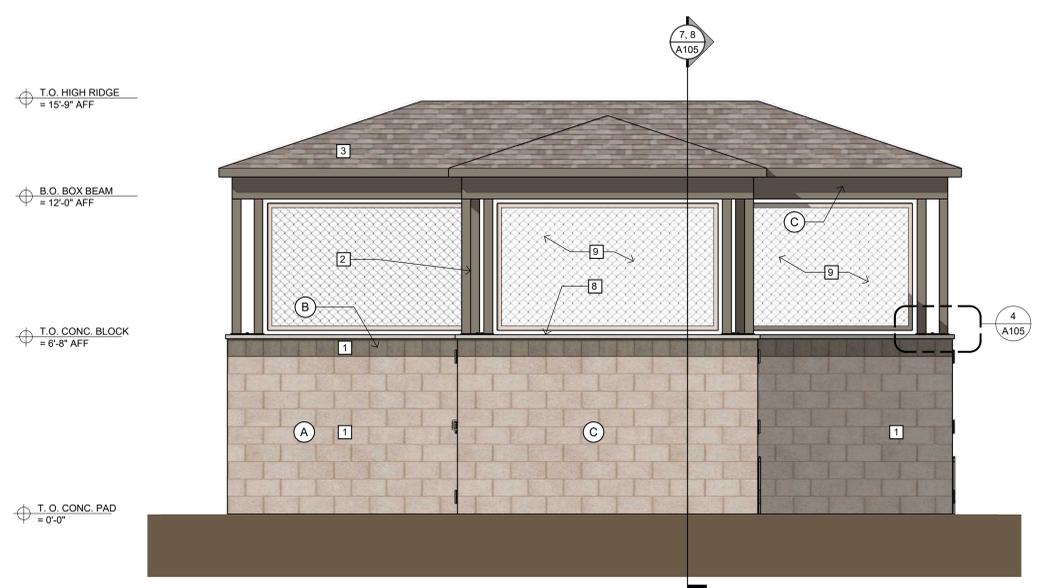
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Date Issued	2019-12-20
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Project No.	18-1765

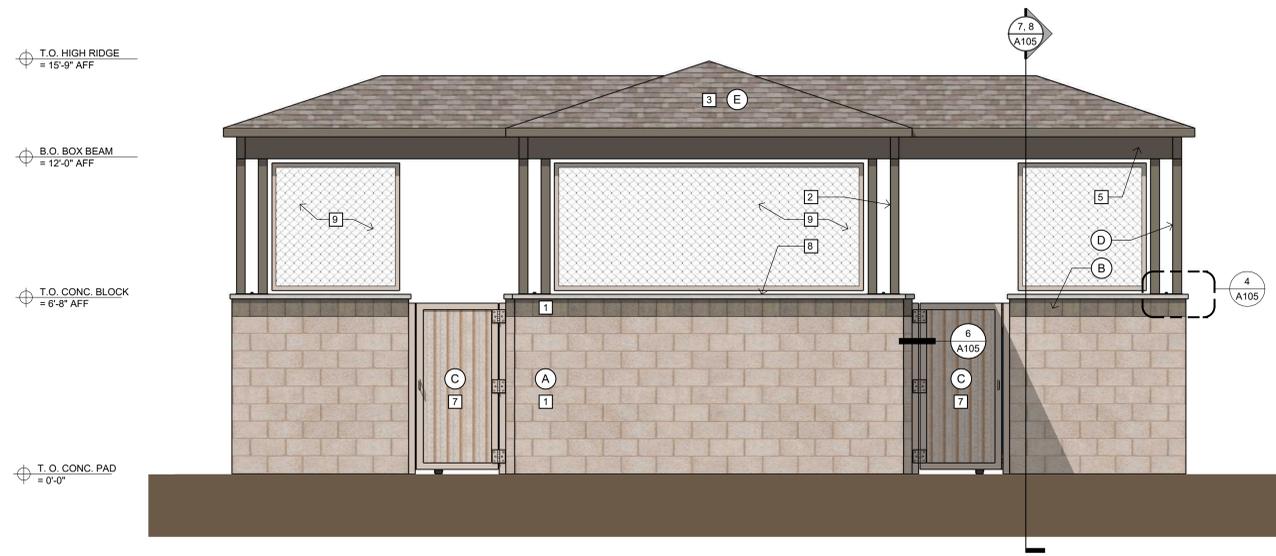
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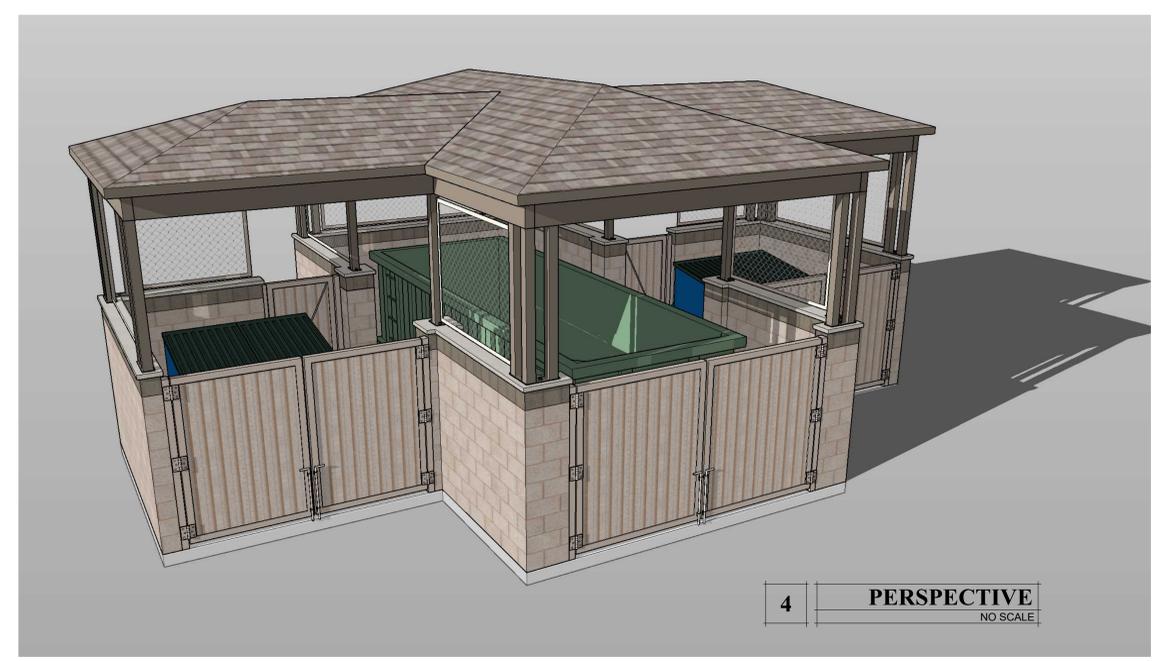
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SCALE: 3/8"=1'-0"



