

Appendix H: Public Service and Utilities Letters

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From: April Dizon <adizon@cuhsd.org>
Sent: Monday, January 18, 2021 8:25 PM
To: Stephanie Shepard
Cc: Tsui Li; Eric Wasinger; Nathan Thome
Subject: Re: Request for info about public school impacts
Attachments: Campbell Union High Impacts of Proposed Development.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Stephanie,

Please find the attached answers to your questions. Let me know if you have additional questions.

Thanks,

--

April Dizon, CPA
Chief Business Officer
Campbell Union High School District
3235 Union Avenue
San Jose, California 95124
408-371-0960 ext. 2030

Campbell Union High School District

Impact of Proposed Development

Location: 2323, 2369, and 2391 Moorpark Avenue and Central Way in San José, California

Scope: Replace existing 30 multi-family units with 41 multi-family units

1/15/21

Service Questions

1. Please confirm whether CUHSD will provide public school services to the project after annexation of the project site.

a) Yes. The project is located within the Del Mar High School boundary.

2. Please identify the current enrollment and capacity of the District as a whole. Please also identify the District's area of enrollment.

a) The current District enrollment as of Oct 2020 is 8,528 students and the current capacity is 11,158 seats including portables.

3. Please provide an estimated number of students generated by the proposed project.

a) This project creates 41 housing units which is a net increase of 11 housing units. At a yield rate of 0.09 grade 9-12 students per unit, this project would yield 4 students total, and a net increase of 1 student.

4. Please list the school(s) that would be attended by children living in the proposed residential neighborhood and the current capacity/enrollment ratio of the schools.

a) The current capacity at Del Mar High is 2,131 seats. The current enrollment as of Oct 2020 is 1326 at Del Mar High. The five-year projection is 1,440 students. The current utilization factor is 62.2%.

5. Please identify the ability to accommodate the schools demand of the proposed project as part of the existing facilities.

- a) Existing Facilities can accommodate the projected student growth.

6. Please provide information about the residential development fee schedule currently assessed by/on behalf of the District.

- a) In terms of developer fees, the project would be required to pay for the net increase in residential square footage.

Link to developer fee schedules.

https://www.cuhsd.org/apps/pages/developer_fees

7. Please define any potential challenges that the proposed project may present to the District. Please describe any measures that you would recommend to reduce potential concerns/challenges.

- a) No potential challenges have been identified at this time.

From: [Tkalcevic, Mike B](#)
To: [Stephanie Shepard](#)
Cc: [Tsui Li](#)
Subject: Re: Moorpark Project PRNS Questions
Date: Friday, February 12, 2021 4:23:44 PM
Attachments: [2020_1209 H20-035 PRNS Fee Calc.xlsx](#)
[H20-035 2323 Moorpark Ave Request for information.docx](#)

Hi Stephanie,

Please see the attached documents regarding your project.

Let me know if you have any other questions.

Thank you.

Mike B. Tkalcevic, Interim Planner I
Parks, Recreation and Neighborhood Services
Tel: 408-835-2523
Building Community Through Fun
sanjoseca.gov/prns | www.vivcallesj.org
#PRNS BEST

From: Stephanie Shepard <sshepard@fcs-intl.com>
Sent: Tuesday, February 2, 2021 3:58 PM
To: Tkalcevic, Mike B <mikeb.tkalcevic@sanjoseca.gov>
Cc: Ross, Rebekah <rebekah.ross@sanjoseca.gov>; Tsui Li <tli@fcs-intl.com>
Subject: RE: Moorpark Project PRNS Questions

[External Email]

Yes, that is fine. Thank you!

Stephanie Shepard
Environmental Services Analyst II

From: Tkalcevic, Mike B <mikeb.tkalcevic@sanjoseca.gov>
Sent: Tuesday, February 2, 2021 2:26 PM
To: Stephanie Shepard <sshepard@fcs-intl.com>
Cc: Ross, Rebekah <rebekah.ross@sanjoseca.gov>; Tsui Li <tli@fcs-intl.com>
Subject: Re: Moorpark Project PRNS Questions

Hi Stephanie,

Is it ok to have the questionnaire completed and sent you by next Friday 2/12?

thank you.

