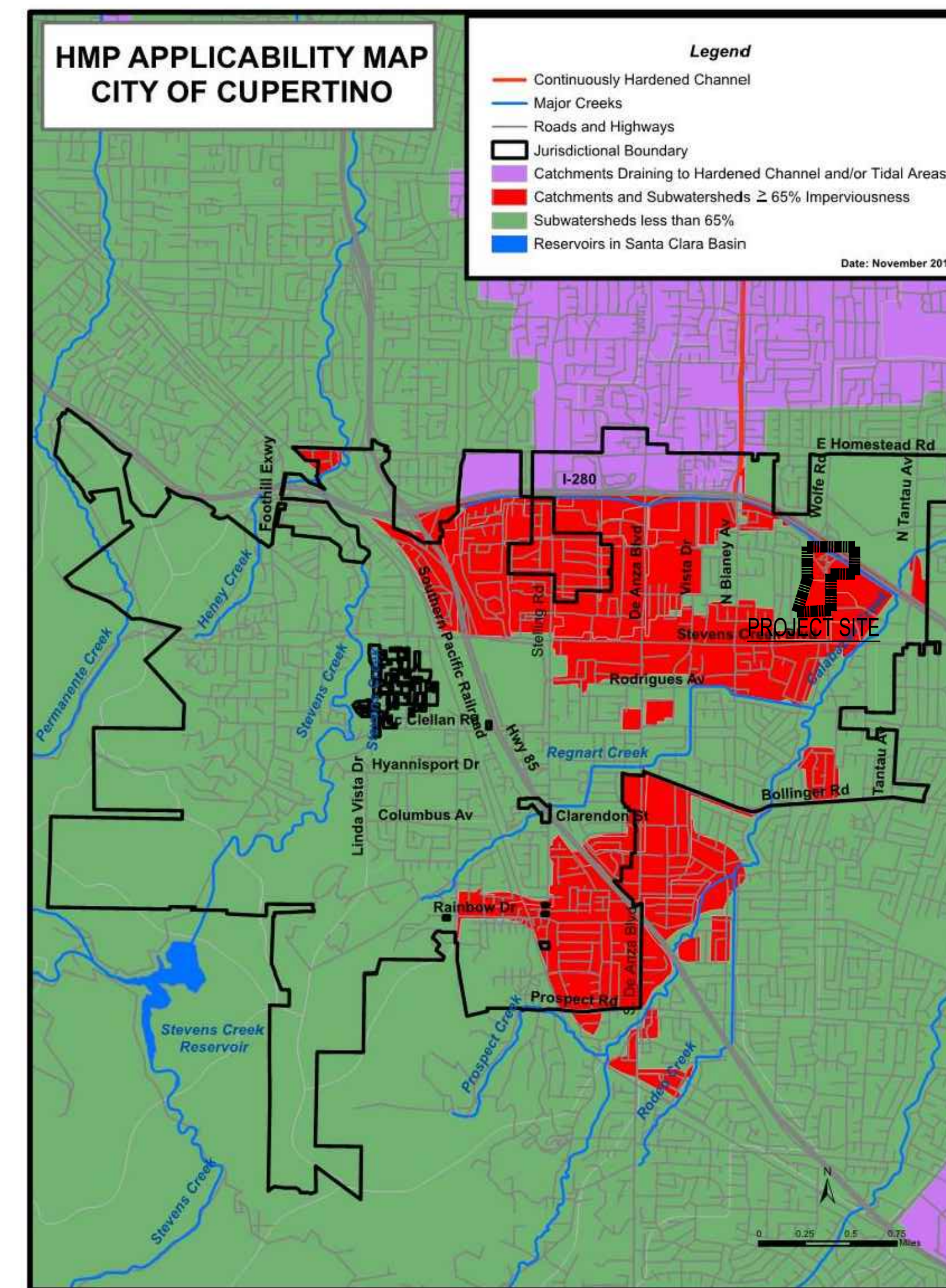


OWNER - VALICO PROPERTY OWNER LLC
 2800 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306
 T. 655-34-1300
 ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 375 PEARL STREET, 31ST FLOOR, NEW YORK, NY 10038
 T. 212-624-6500
 ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 10123 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-627-7990
 LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 1817 JOHN F. KENNEDY BLVD, SUITE 1800, PHILADELPHIA, PA 19103
 T. 214-440-0030
 CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-635-0900
 TRAFFIC - KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W. SAN FERNANDO STREET, SUITE 230, SAN JOSE, CA 95113
 T. 668-800-4130
 LIGHTING DESIGN - ONE LUX STUDIO
 156 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-201-5750
 SIGNAGE & WAYFINDING - EXIT DESIGN
 725 N. 4TH STREET, PHILADELPHIA, PA 19123
 T. 215-581-1850
 PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408-392-7920
 FOOD SERVICE, WASTE MANAGEMENT & LOGISTICS - CON-LITTLE
 156 2ND STREET, SAN FRANCISCO, CA 94105
 T. 415-922-9900