2 SIDE ELEVATION
SCALE: 3/8"=1'-0"

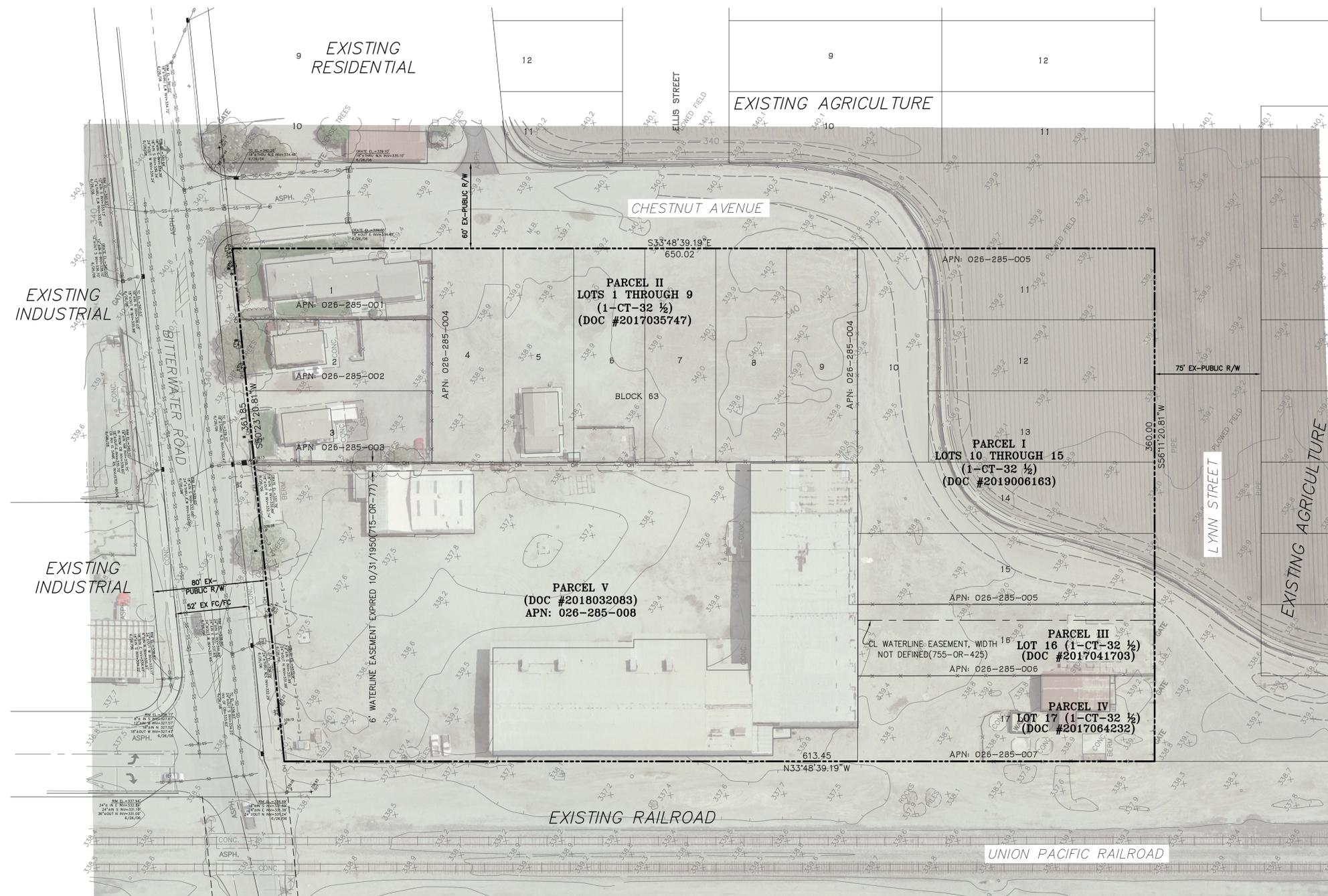


3 REAR ELEVATION
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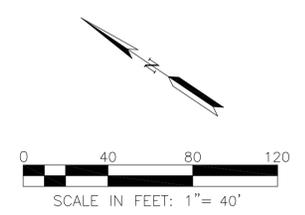
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KEY NOTES	MATERIALS LEGEND
<p>1 SPLIT FACE BLOCK - COLOR AS INDICATED</p> <p>2 STEEL POST - PAINT AS INDICATED</p> <p>3 STANDING SEAM METAL ROOF ON WD. SHEATHING & GANGNAIL TRUSSES</p> <p>4 SWINGING STEEL DECKING GATE - PAINT AS INDICATED</p> <p>5 STEEL BEAM - PAINT AS INDICATED</p> <p>6 CANE BOLTS AT GATES WITH LOCK HASP. SEE 6/A105</p> <p>7 SWINGING STEEL DECKING DOOR WITH LATCHING HARDWARE</p> <p>8 2" THK. PRECAST CONCRETE COPING WITH 1" OVER HANG, GROUT JOINTS</p> <p>9 WELDED SS WIRE MESH WITH 2" MAX. APERTURE IN 2" WIDE, U-SHAPED FRAME, ALL 4 SIDES, MOUNT ON TABS WELDED TO ROOF SUPPORT.</p>	<p>A SPLIT FACE BLOCK - COLOR 'A' BASALITE "NATURAL(P)"</p> <p>B SPLIT FACE BLOCK - COLOR 'B' BASALITE "STANDARD S193(R)"</p> <p>C LIGHT COLORED METAL - COLOR 'C' BENJAMIN MOORE 990 "HAMPSHIRE TAUPE"</p> <p>D DARK COLORED METAL - COLOR 'D' BENJAMIN MOORE 980 "WOODCLIFF LAKE"</p> <p>E ASPHALT SHINGLE ROOFING: OWENS CORNING "AMBER" TRU-DEFINITION COOL ROOF SHINGLES SRI = 21</p>
<p>GENERAL NOTES</p> <p>1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.</p> <p>2. SEE ELEC'D DWGS FOR LIGHTING</p> <p>3. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY, SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.</p>	



PROPOSED	DESCRIPTION	EXISTING
---	PROJECT BOUNDARY	---
---	LOT LINE	---
---	CENTERLINE	---
---	CURB & GUTTER	---
---	SIDEWALK	---
---	OVERHEAD LINES	OH

NOTE:
1. ALL IMPROVEMENTS WITHIN THE PROJECT BOUNDARY TO BE REMOVED





RUGGERI-JENSEN-AZAR
8055 CALIF. AVENUE SUITE 200, KING CITY, CA 95050
PHONE: (408) 848-0300 FAX: (408) 848-0302

TENTATIVE PARCEL MAP
EXISTING CONDITIONS AND PRELIMINARY DEMOLITION PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA

DATE	BY	SCALE
NOV 2019	CK	1"=40'

DATE	REVISIONS
NOVEMBER 2019	1ST SUBMITTAL

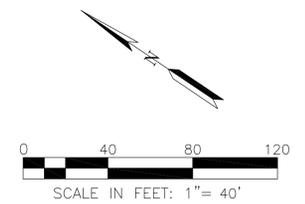
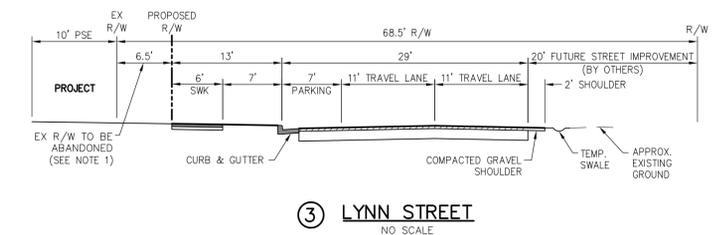
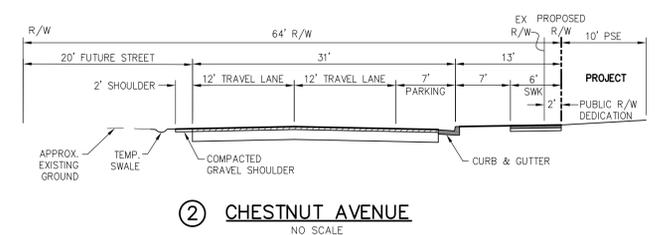
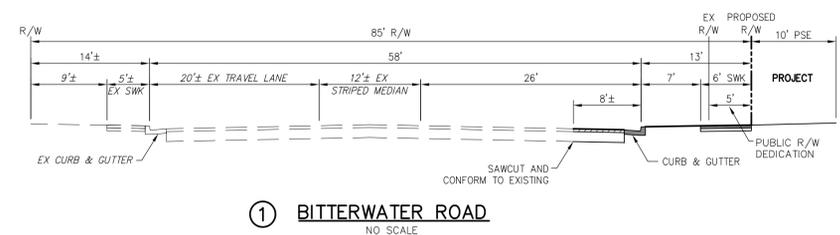
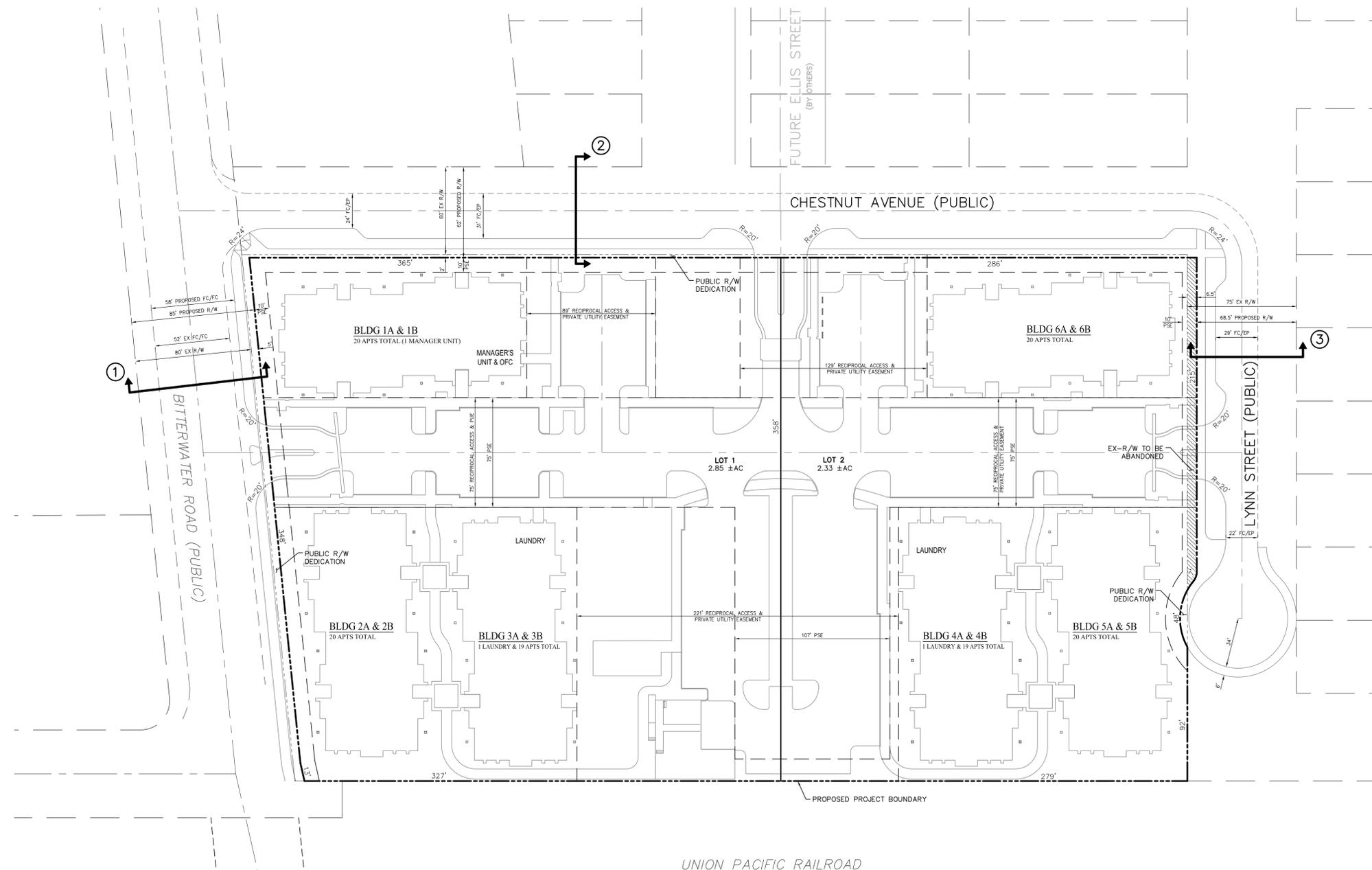
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2
OF 6 SHEETS