Mike B. Tkalcevic, Interim Planner I
Parks, Recreation and Neighborhood Services
Tel: 408-835-2523

Building Community Through Fun

sanjoseca.gov/prns | www.vivcallesj.org

#PRNS BEST

From: Stephanie Shepard <sshepard@fcs-intl.com>
Sent: Tuesday, January 26, 2021 9:58 AM
To: Tkalcevic, Mike B <mikeb.tkalcevic@sanjoseca.gov>
Cc: Ross, Rebekah <rebekah.ross@sanjoseca.gov>; Tsui Li <tli@fcs-intl.com>
Subject: RE: Moorpark Project PRNS Questions

[External Email]

Good morning Mike,

I have attached the letter. The questionnaire is on page 2 of the letter.

Thank you,

Stephanie Shepard
Environmental Services Analyst II

From: Tkalcevic, Mike B <mikeb.tkalcevic@sanjoseca.gov>
Sent: Monday, January 25, 2021 6:14 PM
To: Stephanie Shepard <sshepard@fcs-intl.com>
Cc: Ross, Rebekah <rebekah.ross@sanjoseca.gov>
Subject: Moorpark Project PRNS Questions

Hi Stephanie,

Apologies for PRNS getting back to you so late.

I wanted to check in with you regarding the questionnaire you have for the initial study for your project on Moorpark Avenue.

If it is not too late can you send me the questionnaire and I will get it back to you as soon as possible.

Thank You.

Mike B. Tkalcevic, Interim Planner I
Parks, Recreation and Neighborhood Services
Tel: 408-835-2523

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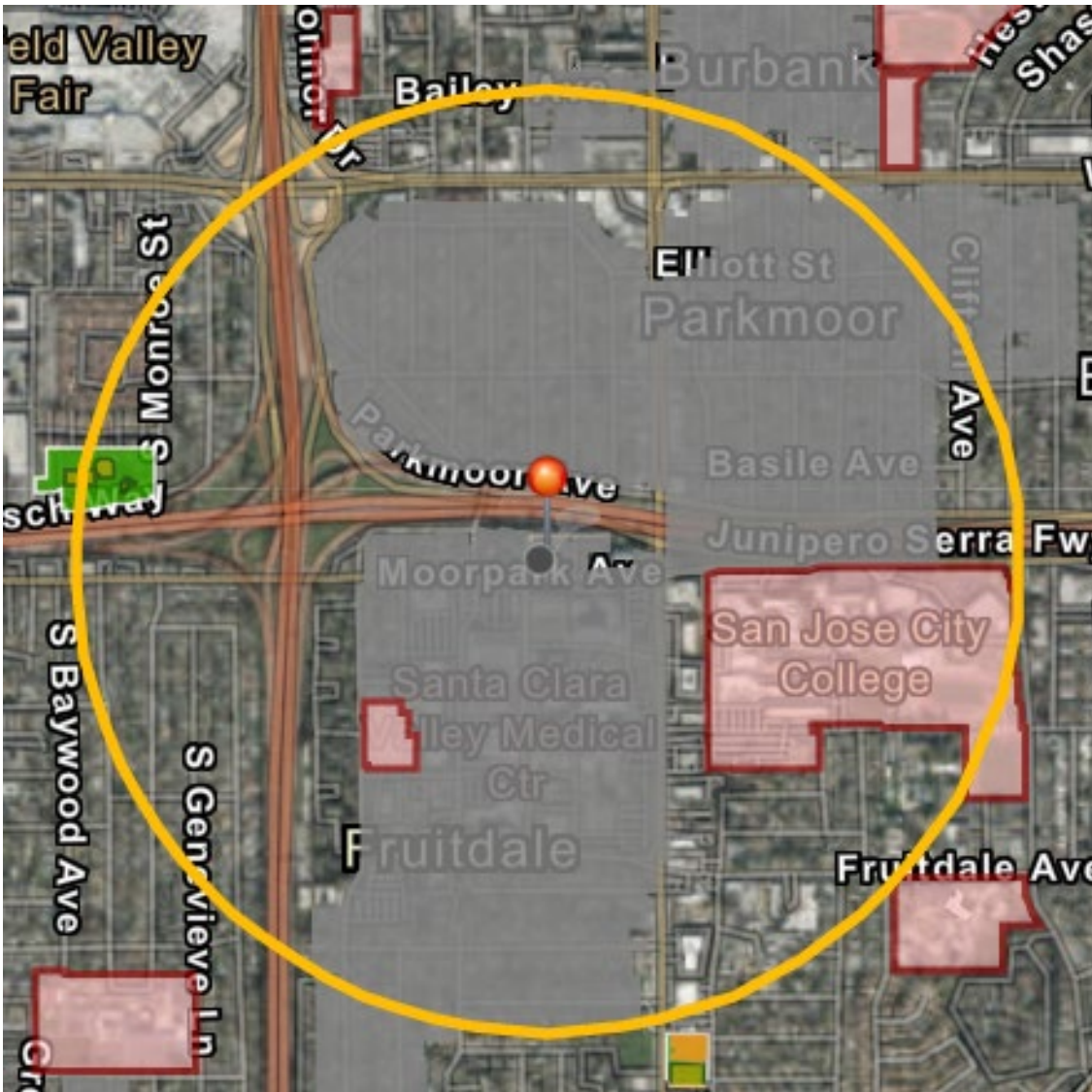
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1. Which park(s) and recreation center(s) would provide services to the project site? Please describe the existing conditions of the park(s) and center(s).

