To Whom it May Concern

February 5, 2020

Re: Two Oaks Ranch - Flooding
8820 Santa Teresa Blvd
APN 712-01-010

My name is Peter Benson, I was raised on the subject property. Specifically, I resided full time in the main brick farmhouse from 1960 through 1976 and continued to have a presence there through 2019 prior to moving out of state.

During my time on this property I became very familiar with the surrounding properties, irrigation patterns, and seasonal agricultural operations. I also witnessed the construction of Santa Teresa Boulevard from Baily Avenue South.

While a great deal of Northern Coyote Valley is subject to flooding, the 126 acres in the Southeast corner of the intersection of Baily and Santa Teresa does not flood. Attached is a copy of the FEMA map showing their flood designations for this area and you will see that our properties are not in the flood plain.

Specifically, I have never observed flooding of the subject properties with the exception of minor storm drain backups near the main driveway on Santa Teresa Boulevard. This condition was and is related to lack of maintenance by City/County crews of drainage ditches along the Eastern edge of Santa Teresa Boulevard, and physical blockages of same drainage ditches to the North of main driveway.

Respectfully,

Peter R. Benson

KIER+WRIGHT

February 13, 2020

TO: The 2040 General Plan Review Task Force
The Lester Family
The Foster Family
The Benson Family
Address

FROM: Garrett Readler, P.E.
Vice President

SUBJECT: Memorandum – Coyote Valley Development

The development of the Coyote Valley would not have significant impacts to storm water quality or downstream erosion. As required by the city of San Jose and the State of California, all new development site must treat and control the flow of water off the site. The property owned by the Lester, Foster, and Benson families is under the jurisdiction of the city of San Jose and Region 2 of the State of California Water Quality Control Board.

Storm water treatment will occur through natural bio-treatment planter. Storm water runoff is directed toward these treatment planters and is filtered through the treatment medium before it enters the pubic storm system. This medium has a 100% capture rate of TSS. In addition to the treatment of the storm water runoff, the volume of water exiting the site will also be restricted to not exceed the volume of water currently flowing off of the site. This reduction in flow is achieved by on-site retention in storm water treatment basins and on-site detention of water in loading docks. Storm runoff will slowly be metered out of the site as to not increase the pre-existing flow volume.

As it relates to flooding, the FEMA Flood Insurance Rate Map Panel 0428H lists this property in Zone "D". Zone "D" is classified as "*Areas in which flood hazards are undetermined, but possible".* It is our understanding that flooding of this property has never occurred. In any event, should a rain event happen in which flooding was experienced, ponding areas on the site and and on-site retention planters would be sized to detain the 100-year storm event volume. By designing the site to be able to detain the 100-year flood event, downstream properties would not be adversely affected.

FEMA

Info Scale 8 LOMC 1

Help

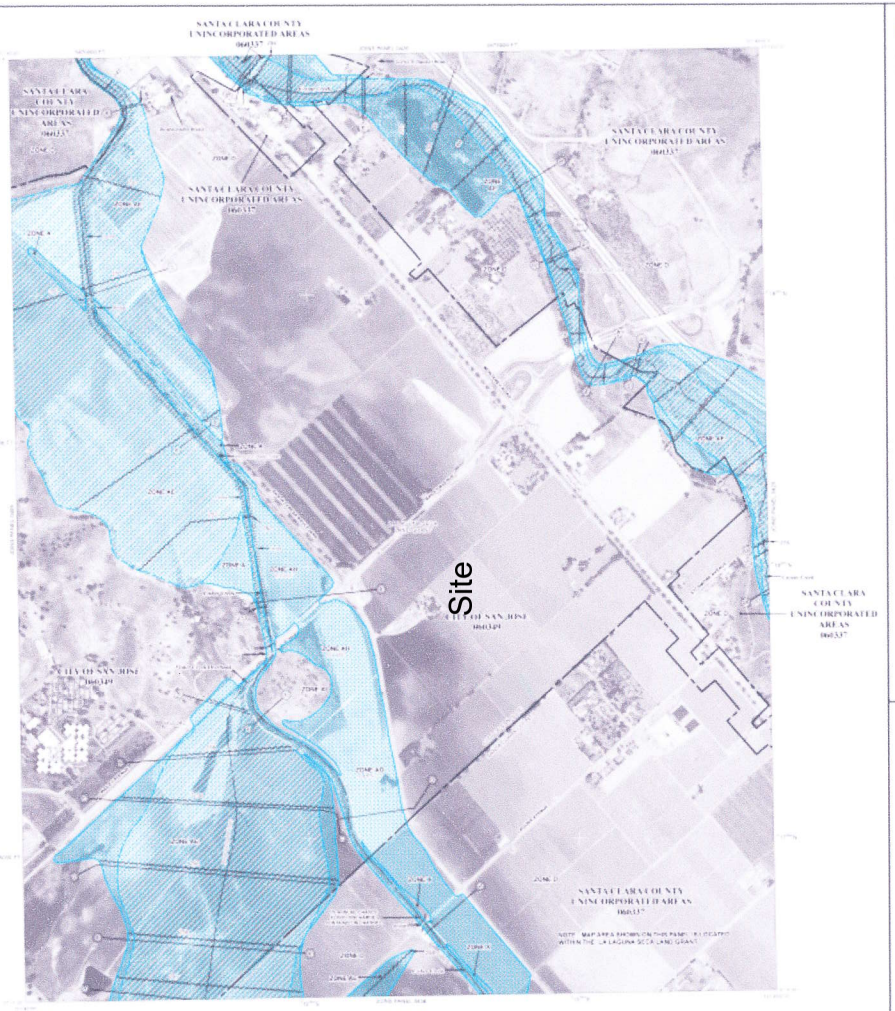
Zoom Win Pan

Zoom In Zoom Out

1:1 Zoom In MAX Zoom Out

Make a FIRMette

NOTES TO USERS



LEGEND

FIRM
FLOOD INSURANCE RATE MAP
SANTA CLARA COUNTY, CALIFORNIA
PANEL 428 OF 832
MAP NUMBER
06085C0428H
EFFECTIVE DATE
MAY 18, 2009