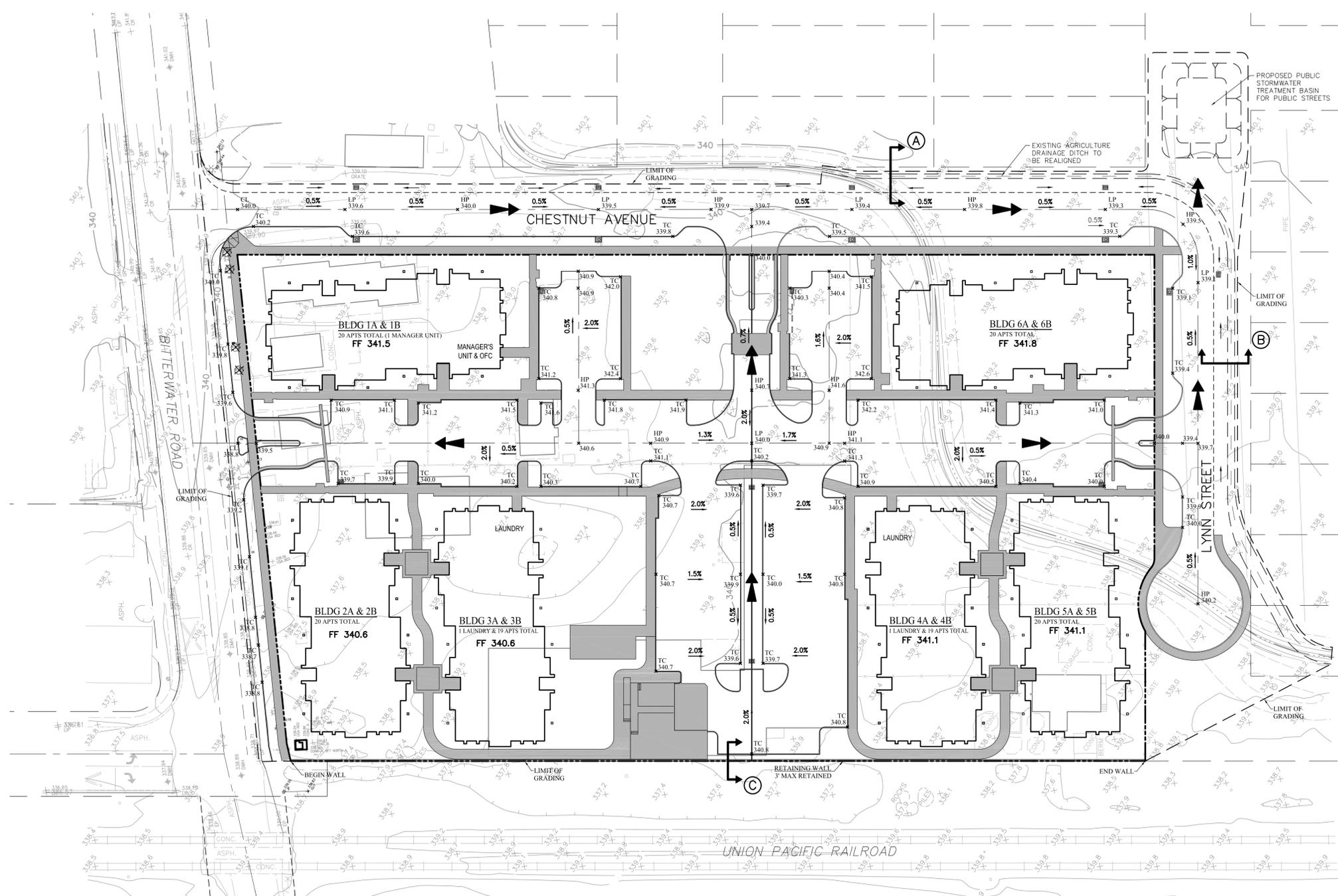
JOB NO.
192013

FOR: FRESH FOODS

PROPOSED	DESCRIPTION	EXISTING
---	PROJECT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY (R/W)	---
---	CENTERLINE	---
---	CURB	---
---	SIDEWALK	---
---	EDGE OF PAVEMENT	---
---	EASEMENT	---
---	FUTURE CENTERLINE	---
---	FUTURE RIGHT OF WAY	---
---	EXISTING R/W TO BE ABANDONED	---

- LOTTING NOTES**
- ALL ABANDONMENTS WILL BE DONE WITH PROJECT PARCEL MAP(S), PER SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.
 - LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



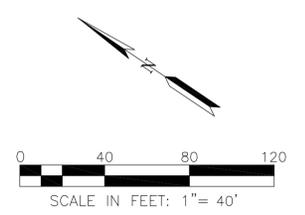
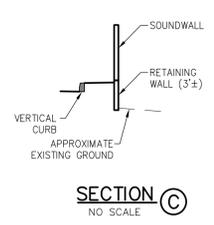
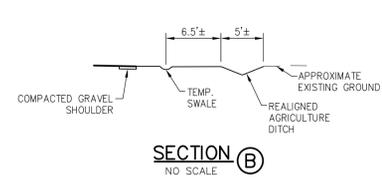
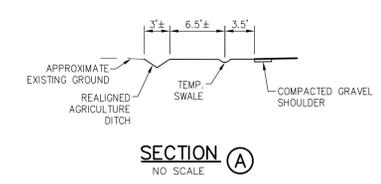


LEGEND

PROPOSED	DESCRIPTION	EXISTING
--- (dashed line)	PROJECT BOUNDARY	
--- (solid line)	LOT LINE	
--- (dashed line)	CENTERLINE	
--- (solid line)	CURB	
--- (dashed line)	SIDEWALK	
--- (solid line)	EDGE OF PAVEMENT	
--- (dashed line)	RETAINING WALL	
--- (solid line)	CONTOUR	
--- (dashed line)	FLOWLINE	
--- (solid line)	TOP AND TOE OF SLOPE	
--- (dashed line)	LIMIT OF GRADING	
--- (solid line)	CATCH BASIN	
FF 341.8	PAD ELEVATION	
--- (solid line)	SPOT ELEVATION	
--- (solid line)	DIRECTION OF SURFACE FLOW	
--- (solid line)	OVERLAND DRAINAGE RELEASE	
--- (solid line)	EXISTING TREE TO BE REMOVED	

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.



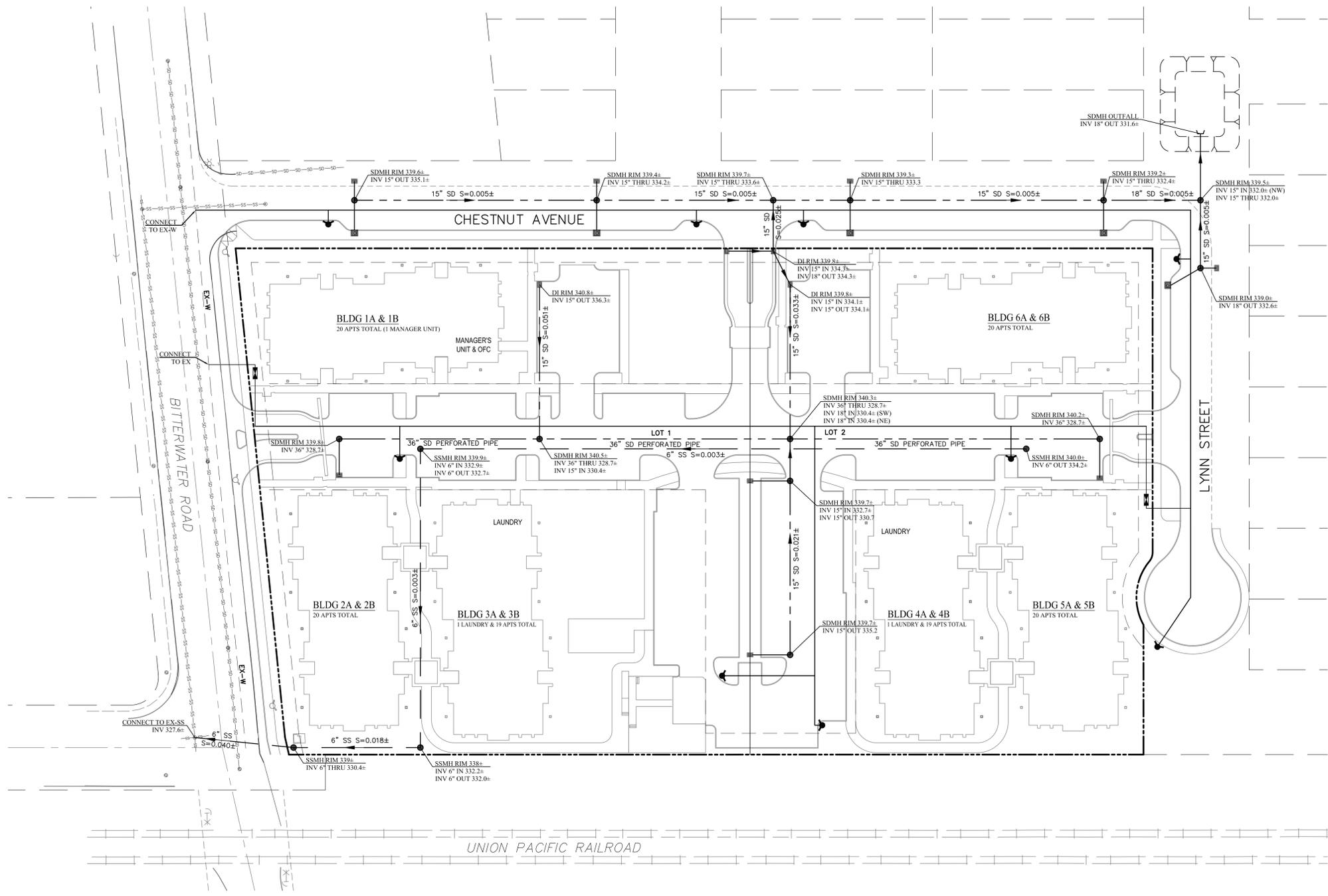
RJA
RUGGERI-JENSEN-AZAR
8055 CALVO ARROYO CIRCLE, SUITE 200, CLACKAMAS, OR 97030
PHONE: (503) 848-0300 FAX: (503) 848-0302