CISTERN SIZING CALCULATIONS BY DRAINAGE AREAS:

Drainage Area 1 (DA-1) Volume Based Treatment Measures using the UPCOM Approach			
Step 1.	Drainage Area for BMP:	17.28 acres	
Step 2.	a. Impervious Area:	10.60 acres	
	b. Impervious ratio: (i)	61.4%	
Step 3.	Watershed runoff Coefficient Cw =	0.419	(Cw = 0.858*0.78*0.774+0.04)
Step 4.	Mean Annual Precipitation	16 inches	
Step 5.	Closest Rain Gauge	San Jose Airport	
		Gage MAP _{map} (ft)	(P _{i,map}) (in)
		San Jose Airport 13.9	0.512
		Palo Alto 13.7	0.522
		Morgan Hill 19.5	0.76
		MAP _{map}	13.9
		(P _{i,map})	0.512
Step 6.	Mean Storm Event Precipitation Depth (P _{i,1hr})	(P _{i,1hr}) = (P _{i,map}) x (MAP _{map}) / (MAP _{map}) = 0.589 inches	
Step 7.	"a" regression constant	48 hour	
		a ⁴⁸ 48 hour 1.983	
		a ²⁴ 24 hour 1.582	
		a ¹² 12 hour 1.312	
Step 8.	Maximized Storage Area	0.485 inches	
	P _s = (a X Cw) X P _i		
Step 9.	Volume of Runoff to be Treated		
	Design Volume = Po X A X 181/2in	0.699 acre-ft	
Step 10.	Size Cistern		
	Total Cistern Storage Volume	540,000 gill	72,187 cuft

NOTE:
 FOR THE PURPOSE OF THIS STORMWATER MANAGEMENT PLAN, THE SITE HAS BEEN LOOKED AT AS TWO DRAINAGE AREAS. RAINWATER CISTERNS WILL BE DESIGNED IN MORE DETAIL AND COORDINATED WITH THE PLUMBING ENGINEER TO WORK WITH CONSTRUCTION PHASING, THE SITE SPANNING PUBLIC RIGHT OF WAY AND IRRIGATION AND TOILET DEMANDS. THESE CISTERNS WILL BE SIZED INDIVIDUALLY BASED THEIR RESPECTIVE DRAINAGE AREAS.



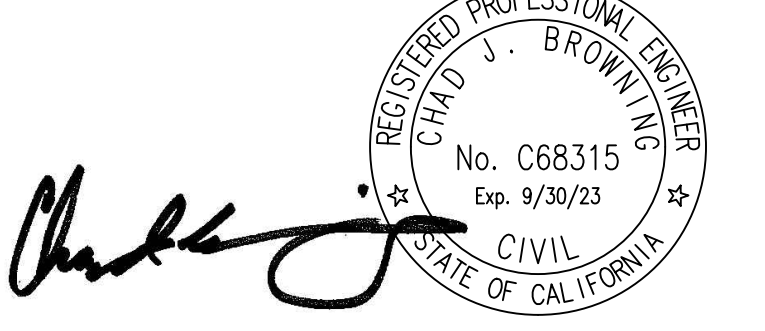
HYDROMODIFICATION MAP

NOTE:
 PROJECT IS EXEMPT FROM HYDROMODIFICATION BECAUSE IT IS LOCATED IN A WATERSHED THAT IS GREATER THAN 65% IMPERVIOUS.