Applying the 3/4-mile nexus the only park that would provide recreational opportunities for this project would be Frank M. Santana Park at 5.22 acres and 0.63 miles away. The park provides a baseball field, open turf for games, as well as walking paths.

To be aware Bascom Community Center and Library are just outside the project nexus which is $\frac{3}{4}$ of a mile.



- 2. Do you foresee any potential challenges that the proposed project may present to the department? Please describe any measures that you would recommend reducing potential concerns/challenges.**

PRNS does not foresee any potential challenges this project might present to the department.

- 3. Identify the ability of San José Parks to accommodate the demand of the proposed project as part of the existing facilities.**

PRNS has the Parkland Dedication Ordinance which requires residential developments to mitigate the impact on existing facilities by dedicating land, paying in-lieu fees, parks and trails improvements, or a combination of these.

Parkland Dedication Ordinance, San Jose Municipal Code ("SJMC") Chapter 19.38 ("PDO") [PDO - Municipal Code Chapter 19.38](#)

Park Impact Ordinance, SJMC Chapter 14.25 ("PIO") [PIO- Municipal Code Chapter 14.25](#)

- 4. Please provide an estimate of the park acres/1,000 residents and the target ratio that the department would like to achieve.**

3.0 acres per 1000 new residents as established under both PDO/ PIO ordinances

- 5. What are the current rates of the residential development fee schedule? What is the estimated rate for the proposed project?**

Please see the attached excel document showing the current fee schedule and fees owed for the project.

Calculation of Fees

Parkland Dedication					
Type of Unit	Number of Proposed Units	Existing Units	Person Per Household	Total Population	Parkland Dedication
SFD (SINGLE FAMILY DETACHED)		7	3.310	-23.170	-0.070
SFA (SINGLE FAMILY ATTACHED)	41		3.310	135.710	0.407
MFA24 (MULTI-FAMILY 2-4 UNITS)		11	2.960	-32.560	-0.098
MFA5 (MULTI-FAMILY 5+ UNITS)		12	2.340	-28.080	-0.084
HR			1.510	0.000	0.000
SRO			1.000	0.000	0.000
				Dedication Required (in acres)	0.156