TENTATIVE PARCEL MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
BITTERWATER/CHESTNUT WORKFORCE HOUSING
KING CITY, CALIFORNIA
FOR: FRESH FOODS

DATE	MARK	SHEET REVISIONS	BY	CK	SCALE	DATE
					1"=40'	NOV 2019
1ST SUBMITTAL						
NOVEMBER 2019						
SHEET 4						
OF 6 SHEETS						
JOB NO. 192013						

LEGEND

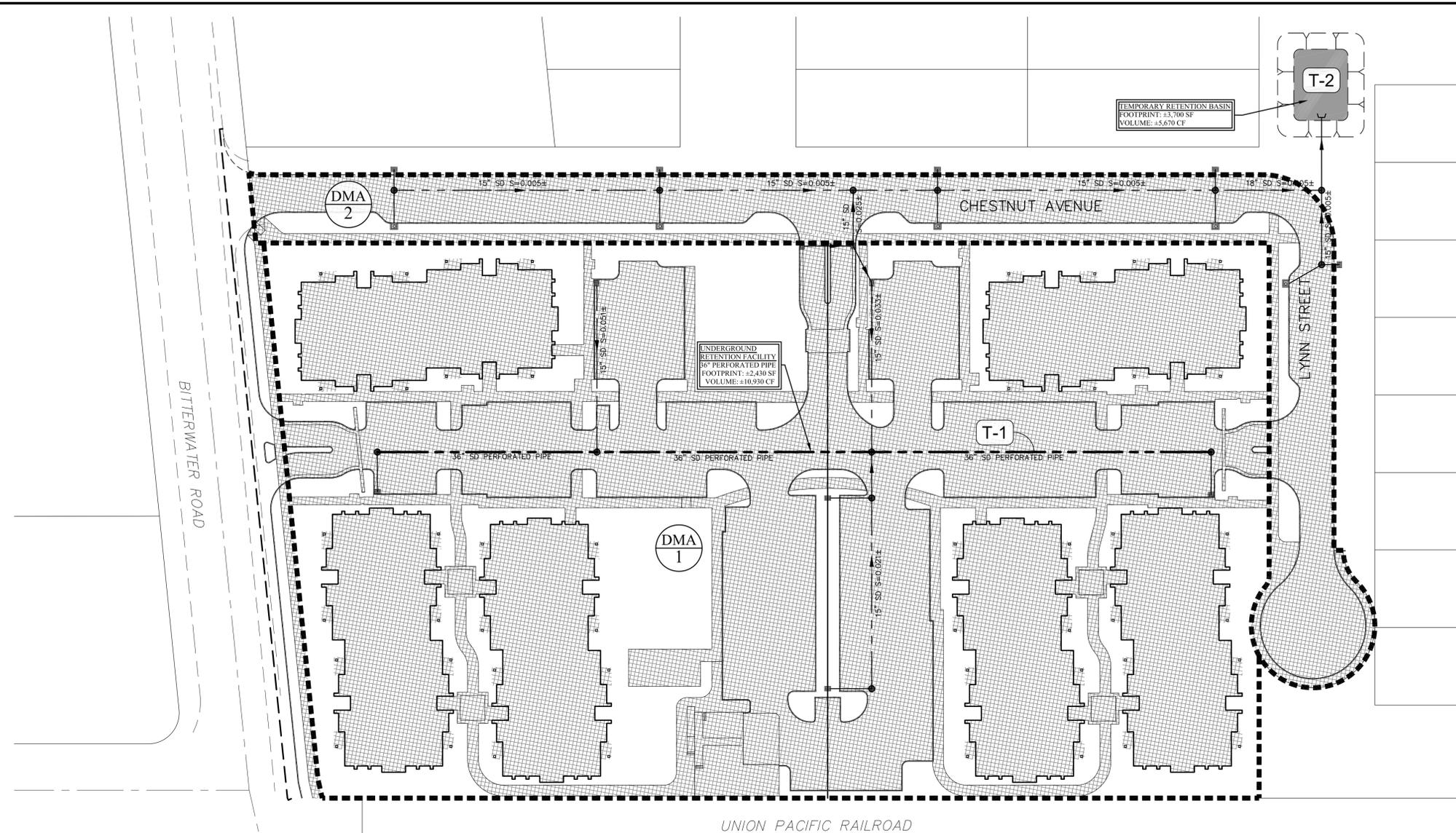
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---	PROJECT BOUNDARY	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB	---
---	SIDEWALK	---
---	EDGE OF PAVEMENT	---
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	---
●	MANHOLE	○
○	DRAIN INLET (DI)	○
○	FIRE HYDRANT	○
○	DOUBLE DETECTOR CHECK VALVE	○



PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	36" PERFORATED STORM DRAIN PIPE
	STORM DRAIN
	STORM DRAIN CURB INLET
	STORM DRAIN FIELD INLET
	IMPERVIOUS AREA
	DRAINAGE MANAGEMENT AREA ID
	TREATMENT CONTROL MEASURE ID
	STORMWATER TREATMENT BASIN

GENERAL NOTES

- THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO CCRWQCB RESOLUTION NO. R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION".
- THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND ULTIMATE SITE CONFIGURATION.
- RETENTION FACILITIES WERE SIZED USING THE HYDROGRAPH ROUTING METHOD IN COMPLIANCE WITH ATTACHMENT D OF THE CCRWQCB RESOLUTION NO. R3-2013-0032.
- ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF KING AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
- THE 36" PERFORATED STORM DRAIN SERVES AS THE MAIN DETENTION/RETENTION FACILITY FOR THE ON-SITE PROJECT. THE FACILITY WAS SIZED TO RETAIN THE 95% STORM VIA THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED.
- THE PROJECT SITE IS LOCATED WITHIN WATER MANAGEMENT ZONE 4. ZONE 4 IS EXEMPT FROM PEAK FLOW MANAGEMENT REQUIREMENTS PER CCRWQCB RESOLUTION NO. R3-2013-0032. HOWEVER, THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS.
- A TEMPORARY RETENTION/DETENTION BASIN WILL BE PROVIDED FOR OFFSITE AREAS. THE BASIN RETAINS UP TO THE 2-YEAR STORM EVENT AND DETAINS OFFSITE AND ONSITE PEAK FLOWS FROM EXCEEDING PRE-DEVELOPMENT PEAK FLOWS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS. THE BASIN DISCHARGES TO AN EXISTING AGRICULTURAL DRAINAGE DITCH THAT IS BEING REALIGNED AS A PART OF THIS PROJECT. UPON BUILD OUT OF THE KING CITY DOWNTOWN ADDITION (KCDA) SPECIFIC PLAN, THE BASIN WILL BE REMOVED AND A STORM DRAIN SYSTEM WILL BE INSTALLED TO CONVEY RUNOFF TO THE ULTIMATE BASIN LOCATION AS SHOWN IN THE KCDA SPECIFIC PLAN.
- STORMWATER PEAK FLOWS WERE CALCULATED USING CIVIL STORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE CCRWQCB RAINFALL DEPTH MAPS AND NOAA ATLAS 14 WERE USED TO DETERMINE THE RAINFALL DEPTHS. THE NRCS RAINFALL DISTRIBUTION FOR CALIFORNIA (REGION CA-5) WAS USED FOR THE 24-HOUR RAINFALL PATTERN. THE NRCS CURVE NUMBER METHOD WAS USED TO ESTIMATE RUNOFF.



PRELIMINARY STORMWATER TABLE

Project Name: Rava Ranches
 Project Location: King City, CA
 Date: November, 2019

Project Information	
Area = 269,930 ft ²	Total project area including public streets
Existing Impervious Area = 50,180 ft ²	Existing Percent Impervious area = 19%
Ex Imperv Area To Remain = 0 ft ²	Total existing impervious surface to remain
Replaced Imperv Area = 50,180 ft ²	Total existing impervious surface to be replaced as part of project
New Imperv Area = 146,350 ft ²	Total new impervious surface to be installed as part of project
Total Impervious Area = 196,530 ft ²	Total project impervious area = 73%
Water Management Zone = 4	Percent impervious area

- Performance Requirements**
- No. 1 = Implement site design and runoff reduction strategies
 - No. 2 = Provide water quality treatment for 85% storm event
 - No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
 - No. 4 = N/A- Water Management Zone 4 is exempt from peak flow management
 - No. 5 = N/A

Rainfall Design Information

MAP =	Mean Annual Precipitation
P85% = 0.8 in	85th% 24-hr rainfall depth
P95% = 1.2 in	95th% 24-hr rainfall depth
2-yr = 1.70 in	2-year 24-hr rainfall depth
10-yr = 3.00 in	10-year 24-hr rainfall depth
25-yr = 3.79 in	25-year 24-hr rainfall depth
100-yr = 5.02 in	100-year 24-hr rainfall depth

Soil Type Design Information

Site HSG = C	NRCS Hydrologic Soil Group Classification
Infiltration Rate = 3.02 in/hr	Lowest recorded percolation test at proposed elevation of underground retention facility, performed by Grice Engineering, November 2019
Safety Factor = 2	
Design Infiltration Rate = 1.5 in/hr	

95% Rainfall Depth Runoff Retention Volume

DMA	Area (SF)	Impervious Surface (SF)				Pervious Surface (SF)				Runoff Retention Volume Calculation				
		Total New and Replaced Impervious Surface (SF)	Replaced Impervious Surface (SF)	Managed Turf	Landscaping/Grass	Pervious Concrete	Turf Block	Pavers	Total	Impervious Area Credit for Redevelop (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume, V ₉₅ (ft ³)
1	225,630	158,790	43,770		66,850				66,850	21,885	203,745	70%	0.50	10,135
2	44,300	37,750	6,410		6,550				6,550	3,205	41,095	85%	0.66	2,729
Total	269,930	196,530		0	73,400	0	0	0	73,400	25,090	244,840	73%	0.52	12,864

- Notes:**
- SCM surface area for volume based facilities is based on the area at 1/3 depth to account for side slopes.
 - SCM sizing for the underground infiltration facility and 36" perforated storm drain pipe was done using the Hydrograph Routing Method in conjunction with CivilStormcomputer modeling software by Bentley Systems Inc.