FLOOD ZONE NOTE:

THE SITE IS CURRENTLY LOCATED IN FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), PANEL 209H, MAP 9008000200H, DATED MAY 18, 2009. FLOOD ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DATE: MARCH 23, 2022



CHAD J. BROWNING
 R.C.E. NO. 68315, EXPIRES 9-30-23

NOT FOR CONSTRUCTION

STAMP SIGNATURE

DISCLAIMER:
 THE ARCHITECT/ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

SB-35 MODIFICATION APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION - REVISIONS	08/09/2018
REV-2	SB-35 APPLICATION CONFORM SET	09/15/2018
REV-3	SB-35 MODIFICATION APPLICATION	03/23/2022

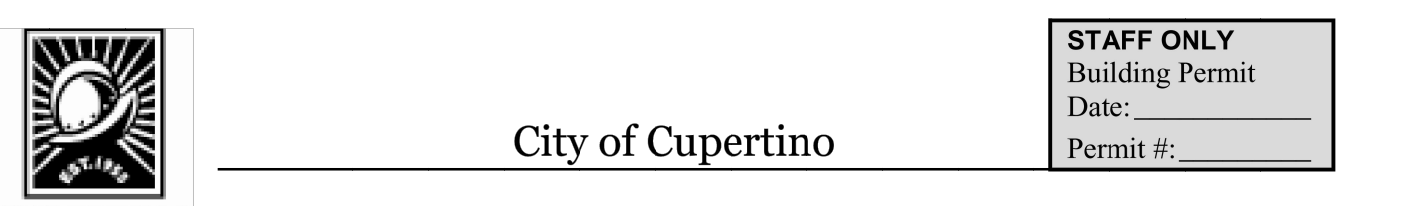
Name of Reviewer: Robin Lee, PE, Schaaf and Winzler
 A. Property Owner's Name: Valico Property Owners LLC
 B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:
 a. Name: Nadejda Ivankova
 b. Address: 505 Page Mill Road, Palo Alto CA, 94301
 c. Phone/E-mail: 408-953-0900/NADJAN@SCHAAL.COM

O&M Responsibility Mechanism
 Indicate how responsibility for O&M is assured. Check all that apply:
 O&M Agreement
 Other mechanism that assigns responsibility (describe below):

STAFF ONLY - Reviewed by:
 Community Development Department _____ Public Works Department _____
 Planning Division: _____ Engineering Division: _____

Return form to: Public Works Department _____ Date: _____

IF THIS DRAWING IS NOT 36"X48" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.
 SCALE: 1"=20'-0"



PERMIT PROVISION C.3. IMPERVIOUS SURFACE DATA FORM

All Project Applicants with 5,000 sq. ft. or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application to the Engineering Division of the Public Works Department. Contact Public Works at (408) 777-3354 for guidance.

C.3 Regulated Projects are projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site AND all restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects that create and/or replace 5,000 sq. ft. or more of impervious surface on the project site.

All applicants with C.3 Regulated projects must reserve a minimum of 4% of developable surface area for the placement of storm water treatment facilities unless an alternative storm water treatment plan is approved by the Public Works Engineer.

What is an Impervious Surface?
 An impervious surface is a covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to: rooftops, walkways, paved patios, driveways, parking lots, storage areas, concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

Date: 2/15/2022
 Project Location: 10123 N. Wolfe Rd, Cupertino, CA 95014
 Project Name: Valico Town Center
 Applicant Name: Valico Property Owners, LLC
 Engineer: Chad Browning, PE, LEED AP
 Project Phases: 1 of 1
 Project Description: Development of a mixed use project approx. of 1,810,000 sq. ft. office space, 400,000 sq. ft. of retail, 4,400,000 sq. ft. of residential (2,402 units) & supporting infrastructure including a green roof, utilities, site work & stormwater treatment.

Project Type (check all that apply):
 Public Commercial Industrial Auto Service (SIC code) Uncovered Parking (5013-5014, 5541, 7323-7334, 7335-7339)
 Residential Restaurant Mixed Use Retail Gas Outlet Other _____

If residential, does the project consist of a single-family home that is not part of a larger common plan of development? Yes No
 If yes, stop here and return sheet 1 only to the Engineering Division of the Public Works Department.

Project Watershed/Receiving Water (creek): Calabazas Creek

a. Total Site Area: 49.33 acre	b. Total Site Area Disturbed: 49.33 acre			Proposed Area (ft ²)	Total Post-Project Area (ft ²)
	Existing Area (ft ²)	Replaced	New		
Impervious Area	Roof	986,644	719,507	0	719,507
	Parking	516,263	10,560	0	10,560
Sidewalks and Streets	672,999	672,999	83,984	756,983	
c. Total Impervious Area	2,175,906	1,403,066	83,984	1,487,050	
d. Total new and replaced impervious area		1,403,066			
Pervious Area					
Landscaping	37,915	37,915	89,747	127,662	
Pervious Paving	0	0	0	0	
Other (e.g. Green Roof)	0	0	534,253	534,253	
a. Total Pervious Area	37,915	37,915	624,000	661,915	
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area + Existing Total Impervious Area) x 100% =		54.9 %			