Private Recreation and Land Dedication					
Category B (Upper limit)			Category A - Active		
<i>More than 5 Stories or Land being Dedicated?</i>		Yes / No	Features	Sq. Ft	Acreage
<i>Category B (unadjusted)</i>	0.000	Acres	<i>Tot Lot</i>		0.000
<i>Category B (Upper limit)</i>	0.000	Acres	<i>Sports Courts</i>		0.000
			<i>Turf Playing Field</i>		0.000
			<i>Picnic Area</i>		0.000
			<i>Public Plazas</i>		0.000
			<i>Public Garden Spaces</i>		0.000
			<i>Fenced Pet Amenity</i>		0.000
			<i>Private Garden Plots</i>		0.000
			Sub Total	0	0.000
Total Category A	0.000	Acres	Category B - Inactive		
Total Category B (adjusted)	0.000	Acres	Features	Sq. Ft	Acreage
Subtotal Priv. Rec. Acreage	0.000	Acres	<i>Swimming Pool</i>		0.000
Max Private Rec. Acreage*	0.078	Acres	<i>Recreation Bldg.</i>		0.000
Eligible Priv. Rec. Acreage	0.000	Acres	<i>Community Room</i>		0.000
			Sub Total	0	0.000
Land Dedication					
<i>Total Public Parkland Being Dedicated (Acres)</i>					
*Private recreation credit cannot exceed 50% of total parkland dedication required.					

Calculation of Dedication Met	
Total Parkland Credits in Acres	0.000
% of Requirement Met (Private Recreation)	0.000000%
% of Requirement Met (Land Dedication)	0.000000%
Total % of Requirement Met	0.000000%
% of Dedication Remaining	100.00%

Calculation of Parkland Impact In-Lieu Fees								
Type of Unit	Number of Proposed Units	Existing Units	MLS Zone*	Low Income Units**	Fee Per Unit (Pulls from Fee Table)	Gross Fee	Existing Units Credit	Affordable Units Credit
SFD (SINGLE FAMILY DETACHED)		7	9		\$ 32,000.00	\$ -	\$ 224,000.00	\$ -
SFA (SINGLE FAMILY ATTACHED)	41		9		\$ 32,000.00	\$ 1,312,000.00	\$ -	\$ -
MFA24 (MULTI-FAMILY 2-4 UNITS)		11	9		\$ 28,600.00	\$ -	\$ 314,600.00	\$ -
MFA5 (MULTI-FAMILY 5+ UNITS)		12	9		\$ 22,600.00	\$ -	\$ 271,200.00	\$ -
HR					\$ -	\$ -	\$ -	\$ -
SRO***					\$ -	\$ -	\$ -	\$ -
*Use MLS 14 for both 14 and 16.								
**Low income units are 50% of the standard Fee Per Unit.								
***ADU Units are 50% of SRO. Use SRO category for calculation, enter units as low income to divide fee in half for ADU Rate.								
Gross In-lieu Fee Obligation	\$ 1,312,000.00							
Total In-lieu Fee	\$ 502,200.00							

Summary of Credits	
Gross Parkland Impact In-lieu Fee	\$ 1,312,000.00
<i>Existing Housing Credit</i>	\$ 809,800.00
<i>Affordable Housing Credit (15% Average)</i>	\$ -
<i>Land Dedication Credit (Minimum 1/2 Acre)</i>	\$ -
<i>Private Recreation Credit (30% Average)</i>	\$ -
Net Parkland Impact In-lieu Fee	\$ 502,200.00

Notes from phone call with Hector Estrada, Deputy Chief, Bureau of Fire Prevention, San Jose Fire Department

January 22, 2021

Hector asks that we send public service letters to the Fire Marshal in the future.

Question 1: The department would serve the project because it is a “county pocket” – an unincorporated area surrounded by the City. The department serves all county pockets in San José.

Question 4: Average response times would not necessarily reflect response times for the project site. They will try to provide an accurate estimate of how long it would take to respond to the project. Also, the majority of calls are medical, not fire.

Question 5: The number of service calls would be a function of who is there – for example, an assisted living facility would generate more calls.