Governing Equations:

$$V_{95} = \frac{C^*P_{95}^*A}{12}$$

$$V_{95} = 95\% \text{ Rainfall Depth Runoff Retention Volume (ft}^3\text{)}$$

$$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$$

$$P_{95} = 1.20 \text{ 24-hr 95th percentile rainfall depth (in)}$$

$$A = \text{drainage area (ft}^2\text{)}$$

$$i = \% \text{ impervious}$$

$$\text{Area} = \frac{V_{95} * 12}{D_r + D_{BSM} * R_{BSM} + D_r * R_r}$$

$$\text{Area} = \text{Design SCM Area based on 95\% runoff retention volume (ft}^2\text{)}$$

$$D = \text{SCM Layer depth (in)}$$

$$R = \text{SCM Layer porosity (in)}$$

$$T_D = \frac{V_{95} * 12 * SF}{I * \text{Area}}$$

$$T_D = \text{Drawdown time (hr)}$$

$$A = \text{Available SCM area (ft}^2\text{)}$$

$$I = 1.5 \text{ Infiltration Rate (in/hr)}$$

Underground Retention Facility Volume Calculation

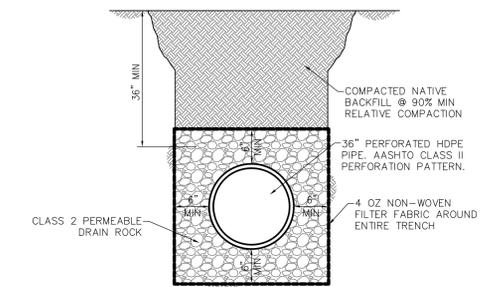
SCM Description	Length of Pipe (ft)	Total Footprint (ft ²)	Total Volume (ft ³)	Infiltration Flow Rate (cfs)	Drawdown Time (hr)
36" Perforated Pipe	540	2,430	10,935	0.08	36

Note:
 The Underground Retention Facility was sized by applying the Hydrograph Routing Method, outlined in Appendix D of the CCRWQCB Resolution No. R3-2013-0032. An infiltration rate of 1.5 in/hr was used which reflects a factor of safety of 2.

Temporary Stormwater Retention/Retention Basin Summary

Infiltration Area = 1,600ft ²
Total Detention Volume = 5,670ft ³
Detention Basin Ponding Depth = 2.5 ft
Detention Basin Freeboard = 1.0 ft

Return Period	Allowable Outflow (cfs)	Peak Outflow (cfs)
95th %	0	0
2-yr	2.23	0
10-yr	5.39	4.98
25-yr	7.37	7.36
100-yr	10.46	10.26



PERFORATED PIPE TRENCH DETAIL
 NO SCALE

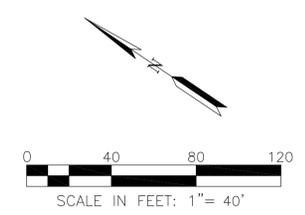


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Changes to the King City Downtown Addition Specific Plan

Cover

Adopted 14 June, 2011 / Amended 28 January 2014 / ~~Amended [date] 2019~~20

Title

Downtown Addition Specific Plan

City of King, California

Adopted 14 June, 2011

Amended 28 January 2014

~~Amended [date] 2019~~20

.....

Amended by:

Sargent Town Planning

EMC Planning Group

Footer

(repeated on each page)

Adopted 14 June, 2011 / Amended 28 January 2014 ~~Amended [date] 2019~~20

Acknowledgment Page

EMC Planning Group

Richard James, Principal

Martin Carver, Principal

Shoshana Wangerin, Assistant Planner

Taylor Hawkins, Assistant Planner

Contract Staff:

Doreen Liberto ~~Blanek~~, AICP, Community Development Director, Earth Design, Inc.

Table of Contents

Note added at Figure 3-11, page numbers will be updated from Figure 3-11 through Figure 3-87 (last figure in Section 3).

Figure 3-29: Chestnut Avenue, Jayne Street, and Palm Avenue ~~and Metz Road/Ellis Street~~
– Typical Section

Table 5-3 title change: Estimated Project Development Fee Revenue - Maximum Density

Page 1-1

Figure edit- Plan boundary

Page 1-2

(first sentence) The Specific Plan area is in the former King City Redevelopment Project Area.

(second sentence) The overall goal of the King City Redevelopment Project Area was is to alleviate conditions within the downtown that are impediments to the full and beneficial use of properties and buildings.

Page 1-8

- 6. Appendices.** The Specific Plan contains ten appendices. The Regulating Code Glossary provides definitions of terms and phrases used in the Regulating Code, the General Plan Consistency Review discusses how the Specific Plan implements the City's General Plan, the Inclusionary Housing Program Outline and Framework describes the specific efforts the developer of the Downtown Addition will take to promote low to moderate income housing, the Master Developer Design Review outlines the approval procedure and submittal requirements, the Building Height and Architectural Styles describe the relationship between style and building height, ~~and~~ the Off-Site Street Sections describe roadway improvements outside the project boundary ~~– A seventh appendix, and the Fiscal Impact Analysis, is provides information on fiscal and economic factors. d under separate cover. Three additional~~ The final three appendices ~~are reserved for future addition and~~ include the Adopting Resolutions and Ordinances, the Mitigation Monitoring and Reporting Program, and the Precise Description of the Specific Plan Area Boundary.

Page 2-1

Text in Section 2.1 Introduction, 3rd paragraph:

The Downtown Addition Specific Plan allows the development of up to ~~650-710~~ housing units, and up to ~~190,060~~ 148,060 square feet of commercial space, while ensuring almost ~~234~~ acres of open space. The detailed breakdown of developed and undeveloped areas is provided in Table 2-1.

Table 2-1: Land Use Summary

Land Use	Area [ac ¹]	Max. Commercial ² [sq.ft.]	Max. Residential ³ [DU]
Residential: Neighborhood General 1	14.47	n/a	89
Residential: Neighborhood General 2	17.52	n/a	199
Residential: Neighborhood General 3	11.45 <u>9.53</u> ⁸	0 ⁴	234 <u>183</u> ⁸
Mixed Use: Neighborhood Center	13. 42 <u>21</u> ⁹	467,438 <u>132,893</u> ⁵ 22,622 <u>15,167</u> ⁶	428 <u>239</u> ¹⁰
Public Open Space: Parks, Greens, Paseos, Mid-Block Common Areas ⁷	22.62	n/a	n/a
Streets Rights-of-Way	30.70 <u>29.72</u> ¹¹	n/a	n/a
Total	140.18 <u>107.074</u> ⁷¹	490,060 <u>148,060</u>	650 <u>710</u> ¹²

Notes:

General Note: The commercial square footage and residential unit counts are intended to be flexible, but not exceed the maximum for the plan area. Commercial uses include up to 15,167 square feet of live-work commercial space in the NC district, and/or up to 15,060 square feet in the NG-3 district, but not exceeding a total 134,247 square feet of commercial floor area within the specific plan.

1 All acreages are approximate;

2 Maximum sq. ft. numbers intended to provide flexibility for each zone; Actual sq. ft. numbers shall not exceed the total;

3 Maximum DU numbers intended to provide flexibility for each zone; Actual DU numbers shall not exceed the total;

34 NG-3 district can include up to 15,060 sq. ft. of commercial and/or live-work commercial transferred from the NC Districtsq. ft. number represents the commercial potential shown on the Tentative

Tract Map. Up to 15,060 sf of commercial space, including the commercial component of Live-Work units, is permitted per Table 3-2 (Allowed Land Uses and Permit Requirements) and Section 3.3.3.B (Initiation of Non-Residential Use), provided the total commercial square footage does not exceed 190,060;

45 General commercial. Commercial floor area reduced by 34,545 square feet due to change in use from commercial/mixed use to exclusive residential on 4.24 acres of the Bitterwater Road site (30,945 square feet) and 1.00 acres of the Jayne Street site (3,600 square feet). Live-work space reduced by 7,455 square feet on Bitterwater/Chestnut Project site;

56 Live-Work units permitted per Section 3 (Regulating Code);

67 Mid-Block Common Areas may be landscaped or hardscaped, or may be converted to additional off-street parking if necessary;

8 NG-3 district can include up to 15,060 sq. ft. of commercial and/or live-work commercial transferred from the NC district and NG-3 district residential capacity reduced by 50 units due to removal of the Jayne Street site.

9 NC district reduced by 1.19 acres due to removal of Jayne Street Project site and small adjacent property and increased by 0.98 acres due to abandonment of Metz Road / Ellis Street right-of-way.

10 NC district residential capacity reduced by 8 live-work units and increased by 118 workforce housing units, for a net change of 110 additional units.