3. State Construction General Permit Applicability:
 a. Is it 82.2, equal to 1 acre or more?
 Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see www.sos.ca.gov/water, <https://www.waterboards.ca.gov/swppp/swppp.htm>) for details.
 No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:
 a. Is it 82.2, equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?
 Yes, C.3. source control, site design and treatment requirements apply.
 No, C.3. source control and site design requirements may apply - check with local agency.
 b. Is it 82.2, equal to 50% or more?
 Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to entire site.
 No, C.3. requirements only apply to impervious area created and/or replaced.

5. Hydromodification Management (HMP) Applicability:
 a. Does project create and/or replace one acre or more of impervious surface AND create an increase in total impervious surface from the pre-project condition?
 Yes (continue) No - exempt from HM, go to page 3.
 b. Is the project located in an area of HM applicability (green) on the HM Applicability Map (www.scvppp-w2k.com/hmp_maps.htm)?
 Yes, project must implement HM requirements No - exempt from HM, go to page 3

6. Selection of Specific Stormwater Control Measures:

Site Design Measures
 Minimize land disturbed
 Minimize impervious surfaces
 Minimum-impact street or parking lot design
 Cluster structures/pavement
 Disconnected downspouts
 Pervious pavement
 Green roof
 Microdetention in landscape
 Other self-treating area
 Self-retaining area
 Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains)
 Preserved open space: _____ sq. ft. or sq. ft. (circle one)
 Protected riparian and wetland areas/buffers (Setback from top of bank: _____ ft.)
 Other _____

Source Control Measures
 Alternative building materials
 Wash area/racks, drain to sanitary sewer
 Covered dumpster area, drain to sanitary sewer
 Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain?
 Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
 Outdoor material storage protection
 Covers, drains for loading docks, maintenance bays, fueling areas
 Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
 Storm drain labeling
 Other _____

Treatment Systems
 None (all impervious surface drains to self-retaining areas)
 LID Treatment
 Rainwater harvest and use (e.g., cistern or rain barrel sized for C.3.d treatment)
 Infiltration basin
 Infiltration trench
 Exfiltration trench
 Underground detention and infiltration system (e.g., pervious pavement drains, rock, large diameter conduits)
 Bioretention area
 Flow-through planter
 Tree box with bioretention soils
 Other _____

Other Treatment Methods
 Proprietary tree box filter?
 Media filter (sand, compost, or proprietary media)
 Vegetated filter strip?
 Dry detention basin?
 Other _____

7. Treatment System Sizing for Projects with Treatment Requirements

Indicate the hydraulic sizing criteria used and provide the calculated design flow or volume:

Treatment System Component	Hydraulic Sizing Criteria Used ¹	Design Flow or Volume (cfs or cu. ft.)
Rainwater Harvesting	URCM	90,216 cu. ft.

¹Key: 1a: Volume - WEF Method 2b: Flow - CASQA BMP Handbook Method
 1b: Volume - CASQA BMP Handbook Method 2c: Flow - Uniform Intensity Method
 2a: Flow - Factored Flood Flow Method 3: Combination Flow and Volume Design Basis

8. Condition of Approval for Landscape Plans (use of native plants, tree preservation).

9. Third Party Certification
 A qualified consultant (that is not a member of the project team or City staff) will be required to review the treatment system sizing and design and certify the Stormwater Management Plan and/or Hydromodification Flow Control Facilities. A list of qualified consultants can be found at <http://www.scvppp-w2k.com/consultants.htm>

10. Operation & Maintenance Information
 A. Property Owner's Name: Valico Property Owners LLC
 B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:
 a. Name: Nadejda Ivankova
 b. Address: 505 Page Mill Road, Palo Alto CA, 94301
 c. Phone/E-mail: 408-953-0900/NADJAN@SCHAAL.COM

This section to be completed by Municipal staff.

O&M Responsibility Mechanism
 Indicate how responsibility for O&M is assured. Check all that apply:
 O&M Agreement
 Other mechanism that assigns responsibility (describe below):

STAFF ONLY - Reviewed by:
 Community Development Department _____ Public Works Department _____
 Planning Division: _____ Engineering Division: _____

Return form to: Public Works Department _____ Date: _____