Question 6: There would be no impact.

Question 7: The department has a well-developed mutual aid plan.

Question 8: The fee schedules for the department are available online. The information provided online is up-to-date with the most recent fee schedule.

Question 9: No.

Question 10: No.

Question 12: If a project has a pool, the project would be required to do a typical/routine HAZMAT review.

From: [Christina Tran](#)
To: [Stephanie Shepard](#)
Cc: [Nelly Yang](#)
Subject: Re: Request for info about school impacts
Date: Friday, January 15, 2021 3:31:29 PM

Dear Ms. Shepard:

The Campbell School District has examined the project and have found we will be able to accommodate the students generated from this project with the fees collected from the developer/owner. The current assessed rate for residential developments is \$2.65 per square foot. We calculate that the project will generate approximately 21 students, and the schools that will be served from the development will be Lyhnaven Elementary, located at 881 S. Cypress, San Jose, CA 95117; and Monroe Middle School, located at 1055 S. Monroe, San Jose, CA 95128.

If you have any other questions, please do not hesitate to contact us at 408-364-4200.

Sincerely,
Christina Tran
Business Office
Campbell Union School District

From: Stephanie Shepard <sshepard@fcs-intl.com>
Date: January 5, 2021 at 4:39:52 PM PST
To: sviramontez@campbellusd.org
Cc: Tsui Li <tli@fcs-intl.com>
Subject: Request for info about school impacts

Dear Dr. Viramontez,

I am contacting you regarding an Initial Study/Mitigated Negative Declaration being prepared for a proposed residential project on Moorpark Avenue in the City of San Jose. As part of the environmental review being conducted by FirstCarbon Solutions, we are consulting with service providers to determine the project's impact on public services. Your feedback regarding public school services would be valuable to our analysis of the project's impacts.

I have attached a letter containing questions related to the provision of public services as well as information about the project. Please respond to the questionnaire in the attached letter or forward this letter to the appropriate person who can provide information we need to complete our environmental analysis.

Please contact me if you have any questions. I look forward to hearing from you.

Thank you,

Stephanie Shepard
Environmental Services Analyst II

FirstCarbon Solutions (FCS)
An ADEC Innovation

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From: [Breanna Tollner](#)
To: [Stephanie Shepard](#)
Cc: [Tsui Li](#)
Subject: Request for information about water service impacts
Date: Tuesday, January 12, 2021 11:39:39 AM
Attachments: [Moorpark Ave Residential Project.pdf](#)
[Public Service Letter - Water.pdf](#)

Hi Stephanie,

I have provided you with a will serve letter for your future project. Please note the second paragraph in the letter that explains the existing water main that runs through a few of those parcels.

The other questions in your letter we cannot really answer for you. This would be information you would gain from a contractor, or the Fire Department or City of San Jose when you start submitting your building plans.

Please let me know if you have any further questions at this point in time.

Best regards,

Breanna Tollner | Water Services Representative II | San Jose Water Company | 1265 South Bascom Ave. | San Jose, CA 95128
Email: breanna.tollner@sjwater.com | Tel: +1 408 279-7887 | Fax: +1 408 279-7889

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From: Stephanie Shepard <sshepard@fcs-intl.com>
Sent: Tuesday, January 05, 2021 4:00 PM
To: Customer Service <customer.service@sjwater.com>
Cc: Tsui Li <tli@fcs-intl.com>
Subject: Request for information about water service impacts

Hello,

I am contacting you regarding an Initial Study/Mitigated Negative Declaration being prepared for a proposed residential project on Moorpark Avenue in the City of San Jose. As part of the environmental review being conducted by FirstCarbon Solutions, we are consulting with service

providers to determine the project's impact on public services. Your feedback regarding water services would be valuable to our analysis of the project's impacts.

I have attached a letter containing questions related to the provision of public services as well as information about the project. Please respond to the questionnaire in the attached letter or forward this letter to the appropriate person who can provide information we need to complete our environmental analysis.

Please contact me if you have any questions. I look forward to hearing from you.