11 Streets right-of-way area reduced by 0.98 acres to reflect abandonment of Metz Road/Ellis Street right-of-way.

12 Total residential capacity increased 110 units for Bitterwater/Chestnut Project site and decreased by 50 units due to removal of Jayne Street site, for a net change of 60 additional units.

Page 3-1

Text in Section 3.1.2 Applicability of the Regulation Code, Part C

2. If a conflict occurs between a provision of the Uniform-California Building Code and a requirement of this Regulating Code, the Uniform-California Building Code shall control.

The Building Official may, in the case of buildings of recognized historical merit, invoke the provisions of the State of California Historic Building Code.

Page 3-3

Figure edit- Adjust boundary; remove Metz Rd-Ellis St extension; removed footnote 6 text through “ UPRR and is approved by the City Engineer”.

Page 3-5

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-6

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-7

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-8

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-9

Figure edit - Adjust boundary; remove Metz Rd-Ellis St extension

Page 3-14

Text in Section 3.3.3 Additional City Approval Requirements, Part D

D. Three-story buildings ~~elements~~. The construction of a ~~building with~~ three-story ~~architectural elements intended for architectural accentuation~~ building in the Neighborhood Center (NC) zone may be permitted with Design Review approval pursuant to KCMC 17.50. A Conditional Use Permit (CUP) may still be required if the building contains a residential use. ~~and requires that a Conditional Use Permit be obtained prior to the issuance of a building permit by the City. The findings of the Conditional Use Permit must determine that adequate fire protection has been provided by fire sprinklers, building access to the building, standpipes, fire escapes, building materials, other design features.~~

Page 3-18

Figure edit- remove Metz Rd- Ellis St extension; make jayne st site in white

Page 3-20

Figure edits- remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-22

Figure edit- remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-24

Figure edit- remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-25

Text in Section 3.4.7 NC (Neighborhood Center) Zone Standards, Part C.3.K:

3. Height limit. The height of primary and secondary buildings shall not exceed the following limits, as shown in Diagram NC-3. Minimum and maximum heights are measured from average finished grade at the front setback line.
- K Primary building eave height: 28 ft. (2 stories) max.;
36 ft. (3-story) ~~accents-max.~~ with
design review approval
pursuant to KCMC 17.50.

Page 3-52

- B. Building size and massing.
 1. Buildings shall be composed of one, one and a half, ~~or two-~~ or three-story volumes.

Page 3-56

- A. Description of type. (second sentence): The courtyard is intended to be a semi-public or private space that physically or visually functions as an extension of the public realm into the private lot
- B. Building size and massing.
 1. Buildings shall be principally composed of two and three-story volumes.
Three-story ~~architectural elements may be~~ buildings are allowed ~~for~~ architectural ~~accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-57

Text changes in Section 3.6.2.10(D):

2. Common stairs may provide access from the courtyard to ~~up to four no more than three~~ second- ~~and third~~-floor units. Stairs may be open or roofed, but not enclosed.

Page 3-58

Text in Section 3.6.2.11 Live-Work Building, Part B.1:

B. Building size and massing.

1. Buildings shall be principally composed of two ~~and three~~-story volumes.

Three-story ~~architectural elements may be~~buildings are allowed ~~for~~ ~~architectural~~ ~~accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-60

Text in Section 3.6.2.12 Mixed-Use Building, Part B.1:

B. Building size and massing.

1. Buildings shall be principally composed of two ~~and three~~-story volumes.

Three story ~~architectural elements may be~~buildings are allowed ~~for~~ ~~architectural accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-62

Text in Section 3.6.2.13 Commercial Building, Part A and B.1:

A. Description of type. A Commercial Building is designed for occupancy by commercial uses such as retail, restaurant, personal service or office uses. Commercial Buildings are typically single story structures but may also accommodate two ~~or three~~-story commercial spaces. A Commercial Building may be occupied by a single user or may be subdivided into multiple smaller commercial units, each with a separate entrance.

B. Building size and massing.

1. Buildings shall be composed of one, one and a half, or two ~~or three~~-story volumes.

Page 3-64

Text in Section 3.6.2.14 Civic Building, Part B.2:

B. Building size and massing.

2. Buildings shall be composed of one, one and a half, or two ~~or three~~-story volumes. Three-story ~~architectural elements may be~~buildings are allowed ~~for~~

~~architectural~~ ~~accentuation~~ in the NC zone with design review approval pursuant to KCMC 17.50 (see Section 3.4).

Page 3-160

Figure edit - Adjust boundary; remove Metz Rd- Ellis St. extension

Page 3-161

Figure edit - Adjust boundary; remove Metz Rd- Ellis St. extension (same for 11 copies)

Page 3-162

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-163

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-164

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-166

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St. site in white

Page 3-167

Text in Section 3.8.2.6:

3.8.2.6 Chestnut Avenue, Jayne Street, and Palm Avenue, ~~and Metz Road/Ellis Street~~

Chestnut Avenue, Jayne Street, and Palm Avenue ~~and the Metz Road/ Ellis Street "dog leg" west of Chestnut Avenue~~ are designed as secondary through streets within a 64-foot right-of-way with relatively wide travel lanes, parallel on-street parking, and sidewalks separated from the curb by parkways with street trees. In conjunction with Pearl Street these thoroughfares provide a secondary circulation network that accommodates daily traffic as well as periodic large service and emergency response vehicles.

Table on top right in, orange title change:

Chestnut Ave, Jayne St, & Palm Ave ~~& Metz Rd/Ellis St.~~ Standards

Figure 3-29 title change:

Figure 3-29: Chestnut Avenue, Jayne Street, and Palm Avenue ~~and Metz Road/Ellis Street~~ Typical Section

Figure edit at bottom left corner: take out right of way in Bitterwater Road site and make Jayne St site in white

Page 3-168

Figure edit - remove Metz Rd- Ellis St. extension; make Jayne St site in white

Page 3-169

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-170

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-171

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-172

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white and remove the blue of the "alleys" since no longer in plan boundary

Page 3-175

Figure edit - Adjust boundary (remove gray alleys in removed area)

Page 3-182

Figure edit – Rotate image.

Page 3-183

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-189

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-190

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension (same 13 copies)

Page 3-191

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-192

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-193

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-194

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white (2 of them)

Page 3-195

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-196

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-197

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-198

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-199

Figure edit - remove Metz Rd- Ellis St extension; make Jayne St site in white

Page 3-202

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-205

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-211

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension. [Also remove the Bitterwater/Chestnut site.](#)

Below Figure 3-69, edit text in the last sentence:

On-street parking in the district accounts for approximately ~~150~~200 spaces; the balance of required spaces shall be provided off-street.

Page 3-212

Text in 1st paragraph:

~~The maximum buildout potential for the NC zone has been determined not to exceed 125,000 square feet of commercial space, not including commercial or flex space within live-work buildings, which would allow for up to 65,060 square feet in the NC and NC 3 zones (see Section 2.1).~~ On-street parking in the 'park once' district accounts for approximately 200 parking spaces. As individual uses are proposed, their parking requirements shall be

checked against available parking supply in the 'park once' district, and any deficit shall be addressed through on-site parking or other arrangements, as approved by the Director.

Page 3-213

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 3-221

Text in 2nd paragraph:

Figure 3-86 identifies three types of fences, distinguished by the space they enclose and their context. Examples of these fence types are shown in Figure 3-87. [Sound attenuation walls may be constructed at property lines adjacent to the railroad right-of-way.](#)

Page 3-223

New text is added.

[On properties with noise-sensitive uses, when ambient noise levels would exceed the City's noise level standards for the particular use, a sound attenuation wall may be constructed on, or within three feet of, a property line adjacent to and parallel to the railroad right-of-way. The sound attenuation wall shall be no higher than required to reduce noise levels at the property to within City standards, and shall not extend laterally any farther than required to reduce noise levels at the property to within City standards. Walls shall include decorative components, and may in addition, be screened with vegetation. The property owner shall be responsible for maintenance of the wall in perpetuity, including the overall structure and both inward and outward faces.](#)

Page 4-1

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension remove water lines in the BW site

Page 4-2

Table 4-1 Change Downtown Addition Specific Plan from 0.18 to 0.199. daily and 0.597 for peak

Page 4-3

Last para, 1st sentence: The wastewater demand of the Specific Plan, 0.1998 MGD can be accommodated within the existing 0.343 MGD ~~existing~~-unused capacity (1.2 MGD Permitted Capacity – 0.867 MGD existing demand) limits of the wastewater treatment facilities and the Phase 1 improvements which will be in position prior to the wastewater demands project being placed on the WWTP.

Figure edit -Adjust boundary; remove Metz Rd- Ellis St extension – remove wastewater line within site and adjacent site to SE, and re-connect Ellis line to Chestnut toward BW Road

Page 4-4

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension – remove drainage line within BW site.

Page 4-5

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension

Page 4-6

Last paragraph on left hand side, last sentence:

The major exceptions to this general pattern ~~include the area near the frontage road along the railroad tracks, which will be graded down towards Metz Road, and is~~ the neighborhood street, which cuts through the center of the plan area, which will be graded towards Broadway.

Table 4-2: Student Generation – Maximum Density

Unit-type	Units	K-5		6-8		9-12		Total Students
		Students per Unit	Student Generation	Students per Unit	Student Generation	Students per Unit	Student Generation	
Single-family detached	175	0.46185	84.981	0.192294	50.934	0.32526	5745.5	494.3172
Single-family attached	346	0.46185	167.8160	0.192294	100.766	0.32526	11290.0	358.5338
Multifamily attached	129 189*	0.70460	98.0133	0.228480	64.943	0.25749	24.549	184.5225
Total	650 710		350.7374		213.5143		2180	724.2735

*Note – * Includes the addition of 60 multi-family units to the Downtown Addition Specific Plan area from the Bitterwater/Chestnut Housing Project*

Page 4-7

Figure edit-adjust boundary

Page 4-8

Paragraph starting with, “Based on student generation...” at top of left side of page. First sentence includes a “maximum of 735.724 students (Table 4-2).”

Page 4-9

Program #13: insert the California Fire Code; take out “Uniform”

Page 5-1

Text in Section 5.1 Introduction, 4th paragraph:

Lastly, adoption of the Downtown Addition Specific Plan is a “project” as defined by the California Environmental Quality Act (CEQA). For this reason, the Plan will require environmental review to determine the extent of potential adverse environmental impacts that may occur through its adoption, ~~and~~ implementation, and/or revision.

Under 5.3 Implementation section,

Take out 1st sentence (from “it is anticipated” to “(figure 5-1)”) and replace with: “The Downtown Addition Specific Plan’s phases are conceptual and can be adjusted to meet market demands.”

4th sentence: “Generally, the project is anticipated to start on the southwestern ~~edge~~ of the site ~~around near~~ the railroad ~~crossing at Pearl Street~~ and then fill in to the southeast, and then to the northeast. As part of the first phase any required interim improvements to the Pear Street at-grade crossing will be constructed along with the roadway improvements at Chestnut Avenue, a portion of Broadway Street (Broadway Square) and Jayne Street to complete the circulation connection from Bitterwater Road to Pearl Street/First Street. The commercial space would be developed ~~adjacent to the railroad~~ in the final development phases, as build-out of the site is needed to generate adequate market demand.”

Page 5-2

Paragraph at top right starting, “A development agreement may provide...” (5th sentence): ~~It is assumed that~~ The Specific Plan’s will have a 9 year phased construction schedule; however, this is considered an estimated time frame and is subject to outside forces, including regulatory approvals, weather, and the economic climate.

Figure edit - Adjust boundary; remove Metz Rd- Ellis St extension Expand Phase 8 and reduce Phase 7

Page 5-3

Table 5-1: Downtown Addition Phasing-Maximum Development Scenario

	Phase	Pre-dev.	1	2	3	4	5	6	7	8
	Year	1	2	3	4	5	6	7	8	9
Residential Units	Totals									
Single Family Detached	175		59	33	32	51				
Single Family Attached	256 205		55 4	69	88	44				
Multi-Family/Apartment	8 127				9 8					<u>118</u>
Live/work units	90 82		16			8	24 20	18	20	<u>7</u>
Mixed Use (condo over retail)	121						45	50	26	
Total Residential Units	650 710	<u>0</u>	<u>430</u> 79	<u>102</u>	<u>129</u> 8	<u>103</u>	<u>66</u> 65	<u>68</u>	<u>46</u>	<u>71</u> 18
Commercial Space (square feet)	Totals									
Grocery Store	50 37,000								<u>50</u> 37,000	
Small Retail	<u>40,860</u>						40,000 <u>18,780</u>	<u>22,080</u>	40,000	
Convenience Retail	<u>55,000</u>						15 23,000	25,000	15 7,000	
Live/Work Commercial Space	<u>15,200</u>		<u>11,500</u>			6,000	15,000 <u>200</u>	13,000	<u>11,500</u>	<u>5,060</u>
Total Commercial Space	190,060 <u>148,060</u>	<u>0</u>	<u>11,500</u> <u>0</u>	<u>0</u>	<u>0</u>	<u>6,000</u>	<u>40,000</u> <u>56,980</u>	<u>38,000</u> <u>47,080</u>	<u>89,000</u> <u>44,000</u>	<u>5,060</u>
Infrastructure	Totals									
Additional Roads (miles)	3.66 60		1.09	0.59	0.86	0.70	0.23	0.04	0.09	0.06
Additional Alleys (miles)	2.57 52		0.79	0.47	0.52	0.45		0.13	0.16	0.05
Developed Parks (acres)	12.01		4.57	2.60	1.41	3.23	0.20			
Water Quality Basin (acres)	0.89		0.89							
Paseos (acres)	0.26		0.14	0.06	0.06					
Mid-Block Areas (acres)	1.45		0.25	0.58	0.59	0.03				
Recreational Open Space (acres)	9.38		5.03	4.35						

Page 5-3

Under section title 5.4 Infrastructure and Public Facilities; fifth sentence:

Table 5-3, Estimated Project Development Fee Revenue, provides a breakdown of the Development Impact Fee revenue sources for the Specific Plan shown in Table 5-3, the City,

school district and other public districts with collect ~~approximately an estimated \$12,828,067~~
~~14,756,084.03~~ ~~17,308,033~~ for off-site infrastructure and facilities.

Page 5-4

Table 5-3: **Estimated** Project Development ~~Free~~ Revenue-Maximum Density

Fee Type	Land Use	Fee	Fee Unit	Units/Square Feet	Total Revenue
Law enforcement	Single-family	\$847.64 884.22 838.00	Housing Unit	175	\$148,337 54,213.50 46,650
	Multifamily	\$134.88 249.16 36.94	Housing Unit	475 535	\$72,161 133,300.60 112,547
	Commercial	\$0.373 4.038	Square Foot	125,000 148,060	\$55,226 59,224 47,552
	Subtotal				\$275,724 346,738.10 306,748
Fire Protection	Single-family	\$693.57 865.22 222.78	Housing Unit	175	\$121,375 51,413.50 43,987
	Multifamily	\$533.80 692.64 58.66	Housing Unit	475 535	\$285,583 370,562.40 12,864
	Commercial	\$0.16 5.74	Square Foot	125,000 148,060	\$23,690 84,394.20 67,934
	Subtotal				\$430,647 606,370.10 524,781
Bridges, Signals & Thoroughfares	Single-family	\$3,829.42 2,181.91 074.89	Housing Unit	175	\$670,149 381,834.25 63,106
	Multifamily	\$2,556.40 1,385.26 17.32	Housing Unit	475 535	\$1,367,674 741,114.40 625,727
	Commercial	\$4.635 5.3004	Square Foot	125,000 148,060	\$686,258 784,718 630,400
	Subtotal				\$2,724,081 4,907,666.30 619,233
Storm Drainage	Single-family	\$1,321.50 521.29 495.72	Housing Unit	175	\$231,263 91,225.75 86,754
	Multifamily	\$475.00 246.92 34.81	Housing Unit	475 535	\$254,125 132,102.205 11,535
	Commercial	\$0.452 3028	Square Foot	125,000 148,060	\$66,923 44,418 35,336
	Subtotal				\$552,311 267,745.95 33,622
General Governmental Facilities	Single-family	\$582.50 757.79 20.62	Housing Unit	175	\$101,938 32,613.25 26,109
	Multifamily	\$582.50 757.79 20.62	Housing Unit	475 535	\$405,417.65 342 31,638 ,295

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	Commercial	\$0.204.320	Square Foot	125,000 148,060	\$30,204 47,379.20 37,947
	Subtotal				\$443,779 585,410.10 468,403
Library Expansion Facilities ³	Single-family	\$500.61476.06	Housing Unit	175	\$87,606.75 3,311
	Multifamily	\$533.7607.58	Housing Unit	475535	\$285,561.60 41,101
	Commercial	\$0.00	Square Foot	125,000 148,060	\$0
	Subtotal				\$373,168.35 24,411
Public Meeting Facilities	Single-family	\$946.50 705.21670.62	Housing Unit	175	\$165,638 23,411.75 17,359
	Multifamily	\$1,027.00 754.3517.35	Housing Unit	475535	\$549,445 403,577.25 340,741
	Commercial	\$0	Square Foot	125,000 148,060	\$0
	Subtotal				\$715,083 526,989 458,100
Aquatic Center Facilities	Single-family	\$343.00 697.2163.62	Housing Unit	175	\$60,025 122,011.75 16,027
	Multifamily	\$371.00746.3517.35	Housing Unit	475535	\$198,485 399,297.25 37,127
	Commercial	\$0.00	Square Foot	125,000 148,060	\$0
	Subtotal				\$258,510 521,309 453,153
Park and Open Space Acquisition	Single-family	\$3,323.50675.75495.46	Housing Unit	175	\$581,613 643,256.25 11,706
	Multifamily	\$3,602.50932.91740.01	Housing Unit	475535	\$1,927,338 1,776,505 2,104,106.85
	Commercial	\$0.00	Square Foot	125,000 148,060	\$0
	Subtotal				\$2,508,950 747,363.10 388,210
Impact Fee Subtotals by Type	Single-family	\$11,887.63 10,786.21110,257	Housing Unit	175	\$2,080,335 1,887,586.75 795,003
	Multifamily	\$9,283.08 99,148,843	Housing Unit	475535	\$4,966,448 5,144,196.20 4,200,439
	Commercial	\$5,824 6,896.55	Square Foot	125,000 148,060	\$862,301.40 1,020,133.40819,166
Other Impact Fees	See next page				
Sewer	Single-family	\$2,463.03 2,554.00	Housing Unit	175	\$431,030 446,950
	Multifamily	\$1,458.73 2,129.00	Housing Unit	475535	\$780,421 1,011,275
	Commercial	\$0.668 2,554.00	FixturesSquare foot	100 148,060	\$98,904 255,400