Thank you,

Stephanie Shepard
Environmental Services Analyst II

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SAN JOSE WATER

1265 S. Bascom Avenue
San Jose, CA 95128-3514

Writer's Direct Line: (408) 279-7887
Email: breanna.tollner@sjwater.com

January 12, 2021

Stephanie Shepard
First Carbon Solutions
965 Kendal Drive, #A-537
San Bernardino, CA 92407

REFERENCE: Proposed 30 Unit Multi-Family Residential Project
2323, 2369, and 2391 Moorpark Avenue, San Jose
APN: 282-01-014, -015, -016, -022, -023, -024, and -025

Dear Ms. Shepard:

The site of the above-referenced project is within the jurisdiction of San Jose Water Company, and that we will serve further development of the property in accordance with our rules and regulations in effect and on file with the California Public Utilities Commission.

Please be aware that San Jose Water Company has an existing water main from the end of Central Way crossing parcels 282-01-014, 024, and 025 which may require relocation and/or enlargement depending on both the fire protection requirements and the civil improvement plans approved by the City of San Jose.

Sincerely,

Breanna Tollner

BREANNA TOLLNER
Water Services Representative

bt:JRB
Moorpark Avenue Residential Project.doc

From: [Alan Kam](#)
To: [Stephanie Shepard](#)
Subject: RE: Request for information about wastewater service impacts
Date: Tuesday, February 9, 2021 7:13:23 AM
Attachments: [Morpark.pdf](#)

Stephanie,

Please see the responses to your letter dated 1/5/2021 below.

1. No. Detachment from West Valley Sanitation District would occur concurrently with annexation to the City of San Jose.
2. Average daily flow of 186 gallons per day per single family home
3. Please confirm only APNs 282-01-014, 015, 016, 022, 023 and 025 will be part of the annexation to the City of San Jose. If so, the proposed annexation would create an undesirable discontinuity of ownership of the existing sewer along Central Way Moorpark Ave. See attached marked up map.
4. The adjacent West Valley Sanitation sewers along Central Way and Moorpark Ave currently have adequate capacity to serve the proposed development
5. No
6. Treatment capacity would be the responsibility of the City of San Jose upon annexation.

Please contact me if you have any questions.

Thank you,

Alan Kam P.E.
Senior Engineer
West Valley Sanitation District
100 E Sunnyoaks Ave
Campbell, CA 95008
(408)385-3030
Akam@westvalleysan.org

From: Stephanie Shepard <sshepard@fcs-intl.com>
Sent: Tuesday, January 5, 2021 4:03 PM
To: Info <Info@westvalleysan.org>
Cc: Tsui Li <tli@fcs-intl.com>
Subject: Request for information about wastewater service impacts

Hello,

I am contacting you regarding an Initial Study/Mitigated Negative Declaration being prepared for a proposed residential project on Moorpark Avenue in the City of San Jose. As part of the environmental review being conducted by FirstCarbon Solutions, we are consulting with service

providers to determine the project's impact on public services. Your feedback regarding wastewater services would be valuable to our analysis of the project's impacts.

I have attached a letter containing questions related to the provision of public services as well as information about the project. Please respond to the questionnaire in the attached letter or forward this letter to the appropriate person who can provide information we need to complete our environmental analysis.

Please contact me if you have any questions. I look forward to hearing from you.