	Subtotal				\$1,310,3551,713,625
Waste Water Treatment	Single-family	\$4,523.50	Housing Unit	175	\$791,613
	Multifamily	\$2,679.86	Housing Unit	535	\$1,433,725
	Commercial	\$1.23	Square foot	148,060	\$181,670
	Subtotal				\$2,407,007
School Impact	Residential Single-family	\$3,484.88	Square Foot	1,105,0001,205,300 175	\$609 4,194,4445,392,400
	Multifamily	\$3.48	Square Foot	535	\$1,862
	Commercial	\$0.5636	Square Foot	125,000148,060	\$82,914 3,6045,000
	Subtotal				\$85,384 4,277,357.605,437,400
Regional Traffic Impact Fee	Single-family	\$1,885 65,200.00	Housing Unit	175	\$329,875 30,050910,000
	Multifamily	\$3,148.00 731	Housing Unit	475535	\$391,085 390,351,512,400
	Commercial	\$2.67 7.36	Square Foot	125,000148,060	\$395,276 320,20920,000
	Subtotal				\$1,116,236 455,203,342,400
Subtotals	Single-family	\$20,762.64 46,538	Housing Unit	175	\$3,633,462 2,894,150
	Multifamily	\$14,156.15 44,565	Housing Unit	475535	\$7,573,540 6,918,375
	Commercial	\$10.95 47,689.76	Square Foot	125,000148,060	\$1,621,065 2,617,700.801,220,400
Total Impact Fees					\$12,828,067 6,814,608
Other impact Fees					\$6,704,167.6810,493,425
Total Fees					\$14,756,084.0317,308,033

NOTES:

1. Multifamily housing includes Multigeneration House, Triplex/Quadplex, Rowhouse, Villa, Courtyard Housing, Live-Work Building, and Mixed-Use Building.
2. School impact fees are based on an average unit size of 1,700 square feet. Development Impact Fees effective August 2012.
3. Commercial sewer connections - first 10 fixture units \$2,554.00 each, additional units \$106.00. It was assumed that no one structure would need more than 10 units and 100 80 units would be needed for all commercial development.
4. Development Impact Fees effective November 15, 2018 for projects vested as of August 21, 2010 July 1, 2008 (Resolution No. 08-4246).
3. Not applicable for projects after 2010.

Page 5-7

Text in Section 5.7.2 Specific Plan Adoption:

The Downtown Addition Specific Plan shall be adopted [or revised](#) by ordinance of the City of King City Council as set forth in KCMC Section 17.33.050. Thereafter, the land uses and development standards of this plan will be mandatory for development within the Downtown Addition Specific Plan.

Appx B

Text changes on Page B-3, 1st paragraph:

To meet this potential demand, the DASP designates ~~over~~[nearly](#) 14 acres for commercial development (Neighborhood Center (NC) Zone), which can accommodate up to ~~148,060~~[125,000](#) square feet of commercial space. The NC Zone is pedestrian-oriented and is intended to be occupied primarily by mixed-use buildings that may accommodate retail or office uses on ground floors, and offices and residential units on upper floors. ~~In addition,~~
~~†~~The DASP allows for up to ~~65,060~~[15,167](#) square feet of flex/commercial space in live-work buildings in the NC ~~and Neighborhood General 3 (NG-3)~~-zones. [Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the Neighborhood General 3 \(NG-3\) zone.](#)

Text changes on Page B-3, 4th paragraph:

The DASP establishes the NC Zone specifically for the purpose of integrating commercial uses into a pedestrian-oriented neighborhood and is intended to provide neighborhood service. The NC Zone shall be occupied primarily by mixed use buildings that may accommodate retail or office uses on ground floors, and offices and residential units on upper floors. The DASP calls for up to ~~148,060~~[125,000](#)-square feet of commercial space. In addition, the DASP allows for up to ~~65,060~~[15,167](#) square feet of flex/commercial space in live-work buildings in the NC ~~and NG-3~~-zones. [Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the NG-3 zone.](#)

Text changes on Page B-4, 4th paragraph:

The NC Zone is pedestrian-oriented and is intended to be occupied primarily by mixed-use buildings that may accommodate a mix of retail or office uses on ground floors, and offices and residential units on upper floors. The intent of the NC Zone is to accommodate a variety of retailing, wholesaling, dining, and entertainment options. The DASP calls for up to ~~148,060~~[125,000](#)-square feet of commercial space. In addition, the DASP allows for up to ~~65,060~~[15,167](#) square feet of flex/commercial space in live-work buildings in the NC ~~and NG-3~~-zones. [Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the NG-3 zone.](#)

Text changes on Page B-4, 6th paragraph:

The NC Zone is pedestrian-oriented and is intended to be occupied primarily by mixed-use buildings that may accommodate a mix of retail or office uses on ground floors, and offices and residential units on upper floors. The intent of the NC Zone is to accommodate a variety of retailing, wholesaling, dining, and entertainment options. The DASP calls for up to ~~148,060~~~~125,000~~ square feet of commercial space. In addition, the DASP allows for up to ~~65,060~~~~15,167~~ square feet of flex/commercial space in live-work buildings in the NC ~~and NG-3 zones~~zone. Up to 15,065 square feet of the general commercial space may be transferred as flex/commercial space in live-work buildings in the NG-3 zone.

Text changes on Page B-5, 2nd paragraph:

The DASP is within the City limits and was designated for urban development in the 1998 City of King General Plan. Additionally, the DASP includes approximately ~~24~~~~23~~ acres of open space and parkland that buffers habitat areas, such as San Lorenzo Creek, and provides additional parks and open space for the proposed subdivision and the existing city. The DASP exceeds the City's requirements for parkland under Ordinance No. 622.

Text changes on Page B-5, 3rd paragraph:

As shown in Table 5-3 new residential development will be subject to the City's parkland fees in the amount of \$2.39 Million. The DASP includes approximately ~~24~~~~23~~ acres of open space and parkland which will be dedicated and improved, thus providing open space for the DASP area and the existing city.

Text changes on Page B-7, 2nd paragraph:

The DASP project will provide approximately \$~~4.35~~~~.4~~ million in school impact fees based on an average unit size of 1,700 square feet and \$~~4.24~~~~.88~~ per square foot of finished residential construction. (The DASP proposes a maximum of ~~650~~~~710~~ residential units.)

Text changes on Page B-14, last two sentences on the page:

The DASP calls for approximately ~~24~~~~23~~ acres of parkland and open space in the form of neighborhood parks, a community park, greenways, and open space. The amount of parks and open space provided in the Downtown Addition exceeds the City's open space requirement stated in Ordinance 622.

Text changes on Page B-17 under title "Height," 2nd paragraph:

The maximum height of all project buildings pursuant to the regulations contained in the proposed DASP would be limited to a maximum eave height above grade of: 36 feet in the NC zone; ~~24~~~~34~~ feet in the NG-3 zone; and 20 feet in the NG-1 and NG-2 zone. Due to these height limitations, site buildings would not interfere with takeoffs and landings at the

airport. In addition, according to the Mesa Del Rey Airport Master Plan, the Downtown Addition Specific Plan Area falls outside of the runway protection zone.

Appx D

The following text is added on Page D-1 as item "9." under the "General" heading.

Housing projects meeting the first or second criteria are exempt from the Master Developer/Builder design review process:

- 50 percent of the housing units are restricted to households of less than 80 percent of the median family income, per federal Housing and Urban Development standards.
- 100 percent of the housing units are dedicated to a special needs community (e.g. senior citizens, farmworkers) as identified in the City's Housing Element.
- Up to one of each 50 units may be designated for a caretaker or manager.

Appx E-2

(Changes to be inserted onto new Page E-2). Only change will be to add the column below in red to include 3-Story Building Height Standards in the NC District.

Table E: Building Height and Architectural Style

Architectural Style	Roof Pitch		Typical Ceiling Height [ft]			3-story Mixed-Use Building (NC)				
						Max. Eave Height in NC: 36 ft				
	low	high	Residential Ground Floor	Commercial Ground Floor	2 nd Floor and 3 rd Floor	Typical Eave Height [ft]	Typical Ridge Height [ft]			
							24 ft wide volume		36 ft wide volume	
						low	high	low	high	
Monterey	4:12	6:12	10	14	8	32	36	38	38	41
Spanish	4:12	8:12	10	14	8	32	36	40	38	46
Victorian	10:12	12:12	10	14	9	n/a	n/a	n/a	n/a	n/a
Italianate	6:12	10:12	10	14	10	36	42	46	45	51
Craftsman	4:12	10:12	9	16	8	34	38	44	40	49
Art Deco	flat	flat	9	14	8	32	34*	37*	34*	37*
Tudor	10:12	12:12	10	n/a	8	n/a	n/a	n/a	n/a	n/a
Western Storefront	1:12	6:12	10	14	8	32	33*	38*	33.5*	41*

NOTE:

*Parapet Height: 2 to 5 feet

**36 ft for 3-story accents with design review approval

Appx E-3

All four diagrams will be pushed onto new page E-3.

Appx E-4

Figure edits to include a diagram for “Typical 3-Story Mixed-Use Building in NC” and to be placed onto what will now be page E-4.

Appx F-1

Figure edit- Adjust boundary; remove Metz Rd- Ellis St extension

Appx F-2

Figure edit (2 of them) - Adjust boundary; remove Metz Rd- Ellis St extension

Appx F-3

Figure edit- Adjust boundary; remove Metz Rd- Ellis St extension

Appx G

The first document under Appendix G is the Fiscal Neutrality Study dated January 28, 2014 totaling at 38 pages. This Study has several of its own appendices, one of which is “Appendix C: Condition of Approval 28 (Fiscal Neutrality)” located on page 38. This one-paged “Appendix C” has been removed as a result of the 2020 Specific Plan Amendments.

Appx H

Text under title, “Adopting Resolutions and Ordinances”:

Appendix H contains the following documents:

- City Council Ordinance No. 2013-704 – January 28, 2014
- City Council Resolution No. 2013-4428 – January 14, 2014
- City Council Ordinance No. 2011-697 – June 14, 2011
- City Council Resolution No. 2011-4355 – May 24, 2011
- Planning Commission Resolution No. 2011-82 – March 1, 2011
- Planning Commission Resolution No. 2011-83 – March 1, 2011

• *Will add 2020 Resolutions*

Appx J

**this has been updated to revise meets and bounds description and exhibit **