Thank you,

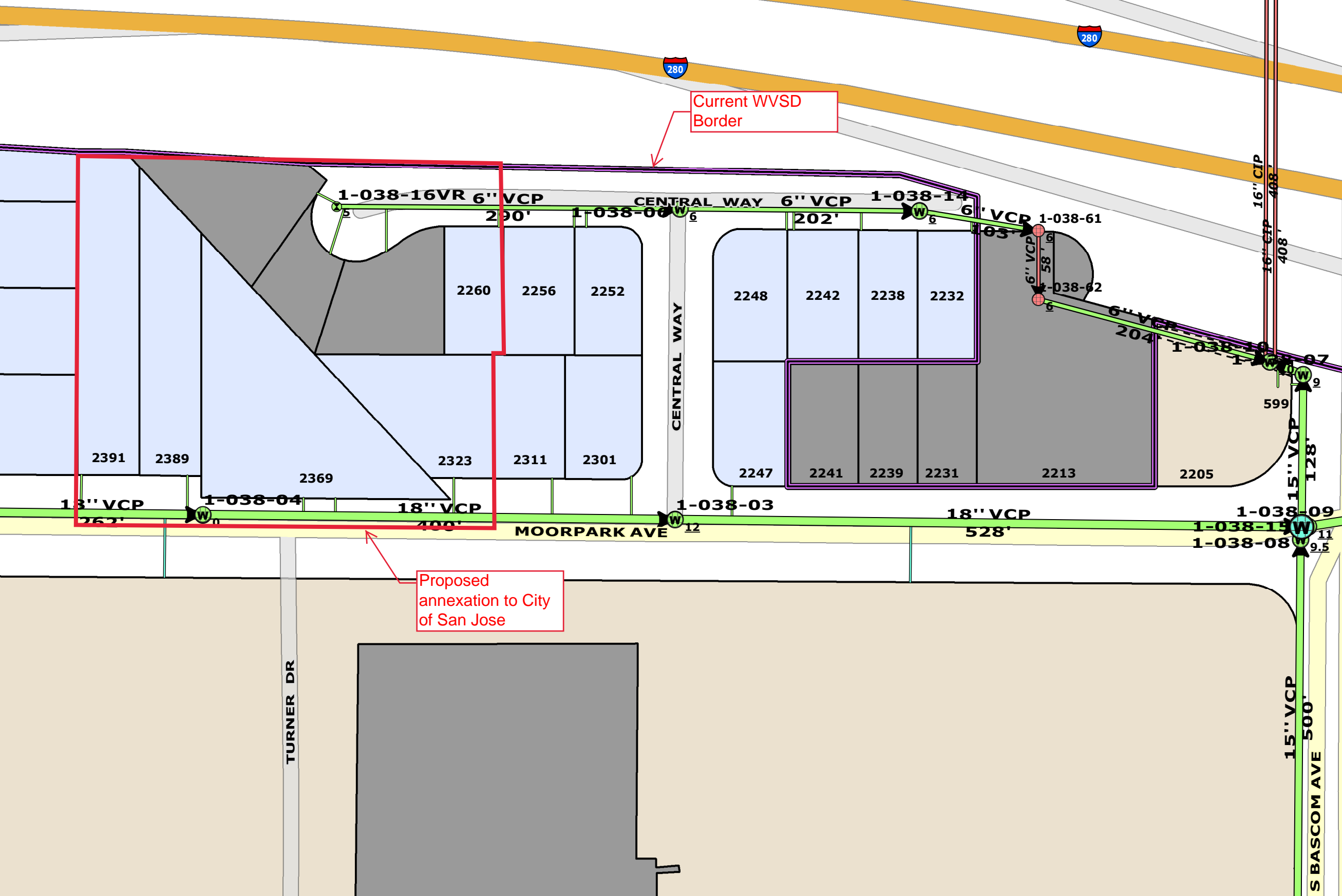
Stephanie Shepard
Environmental Services Analyst II

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Current WVSD
Border

Proposed
annexation to City
of San Jose

280

280

1-038-16VR 6" VCP

CENTRAL WAY 6" VCP

1-038-14 6" VCP

1-038-61

1-038-62

1-038-19

1-038-07

1-038-09

1-038-15

1-038-08

290'

1-038-06

202'

63'

58'

204'

128'

599'

500'

500'

2391

2389

2369

2260

2256

2252

2323

2311

2301

2248

2242

2238

2232

2247

2241

2239

2231

2213

2205

18" VCP

1-038-04

18" VCP

1-038-03

18" VCP

1-038-09

TURNER DR

CENTRAL WAY

MOORPARK AVE

S BASCOM AVE